

**MAPLETON CITY
CITY COUNCIL MINUTES
AUGUST 16, 2023**

PRESIDING AND CONDUCTING:

Mayor Dallas Hakes

Members in Attendance:

Kasey Beck
Reid Carlson
Jessica Egbert
Therin Garrett
Leslie Jones

Staff in Attendance:

Cory, Branch, City Administrator
Sean Conroy, Assistant City Administrator/Community
Development Director
Matt Hancock, Mapleton City Network Director
Rob Hunter, Public Works Director/City Engineer
John Jackson, Public Safety Director/Police Chief
Logan Miner, Parks and Recreation Director

Minutes Taken by

Camille Brown, City Recorder

The items may not have been heard in the order below.

Mayor Hakes called the meeting to order at 6:00 p.m. Cl. Garrett gave the invocation and Cl. Jones led the Pledge of Allegiance.

PUBLIC FORUM:

Linda Olsen stated that she moved to Mapleton 50 years ago. She has seen a lot of changes and served on the City Council. It was at that time that they brought forward the TDR ordinance. They had open houses and the residents gave input on how they would like Mapleton to look. They voted to make all of Mapleton a receiving zone. If you act to change this, you need to evaluate all these principles.

Richard Hjorth stated that he has strong ties to Mapleton. His great grandfather had 46 acres of land and he still lives in this same area. He served on the Planning Commission and then on the City Council. This is when the TDR program was brought forth. He is in favor of Rolf's parcel of land becoming a receiving site and that he be allowed to subdivide to a one-acre parcel.

Wynn Everett stated that he has lived in Mapleton his whole life. He thinks Rolf has done everything right and should be able to subdivide his land.

Ellie Martain stated that she lives just east of FIIZ. She is concerned about the speed on 800 North. She would like to see some mitigation on this road. She also had a flower bed disrupted with the installation of the fiber; she would like fixed. Also, she is concerned with the number of streetlights that are out on 800 North. Rob Hunter suggested to her to add these to the citizen reporter.

Ryan Schramm stated that he has been a resident for 28 years. He sent in an email with regards to the Rolf Walpole item. He is in favor of allowing Rolf to use his TDR to add one one-acre lot to his property.

CONSENT AGENDA

Item 1. Consideration of a Resolution authorizing Mapleton City to enter into a contract for a data analytics platform with Placer Labs, Inc. Resolution No. 2023-27

Item 2. Consideration of a Resolution to adopt the 2023 Water Conservation Plan updated and prepared by the Public Works Department. Resolution No. 2023-28

Motion: Cl. Beck moved to approve the consent agenda.

Second: Cl. Jones seconded the motion.

Vote:

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Vote: Passed 5:0

ACTION ITEMS:

Item 3. Consideration of a request to apply a Transferable Development right Receiving Site Overlay (TDR-R) to a property located at 1185 West 2400 South.

Kasey Beck recused himself and joined the audience.

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report for those in attendance. He gave an overview of the request. Most of the lots are in a platted subdivision. Public Hearing was heard in June. The evaluation of the application meets the criteria.

There are 5 criteria's that need to be met and they all are consistent for approval.

Rolf Walpole stated that he has lived here for quite a while. It goes along with small town big heart.

They are the only ones in the area that have planned on doing this for 20 years.

Mayor stated that there have been several emails passed around.

There was extensive discussion from the council members who each gave a statement about their position on this matter.

Motion: Cl. Jones moved to approve the request to apply for a Transferable Development right Receiving Site Overlay (TDR-R) to a property located at 1185 West 2400 South.

Second: Cl. Egbert seconded the motion.

Vote:

Cl. Egbert Yes

Cl. Jones Yes

Cl. Garrett No

Cl. Carlson Yes

Vote: Passed 3:1

Resolution No. 2023-29

Item 4. Consideration of a Resolution amending a condition of a rezone approved for the Whiting Farms subdivision regarding the maintenance of existing trees on the site.

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report. for those in attendance. There were some trees that have not been maintained. The applicant has came to the city and the trees are in poor condition. They have spoken to the neighbor to the east and he approves of the trees being removed.

