

MAPLETON CITY
PLANNING COMMISSION MINUTES
June 27, 2013

PRESIDING AND CONDUCTING: Chairman Jared Bringhurst

Commissioners in Attendance: John Gappmayer
Thomas Quist
Golden Murray

Staff in Attendance: Sean Conroy, Community Development Director
Brian Tucker, Planner I

Minutes Taken by: April Houser, Executive Secretary

Chairman Bringhurst called the meeting to order at 6:30pm. Thomas Quist led the Pledge and Golden Murray gave the invocation.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – June 13, 2013.

Motion: Commissioner Gappmayer moved to approve the June 13, 2013 Planning Commission Minutes.
Second: Commissioner Quist
Vote: Unanimous

Item 2. Consideration of a request to install an amateur radio tower approximately 72' tall on a property located at 589 East 1400 South in the A-2 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The proposed tower is retractable, and will be approximately 72' at its maximum height and 35' at its lowest. There is currently a hay field where the applicant is proposing to install the tower. The Federal Law requires that City's allow for these types of uses. The City does not have any ordinances that currently cover this exact type of use. There was a substantial amount of information provided in the Staff Report this evening in regards to these types of towers. Based on Staff's review, the 70'-75' height is pretty standard for these types of towers, and would recommend approval of the application with the conditions listed in the Staff Report.

Richard Harris, applicant, thanked the Commission and Staff for their time. He has been an amateur radio operator for approximately 20 years. During this time he never had any complaints about the height or interference where he previously lived before moving to Mapleton. These radios are used greatly during times of natural disasters. His use would be to speak on the high frequency bands, which allows for worldwide communication. He does do some local communication, but most of what he does is high frequency. **Chairman Bringhurst** asked if the tower will typically be up or down and Mr. Harris stated that it will be down for the most part as that would be preferred by his neighbors and safer in wind storms and other weather related problems. There will be times when he does not need it all the way up while in use. Chairman Bringhurst asked if there is any type of interference, but in the 20 years Richard has been

doing this he has never had any complaints, and maintains his equipment in order to minimize this. **Commission Murray** stated that the equipment now days are so much cleaner and interference is very unlikely. **Commission Gappmayer** asked if the antenna was lower than 75' if it would be as effective, which Mr. Harris stated that it would not.

Chairman Bringhurst opened the Public Hearing. **Mike McLean** lives across the street from the applicant. The front side of his home looks directly into Mr. Harris' back yard. He does not like the looks of these towers, even though he does not know much about them. Mr. McLean feels cell phones are more of the technology we use today and stated again that he does not like the looks of an antenna like this. No additional comments were given and the Public Hearing was closed. Commissioner Gappmayer feels the Commission needs to make allowances for these types of requests.

Motion: Commissioner Gappmayer moved to approve the installation of an amateur radio tower approximately 72' tall on property located at 589 East 1400 South in the A-2 Zone, with the conditions listed below:

1. The applicant shall obtain a building permit prior to installation of the tower.
2. The use shall be conducted in a manner consistent with the presentations and statements submitted in the applicant and at the hearing, and any change in the use which would alter the conditions adopted as part of this permit shall require approval of an amended permit by the Planning Commission.

Second: Commissioner Murray

Vote: Unanimous

Item 3. Consideration of a request to install a roof top sign on the Maple Mountain Pharmacy located at 724 South 1600 West in the General Commercial GC-1 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. A few months ago we had a signage plan that came before the Commission where revisions were made to the ordinance requiring Planning Commission approval for roof top signs. The applicant is proposing a channel letter sign that will be attached to the roof. The inspiration was from the Ghirardelli Square sign in San Francisco. Staff is in support of this. The applicant has withdrawn his request for a monument sign at this time.

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

Motion: Commissioner Murray moved to approve the installation of a roof top sign on the Maple Mountain Pharmacy located at 724 South 1600 West in the General Commercial GC-1 Zone, with the condition listed below:

1. The sign shall be installed in a manner consistent with the presentations and statements submitted in the application and at the hearing. Any substantive changes to the sign design would require approval by staff prior to installation.

Second: Commissioner Gappmayer

Vote: Unanimous

Item 4. Consideration of a request for a Home Occupation to operate a hair salon business in the Specific Development Plan (SDP-1) Zone.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. The home where this Home Occupation will be located is currently under construction. Home Occupations are a Permitted Use, and Brian went over the regulations for these types of businesses. There are no employees currently being proposed, and cosmetologists do have to be licensed through the state. The home will have enough parking on the property for clients, so no on-street parking should be needed. Stipulations could be put on the Home Occupation stating that clients are not allowed to park on the street if the Commission desired to do so.

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

Motion: Commissioner Gappmayer moved to approve the Home Occupation to operate a hair salon business in the Specific Development Plan (SDP-1) Zone, with the conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. The applicant shall obtain licensure for cosmetology from the State of Utah and shall maintain a copy of current licensure with Mapleton.
3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton.
4. The home occupation shall be conducted within the confines of the structure.
5. No signs shall be placed on the property without a sign permit.
6. Mapleton city Police and Fire Department approvals are required.
7. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
8. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.
9. No on-street parking will be allowed for clients visiting the Home Occupation.

Second: Commissioner Murray

Vote: Unanimous

Item 5. Consideration of a rezone to the TDR-R (Transfer of Development Rights; Receiving Site) zoning designation and Preliminary and Final approval for the Peay Subdivision consisting of two (2) lots located in the Agricultural (A-2) Zone.

Brian Tucker, Planner I, went over the Staff Report for those in attendance. This parcel is currently a little over 13 acres in size. The current zoning requires 2-acres and 200' of frontage. If rezoned a TDR would allow for 1-acre lots with 125' of frontage. The 11.91 acre parcel left would not be a problem as it would meet zoning requirements for the A-2 Zone. One TDR will have to be surrendered to the City before the subdivision is recorded.

Ben Peay, applicant, stated that they have their water share and TDR required to do this development.

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

Motion: Commissioner Quist moved to recommend approval to the City Council for a rezone to the TDR-R (Transfer of Development Rights; Receiving Site) zoning designation and to approve both the Preliminary and Final Plats for the Peay Subdivision consisting of two (2) lots located in the Agricultural (A-2) Zone, with the condition listed below:

1. All outstanding issues raised in the Development Review Committee (DRC) minutes dated June 11, 2013 shall be addressed prior to plat recording.

Second: Commissioner Gappmayer
Vote: Unanimous

Item 6. Adjourn.

Motion: Commissioner Murray moved to adjourn the meeting at 7:00pm.
Second: Commissioner Gappmayer
Vote: Unanimous

April Houser, Executive Secretary

Date: