

MAPLETON CITY

PLANNING COMMISSION MINUTES

September 10, 2015

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Golden Murray
Justin Schellenberg

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

Minutes Taken by: April Houser, Executive Secretary

Chairman Lewis called the meeting to order at 6:30pm. Rich Lewis gave the invocation and Justin Schellenberg led the Pledge of Allegiance.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – August 27, 2015.

Motion: Commissioner Murray moved to approve the August 27, 2015 Planning Commission Minutes.

Second: Commissioner Schellenberg

Vote: Unanimous

Item 2. Consideration of a Preliminary and Final Plat approval for the Bringhurst Subdivision Plat “A” consisting of one lot, located at 323 East 1200 North in the Residential Agricultural (RA-2) Zone.

Brian Tucker, Planner, went over the Staff Report for those in attendance. It is a 1.11 acre parcel that was left as a remnant from the Orchard Pointe subdivision. All of the improvements are installed. A concept plan was provided that showed the possible development of the surrounding area in the future.

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

Motion: Commissioner Murray moved to approve the Preliminary and Final Plat for the Bringhurst Subdivision Plat “A” consisting of one lot, located at 323 East 1200 North in the Residential Agricultural (RA-2) Zone with the condition that any outstanding issues raised in the Development Review Committee (DRC) minutes dated August 5, 2015 be addressed prior to plat recording.

Second: Commissioner Schellenberg

Vote: Unanimous

Item 3. Consideration of a request for a Conditional Use Permit to operate an existing single-family residence as a short-term vacation rental located at 1255 South and 1500 East in the Agricultural-Residential A-2 Zone. The applicants are David and Michele Broadbent.

ITEM TO BE CONTINUED.

Motion: Chairman Lewis moved to continue the request for a Conditional Use Permit to operate an existing single-family residence as a short-term vacation rental located at 1255 South and 1500 East in the Agricultural-Residential A-2 Zone. The applicants are David and Michele Broadbent.

Second: Commissioner Murray

Vote: Unanimous

Item 4. Consideration of amendments to the City's Sign Ordinance found in Mapleton City Code Chapter 18.86.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The current sign ordinance breaks down different zoning areas, and the allowance for signs in those areas. This amendment would set out standards for monument signs, prohibiting pole signs. As the city has looked at other sign ordinances throughout the area, roof top signage for up to 15% coverage of the facade seemed appropriate. Temporary signs would be limited to 90 days rather than 180 days as the current ordinance allows. It was mentioned that some type of active construction wording should be put in under the construction site area, allowing the sign to remain up while work is still actively being done.

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

Motion: Commissioner Schellenberg moved to recommend approval to the City Council of an ordinance amending the City's Sign Ordinance found in Mapleton City Code Chapter 18.86, with the recommended wording allowing for signage to remain up on construction sites while work is actively being done.

Second: Commissioner Murray

Vote: Unanimous

Item 5. Adjourn.

April Houser, Executive Secretary

Date