MAPLETON CITY
CITY COUNCIL MINUTES
NOVEMBER 18, 2020

PRESIDING AND CONDUCTING: Mayor Dallas Hakes
The meeting was conducted through Zoom Video Communication

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 6:00 p.m. via Zoom Video Communication.

OPEN FORUM: No comments were made.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- November 4, 2020
Item 2. Consideration of a resolution paying an invoice to Mapleton Irrigation Company for $86,999.20 for 511.76-acre feet of leased water for use in the Mapleton Pressurized Irrigation System. **Resolution No. 2020-49**
Motion: Cl. Carlson moved to approve the consent agenda.
Second: Cl. Jones seconded the motion.
Vote: Passed 5:0 unanimously by roll call.

ACTION ITEM

Item 3.
Presentation of the fiscal year 2019-2020 Audit Report.
Bryce Oyler, Finance Director, turned the time over to Greg Ogden, Auditor, who reviewed the audit with the Mayor and City Council and stated that there were no findings in the Management Letter this year.

Motion: Cl. Garrett moved to accept the 2019-2020 Audit Report as presented.
Second: Cl. Jones seconded the motion.
Cl. Jones Aye
Cl. Lundberg Aye
Cl. Carlson Aye
Cl. Egbert Aye
Cl. Garrett Aye
Vote: Passed 5:0

PUBLIC HEARING ITEMS:

Item 4. Consideration of an Ordinance amending Mapleton City Code (MCC) Section 18.56B.070 related to property setbacks in the SDP-2 zone.

Sean Conroy, Community Development Director, reviewed the staff report. Sunrise Ranch master plan and SDP-2 zone was approved in 2018. The SDP zone requires garage doors that face the street be setback a minimum of five feet from the front of the dwelling or covered entry way. The applicant is requesting to remove this requirement from Plat D only. Sean stated that the request is reasonable.

Dave Scoville, Arive Homes, stated that by removing this requirement they will have the ability to have larger homes on these lots with more flexibility and not having to have garages right off the front of the homes.

The public hearing was opened at 6:19pm. No comments were made, and the hearing was closed at 6:22 pm.

Motion: Cl. Egbert moved to adopt an Ordinance amending Mapleton City Code (MCC) Section 18.56B.070 related to property setbacks in the SDP-2 zone.

Second: Cl. Garrett seconded the motion.

Cl. Egbert Aye
Cl. Garrett Aye
Cl. Jones Nay- She works in the market every day and even though Mapleton wants to stay rural there is still a need to develop. She believes that the look of Harvest Park is esthetically pleasing as the porches stand in front of the garages.
Cl. Lundberg Aye
Cl. Carlson Aye
Vote: Passed 4:1

Ordinance No. 2020-17

Item 5. Consideration of an Ordinance to rezone 13.5 acres from A-2 to RA-1 with a TDR-R Overlay and to approve the preliminary plat application for 13 lots located at approximately 1200 West and 400 South.

Sean Conroy, Community Development Director, reviewed the staff report**.** This project is three parcels on 13.5 acres and one existing dwelling. The property is zoned A2 which has recently dedicated 1700 linear feet to the City for the extension of 400 South. The applicant is requesting a rezone to the RA-1 zone with a TDR-R.

Tren Giles, applicant, stated that this is something the family has wanted to do for a long time. The school district approached them to help with getting the road installed. Their plans are to keep the existing dwelling and build their home on lot 12.

The public hearing was opened at 6:32 pm, no comments were made.

Motion: Cl. Lundberg moved to adopt an Ordinance to rezone 13.5 acres from A-2 to RA-1 with a TDR-R Overlay and to approve the preliminary plat application for 13 lots located at approximately 1200 West and 400 South.

Second: Cl. Jones seconded the motion.

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

Ordinance No. 2020-18

DISCUSSION ITEM:

Item 6. Consideration of a request to reconsider 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 and stated that a new ordinance was recently adopted for wind energy. The ordinance requires a minimum lot size of 1 acre. A resident wrote a letter because he would like to install a WECS on his property, but he desires to subdivide his land at a later time. His written statement is requesting the council to reconsider.

Gordon Miner stated that he apologizes for not raising this concern sooner. The majority of the council stated that they thought they were quite thorough on their decision on this matter and they did not want to modify the ordinance.

Item 7. Consideration of a preliminary concept for potential revisions to the Preserve at Mapleton master planned development.

Sean Conroy, Community Development Director gave a background on the property. There are a couple issues that they would like to discuss with the potential developer for trail access. On the original plans, it showed access to the Bonneville shoreline trail on phase 2. Notice was sent to the neighbors. One other concern is a stub road to the Joyner's property. A few emails have been sent by neighbors with concerns listed. Those were sent to the council. An amendment of the PRC-4 zone would need to be done and the previous MOU would not apply. The maximum number of lots would be 92.

Scott Abbot stated that they are excited to develop this land. They gave an overview of the area and how they would like to develop it. They would have access to the Bonneville Shoreline trail. They would propose having access on 1600 South rather than in Phase 2. They do not want access in phase 2 to prevent parking problems in the neighborhood. The council would like to explore other access points for the trail. Only having access on 1600 South would cause parking problems. Cl. Lundberg stated that if the access was in phase 2, the incline to the trail would be more gradual and not a 40% slope. Cl. Garrett would like to see both trail accesses. Scott stated that they would be willing to work with the council. Cl. Jones stated that it would be nice to see a conceptual drawing of the whole project. They do not want to see it go through by piece meal. Scott stated that they wanted to complete phase 1 and then a year or so after start on Phase 2. Mayor Hakes stated that he agrees with Cl. Jones. A conceptual drawing of the project would need to be submitted. Sean stated that the other issue to discuss is the stub road to the Joyner property. Cl. Garrett stated that as a volunteer fireman, this area is in the high fire danger area. Only having one access point for the Joyner's to get out of their property is concerning.

The council thanked the developers for the well thought out plan and they are very pleased with what has been brought forward.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

John Jackson stated that he will put an article in the newsletter about riding motorcycles in town. The new ambulance is in service. Last week a search warrant was issued at a residence on the south west side of town. They recovered several different drugs and arrests were made. Chief Jackson stated that he experienced a NOVA graduation with Officer Wolfgramm this week. It was neat to see the kids interact with Officer Wolfgramm and see the kids read their essays.

Cl. Carlson gave an update on the Solid Waste plant and the new plant should be constructed by January of 2023.

Cl. Garrett stated that the community cleanup went great.

Cl. Jones stated that she met with Bryce and Wage and Personnel Committee and reviewed the budget.
Cl. Lundberg gave update on SUVSWA. With the sale of the property, money may go back to the city.
Mayor Hakes stated that 99% of the Christmas lights are done. The tree lighting will be on November 30th at 6:00 pm. Last Thursday he had the opportunity to hand out a Thanksgiving meal to the senior citizens. They handed out 110 meals. This was such a neat event and so appreciated. Himself and Cory continue to have discussion on the Fiber topic. They met with an individual today that is a positive prospect for a director of the department. Salem was able to get their bond with an interest rate of 1.7%. A decision needs to be made on hiring someone. Mayor Hakes thanked the council for always being ready to tackle the issues at hand.

Motion: Cl. Lundberg made a motion to adjourn the meeting.
Second: Cl. Jones seconded the motion.
Vote: Passed unanimously at 8:00 pm

APPROVED: **December 16, 2020**

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Camille Brown, City Recorder