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3 **PRESIDING AND CONDUCTING:** Mayor Brain Wall

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5
6 **Council Members:** Ryan Farnworth-Excused
7 Scott Hansen
8 Jim Lundberg
9 Mike Nelson
10 Jonathan Reid- Excused

11
12 **Also Present:** Cory Branch- City Administrator
13 Camille Brown- City Recorder
14 Gary Calder- City Engineer/Public Works Director
15 Sean Conroy- Community Development Director
16 Chief Pettersson- Police Chief

17
18 **Minutes Recorded by:** Camille Brown- City Recorder

19 **CALL TO ORDER:** Mayor Wall called the meeting to order at 7:00 p.m. Gary Calder gave the
20 invocation and Chief Pettersson led the pledge of allegiance.

21
22 **PUBLIC FORUM: No comments were made.**

23
24 **APPROVAL OF MINUTES:**

25 **1. Approval of City Council meeting minutes- July 16, 2013**

26 **Motion:** Cl. Lundberg moved to approve the minutes of the July 16, 2013 City Council
27 meeting.

28 **Second:** Cl. Hansen seconded the motion.

29 **Vote:** Passed 3:0
30

31 **PUBLIC HEARING ITEMS:**

32 **2. Consideration of Final Plat approval for the Harvest Park Plat “G” subdivision**
33 **consisting of fourteen (14) lots located in the Specific Development Plan (SPD-1)**
34 **zone (approximately 1750 W. Elm).**

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

37 On June 18, 2013, the City Council approved Plat “G” which consisted of 40 lots, but due to
38 financial reasons the applicant is now requesting to plat the 40 lots into two separate plats. Plat
39 “G” will include 14 lots and Plat “L” will consist of 26 lots.

40 There are still outstanding conditions on Plat "G", including landscaping of the city park, storm
41 drainage problems and payments of dues to the City. Both applications, with special conditions,
42 appear to comply with all City standards.

43 The public hearing was opened, no comments were made.

44 **Motion:** Cl. Lundberg moved to approve Final Plat approval for the Harvest Park Plat "G"
45 subdivision consisting of fourteen (14) lots located in the Specific Development Plan (SPD-1)
46 zone (approximately 1750 W. Elm) including all conditions as set forth in the staff report.

47 **Second:** Cl. Nelson seconded the motion

48 Cl. Hansen Aye

49 Cl. Lundberg Aye

50 Cl. Nelson Aye

51 Vote: 3:0

52 Resolution No. 2013-26

53

54 **3. Consideration of Final Plat approval for the Harvest Park Plat "L" subdivision**
55 **consisting of twenty-six (26) lots located in the Specific Development Plan (SDP-1)**
56 **zone (approximately 1750 W. Elm).**

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

59 There are still outstanding conditions on Plat "G", including landscaping of the city park, storm
60 drainage problems and payments of dues to the City. Both applications, with special conditions,
61 appear to comply with all City standards.

62 Plat "L" should be labeled as Plat "J". Plat "J" cannot be recorded until the conditions of Plat
63 "G" are satisfied.

64 The applicant, Jerry Robinson, stated that issues are being resolved with the approval of this plat.
65 Public hearing was opened. No comments were made.

66 **Motion:** Cl. Lundberg moved to approve Final Plat approval for the Harvest Park Plat "L"
67 subdivision consisting of twenty-six (26) lots located in the Specific Development Plan (SDP-1)
68 zone (approximately 1750 W. Elm) pursuant to all conditions of Plat "G" being met and
69 including all conditions of the DRC minutes of 4/9/13.

70 **Second:** Cl. Hansen seconded the motion

71 Cl. Lundberg Aye

72 Cl. Nelson Aye

73 Cl. Hansen Aye

74 Vote: 3:0

75 Resolution No. 2013-27

76

77

78 **4. Consideration of an ordinance amending Mapleton City Code Chapters 13.20.060**
79 **and 17.28.050 related to reimbursement opportunities for the installation of public**
80 **infrastructure improvements associated with new development.**

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

83 The proposed ordinance identifies sewer, water lines, pressurized irrigation lines, asphalt and
84 road base and curb, gutter and sidewalk as improvements for reimbursement. A time frame is
85 being established on reimbursements from 10 years to 5 years on roads and 20 years to 10 years
86 on other infrastructure. The process of obtaining a reimbursement agreement was reviewed with
87 the council.

88 Cl. Hansen inquired if roads are being included in the reimbursement agreement. Gary Calder
89 stated that there are many 1/2 plus 5 roads in Mapleton and this would not apply to those. Only
90 full width roads would be eligible for reimbursement.

91 Public Hearing was opened.

92 Dennis Gore, Hwy 89- questioned who is eligible for reimbursement. Mr. Conroy stated that the
93 property owner that has frontage on the parcel and the usage of the potential properties is also
94 reviewed. Mayor Wall stated that this reduces the costs. When someone proposes a
95 reimbursement, it is based on the use.

