

MAPLETON CITY
CITY COUNCIL MINUTES
September 2, 2015

PRESIDING AND CONDUCTING: Mayor Brian Wall

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

Staff in Attendance: Cory Branch, City Administrator
Gary Calder, City Engineer/Public Works Director
arrived at 7:35 pm
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. Cl. Lundberg gave the invocation and Cl. Nelson led the Pledge of Allegiance.

OPEN FORUM:

Wendell Gibby stated he wanted to address the item that is on the agenda for tonight. He does not know why the language change in the stub street would need to be discussed. He stands in opposition to this proposal. He believes if this new language is created that it would not be beneficial to contractors in the future.

Mark Hathaway approached the council and stated that he is in support of Wendell Gibby. He further stated that he had sent a letter to the city which included a GRAMA request and said that the city had never responded to his request. The Mayor reminded Mr. Hathaway that he spoke to him and advised him that Mr. Gibby had withdrawn his application for the Freedom Vista Subdivision and Mr. Hathaway told him that he did not wish to pursue the GRAMA request further and stated he would call the Mayor if he was still in search of the records.

Stan Sorensen stated that he has been following the Gibby matter for 15 years. He thinks that it would be an economic stand to allow the types of homes that the Gibby subdivision is proposing. He would like to see the litigation end thus allowing homes on the bench which could benefit the city.

Item 1. Approval of City Council Meeting Minutes August 19, 2015
Motion: Cl. Farnworth moved to approve the August 19, 2015 minutes.
Second: Cl. Hansen seconded the motion.
Vote: Passed 5:0

DISCUSSION ITEMS:

Item 2. Utah Lake Commission-

Eric Ellis, with the Utah Lake Commission was in attendance to give an update on issues pertaining to Utah Lake. There is a grant available for \$100,000 and they are also working on a nature center that is connected to transportation. There are 30 access points around the lake. The DWR has just put up signs noting these points of access and you can see these on the website at www.utahlake.gov. They have also began field trips for 4th graders. The teachers have to submit an application for a sponsorship that busses the kids to lake in the Spring for a fun field trip. His position was created so that he can serve the communities and have a more enticing place for the residents to enjoy. Mayor Wall inquired about when the dredging will begin and he stated that it should be done by Spring.

ACTION ITEMS:

Item 4. Consideration of a Resolution approving the Final Plat of the Rookstool Plat “A” subdivision consisting of one lot, and the application of a Transferable Development Right Overlay (TDR-R) to a property located at 1265 South 1000 East.

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. This is in regards to the 2.5 acre meet and bounds lot that is just south of Pond Circle. The applicant is proposing to merge the lot on Peterson Lane which is simply a redrawing of the property line.

Motion: Cl. Nelson moved to approve a resolution for the Final Plat of the Rookstool Plat “A” subdivision consisting of one lot, and the application of a Transferable Development Right Overlay (TDR-R) to a property located at 1265 South 1000 East

Second: Cl. Farnworth seconded the motion.

Cl. Hansen Aye

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Vote: Passed 5:0

Resolution No. 2015-26

Item 5. 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, stated that the applicant was not able to be in attendance tonight and has asked that this be continued to the September 16th City Council Meeting.

Motion: Cl. Farnworth moved to continue this item to the September 16th City Council Meeting.

Second: Cl. Nelson seconded the motion.

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Cl. Hansen Aye

Vote: Passed 5:0

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Sean Conroy stated that the right of way for the trail has been signed by the final homeowner, and UDOT has allowed the city to advertise this year. The bridge that needs to be constructed will take 6-8 weeks, but during this time it could go out to bid. Cl. Hansen inquired about a groundbreaking as the construction begins and Cl. Lundberg agreed.

Mayor Wall, reported on the EBCO project. He said that he talked to Andy Difatta (prior to him leaving his position at EBCO) and Doug Palermo put a new proposal together and EBCO accepted the offer, but he only has three (3) weeks to sign it.

Motion: Cl. Nelson 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 at 7:30 pm

Motion: Cl. Lundberg moved to close the closed meeting and open a regular meeting
Second: Cl. Nelson seconded the motion
Vote: Passed unanimously at 8:10 pm

PUBLIC HEARING ITEM:

Item 6. Consideration of an ordinance amending Mapleton City Code Chapter 17.12.020.C authorizing the land use authority to require a developer to install stub streets as part of subdivision approvals to ensure an efficient traffic circulation system.

Sean Conroy, Community Development Director, stated that staff is recommending to withdraw this item.

Motion: Cl. Nelson moved to withdraw this item.

Second: Cl. Reid seconded the motion.

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Reid Aye

Vote: Passed 5:0

Item 3. A discussion item regarding the upcoming citizen survey.

Tracy Maylett with Decision Wise stated that they do surveys for many different companies, employees of companies and communities. He stated that they have completed the first draft of the survey for staff and council to review. He introduced his staff and stated what each of their assignments were for the survey.

The council members voiced their concerns and tried to come up with different ways the questions could be asked.

It was decided that staff would review the survey and make suggested changes to the questions and the Mayor and council will also review the survey and have their changes to Cory by Tuesday, September 8th and then he will give comments back to Tracy.

Motion: Cl. Farnworth moved to close the meeting

Second: Cl. Reid seconded the motion

Vote: Passed unanimously

Meeting adjourned at 9:00 pm.

APPROVED: September 16, 2015

Camille Brown, City Recorder