

**MAPLETON CITY
CITY COUNCIL MINUTES
January 6, 2015**

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth
Scott Hansen
Jim Lundberg
Mike Nelson
Jonathan Reid—late 7:24

Staff in Attendance: Cory Branch, City Administrator
Gary Calder, Public Works Director/Engineer-late 7:42
Sean Conroy, Community Development Director

Minutes Taken by: Ashley Burt

Mayor Wall called the meeting to order at 7:05 pm Cl. Hansen gave the invocation and Cl. Farnworth led the Pledge of Allegiance.

OPEN FORUM: No comments were made.

Mayor Wall stated that Cl. Reid's son has been injured and so he will be late to the meeting.

Item 1. Approval of City Council Meeting Minutes –December 2, 2014

Cory Branch, City Administrator stated that the Second on Items 2 & 3 need to be added. Cl. Hansen notices line 158 and 159 are both Cl. Lundberg and it is determined that line 158 is Cl. Lundberg: Nay and 159 is Cl. Hansen: Aye.

Motion: Cl. Nelson moved to approve the December 2, 2014 City Council Minutes with the changes noted above.

Second: Cl. Farnworth seconded the motion.

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Cl. Hansen. Aye

Vote: Passed 4:0

ACTION ITEMS:

Item 2. Consideration of Final Plat approval for the Murray Acres Plat "A" Subdivision, consisting of four lots located generally at 1400 North 600 West.

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. He showed a map of the property which shows it to be just about 2 acres in size. The property is located in the RA-2 zone, which are third acre lots. The transportation master plan

shows 1400 North potentially connecting in the future with these two stub streets that will then connect to 1600 north. This proposal is consistent with our transportation master plan. There are two lots that are just over a third of an acre and two lots are just under a half of an acre. The proposal is consistent with the zoning, the general plan and with the subdivision ordinance. 1400 North would extend and the stub to the adjacent property to the east, so that if the property develops it would be able to connect to 520 West and 420 West. Staff recommends approval, with issues noted in the DRC comments. The City Council did not have any questions of staff and the applicant was present.

Motion: Cl. Farnworth moves to approve the final plat for the Murray Acres Plat "A" subdivision, consisting of 4 lots located generally at 1400 North 600 West.

Second: Cl. Nelson seconded the motion.

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Cl. Hansen Aye

Vote: Passed 4:0

Resolution No. 2015-02

Item 3. Consideration of approval of a Definitive Agreement between Mapleton Cemetery, LLC and Mapleton City defining the mutual understanding of the parties future cemetery obligations.

Mayor Wall is suggesting that this item be continued until the next meeting.

Motion: Cl. Nelson makes a motion to continue item number three regarding the approval of a definite agreement between Mapleton Cemetery, LLC and Mapleton City, until the next council meeting Jan 20th.

Second: Cl. Lundberg seconded the motion.

Cl. Farnworth Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Vote: Passed 4:0

Item 4. Consideration of a resolution to adopt the Mapleton City 2015 Annual Meeting Schedule for the Mapleton City Council and Planning Commission.

Cory Branch, City Administrator recommends reviewed the staff report for those in attendance. He suggested removing April 7th, due to Nebo School District spring break, and November 3rd which is night of Elections. The Mayor also verified with each council member that Tuesday night will continue to work best. Mayor Wall also stated that Gary Calder will be late on Tuesday's, as he was called to serve with the scouts. All council members confirmed that council meeting will continue to be held on Tuesday night.

Motion: Cl Hansen moved to approve a resolution to adopt the Mapleton City 2015 Annual Meeting Schedule for the Mapleton City Council and Planning Commission with the exception of April 7th and November 3rd.

Second: Cl. Lundberg seconded the motion.

Cl. Nelson Aye
Cl. Hansen Aye
Cl. Lundberg Aye
Cl. Farnworth Aye

Vote: Passed 4:0

Resolution No. 2015-01

Item 5. Consideration of a Resolution appointing members to serve or to continue to serve on the Planning Commission

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. He further stated that the staff report outlines those members that are either up for reappointment or appointment. Keith Sterling and John Gappmayer are up for reappointment. Justin Schellenberg who has been serving as an alternate will be appointed to a full time member, and Thomas Quist who has been serving as a full time member has asked to be appointed as an alternate. Mayor Wall stated he has been approached by Jake Harward that he would like to help within Mapleton. The Mayor would ask that Sean meet with Jake Harward, and upon Sean's approval he be appointed or considered as a second alternate.

Motion: Cl. Nelson moved to approve a resolution appointing members to serve or continue to serve on Mapleton City Planning Commission: Keith Sterling reappointed a 2nd term, John Gappmayer reappointment of 2nd term, Justin Schellenberg appointment from an alternate to a regular member, and Thomas Quist from a full time member to an alternate. And pending an interview with Sean Conroy, Jake Harward could be considered as a second alternate member.

