

**MAPLETON CITY
CITY COUNCIL MINUTES
JUNE 15, 2016**

PRESIDING AND CONDUCTING: Mayor Brian Wall

Members in Attendance: Ryan Farnworth- Excused
Scott Hansen
Jim Lundberg
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
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 7:05 p.m. Cl. Lundberg gave the invocation and Sam Bastian led the Pledge of Allegiance.

OPEN FORUM: Shirley Veylupek, 449 North 1400 East, stated that she is concerned about how high the utility fees are and that another fee is going to be added to her utility bill. She is retired and doesn't think she should have to get a part time job to offset the costs of high utility fees.

APPROVAL OF MINUTES:

Item 1. Approval of City Council Meeting Minutes June 1, 2016

Motion: Cl. Nelson moved to approve the meeting minutes for June 1, 2016.

Second: Cl. Lundberg seconded the motion.

Vote: Passed 4:0

PUBLIC HEARING ITEM:

Item 2. Consideration of a resolution approving budget modifications for 2015-16.

Debbie Sanchez, Finance Director, reviewed the staff report for those in attendance. She went over the amendments that have been made. The public hearing was opened at 7:25 pm and no comments were made.

Motion: Cl. Nelson moved to approve a resolution approving budget modifications for 2015-16.

Second: Cl. Hansen seconded the motion.

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Cl. Reid Aye

Vote: Passed 4:0

Resolution No. 2016-37

ACTION ITEMS:

Item 3. Consideration of a Resolution approving the Preliminary Plat for the Mapleton Grove subdivision consisting of 210 lots, the Final Plat for Plat “A” consisting of 74 of the 210 lots located at approximately 2300 West Slant Road, and a development agreement for the project.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. The first phase is for 74 lots and there will be two points of access. The concept plan is the same that was part of the approval at the June 1st City Council meeting. Staff is recommending approval. Cl. Lundberg stated that he is concerned about the breakdown of the impact fees as stated in 4b of the development agreement. It states that the the total amount of park impact fee credits are \$635,000 or the actual amount of the park improvement costs if the actual amount differs from the estimate. He is wondering if there is a way to differentiate costs for the work being done and costs for equipment or overhead costs. Sean stated that they would provide the invoices and their credit could be more or less depending on the actual costs for the park.

Adam, with DR Horton stated that they would be happy to provide actual invoices from the sub-contractors doing the park.

Motion: Cl. Lundberg moved to adopt a resolution approving the Preliminary Plat for the Mapleton Grove subdivision consisting of 210 lots, the Final Plat for Plat “A” consisting of 74 of the 210 lots located at approximately 2300 West Slant Road and the development agreement for the project as reflected with the additional amendment in Section 4b to include, “as reflected in actual invoices”, after the word cost in the first line of page 5.

Second: Cl. Nelson seconded the motion.

Cl. Lundberg Aye

Cl. Nelson Aye

Cl. Reid Aye

Cl. Hansen Aye

Vote: Passed 4:0

Resolution No. 2016-38

Item 4. Consideration of a Resolution approving the Preliminary Plat for the Emerald Estates Subdivision Plats “C” and “D” consisting of 19 lots located at approximately 1000 South and 800 West, and Final Plat approval of Plat “C” consisting of 10 of the 19 lots.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. This property has frontage on 800 West and 1200 West and some on 1200 South. The council approved the rezone last year and the applicant that was proposing that is no longer in the pictures. The new applicant, Arive Homes, is proposing 19 lots. The first phase of this will be 10 lots of the 19. There has been one change from your packet, right now Emerald Estates 1 has homes going in and this will be plat C and D and they have been asked to put in full width improvements which will be on 1200 South and 1200 West which will connect to Pheasant View. Staff is recommending approval.

Motion: Cl. Nelson moved to approve a resolution approving the Preliminary Plat for the Emerald Estates Subdivision Plats “C” and “D” consisting of 19 lots located at approximately 1000 South and 800 West, and Final Plat approval of Plat “C” consisting of 10 of the 19 lots with all DRC comments being met and full width improvements on 1200 South and 1200 West.

Second: Cl. Hansen seconded the motion.

Cl. Nelson Aye

Cl. Reid Aye

Cl. Hansen Aye
Cl. Lundberg Aye
Vote: Passed 4:0
Resolution No. 2016-39

MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS:

Sean Conroy stated that as part of the retreat it was discussed about seeking a consultant to study the Highway 89 corridor. An RFP went out and closes on June 20th. He has been getting requests for storage units in the Industrial Zone which has been allowed in the past and at some point the use was removed from the permitted uses. He inquired from Cory if he had insight on why the use was removed, Cory stated that he did not know and the Mayor stated that they take up a lot of land and that the city already had two and they didn't want to have any more. Debbie stated that they do not generate very much in property taxes.

Gary Calder gave an update on the road maintenance work being done. The next roads that will be started are 1200 North and 1600 North. Main Street was milled and he said that he has had nothing but positive reports on the work.

Chief Jackson stated that we are 37 days away from the 24th of July celebration. He reported that we have secured a field owned by Mike Miner that is the same size as the Jensen field we were using. He has applied for a permit from the State to shut down part of 1600 South that will be used for a walkway.

Mayor Wall stated that he has contacted Steve Shriber with Firestorm Pyrotechnics and he is ready to go with a great show. There will be a surprise to this show which will be very fun. He told the Mayor that this will be bigger than any other show we have had in the past. The trail open house will be held on July 11th at 6:30 pm. The boardwalk area will not be done due to the contractor ordering the wrong material and cannot guarantee that it will be finished. A couple individuals felt like July 6th was not a good day to discuss the road maintenance fee due to it being a holiday on Monday and some residents could be out of town. The council discussed this and the item will heard on July 20th.

Debbie Sanchez stated that a shut off policy was established in 2009. They finance department would like to review the policy and do shut offs on a different part of the month so it will not conflict with getting the bills out on time. An amendment to the policy will come back to the July 6th meeting.

Camille Brown inquired about when the council would like to get pictures taken. It was decided to have them done on August 3rd at 6:00 pm.

Cory Branch stated that he met with the Springville Chamber last week and he feels this is going to be a great asset to the city. It will now be called the Springville/Mapleton Chamber of Commerce.

Motion: Cl. Nelson moved to adjourn the meeting.
Second: Cl. Reid seconded the motion.
Vote: Passed unanimously at 8:38pm.

APPROVED: July 20, 2016

Camille Brown, City Recorder