

MAPLETON CITY
CITY COUNCIL MINUTES
September 16, 2015

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth
Scott Hansen
Jim Lundberg
Mike Nelson- Excused
Jonathan Reid

Staff in Attendance: Scott Bird, Public Works Operation Director
Cory Branch, City Administrator
Sean Conroy, Community Development Director

Minutes Taken by: Camille Brown, City Recorder

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

Mayor Wall called the meeting to order at 7:00 p.m. Logan Gren gave the invocation and DJ Frei led the Pledge of Allegiance. Mayor Wall welcomed the scouts that were in attendance working on their communications and citizenship in the community badges.

OPEN FORUM:

Item 1. Approval of City Council Meeting Minutes September 2, 2015

Motion: Cl. Farnworth moved to approve the September 2, 2015 minutes.

Second: Cl. Reid seconded the motion.

Vote: Passed 3:0

Cl. Lundberg arrived at 7:07 pm.

DISCUSSION ITEM:

Item 2. A discussion item regarding amendments to the Whisper Rock development agreement and phasing plan.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The project is now under contract with a new developer. He reviewed the proposal and showed the concept plan.

Mayor Wall inquired if the trail system made a continuous loop.

Applicant, John Dester, with Georgetown Developers stated that the trail system will connect so there will be a continuous loop. There will be a pavilion instead of the clubhouse, which he thinks will get used more and it will have no maintenance.

He further stated that people will be able to have private backyards, but the HOA will not maintain the yards and the CC&Rs will have to be amended.

The City Council agreed with this proposal. Mr. Dester said he will proceed with the changes in Engineering and the CC&Rs.

ACTION ITEMS:

Item 3. Consideration of a Resolution for approval of the Mapleton City Sanitary Sewer Management Plan (SSMP).

Scott Bird, Public Works Operations Director, reviewed the staff report for those in attendance. This plan is modeled by the one the state uses and also has uniformity with Spanish Fork City. This plan is only dealing with Sanitary Sewer. The city does have their own collection system.

Cl. Hansen clarified that there is no financial burden or improvements on the city and that no improvements are being done. Scott replied that there is no financial burden and that the city just has to be in compliance.

Motion: Cl. Reid moved to approve a resolution for the approval of the Mapleton City Sanitary Sewer Management Plan (SSMP).

Second: Cl. Farnworth seconded the motion.

Cl. Lundberg Aye

Cl. Hansen Aye

Cl. Reid Aye

Cl. Farnworth Aye

Vote: Passed 4:0

Resolution No. 2015-27

Item 4. Consideration of a Resolution approving the Final Plat of the Walter Farms Subdivision Plat "A" consisting of thirty one lots located at 800 North and 300 West, the Rezone of the property from A-2 to RA-1 and the application of a TDR-Receiving Site Overlay.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance.

Mayor Wall inquired what the cross section on 300 West would be. Sean stated that it is 52 feet.

Mike Cobia inquired what location the measurement of 23 feet is being measured from and what the set back is. He feels that the setbacks to these homes across the street should be addressed to ensure they can meet the setbacks when their side of 800 North is developed.

The applicant, Mark Greenwood, wants to make sure this will be cleared up and the engineer said they are happy to do what they can to make it right with the homeowners that it is affecting. There are 19 acres total, and he stated that the lots may be able to be decreased. Sean stated that he does not think that a smaller lot would be allowed in this zone.

Motion: Cl. Farnworth moved to approve a resolution for the approval of the Final Plat of the Walter Farms Subdivision Plat "A" consisting of thirty one lots located at 800 North and 300 West, the Rezone of the property from A-2 to RA-1 and the application of a TDR-Receiving Site Overlay including the DRC comments.

Second: Cl. Lundberg seconded the motion.

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Hansen Aye

Cl. Reid Aye

Vote: Passed 4:0

Resolution No. 2015-28

Item 5. Consideration of a Resolution to waive subdivision improvements for the Homestead Plat "A" subdivision consisting of one 2-acre lot located at approximately 1820 East and 1600 North.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance.

The planning commission asked for the council to consider the waiver for the requirement of a formal curb and gutter. The road was shown that it will not change and the city could do a more rural cross section with the improvements. The Mayor inquired why we were acting on a waiver.

Cl. Hansen stated that he liked the idea of keeping it uniform with a rural look. It should be kept

consistent on both sides.

Cl. Lundberg stated with respect to other properties that don't or will not have any sidewalk, will it not look out of place? Sean stated that the house on the corner has a sidewalk.

Mayor Wall said if this is waived all together it would make it challenging in the future.

Sean stated that they could bond for the improvements and wait on it.

The applicant, Elisa Opt'Hoff stated that she was surprised how many neighbors were concerned with this request. She does not foresee any other frontage on either side of their property. She stated that as far as a waiver, other property could be subdivided, and when the trail is there, by not putting the sidewalk in would push foot traffic to the other side of the street.

Cl. Hansen asked the applicant if they have thought of placing a bond for future development, and the applicant stated that this would not be her first choice. She would rather just go with the flush curb.

Motion: Cl. Farnworth moved to continue to the next council meeting, October 7th.

Second: Cl. Hansen seconded the motion.

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Hansen Aye

Vote: Passed 4:0

Item 6. Consideration of approval of a License Agreement between Mapleton City (“Licensor”) and Sierra View Irrigation Association, LLC (“Licensee”) granting the “Licensee” the ability to use a portion of the “Licensor” ROW for a private irrigation pipeline.

Motion: Cl. Lundberg moved to continue to the October 7th meeting.

Second: Cl. Farnworth seconded the motion.

Cl. Hansen Aye

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Vote: Passed 4:0

PUBLIC HEARING ITEM:

Item 7. Consideration of a request to amend the General Plan from Central Business District to Residential and the zoning from Central Commercial (CC-1) to Residential for a 3.35 acre parcel located at approximately 300 West and 400 North.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The primary concern is that that if this is done then it should be considered to remove the Central Commercial zone from the General Plan.

Mayor Wall stated that he does not think that this would be a good idea to do.

Public Hearing was opened at 8:10 pm

Mike Cobia, referred to the zoning map and showed the houses that are zoned commercial on 300 West and he thinks that this should remain the central commercial zone.

Public comment was closed at 8:15

Motion: Cl. Reid moved to deny the request to amend the General Plan from Central Business District to Residential and the zoning from Central Commercial (CC-1) to Residential for a 3.35 acre parcel located at approximately 300 West and 400 North.

Second: Cl. Farnworth seconded the motion.

Cl. Hansen Aye

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Vote: Passed 4:0

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Sean Conroy, reported that EBCo is still trying to make things work. It was determined that they can use material that is on site and will not have a bond with the city.

Cory Branch stated that the survey had been sent out and asked the council to review this and let him know by Monday if they suggest any changes. He also stated that Patricia from the State Library will be leaving Mapleton. Her last day is on Friday.

Motion: Cl. Hansen moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing pending or potential litigation

Second: Cl. Farnworth seconded the motion

Vote: Passed unanimously

Meeting adjourned at 8:25 pm.

APPROVED: **October 7, 2015**

/s/ Camille Brown, City Recorder