Second: Cl. Hansen seconded the motion.

Cl. Hansen Aye
Cl. Lundberg Aye
Cl. Farnworth Aye
Cl. Nelson Aye

Vote: Passed 4:0

Resolution No. 2015-03

PUBLIC HEARING ITEM:

Item 6. Consideration of a resolution adopting an Economic Development Strategic Plan

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. He further stated that earlier last year a contract was approved with Lewis & Young for some assistance with long range planning. Part of their contract was to provide some research and analysis looking at potential sales leakage and buying power analysis, as well as helping us understand how much potential commercial we could support and build out. Lewis & Young came to the council meeting in September, and the council was generally supportive of the information they provided and directed staff to complete the final plan. The final plan is provided in the packet, and is up for adoption tonight. The staff report highlights how the plan was organized, and identifies the key goals. The main goals are listed as:

1. Promote business attraction and recruitment.
2. Ensure existing and future land use plans promote the economic objectives of the city.

3. Increase economic development capability.
4. Identify and promote economic development sites.
5. Develop industrial and business sites.
6. Develop sustainable Government services and resources.

Each goal includes several polices to help implement or achieve that goal. It works as a long range vision, and also a work plan for the staff and council to move forward with. Some of the key findings outlined in the report are that the medium income in Mapleton is higher than the rest of Utah County, but the sales capture rate is extremely low at about 6%, with the retail capture rate of 3%. This indicates there are some potential growth opportunities. As the city continues to grow, it will be important to have this kind of vision to help us the city goes through growing stages. There are only about 179 existing acres of industrial with another 57 for a total of 236 acres currently zoned for commercial and industrial. The general plan adds about 170 acres for a total of 405 acres. In the study our population was looked at several increments and determined potentially what could supported. The 200 plus acres that are currently zoned could potentially be enough to get to a population of nearly 25,000. The build out estimate that was projected is about 296 total, so that is nearly 100, 110 acres over that projection rate. It would be safer to overshoot than undershoot when doing commercial planning, but that's something that as we go back and look throught the plan and determine how to implement it, we reevaluate the general plan.

Staff recommends adopting the plan. A potential option would be to hold a work session, or have a separate agenda item at an upcoming council meeting where this can be reviewed along with the goals and policies of the council who can provide guidance on what to focus on first. Staff would also recommend that we hold to hold an annual meeting to review progress and readjust priorities as the council sees fit.

Staff suggests that now that this information has been gathered to base our commercial decisions on it would be beneficial to evaluate the general plan. The Mayor stated the plan itself has a lot of good things but to set priorities and then plan towards those priorities. Mayor Wall would like to have a work session for strategic planning and the general plan at which time Sean could take the information and present it to the council, with public hearings and agenda items. The annual meetings suggested can also be a discussion item during the annual retreat. Mayor moves to open to public comment. There is no public present. Public hearing closed. Cl. Reid arrives at 7:24.

Motion: Cl. Lundberg moved to approve a resolution adopting an Economic Development Strategic Plan with the recognition that this is a plan that establishes certain goals that we will review in the future and analyze to what extent we pursue those goals.

Second: Cl. Nelson seconded the motion

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Reid Abstained- due to just arriving and did not have enough information.

Vote: Passed 4:0

Resolution No. 2015-04

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Sean Conroy, Community Development Director, states that building permits in 2014 were the highest they've been in 4 years. New homes did dip, but what they saw was a lot of larger re-model. Building permit revenues are up due to rising home and construction prices, and because we have had a lot of large residential remodels. Mayor says new homes should start rising, as there are a lot of new lots are ready to go. Sean states 146 new lots were approved last year. EBCO seems likely that something will happen this year. Cl. Nelson asks if the sale has went through. Sean states it under contract.

Mayor states this Thursday, January 8th at 6:30pm the youth city council is holding an awards banquet. They wanted the city council to appear to thank them for all that they do. The Mayor is not able to attend, but wonders if someone can attend in his absence. Sunday dress required. If anyone can go the Mayor would like to know ASAP. Cory states he is available if no one else can. It is agreed that Cory will go unless someone else is able.

Cory Branch, city administrator states Saturday January 17th at 5:30 is the Christmas retreat at Red Lobster; he will call tomorrow to reserve.

Cl. Nelson states he will be in Washington D.C. for the next meeting, but would like to attend electronically.

Gary Calder arrived at 7:42.

CLOSED MEETING:

- Motion:** Cl. Farnworth moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing real land purchase and contracts, pending and potential litigation and an employee.
- Second:** Cl. Nelson seconded the motion
- Vote:** Passed unanimously

Meeting adjourned at 8:58 pm.

APPROVED: January 20, 2015

Ashley Burt