

**MAPLETON CITY
CITY COUNCIL MINUTES
NOVEMBER 2, 2022**

PRESIDING AND CONDUCTING: Mayor Dallas Hakes

Members in Attendance: Kasey Beck
Reid Carlson- Excused
Jessica Egbert
Therin Garrett - Present through Conference Call
Leslie Jones

Staff in Attendance: Cory Branch, City Administrator
Sean Conroy, Assistant City Administrator/Community Development Director
Matt Hancock, Mapleton City Network 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 7:06 p.m. Cl. Beck gave the invocation and Cl. Egbert led the Pledge of Allegiance.

OPEN FORUM: Dean Pettersson addressed the council about the speed limit on Main Street. The speed limit is 30 mph until you get to 400 North Main and it changes to 35 mph. He is concerned about kids because the Jr. High is on 1200 North. There have been numerous accidents at this intersection. About a year ago he had a lot of neighbors reach out and wanted to start a petition to give to the city. He would propose to change the speed limit to 30 mph for the whole length of Main Street.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- September 21, 2022

Item 2. Consideration of Resolution awarding the contract for the Mapleton Lateral Canal Connections Project to RB Construction 8. **Resolution No. 2022-42**

Item 3. Resolution adopting the Mapleton City Water Rights Master Plan. **Resolution No. 2022-43**

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

Second: Cl. Beck seconded the motion.

Vote:

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Vote: Passed 4:0

PUBLIC HEARING ITEM:

Item 4. Consideration of an ordinance amending Mapleton City Code (MCC) section 13.30.070 regarding the use of pressurized irrigation on agricultural property.

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report with those in attendance.

The public hearing was opened at 7:19 pm and no comments were made.

Motion: Cl. Jones moved to adopt an ordinance amending Mapleton City Code (MCC) section 13.30.070 regarding the use of pressurized irrigation on agricultural property

Second: Cl. Egbert seconded the motion.

Vote:

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Egbert Yes

Vote: Passed 4:0

Ordinance No. 2022-11

ACTION ITEMS:

Item 5. Consideration of a Resolution approving the preliminary plat for the Preserve Plat "B" subdivision consisting of 27 lots in the Planned Residential Community. (PRC-4) zone.

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report with those in attendance. The applicant would give a cash donation for offsite trail improvements. For the stub street and connectivity of the area, the Joyner's are requesting a stub street.

Joe Shenk stated that in looking at the requirements for connectivity, it isn't required.

There is a road from the Twin Hollow side, and he thinks this is slowing the process.

Currently the zoning is for 20 lots on the Joyner's property. The only reason the road would be required is to increase density. Right now, the lots are 4 acres. This connectivity would require smaller lots and would decrease the value. A fair compromise would be to leave the easement open. Cl. Beck inquired if we went with the 3rd option, is there any prediction on how soon this would move forward. It's irregular to have an easement by itself, you could remove the easement all together and develop all 3 phases. They are willing to leave the easement for a few years.

Leslie Joyner stated that the option for the stub street has always been there. It is to solve a safety issue and a few years ago, there was a fire on the north side and the south side. With one way in, we couldn't get emergency vehicles in. For safety reasons it is nice to have 2 access points. Without the stub street on their property, there isn't a way to get in on the north side. It will change the value of the property. They are under contract right now and would hate to see any option go away. If you refuse a stub street, that changes their property forever. They had an agreement with the Preserve, and they recommended a stub street. They brought the utilities in and there was a 10-year contract. They would pay for half the stub street if they needed it. They were not interested when they couldn't get 111 homes. When the water analysis was done, there was 3 scenarios. They want number 3. The peak of the day is 50 to 71 psi, during peak hours pressures will range from 41-62. The 2 connections and the pressure fire flows will range around 2000 gpm.

Wally Joyner stated that they have lived here since 1999. On the concept plan a stub street was shown from the Preserve to their property. They are here to keep what was decided. They have been told that there will only be one access. They

have had lesser offers because of that. The potential buyer is a developer. They are talking about a new design. It looks like they were an afterthought. He would like the stub street to be looked at and it needs to be in the best place. Not demanding the stub street, they don't want things taken away, the road may never be needed.

Joe Shenk stated that the average lot size is 4.1 acres. If you give the stub street, you could increase the density. He said they would be comfortable with a compromise. Their concern is Wally had mentioned that he doesn't want 1/3 acre lots. By not having it, they are limited to 2 acre lots. Cl. Egbert inquired if there are really fire issues; Steven Lord stated no. Cl. Egbert inquired if there was a new agreement given to the Mayor prior to the meeting. Mayor Hakes stated that there is a trail agreement, and before the meeting they submitted a new one. In order to record the plat, there must be payment prior to the plat recording. Leslie Joyner stated that her only worry about the easement is that on a fault line, you can't build on that. Are you saying that the easement will be kept?

