

**MAPLETON CITY
CITY COUNCIL MINUTES
OCTOBER 21, 2020**

PRESIDING AND CONDUCTING: Mayor Pro Tem Jim Lundberg
Mayor Hakes- Excused

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

Minutes Taken by: Camille Brown, City Recorder

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

Mayor Pro Tem Lundberg called the meeting to order at 6:00 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- October 7, 2020

Item 2. Consideration of a Resolution authorizing the City Administrator to purchase audio and visual equipment for the Council Chambers for recording and streaming purposes for public meetings using CARES Act funds. **Resolution No. 2020-46**

Motion: Cl. Jones moved to approve the consent agenda with the suggested changes by Cl. Carlson.

Second: Cl. Egbert seconded the motion.

Vote: Passed 5:0 unanimously by roll call.

PUBLIC HEARING ITEM:

Item 3. Consideration of an ordinance to rezone approximately 7.5 acres from General Commercial (GC-1) and Agricultural Residential (A-2) to Residential Agricultural (RA-2) and the review of a concept plan for 17 residential lots at 1050 S. Hwy 89.

Sean Conroy, Community Development Director, reviewed the staff report. There are 3 parcels in the 5 acres included in this proposal. These parcels back 2 existing subdivisions (Whiting Cove and Pheasant View subdivision) that are in the PRC zone. With the update in the General Plan there was an area that was designated for Flex Use. The RA-2 Zone is included in the flex area.

Cl. Jones inquired about the existing home that is adjacent to this area. He has livestock and wanted to make sure his livestock wouldn't be disturbed. It was determined that he should work with the developer on this for fencing options. Cl. Lundberg inquired if there is

fencing along Highway 89. The developer stated that they would be putting in a 6 ft. stone fence.

Brady Young, Applicant, stated that they are working with the two homeowners located adjacent to the 2nd phase. One of them is ready to sell, but the other is not. They may still be able to put the road in without that second lot.

Cl. Garrett felt that there is not enough land on 1200 South to extend the road that is in the 2nd phase. From the city's standpoint it would be good for 1200 South to go through. Cl. Egbert stated that she is surprised that UDOT would allow another road to come off of Highway 89. Cl. Carlson questioned whether the utilities come off of Hwy 89 or 1200 South. Sean stated that they come off of Highway 89.

Public hearing was opened at 6:22 pm, no comments were made, and the hearing was closed.

Motion: Cl. Jones moved to approve an ordinance to rezone approximately 7.5 acres from General Commercial (GC-1) and Agricultural Residential (A-2) to Residential Agricultural (RA-2) and the review of a concept plan for 17 residential lots at 1050 S. Hwy 89 including all conditions listed by the Planning Commission.

Second: Cl. Garrett seconded the motion.

Cl. Egbert Aye

Cl. Lundberg Aye

Cl. Garrett Aye

Cl. Jones Aye

Cl. Carlson Aye

Vote: Passed 5:0

Ordinance No. 2020-13

Item 8. Consideration of an ordinance applying a Transferable Development Right Receiving Site (TDR-R) Overlay to 5.01 acres located at approximately 650 North Vineyard Way, and approval of a preliminary plat for the Vineyard at Maple Canyon Plat "D" subdivision consisting of three lots.

Sean Conroy, Community Development Director, reviewed the staff report. The parcel is 5 acres at the end of Vineyard Way, that is just adjacent from the Vineyard subdivision which includes 12 1-acre lots. They are applying for a TDR overlay and the preliminary plat would have a cul-de-sac at the end of Vineyard Way. The subdivision ordinance limits length of a cul-de-sac to 500'.

Cl. Lundberg is concerned that what is done here may affect the 3 lots to the west. Cl. Jones added that if there is a cul-de-sac, this will force the other parcels to have a cul-de-sac. Cl. Egbert isn't a fan of the long cul-de-sac, and wondered if the road could go west. Sean stated that the trail is there.

Cl. Lundberg stated that a cul-de-sac does make sense here for less cost for the city and upkeep.

Public hearing opened at 6:38 pm, no comments were made, and the hearing was closed.

Motion: Cl. Egbert moved to approve an ordinance applying a Transferable Development Right Receiving Site (TDR-R) Overlay to 5.01 acres located at approximately 650 North Vineyard Way, and approval of a preliminary plat for the Vineyard at Maple Canyon Plat "D" subdivision consisting of three lots and complete any outstanding DRC comments.

Second: Cl. Garrett seconded the motion.

Cl. Lundberg Aye

Cl. Garrett Aye
Cl. Jones Aye
Cl. Carlson Aye
Cl. Egbert Aye
Vote: Passed 5:0

Ordinance No. 2020-14

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Sean Conroy stated that they are wrapping up the preparation for the impact fee schedule. Some fees will go up and others down. They will now take this to the Home Builders Association.

Cory Branch reported that staff is continuing to work with the Stake President's with regards to the Ether Fire. They are going to get help in getting information out to the residents to make a push for them to sign up for the Everbridge Information System. There will be a test of the system on November 21st. This Saturday is the Fall clean up from 9:00 am to Noon. The Fiber Internet Consultant RFP was reposted and there have been about 10 resumes from interested parties submitted.

Cl. Egbert stated that the website is moving along. The site map is about done and then they will move onto the next phase.

Cl. Garrett stated that that he commends Joann Brown for her work with the Youth Council.

Motion: Cl. Jones made a motion to adjourn the meeting.

Second: Cl. Garrett seconded the motion.

Vote: Passed unanimously at 6:45 pm

APPROVED: November 4, 2020



Camille Brown, City Recorder