

**MAPLETON CITY
CITY COUNCIL MINUTES
JULY 7, 2021**

PRESIDING AND CONDUCTING: Mayor 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
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 6:02 p.m. Cl. Carlson gave the invocation and Cl. Garrett led the Pledge of Allegiance.

OPEN FORUM:

MJ Macias was concerned that he didn't receive adequate noticing for the triathlon that was held. He was frustrated with the street closures and indicated that he couldn't get to his home until 3:00 pm. He has a business as a contractor and it's necessary to get his trucks in. He found a notification on Facebook, but he felt there was not enough notice. He was supportive of bringing events to our community, but if he can't get to his home, he is concerned about that. He suggested that a policy be put in place for these types of events. Cory Branch stated that this is a new event, and the city did not co-sponsor this. Initially the roads were not going to be closed but this was decided at the last minute. He also noted that they will look at putting a policy in place

Sharon Burdette lives on 1200 East near the trail head, and she was concerned about the weeds and the fire danger. Cory stated that he will go look at the area and have them cut.

Nat Harward stated that he was over the triathlon and he was grateful that Mapleton allowed them to hold this. He loves the area, and this was a great experience for the athletes. There were 200 athletes from all over the nation. There are a number of things that if they held this again, they would change. He has listened to Mr. Macias' concerns and will make sure that they will not have this problem again. Mayor Hakes said that this could be an inspiration for the kids that live in Mapleton.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- June 16, 2021

Item 2. Consideration of a Resolution for the appointment of Sean Conroy as the Assistant City Administrator/Community Development Director
Resolution No. 2021-35

Item 3. Consideration of a Resolution adopting a policy for Federal Grants. **Resolution No. 2021-36**

Motion: Cl. Egbert moved to approve the consent agenda
Second: Cl. Garrett seconded the motion.
Vote: Passed 5:0 unanimously by roll call.

ACTION ITEMS:

Item 4. Consideration of an ordinance granting Preliminary Plat approval for the Wade Payne Subdivision, a 34-lot subdivision located at approximately 300 West 350 South in the RA-1 Zone with the TDR Receiving Overlay.

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

Cl. Jones stated that that when she was on the Planning Commission many years ago that there was a lot of talk about avoiding cul de sacs. She spoke to a different owner of the 8 lots and there was talk about this being sold and they were in favor of having the road in there. There are multiple points of egress in this area, and it would help with volume.

Sean Conroy stated that they do try and discourage cul de sac's, and staff 's preference is to require the stub road.

Cl. Lundberg noted that one of the primary concerns with approving this the amount of density in here was the loss of open space, which is why they reduced the number of lots from 38 to 34 lots. Eliminating the stub road will allow for nice open big lots.

Steven Lord stated that cul de sacs are harder to plow, but there are also benefits to having the.

Cl. Carlson said that he thinks that a cul de sacs adds an open feel.

Cl. Garrett stated that he is on the fence on this. He thinks it's tricky having two in this development.

Chief Jackson added that he has not had any negative experiences with cul de sacs from a public safety perspective.

Motion: Cl. Lundberg moved to approve an ordinance granting Preliminary Plat approval for the Wade Payne Subdivision, a 34-lot subdivision located at approximately 300 West 350 South in the RA-1 Zone with the TDR Receiving Overlay as presented and with the Planning Commissions recommendations without the stub road.

Second: Cl. Egbert seconded the motion.

Cl. Garrett Aye

Cl. Jones Nay

Cl. Lundberg Aye

Cl. Carlson Aye

Cl. Egbert Aye

Vote: Passed 4:1

Ordinance No. 2021-14

PUBLIC HEARING ITEM:

Item 5. Consideration of an ordinance rezoning 2.08 acres at 1116 East 900 North from Agricultural-Residential (A-2) to Residential Minor-Agricultural (RA-2).

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

The public hearing was opened at 7:02 pm.

Donna Anderson expressed her opposition due to the lot sizes. She attended the Planning Commission meeting and was concerned about their attitude. She knows that property

rights are protected by the laws. She would like the neighborhood to stay 1 to 2 acre size lots.

Forrest Anderson stated that he would like to have the lot sizes stay 1 to 2 acres.

The public hearing was closed at 7:08 pm.

Motion: Cl. Egbert moved to continue an ordinance rezoning 2.08 acres at 1116 East 900 North from Agricultural-Residential (A-2) to Residential Minor-Agricultural (RA-2) to the next Council meeting.

Second: Cl. Jones seconded the motion.

