

**MAPLETON CITY  
CITY COUNCIL MINUTES  
OCTOBER 5, 2016**

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**PRESIDING AND CONDUCTING:** Mayor Brian Wall arrived at 7:05 pm

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

**Staff in Attendance:** Cory Branch, City Administrator  
Camille Brown, City Recorder  
Sean Conroy, Community Development Director  
John Jackson, Police Chief  
Eric Johnson, City Attorney  
Brent Seamons, Public Works Division Manager

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

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*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. DJ Frei gave the invocation and Isacc Wolflood led the Pledge of Allegiance.

Mayor Wall arrived at 7:05 pm.

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

**APPROVAL OF MINUTES:**

**Item 1. Approval of City Council Meeting Minutes September 7, 2016**  
**Motion:** Cl. Nelson moved to approve the meeting minutes for September 7, 2016.  
**Second:** Cl. Lundberg seconded the motion.  
**Vote:** Passed 5:0

**ACTION ITEMS:**

**Item 2. Consideration of an Resolution approving the Preliminary Plat for the Maple Breeze Estates Plat "A" subdivision consisting of 14 lots, located at approximately 530 North Main Street in the R-2 Zone.**

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. The evaluation showed the general plan as HDR and Zoned R-2. All 14 lots meet the 10,000 sq ft minimum and there would need to be improvements on Main Street, 400 North and 600 North with a new full width road on 530 North.

**Motion:** Cl. Lundberg moved to approve a resolution approving the Preliminary Plat for the Maple Breeze Estates Plat "A" subdivision consisting of 14 lots, located at

approximately 530 North Main Street in the R-2 Zone and DRC comments finalized.

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

Cl. Nelson Aye

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Reid Aye

Vote: Passed 5:0

Resolution No. 2016-49

**Item 3. Consideration of a Resolution authorizing the Mayor to execute a settlement agreement with the Preserve LLC for the City to obtain the bond money to finalize various infrastructure improvements for the Preserve Subdivision Plats “A” & “D”.**

**Motion:** Cl. Nelson moved to adopt a resolution authorizing the Mayor to execute a settlement agreement with the Preserve LLC for the City to obtain the bond money to finalize various infrastructure improvements for the Preserve Subdivision Plats “A” & “D”.

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

Cl. Nelson Aye

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Reid Aye

Vote: Passed 5:0

Resolution No. 2016-50

**PUBLIC HEARING ITEMS:**

**Item 4. Consideration of a Resolution to rezone a property located at approximately 1480 West 1600 North from Residential Agricultural (RA-1) to Residential-Minor Agricultural (RA-2) Zone and approval of a Preliminary Plat for the Maple Lane Plat “C” subdivision consisting of the reconfiguration of three existing lots and the addition of two additional building lots.**

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

The applicant, Shilo Sorensen, stated that his sister owns the existing house and he plans to gift her 2000 sq. feet of property to make the lot conforming.

The public hearing was opened at 7:15 pm no comments were made.

**Motion:** Cl. Farnworth moved to adopt a resolution to rezone the property located at approximately 1480 West 1600 North from Residential Agricultural (RA-1) to Residential-Minor Agricultural (RA-2) Zone and approval of a Preliminary Plat for the Maple Lane Plat “C” subdivision consisting of the reconfiguration of three existing lots and the addition of two additional building lots and all DRC conditions being met.

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

Cl. Lundberg Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Reid Aye

Cl. Nelson Aye  
Vote: Passed 5:0  
Resolution No. 2016-51

**Item 5. Consideration of an ordinance amending Mapleton City Code Chapters 18.50 and 18.52 creating and amending development standards for the Residential (R-2-B) and Residential (R-3) zoning districts.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. After a lengthy discussion, it was decided that this item would be denied and brought back at a later date.

**Motion:** Cl. Farnworth moved to deny the request to amend the Mapleton City Code Chapters 18.50 and 18.52 creating and amending development standards for the Residential (R-2-B) and Residential (R-3) zoning districts.

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

Cl. Farnworth Aye  
Cl. Hansen Aye  
Cl. Reid Aye  
Cl. Nelson Aye  
Cl. Lundberg Nay  
Vote: Passed 4:1

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

**Sean Conroy** indicated that he has had further conversations with Pam Elmer. She would like to have a building lot however there is a power pole that needs to be moved and it will be very costly. Sean presented two options to the council and they decided that option two would work best.

**Brent Seamons** reported that last week the city took delivery of the new sweeper and JD was trained. They filled the vacancy of the regular part time 29 hour position in their department with an individual that had worked for Provo City doing the same type of work. All utilities are in for the Stonebridge subdivision and they are pushing to get it paved this year. DR Horton has put in 60 feet of pipe and they are just about done with Slant Road. The Whiting Cove project has required night work on Hwy 89, and they have crossed the CUP pipe. He would like to thank the Public Works department for their extra work this past month.

**John Jackson** advised the council that he is working on assessing the values of the surplus equipment. There has been 23 deer harvested with the Urban Deer program on the southeast side and also up on 2000 North. Safe Wise has voted Mapleton the 9<sup>th</sup> safest city in the State.

**Cl. Farnworth** stated that the Solid Waste district is officially under new ownership. Three other entities were brought in, each owning 25%.

**Mayor Wall**, stated that he would like to have the city look into getting a drone. These types of photos could be very useful. Brent Seamons stated that they have a program called drone to map which would be a huge asset. Brian has received a request for proclamation signing for diabetes awareness. They are asking the city to light up the city office building in blue for 3 days. The council opted not to do this.

**Cory Branch** reported that staff has been over to the Harvest Park clubhouse to inspect what needs to be done to the building to consider it as a safe operating facility. The heating and air conditioning needed some work. He will be bringing other issues to council at a future meeting. The Parks and Recreation department are going to put on a Scarecrow Festival Oct. 15<sup>th</sup> from 9-2 pm, judging will begin at 3:00 and there will be food trucks.

**CLOSED MEETING:**

**Motion:** Cl. Hansen moved to open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing pending or potential litigation at 8:25 pm.

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

**Vote:** Passed unanimously

**Motion:** Cl. Farnworth moved to close the closed meeting and open the regular meeting at 9:05 pm.

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

**Vote:** Passed unanimously

**Motion:** Cl. Nelson moved to adjourn the meeting.

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

**Vote:** Passed unanimously at 9:15 pm.

APPROVED: **November 2, 2016**

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Camille Brown, City Recorder