

**MAPLETON CITY
CITY COUNCIL MINUTES
January 20, 2015**

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth
Scott Hansen
Jim Lundberg- arrived at 7:05 pm
Mike Nelson- Excused
Jonathan Reid

Staff in Attendance: Cory Branch, City Administrator
Gary Calder, Public Works Director/Engineer
Sean Conroy, Community Development Director

Minutes Taken by: Camille Brown, City Recorder

Mayor Wall called the meeting to order at 7:00 pm Garrett Haynie gave the invocation and David Wilson led the Pledge of Allegiance. The Mayor had one of the scouts in the audience come up and he told the council that they were from troop 127 and are working on their communications and citizenship in the community merit badges.

OPEN FORUM:

Dianne Groberg- 195 West 1200 North, stated that she lives on 2 acres and last August her water bill was \$800. That would be \$5,000 a year to keep her fields watered. She looked at the water usage per acre and they were not over using the water. She inquired what the city plans are for the Strawberry Water rights and also other irrigation water rights. Gary Calder explained that the city is working with the Department of Interior to see if it would be feasible to get rights to the Strawberry Water and also the city is working on an agreement with the irrigation company so that more water can go into the irrigation pond.

She also inquired if the city is going to change the water rates for those that have large lots, she thinks there should be different rates that are more affordable, because with these rates, they will not be able to water their field. Cl. Farnworth informed her that he has drip system in place that makes watering very effective and it is what most farmers use for their crops. He stated he would get that information to her.

Item 1. Approval of City Council Meeting Minutes –January 6, 2015

Motion: Cl. Hansen moved to approve the January 6, 2015 City Council Minutes with the changes made in line 75 to change from January 23rd to January 20th.

Second: Cl. Farnworth seconded the motion.

Cl. Lundberg Aye

Cl. Reid Aye

Cl. Hansen. Aye

Cl. Farnworth Aye

Vote: Passed 4:0

ACTION ITEM:

Item 2. Consideration of a Resolution approving a TDR Receiving Zone Overlay and a Final Plat for the Copperhead Estates subdivision consisting of seven lots located at approximately 400 South Main Street in the Residential Agricultural (RA-1) zone.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The project site is approximately 4.8 acres located in the RA-1 zone at 400 South Main Street. The Harvey subdivision Plat "A" was recorded in 1998. The applicant is requesting approval to construct and dedicate 400 South and 170 East to provide frontage for 7 new building lots.

In April of 2014 a 4 lot subdivision called Harvey Plat "B" was approved on this property but never recorded. The owners believe that 4 lots are not financially viable given the amount of infrastructure that would need to be constructed.

The General Plan goals were reviewed and the proposed development furthers the goals of general plan with goal #5 by transferring potential development from the mountainside through the use of TDRs also as per goal #9 by clustering units off-site in non-environmentally sensitive areas to protect open space objectives on the foothills.

The General Plan map was reviewed and it indicates that the subject property should develop in a "low density residential" manner. Low density residential lots should consist of lots between ½ and one acre. The proposed development is in line with the density objectives where lots will vary from .50 to .66 acres.

Public Hearing was opened at 7:27 pm.

Merilynn Tew 377 South Main stated that she is concerned because the proposed subdivision proposes a road that is right against her property line and she believes that this is much too close to her home and believes it would be dangerous as well.

Sean Bennett, 477 South Main stated that he is concerned about the proposed subdivision. He stated that he is against this because it was currently zoned this way to keep agriculture in mind. What is the intent, are there problems with the current way it is zoned, what is the benefit and what is the reason for this being done? In considering these questions he does not think that these lots need to be changed to benefit one person, the developer.

Mr. Bennett asked if the council had received two letters from other residence who go south for the winter and they concurred that they had.

Cl. Lundberg reviewed how the TDR ordinance works and how the city has to stick to the ordinance. The council has a duty to keep to the ordinance and to those that have TDRs. He himself also does not like patch work zoning, but some areas are already zoned for this.

Cl. Reid is concerned about the road being put in so close to the home of the Tew's. He believes the council needs more time to review this and get a legal opinion with regards to the road.

Motion: Cl. Farnworth moved to continue the item requesting that staff get a legal opinion regarding the road being too close to an adjacent home and for staff to work with developer.

Second: Cl. Reid seconded the motion.

Cl. Lundberg Aye

Cl. Reid Aye

Cl. Hansen Aye
Cl. Farnworth Aye
Vote: Passed 4:0

DISCUSSION ITEMS:

Item 3. A discussion item to address a possible future recycling program

Cory Branch, City Administrator, introduced Scott Pepler, with Rocky Mountain Recycling and turned the time over to him.

Scott Pepler, introduced the opt-out recycling program for Mapleton City. He believes this would be a win-win for both parties. Discussions were held as to how this would affect the current trash collection and the city's involvement with South Utah Valley Solid Waste District. The Mayor and Council will review this and will get back with Mr. Pepler through Mr. Branch if the city becomes interested.

Item 4. A discussion item to address amendments to the Concept Plan for the Harmony Ridge (EBCO) development project located at approximately 5000 S Highway 89 and a discussion of other project related topics.

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

The original concept plan was reviewed and the proposed revisions were discussed. They believe that the changes that have been made are minimal and would not affect the project much.

Doug Palermo, introduced himself and stated that they have been talking to a lot of builders, and there will be approximately 730 units, that have been resized for better selling features and they will start at the bottom and work upwards.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Gary Calder informed the city council that he is still in discussions with the Department of Interior for use of the Strawberry Water rights and also the agreement with the Irrigation Company so that more water can flow into our irrigation pond.

CLOSED MEETING:

Motion: Cl. Farnworth 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 and an employee.

Second: Cl. Reid seconded the motion

Vote: Passed unanimously

Meeting adjourned at 8:58 pm.

APPROVED: February 3, 2015

Camille Brown, City Recorder