

**MAPLETON CITY  
CITY COUNCIL MINUTES  
OCTOBER 7, 2014**

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**PRESIDING AND CONDUCTING:** Mayor Brian Wall

**Members in Attendance:** Ryan Farnworth  
Scott Hansen  
Jim Lundberg  
Mike Nelson- attended the meeting electronically  
Jonathan Reid

**Staff in Attendance:** Cory Branch, City Administrator  
Camille Brown, City Recorder  
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

**Minutes Taken by:** Camille Brown

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

**OPEN FORUM:** No comments were made

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

**Item 1. Approval of City Council Meeting Minutes –September 16, 2014**  
**Motion:** Cl. Lundberg moved to approve the September 16, 2014 City Council Minutes.  
**Second:** Cl. Reid seconded the motion.  
**Vote:** Passed 5:0

**ACTION ITEM:**

**Item 2. Consideration of an appeal of the Planning Commission’s decision to approve a home occupation permit for a ‘Special Occasion’ dress rental and consignment business located at 208 South 680 West with a condition that the business must operate by appointment only.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. This residence is located in the RA-1 zone. The applicant has applied for a home occupational license for dress rental and consignment store for special events. This item was taken to the Planning Commission and it was approved with the condition that customers must make an appointment to come to the business. The applicant has appealed the condition to allow by appointment only to be withdrawn.

Shiela Gibson, applicant, provided a parking plan and has encouraged people to carpool if necessary. If more than 6 cars come to the business, they are offering a free drink voucher to the Holiday Oil in Mapleton so that they can get a drink and then return within a short period of time once the other vehicles have left. She also provided pictures of the boutique which outlined the floor plan of the business. The floor plan is not very big and only has 3 dressing rooms. She stated that there is not room for more than 3 to 4 people to be in the boutique at one time. The hours of operation are on Thursday, Friday and Saturday for 3 hours each day. Karen Shultz, business partner of Shiela Gibson stated that they are not looking for different hours, they want to keep it small. Shiela stated that most of their clientele is during September, December, February and April based on high school dances.

Cl. Lundberg inquired about the reference to consignment vs. rentals. Ms. Gibson stated that the consignment portion is so that girls who have dresses hanging in their closets, may bring them to the boutique given them the opportunity to recoup some of the money they spent on the dress. The public hearing was opened and no comments were made.

**Motion:** Cl. Farnworth moved to grant the appeal and remove the appointment only condition of this request.

**Second:** Cl. Hansen seconded the motion.

Cl. Nelson Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Hansen Aye

Cl. Reid Aye

**Vote:** Passed 5:0

### **DISCUSSION ITEM:**

#### **Item 3. A discussion regarding a potential zoning text amendment to allow wedding receptions as a conditional use in the A-2 Zone**

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. He further stated that there could be possible conditions such as being accessory to the single-family use, minimum lot size (possibly 2-5 acres), comply with building & fire code requirements, frequency of use, and adequate on-site parking.

Sean Conroy stated that it would make sense to have it in the A2 zone, instead of residents applying for rezoning. If you require rezoning then there could be a problem with people thinking that the city is spot zoning certain areas.

Cl. Lundberg stated that he is not generally opposed to this kind of use. It would definitely need to be within the 5 acre property limit, a time limitation should be put in place, and it would be important to define reception in order to avoid all source of parties.

Mark and Lori Sheranian, applicant, stated that their property is very hard to see from the road. They would like to make improvements so the land is more attractive for weddings. They believe this would be an asset for Mapleton City and it would be a nice place for weddings. Mark stated that he is in favor of strict conditions to the proposal. He believes that the property could hold up to 100 cars and he does not think that this would be a traffic hazard as to where he is proposing to have the entrance to the property off of 1200 North.

**Vartan Ouzounian- 12 Quiet Meadow Lane**, stated that the only thing that he is concerned about is the traffic that would come through Quiet Meadow Lane. He believes that it could make things difficult in this area.

Mark Sheranian stated that Quiet Meadow Lane is the entrance to his property. He feels that the traffic would come straight up 1200 North to get to where the barn is located. He also stated that they would improve the road coming up to the property with a road base material.

Cl. Reid questioned if having cars drive on the gravel road would create problems with the new environmental standards. Gary Calder stated that there would not be an issue with a gravel road.

**Gary Peterson- 25 Quiet Meadow Lane**, stated that he has spoken with all the home owners on Quiet Meadow Lane and all but 2 of the homeowners have issues with this proposal. He is not prepared tonight to list the issues that most neighbors have. He would like to submit his concerns to both the City Council and the Sheranians.

Mark Sheranian stated that he wants to be good neighbors and this discussion was to get a feel from the council as to their thoughts and ideas.

**Cindy Griffin, 1700 East** stated that this is a beautiful property that she gets to look at every day. During the summer they had a great carnival, but the noise came straight to her home and it was not pleasant. She wants to be good neighbors, but she does not want noise to be an issue. If there was an event every week she would be concerned.

#### **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

**Gary Calder** reported that the pressurized irrigation is on from April 15th to October 15th and it may be on longer this year if the weather continues to be warm. It takes about one week to drain the main lines. He also stated that there has been some discussion about the water coming from the EBCO wells and in the summer 100% of this water is used. He further stated that they have begun to drain the pond and it is going down about a half foot a day. This is done so that when it freezes the city will not have the issue of people getting in and trying to ice skate.

Within the last week, most of you may have heard that Eagle Mountain had an issue of contaminated water. Security measures with the wells and tanks within our city are in place.

These precautions are put in place to distract people from vandalism and other types of damage.

**Chief Petterson** stated that if you hear something and want to know more about it, please ask him.

**Cl. Hansen** stated that he attended a meeting with Spanish Fork and Springville with regards to a potential multi recreation center. It was discussed that Nebo School District also be involved in this. Springville City is going to look into the feasibility cost of a center and the share would be based on the population size.

**Cl. Reid** stated that there may be more heard about this, but a dog died from drinking the water at the Lindon Marina. The Utah Lake Commission will be reporting on this within the next few days. He also stated that there has been a high water table in Silver Leaf Subdivision. There are individuals that have been pumping a lot of water and some have had water in their homes.

**Stacey Child** reported that soccer will finish this week and flag football will finish up in 2 weeks. Volleyball and girls basketball will begin within the next week.

#### **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 land negotiation and pending and potential litigation.

**Second:** Cl. Hansen seconded the motion  
**Vote:** Passed unanimously

**Motion:** Cl. Farnworth moved to close the closed session and open the regular session.  
**Second:** Cl. Hansen seconded the motion.  
**Vote:** Passed unanimously

**ACTION ITEM:**

**Item 4. Request to hire a Full Time Parks Maintenance Specialist.**

Stacey Child, Parks and Recreation Director reviewed the staff report for those in attendance. Currently there is one individual that handles parks full time and one recreation coordinator who is fulltime. They are requesting an additional full time employee helping in the parks side of the department. They are requesting this individual start at \$15.00 per hour plus full benefits.

**Motion:** Cl. Hansen moved to hire a full time Parks Maintenance Specialist at \$15.00 an hour plus benefits.

**Second:** Cl. Lundberg seconded the motion.

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Hansen Aye

Cl. Reid Aye

Cl. Nelson Aye

**Vote:** Passed 5:0

**Motion:** Cl. Farnworth made a motion to adjourn the meeting.

**Second:** Cl. Lundberg seconded the motion.

**Vote:** Unanimous

Meeting adjourned at 10:50 pm.

**APPROVED: October 21, 2014**

Camille Brown, City Recorder