

MAPLETON CITY COUNCIL MEETING

September 16, 2009

**PRESIDING AND CONDUCTING:** Mayor Laurel Brady

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

**Also Present:** Robert Bradshaw- City Administrator  
Scott Bird –Public Works Operations Director  
Cory Branch- Planning Director  
Chief D. Pettersson- Police Chief  
Camille Brown- City Recorder  
David Allen, Finance Controller

**Minutes Recorded by:** Camille Brown- City Recorder

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**CALL TO ORDER:** Mayor Brady called the meeting to order at 7:00 p.m. Scott Bird gave the invocation and Hunter Nelson led the meeting in Pledge of Allegiance.

**OPEN FORUM:** No comments were made

**1. Approval of City Council meeting minutes- September 2 2009**

**Motion:** Cl. Christensen moved to approve the minutes of the September 2, 2009 meeting.

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

**Vote:** Passed 5:0

**PUBLIC HEARING:**

**2. Chapter 17.03, Condominiums, -amend Title 17, Development Code, Part II, Subdivisions, in order to enact which would allow for condominium projects within the City- Applicant-James Jeffers**

The Planning Director presented the staff report to the council. He said Mapleton City does not currently have an ordinance for standards regulating condominiums. The proposed text was reviewed and Cl. Cobia expressed concern regarding the International Building Code to be part of the city code and if it was going to be enforced. Cl. Christensen suggested that staff review how other cities use the International Building Code. The Planning Director, Cory Branch stated that this section is being put into in the code because of the condominium project. The public hearing was opened at 7:20, no comments were made. It was noted that the planning commission's recommendations have already been incorporated.

**Motion:** Cl. Christensen moved to approve to amend Title 17, Development Code, Part II, Subdivisions, in order to enact Chapter 17.03, Condominiums, which would allow for condominium projects within the City with the following amendments:

- 1. **4e:** add “however, each unit shall be charged the equivalent of 1 ERU (Equivalent Residential Unit) per unit”
- 2. **5a:** delete the words “in the regards to” and add “for issues related to the”.
- 3. Review how the International Building code is used in other cities.

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

Cl. Cobia                   Aye  
 Cl. Christensen        Aye  
 Cl. Nelson                Aye  
 Cl. Wall                 Aye  
 Clw. Tolley             Aye  
 Vote:                     Passed 5:0

**Ordinance No. 2009-11**

**ACTION ITEMS:**

**3. Interlocal agreement regarding CDBG application procedures**

The City Administrator reviewed the resolution with the council and stated that under previous arrangements the determination of the CDBG grants, were considered through Mountainland Association of Governments also included Salt Lake and Wasatch counties. Having this resolution in place would implement a restructuring of how Mountainland Association of Governments analyzes grants and they will be the awarding agency. The County would be the coordinating agency on behalf of all cities. Bob Bradshaw, city administrator answered questions from the council.

**Motion:** Cl. Nelson moved to approve resolution to enter into an interlocal agreement regarding CDBG application procedures

**Second:** Clw. Tolley seconded the motion.

Cl. Cobia                   Aye  
 Cl. Christensen        Aye  
 Cl. Nelson                Aye  
 Cl. Wall                 Aye  
 Clw. Tolley             Aye  
 Vote:                     Passed 5:0

**Resolution No. 2009-16**

**4. Conversion of the Mapleton Canal to a Public Trail**

The City Administrator, Bob Bradshaw presented the staff report to the council. He outlined the several stages that the city needs to go through to get the piped canal approved as an official trail. To get the trail started it would be necessary to obtain a grant from the CDBG fund requiring the city would need 6.7% matching funds they would need to put forward. The planning director, Cory Branch stated that he is optimistic that the city would be eligible for this grant money. Mr. Bradshaw stated that if Mountainland Association of Governments required a concept plan. Clw. Tolley stated that there are other sources of monies that could be applied for this trail; this grant is not the sole entity where the money could come from.

Tracy Padgett who serves as the Chairman of the Trails Committee stated that the trails committee can not move forward without the council's permission.

**Motion:** Cl. Cobia moved that staff be directed to proceed with a grant application to Mountainland Association of Governments to cover Environmental, Title, and Engineering work, and construction costs, contingent on approval by the Bureau of Reclamation.

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

Cl. Cobia                   Aye  
Cl. Christensen         Aye  
Cl. Nelson                 Aye  
Cl. Wall                   Aye  
Clw. Tolley               Aye  
Vote:                       Passed 5:0

**5. Purchase of one Used GM Autocar Dump Truck with snow plow and spreader from Utah State Surplus for \$16,200.**

Scott Bird, Public Works Operations Director presented the staff report to the council outlining the need be to replace an existing snow plow truck to keep up the level of service that is now being provided to the citizens.

