

MAPLETON CITY TRAILS SUB-COMMITTEE MINUTES

August 17, 2009

Members in Attendance: Tracy Padgett
Rick Maingot
Ann Tolley

Others in Attendance: Jack Perry, Resident
Bruce Hassler, Resident
Dick Wall, Resident

Staff in Attendance: Cory Branch, Planning Director
Matthew Brady, Planner I
Gary Calder, City Engineer/Public Works Director
Stacey Child, Parks & Recreation Director

Minutes Dictation by: April Houser, Executive Secretary

Item 1. Trails Sub-Committee Minutes – June 8, 2009.

Motion: Member Maingot moved to approve the Trails Sub-Committee Minutes for June 8, 2009.
Second: Member Tolley
Vote: Unanimous

Item 2. Trails Sub-Committee Minutes – July 13, 2009.

Motion: Member Padgett moved to approve the Trails Sub-Committee Minutes for July 13, 2009.
Second: Member Maingot
Vote: Unanimous

Item 3. Mapleton City requests to discuss the proposed Trails and Transportation Plan with Doug Jones, District Ranger for the Uinta-Wasatch-Cache National Forest.

Doug Jones, District Ranger for the Uinta-Wasatch-Cache National Forest, did not make it to the meeting, so this item was continued to a further date. When they meet with Mr. Jones, the Committee would like to talk with him conceptually about the layout of the city's trail system.

Item 4. Mapleton City requests to discuss the status of the proposed Mapleton Lateral Canal Parkway plans and 1600 South Bonneville Shoreline Trailhead plans.

The Trails Sub-Committee felt that Rick Bluth should get some recognition in regards to the work he did for the Midnight Marathon to raise money for the Mapleton Lateral Canal Parkway.

Item 5. Mapleton City requests to discuss the status of the Trails and Transportation Plans.

Gary Calder, City Engineer/Public Works Director, talked about tailings (asphalt pieces recycled from roads, etc). The Committee felt some of it should be used for trails while it is available. Gary stated that he would need help with funds needed in order to have the equipment to lay the tailings down along trails, etc. Discussion took place into the possibility of using the waterline heading east up 1600 South, cutting to the south where it connects to the current trail system. The city may need to have RB&G Engineering design some switch-backs in order to connect the two trails going from 1600 South up to the Bonneville Shoreline Trail. Gary felt it would cost approximately \$2,000 to do the grading in this area. Leon VanSickle, contractor over the waterline installation, did drainage areas when they were running the waterline, so that Lonnie Oman's property would not be affected. Stacey Child, Parks & Recreation Director, had concerns with maintenance and liability of this possible trail area. The Trails Sub-Committee would have to hold a Public Hearing in regards to making this a trail to use for connectivity. Stacey feels it would be best to do the required studies, so that the project is done right the first time. It may be possible to use some of the Parks & Open Space impact fee funds in order to do this. The Committee would like the trails to look natural, and be as easily maintainable as possible. Tracy stated that she would contact John Knudsen, with the State Parks Department, to see if he would be willing to help with the trails system, in order to save money in regards to the engineering studies, etc.

Item 6. Bruce & Elisa Hassler et al request consideration of removing the trail easements in the Preserve at Mapleton Subdivision, Plats "F" and "G" located generally at 1600 South Perry Hollow Drive (400 East).

Matthew Brady, Planner I, went over the Staff Report for those in attendance. This Staff Report was made part of the packet for this meeting. In listening to the recordings from both the Planning Commission and City Council Meetings in regards to the trail easement, Staff found that no discussion took place regarding the removal of the easement. Jack Perry, developer of the Preserve Plats F & G, stated that none of the residents there wanted the trail easement put in, including him. He felt that the trail was just removed completely, not moved to another location. There are two items to discuss; should the trail be there, and if so when should it be constructed. Matt went over the PRC text in regards to the Preserve Development. The dedicated trail easements were shown in the presentation from Staff. The applicant has not formally requested to have this trail easement removed. The Hassler's would just like to discuss the likelihood of it with the Trails Committee at this time.

Gary Calder, City Engineer/Public Works Director, stated that this easement does go to the Orton Well, which the City needs access to. He does not feel that any easement should be released, and that Jack Perry signed the plat with the trail easement. Gary stated that everyone wants trails, but no one wants them in their back yard. He feels the Preserve is in a zone that would seem fit for trails. Matt stated that there are three options at this time. First one would be to delete the trail. Second would be to delete the sidewalk requirement. And the third option would be to move the trail location. Member Maingot feels this easement was legitimately done, although he does feel for the property owners. He does not find it crucial to have this trail here in regards to the trail system throughout the City.

Dick Wall stated that Jack Perry did not want the trail here, and stated such at the City Council Meeting, due to the fact that he did not want to pay for it. Mr. Wall did not want the trail because of the liability. Member Tolley stated that Utah has a great statute which protects landowners from others entering their property for recreational purposes. Bruce Hassler, resident of the Preserve, stated that they were not aware of the trail easement on their property before they bought their lot. He said it was partially his fault for not doing his "due diligence" on the property. Mr. Hassler said that he spoke with Jack Perry in regards to the trail, and was told that the easement had been removed. He would really like for it to be deleted. He was concerned about how the 20' easement would look, since he is not able to landscape in that area. The trail goes down the side of his home and around the back of his lot. Member Tolley remembers there being a discussion at the City Council Meeting where there was some opposition in

regards to the trail easement, but she does not remember the Council voting to remove it. Matt stated the the Hassler's could install a fence along the easement, as long as it does not go into the easement itself. Mr. Hassler stated that the Preserve does not allow for privacy fences, and that he would prefer not to have a fence at all at this time. Member Maingot felt that Staff should verify that the removal of the trail easement was not a condition at time of approval. Cory Branch, Planning Director, asked Bruce Hassler to talk with him to strategize where they will go from here. The Trails Sub-Committee would prefer the trail easement to stay for the following reasons:

1. Already an approved subdivision with the trail easement.
2. No proposal ever seen showing the trails easement being removed.
3. To keep connectivity to the Bonneville Shoreline Trail and Mapleton Lateral Canal Parkway.

If the applicant wants to look further into the possible discussion regarding the removal of the trail easement, they can review the recorded meetings. The Trails Sub-Committee would recommend that a rough grade be put along the easement.

Item 7. Adjourn

April Houser, Executive Secretary

Dated:

Cory Branch, Planning Director

Dated:

Tracy Padgett, Chairwoman

Dated: