

MAPLETON CITY COUNCIL MEETING

January 15, 2013

PRESIDING AND CONDUCTING: Mayor Brian Wall

Council Members: Ryan Farnworth
Scott Hansen
Jim Lundberg
Mike Nelson- Excused
Jonathan Reid

Also Present: David Allen- Finance Controller
Cory Branch- City Administrator
Camille Brown- City Recorder
Sean Conroy- Community Development Director

Minutes Recorded by: Camille Brown- City Recorder

CALL TO ORDER: Mayor Wall called the meeting to order at 7:05 pm. Tanner Gappmeyer gave the invocation and Collin Niemela led the pledge of allegiance.

OPEN FORUM:

Kathleen Hamilton and Cathy Jones addressed the mayor and council and stated they would like to see the Trails Committee active again. They stated that they had done a lot of good and want to continue to volunteer for the city and raise money for trails.

APPROVAL OF MINUTES:

1. Approval of City Council meeting minutes

Motion: Cl. Farnworth moved to approve the minutes of the December 4, 2012 City Council meeting

Second: Cl. Hansen seconded the motion.

Vote: Passed 4:0

2. Approval of City Council meeting minutes

Motion: Cl. Farnworth moved to approve the minutes of the December 18, 2012 City Council meeting

Second: Cl. Lundberg seconded the motion.

Vote: Passed 4:0

DISCUSSION ITEM:

3. Cory Andersen requests a discussion regarding bonding requirements for subdivisions.

Cory Branch, City Administrator, stated that the applicant has requested a discussion with regards to bonding requirements. The current code requires that after final approval and prior to the subdivision plat being recorded a performance bond must be submitted to the city. The applicant is proposing that once the final plat has been recorded construction of the required improvements can be started without bonding with the city and the plat would not be recorded until all of the improvements are completed.

Bruce Dickerson, developer, stated that he has been developing for over 35 years. He feels bonds are guaranteed by the bank for the city but not the developer. Once a developer has construction drawings approved, title search obtained, and all of the improvements completed, a durability bond would be submitted to the city by the developer, and the plat would then be recorded, thus allowing for lots to be sold. Mr. Dickerson stated that St. George City gives the developers an option to bond prior to completing improvements on the property or after completion of the improvements.

ACTION ITEM:

4. Request to set a Public Hearing for the reopening of the budget on February 5, 2013.

David Allen, Finance Controller, requested from the council to have a public hearing set on February 5, 2013 to reopen the budget for fiscal year 2012-2013.

Motion: Cl. Lundberg moved to set a Public Hearing on February 5, 2013 for the purpose of reopening the budget for fiscal year 2012-2013.

Second: Cl. Farnworth seconded the motion.

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Reid Aye

Vote: Passed 4:0

PUBLIC HEARING ITEMS:

5. Consideration of a request from Mapleton City to amend Mapleton City Code (MCC) Chapter 18.72: I&M-1 INDUSTRIAL AND MANUFACTURING ZONE to add provisions allowing for construction /contractor offices, outdoor storage areas and outdoor fuel tanks and pumps, and to amend MCC Chapter 18.84.010: LOCATION OF GASOLINE PUMPS.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance. He further stated that the city has occasionally been approached by construction companies requesting outdoor storage areas and outdoor fuel tanks and pumps within the I&M-1 zone. Staff concludes that construction offices fall within the intent of “minor industrial uses and heavier commercial uses” and are generally common in light industrial zones. It would be

necessary to have additional controls relating to the placement of fuel storage tanks to protect the public. The Fire Inspector, Derald Olsen has been consulted with the amendment and the ordinance has been drafted to allow fuel tanks and pumps while not jeopardizing the public. Mayor Wall was concerned about the requirements for a catch basin to ensure that fuel will not be seeping into the ground. Public Hearing was opened no comments were made.

Motion: Cl. Hansen moved to approve ordinance amending Mapleton City Code (MCC) Chapter 18.72: I&M-1 INDUSTRIAL AND MANUFACTURING ZONE to add provisions allowing for construction /contractor offices, outdoor storage areas and outdoor fuel tanks and pumps, and to amend MCC Chapter 18.84.010: LOCATION OF GASOLINE PUMPS along Hwy 89 in I&M 1 Zone and 18 .72 as proposed.

Second: Cl. Lundberg seconded the motion.

