

MAPLETON CITY
PLANNING COMMISSION MINUTES
June 23, 2011

PRESIDING AND CONDUCTING: Jeff Hawkins

Commissioners in Attendance: Jared Bringhurst
Oscar Mink
Mike Tippetts

Staff in Attendance: Matthew Brady, Planner I

Minutes Taken by: April Houser, Executive Secretary

Chairman Hawkins called the meeting to order at 6:35pm. Jared Bringhurst led the Pledge and Mike Tippetts gave the invocation.

Items below are not necessarily in the order they were heard.

Item 1. Planning Commission Meeting Minutes – May 12, 2011.

Motion: Commissioner Mink moved to approve the May 12, 2011 Planning Commission Minutes as noted.

Second: Commissioner Bringhurst

Vote: Unanimous

Item 2. (Continued 5/12/11) Steven Jackson requests to rezone approximately 0.51 acres from R-2 to R-3 in order to construct a 4-plex on property located generally at 580 North 300 West.

Staff and the Applicant have asked for a continuance of this item until the July 14, 2011 Planning Commission Meeting.

Motion: Commissioner Bringhurst moved to continue this item until the July 14, 2011 Planning Commission Meeting.

Second: Commissioner Mink

Vote: Unanimous

Item 3. Jane Miner, agent for Richard K. and Helen C. Miner, requests a rezone of approximately 2.5 acres from PO-1 (Professional Office – 1) to A-2 (Agricultural-Residential). The subject properties are located generally at 1590 West 2000 North.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. This owner had requested a rezone a couple years back to the R-3 Zone, which was denied at the time by the City Council. The property has been vacant for some time. Staff feels the A-2 Zone would be the best use of the property, allowing for only 1 single family home. All of the utilities for this property are serviced through Springville, and a letter from them has been received stating that they will continue to do so. Springville did not want to do a boundary line and take the parcels as part of their City, but stated that they will continue to supply them with utilities.

Chairman Hawkins opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Mink moved to recommend approval to the City Council for a rezone of approximately 2.5 acres from PO-1 (Professional Office – 1) to the A-2 (Agricultural-Residential) Zone. The subject properties are located generally at 1590 West 2000 North, with the condition listed below:

1. Fix all boundary line conflicts.

Second: Commissioner Tippetts

Vote: Unanimous

Item 4. Pepperdign Homes requests to amend Mapleton City Code 18.84.440: RESERVED in order to rename the section as SOLAR PANELS, and enact solar panel regulations applicable to all zones in Mapleton City.

Matthew (Matt) Brady, Planner I, went over the Staff Report for those in attendance. There is currently no ordinance that allows for Solar Panels within the Mapleton City Code. Staff went over some of the Utah State Codes that pertain to Solar Panels and Easements. A copy of this information was part of the Staff Report for this item. Staff felt the Commission should discuss whether they want to allow solar panels on the front of a home where it could be considered to cause cosmetic concerns for surrounding property owners. Matt went over the proposed ordinance for those in attendance. **Commissioner Mink** inquired as to why the City was not including wind energy with this ordinance. Matt stated that currently Pepperdign Homes only requested the Solar Panel section of the code at this time, and that in the future the City could move forward with an ordinance regarding wind energy. Discussion took place in regards to the size restrictions allowed for solar panels.

Doug Shipley, representing the applicant, stated that he agrees with most of what has been stated. He said that solar panels and wind renewable energy are vastly different. Mr. Shipley did not feel there would be a huge issue with people trying to cover a large area of their home with solar panels. This was due to cost, access to the sun, and limitations for what a home can produce. There has been an immense growth in the state of Utah over the past couple of years regarding solar panels. South and west facing panels are open for the Federal and State tax credits. Doug Shipley stated that wind is not a huge pretensity around here, and currently Pepperdign Homes has not received any inquiries or requests for windmills, or wind energy products. Engineering is part of the solar panel process in order to take in wind speeds, snow depths, etc. The city's building code and inspectors would take care of the city end of ensuring all work done meets the requirements. Mr. Shipley would have a personal recommendation to do away with square footage allowances and the contiguous requirement in the proposed ordinance. There is currently no incentive to build additional credits on power than that which your home would use to suffice itself.

Chairman Hawkins opened the Public Hearing. No comments were given and the Public Hearing was closed.

Motion: Commissioner Tippetts moved to recommend approval to the City Council of an Ordinance amending Mapleton City Code 18.84.440: RESERVED in order to rename the section as SOLAR PANELS, and enact solar panel regulations applicable to all zones in Mapleton City with the recommended change listed below:

1. Remove 18.84.440 RESIDENTIAL SOLAR ENERGY DEVICE Sections 4f, 4g, 4h, and 4i regarding square footage allowances.

Second: Commissioner Mink

Vote: Unanimous

Item 5. Adjourn.

Motion: Commissioner Mink moved to adjourn the meeting at 7:50pm.

Second: Commissioner Bringhurst

Vote: Unanimous

April Houser, Executive Secretary

Dated:

Jeff Hawkins, Planning Commission Chairman

Dated:

Matthew Brady, Planner I

Dated: