

**MAPLETON CITY
CITY COUNCIL MINUTES
DECEMBER 2, 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
Gary Calder, Public Works Director/City Engineer
Dean Pettersson, Police Chief/Public Safety Director
Sean Conroy, Community Development Director

Minutes Taken by: Camille Brown

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

OPEN FORUM:

Craig Murdock, 893 East 400 North- stated that he has been talking to Gary Calder for the past three years about the lack of pressure at the mouth of Maple Canyon with the culinary water. Ever since Dorothy Roundy donated the land where the city put the existing water tank, the pressure has been low and there has also been harmonic vibrations. He was told that the work that is currently being done on 400 North should help the pressure in this area. He is very concerned that if there is a fire that there would not be enough pressure to fight the fire. He has put a gauge on the valve and the reading is only 28-32 psi which isn't enough to flush a toilet or take a shower. He would like more research to be done to see what other options there are to increase pressure in this area.

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

Item 1. Approval of City Council Meeting Minutes –November 18, 2014
Motion: Cl. Hansen moved to approve the November 18, 2014 City Council Minutes.
Second: Cl. Nelson seconded the motion.
Vote: Passed 5:0

ACTION ITEMS:

Item 2. Consideration to approve an Agreement between Mapleton City and Salt Lake Chamber of Commerce in order to research and analyze transportation funding in Utah at both the state and local level.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. The purpose of this agreement is to support Utah Transportation Coalition as they establish ideas for Utah's

transportation funding. They are asking Mapleton City to contribute \$250 to the cause. Cl. Lundberg is concerned about the compensation that will be tied to the attached written proposal

Motion: Cl. Lundberg moved to authorize the Mayor to execute the Agreement between Mapleton City and Salt Lake Chamber of Commerce in order to research and analyze transportation funding in Utah at both the state and local level subject to the written proposal that limits the city's participation not to exceed \$250.

Second: Cl. Nelson seconded the motion.

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Hansen Aye

Cl. Reid Aye

Cl. Nelson Aye

Vote: Passed 5:0

Item 3. Consideration to approve an Amendment to an Interlocal Cooperation Agreement between South Utah Valley Animal Services Special Service District and Mapleton City regarding the operating expenses.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. This is an amendment to the original agreement. The South Valley Animal Services Special Service District would like to amend the current agreement and the amendment would pertain to operating costs. The operating costs are based on animals served which is from July to June and will be billed in advance on a semi-annual basis.

Motion: Cl. Lundberg moved to authorize the Mayor to sign an Amendment to an Interlocal Cooperation Agreement between South Utah Valley Animal Services Special Service District and Mapleton City regarding the operating expenses that amend the timing of payments in Section 5.

Second: Cl. Farnworth seconded the motion.

Cl. Lundberg Aye

Cl. Hansen Aye

Cl. Reid Aye

Cl. Nelson Aye

Cl. Farnworth Aye

Vote: Passed 5:0

Item 4. Consideration to approve a Mutual Aid Interlocal agreement between Mapleton City and Utah Public Works Emergency Management Alliance, with regards to receiving or assisting other local governments in time of natural or man-made disasters.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. This agreement is in place so that agencies may assist with participating agencies during an emergency situation. The agreement addresses reimbursement to agencies for personnel, equipment and other associated services. There is no cost to the city to participate in this Mutual Aid Interlocal Agreement.

Motion: Cl. Farnworth moved to authorize the Mayor to execute the agreement for a Mutual Aid Interlocal agreement between Mapleton City and Utah Public Works Emergency Management Alliance, with regards to receiving or assisting other local governments in time of natural or man-made disasters.

Second: Cl. Nelson seconded the motion.

Cl. Hansen Aye

Cl. Reid	Aye
Cl. Nelson	Aye
Cl. Farnworth	Aye
Cl. Lundberg	Aye
Vote:	Passed 5:0

PUBLIC HEARINGS:

Item 5. Consideration of an Ordinance amending Mapleton City Code (MCC) Chapter 18.28.040 allowing reception facilities as a conditional use in the Agricultural-Residential (A-2) zone.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The applicant, Mark and Lori Sheranian own 135 acres that includes property in the A-2 and the CE-1 zone and are proposing the use on their property for a wedding reception location. The property is developed with a single family residence and a barn. The property has access off 1200 North with the primary access coming off of Quiet Meadow Lane. The applicants came before the City Council in October with their request to hold wedding receptions in the barn on their property. This would require an amendment to the A-2 zone and a proposed ordinance has been prepared. Both the General Plan and the A-2 zone discourage commercial uses, but do not prohibit them. The planning commission has reviewed this item and recommend approval.

Mark and Lori Sheranian stated that they want to have a nice place to bring more people to Mapleton. They do not believe that it will infringe upon anyone’s view and the barn is fairly secluded. They have asked the surrounding neighbors and want to be good neighbors. They will be there to manage the property and they will need to follow the conditions. They realize that they need to obtain a permit and they are fine with that. They are happy to work with the individuals if they have an issue with this and they are open to any ideas.

The public hearing was opened.

Eldon Taylor, 1150 North 1700 East, stated that he has owned his property since 1982 and has been marketing the lots here for the last several years. They have subdivided the farm to provide money for his family. He has appreciated the quiet peaceful location that this piece of land has been for his family. He believes that the proposed business use would be inconsistent with the historical and present use of property. He thinks that having this reception center would bring unnecessary traffic and noise during late hours of the night.

Mayor Wall inquired why in the document that was circulated does it state that if this is passed to allow the Sheranians to have this reception center litigation may arise. Mr. Taylor stated that his legal counsel prepared this and he also asked why that was in there and he was told that it just might have to occur. There is one home built on the corner. Mayor Wall inquired if there is a road by this new home, and Sean Conroy stated that there is a road at 1800 East which enters the Sheranians property. Cl. Lundberg stated that currently the code reads that if at any time they operate this facility in such a manner which causes a disturbance of peace, would give anyone the right to bring this back to the planning commission requesting to revoke the permit. Mr. Taylor stated that they sold the lots with the understanding that nothing would be built behind them and they would be protected. Cl.

Lundberg stated that the Sheranians will have to go back to the Planning Commission to receive a Conditional Use Permit. The Sheranians if granted this permit, will have to follow the conditions or the permit could be revoked and there are certain protections that the citizens will have.

Austin Sperry, 1033 North 1800 East, stated he moved here from California and wanted to come to a smaller quieter area. There are some concerns that he would like to discuss. First, in residential development you don’t always have a large number of cars coming and going all at once. There are a lot of kids in the area and there is also a jogging path, and he doesn’t think there should be noise extending to a time that is not a normal time within a neighborhood. His main concern is if there are

a large amount of cars coming and going all at one time. He doesn't see another way to mitigate that part of the ordinance.

Tim Kriser, 605 North 2000 East, owns three properties here in Mapleton and one is near the Sheranian piece. He loves Mapleton and likes living here. If they want to have a reception facility then they should be able to.

Motion: Cl. Nelson moved to approve Ordinance amending Mapleton City Code (MCC) Chapter 18.28.040 allowing reception facilities as a conditional use in the Agricultural-Residential (A-2) zone.

Second: Cl. Hansen seconded the motion.

Cl. Reid Aye

Cl. Nelson Aye

Cl. Farnworth Aye

Cl. Lundberg Nay- There are some commercial use concerns here.

Cl. Hansen Aye

Vote: Passed 4:1

Ordinance No. 2014-13

Item 6. Consideration of an ordinance amending Mapleton City Code Chapter 18.76.070.B to allow the use of Transferable Development Rights within previously platted subdivisions.

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. Several years ago the city adopted an ordinance for Transferrable Development Rights (TDR) in an effort to preserve the east bench of Mapleton from development. This allowed property owners on the bench to dedicate their property to the City or place it into a conservation easement in return for a TDR that could be used elsewhere in town to increase density. In the Mapleton City Code it stipulates that TDRs cannot be used on lots that are part of a previously approved subdivision plat. This amendment would allow the use of TDRs within existing subdivisions. Sean reviewed the pros and cons for allowing TDRs in existing subdivisions. The primary concern of the proposed ordinance is the potential impact on existing neighborhoods if TDRs are used extensively. This could bring a negative impact on some neighborhoods.

Tom Bankhead- 697 South 1560 East- he would encourage all to look at the mountain and realize the benefit they got with the TDRs that were issued. Keeping the neighbors in mind there will be cases that will affect some more than others. It's important to have diversity in the lot sizes as it makes an area look better than just the standard cookie cutter lot sizes.

Julie Hall- 1710 East 400 North- she is opposed to this amendment. They bought their house with the understanding that the zoning would protect their investment. They paid more for their home because it was in a nice area. She does not like the alternative options because they could be a "slippery slope" so to speak.

Morris Warren-775 East 400 North, he doesn't know whether the council knows where these two acre lots came from. Back in the early 80's, people came in and wanted to subdivide. The state was coming down on Mapleton because they had too many septic tanks and there wasn't even enough drinking water. The city felt they would satisfy the state by having only 2 acre lots. They then built the tank up Maple Canyon and that seemed to help.

Jeremy Martin 320 North 1900 East, this is a delicate matter. As people get older it is hard to maintain. Development is going to happen. A rural atmosphere is what some of us want. There

aren't a lot of 2 acre lots and there probably won't be many more. The general plan talks about having smaller lots. It would be a disservice to the city by cutting these lots down.

John Pratt- 1800 East 145 North- 22 years in Mapleton. They looked at many different places to live. Their real estate agent told them to buy a large lot to protect their investment. The ordinance changes is not consistent with the vision statement. There was a survey done many years ago and he shared some of the results of the survey.

Mark Sheranian is against this proposal. He owns TDR's and would like to see other ways to use the TDRs and would like to see the Council stick with the plan they originally formatted.

Bernell Taylor- 1780 East 1200 North- He thinks that the building is coming just like the growth has happened in Lindon and Orem.

Craig Murdock, 893 East 400 North – He lived in Orem and saw the building that was going on there and decided to move somewhere with smaller growth. He has had to buy the necessary equipment to take care of the land. He does not think that this would be the right way to take care of property because they cannot maintain it.

Motion: Cl. Farnworth moved to deny an ordinance amending Mapleton City Code Chapter 18.76.070.B to allow the use of Transferable Development Rights within previously platted subdivisions.

Second: Cl. Reid seconded the motion.

Cl. Nelson Aye

Cl. Farnworth Aye

Cl. Lundberg Nay- there is a way to restructure the ordinance to make it work

Cl. Hansen Aye

Cl. Reid Aye

Vote: Passed 4:1

MAYOR AND COUNCIL ADMINISTRATIVE REPORTS:

Sean Conroy reported that the city has received the final draft of the Economic Development report. He will be bringing this report to council at the first of the year.

Chief Pettersson reported on a few incidents that have taken place over the weekend. The Ticket or Click-It is going on. Mayor Wall inquired if there is an incentive given to those who are wearing their seatbelts. Chief Pettersson stated that the city has done this in the past. He also reported that all officers are wearing body cameras now.

Cl. Farnworth stated that they are still negotiating different things with the Solid Waste Committee.

Mayor Wall inquired what day would work for the Christmas Dinner. It was decided to do it during the middle of January. It was decided that if there is a second meeting in December it would be on the 17th.

Cory Branch reminded everyone of the tree lighting ceremony this Friday at 6:00.

Cl. Reid inquired about redoing the General Plan. Mayor Wall stated that when this was done before it was done in a work session format. Sean stated that they could come up with the main ideas and then get dates put together.

CLOSED MEETING:

- Motion:** Cl. Nelson 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. Lundberg seconded the motion
- Vote:** Passed unanimously

Meeting adjourned at 11:00 pm.

APPROVED: January 6, 2015

Camille Brown, City Recorder