

MAPLETON CITY
CITY COUNCIL MINUTES
October 7, 2015

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth
Scott Hansen
Jim Lundberg- Excused
Mike Nelson
Jonathan Reid

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

Minutes Taken by: Camille Brown, City Recorder

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

Mayor Pro-tem Farnworth called the meeting to order at 7:00 p.m. Wyatt Steen gave the invocation and Joshua Larsen led the Pledge of Allegiance.

OPEN FORUM:

Dennis Tolley, 1317 East 1500 South, stated to the council that the city code for a conditional use permit to have a vacation home needs to be removed. Mr. Tolley read from the Vision Statement and stated that it deals a lot with home and family. He stated that recently the Broadbents' applied for a conditional use permit to use their home as a Vacation Rental By Owner. (VRBO) He read quotes from concerned citizens that are also opposed to this concept. He is very disturbed that the VRBO homes are being allowed in Mapleton. He does not want the value of his home to decline, due to large crowds and a parking problem with allowing VRBOs. He asked if the council would reconsider amending this ordinance and have this condition removed. He further stated that 94% of his neighbors share the same concerns.

Mayor Wall arrived at 7:15pm.

Larry Haines, 1005 South 800 East, stated that he would like to propose that the city hold an event that will bring the citizens closer together from all areas of town. He would propose holding a Scarecrow Festival that he has seen in Nova Scotia. A committee could consist of 6-8 people that could work together to make this a fun event for everyone and Mapleton could be known for their Scarecrow Festival. Cl. Hansen stated that it is good to be known for something.

David Smaldone, 905 South 1250 East, stated that he would like the code changed with regards to vacation rentals. He supports Mr. Tolley's remarks and requests the council consider the removal of this portion of the city code, in respect for the people that are against this.

Ann Tolley, 1317 East 1500 South, stated that she thinks the reasoning behind this ordinance change was motivated because of the Nemelka property. Mapleton has a vision statement to maintain a rural feel and

family centered town. She believes the Nemelka's couldn't sell their home and had to look at other options, so the solution was to have a vacation home, or a drug rehab home. She has done research that shows this property is bringing in good revenue. This code does not belong and she would like to see initiative on the part of the council so that it can be fixed now before it causes more trouble.

Item 1. Approval of City Council Meeting Minutes September 16, 2015

Motion: Cl. Farnworth moved to approve the September 16, 2015 minutes.

Second: Cl. Hansen seconded the motion.

Vote: Passed 4:0

ACTION ITEMS:

Item 2. Consideration of a Resolution approving a street cross section for the Homestead Plat "A" subdivision consisting of one lot located at approximately 1776 East and 1600 North.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. He stated that he has worked with the applicant to come up with a reasonable cross section for all properties east of approximately 1250 East along 1600 North, which will include full road buildout from north to south including:

- A 12' asphalt trail;
- An 8' planter;
- A 2' low back v-gutter; and
- 42' asphalt road width

Motion: Cl. Reid moved to approve a resolution for a street cross section for the Homestead Plat "A" subdivision consisting of one lot located at approximately 1776 East and 1600 North.

Second: Cl. Farnworth seconded the motion.

Cl. Hansen Aye

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Vote: Passed 4:0

Resolution No. 2015-29

Item 3. Consideration of a Resolution approving the Final Plat for the Autumn Lane Plat "A" subdivision consisting of 10 lots located at approximately 600 South Main and the application of a Transferable Development Right Receiving Site Overlay (TDR-R).

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

Cl. Reid, inquired if there was a reason why the road isn't going through to Main Street. Applicant Justin Schallenberg, stated that this subdivision is an extension of Silver Leaf and Diamond Back.

He would propose to allow only construction vehicles to enter off of Main Street, that way they won't damage the local roads. When people are living there he would consider closing this access and allowing only construction vehicles. Mayor Wall stated that he would like the access closed off when residents move in.

Cl. Reid, inquired if there are standards as to how many homes can use one point of access. Sean and Gary stated that there will be a lot of construction and subdividing along 800 West within this next year.

Motion: Cl. Farnworth moved to approve a resolution for the Final Plat for the Autumn Lane Plat "A" subdivision consisting of 10 lots located at approximately 600 South Main and the application of a Transferable Development Right Receiving Site Overlay (TDR-R) with conditions from the DRC minutes and pending a pre-construction meeting.

Second: Cl. Nelson seconded the motion.

Cl. Farnworth Aye

Cl. Nelson Aye
Cl. Hansen Aye
Cl. Reid Aye
Vote: Passed 4:0
Resolution No. 2015-30

Item 4. Consideration of a Resolution approving the Final Plat for the Emerald Estates Plat “B” subdivision consisting of 11 lots.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Staff is recommending approval with conditions.

