

**MAPLETON CITY  
CITY COUNCIL MINUTES  
August 5, 2015**

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**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, City Engineer/Public Works Director  
Sean Conroy, Community Development Director  
Eric Johnson, City Attorney  
Debbie Sanchez, Finance Director

**Minutes Taken by:** Camille Brown, City Recorder

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

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

**OPEN FORUM:**

Orpha Dee Johnson approached the council and stated that she is concerned that her taxes are being raised. The council stated that the city is not raising taxes, but she may have received a notice from the county assessor. She also thanked the council for decreasing the sewer rates by \$10.

**Item 1. Approval of City Council Meeting Minutes June 17, 2015**

**Motion:** Cl. Hansen moved to approve the June 17, 2015 minutes.

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

**Vote:** Passed 5:0

**PUBLIC HEARING ITEMS:**

**Item 2. Consideration of an ordinance to annex approximately 41 acres of property located at approximately 3050 South and 800 West, and to adopt the zoning designations for each property within the annexation boundary.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Cl. Reid inquired if this item needs to pass in order for the larger piece to be annexed? Sean said yes. Public Hearing was opened, no comments were made.

**Motion:** Cl. Nelson moved to adopt with conditions an ordinance to annex approximately 41 acres of property located at approximately 3050 South and 800 West, and to adopt the zoning designations for each property to the RA-1 zone within the annexation boundary.

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

Cl. Lundberg Aye  
Cl. Reid Aye  
Cl. Farnworth Aye  
Cl. Hansen Aye  
Cl. Nelson Aye  
Vote: Passed 5:0  
Ordinance No. 2015-02

**Item 3. Consideration of an Ordinance to annex approximately 180 acres of property located at approximately 3000 S Hwy 89, to approve a development agreement and concept plan associated with the Mapleton Heights project (113 acres) and to establish the zoning designation for each property within the annexation boundary.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. If this is approved, everything east of Hwy 89 will be annexed into the city. They are requesting a PD-4 zone with 285 units with the overall density being 3 units per acre. The concept plan was reviewed as well as the trail head park. Mayor Wall inquired if the buffering around Ludlow's piece would be adequate if he develops and Sean said the buffering is already in place with the General Plan.

Cl. Reid asked if this is approved if 800 West will be the only connectivity for this development. Sean stated that yes, and that there have been road studies done and the majority of the traffic will use Hwy 89. The only other condition that needs to be addressed is that Utah County is asked to have the map redone to show a small portion of the road to be included.

**Motion:** Cl. Farnworth moved to adopt with conditions an ordinance to annex approximately 180 acres of property located at approximately 3000 S Hwy 89, to approve a development agreement and concept plan associated with the Mapleton Heights project (113 acres) and to establish the zoning designation for each property within the annexation boundary.

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

Cl. Reid Aye  
Cl. Farnworth Aye  
Cl. Hansen Aye  
Cl. Nelson Aye  
Cl. Lundberg Aye  
Vote: Passed 5:0  
Ordinance No. 2015-03

**ACTION ITEMS:**

**Item 4. To consider approval authorizing the Mayor to sign an amendment to an existing Easement Agreement with Global Signal Acquisitions IV LLC 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.

**Motion:** Cl. Lundberg moved to authorize the Mayor to sign an amendment to an existing Easement Agreement with Global Signal Acquisitions IV LLC for the expansion of an existing tower site compound located generally at the southeast corner of Maple and Main Street which includes a side letter of a onetime payment in connection with the easement agreement.

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

Cl. Reid Aye

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

**Item 5. To consider a resolution authorizing the Mayor to sign an Interlocal Agreement with Nebo School District for the Master Facility Use.**

Cory Branch, City Administrator, reviewed the staff report for those in attendance.

**Motion:** Cl. Hansen moved to adopt a resolution authorizing the Mayor to sign an Interlocal Agreement with Nebo School District for the Master Facility Use to include the new Maple Ridge Elementary.

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

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

Resolution No. 2015-23

**Item 6. Consideration of a request to construct a private underground gun range on a residential property located at 765 West 3050 South.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance.

The handguns will be for personal use only not commercial. The ceiling is 12' below grade, so this should eliminate safety concerns. The applicant is working with Action Target who is designing the range. The contractor that is doing the project stated that they are consulting with a professional HVC company, Summit Engineering and soil engineering labs to seek direction on exactly what types of soils there are.

**Motion:** Cl. Nelson moved to approve the request to construct a private underground gun range on a residential property located at 765 West 3050 South according to submitted plans.

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

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

**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 discussion of real property and pending or potential litigation

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

**Vote:** Passed unanimously at 7:45 pm

**Motion:** Cl. Farnworth moved to close the closed meeting and open the regular meeting

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

**Vote:** Passed unanimously at 8:50 pm

**MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:**

**Mayor Wall** stated that as promised when the new water and pressurized irrigation rates were put into place almost a year ago, they would be reviewed and he believes now is the time to revisit this. He would like the City Council to give direction as to what criteria they would like to use to do the models. He further stated that approximately 85 more homes will be brought online that can hook up to pressurized irrigation.

Cl. Nelson and Cl. Reid stated that they do not believe that both rate structures should have the same rates. Cl. Reid stated that there is no incentive to hook up to pressurized irrigation.

Cl. Farnworth stated that if you drop the PI rates .50 across the board then this will be a big incentive for more to connect to the pressurized irrigation water.

Cl. Nelson suggested dropping the PI tiers by .50 and the culinary tiers by .25.

Cl. Reid stated that if the PI tiers are dropped .50 and the culinary tiers are dropped .25 just makes common sense.

Mayor Wall stated that this will go to the next City Council meeting.

**Sean Conroy**, reported that you will notice by the new Abbingdon Senior Living Facility the 10 foot asphalt trail. This trail is master planned to follow the east side of Highway 89.

**Gary Calder** stated that there has been a request to patrol a little more by 300 East and 1200 North since school is getting ready to start. He also stated that he has been working with the school district to widen Slant Road by the new elementary school, but they were not interested in going in on this so the city will do this project on their own due to safety concerns. He is also working with the school district to widen the road towards Hobble Creek Elementary. This may take longer, but will be worth it in the end.

**Jonathan Reid**, inquired about the Mapleton Irrigation Company and if anything formal has been filed against the secretary that took money. Gary Calder reported that they hired the Springville Irrigation Company secretary, but hasn't heard anything further.

**Brian Wall**, stated that Ben Peay wanted to thank all that were able to go to the ribbon cutting of the new cemetery. He also stated that EBCo has a new CEO and they have looked at Doug's offer but didn't like it. They wanted to see more risk in it. He said that he was going to be sending them an email in the near future.

**Debbie Sanchez**, stated that she has begun working on the audit and it should go to City Council in October.

**Cory Branch** stated that at the next City Council meeting there may be a discussion item regarding the survey and then a reminder that the council will be doing an aid station for the Moonlight Half Marathon on August 28<sup>th</sup>.

Motion: Cl. Hansen moved to close the meeting

Second: Cl. Nelson seconded the motion

Vote: Passed unanimously

Meeting adjourned at 10:10 pm.

APPROVED: August 19, 2015

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Camille Brown, City Recorder