

MAPLETON CITY CITY COUNCIL MINUTES

June 3, 2014

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth
Scott Hansen
Jim Lundberg
Mike Nelson
Jonathan Reid

Staff in Attendance: Cory Branch, City Administrator
Camille Brown, City Recorder
Gary Calder, Public Works Director/City Engineer
Sean Conroy, Community Development Director
Debbie Sanchez, Finance Director- left the meeting at 7:35 pm

Minutes Taken by: Camille Brown

Mayor Wall called the meeting to order at 7:00 pm. Cl. Hansen gave the invocation and Cl. Reid led the Pledge of Allegiance.

OPEN FORUM:

Jess Christen: Thanked the city council and mayor for working with them and letting them know that the item was withdrawn. He stated that he is also a public servant at a different level and appreciates the city council, mayor and staff.

Geoff Wright thanked the council and staff for their consideration of letting the residents know ahead of time that the item had been withdrawn.

The Agenda Items were not heard in the same order as shown below:

Item 1. Approval of City Council Meeting Minutes – May 20, 2014

Motion: Cl. Farnworth moved to approve the May 20, 2014 City Council Minutes subject to change by Cl. Hansen regarding the vote which should be passed 3:2 not 5:0 at line 116

Second: Cl. Hansen seconded the motion.

Vote: Passed 5:0

ACTION ITEMS:

Item 2. Consideration of a Resolution amending Exhibit “B” (Concept Plan) and Exhibit “C” (Conditions Precedent) of the Development Agreement for the Whisper Rock project located at approximately 190 N 1100 W in the PRD-1 Zone related to the fencing of backyards for each residential unit.

The item was withdrawn by the applicant.

Item 3. Consideration of a Resolution amending a schedule for reimbursements as required in Mapleton City Code (MCC) Chapter 13.20.060.D.

Sean Conory, Community Development Director, reviewed the staff report for those in attendance. This is an amendment based on a schedule the city council adopted which stated that periodically a new schedule would be approved outlining the reimbursement amounts for each type of improvement. This new schedule is in line with costs of the current market conditions.

Motion: Cl. Hansen moved for a resolution amending a schedule for reimbursements as required in Mapleton City Code (MCC) Chapter 13.20.060.D to the following:

- Pressurized irrigation line increase from \$20 to \$25 a linear foot;
- Asphalt and road base increase from \$2.25 to \$2.40 per linear foot;
- Curb and gutter increase from \$18 to \$21 per linear foot; and
- Sidewalk increase from \$21 to \$25 per linear foot.

Second: Cl. Farnworth seconded the motion.

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Nelson Aye

Cl. Lundberg Aye

Vote: Passed 5:0

Resolution No. 2014-29

Item 4. Consideration of a Resolution approving a senior citizen waiver for the \$400 pressurized irrigation connection fee due to a financial hardship.

Cory Branch, City Administrator reviewed the staff report for those in attendance. He stated that there was a good turnout at the water rate open houses and in the process there were some senior citizens that were concerned about the cost to connect to the Pressurized Irrigation (PI) system. Cory presented a waiver that waives the connection fee if certain criteria's are met. The waiver and qualifications was discussed. A senior citizen must be 62 years of age or older with an annual adjusted gross income of less than \$32,100.00.

Cl. Hansen inquired if staff knew how many individuals this would impact and Cory stated that at this point the number is unknown.

Cl. Nelson stated that he would suggest going back to the first of the year to help those that might have qualified but have already connected to the PI.

Cl. Hansen asked for a clarification for the qualification regarding married or single. Cory stated that the number does stay the same regardless of being either married or single. Cory stated that the applicant would have to be the owner of record to qualify for the waiver.

Motion: Cl. Nelson moved for a resolution approving a senior citizen waiver to the \$400 pressurized irrigation connection fee due to a financial hardship with the condition that the applicant must be the owner of record and this waiver would be retroactive back to January 1, 2014.

Second: Cl. Lundberg seconded the motion.

Cl. Nelson Aye

Cl. Lundberg Aye

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Vote: Passed 5:0

Resolution No. 2014-30

PUBLIC HEARING:

Item 5. Public comment prior to adopting the FY 2014-2015 Budget.

Debbie Sanchez, Finance Director, reviewed the staff report for those in attendance. She stated that she has made some minor modifications to what was presented at the May 6th council meeting. The amount of reserves has decreased from \$32,230 to \$24,000. The final budget will not be adopted tonight due to a new law that dictates that all residents are notified that the city does not pay for city utilities. This notification will allow citizens to speak at public meeting to be held on June 17th.

The public hearing was opened, no comments were made.

Motion: Cl. Nelson moved to set a public hearing date of June 17, 2014 to adopt the final budget for the fiscal year of 2014-15.

Second: Cl. Farnworth seconded the motion.

Cl. Lundberg Aye

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Nelson Aye

Vote: Passed 5:0

DISCUSSION ITEM:

Item 6. To consider a request to amend a Conservation Easement to allow an agricultural building on a property designated as permanent open space located at 1205 S South Pond Circle (Lot 9A, Eagle Rock Plat E).

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The Eagle Rock Plat "E" amended subdivision was recorded with the Utah County Recorder on November 20, 2001. The plat includes 10 residential lots and five lots are protected open space. The open space is recorded as a conservation easement.

The applicant recently purchased residential lot 9 and the open space lot 9A. The applicant has also purchased a 2.5 acre lot located directly west of lot 9A that is accessed off of 1000 East. The applicant is proposing to construct a barn/arena for personal use.

The conservation easement states that the land should remain in its natural state. This provision would not allow for building a structure on the property.

Mr. Conroy reviewed three (3) options that the applicant has suggested and two (2) other options that staff has suggested. He further stated that the City Attorney discourages amendments to existing conservation easements.

In the past there has been an enforcement issue with other buildings on conservation easement property. Staff would recommend that the other property owners are asked to sign a document stating that they are agreeable to amending the conservation easement.

The applicant was at the meeting and stated that they are in the preliminary stages of designing the home, barn and riding arena. He stated that he would agree to talk with the neighbors about his plans prior to going any further with his design.

Sean Conroy stated that all of the neighbors have been notified that this discussion was taking place tonight.

Cl. Lundberg inquired if this was an enclosed arena, and the applicant stated yes. There would be a small stable out front and the arena would be enclosed and would be for personal use only.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

Gary Calder stated that there was a bid opening this week for the upgrade of the water valve on 400 North. The project came in over the estimate and this project will have to be done in phases and split into two (2) bids.

Cl. Lundberg stated that there will be a SUVMWA meeting next Thursday in which they will need direction from each city as to whether or not to act on the recharge project.

Mayor Wall reported that at the last City Council meeting there was a request for a donation to the VA medical facility in Payson however that donation is no longer needed. He also noted that the Historical Night that was held on Thursday, May 29th was a big success and had a very large turnout.

Cory Branch reviewed the upcoming dates and reported that the Urban Deer item will come before the council in July.

Motion: Cl. Lundberg moved to adjourn the meeting.

Second: Cl. Hansen seconded the motion.

Vote: Unanimous

Meeting adjourned at 8:10 pm.

APPROVED: June 17, 2014

Camille Brown, City Recorder