

**MAPLETON CITY
CITY COUNCIL MINUTES
February 3, 2015**

PRESIDING AND CONDUCTING: Mayor Brian Wall

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

Staff in Attendance: Cory Branch, City Administrator
Sean Conroy, Community Development Director
Dean Pettersson, Police Chief/Public Safety Director
Debbie Sanchez, Finance Director

Minutes Taken by: Camille Brown, City Recorder

Mayor Wall called the meeting to order at 7:00 pm. Michael Workman gave the invocation and Wesley Nelson led the Pledge of Allegiance.

CEREMONIAL ITEM:

Chief Pettersson presented Sgt. Bringhurst and Sgt. Kropf with their five (5) and ten (10) year anniversary pins. Both Sergeants have been with the department for 10 years today. He stated that he appreciates all their hard work, dedication and loyalty to the department. Mayor Wall thanked the sergeants for their example and leadership in the city.

OPEN FORUM: No comments were made.

Item 1. Approval of City Council Meeting Minutes –January 20, 2015

Motion: Cl. Lundberg moved to approve the January 20, 2015 minutes

Second: Cl. Reid seconded the motion.

Vote: Passed 3:0

Cl. Nelson abstained from voting because he was not at the meeting.

ACTION ITEMS:

Item 2. Consideration of a Resolution approving a TDR Receiving Zone Overlay and a Final Plat for the Copperhead Estates subdivision consisting of seven lots located at approximately 400 South Main Street in the Residential Agricultural (RA-1) zone.

Sean Conroy, Community Development Director, informed the Mayor and Council that this item will be continued. The applicant is meeting with the neighbors to come up with a revised plat drawing.

Motion: Cl. Nelson moved to continue this item of a TDR Receiving Zone Overlay and a Final Plat for the Copperhead Estates subdivision consisting of seven lots located at approximately 400 South Main Street in the Residential Agricultural (RA-1) zone to a future council date.

Second: Cl. Reid seconded the motion.

Cl. Lundberg Aye

Cl. Reid Aye

Cl. Nelson Aye

Cl. Hansen Aye

Vote: Passed 4:0

Item 3. Consideration of an ordinance amending Mapleton City Code Chapter 17.15.050 regarding front yard landscaping requirements for new single family dwellings.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The Mapleton City Code (MCC) Chapter 17.15 outlines the landscaping requirement for new development in Mapleton. The MCC currently requires that a minimum of 75% of the front yard of a new single family dwelling be landscaped in grass. The state is always looking at ways for cities to conserve water. Staff is proposing an amendment to the ordinance which would eliminate the 75% of the front yard in grass.

Motion: Cl. Nelson moved to amend the Mapleton City Code Chapter 17.15.050 regarding front yard landscaping requirements for new single family dwellings.

Second: Cl. Lundberg seconded the motion.

Cl. Reid Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Vote: Passed 4:0

Ordinance No. 2015-01

Item 4. Consideration of an ordinance amending Mapleton City Code (MCC) chapters 18.28.050, 18.32.050, 18.32.055, 18.36.060, 18.44.050, and 18.48.050. The proposed ordinance would allow for new subdivisions to utilize an average density standard in the A-2, RA-1, RA-2, R-1-B, and R-2 zones under specific circumstances.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Staff is proposing an amendment to the Mapleton City Code that would allow for new subdivisions to utilize an average density standard in the A-2, RA-1, RA-2, R-1-B and R-2 zones under specific circumstances. On November 18th staff presented an ordinance to the City Council that would allow the use of average density (cluster) standards. The proposed ordinance has been revised based on Council's concerns and would allow average density standards only when certain findings are made as listed in the staff report. The Planning Commission and City Council would have the discretion to approve or deny each request.

Cl. Nelson is concerned of the unknown with the blanket proposal and CL. Lundberg also has the same concerns of the unintended consequences, but he believes with the 4 standards it would make this work because each case would have to meet a standard. With the additional minimums he believes the city is protected and this is something the city needs. Cl. Hansen agreed with Cl.

Lundberg. Cl. Reid inquired if this would open the door for 1 acre subdivisions.

Mayor Wall stated that he would recommend to readdress this in a month. If there is a current issue with the proposed ordinance contact Sean so that he can address it and review it with the city's legal counsel. He would ask all councilmembers to have their comments to Sean by the 17th.

Motion: Cl. Nelson moved to continue this item to the March 4th City Council meeting.

Second: Cl. Hansen seconded the motion.

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Reid Aye

Vote: Passed 4:0

PUBLIC HEARING ITEM:

Item 5. Consideration of a resolution adopting the FY 2014-2015 Budget

Debbie Sanchez, Finance Director, reviewed the staff report for those in attendance.

The changes discussed are as follows:

- Appropriation from GF Balance was reduced by the \$59,100 Ira Allan Parking lot balance. Council decided to use that balance towards the Mapleton Lateral Parkway Trail. This change is reflected on page 3, under Transfers & Reserves, page 18, Transfer to Capital Project Fund, and page 19 Transfer from General Fund.
- Council also postponed the improvement to the Ira Allan Parking lot for a temporary savings of \$200,000. This change is reflected on page 19, Ira Allan Park Development.
- Council did not approve the \$18,390 engineering design bid for the Foothill waterline from 1600 S to Mapleton Canyon Road. Therefore, the City will not need to utilize any Water Fund reserves. This change is reflected on pages 20 and 21.
- The police department received a \$7,493.50 JAG grant for the purchase of police gear. The grant revenue is found on page 2, while the expenditure is found on page 9.
- The fire department received a \$15,000 grant from the State of Utah for Wild Land Fire Gear. The grant revenue is found on page 2, while the expenditure is found on page 10.

With these amendments it was projected that the General Fund will have a reserve of approximately \$675,045 or 15.4%. Please keep in mind that this is a projection at this point in time. The actual figures will not be known until the audit is complete and all revenues and expenditures have been recorded.

The public hearing was opened at 8:10 pm no comments were made. The public hearing was closed.

Motion: Cl. Hansen moved to approve the budget reopening as discussed.

Second: Cl. Nelson seconded the motion.

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Reid Aye
Cl. Nelson Aye
Vote: Passed 4:0
Resolution No. 2015-05

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Sean Conroy discussed the idea of a wireless tower communication. The council was not interested in this idea.

He also explained that there has been talk about reviewing the city's vision statement. Staff stated that they could update goals and policies and prepare and update other elements, including transportation, parks and recreation, public facilities, moderate income housing, etc. There could be public involvement and public hearings. Cl. Reid stated that he is interested in this discussion. Sean and Cory will put some dates together and get back with the Mayor and Council.

Chief Pettersson stated that Brad Miller who was present in the council chambers has been with the department for one year and is now off probation. He does a great job. He also reported that Devon Krebs got a job in Steam Boat Springs Colorado and will be leaving at the end of February. He also would like to thank Josh Diamond for all he does as the Director of the Ambulance Division.

Cl. Hansen reported that the Hazardous Waste drop off at the Provo Towne Center Mall will be held on April 11th.

Cory Branch reported that Eric will be coming to the next council meeting to discuss several items with the council. Also, would the council like to take a field trip to the Crowd Canyon Water Tank and the Santaquin City Water Reclamation Center? All council members were interested in doing this. Cory will get some dates together. He also reported that the new webpage is getting closer to going live. It has been a lot of work and to save money a lot has been done in house.

Motion: Cl. Lundberg moved to close the meeting
Second: Cl. Hansen seconded the motion
Vote: Passed unanimously

Meeting adjourned at 8:35pm.

APPROVED: February 17, 2015

Camille Brown, City Recorder