

**MAPLETON CITY  
CITY COUNCIL MINUTES  
APRIL 20, 2016**

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**PRESIDING AND CONDUCTING:** Mayor Brian Wall

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

**Staff in Attendance:** Cory Branch, City Administrator  
Camille Brown, City Recorder  
Sean Conroy, Community Development Director  
Gary Calder, City Engineer/ Public Works Director  
John Jackson, Police Chief

**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. Farnworth gave the invocation and Jayden Allen led the Pledge of Allegiance.

**OPEN FORUM:** No comments were made.

**APPROVAL OF MINUTES:**

**Item 1. Approval of City Council Meeting Minutes March 16, 2016**  
**Motion:** Cl. Hansen moved to approve the meeting minutes for March 16, 2016  
**Second:** Cl. Nelson seconded the motion.  
**Vote:** Passed 4:0

**ACTION ITEMS:**

**Item 2. Consideration to modify funds for a previously approved police vehicle**  
This item was withdrawn from the agenda.

**Item 3. Consideration of a resolution proclaiming April 29, 2016 as Arbor Day.**  
Camille Brown, City Recorder, reviewed with the Council the Proclamation that is necessary to have in place to set April 29, 2016 as Arbor Day. This is a formality so that the Proclamation can be submitted with other documentation proclaiming Mapleton as a Tree City.

**Motion:** Cl. Nelson moved to approve a resolution proclaiming April 29, 2016 as Arbor Day.

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

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Nelson Aye

Cl. Reid Aye

**Vote:** Passed 4:0

Resolution No. 2016-22

**Item 4. Consideration of a Resolution authorizing the Mayor to execute a Real Estate Purchase Contract (REPC) to acquire the Harvest Park Clubhouse Property (parcel #41:693:0014).**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Central Bank has proposed to give the city a letter of credit to draw on for the completion of expanding the parking lot, but there is one addition to the resolution that says that the line of credit could not be drawn on until sold or a one year timeframe. Sean stated that Eric has reviewed the Real Estate Purchase Contract.

**Motion:** Cl. Hansen moved to approve a resolution authorizing the Mayor to execute a Real Estate Purchase Contract (REPC) to acquire the Harvest Park Clubhouse Property (parcel #41:693:0014) according to the purchase and sell agreement where Mapleton City waives 24 TDRs to the seller in exchange for the property and the seller shall have one year to sell land before buyer shall request a draw on the Letter of Credit of approximately \$140,000.

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

Cl. Hansen Aye

Cl. Nelson Aye

Cl. Reid Aye

Cl. Farnworth Aye

Vote: Passed 4:0

Resolution No. 2016-23

**PUBLIC HEARING ITEM:**

**Item 5. Consideration of a Resolution authorizing the City Administrator to apply for a Certificate of Registration (COR) for an Urban Deer Control Plan with the Division of Wildlife Resources (DWR) and to enter into a contract with Humphries Archery for assistance with implementing the plan.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Sean stated that there was positive feedback from the open house. Cory stated that if this is approved it will be set up for a May /June timeframe. It will need to be finalized with the Division of Natural Resources in July and then the program will begin in August and run through December.

Public Hearing was opened at 7:15 pm and no comments were made.

**Motion:** Cl. Farnworth moved to approve a resolution authorizing the City Administrator to apply for a Certificate of Registration (COR) for an Urban Deer Control Plan with the Division of Wildlife Resources (DWR) and enter into a contract with Humphries Archery for assistance with implementing the plan.

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

Cl. Nelson Aye

Cl. Reid Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Vote: Passed 4:0

Resolution No. 2016-24

**DISCUSSION ITEM:**

**Item 6. A discussion item regarding a proposal to create an assisted living, senior community on a parcel located at approximately 1195 S Highway 89**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The parcel of land was shown with a rough draft concept plan. The general plan and zoning regulations were reviewed for this area. The recent survey supported senior housing opportunities.

The density and use was reviewed and it was stated that assisted living is a permitted use in the GC-1 zone with no density limitations. Sean stated that TDRs would need to come into play to maintain the TDR program. Cl. Reid stated that there is a concern about the age of 55 and older which would be hard to enforce. Sean stated that the 55 and older would be a CCR requirement in a regular subdivision. Cl. Farnworth stated that he thinks there are too many units for this area as it is surrounded by larger lots. Mayor Wall stated that he would support the concept but not the density at this location.

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

**Sean Conroy** gave an update on the trail construction and that the bridge will be installed tomorrow. The trail corridor is in and paving will be started at the end of next week. He further stated that the contractor is on track and the ribbon cutting was discussed.

**Gary Calder** stated that the algae has become a problem in the irrigation pond. He said that there are two ways to treat it, either with chemicals, which are a lot of work and costly or you can treat it with grass carp fish. This is how Salem Pond controls the algae. These fish are sterile and they will last for 3 to 5 years.

He reported that at his meeting with the Solid Waste District they discussed how Monday is a very large trash day for the transfer station and some sort of scheduling change needs to take place. They are considering changing trash day for some South Utah County cities to a Thursday pickup.

He is trying to get the bid out for the asphalt in 3 different locations (1600 North between 300 West to 1600 West and 2000 North). They will be doing additional roads, but it will depend on the bid amounts.

**John Jackson** reported that they held a dog licensing clinic. There were 80 people that obtained licenses which will reduce the city's cost to the South Utah Valley Animal Shelter by \$1,160. He also stated that the police department will get to access the new training facility for law enforcement in Provo for 48 hours on May 22 & 23. He gave a brief update about the police vehicle that was approved at the last meeting. He has been trying to locate a new 2016 Ford Explorer, but there are none available, so he has reserved one that will be available in August.

**Cl. Reid** stated that since the city has received the commercial study back and the survey results are in, he thinks it's time to schedule an offsite meeting to discuss the general plan. Sean stated they are ready to discuss this, but other things have come up. It was decided that on May 11<sup>th</sup> from 3-7pm a work session will be scheduled offsite. He also reported that the Chamber of Commerce in Springville is willing to call the chamber the Springville/Mapleton Chamber of Commerce. A fee would need to be paid to participate.

**Cory Branch** inquired about the piece of ground out in front of City Hall by the flagpole. It is quite hard to maintain. He wondered if the curbing and bark could be taken out and replaced with sod. It was decided that the curbing and bark should remain because it was put in as a memorial garden. Dean Allan contacted Cory and stated that his son has applied for a building permit for a remodel and wondered about waiving the permit fee which was put in place in 1994. Sean reviewed the minutes from 1994 and it stated that it would be waived only for the original construction. Cory reviewed the Truth and Taxation process and it was decided that this would take place.

#### **CLOSED MEETING:**

**Motion:** Cl. Farnworth moved to adjourn the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing pending or potential litigation and the purchase, exchange, or lease of real property at 8:40 pm.

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

**Vote:** Passed unanimously

APPROVED: May 4, 2016

Camille Brown, City Recorder