

MAPLETON CITY COUNCIL MEETING

March 2, 2010

PRESIDING AND CONDUCTING: Mayor Wall

Council Members: Ben Christensen arrived at 7:00 pm
Mike Cobia
Ryan Farnworth
Jim Lundberg
Mike Nelson

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

Minutes Recorded by: Camille Brown- City Recorder

Motion: Cl. Cobia moved to open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing reasonable imminent litigation.

Second: Cl. Nelson seconded the motion

Pass: Unanimously at 6:05 pm.

Motion: Cl. Farnworth moved to close the closed meeting and reconvene into an open session.

Second: Cl. Cobia seconded the motion

Vote: Passed unanimously

CALL TO ORDER: The Mayor called the meeting to order at 7:00 p.m. Nick Newell gave the invocation and Taylor Maylett led the meeting in the Pledge of Allegiance. Mayor Wall welcomed all scout troops in attendance who were there working on merit badges.

OPEN FORUM: No comments were made

CEREMONIAL ITEM: Tribute to Leo Thomsen- March 3, 2010 as Leo Thomsen Day. Mayor Wall welcomed the Thomsen family and thanked them for being there. Oscar Mink of the Planning Commission read tribute to the family that was shared at Planning Commission meeting last week.

Mayor Wall read a Proclamation declaring March 3, 2010 as Leo Thomsen Day after which a certificate and flowers were presented to the family who expressed their gratitude to Mayor Wall for the arrangements made by the city.

CONSENT AGENDA:

1. Approval of City Council meeting minutes- February 16, 2010

Motion: Cl. Cobia moved to approve the minutes of the February 16, 2010 City Council meeting.
Second: Cl. Nelson seconded the motion.
Vote: Passed 5:0

ACTION ITEMS:

2. Nominations for Library Committee membership

Cl. Farnworth stated that several citizens have expressed interest in membership of the Library Committee. He had spoken to most of them to advise them that they would be nominated tonight and others have given him written communication that they would be recommended to serve on the committee.

Motion: Cl. Farnworth moved to appoint April Clawson, Lanice Groesbeck, Karen Olsen, Elaine Carlson and Ina Harvey as members to Library Committee.

Second: Cl. Cobia seconded the motion.

Cl. Christensen Aye
Cl. Cobia Aye
Cl. Farnworth Aye
Cl. Nelson Aye
Cl. Lundberg Aye
Vote: Passed 5:0

3. Nominations for Economic Development Commission membership

Cl. Nelson stated that Mr. Jacob Blake had expressed interest to become a member of the Economic Development Commission. Cl. Nelson introduced Mr. Blake who told the City Council that he had lived in Mapleton for six years and is working on his architect degree at the University of Utah. He now works for an architectural firm. Cl. Nelson stated that Jacob would be a great asset to the commission.

Motion: Cl. Nelson moved to appoint Jacob Blake as a member of the Economic Development Commission.

Second: Cl. Farnworth seconded the motion.

Cl. Christensen Aye
Cl. Cobia Aye
Cl. Farnworth Aye
Cl. Nelson Aye
Cl. Lundberg Aye
Vote: Passed 5:0

4. Purchase of 8 laptop computers for the Police Department

The Police Chief, Dean Pettersson, reported to the council that the Police Department had received a JAG grant from the Commission on Criminal Juvenile and Justice in January. The grant is for the purchase of 8 laptop computers and printers for the patrol. He said that the officers would have the ability to print citations from their vehicles and file traffic accidents with the state electronically. Having this capability will make it more convenient for the officers and for the court, and will make the citations more legible. The grant is 100% for the city in the

amount of \$22,147.00

Motion: Cl. Nelson moved to approve a resolution authorizing the Police Chief to purchase 8 laptop computers using the grant awarded to the Police Department.

Second: Cl. Cobia seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Cl. Lundberg Aye

Vote: Passed 5:0

Resolution No. 2010-06

PUBLIC HEARING:

5. 1365 West 800 North- Rezone of approximately 1.28 acres from the GC-1 (General Commercial) Zone to the RA-1 (Residential Agricultural) Zone, Applicant- Mary Fojtek

The Planning Director, Cory Branch, reviewed the staff report with the council. The parcels of land are currently in the GC-1 zone. The purpose for the rezone would be preserve the home to the east for residential use as it is one of the older homes in Mapleton and it has historic value to the applicant. The applicant had made application to make this historic home on the books of Utah County. This is low density zone.

