

City of Mapleton / Public Hearings
Official Minutes
Tuesday
August 7, 2012 – 6:00 pm

Open Public Hearing – *motion* Dietz, 2nd Pederson.

Present: Mayor Eric Hillman, Council members: Barry Lund, Carlita Dietz, & Tom Pederson.
Also present: Jay Dietz (Mapleton Planning & Zoning), John Shockley (City Attorney), Brandon Oye (City Engineer), Attorney Matt Thompson, Woody Gunderson (Gordy's Inc.), and Ryan C. Johnson, Carol Stillwell, & Mary Hirschberger (auditor).

Final Plat Approval: Mapleton I94 Development Park 1st Addition

Mayor Hillman asked for comments concerning the proposed plat.

Attorney Matt Thompson, representing Gordy's Inc. & the Gunderson Brothers, voiced their objection to the final plat alleging the proposed location of Knutson Dr. Removal of the south entrance would create congestion, cause unexpected capital expenditures, & create special for new road.

Mapleton City Engineer, Brandon Oye explained that there were three options for access of Knutson Street onto County Highway 11 that were acceptable from Jason Benson, the County Engineer. They included the following:

1. Keep the access of Knutson Street at the location shown on the preliminary and final plat. This would require the removal of Gordy's north driveway approach to accommodate a northbound right turn lane from County Highway 11 onto Knutson Street. The county would allow Gordy's to widen their south driveway approach for additional traffic.
2. Move the access of Knutson Street further north to accommodate a northbound right turn lane from County Highway 11 onto Knutson Street without removing Gordy's north driveway approach.
3. Utilize 6th Avenue SW for access to Knutson Street, with no access point onto County Highway 11.

Attorney Matt Thompson – county wasn't approached with original design: which reflects preference of developer. Asking the developer to cover Gordy's expenditures as there is no agreement to cost allocations.

Mapleton City Engineer, Brandon Oye made a recommendation to the City Council to keep the proposed location for access of Knutson Street onto County Highway 11 as shown on the final plat as presented. The reasons for the recommendation included the following:

1. It provides Gordy's property the ability to install driveways off a minor collector road (Knutson Street) rather than keeping two driveways on a major arterial road (County Highway 11). This would allow traffic from Gordy's to utilize a future controlled intersection at Knutson Street to access County Highway 11 rather than uncontrolled driveways. Moving Knutson Street further north would restrict Gordy's property to only have access from County Highway 11, which may become a safety issue in the future with increased traffic.
2. It allows the possibility of realigning the access of Sunset Drive onto County Highway 11 further north to line up with Knutson Street in the future. This would create a safer intersection in the future. Moving Knutson Street further north would eliminate this possibility as the geometrics would not work and city would not be able to acquire adequate right of way for the realignment.
3. The option of utilizing 6th Avenue SW to access Knutson Street was not considered because it would create major access limitations to the proposed development, which would not be favorable to adequately develop this area of the city.
4. The three options were reviewed by the developer and they requested to keep the access of Knutson Street at the proposed location shown on the preliminary and final plat. Therefore the County Engineer and the Developer where in agreement with this location with the stipulation of the required turn lane.

City Engineer, Brandon Oye explained that the County Engineer was notified about the access needed onto County Highway 11 for the new development as soon as it was clear that the developer was going to move forward with the development project. Up until that time, it wasn't clear if the project was going to proceed.

Mapleton City Attorney John Shockley forwarded the email from Gordy's attorney to incorporate objection into the records. Mayor Hillman read the objection into the minutes of The Mapleton Planning & Zoning meeting on August 1st 2012. Mapleton Planning & Zoning had recommended to the Mapleton City Council the approval of the plat as presented on August 1, 2012.

Close Public Hearing– *motion* Council Member Dietz, 2nd by Council Member Lund.

Motion Council Member Dietz to approve final plat, 2nd by Council Member Lund Barry. **RCV/MC**

Motion Council Member Dietz, to hire Sara Dell, Part Time & temporary for the month of August – rate \$12.00, 2nd by Council Member Lund Barry. **RCV/MC**

August 25 - Community Day includes ground breaking for new industry - attendance of Governor Dalrymple, Ice Cream Social, Duck Races, Kickball games, concessions, and Jump for Joy Bounce Houses.

Motion Council Member Dietz to adjourn Council Member Lund Barry 2nd.



Mayor, Eric Hillman



Auditor, Mary Hirschberger