96 Gary Calder stated that the current code states frontage and benefiting properties and that also
97 the city will take in the property that will benefit from the reimbursement.

98 Ron Jensen stated that the benefiting properties should be notified by a registered letter so that all
99 property owners are guaranteed to be notified.

100 **Motion:** Cl. Lundberg moved to continue this item so that staff can gather more
101 information.

102 **Second:** Cl. Hansen seconded the motion

103 Cl. Nelson Aye

104 Cl. Hansen Aye

105 Cl. Lundberg Aye

106 Vote: 3:0

107
108 **5. Consideration of a Resolution of the City Council adopting a schedule for**
109 **reimbursements as required in Mapleton City Code (MCC) Chapter 13.20.060.D.**

110 Sean Conroy, Community Development Director, reviewed the staff report for those in
111 attendance. The council had a brief discussion on this matter and it was suggested that this item
112 be continued.

113 **Motion:** Cl. Lundberg moved to continue the proposed resolution of the City Council
114 adopting a schedule for reimbursements as required in Mapleton City Code (MCC) Chapter
115 13.20.060.D.

116 **Second:** Cl. Hansen seconded the motion

117 Cl. Hansen Aye
118 Cl. Lundberg Aye
119 Cl. Nelson Aye
120 Vote: 3:0
121 Resolution No. 2013-28
122

123 **ACTION ITEMS:**

124 **6. Consideration of an Annexation Petition to annex approximately 222 acres of**
125 **property located at approximately 3000 South Hwy 89 in unincorporated Utah**
126 **County into Mapleton City.**

127 Sean Conroy, Community Development Director, stated that he would suggest that this item be
128 continued to the August 20, 2013 City Council meeting.

129 **Motion:** Cl. Nelson moved to continue the consideration of an Annexation Petition to annex
130 approximately 222 acres of property located at approximately 3000 South Hwy 89 in
131 unincorporated Utah County into Mapleton City to the August 20, 2013 City Council meeting.

132 **Second:** Cl. Lundberg seconded the motion

133 Cl. Nelson Aye
134 Cl. Hansen Aye
135 Cl. Lundberg Aye
136 Vote: 3:0
137

138 **7. (Continued from July 16, 2013) Consideration of a request to establish a reimbursement**
139 **amount for improvements installed as part of the Pheasant View Subdivision at**
140 **1200 West 900 South.**

141 Sean Conroy, Community Development Director, stated that he would suggest that this item be
142 continued to the August 20, 2013 City Council meeting.

143 **Motion:** Cl. Nelson moved to continue the consideration of a request to establish a
144 reimbursement amount for improvements installed as part of the Pheasant View Subdivision at
145 1200 West 900 South.

146 **Second:** Cl. Lundberg seconded the motion

147 Cl. Nelson Aye
148 Cl. Hansen Aye
149 Cl. Lundberg Aye
150 Vote: 3:0
151

152 **8. Consideration of a request to obtain a beer sales license for a new service station**
153 **located at 1042 North 1600 West in the General Commercial (GC-1) zone.**

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

156 On February 13, 2013 a new Conditional Use Permit was issued to reopen the service station.
157 Holiday Oil has now purchased the service station and plan on opening in the near future. The
158 applicant is requesting a class “A” license, which would allow the sale of beer on the premises in
159 original containers in accordance with the Liquor Control Act of Utah.

160 **Motion:** Cl. Hansen moved to approve a beer sales license for a new service station located
161 at 1042 North 1600 West in the General Commercial (GC-1) zone.

162 **Second:** Cl. Nelson seconded the motion

163 Cl. Lundberg Aye

164 Cl. Nelson Aye

165 Cl. Hansen Aye

166 **Vote:** 3:0

167 Resolution No. 2013-29

168
169 **Motion:** Cl. Nelson moved to close the regular meeting and open a closed meeting pursuant to
170 U.C.A. §52-4-205 for the discussion of pending or reasonably imminent litigation and
171 character, professional competence of an individual pursuant to Section 52-4-205(1) of
172 the Utah Code, Annotated.

173 **Second:** Cl. Hansen seconded the motion

174 **Vote:** Passed Unanimously

175

176 **Motion:** Cl. Nelson moved to close the closed meeting and open a regular meeting.

177 **Second:** Cl. Hansen seconded the motion

178 **Vote:** Passed Unanimously

179

180 **MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:**

181 **Camille Brown** informed the Mayor and Council that the dates for the Utah League of Cities and
182 Towns annual fall conference were announced for September 11-13th. Registrations need to be turned in
183 by August 30th.

184 **Gary Calder** reported that water restrictions started on August 1st. He also stated that rates for
185 Pressurized Irrigation need to be looked at and put in place. Residents who have connected to the
186 PI, their usage has doubled from last year.

187

188 **Motion:** Cl. Lundberg moved to adjourn the meeting

189 **Second:** Cl. Nelson seconded the motion

190 **Vote:** Passed unanimously

191

192 Meeting adjourned at 8:15 pm

193 **APPROVED:** _____

194

195

196

Camille Brown, City Recorder