

**MAPLETON CITY  
CITY COUNCIL MINUTES  
NOVEMBER 2, 2016**

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**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  
Camille Brown, City Recorder  
Stacey Child, Parks and Recreation Director  
Sean Conroy, Community Development Director  
John Jackson, Police Chief  
Eric Johnson, City Attorney

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

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

**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 6:00 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 6:50 pm.

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

**Vote:** Passed unanimously

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:** No comments were made.

**APPROVAL OF MINUTES:**

**Item 1. Approval of City Council Meeting Minutes - October 5, 2016**

**Motion:** Cl. Farnworth moved to approve the meeting minutes for October 5, 2016.

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

**Vote:** Passed 4:0

**PUBLIC HEARING ITEMS:**

**Item 2. Consideration of an ordinance amending Mapleton City Code Chapter 18.84.370.B related to requirements for residential facilities for persons with a disability.**

Sean Conroy, Community Development Director reviewed the staff report for those in attendance. One item to be stricken is “has a history of criminal conviction”, the language is too broad. Public Hearing was opened at 7:09 pm, no comments were made.

**Motion:** Cl. Farnworth moved to approve an ordinance amending Mapleton City Code Chapter 18.84.370.B related to requirements for residential facilities for persons with a disability.

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

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Reid Aye

Cl. Nelson Aye

Vote: Passed 4:0

Ordinance No. 2016-07

**Item 3. Consideration of a Resolution to apply the Open Space and Parks zoning designation to the following City owned facilities: North Park, Mapleton City Park, City Pressurized Irrigation Pond, Wing Point Park, Eagle Rock Park, Harvest Park and Clubhouse and Ira Allen Park.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Public Hearing was opened at 8:10pm, no comments were made.

**Motion:** Cl. Farnworth moved to adopt a resolution to apply the Open Space and Parks zoning designation to the following City owned facilities: North Park, Mapleton City Park, City Pressurized Irrigation Pond, Wing Point Park, Eagle Rock Park, Harvest Park and Clubhouse and Ira Allen Park.

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

Cl. Reid Aye

Cl. Nelson Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Vote: Passed 4:0

Resolution No. 2016-53

**Item 4. Consideration of an ordinance amending Mapleton City Code Chapters 18.28:050, 18.32:050, 18:36:060, 18:44:050 and 18.48.050 related to front yard setback requirements in the A-2, RA-1, RA-2, R-1-B and R-2 zones.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Public Hearing was opened at 8:15pm no comments were made.

**Motion:** Cl. Nelson moved to adopt an ordinance amending Mapleton City Code Chapters 18.28:050, 18.32:050, 18:36:060, 18:44:050 and 18.48.050 related to front yard setback requirements in the A-2, RA-1, RA-2, R-1-B and R-2 zones with the A2 and the RA-1 zone setbacks be 25 feet and the remaining zones be 20 feet setbacks.

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

Cl. Farnworth Aye

Cl. Hansen     Aye  
Cl. Reid        Aye  
Cl. Nelson     Aye  
Vote:           Passed 4:0  
Ordinance No. 2016-08

**ACTION ITEMS:**

**Item 5.            Reconsideration of a request to expand the Maple Mountain Recovery Center, a residential care facility for persons with a disability, from 10 residents to 18 residents.**

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. Sean outlined the attachments that were attached to the packet.

Mr. Harper reviewed the summary letter that was presented to the council prior to the meeting.

Mayor Wall stated that with 18 beds, modifications to the facility would need to be done.

Cl. Hansen inquired what was the reason to ask for more beds. Mr. Harprer stated that group therapy is the main reason that they need more beds to have adequate therapy sessions.

**Hannah Labaron, Elk Ridge**, stated that with 18 beds and 16 clients you always have people in and out. You have to consider that it is a security for them to. The ideal group size is 8-12. If you have 10 clients, they are getting very individualized care and different types of therapy. With 8-12 clients in a group setting you are going to get your best possible treatment and you have the ability to split the clients to gender specific groups. There are different types of therapy where women are traumatized and aren't comfortable talking in front of men and then you also have the vice versa affect with men. She has been in the field since 2000 and has worked with 10 facilities. The smallest facility is 12 and the biggest 24. Maple Mountain Recovery (MMR) has 2 staff per client and they are always bringing the newest best practices to the clients. 18 clients is still a small facility. There is a problem in the world today, the highest leading cause to death is overdose. They understand this disease and also want to educate the public, the city can use them for a resource. They can also help with prevention. They are treating the problem and give the best possible care.

Cl. Hansen inquired about trying to understand the industry. How many centers in the State of Utah are there. Ms. Labaron stated that that there are probably hundreds. She said she doesn't know any that have 10 beds other than them.

Bud Harper stated that the only facilities in the State of Utah that are less than 16 are the ones that are licensed for 16 because they are just too small.

**Patrick Dain, West Jordan** stated that he was a client at MMR. He is from California, but came to Utah to start his road to sobriety. He was in 18 facilities in 13 years. He believes he received the best care from MMR that has led him to 1 year of being clean.

