

**MAPLETON CITY
CITY COUNCIL MINUTES
AUGUST 19, 2020**

PRESIDING AND CONDUCTING: Mayor Dallas Hakes

Members in Attendance: Reid Carlson
Jessica Egbert
Therin Garrett
Jim Lundberg
Leslie Jones

Staff in Attendance: Cory Branch, City Administrator
Camille Brown, City Recorder
Sean Conroy, Community Development Director
John Jackson, Public Safety Director/Police Chief
Steven Lord, Public Works Director/City Engineer
Bryce Oyler, Finance 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 7:00 p.m. Cl. Garrett gave the invocation and Cl. Egbert led the Pledge of Allegiance.

OPEN FORUM: No comments were made.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- August 5, 2020

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

Second: Cl. Jones seconded the motion.

Vote: Passed 5:0 unanimously by roll call.

PUBLIC HEARING ITEM:

Item 2. Consideration of an Ordinance regulating Wind Energy Systems in Mapleton City (Mapleton City Code Section 18.84.445).

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. Wind Energy Systems are not a permitted use at this time. There would need to be a height restriction of 40 feet and a 40-foot set back from the side to the rear of the property line and a 65-decibel sound limit. Those setbacks would need to be in place in the event that the pole would fall. The Planning Commission heard this item in May and were not in favor of allowing this in smaller neighborhoods. Cl. Carlson suggested reducing the decibel limit to 45.

Sean stated that these types of uses could be allowed in different zones. The restrictions could be more prescriptive either by zone or lot size.

Cl. Jones inquired if either of those setbacks would work on an acre lot and could work on a 1/3 acre lots depending on the layout of the home.

The public hearing was opened at 6:15 pm.

Gordon Miner stated that the vendor of the Wind Energy System is the applicant. He lives at 698 North 550 West. He believes that this idea is no different than having a flagpole in your yard. When you think of a flagpole, you have no control over what type of flag is flown. You may not like what you see, and it could be in your view. In terms of setback this would be in line with the setbacks of

flagpoles. There is more of a chance of a flagpole falling over than this type of device. The sound at 45 decibels would be quieter than a flag flying. He would urge the council to adopt this ordinance.

Rob (unknown last name) stated that he has two neighbors that have these on their roofs, and they are not loud. Sean stated that the building official stated that a building permit would not be required, but an approval process would take place. It was inquired if the existing structures would need to go through the approval process and Sean stated that he would look into this.

The public hearing was closed at 6:22 pm.

Cl. Carlson reported that most flagpoles are no higher than 20 feet.

Cl. Egbert emphasized that there is a huge difference between flag poles and the proposed use. She is interested in the current use and it appears that this item is referring to the ordinance itself. She believes that if this is going to be proposed that neighbors should be noticed and have the opportunity to give feedback about his use.

Cl. Carlson asked if flag poles are a permitted use, Sean stated yes.

Cl. Lundberg pointed out that in conjunction with the manufacturer, the problem he sees is trying to delineate what zone these would be appropriate for or where these would even be workable. It would be hard to choose only certain zones for these.

Sean stated that Mapleton in general has sufficient width with the bigger lots. The higher you go the more efficient they would be. Mayor Hakes inquired if a wind study had been done.

Cl. Jones expressed that the viewshed would be blocked in certain zones, but in higher density areas the viewshed would impact those areas. Lot sizes may change, but zones could be consistent.

Sean specified that the city may want to see what areas these would be appropriate in. Based on discussions, it seems that the council is in favor of these, but the zone and lot size has not been decided.

Cl. Egbert suggested going on a field trip and viewing different zones and lot sizes.

It was decided to continue the item until further information can be obtained.

Motion: Cl. Garrett moved to continue the item to gather additional information.

Second: Cl. Egbert seconded the motion.

Cl. Egbert Aye

Cl. Garrett Aye

Cl. Jones Aye

Cl. Lundberg Aye

Cl. Carlson Aye

Vote: Passed 5:0

ACTION ITEM:

Item 3. Consideration of a Resolution to approve a sewer rate increase.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. Due to the new Waste Water Treatment Plan, there will be an increase in the sewer rate of \$7.00 per month. Mapleton City's cost for the new sewer will be \$18,000,000. The proposed rate increase will take effect on September 1st.

Cl. Garrett exclaimed that this is a big deal. We have worked hard with Spanish Fork. Speaking as a citizen, this is a big bite and has to be done.

Cl. Carlson clarified that Mapleton's percentage of the plant is 20%.

Motion: Cl. Jones moved to adopt a Resolution approving a sewer rate increase, as shown in exhibit A.

Second: Cl. Garrett seconded the motion.

Cl. Garrett Aye

Cl. Jones Aye

Cl. Lundberg Aye

Cl. Carlson Aye

Cl. Egbert Aye

Vote: Passed 5:0

Resolution No. 2020-39

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Sean Conroy stated that the total number of new homes has reached 180. We are continually receiving new building permits each day.

Cl. Egbert reported that progress is still being made on the website, style guide and branding.

Camille Brown invited the council to participate in an aide station for the Moonlight Half Marathon on September 11th. The aid station will be at the irrigation pond. Those able to help should meet at the pond at 9:45 pm.

Motion: Cl. Lundberg moved to close the open session and open a closed meeting pursuant to Utah State Code 52-4-205 for the discussion of pending litigation.

Second: Cl. Jones seconded the motion.

Vote: Passed unanimously at 6:54 pm

APPROVED: September 2, 2020



Camille Brown, City Recorder