

MAPLETON CITY COUNCIL MEETING

October 1, 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
Sean Conroy- Community Development Director
Dean Pettersson- Police Chief/Public Safety Director

Minutes Recorded by: Camille Brown- City Recorder

CALL TO ORDER: Mayor Wall called the meeting to order at 7:00 p.m. Jacob Ritchie gave the invocation and Phillip Ritchie led the pledge of allegiance.

PUBLIC FORUM:

Kaylene Hamilton stated that she is concerned that the trails committee is not active and herself and other members are worried that monies that have been raised and matched are going to get earmarked for something other than the CUP trail. She further stated that she had talked with Gary Anderson who is a Utah County Commissioner and he advised her that there are funds available to get the trails system up and going throughout Utah County. Cory Branch stated that the stall in getting the trail going is due to CUP holding the city off from beginning construction. The funds are available and the money raised by the Moonlight Half Marathon is still allocated to this project. UDOT is also saying that CUP cannot move forward with this project until 2015. Sean Conroy stated that he is meeting with RB&G and MAG next week to discuss this project. The city is at the mercy of CUP and UDOT and the trail easement has not yet been received.

Dee Bradford stated that he is still very concerned about the deer problem here in Mapleton. He would like to see the City Council get involved in mitigating this problem. He also stated that he came before the City Council 5 or 6 months ago with what he thought was a Mayor Wall updated Mr. Bradford and the Council and stated that Highland City has approved an ordinance to resolve

the issue in their area. He stated he other Mayors in the county are aware of this problem and he is hopeful that this could come back for public comment in early January.

Kristen Betts stated that she has been teaching her children about gratitude and she wanted to practice what she teaches, so she has come to express her appreciation to the Mayor and City Council for a great 24th of July celebration. The entire day was great and she especially wanted to so thank the city for such a fun concert in the park. She brought her 80 year old mother to the concert and she also had a great time. Things like this make this a great town to live in. She also wanted to thank the Parks and Recreation department and individually Stacey Child. They have help Maple Mountain High School with a variety of different things and she spoke to the Athletic Director at the school and he is also very grateful for their help.

Ryan McDougal stated that he is a developer and is working on 2 different developments in Mapleton, the Estates and the Meadows, he further stated that they have cash and are ready to start. He understands that bonding and filing of the plat is required prior to starting any underground work. He came tonight to see is the Council could give him permission to start his underground work and be able to get inspections without having to bond which is extremely expensive. He further stated that it has been difficult to get bids on the property and it would not be economical to bond for this project. Sean Conroy stated that Bruce Dickerson came before the Council for this same issue. Bonding is substantial and also payment for the impact fees. This is bound by ordinance, but Mr. Conroy stated that this could be looked at with Cory Branch and the City Engineer, and then an answer would be provided to Mr. McDougal.

APPROVAL OF MINUTES:

1. Approval of City Council meeting minutes- September 3, 2013

Motion: Cl. Farnworth moved to approve the minutes of the September 3, 2013 City Council meeting.

Second: Cl. Nelson seconded the motion.

Vote: Passed 5:0

DISCUSSION ITEM:

2. Consideration of a request for a discussion item related to a possible zoning change for a portion of an 8 acre parcel located generally at on the north east corner of 1600 South and Hwy 89 currently zoned General Commercial (GC-1)

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. Several years ago the Whiting's had an application to rezone the property at 1600 south and Highway 89 from GC-1 to RA-2. As part of the general plan map this intersection was zoned as a shopping center area. A concept plan was given but nothing was approved at this time. They have lost the access point on part of the parcel so only one access point would be in place. The applicant is requesting to rezone the front piece to RA-2. A preliminary plan was

shown to the council, but a concept plan would need to be in place before a further review could be done. The access points need approval from UDOT. Brent Whiting stated that he was here on behalf of the family and stated that this is his mother's property and she would like something done with the property.

PUBLIC HEARING:

3. Consideration of an ordinance amending Mapleton City Code (MCC) Sections 19.94.310 and 19.84.320 related to wireless telecommunication facilities and armature (ham) communications radios respectively. Chapter 18.-8 would also be amended to include definition related to the amended sections.

