

MAPLETON CITY COUNCIL MEETING

July 15, 2009

PRESIDING AND CONDUCTING: Mayor Laurel Brady

Council Members: Ben Christensen
Mike Cobia
Michael Nelson
Ann H. Tolley- Excused
Brian Wall

Also Present: Robert Bradshaw- City Administrator
Gary Calder -City Engineer
Cory Branch- Planning Director
Chief D. Pettersson
Camille Brown- City Recorder

Minutes Recorded by: Camille Brown- City Recorder

CALL TO ORDER: Mayor Brady called the meeting to order at 7:05 p.m. Chief Pettersson gave the invocation and Cl. Cobia led the meeting in the Pledge of Allegiance.

OPEN FORUM:

John Roylance: 275 West 1600 South: Mr. Roylance explained that he has lived in town since 1962- and is very concerned about the annexation of the Ensign Bickford property. Several residents had contracted cancer in the south end of Mapleton. Mr. Roylance has worked on the transportation committee for the city and Mapleton has a lot of problems with the roads. He expressed concern about the impact of new development on the city's highways. There is not enough space in Mapleton and there is no need for added problems especially the health problems.

Larry Haines stated that he has been on City Council and Planning Commission in years past and knows the process. He wanted to place on record that he has worked with Mark VanWagoner and his nursery business is suffering. The VanWagoner's has asked the city for signs and have been denied and Mr. Haines thinks that there needs to be more of a level playing field. Mr. Haines does not believe its fair to let the man that lives here that has a similar business to the Mapleton Nursery see them suffer.

Harold Behling: Mr. Behling has been in the convenient store business for several years and expressed his interest in buying the old police department for a convenient store and/or grocery store.

CEREMONIAL ITEM: Eagle Scout Project

Nathan Hurst presented A frame signs and told the council about the Christmas Wreaths that he enhanced that are hung at Maple and Main. He explained that this project would complete his eagle project with the exception of paperwork. The Mayor thanked Nathan for his hard work and complimented him on completing his project.

The Mayor introduced Dave Allen as the new finance controller who outlined his duties in Springville. Mr. Allen briefly added that he has worked for Springville City for several years after working here at

Mapleton City for 7 years as the city recorder. He will replace Ms. Bell starting on August 3rd the City Council welcomed him.

CONSENT AGENDA:

1. Approval of City Council meeting minutes- July 1, 2009

Motion: Cl. Christensen moved to approve the minutes of the July 1, 2009 meeting with the noted changes and also noted the minutes of the 05-11-09 Trails Committee and the 05-26-09 Transportation Committee minutes.

Second: Cl. Nelson seconded the motion.

Vote: Passed 3:0

The Mayor noted that the Transportation Committee would have the transportation plan in September of 2009.

ACTION ITEMS:

2. Public Safety Building-to consider Architects report and recommendations on acceptance of lowest suitable bid.

Curtis Miner introduced the item and stated that the deductive alternate was included in the bids of both buildings. The lowest bid has come in from a company out of northern Utah of R&O Construction who are also commercial builders and Curtis Miner noted that he has worked with the firm prior to this project.

Motion: Cl. Cobia moved to continue the item pending the decision on the City Council's grant application to the Department of Homeland Security.

Second: Cl. Nelson seconded the motion.

Cl. Cobia Aye

Cl. Christensen Aye

Cl. Nelson Aye

Vote: Passed 3:0

PUBLIC HEARING:

3. Harvest Park Homes -Amendment to Title 18, Development Code; Part III; Zoning, Section 18.56A.040, Conditional Uses in order to allow home occupations as a conditional use in the SDP-1 (Mapleton-West Specific Development Plan) Zone. Applicant- V. Blaine Turner

Cory Branch brought forward the item to the council with regards to the amend title 18 of the development code to allow for conditional uses in the SDP-1 zone. There was a discussion if all residents in Harvest Park were notified about the zone change and if they were not this item would have to be brought back to the council for further consideration.

The public hearing was opened and no comments were made.

Motion: Cl. Christensen moved to approve the amendment of Title 18 of the Development Code; Part III; Zoning, Section 18.56A.040, Conditional Uses in order to allow home occupations as a conditional use in the SDP-1 (Mapleton-West Specific Development Plan) Zone conditioned on a finding that proper notice was given to the affected residents.

Second: Cl. Cobia seconded the motion.

Cl. Cobia Aye

Cl. Christensen Aye

Cl. Nelson Aye
Vote: Passed 3:0

4. 1641 West Alvey Drive -Project plan approval in order to construct an approximately 6,700 square foot building for warehouse/office/retail space. Applicant- Don Bleggi

Cory Branch the introduced the item for a project plan approval to construct a 6,700 square foot building for warehouse, office and/or retail space at the address above. The applicant circulated a new drawing pertaining to landscaping that has rock in the front broken up with shrubbery.

