

MAPLETON CITY
PLANNING COMMISSION MINUTES
March 26, 2009

PRESIDING AND CONDUCTING: Chairman Oscar Mink

Commissioners in Attendance: Pam Elkington
Barbara Pratt
Skip Tandy
Leo Thomsen
Alternate Jeff Hawkins
Alternate Mike Tippetts

Commissioners not in Attendance: Jared Bringham
Rick Maingot

Staff in Attendance: Cory Branch, Planning Director

Minutes Recorded by: April Houser, Executive Secretary

Chairman Mink called the meeting to order at 6:30pm. Jeff Hawkins led the Pledge and Mike Tippetts gave the invocation.

Alternate Commissioners Jeff Hawkins and Mike Tippetts were seated as voting members.

Item 1. Transportation Committee Meeting Minutes – March 5, 2009.

Motion: Commissioner Pratt moved to approve the March 5, 2009 Transportation Committee Meeting Minutes.
Second: Commissioner Tippetts
Vote: Unanimous

Item 2. Planning Commission Meeting Minutes – March 12, 2009.

Motion: Commissioner Tippetts moved to approve the March 12, 2009 Planning Commission Meeting Minutes as corrected.
Second: Commissioner Thomsen
Vote: Unanimous

Item 3. Mapleton City requests to discuss setting requirements for windmills in regards to location, size, setbacks, noise, design, and height of a windmill in order to be compatible with adjoining land uses.

Steve Painter, with West Mountain Wind and Solar, gave some information in regards to residential wind turbines. The Sky Stream is a quiet, simple, effective windmill for residents looking to become more energy efficient. These windmills are mainly designed to help individuals save on their power bill. Rocky Mountain Power currently gives power credits on these systems, versus buying back the power.

The typical installation of these windmills costs around \$12,000 to \$12,500 depending on how much wire is required to connect it to the home. Those installing windmills receive a Federal Credit of 30% and a State Credit of \$2,000. There are two options of size that are offered by West Mountain Wind and Solar; one a 34' pole and two a 45' pole, with a 6' blade diameter. There is engineering done on the base of the windmills, which is provided to those cities that require it. Local cities have put in their Ordinance regarding windmills, the requirement that the windmill has to be located as far from the property line as the pole is tall plus 5' (i.e. if the pole is 34', the windmill must be located 39' from the property line). Before installation most homeowners will do a wind gage test in order to find out if it is a feasible place for a windmill. The recommendation for these types of windmills is to have them installed within 1000' of the electrical panel on the home. These windmills come with a 5 year warranty, and are expected to last between 30-35 years.

Royal Rose, with the City's Green Committee, provided a proposed DRAFT Wind Energy Systems Ordinance to each of the Planning Commissioners in attendance. This proposal was written by the Green Committee. The Green Committee would like there to be some type of "Wind Resource Access Protection" in order to ensure that there will not be a tree, or other object, installed on adjacent properties that would interfere with the wind reaching the windmill. **Steve Aldana** stated that individuals have the right to put up what they want on their own property, however, no one has the right to restrict what other property owners are allowed to do on their property. He would not recommend putting any "Wind Resource Access Protection" section in the ordinance. **Steve Clements**, Green Committee Chairman, asked the Planning Commissioners to give them feedback on the proposed Ordinance, as this is a first draft. **Chairman Mink** personally felt that the "Wind Resource Access Protection" section of the proposed Ordinance should be deleted. He did not feel there should be any restrictions put on adjacent property owners.

Item 4. Role of Land Use Planning / The Role of the Planning Commission / The Role of the City Council / The Role of Planning Staff.

Cory Branch, Planning Director, went over the roles for the bodies listed above. Discussion took place in regards to items that the Planning Commission acts for as a recommending body, versus items where the Planning Commission is the deciding body. Discussion was given in regards to having the Alternate Commissioners sit on the stand, whether they are voting members or not. The Commission felt Alternates should sit on the stand, where they are able to ask questions if they have them, however they will not vote unless previously seated as a voting member during the meeting.

Item 5. Adjourn

Motion: Commissioner Tandy moved to adjourn the meeting at 8:06pm.
Second: Commissioner Elkington
Vote: Unanimous

April Houser, Executive Secretary

Dated:

Oscar Mink, Planning Commission Chairman

Dated:

Cory Branch, Planning Director

Dated: