

MAPLETON CITY CITY COUNCIL MINUTES

June 3, 2015

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
Sean Conroy, Community Development Director
Debbie Sanchez, Finance Director

Minutes Taken by: Camille Brown, City Recorder

The items may not have been heard in the order below.

Mayor Wall called the meeting to order at 7:00pm. 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 May 20, 2015
Motion: Cl. Hansen moved to approve the May 20, 2015 minutes.
Second: Cl. Nelson seconded the motion.
Vote: Passed 5:0

PUBLIC HEARING ITEMS:

Item 2. Consideration of a Resolution establishing a Transferable Development Right Sending Site (TDR-S) on approximately 18 acres of land in the CE-1 Zone and establishing a Transferable Development Right Receiving Site (TDR-R) for approximately 60 acres of land in the A-2 Zone located at approximately 750 North and 1600 East.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The time period for TDR sending sites ended in December of 2010 and an application would have had to been filed before that time. The applicant did file an application in November of 2010 and has since met with staff, the Planning Commission and City Council. Scott Hansen asked if the city would be liable for a landslide or extra water coming down the hillside. Sean Conroy stated that if the properties are left in its natural state then they should be fine.

Cl. Lundberg thinks this lessons the liability when it remains in its natural state.

Mayor Wall stated that this needs to be engineered properly so water doesn't go into these homes due to being in the flood plain.

Public Hearing was opened no comments were made.

Motion: Cl. Farnworth moved to approve a resolution establishing a Transferable Development Right Sending Site (TDR-S) on approximately 18 acres of land in the CE-1 Zone and establishing a Transferable Development Right Receiving Site (TDR-R) for approximately 60 acres of land in the A-2 Zone located at approximately 750 North and 1600 East including the 3 special conditions:

1. A deed shall be recorded with the Utah County Recorder transferring title of the 18.025 acre property in the CE-1 Zone to Mapleton City prior to the issuance of 11 TDR Certificates to the applicant.
2. The applicant shall pay any applicable greenbelt rollback taxes prior to deeding the CE-1 property to the City.
3. The applicant shall demonstrate that they have clear title to the CE-1 property through a preliminary title report or a policy of title insurance.

Second: Cl. Nelson seconded the motion.

Cl. Lundberg Aye

Cl. Reid Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Farnworth Aye

Vote: Passed 5:0

Resolution No. 2015-14

Item 3. Public comment prior to adopting the FY 2015-2016 Budget.

Debbie Sanchez, Finance Director, reviewed the staff report for those in attendance. She stated that there is only one change to the tentative budget which was received, which was adding insurance for one employee.

Public Hearing was opened no comments were made.

Motion: Cl. Nelson moved to receive the budget and set a public hearing for the June 17th City Council meeting.

Second: Cl. Reid seconded the motion.

Cl. Reid Aye

Cl. Nelson Aye

Cl. Hansen Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Vote: Passed 5:0

ACTION ITEM:

Item 4. To consider a resolution authorizing the Mayor to sign an Interlocal Agreement with Utah County for the provision of library services for Mapleton City

Camille Brown, City Recorder, reviewed the staff report for those in attendance.

Motion: Cl. Nelson moved to approve the resolution authorizing the Mayor to sign an Interlocal Agreement with Utah County for the provision of library services for Mapleton City as outlined in the staff report.

Second: Cl. Hansen seconded the motion.

Cl. Nelson Aye
Cl. Hansen Aye
Cl. Farnworth Aye
Cl. Lundberg Aye
Cl. Reid Aye
Vote: Passed 5:0
Resolution No. 2015-15

DISCUSSION ITEM:

Item 5. A discussion item regarding HB 362 (2015) as it relates to the 0.25% local option general sales tax.

Mayor Wall introduced the item and reviewed a document that was provided by the Utah League of Cities and Towns. He has mixed feelings about this and doesn't think we should get involved.

Cl. Lundberg stated that in talking to some of the residents the sales tax is a more fair option between the ¼ cent sales tax or the road utility fee. He would not like to see an increase on the sales tax, but would be more for this than a road fee accessed to residents.

Cl. Reid stated that he does not support this as some of the funds are connected with UTA, and we do not or will not be receiving services from them.

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Sean Conroy stated that a few years ago we received annexation applications for both the Boggess and Central Bank portions. The Boggess group is ready to move forward, but cannot until the Central Bank piece is ready, because they are creating an island. State law has changed and now allows for islands. Sean Conroy does not think the county will allow the island. Rather than doing a development agreement, we could establish a zone for the Central Bank portion. Building permits are at 33 new homes through May and for the fiscal year the total is about 60.

Cory Branch stated that the next meeting will be busy and Eric will be coming to discuss a few items.

Mayor Wall discussed the 24th of July.

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

Meeting adjourned at 8:05pm.

APPROVED: **June 17, 2015**

Camille Brown, City Recorder