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. There is not an ordinance in place regulating telecommunications. Mayor Wall opened the public hearing. Blynn Simmons, a contractor of Verizon wireless stated that she was given the task of looking for possible sites to install a facility based on a need for more cell phone capacity. They contacted Nebo School District to see about constructing a tower near Hobble Creek Elementary to increase the capacity for Hobble Creek Canyon. Nebo School District got back to the contractor and stated towers cannot be put on school property where an elementary school or Jr. High resides. Ms. Simmons further stated that as industry they would like to be involved in writing the amended ordinance.

The Contractor for the proposed project stated that he has put towers in all different areas and there are a lot of ways to construct these where visibility doesn't become a concern.

Mark Sheranian, 1552 North 1700 East stated that he was approached by Blynn Simmons this week about having a wireless tower on his property. He has reached out to the EMS community within the city and seen that there is a need for capacity, emergency calls and fire. The proposal for a tower on his property is behind Rattlesnake Point that looks out at Hobble Creek Canyon. Having a road in this area would make sense for a lot of reasons. He would like to be involved in this since it impacts him directly. The Council indicated that the current propose ordinance should remain the foundation of whatever is created.

The General Counsel for Verizon Wireless stated that they would like to work with the city on this ordinance. As it is written at this time, he thinks it violates the information act for viable sites, he doesn't intend to start over but work off of what has been prepared. This can be a win win for everyone. They would invite other carriers to add to the tower.

Rick Maingot 696 South 1200 East stated that he does agree that the city should meet with the Verizon Wireless and agreeing to have them put in a cell phone tower. He believes the city has the right to keep the towers out of the residential area. He also said that he thinks that having a tower on the bench would work for all parties. Having an access road on the bench would be helpful for a lot of reasons.

Dee Bradford 1272 East 1600 North stated that he is currently the CERT Director for the city and he believes that HAM radios are very important and the city has put in a great radio booster

at the city that will help a lot with emergency preparedness now and in the future. It is important that we have good HAM radio operators in this city and the Mapleton City CERT program is very fortunate to have some of the best operators here in this city.

Josh Diamond stated that as part of the Emergency Services for Mapleton City, as far as with radios the radios get coverage all the way up into Hobble Creek Canyon. The place where there needs to be more coverage is up Maple Canyon at Whiting Campground.

Lori Sheranian, 1552 North 1700 East stated that she would be very grateful for a tower on their property as she hikes the mountain a lot and as soon as she gets into Hobble Creek Canyon she loses service.

Eric Youngberg 34 East 1700 North stated that he has been an advanced HAM radio operator since 1982. He thinks that anyway there is to increase coverage the better. It takes a lot of knowledge to operate these radios and if there are ways to increase the coverage it would be helpful.

Kirsten Youngberg 34 East 1700 North stated that as government reaches more into our lives, the HAM radio system is very important,

Steve Blonquist 905 East 700 North stated that he has lived in Mapleton since 1997 and currently serves on the high council and is in charge of emergency communication. He believes that by adopting an ordinance, this is a regulation and it could be a deterrent to what they have going with the HAM radios. As far as emergency preparedness, the city needs antennas and thinks everyone should come together. Public hearing was closed at 9:08 pm.

Cl. Lundberg stated that input on the HAM radios should be sought from those others that specialize in this. Cl. Reid would like it clarified how the current ordinance is in violation with federal regulations.

Motion: Cl. Lundberg moved to continue this item to a future meeting and at the time that it is rescheduled that public comment will be allowed.

Second: Cl. Hansen seconded the motion

Cl. Reid Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Farnworth Aye

Vote: 5:0

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Sean Conroy reported that the new Chevron Gas Station will open the mid to end of October. Chief Pettersson would like to publicly thank Eric Youngberg for all his hard work as a HAM radio operator and what he does for Mapleton City's CERT program. He also reported on a dog incident, where the dog was bit by a bat. The dog had had its rabies shots, but still had to be quarantined.

Cory Branch reminded the Mayor and City Council about the Meet the Candidate night on October 15th from 7:00 pm to 9:00 pm. There will be a meet and greet prior to the 7:00 meeting and the City Council will need to meet at 6:00 pm for a brief council meeting.

Motion: Cl. Nelson moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the discuss the purchase, exchange or lease of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

Second: Cl. Hansen seconded the motion

Vote: Passed Unanimously

Meeting adjourned at 9:30 pm

APPROVED: October 15, 2013

Camille Brown, City Recorder