Public Hearing was opened no comments. Closed at 8:42 pm- Discussion was held regarding the landscaping and it was decided that there would be 70% rock to 30% shrubs and grass.

Motion: Cl. Cobia moved to approve the project plan of the 6,700 square foot building for warehouse/office/retail space at 1641 West Alvey Drive.

Second: Cl. Christensen seconded the motion.

Cl. Cobia Aye

Cl. Christensen Aye

Cl. Nelson Aye

Vote: Passed 3:0

5. Northeast corner 1600 West (HWY 89) and 1600 South-Rezone of approximately 7.75 acres from the GC -1 (General Commercial) Zone to the A-2 (Agricultural-Residential) Zone.

Applicant-Mark S. Whiting

Motion: Cl. Nelson moved to continue this item to the next meeting of August 5, 2009.

Second: Cl. Cobia seconded the motion.

Cl. Cobia Aye

Cl. Christensen Aye

Cl. Nelson Aye

Vote: Passed 3:0

6. Fencing Standards -Amendment to Title 18, Development Code; Part III; Zoning, Section 18.84.130, regarding setbacks, height, and sight distance hazards to vehicular or pedestrian traffic. Applicant- Mapleton City

Cory Branch briefed the council regarding the item to amend Title 18 for fencing standards regarding setbacks, height and sight distance hazards to vehicular or pedestrian traffic. The council and staff went through the proposed text and made the necessary changes. The hearing was opened to the public, no comments were made.

Motion: Cl. Christensen moved to approve the Amendment to Title 18, Development Code; Part III; Zoning, Section 18.84.130, Fencing Standards regarding setbacks, height, and sight distance hazards to vehicular or pedestrian traffic with the changes as noted.

Second: Cl. Nelson seconded the motion.

Cl. Cobia Aye

Cl. Christensen Aye

Cl. Nelson Aye

Vote: Passed3:0

Ordinance no. 2009-08

Motion: Cl. Cobia moved to close the regular meeting and open a closed meeting pursuant to

U.C.A. §52-4-205 for the purpose of discussing reasonably imminent litigation

Second: Cl. Nelson seconded the motion

Cl. Cobia Aye

Cl. Christensen Aye

Cl. Nelson Aye

Vote: Passed 3:0

Cl. Wall joined the meeting at 9:15 pm

Motion: Cl. Christensen moved close the closed meeting and open the regular session.

Second: Cl. Wall seconded the motion

Vote: Passed unanimously

ACTION ITEMS:

7. Approval of a Resolution adopting a Certified Tax Rate for Fiscal Year 2009-2010

Consideration was given to the staff report prepared by the City Administrator, Bob Bradshaw. It was proposed that the certified tax rate for fiscal year 2009-10 be set at 0.003085 which would generate revenue of \$1,320,938.00.

Motion: Cl. Christensen moved to adopt a resolution for a Certified Tax Rate of 0.003085 for Fiscal Year 2009-2010

Second: Cl. Cobia seconded the motion.

Cl. Cobia Aye

Cl. Christensen Aye

Cl. Wall Aye

Cl. Nelson Aye

Vote: Passed 4:0

8. Proposed lease of two police vehicles

Chief Pettersson introduced the item for the lease of two police vehicles for the Police Department with the assistance of a _____ grant from _____. By leasing the vehicles for three years this would decrease the amount of money that would need to be set aside in the new vehicle replacement fund for the next three years. At the end of the three years, the city has the option of purchasing the two vehicles for only \$1.00.

Motion: Cl. Nelson moved to adopt a resolution to approve the lease of the two police vehicles in the amount of \$11,000 for three years.

Second: Cl. Wall seconded the motion.

Cl. Cobia Aye

Cl. Christensen Aye

Cl. Wall Aye

Cl. Nelson Aye

Vote: Passed 4:0

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Mike Nelson stated that the first concert in park was held on Saturday and was well supported.

Mayor Brady reported that there is an opportunity for a High School junior to be a page in Senator Chaffetz office in Washington. She will email this out to all council members.

Ben Christensen stated that he would like to see the ordinances put on the website that are passed for the last 18 months.

Brian Wall reported that he had a meeting with Stacey about the use of the park at Harvest Park and the 20 acre parcel of land and he challenged Stacey to come up with a long range plan for this project.

Motion: Cl. Christensen moved to adjourn the meeting.

Second: Cl. Cobia seconded the motion

Vote: Passed unanimously

Meeting adjourned at 10:45 pm

Camille Brown, City Recorder

APPROVED: August 5, 2009