The finance director, David Allen stated that he has discussed this purchase with Mr. Bird and there are funds available in the equipment budget to finance the new truck.

**Motion:** Cl. Cobia moved to approve the expenditure for one Used GM Autocar Dump Truck with snow plow and spreader from Utah State Surplus for \$16,200

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

Cl. Cobia                   Aye  
Cl. Christensen         Aye  
Cl. Nelson                 Aye  
Cl. Wall                   Aye  
Clw. Tolley               Aye  
Vote:                       Passed 5:0

**Resolution No. 2009-15**

**2008-09 Financial Overview**

The Finance Director, David Allen, gave an overview of the budget for the 2008-09 fiscal year and indicated that all departments came in under budget for the last fiscal year.

**DISCUSSION ITEM:**

**6. 1818 South 250 West - Lot 17 (proposed park area) in the Hillcrest Subdivision as it relates to landscaping, pavilions, walking path, and a tot lot on property located generally at. The subject property is located in the PRC-1 (Planned Residential Community – 1) zone. Rakesh Goyal**

This applicant requests that this item be withdrawn from the agenda.

**7. 1600 South Perry Hollow Drive (400 East). Removing the trail easements in the Preserve at Mapleton Subdivision, Plats “F” and “G”- Bruce & Elisa Hassler et al**

The Planning Director, Cory Branch, reported that that this item was brought to the council back in 2006. A map of the area was shown and the applicant is requesting that the trail along this area be removed. Cory stated that the tapes and minutes have been reviewed by staff and no evidence suggests that the council wanted this trail removed from the final plat approval. Cory indicated that there was not a bond put in place for the trail, but would be required. The Planning Commission recommended that the trail should stay in place within the Preserve sub division. Mr. Hassler, 551 East Perry Hollow Dr., stated that when purchasing the lot about a year ago and stated the developer had made no reference to the trail. It was stated that they have met with the trails committee and the trail will affect 3 sides of their home. They feel their privacy has been infringed upon.

Cl. Cobia stated that the reason this was an easement was because it is maintained by the HOA. The Developer, Jack Perry stated that he thought the trail was removed. The residents whose lots back against the trail are opposed the trail. He knows that the neighbors did not want the trail and thought that the trail was removed and that the lot sizes were increased.

Cl. Cobia stated that it is imperative that the final plat approval be researched.

Mika Perry stated that herself and the rest of her neighborhood does not want the trail behind their homes.

Clw. Tolley asked if the residents would want to buy the easement from the city.

Tracey Padgett stated that at the time of this approval she was working for the city as part time planner. The Preserve Sub-Division was on the upper parcel of land which dictated what Mr. Perry did. It was always observed that 1600 south street is and would be a busy street and the trail was required as a safety measure. She further stated that it unlikely that anything was omitted on the final plat approval. The Trails Committee took the position that this easement should be kept.

It was decided that staff would further review the final plat that was approved and recorded with the county, also all plats that went before the city council during the time of approval need to be reviewed by staff.

**8. City Council Insurance –review of current arrangements-City Administrator to report verbally at the meeting.**

The City Administrator, Bob Bradshaw reported that he had a meeting with Dean Steele of URMMA –It was confirmed that the cap loss can be removed and moved to another claim if the city has a bigger loss for that fiscal year. The council was assured that the city was not under-insured as had been thought at the previous meeting. URMMA would also report back on an alternative option for limiting third party liability claims exposure. NOTED.

**MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:**

**Scott Bird** reported that AMES construction was awarded the job for the pipe line at the mouth of Spanish Fork Canyon that will be starting soon with a completion date of December. Cox construction was awarded the job on 400 East in Springville for the CUP pipeline.

**Chief Pettersson** reported that Springville dispatch will be moving to their new building between 0500 and 0900 tomorrow morning. Between that time, 911 calls will be directed to Utah County dispatch.

**Cl. Cobia** stated that he has noticed that some campaign signs have been put in the right of way and not in improper places. He just wanted to make those candidates in attendance aware of this.

**Mayor Brady** reported that the city had received a letter from MAG with regards to the annual transportation open houses. The open house for this area October 28<sup>th</sup> at the Springville Senior Center- All Council members should have an economic newsletter in your email. The Utah Local Governments Trust has published a document on the economy.

There are some reports that are being reviewed for the Utah Retirement Systems and public employees. It is proposed to have employees start paying 1.7% of their salary to the retirement contribution.

The Mayor received a thank you letter from the counselor from the Mapleton Jr. High thanking our police officers for their great help.

**Cl. Christensen** inquired about the tax increase last year and stated that by the financial statement. He said it looks like the council made a good decision by increasing the taxes at the level it did instead of the extra \$100,000 proposed. He said the whole city did a good job watching their budgets.

Meeting adjourned at 9:50 pm

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Camille Brown, City Recorder

**APPROVED: October 7, 2009**