Cl. Jones added that she respects what has been said. She believes that as decisions makers, connected neighborhoods make for stronger cities. She is in support of connection for the sake of neighborhoods. The reality is cutting off the stub street cuts the value of the Joyner property. She supports the stub street. They have worked a lot on the topic of the trail.

Cl. Garrett stated that he agrees generally along the topic of the easement and if it stays in the agreement, he is not ok with doing away with the stub street or the easement. Cl. Jones added her decision is to keep the stub street and then wait on the 3rd parcel. The Joyner's are actively trying to sale their property. Cl. Garrett inquired if an easement is recorded then the easement should be permanent, right? Mayor Hakes stated that they are talking about a timeline for the easement. Cory Branch stated a delay agreement could be put in place. Garrett said if the time is 10 years, he would support it. Cl. Egbert asked who decided on the time of the easement, Sean Conroy said you can record a delay agreement.

Motion: Cl. Egbert moved to adopt a Resolution approving the preliminary plat for the Preserve Plat "B" subdivision consisting of 27 lots in the Planned Residential Community (PRC-4) zone and authorize the mayor to sign the trail agreements with the conditions that the road easements be in place for at least 10 years and that the trail payment be made prior to recording the first phase of the project.

Second: Cl. Garrett seconded the motion.

Vote:

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Egbert Yes

Vote: Passed 4:0

Resolution No. 2022-44

Item 6. Consideration of a Resolution authorizing a loan of \$2,000,000 from the Capital Project fund 45 to the Capital Project fund 46.

Bryce Oyler, Finance Director reviewed the staff report with those in attendance.

Motion: Cl. Beck moved to adopt a Resolution authorizing a loan of \$2,000,000 from the Capital Project fund 45 to the Capital Project fund 46.

Second: Cl. Jones seconded the motion.

Vote:

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Egbert Yes
Vote: Passed 4:0
Resolution No. 2022-45

Item 7. Consideration of a Resolution awarding the Mapleton City Fiber Network Construction – Phase II Project for the Mapleton City fiber optic network.

Mayor Hakes reviewed the staff report with the council. The bond that was put in place had an estimate of \$1800 to \$2000 per home connection. The 2nd phase of the project was sent out to bid and the prices have essentially doubled. This will allow Matt Hancock to move forward with phase 1.

Motion: Cl. Jones moved to adopt a Resolution awarding the Mapleton City Fiber Network Construction – Phase II Project to Interwest Electric not to exceed \$5,800,000.00

Second: Cl. Garrett seconded the motion.

Vote:

Cl. Beck Yes
Cl. Jones Yes
Cl. Garrett Yes
Cl. Egbert Yes

Vote: Passed 4:0

Resolution No. 2022-46

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Chief Jackson stated that Bob Evans has been hired as the new Fire Captain/Paramedic. A part time employee Casey Metcalf was able to negotiate some fire equipment from Orem City. The fire department had a great Halloween night and made it fun for the kids and the firefighters' families. Cathy Gleason, a crossing guard has been with the city for 22 years. She has had to step down due to some health reasons. If you know her and see her, please tell her thank you for her many years of service. The Narcotic task force served a search warrant last Friday night and were able to retrieve drugs from a home. There have been a lot of speed complaints. With the black boxes that were purchased, data has been able to be gathered from 137,000 vehicles. Cars have been either right at or just under the posted speed limits. There were a few excessive speeds on Slant Road. Officers have been patrolling the area and tickets have been written. Traffic accidents this year have gone down and injury accidents are at the same point. He would really like to get a policy in place as to what to do when speed complaints are received. Officer Hatch brought in the new K-9 dog Nyx. They are excited and he is already receiving training.

Sean Conroy reported that the trails committee consultant is putting together a survey for the December newsletter. The Planning Commission heard the short-term rental item and they continued it for further research. They would like to have a work session with the council.

Steven Lord reported that a traffic study needs to be done and then a policy needs to be put in place. This can be discussed in a work session or it could be a retreat topic.

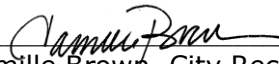
Cl. Egbert stated that the work group on the hill is looking at legislation for short term rentals. Two bills were run last year and didn't pass. A lot of this will come down to what happens on the hill. Housing affordability will be big this year. ULCT is super active on this topic.

Cl. Beck stated that the Mapleton Youth Council is looking for more advisors. They are willing to take consideration of applications if the parent will volunteer to help. Logan will be their liaison.

Cl. Garrett thanked everyone for their work and support with the fall cleanup.
Cory Branch stated that the Tree lighting is scheduled for November 28th. Building permits show 260 new homes at the end of October. This is up 22 homes from 2021.

Motion: Cl Jones moved to adjourn the meeting.
Second: Cl. Garrett seconded the motion.
Vote: Passed unanimously at 8:45 pm

APPROVED: November 16, 2022



Camille Brown, City Recorder