Public Hearing was opened.

Richard Hjorth 800 North- stated that the home in question was built in 1891. The first lot split was complete was before the city had a Zoning Ordinance in place. They are remodeling not sub dividing the property and would like the city to approve the zone.

Public hearing was closed.

Cl. Cobia commended the family for preserving this historic building and reported of the 33 homes put in around this area, only 5 property owners have put in curb gutter and sidewalk.

Motion: Cl. Christensen moved to adopt an ordinance for a rezone of approximately 1.28 acres from the GC-1 zone to the RA-1 Zone at 1365 West 800 North.

Second: Cl. Cobia seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Cl. Lundberg Aye

Vote: Passed 5:0

Ordinance No. 2010-03

DISCUSSION ITEM:

6. 1600 South 1600 West- Project Plan approval for a retail/wholesale nursery in the GC-1 (General Commercial) Zone. Applicant- Rex Doman

Cory Branch the Planning Director reported to the Council that this item had gone to the Planning Commission where it was continued until their next meeting. The applicant presented information to the council noting this has been under review since April 2008. The applicant discovered that the improvements on the north side of the property this was not going to take place by UDOT when they install a traffic light. The applicant would like to do phasing of the required infrastructure improvement and be able to come back each year.

The public hearing was opened.

Mark Vanwagoner 1550 west 2600 south- stated that he also had spoken at the Planning commission meeting and expressed concern and feelings about where things are at with this application. He does not have problems supporting the city, but when he put his business in, there were guidelines that he had to follow and he would just ask that Mr. Doman have to do the same with respect to doing what the city is asking him to do. He said there needs to be a level playing field for businesses impacted. Mr. Vanwagoner went over the phasing and stated that he has had only two years to comply.

Mike Tippetts 855 North 1040 West- stated the Planning Commission's view that there are rules that have to be complied with and in this view a phasing plan is not going to work. He suggested that Mr. Doman and the city to abide by the code.

Cl. Christensen stated that the city does not have an ordinance that allows for phasing, and asked Mr. Doman to condense the phasing plan. Mr. Doman responded by stating that they have made the phasing as tight as they can at this point.

Mr. Doman stated that other cities have granted seasonal permits and allowed for phasing. The council requested that the Planning Director obtain details of ordinances relating to seasonal business operations from adjoining cities and circulate copies to all members.

Motion: Cl. Cobia moved to have this item continued.

Second: Cl. Nelson seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Cl. Lundberg Aye

Vote: Passed 5:0

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Gary Calder- reported that the Public Works Department had finished sewer cleaning – including sump pumps. He said there is only one phase left of the sewer cleaning in the northwest area to the next trunk line. The street sweeper will be out soon to start clearing debris from the roads. The initial stages of the discussions with Springville City have begun, apparently they are unwilling to receive effluent from any of Mapleton's north areas into their sewer treatment plant.

Cory Branch asked the council to see if they wanted staff to draft an ordinance to allow for residents to construct an underground shooting range on large lots.

Mike Nelson- The city received a letter from the Senior Citizens thanking the city for their participation with the winter wonderland ball. He also reported that he had been attending the EDC Utah Meetings and there are 29 companies that are looking to form businesses in South Utah County.

City Administrator reported that he and Mayor Wall met with Congressman Chaffetz's office staff with regards to resolving a problem with the city and Central Utah Water Conservancy District. They had met with Commissioner Anderson who has set up a meeting to get this matter to a resolution.

Mayor- UDOT sent an update to Mapleton City with regards to the 1600 South Intersection and also the rail crossing nearing the Maple Mountain High School. They will provide more information to the city by August of 2010.

Motion: Cl. Christensen moved to adjourn the meeting

Second: Cl. Nelson seconded the motion

Vote: Passed unanimously

Meeting adjourned at 9:20 pm

Camille Brown, City Recorder

APPROVED: March 16, 2010