**Denise Maingot, Mapleton**, stated that she has spoken at each of the hearings where Mr. Harper has asked for additional beds. She thinks that that Mr. Dain got such treatment by having a small group. All of the talking points provided by Mr. Harper today have contradictory statements. Why do they continue to ask for more beds. They reported that they have 2 staff members per client that puts them up to 27 people coming and going from the facility a day. She would like their neighborhood to stay nice, but if you add 27 more people this will cause constant changes. She does not believe it's the council's right to make his business more profitable by adding more beds.

**Kelly Cook, Mapleton** stated that Mr. Harper is constantly asking for change to increase the viability of his business. They need more clients to make group sizes bigger and more affective. They can't meet their overhead. This neighborhood should not have to suffer because they want bigger groups to make more money. He doesn't think they need gender specific groups. He is very happy that Mr. Dain had a positive experience. There are many people around us that suffer with addiction. He had a former employee of the facility express to him concerns about the way things are being handled there. It is not the cities responsibility to make their business more profitable.

**Darren Parks, Mapleton**, is concerned about where the clients are at all times and if they can be in the front of the yard unsupervised. His daughter had an interaction with a client where he was yelling obscenities from a tree in the front yard making her very uncomfortable. The individual sounded incoherent. Ms. Labaron stated that they are supervised at all times when they are outside and she would have appreciated it if they came to them right when it happened because there are cameras on the exterior of the house.

**Rick Maingot, Mapleton**, expressed that this is the 3<sup>rd</sup> time this has come back in front of the council. Group size always seems to be the issue to get more beds. Mr. Harpers attorney argued that they needed 8 in a group, 50 didn't work and 18 is still small and 500 is way too many. It is very random numbers and smaller groups are better. A small group helped his brother. How is the council supposed to know what the prime number is? The right number is only to benefit his pocket book. If you take the group sizes off the table, it has been provided that smaller is better. It does not seem reasonable to the neighborhood that 27 unrelated members live in one home. This is not reasonable, it is a crazy number.

**Motion:** Cl. Farnworth moved to approve the request to expand the Maple Mountain Recovery Center, a residential care facility for persons with a disability, from 10 residents to 18 residents.

Motion fails for lack of second.

**Motion:** Cl. Hansen moved to approve the request to expand the Maple Mountain Recovery Center, a residential care facility for persons with a disability, from 10 residents to 16 residents and amending conditions 5 and 6 removing the wording "has a history of criminal conviction".

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

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Reid Nay

Cl. Nelson Aye

Vote: Passed 3:1

**Item 6. Consideration for approval of the Parks and Recreation Director to accept the bid from H&H Steel Fabrication, Inc. for fabrication and installation of an ornamental iron fence at Mapleton's North Park, located at 1403 West 1600 North, Mapleton.**

Stacey Child, Parks and Recreation Director, reviewed the staff report for those in attendance. This fence would be on the north side of the park to add a nicer feel to the park. The rest of the fence has already been replaced within the last year. The bid that was received was in the amount of \$15,900 and it is in the budget.

**Motion:** Cl. Farnworth moved to approve the request for the Parks and Recreation Director to accept the bid from H&H Steel Fabrication, Inc. for fabrication and installation of an ornamental iron fence at Mapleton's North Park, located at 1403 West 1600 North, Mapleton.

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

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Reid Aye

Cl. Nelson Aye

Vote: Passed 4:0

**Item 7. Consideration for the appointment of the Public Works Director/City Engineer.**

Cory Branch, City Administrator, recommended Steven Lord be appointed as the new Public Works Director/City Engineer with the condition that an agreement is signed. Mr. Lord was in attendance and introduced himself.

**Motion:** Cl. Nelson moved to appoint Steven Lord as the Public Works Director/City Engineer upon condition that an agreement is signed.

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

Cl. Nelson Aye

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Reid Aye

Vote: Passed 4:0

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

**Sean Conroy** reported that MAG has been working on bike paths and giving helpful guidance to alternative bike paths with standards. If you haven't taken the survey for commercial design standards, please do so. 100 people have taken it so far and it will be up for another couple of weeks.

**John Jackson** stated that 40 deer have been harvested with the Urban Deer Program. They will be moving stands and going to a few different areas. Two more deer were killed on the Highway this weekend.

**Mayor Wall** reported that there have been 2 instances within the city that deer have been shot. One deer was retrieved by the DWR and the other was not. There needs to be a different law with the DWR for killing deer in city limits. The teenagers in town are willing to pay the fine to get a nice trophy deer. Chief Jackson is getting information to the Division. Mayor Wall stated that he believes the Scarecrow Festival was a big hit. He is excited to see what next year brings.

**Stacey Child** stated that the Christmas Tree Lighting Festival will be Monday, November 28<sup>th</sup>. The Parks and Recreation department have new ideas to get more family and friends out which include wreath making, food trucks and s'mores.

**Cl. Reid** stated that he would like to see the parcel of land on Highway 89 that the city owns developed into a park. There is a vast need for it within the city.

**Cory Branch** reported that the Parks and Recreation staff have been working on the Harvest Park clubhouse. They are hopping to have the building ready by the first of December to possibly rent out. There is a lot of extra work that needs to be done on the interior and exterior. Another decision that needs to be made is on how to manage the rental of this building. Is this something you would like city staff to handle or would you like to get a property manager involved?

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

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

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

APPROVED: **November 16, 2016**

Camille Brown, City Recorder