

**MAPLETON CITY
CITY COUNCIL MINUTES
MARCH 6, 2024**

PRESIDING AND CONDUCTING:

Mayor Dallas Hakes

Members in Attendance:

Kasey Beck
Reid Carlson- by telephone
Jessica Egbert
Therin Garrett
Leslie Jones

Staff in Attendance:

Cory Branch, City Administrator
Sean Conroy, Assistant City Administrator/Community
Development Director
Rob Hutner, 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. Jones gave the invocation and Cl. Egbert led the Pledge of Allegiance.

PUBLIC FORUM:

Wendy Osborne with Tabitha's Way expressed gratitude to the mayor and council members for their work. She gave a report of the activities from the Spanish Fork Pantry. They served over 62,000 individuals and 16,875 households. With the addition of a third location in Saratoga Springs, the organization served over 154,000 individuals, nearly doubling their reach in less than two years. An upcoming statewide food drive was announced for Saturday, March 16th, with the goal of raising over 100,000 pounds of food. The organization faces increased demand and low food supplies. Donations and volunteer participation are encouraged, and cash donations can be made online. The distinction between their organization and the Utah Food Bank was clarified. Wendy thanked the community for their support.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- February 7, 2024

Item 2. Consideration of a Resolution proclaiming Arbor Day **Resolution No. 2024-12**

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

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

PUBLIC HEARING ITEMS:

Item 3. Consideration of a Resolution authorizing the sewer revenue obligations, series 2024 (The “series 2024 obligations”) in the maximum principal amount of \$5,600,000 to acquire and construct part of the issuer’s portion of the sewer treatment facilities and related matter; appointing a pricing committee; and authorizing all other actions necessary for the transactions contemplated herein; and related matters.

Cory Branch, reviewed the staff report for those in attendance. He added that additional funds are needed for a sewer plant project, with Mapleton's share totaling \$5,600,000. Construction costs have increased since the original bond issuance in 2020. Grants have helped offset some costs, but additional funds are still required. The project is approximately 50% complete, with an anticipated completion date in May 2025. Questions regarding Mapleton's involvement in the project and the need for a new facility were addressed.

The public hearing was opened at 6:18 pm, and no comments were made.

Motion Cl. Jones moved to approve a Resolution authorizing the sewer revenue obligations, series 2024 (The “series 2024 obligations”) in the maximum principal amount of \$5,600,000 to acquire and construct part of the issuer’s portion of the sewer treatment facilities and related matter; appointing a pricing committee; and authorizing all other actions necessary for the transactions contemplated herein; and related matters.

Second: Cl. Garrett seconded the motion.

Vote:

Cl. Egbert Yes
Cl. Beck Yes
Cl. Jones Yes
Cl. Garrett Yes
Cl. Carlson Yes
Vote: Passed 5:0

Resolution No. 2024-13

Item 4. Consideration of an ordinance amending Mapleton City Code section 18.90 regarding landscaping and buffering requirements in commercial and residential zones.

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report for those in attendance. The amendment is regarding fence height requirements for noise mitigation between commercial and residential properties.

Concerns were raised about noise impacts from commercial developments, particularly when a car wash will be built nearby as well as the Maverick Gas Station.

There's a consensus to potentially standardize fence materials for aesthetic purposes and to consider allowing flexibility in fence height requirements based on the impact of the development.

Suggestions include making 8-foot fences the standard with the option of lower heights for low-impact uses. It was suggested to continue the item and bring back recommendations on materials and design standards.

The public hearing was opened at 6:23 pm.

Kevin White stated that there is a debate about whether an 8-foot buffer between residential and commercial properties should be standard.

There are concerns about the aesthetics of tall concrete walls, with a preference for mitigating the visual impact. Examples of businesses that might require an 8-foot buffer due to noise impacts were discussed, such as car washes and gas stations. Consistency in fence height along a street or development area is important to avoid visual discrepancies. Specific projects, like the proposed car wash, have already committed to an 8-foot fence, potentially setting a precedent. The importance of considering materials for the fences, possibly through existing commercial design standards, was highlighted.

Cami Hess thanked the council for considering the amendment for an 8-foot fence, citing the noise and quality of life concerns caused by a nearby Maverick gas station. She highlighted issues with the noise ordinance not being effectively enforced, particularly regarding loud dumpster activity at the early hours. Despite some improvement, the problem persists. The need for a more substantial barrier like the proposed 8-foot fence would be best.

The public hearing was closed at 6:34 pm.

Motion Cl. Egbert moved to continue this item for further information on materials and design standards.

Second: Cl. Jones seconded the motion.

Vote:

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Vote: Passed 5:0

Item 5. Consideration of a Resolution approving a Mapleton City Network rate of \$65.00 for residents 65 and older.