Cl. Farnworth Aye
Cl. Hansen Aye
Cl. Lundberg Aye
Cl. Reid Aye
Vote: Passed 4:0

Ordinance No. 2013-01

6. Consideration of an Ordinance amending Mapleton City Code (MCC) Chapter 15.04 to adopt the International Building Code and other associated codes as the official building codes for the City.

Sean Conroy, Community Development Director, stated that the Mapleton City Code identifies the Unified Building Code which was replaced by the International Building Code (IBC) several years ago in which the Mapleton City Code was not updated at that time to reflect this change. The proposed amendment seeks to properly identify the IBC in the code. Public hearing was opened no comments were made.

Motion: Cl. Lundberg moved to approve an ordinance amending Mapleton City Code (MCC) Chapter 15.04 to adopt the International Building Code and other associated codes as the official building codes for the City.

Second: Cl. Farnworth seconded the motion.

Cl. Farnworth Aye
Cl. Hansen Aye
Cl. Lundberg Aye
Cl. Reid Aye
Vote: Passed 4:0

Ordinance No. 2013-02

7. Consideration of an ordinance amending Mapleton City Municipal Code (MCC) Chapters 18.26, 18.28, 18.30, 18.32, 18.36, 18.44, 18.48 and 18.52 to clarify specific development regulations. Zone: A-2, CE-1, RA-1, RA-2, R-1-B, R-2, & R-3

Sean Conroy, Community Development Director, stated that this is a clean-up ordinance and reviewed the different development regulations in the different zones throughout the city. There are a lot of inconsistencies with the tables and this would clarify Title 18 of the code.

Motion: Cl. Farnworth moved to approve an ordinance amending the Mapleton City Municipal Code (MCC) Chapters 18.26, 18.28, 18.30, 18.32, 18.36, 18.44, 18.48 and 18.52 to clarify specific development regulations. Zone: A-2, CE-1, RA-1, RA-2, R-1-B, R-2, & R-3.

Second: Cl. Hansen seconded the motion.

Cl. Farnworth Aye
Cl. Hansen Aye
Cl. Lundberg Aye
Cl. Reid Aye
Vote: Passed 4:0

Ordinance No. 2013-03

ACTION ITEM:

8. Mapleton City requests approval of a grant application with the Utah Department of Transportation for the funding of the proposed Mapleton Lateral Canal Parkway Trail project.

Cory Branch, City Administrator, reviewed the staff report and outlined the facts of how the city obtained the grant for the proposed Mapleton Lateral Canal Parkway. In June, staff informed the City Council that MAG had some additional funding available if the city would like to proceed with the 2nd phase of the trail which would connect with the Springville City trail system at 2900 East Street at Hobbles Creek Canyon. The project cost of the trail will increase from \$3,015,995.71 to \$3,910,000 with Mapleton City paying 6.77% local match which amounts to \$264,707.00. As per the additional funding, Springville City has agreed to enter into an Interlocal Cooperation Agreement with Mapleton City and Springville will pay a pro-rated amount of the 6.77% local match based on their actual share of the project cost.

Motion: Cl. Lundberg moved to approve and authorize the execution of an agreement with UDOT captioned "Federal Aid agreement for Local Agency Project" and the Interlocal Cooperation Agreement between Mapleton City and Springville City.

Second: Cl. Farnworth seconded the motion.

Cl. Farnworth Aye
Cl. Hansen Aye

Cl. Lundberg Aye
Cl. Reid Aye
Vote: Passed 4:0

Sean Conroy stated that the Planner I interviews were being held tomorrow and Thursday.
Scott Hansen inquired if the snow plow trucks were all in working condition and how the snow removal budget is.

Jim Lundberg asked if another Council member could attend the SUVMTWA dinner meeting on Thursday, January 17th in Spanish Fork at the fairgrounds. Scott Hansen stated that he could attend the meeting.

Cory Branch reported that a proposal for a project to benefit the city was prepared by the City Recorder to UVU in connection with a Public Service Academy. The proposal was accepted and the city will be able to get assistance for two different projects. A computer science class will be able to assist with getting a new website and a marketing class will be able to assist with a brand/logo and economic development plan.

Mayor Wall reported that UDOT approached the city requesting help in snow plowing the state roads within Mapleton. They commented that they would be able to help financially. It was requested that Gary Calder put a proposal together for UDOT.

Motion: Cl. Lundberg moved to adjourn the meeting

Second: Cl. Farnworth seconded the motion

Vote: Passed unanimously

Meeting adjourned 8:36 p.m.

APPROVED: February 5, 2013

Camille Brown, City Recorder