

MAPLETON CITY
CITY COUNCIL MINUTES
February 18, 2014

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth
Scott Hansen- arrived at 8:30 pm
Jim Lundberg
Mike Nelson
Jonathan Reid

Staff in Attendance: Cory Branch, City Administrator
Gary Calder, Public Works Director/City Engineer
Stacey Child- Parks and Recreation Director
Sean Conroy, Community Development Director
Dean Pettersson, Police Chief/Public Safety Director
Debbie Sanchez, Finance Director
Camille Brown, City Recorder

Minutes Taken by: Camille Brown

Mayor Wall called the meeting to order at 7:04pm. Cl. Nelson gave the invocation and Cl. Reid led the Pledge of Allegiance.

Item 1. Approval of City Council Meeting Minutes – February 4, 2014:

Motion: Cl. Farnworth moved to approve the February 4, 2014 City Council Minutes.

Second: Cl Nelson seconded the motion.

Vote: Passed 4:0

Item 2. Consideration of a Resolution amending Mapleton City addendum to APWA Standard Drawings and Specifications to include a rural residential street cross section.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Staff recommends that the council consider a new rural street cross section that could be used for developments with densities of one unit per acre or higher. The proposed cross section would include 30 feet of asphalt with no raised curb and gutter and the curb will be flush with the asphalt. The cross section will also include an 11 foot grassy swale with drain rock, along with a five foot sidewalk behind the swale constructed on both sides of the street.

Cl. Nelson inquired if this request was for this subdivision only and not for others that have been approved in the past. Mayor Wall stated that he feels that 30 feet of asphalt is too small, there are 28 foot roads in Eagle Rock and this concept is followed without a swale. Gary Calder, stated that a drain may need to be installed in the middle of the road for the water to have somewhere to go.

Mayor Wall stated that he thinks the PUE should be bigger.

Public hearing was opened at 7:30 pm

AJ Rounds, 525 West 1600 South stated that in Spanish Fork or Springville this may be a good fit, but

he believes that safety on smaller roads would be an issue for runners , bikers and cars. He explained that his father was killed while traveling on a bike on a smaller road. He further stated that he comes from a developer background and he knows the developer sometimes has to give and take to make the development work. **Jamie McFerren, 580 West 1600 South** stated that she does like bigger roads, but she also likes no curb and gutter. She thinks that a smaller road would be unsafe for runners, bikers and those that use strollers. The cars already travel at a high rate of speed and she thinks with more people moving in that this would be a bigger problem. **Jim Hunter, Silverado Subdivision**, stated that this is more of a rural feel design that they have created. With a 1 acre minimum for the lots, on these types of homes the driveways are going to be bigger and you won't have people parking on the roadways and walking across the swales, they will be parking in their long driveways. The streets would be narrower and he believes that vehicles would slow down with a narrower roadway.

Cl. Lundberg stated that he likes the narrower roads, but fundamentally it comes back to staff as to the cost to the city and safety of the residents. Cl. Nelson stated that he does not want to set a standard with having a narrower road.

Public Hearing was closed at 7:45 pm.

Cl. Reid inquired about the cost to the city with having a smaller roadway versus the bigger roadway.

Sean stated that narrower roads would cost less and it would be more cost effective to maintain.

He also stated that the cost savings from 36 feet to 28 feet is about 23%.

Motion: Cl. Nelson moved to approve a resolution amending Mapleton City addendum to APWA Standard Drawings and Specifications to include a rural residential street cross section, having (2) 18 foot lanes totaling 36 feet of asphalt.

Gary Calder stated that he needs the ability to do a more technical review of this cross section and Sean stated that a note could be put on the plat map. After a lengthy discussion it was determined that this item should be continued.

MOTION WAS WITHDRAWN

Motion: Cl. Nelson moved to continue this item.

Second: Cl. Lundberg seconded the motion.

Cl. Lundberg Aye

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Vote: Passed 4:0

Item 3. Consideration of a Resolution approving the Final Plat of the Silverado Subdivision Plat "A" subdivision consisting of 14 lots located generally at 500 West 1600 South and a request for a Transferable Development Right Receiving Site overlay zone.

Sean Conroy, reviewed the staff report for those in attendance. Some citizen concerns are that the developer is going to have to bring in a lot of fill.

Cl. Farnworth is concerned about the high ground water. Homes across the street are pumping year round, thus basements should not be allowed.

Jim Hunter, Applicant, stated that he is aware of the ground water problem and that test pits have been dug. Cl. Farnworth, believes that the ground water could be 4 feet down.

