

**MAPLETON CITY
CITY COUNCIL MINUTES
AUGUST 4, 2021**

PRESIDING AND CONDUCTING: Mayor Hakes

Members in Attendance: Reid Carlson
Jessica Egbert
Therin Garrett
Jim Lundberg arrived at 6:20pm
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. Garrett gave the invocation and Cl. Egbert led the Pledge of Allegiance.

OPEN FORUM:

Mayor Hakes recognized and welcomed the fire department members who were in attendance and thanked them for their service.

Chief Glasgow recognized Jayden Haynie, Adam Pinales and Brandon Pfeifer, who have received their Fire 1, Fire 2, Hazmat and Wildland certifications. These 3 individuals also serve as EMT's.

Forrest Anderson expressed his opposition to the development that is being presented tonight at 1116 East 900 North. He has walked the area and said from Maple Street north to 1200 North and from 1000 East to the mountains there are all 1 to 2 acre lots. He believes this will set a precedence for the future of that area and this needs to be thought out carefully.

Donna Anderson said that she is opposed to rezoning this property to reduce the lot sizes to less than 1 acre. This is a beautiful area, and she would urge the council to reconsider rezoning this area.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- July 7, 2021

Item 2. Consideration of a Resolution reissuing the Preliminary Plat, Project Plan and Conditional Use Permit approvals for the Harvest Park Condominiums Plat "A" subdivision consisting of two mixed use buildings with commercial on the ground floor and residential above located in the General Commercial (GC-1) zone at approximately 826 S Highway 89. **Resolution No. 2021-37**

Motion: Cl. Jones moved to approve the consent agenda

Second: Cl Garrett seconded the motion.

Vote: Passed 5:0 unanimously by roll call.

ACTION ITEMS:

Item 3. 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.

Mayor Hakes stated that in redoing the general plan the way it is now, makes sense and stated that in the area the lines definitely align. Cl. Egbert indicated that she isn't that concerned with the word precedence, she thinks it has to go case by case. It will have similar feel with the frontage, and she is comfortable with 4 lots planned. Cl. Jones believes that the way this is setup with the roads, it makes perfect sense, and the driveways could be on the south.

Warren Kunz thanked the council for hearing the matter and that he appreciates the Mayor and Council's service.

Motion: Cl. Jones moved to approve an ordinance rezoning 2.08 acres at 1116 East 900 North from Agricultural-Residential (A-2) to Residential Minor-Agricultural (RA-2) with the condition as proposed with 4 lots.

Second: Cl. Egbert seconded the motion.

Cl. Garrett Aye

Cl. Jones Aye

Cl. Lundberg Aye

Cl. Carlson Aye

Cl. **Egbert** Aye

Vote: Passed 4:1

Ordinance No. 2021-19

Item 4. Consideration of an ordinance amending Mapleton City Code (MCC) section regarding accessory apartments in residential zones.

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

Cl. Carlson thinks on these that it is important that the owner lives on site. Sean stated this is correct.

Cl. Jones argued that since an outbuilding can be built on a half-acre lot, why not a detached accessory apartment.

Cl. Egbert indicated that she personally lives on a half-acre and a detached unit on a half-acre seems too large for the property without affecting density.

Mayor Hakes added that it comes down to density, and being on a half-acre or her neighbor, it is a huge difference. There were differing opinions as to size and what was too small or large of a lot to have to an accessory apartment.

Cl. Garrett asked whether they should be allowed on a few of the larger lots in Sunrise Ranch.

Cl. Lundberg added that we should prohibit these in high density zones, and he has a problem with carving out an exception without trying to carve out those areas in the prohibited areas.

Motion: Cl. Lundberg moved to ordinance amending Mapleton City Code (MCC) section regarding accessory apartments in residential zones as presented in a

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
Ordinance No. 2021-20

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Chief Jackson stated that a couple weeks ago we were able to see if the water plan in the fire area worked and the sandbags worked with the large amount of rain fall. The residents were very appreciative of all the hard that has gone into this. He added that the local Police Chief's Association are going to be meeting with Governor Cox. There will be discussions on Retirement. The legislation will be starting soon, and this can be brought up there. He stated Pioneer Day went amazing.

Cl. Garrett inquired about the shelter issue with euthanasia at animal shelter. Chief Jackson stated that nothing more has happened nothing has changed. He will keep the council updated should there be discussion on this.

Cory Branch stated that a couple of council meetings ago, he reported that there would be a fire plan put together. He will be sending an email out to update the council. He would like to hold another Retreat, and it was decided that October would work best. Sean will be working on a policy for special events.

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 discuss the purchase, exchange, or lease of real property.

Second: Cl. Jones seconded the motion.

Vote: Passed unanimously at 7:15 pm

APPROVED: August 18, 2021



Camille Brown, City Recorder