Cory Branch, reviewed the staff report for those in attendance. He added that a survey concluded that the usage for our Senior Citizens is significantly lower than the average user. The Mayor spoke at the Senior luncheon in February and promoted a rate of \$65 for 300 MBPS with the Wi-Fi router included. Cl. Jones added that to qualify for this rate, the account holder must be 65 years of age.

The public hearing opened at 6:40 pm and no comments were made.

Motion Cl. Jones moved to approve a Resolution for the Mapleton City Network rate of \$65.00 for 300MBPS including the Wi-Fi router for residents 65 and older.

Second: Cl. Garrett seconded the motion.

Vote:

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Vote: Passed 5:0

Resolution No. 2024-14

ACTION ITEM:

Item 6. Consideration of a Resolution for Hansen, Allen & Luce as the City's stormwater consultant and the approval of \$135,200 for the Stormwater Master Plan.

Rob Hunter, Public Works Director/City Engineer reviewed the staff report for those in attendance. Rob provided an overview of the Stormwater Master Plan, highlighting the need for updated planning due to development and changing conditions.

He explained that the previous plan from 2016 focused on retention requirements for new development but didn't outline specific projects for the city to undertake. With the city experiencing record wet weather and groundwater issues, there's a need to identify projects for stormwater management, including emergency overflow options. He mentioned that a selection process was followed to choose a consultant for the project, involving a committee to review submissions and select the most suitable candidate. The selected consultant, Hansen Allen & Luce, is proposed to be awarded the contract for the Stormwater Master Plan.

Motion Cl. Beck moved to approve a Resolution for Hansen, Allen & Luce as the City's stormwater consultant and the approval of \$135,200 for the Stormwater Master Plan.

Second: Cl. Jones seconded the motion.

Vote:

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Vote: Passed 5:0

Resolution No. 2024-15

DISCUSSION ITEM:

Item 7. Consideration of a discussion item to review a possible ordinance allowing flag lots within the City.

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report for those in attendance. This is a proposed ordinance allowing flag lots within the city. It was suggested mapping out the parcels of land that would be affected by the ordinance to better visualize its impact. There were concerns raised about potential rezoning requirements for some lots and the need to ensure consistency with the city's general plan.

The council is interested in knowing if any flag lots have been approved under the current regulations and the potential fiscal implications of allowing more flag lots.

There's a recognition of the balance between fiscal responsibility and density when considering such ordinances. They emphasized the importance of having additional data before making a decision, especially regarding potential zoning changes and consistency with the general plan.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Chief Jackson stated that he sends his condolences to Chief Glasgow as his dad passed away. Zack Larsen will be moved to the Police Department and will start the academy in a couple weeks. There have been speed complaints with the weather warming up, and he asked If someone complains about speed, please let him know.

Logan Miner reported that the Parks Manager position was opened, and interviews will be done this week. Arbor Day will be celebrated on April 26th and May 11th will be the Opening Day parade for the

baseball/softball season. Pioneer Days planning is in full swing. They finished up basketball season and all of the teams were well behaved. Spring soccer sign ups have ended and there are 30 % more kids. **Sean Conroy** stated that Mountainland Association of Governments sent over the trail count for last year. There were 60,000 trips on the trail.

Rob Hunter reported that construction is coming along up Maple canyon. Mayor Hakes asked if there could be good notifications on social media about trail access and when there would be closures. As per an agreement with the Forest Service, the canyon has to be open around April 11th.

Cl. Carlson stated that the seniors are doing good. There has been an increase in gym usage and more have been coming out to the luncheons. The opening of the new transfer station will be on April 25th. The event opens at 12:00 noon with the Ceremony at 2:00 PM. The open house ends at 5:00 PM.

Cl. Egbert reported that the legislative session is over. There were some unfavorable aspects, but it could have been more challenging. She highlighted the importance of advocating for the city's interests with Senator Hinkins, especially given the diversity of bills he sponsors and the potential impact on the city's unique position. She is grateful for Rep. Whyte and his hard work navigating through complex housing issues.

Cl. Garrett stated that he was able to attend the LPC meetings up at the legislature each week. It is fascinating to watch how it all works. The city community cleanup is scheduled for April 20th.

Mayor Hakes stated that the Pioneer Day fireworks will be the same as last year.

Cory Branch reminded the council of the April schedule. Spring Break is the first week and the retreat will be held in the morning on April 10th with the council meeting that night.

Motion: Cl. Jones moved to adjourn the meeting.

Second: Cl. Garrett seconded the motion.

Vote: Passed unanimously at 7:15 pm

APPROVED: April 10, 2024



Camille Brown, City Recorder