Cl. Egbert Aye

Cl. Garrett Aye

Cl. Jones Aye

Cl. Lundberg Aye

Cl. Carlson Aye

Vote: Passed 5:0

Item 6. Consideration of an ordinance applying a Transferable Development Right Receiving Site (TDR-R) Overlay to 7.76 acres located at approximately 250 East 1600 South and granting Preliminary Plat approval for the Garfield Estates Plat "A" subdivision consisting of four lots.

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

The public hearing was opened at 7:16 pm, no comments were made, and the hearing was closed.

Motion: Cl. Jones moved to adopt an ordinance applying a Transferable Development Right Receiving Site (TDR-R) Overlay to 7.76 acres located at approximately 250 East 1600 South and granting Preliminary Plat approval for the Garfield Estates Plat "A" subdivision consisting of four lots

Second: Cl. Lundberg seconded the motion.

Cl. Jones Aye

Cl. Lundberg Aye

Cl. Carlson Aye

Cl. Egbert Aye

Cl. Garrett Aye

Vote: Passed 5:0

Ordinance No. 2021-15

Item 7. Consideration of an ordinance rezoning 2.013 acres located at 1155 West 800 South from A-2 to RA-1 with the TDR-Receiving Overlay and granting Preliminary Plat approval of the 2 lot Emerald Corner Subdivision.

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

The public hearing was opened at 7:23 pm, no comments were made, and the hearing was closed.

Motion: Cl. Jones moved to adopt ordinance rezoning 2.013 acres located at 1155 West 800 South from A-2 to RA-1 with the TDR-Receiving Overlay and granting Preliminary Plat approval of the 2 lot Emerald Corner Subdivision

Second: Lundberg seconded the motion.

Cl. Lundberg Aye

Cl. Carlson Aye

Cl. Egbert Aye

Cl. Garrett Aye

Cl. Jones Aye

Vote: Passed 5:0

Ordinance No. 2021-16

Item 8. Consideration of an ordinance adopting amendments to Mapleton City Code Title 17 regarding subdivision requirements

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

The public hearing was opened at 7:31 pm, no comments were made, and the hearing was closed.

Motion: Cl. Garrett moved to approve the ordinance adopting amendments to Mapleton City Code Title 17 regarding subdivision requirements

Second: Cl. Jones seconded the motion.

Cl. Carlson Nay

Cl. Egbert Aye

Cl. Garrett Aye

Cl. Jones Aye

Cl. Lundberg Aye

Vote: Passed 5:0

Ordinance No. 2021-17

DISCUSSION ITEM:

Discuss the Fraud Risk Assessment results.

Bryce Oyler, Finance Director reviewed the most recent fraud assessment results. He said that the city has a very low fraud risk, which is very good.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Sean Conroy stated that they have kicked off the evaluation of water rates. He will keep the council updated on the timeline for this project.

Steven Lord stated that UDOT will be doing the overlays on Maple Street. The 3rd phase of the trail design will be starting soon. They are deciding if it will go under the tracks.

Cl. Carlson inquired if the city uses Stakes and Wards to get the word out about the potential flooding issues. Cory Branch stated that they notify the stake presidents, and they get the word out. The Solid Waste board closed on the 2 parcels, and it is ready to go out to bonding.

Cl. Egbert expressed her appreciation for the communication efforts with our new PR/Communication position. Everything has been so informative, and she is thrilled that this is happening.

Cl. Garrett agreed and also complemented staff on the handling of the water boil issue.

Mayor Hakes reported that Matt Hancock has put together a plan a more detailed fiber plan. This will be ready to go by Monday or Tuesday and then will be sent out to council for feedback. This plan will show what we want to put in newsletter going forward.

Cory Branch asked the council if anyone had questions about Pioneer Day. He said that he will put something together that will go out daily with a list of events.

Logan Miner reported that the Pickle Ball Courts are about done. There will be a soft opening and then one on the 24th of July. He added that they are open to anything and if someone has ideas, please send them to him. This will be the first city wide tournament and it should be a good time.

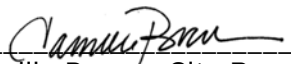
Chief Jackson stated that they didn't have any calls related to fireworks for the 4th. There was a house fire but that was unrelated to fireworks. He added that there was a little confusion with the Everbridge notice that was sent out. Some residents said that they did not receive it, but he has done a test and those individuals got it. Chief Jackson said that they are struggling to find trucks. They can't get silver Fords, but they have found white ones. He likes the fleet to match but the white ones are the only ones available right now. The council agreed with the white trucks being purchased.

Motion: Cl. Jones moved to adjourn the meeting.

Second: Cl. Carlson seconded the motion.

Vote: Passed unanimously at 8:15 pm

APPROVED: August 4, 2021



Camille Brown, City Recorder