Motion: Cl. Hansen moved to approve a resolution for the Final Plat for the Emerald Estates Plat “B” subdivision consisting of 11 lots and DRC conditions of 9/30/15 and pending a pre-construction meeting.

Second: Cl. Reid seconded the motion.

Cl. Reid Aye
Cl. Farnworth Aye
Cl. Nelson Aye
Cl. Hansen Aye
Vote: Passed 4:0
Resolution No. 2015-31

Item 5. Consideration of a resolution designating and appointing poll workers and their alternates to serve in the 2015 Municipal General Election.

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

Motion: Cl. Farnworth moved to approve a resolution designating and appointing poll workers, and their alternates to serve in the 2015 Municipal General Election with their compensation not to exceed \$175.

Second: Cl. Nelson seconded the motion.

Cl. Nelson Aye
Cl. Hansen Aye
Cl. Reid Aye
Cl. Farnworth Aye
Vote: Passed 4:0
Resolution No. 2015-32

PUBLIC HEARING:

Item 6. Consideration of a Preliminary and Final Plat approval for the Riding Subdivision Plat “A” consisting of six lots located on 800 South between 800 and 1100 West in the Residential-Agricultural (RA-1) with TDR Receiving zone

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. He stated that there will be improvements along 800 West.

Public hearing was opened at 7:57pm, no comments made.

Motion: Cl. Hansen moved to approve the Preliminary and Final Plat for the Riding Subdivision Plat “A” consisting of six lots located on 800 South between 800 and 1100 West in the Residential-Agricultural (RA-1) with TDR Receiving zone pending a pre-construction and DRC conditions.

Second: Cl. Nelson seconded the motion.

Cl. Hansen Aye
Cl. Reid Aye
Cl. Farnworth Aye
Cl. Nelson Aye

Vote: Passed 4:0
Resolution No. 2015-34

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Sean Conroy stated that the trail is out for bid, and they will be coming back within the next few weeks. Mapleton Village has requested an extension on their preliminary plat approval. Sean stated that himself and Cory have talked with Doug Palermo with regards to the EBCO property and they are optimistic that this will take place. Mr. Palermo is working with a developer in Spanish Fork. Sean sent out an email today regarding a MAG meeting on Oct 22nd where there will be an active transportation plan, for bike and trail planning. There has been a notice put in the lobby with details.

Gary Calder stated that next week UDOT is opening bids for the improvements to Hwy 47. He met with Springville City today with regards to two different roads going into Springville, Japs Hill and 1600 West above Sage Creek Elementary which both cities would like to try and line up both of these intersections. Things are moving forward on EBCOs infrastructure on the highway, Condie Construction will be doing the project.

Scott Hansen, stated that he is curious about the deer issues. John Fairchild reached out to the Mayor and stated that the DWR did pass the urban deer policy. It is too late for Mapleton to be part of the program this year. Cory stated that meetings have been held and they are being proactive with the information they have received.

Cl. Reid, inquired about the process in approving subdivisions. He stated that when the final plat comes for approval and changes need to be made it is very costly to the developer. His suggestion would be to have the preliminary plat come before the City Council and Planning Commission. Sean stated that this is something they will look into.

Cl. Farnworth reported that solid waste will shut down the green waste in November, so there may be some complaints. Cory thanked Ryan for being part of this board.

Mayor Wall circulated a pamphlet that shows how a device can be put on your power box and can in turn help with a generator. He is hoping that Mapleton Safe will look into this and be able to get our residents a break in the cost if they are ordered in a large volume. The normal cost is \$500 a unit. He is supportive of it and wants the city to write a letter.

Cl. Nelson stated that he thinks the survey went great and Cory indicated that 268 people have taken the survey as of today

Camille Brown reported that she had just received a text that Josh Diamond has withdrawn from the election. A formal letter will be received tomorrow.

Cory Branch stated that there is only one item to be heard on Oct. 21st, so he asked if the one item could be done on the 22nd prior to "Meet the Candidates" night at 6:00. The council agreed. Election day is on Nov. 3rd, and with the 4th being the next day our meeting will be cancelled. He reported on the library and stated that Byron Evans have given his notice that his last day will be November 11th. It was also discussed that the library is not getting as much use on Saturday and asked if it could be closed. The Mayor and council agreed.

Motion: Cl. Reid moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing the character, professional competence, or physical or mental health or an individual.

Second: Cl. Farnworth seconded the motion

Vote: Passed unanimously

Meeting adjourned at 9:00pm.

APPROVED: **November 17, 2015**

Camille Brown, City Recorder