Todd Dudley, Dudley and Associates, stated that the depth of the sewer main is 6 feet deep and that is with them bringing in fill, thus the homes cannot go down too far or they wouldn't be able to hook to the sewer.

Public Hearing was opened at 8:17 pm.

Jamie McFerren, 580 West 1600 South, stated that she owns a home on 1600 South and she does not like the lot that is being proposed right next to her property. She believes that her lot will be a catch basin for the water that could come from these lots due to a high water table. She thinks that 14 more lots

will make 1600 South even more busy than it already is and that excessive speed is already an issue with all the cars that travel this road.

AJ Rounds, 525 West 1600 South, stated that he believes the lot on the corner would detour from the Mapleton rural feel to have one lot face a different direction than the other houses on 1600 South. He thinks that this parcel of land would make a good park, perhaps this could be the selling piece of the property.

Mayor Wall explained that to do this you would need someone to maintain the park and an HOA would need to be created. Sometimes these work well, other times these turn into a nightmare.

Cl. Farnworth stated that his concern is with the high water. All the homes in this area already pump water year round and it seems to be that the geo-tech reports are done in the winter when water levels are going to be low. Cory Branch stated that the city is well aware of the water problems in this area.

Cl. Lundberg stated that the city has done all it can due to protect the city with respects to the ground water issue.

Motion: Cl. Lundberg moved to approve a resolution for the Final Plat of the Silverado Subdivision Plat "A" subdivision consisting of 14 lots located generally at 500 West 1600 South and approve the TDR overlay zone with the conditions as set forth in staff report.

Second: Cl. Reid seconded the motion.

Cl. Lundberg Aye

Cl. Reid Aye

Cl. Farnworth Nay

Cl. Nelson Aye

Vote: Passed 3:1

Resolution No. 2014-10

Cl. Hansen arrived at the meeting 8:30 pm

Item 4. Consideration of a resolution to purchase pavement sealant materials for future city road improvements.

Gary Calder, Public Works Director/City Engineer reviewed the staff report for those in attendance. This purchase is beyond the \$10,000 purchasing policy and needs council approval.

Motion: Cl. Farnworth moved to approve a resolution to purchase pavement sealant material for future city road improvements from Deery Pavement Preservation in the amount of \$11,300.

Second: Cl. Nelson seconded the motion.

Cl. Lundberg Aye

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Nelson Aye

Vote: Passed 5:0

Resolution No. 2014-11

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Chief Pettersson reported that he had previously talked about going with Parlant Technology for our online information tool to notify residents of events within Mapleton. Springville City has informed us that if we partner with Everbridge, due to our dispatch being with Springville, then Everbridge will drop our price by 50%.

Gary Calder stated that he has been working with Cory and the Mayor with regards to enforcing water restrictions and adopting a water restriction ordinance. The goal with restriction would be to save water. He would like to focus more on a conservation water ordinance than restrictions. Debbie Sanchez stated

the amount of water being used through the PI system is abusive. Residents are using an overabundance of water through this system.

Item 5. Mapleton City staff requests a work session with the City Council regarding future short and long term projects.

Cory Branch, City Administrator, stated that tonight staff would like to accomplish a few things:

- Review the outstanding bonds, what their yearly costs are and when they are scheduled to be paid off
- Review the document that was circulated outlining long and short term projects and the timing of these
- Review of the Transportation Utility fee and Pressurized Irrigation rates

Debbie Sanchez, Finance Director, reviewed the outstanding bonds that the city has, the yearly amount that is paid and the timing of when those will be paid off.

Cory stated that the document that he circulated has 5 different parts to it.

- Projects that have been started this year including adding one item to the list which is the parking lot construction at Ira Allan Park to be completed in the Spring of 2015
- Short and Long Term projects for future years
- Projects over \$100,000
- Projects under \$100,000
- Department manpower needs and vehicle needs

Pressurized Irrigation (PI) was discussed at length. It needs to be established whether or not a new rate structure is going to be implemented this year. Debbie Sanchez reported that the water now coming through the PI system is being abused. People are over using their water and rates need to be put in place. The decision whether or not to implement Phase 2 of the PI system needs to be addressed and how the council would like to do that.

The Transportation Utility fee was discussed at length. Debbie reviewed the table that she had prepared which showed different rates and how this could help the road funds. The council determined that this item was important and would like to move forward with future meetings with the public to further educate them.

Motion: Cl. Farnworth moved to adjourn the meeting at 10:40 pm.

Second: Cl. Hansen seconded the motion.

Vote: Unanimous

APPROVED: March 4, 2014

Camille Brown, City Recorder