

**MAPLETON CITY COUNCIL MEETING**

**September 3, 2013**

**PRESIDING AND CONDUCTING: Mayor Brain Wall**

**Council Members:**  
**Ryan Farnworth**  
**Scott Hansen**  
**Jim Lundberg**  
**Mike Nelson**  
**Jonathan Reid**

**Also Present:**  
**Cory Branch- City Administrator**  
**Camille Brown- City Recorder**  
**Gary Calder- City Engineer/Public Works Director**  
**Sean Conroy- Community Development Director**  
**Dean Pettersson- Police Chief/Public Safety Director**

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

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**CALL TO ORDER:** Mayor Wall called the meeting to order at 7:00 p.m. Cl. Reid gave the invocation and Cl. Lundberg led the pledge of allegiance.

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

**APPROVAL OF MINUTES:**

**1. Approval of City Council meeting minutes- August 20, 2013**

**Motion:** Cl. Lundberg moved to approve the minutes of the August 20, 2013 City Council meeting.

**Second:** Cl. Farnworth seconded the motion.

**Vote:** Passed 4:0

**Cl. Nelson arrived at 7:05 pm**

**PUBLIC HEARING ITEMS:**

**2. Consideration of an ordinance amending Mapleton City Code Chapter 16.03 regarding the composition and terms of members of the Planning Commission.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Staff is recommending altering the number of members on the Planning Commission from 7 to 5 with up to 2 alternates. It was stated that three members would need to be present to serve as a quorum. At this time staff is recommending two 3 year terms. Public Hearing was opened, no comments were made.

**Motion:** Cl. Lundberg moved to approve an ordinance amending Mapleton City Code Chapter 16.03 regarding the composition and terms of members of the Planning Commission as presented.

**Second:** Cl. Reid seconded the motion

Cl. Reid Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Farnworth Aye

Vote: 5:0

Ordinance No. 2013-08

**3. Consideration of an ordinance amending Mapleton City Code Chapter 18.22 related to uses of land or buildings that are temporary in nature and are therefore not listed as regular permitted or conditional uses in any zone of the city.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. This amendment is being presented as a clean-up item. Mr. Conroy explained that the number of months is now specified, but it is proposed that a number of days be in place rather than months. The current ordinance allows for Christmas tree lots, retail/wholesale nursery supplies, shaved ice stands, promotional displays, vegetable and fruit stands, tents for religious services, political rallies, etc. Cl. Hansen inquired if this would require an application for a change and Mr. Conroy stated yes. Adopting an ordinance requires specific approval.

Cl. Nelson was concerned with moving the number of months to days. It seems like 30 days isn't very long for a business to be operating. Cl. Hansen agreed and suggested that it stay to months and extend the time to 60 or 90 days.

Public hearing was opened no comments were made.

Cl. Hansen suggested that staff use their best judgment as to how many days the business can be in place. It was specified that day 1 will begin when the business is in full operation, not during the time that they are setting up their business.

**Motion:** Cl. Hansen moved to approve an ordinance amending Mapleton City Code Chapter 18.22 related to uses of land or buildings that are temporary in nature and are therefore not listed as regular permitted or conditional uses in any zone of the city.

**Second:** Cl. Farnworth seconded the motion  
Cl. Nelson Aye  
Cl. Hansen Aye  
Cl. Lundberg Aye  
Cl. Farnworth Aye  
Cl. Reid Aye  
Vote: 5:0  
Ordinance No. 2013-09

**DISCUSSION ITEM:**

**4. Consideration of a discussion item regarding the concept plan associated with the Mapleton Heights annexation petition located at approximately 3000 S Hwy 89.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The City Council accepted the Mapleton Heights annexation petition on August 20, 2013 consisting of 180.52 acres. The city has 30 days from that date to review the petition and ensure it complies with local and state code.

Mapleton Heights controls approximately 112.88 acres and is requesting an annexation/development agreement for its portion of the annexation area.

The applicant has submitted a request to discuss their concept plan that outlines the location of major roads and potential density distributions.

The concept plan was reviewed with the council and there are different density sites throughout the parcel. The Meyers stated that they would be in favor of the annexation if their parcel was zoned General Commercial.

Most of the parcel is Medium Density Residential which would be 1/3 acre lots for roughly 270-280 homes. TDR's would be required above and beyond the base amount. Mr. Conroy reviewed a Density Comparison with other developments in the city.

The zone designations were reviewed, the PD Zone for high density south of city limits would require a unique innovative well planned design.

The Transportation Plan was reviewed and these connections were shown on the concept plan. The Scoville property would like to work with Mapleton Heights as to connectivity.

The engineer stated that the development did not pick a number and then generate a concept plan. The developer is trying to be sensitive to the topographic issues there are on the property. In looking at single family detached homes, these homes would sit on smaller lots and there would be an HOA- bringing in a higher density.

They think the PD zone is amenable and would like to see their development connect with their neighborhoods.

Cl. Reid inquired how much general commercial is allotted in the general plan,

Cory Branch stated that there are three intersections located at 800 North, 1600 South and Maple Street which are zoned General Commercial.

**MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:**

**Cl. Reid** inquired about what the land the city is looking into regarding commercial property. The Mayor reported that they have talked to the buyer and what concessions the city could offer.

**Gary Calder** reported that they are working with Sunrise Engineering and this should be on track for a council meeting in the next month or so. He also reported that there is some work that needs to be done on a few of the water tanks. The Westwood Well has never been lined and this winter it will have to be taken off line and renovations will take place. There has been a few complaints about the iron content from the Crowd Canyon Well. Maintenance needs to be done on this well also. Next Spring water conservation will need to take place immediately so water can be conserved.

**Sean Conroy** inquired from the council that David Scoville with the Pointe of Maple Mountain Annexation has requested to have another work session, but asked if the council had enough direction or needed another session. The council concluded that they had enough direction to move forward.

**Mayor Wall** stated that he needed clarification regarding when the council approved the lease of the football Equipment and if this included just pads and pants or if jerseys were included. The council agreed that this was just for equipment. The Mayor stated that he has let the 8<sup>th</sup> grade team use the jerseys for a few weeks until theirs are ordered. The council agreed to this.

**Motion:** Cl. Farnworth moved to adjourn the meeting

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

**Vote:** Passed unanimously

Meeting adjourned at 9:15 pm

**APPROVED: October 1, 2013**

Camille Brown, City Recorder