

**MAPLETON CITY**  
**PLANNING COMMISSION MINUTES**  
September 12, 2013

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**PRESIDING AND CONDUCTING:** Chairman Jared Bringhurst

**Commissioners in Attendance:** John Gappmayer  
Thomas Quist  
Keith Stirling

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

**Minutes Taken by:** April Houser, Executive Secretary

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

*Items are not necessarily heard in the order listed below.*

**Item 1. Planning Commission Meeting Minutes – August 8, 2013.**

**Motion:** Commissioner Gappmayer moved to approve the August 8, 2013 Planning Commission Minutes.  
**Second:** Commissioner Quist  
**Vote:** Unanimous

**Item 2. Consideration of Preliminary and Final Plat approval for the Janis Subdivision consisting of two (2) lots located in the Residential-Minor Agricultural (RA-2) Zone (Continued 8/8/13).**

**Brian Tucker**, Planner I, went over the Staff Report for those in attendance. This item was originally heard at the August 8, 2013 Planning Commission Meeting. After discussion and the Public Hearing that evening this item was continued in order to give the applicants more time to meet with the City Engineer, Gary Calder, regarding the improvements and street widths. The City Engineer and Public Works Director felt very strongly that the road width and curb and gutter needed to be preserved on 300 West. This is a 2-lot subdivision, and both lots meet the size and frontage requirements. Staff recommends that the Planning Commission approve it as is.

**Max Jensen**, applicant, wanted to compliment the Commission on having prayer when the meeting started, and has nothing to add. They are ready to have the subdivision approved and move forward. They do not know that they have any alternative to installing the improvements the City is requiring, and are willing to do them in order to receive approval.

**Chairman Bringhurst** opened the Public Hearing. **Albert Harmer** has a concern about drainage, and wonders where the water will go from this subdivision. He feels the city needs to help this gentleman to put in the drainage system, and wonders where his \$5 per month fee goes that he pays with his utility bill for Storm Drains. No additional comments were given and the Public Hearing was closed. **Sean**

**Conroy**, Planning Director, stated that the concern with the Storm Drainage fee would need to be discussed with the City Council.

**Motion:** Commissioner Quist moved to approve the Preliminary and Final Plat for the Janis Subdivision consisting of two (2) lots located in the Residential-Minor Agricultural (RA-2) Zone, until September 2013 with the condition that all outstanding issues raised in the Development Review Committee (DRC) Minutes dated July 16, 2013 shall be addressed prior to plat recording.  
**Second:** Commissioner Gappmayer  
**Vote:** Unanimous

**Item 3. Consideration of an ordinance amending Mapleton City Code Sections 18.84.310 and 18.84.320 related to wireless telecommunication facilities and amateur communications/ham radios respectively. Chapter 18.08 would also be amended to include definitions related to the amended sections.**

**Brian Tucker**, Planner I, went over the Staff Report for those in attendance. The City currently does not have any regulations for these types of facilities, so we are trying to implement some things that will put some regulations on them. Our wireless network is currently built out, so only improvements are available. The Federal Government is very much in favor of ham radios for emergencies. The City is trying to minimize visual affects as part of this ordinance amendment, while improving telecommunications throughout the area. Requests for any of these types of poles, radios, etc. would require a building permit and approval by the City. This amendment request is currently preparatory in case it becomes more common in the future.

**Chairman Bringhurst** opened the Public Hearing. No comments were given and the Public Hearing was closed. **Commissioner Gappmayer** wondered if there were ways to encourage improvements to the telecommunications services in order to get better cellular service throughout the City.

**Motion:** Commissioner Gappmayer moved to recommend approval to the City Council of an ordinance amending Mapleton City Code Sections 18.84.310 and 18.84.320 related to wireless telecommunication facilities and amateur communications/ham radios respectively. Chapter 18.08 would also be amended to include definitions related to the amended sections.  
**Second:** Commissioner Stirling  
**Vote:** Unanimous

**Item 4. Adjourn.**

**Motion:** Commissioner Gappmayer moved to adjourn the meeting at 6:52pm.  
**Second:** Commissioner Stirling  
**Vote:** Unanimous

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April Houser, Executive Secretary

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Date: