

MAPLETON CITY
CITY COUNCIL MINUTES
April 1, 2015

PRESIDING AND CONDUCTING: Mayor Brian Wall- arrived at 7:25 pm

Members in Attendance: Ryan Farnworth
Scott Hansen
Jim Lundberg
Mike Nelson- Mayor Pro-tem
Jonathan Reid

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

Minutes Taken by: Camille Brown, City Recorder

The items may not be heard in the order below.

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

OPEN FORUM: No comments were made.

Item 1. Approval of City Council Meeting Minutes March, 18, 2015
Motion: Cl. Lundberg moved to approve the March 18, 2015 minutes.
Second: Cl. Reid seconded the motion.
Vote: Passed 5:0

PUBLIC HEARING ITEM:

Item 2. Consideration of an Ordinance amending Mapleton City Code (MCC) Chapter 18.77.060 regarding fencing standards in the Planned Residential Development (PRD-1) Zone.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The project is approximately 16.5 acres in size. In 2009 the City approved a Development Agreement and a PRD-1 zone was applied to the property.

The applicant, Bruce Dickerson, stated that he started the project 10 years ago after realizing his parents were getting to an age where it would be good to have them live in a retirement community. He then presented a power point to the Mayor, Council and others that were there in attendance which showed a similar development he had done in Orem and how it still has an open feel with fencing in the rear yards belonging to the homeowners.

The applicant further stated that there are several reasons why allowing fencing in the rear yards is a good idea, but some negative aspects as well. The project was started 10 years ago he developed the first cul de sac of the 5 homes and still owns 2 homes.

Cl. Reid inquired why the market changed from the senior living area to where anyone could live there, regardless of age. Mr. Dickerson stated that the economy forced this to happen. The market dropped and no houses were selling so they were taking any buyer who would buy the home. Mayor Wall stated that he had a few points to make to Mr. Dickerson. He stated that the city was told that this was going to be a senior living facility. Now the homeowners in this area are going to get hit with high water bills. Mayor Wall told Mr. Dickerson that he is in a way asking the city to bail them out. Mr. Dickerson stated that he does not think that this is the case where he stated that the city is being asked to "bail" them out. At this point he is only doing what he has to do. Mayor Wall stated that the fencing changes will change the dynamics in the development and Mr. Dickerson agreed.

Public Hearing was opened at 7:55 pm

Brian Berthold 1158 West 150 North stated that they moved here because they had read in the CCRs that fencing would be allowed. They have a dog and they would not have bought the home if they couldn't have fenced their dog in.

Marge Roscher 128 North 1140 West stated that they bought their home in October and they were shown the CCR fencing regulations. She would feel a lot safer if her back yard was fenced so then she could sleep with her windows open. The developer has not turned the HOA over to the residents.

Mike Stark 434 North 1040 West stated that he has been gone for 6 months. Things have changed in the 6 months since he has been gone.

Geoffrey Wright 272 North 1100 West stated that he knew this has some history. He reviewed the vision statement with the council. The development was approved and he thinks they should move forward.

Pat Forbes 120 North 1140 West stated that she has had to have 2 artificial knee surgeries and has 6 stairs out the back of her home. She wonders if the city has ever considered putting speed bumps along 1140 West.

Jennie Green 352 North 1100 West stated that she wants to apologize to all the others that were lied to. Everything that has happened is just heartbreaking for everyone. Traffic has always been a concern. There is only one exit. If the rest of these homes are constructed, it will be even more of a hazard. She is concerned how the taxes are going to be handled and how the HOA will work if the fees are based on the common area.

Cl. Lundberg stated that if it remained common area, it doesn't change anything because it is common area.

Art Johansen 925 North 1040 West stated that if you needed surgery, there is something that comes with that when you need a doctor and that is competence. If you bail out the builders on competence, the builders are what they are. The homeowners came in with the assumption that they were going to have a yard. You need to see that the needs of the people can be met.

Cl. Nelson stated that he would like to address parts of this ship that has already sailed, if something needs to be changed it should be fixed now and not when all 58 homes are in.

Public Hearing was closed 8:35 pm.

Cl. Lundberg stated that this was the common area, and it can be left as common area, but he is concerned about the safety of the homes in the area and suggested having the rod iron fencing run through the back of the homes.

The Mayor suggested changing this to a PRC zone.

Motion: Cl. Farnworth moved to deny the request of the ordinance amending the Mapleton City Code (MCC) Chapter 18.77.060 regarding fencing standards in the Planned Residential Development (PRD-1) Zone

Second: Cl. Nelson moved to second the motion.

Cl. Lundberg Aye

CL. Reid Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Farnworth Aye

DISCUSSION ITEM:

Item 3. Crown Castle requests a discussion regarding a proposal for the expansion of an existing tower site compound located generally at the southeast corner of Maple and Main Street.

Cory Branch, City Administrator, reviewed the staff report for those in attendance. Verizon Wireless is proposing to add nine (9) panel antennas, six (6) remote radio heads and an OVP box at the 87' centerline below the existing antennas on the monopole along with an outdoor back-up generator. Pete Simmons, Verizon Wireless reviewed the 3 different options for the placement of the equipment. He reviewed them in the order in which they were most important to the company and the council stated that they would be more interested in the options in the reverse order.

Craig Chagnon, Crown Castle, stated that it's good to have revenue sharing in the lease so that others can add on to the tower.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Camille Brown, City Recorder inquired from the City Council of their opinion of having the county run the elections. There are still several things that our city will have to do, but a lot of the recorders in the county are considering this option due to liability that one city had in the last election.

Sean Conroy, Community Development Director, stated that the Planning Commission approved Ben Peay's Conditional Use Permit. There is a 10 day window for appeal. Also, there will be an item at the next council meeting with regards to Residential Treatment Facility.

Gary Calder, City Engineer, reported that he had a follow up meeting on the EBCo water/sewer line. The waterline is moving along. Also, he has requested 500 Strawberry water shares for this budget cycle and 500 for next year budget cycle, the CUP waterline is a month late, the PI pond is full and ready to use. They are letting the wells fill up so they can be fully pressurized.

The Council continued to have discussion on the water and sewer rates and what ways it can be made more feasible for citizens.

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

Meeting adjourned at 10:20 pm.

APPROVED: **April 15, 2015**

Camille Brown, City Recorder