Motion: Cl. Egbert moved to approve a Resolution amending a condition of rezone approval for the Whiting Farms subdivision regarding the maintenance of existing trees on the site.

Second: Cl. Beck seconded the motion.

Vote:

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Vote: Passed 5:0

Resolution No. 2023-30

Item 5. Notice is hereby given by Mapleton City under the Utah Municipal Cable Television and Public Telecommunications Act, Title 10, Chapter 18 of the Utah Code making amendments to the April 28, 2021, feasibility study. Public hearings were called on July 5, 2023, and again on August 2, 2023, to receive input from the public regarding a City telecommunications system.

Matt Hancock, Mapleton City Network Director reviewed the staff report for those in attendance. This item is part of letting you know about the new feasibility study.

Motion: Cl. Jones moved to accept Mapleton City under the Utah Municipal Cable Television and Public Telecommunications Act, Title 10, Chapter 18 of the Utah Code making amendments to the April 28, 2021, feasibility study. Public hearings were called on July 5, 2023, and again on August 2, 2023, to receive input from the public regarding a City telecommunications system.

Second: Cl. Garrett seconded the motion.

Vote:

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Vote: Passed 5:0

Resolution No. 2023-31

PUBLIC HEARING ITEMS:

Item 6. Consideration of an Ordinance to re-zone five properties located at approximately 100 North Main Street from A-2 to RA-2 to ensure that each parcel complies with minimum lot size standards. The applicant is Mapleton City.

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report for those in attendance.

The public hearing was opened at 7:10 pm and no comments were made.

Brett Hansen stated that he disagrees with this. If you don't comply with something you shouldn't have to do this. He is a letter of the law guy. It was previously not in compliance.

The public hearing was closed at 7:15 pm.

Motion: Cl. Jones moved to approve an Ordinance to re-zone five properties located at approximately 100 North Main Street from A-2 to RA-2 to ensure that each parcel complies with minimum lot size standards. The applicant is Mapleton City

Second: Cl. Egbert seconded the motion.

Vote:

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Vote: Passed 5:0

Ordinance No. 2023-05

Item 7. Consideration of an ordinance amending Mapleton City Code Title 17 and 18.90.130 regarding subdivision requirements for new development and amending the Community Development Fee Schedule.

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report for those in attendance. The biggest change is that subdivision will no longer be reviewed by the city council just by the planning commission.

Public comment opened at 7:19 pm and no comments were made.

Motion: Cl. Beck moved to approve an ordinance amending Mapleton City Code Title 17 and 18.90.130 regarding subdivision requirements for new development and amending the Community Development Fee Schedule

Second: Cl. Jones seconded the motion.

Vote:

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Vote: Passed 5:0

Ordinance No. 2023-06

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Chief Jackson gave an update on the Police and Fire Department equipment. The police department will get new handguns and the Fire Department is in need of new SCBA's and turnouts. He thanked the council for their support with these purchases. School started today and it was awesome. All crossing guards are back and we appreciate them so much. Monday Night was a fundraiser for the Maui Fire. They will continue to fill the boot in front of the fire station on Friday and Saturday. Mayor Hakes stated that there are a lot of groups that have put packages together for those victims.

Logan Miner reminded the council of the Moonlight Half Marathon on September 1st. He said the same aid station that the council has helped with before is available for them. They have 30 more runners than last year.

Sean Conroy reported that they have submitted the report for Moderate Income Housing and the city is in compliance.

Rob Hunter gave a brief update on the signal at 800 North and Highway 89. They are still waiting on right of way approvals and then it can move forward. The school crossing have been painted.

Cl. Carlson commented on the puzzle, this has been a good thing. Solid Waste is making progress. The Compactor will be sent soon, but will be sitting on the street until they can be put in place. It will probably be around February.

Cl. Egbert reported that the community preparedness committee has continued to meet. She attended a ULCT board meeting. There are a lot of bills that are going to be brought forward this session. Her term will expire in a month and she loved this assignment.

Motion: Cl. Jones moved to adjourn the meeting.

Second: Cl. Beck seconded the motion.

Vote: Passed unanimously at 7:45 pm

APPROVED: September 20, 2023



Camille Brown, City Recorder