

**MAPLETON CITY
PLANNING COMMISSION MINUTES**

February 12, 2009

PRESIDING AND CONDUCTING: Chairman Oscar Mink

Commissioners in Attendance: Rick Maingot
Barbara Pratt
Skip Tandy
Leo Thomsen

Commissioners not in Attendance: Jared Bringhurst
Pam Elkington

Staff in Attendance: Matthew Brady, Planner I

Minutes Recorded by: April Houser, Executive Secretary

Call to order

Chairman Mink called the meeting to order at 6:30pm. April Houser led the Pledge and Oscar Mink gave the invocation.

Items below are not necessarily in the order they appear.

Item 1. Transportation Committee Meeting Minutes – January 15, 2009.

Motion: Commissioner Tandy moved to approve the January 15, 2009 Transportation Committee Meeting Minutes.

Second: Commissioner Thomsen

Vote: Unanimous

Item 2. Planning Commission Meeting Minutes – January 8, 2009.

Motion: Commissioner Pratt moved to approve the January 8, 2009 Planning Commission Meeting Minutes as corrected.

Second: Commissioner Maingot

Vote: Unanimous

Item 3. Mapleton City requests a work session to discuss setting requirements for the location, size, height, and lighting of signs that will be compatible with adjoining land uses, architecture and landscape, and that will preserve and improve the aesthetic values and visual qualities of Mapleton City.

Matthew (Matt) Brady, went over the Staff Report for those in attendance. This is only a work session type item this evening. The current Ordinance is a little more restrictive than other cities. **Scott Mansfield**, with Bona Signs, and **Rex Doman**, with the Maple Mountain Nursery, were both at the meeting to give a presentation in regards to signage. Matt also went over some of the Utah and US State Codes and Case Laws in regards to signage and billboards. The Commission has been asked to review the regulations on signs this evening. Matt stated that he would review the regulations in regards to content of signs for the Commission. A video by the International Sign Association and Signage Foundation were shown to those in attendance in regards to the importance of signs. Rex Doman stated that a monument sign is not sufficient along Highway 89, and would like a pole sign to be allowed. **Chairman Mink** felt the code regarding the grade level and height on monument signs needed to be cleaned up. The Commission felt that pole signs should be listed as permitted uses along Highway 89 and monument signs throughout the rest of the City, unless otherwise determined appropriate by Staff. Matt stated that he would bring some information to the Commission in regards to flag displays, and was asked to put “City Announcements” in the permitted uses section of the code. **Commissioner Maingot** felt a breakdown of current and proposed changes, photos, and a slide show would be helpful when amending this ordinance moving forward.

Item 4. Mapleton City requests to amend Title 17, Development Code; Part II; Subdivisions, Chapter 17.20, Performance Guarantees regarding the cost and time period requirement for an Irrevocable Letter of Credit and Durability Bond.

Matthew (Matt) Brady, went over the Staff Report for those in attendance. The City is trying to come into conformance with the State Code on these requirements, which is the reason for the amendment request this evening. The recommended change would be in regards to the Durability Bond, which is proposed to change from two (2) years to one (1) year. **Chairman Mink** opened the Public Hearing. No comments were given and the Public Hearing was closed. Commissioner Pratt asked for clarification on the items listed below:

1. Page 1, right side, “B1” – Is it best for the City or Contractor Bids to determine the bond amount required?
2. Page 2, section 5, refers to “3C”, which does not seem to exist.
3. Page 3, right side, #2 up from the bottom – Clarify who it is referring to when stating the “City”.
4. Page 4, right side, #3 up from the bottom – Clarify who would pay to fix the problems, if they exceed the bond amount.

Motion: Commissioner Pratt moved to recommend to City Council approval of an Ordinance amending Title 17, Development Code; Part II; Subdivisions, Chapter 17.20, Performance Guarantees regarding the cost and time period requirement for an Irrevocable Letter of Credit and Durability Bond with the four (4) changes noted above to be clarified by Staff before moving on to City Council.

Second: Commissioner Thomsen

Vote: Unanimous

Item 5. Adjourn

Motion: Commissioner Pratt moved to adjourn the meeting at 8:50pm.
Second: Commissioner Tandy
Vote: Unanimous

April Houser, Executive Secretary

Dated:

Oscar Mink, Planning Commission Chairman

Dated:

Matthew Brady, Planner I

Dated: