

MAPLETON CITY COUNCIL MEETING

March 15, 2011

PRESIDING AND CONDUCTING: Mayor Brian Wall

Council Members:
Ben Christensen
Mike Cobia
Ryan Farnworth
Jim Lundberg
Mike Nelson

Also Present:
David Allen- Finance Controller
Robert Bradshaw- City Administrator
Cory Branch- Planning Director
Camille Brown- City Recorder
Gary Calder- City Engineer
Dean Pettersons-Police Chief

Minutes Recorded by: Camille Brown- City Recorder

CALL TO ORDER: Mayor Brian Wall called the meeting to order at 7:00p.m. Jeremy Lewis, from Troop 557 gave the invocation and Max Poleman led the meeting in the Pledge of Allegiance. Mayor Wall welcomed the large number of scouts that were in attendance. He invited a representative from each troop to identify what troop they were from and what merit badge they were working on. Troops 576; 1322; 557;1457 working on citizenship in the community and communications merit badges.

Presentation: *Community Covenant*- Lt. Buffington with the Army National Guard presented the community covenant program and how this supports families of those who are serving our country in the military. The purpose of this program is to inform those in the community of the military and make sure they know what resources are available to them within the city. Mayor Wall suggested that the city would have their official signing in conjunction with the night celebration on the 24th of July celebration which will be celebrated on the 23rd of July.

APPROVAL OF MINUTES

1. Approval of City Council meeting minutes

Motion: Cl. Christensen moved to approve the minutes of the March 1, 2011 City Council meeting with the amendment as indicated.

Second: Cl. Nelson seconded the motion.

Vote: Passed 5:0

PUBLIC HEARINGS:

2. Section 18.64.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES – amendment to Mapleton City Code Title 18, Development Code, Part III, Zoning, in order to increase the building height for main structures within a GC-1 Zone.

Cory Branch, the Planning Director, stated that there have been requests from property owners to increase building height in the general commercial zone. The proposal is to add an additional 5 feet added on to the peak of the building. The Planning Commission recommended that *“Building height for the main structure shall not exceed thirty feet (30’) to the midpoint of the structure. Structures may exceed thirty feet (30’) midpoint height to a maximum of forty-five feet (45’) measured to the peak of the roof, provided that the structure has an automatic fire sprinkler system.* If the builder provided for fire sprinklers in the building, the planning commission would recommend raising the building height. Since the Planning Commission meeting the Planning Director has talked with Cl. Christensen who has brought forward alternate text for discussion tonight. Derald Olsen, representing the City’s Fire Department, stated that the biggest concern is being able to protect the buildings in the City. The Fire Department currently carries a 35’ ladder on their engine. He feels if the City increases the building height over the current 30’, the building should be required to have fire sprinkler on both levels and should not exceed 45. Public hearing was opened for comments at 7:30 pm, no comments were made- public hearing was closed.

Cl. Christensen inquired if raising the building height to 40’ would create problems for the city instead of 45 feet. Cory Branch stated that the Harvest Park medical building will be at 32-33’ and that would put them at 41 feet, that is why we decided on 45 feet.

Motion: Cl. Cobia moved to accept the text as submitted by Cl. Christensen and the Planning Director can revise the remaining zones at a later time.

B. Buildings: The following standards apply to all structures within the GC-1 zone:

1. *a. Except as provided under Subsection b., the building height for the main structure may not exceed thirty-feet (30’) to the midpoint of the structure.*

b. If the entire main structure is equipped with an automatic fire sprinkler system, a main structure may be a maximum height of forty-five feet (45’) measured to the highest point of the roof.

c. For measurement purposes:

- i. the height of a structure is measured from the top of the established natural grade of the highest point of the lot;*
- ii. if the natural grade is lower than the established elevation of the street directly in front of the proposed structure, the grade elevation is established from the highest point of the curb or if a curb is not present six inches (6") above the existing asphalt of the road;*
- iii. the midpoint of the structure is established by measuring from the lowest roof eave to the highest portion of the roofline, then calculating the average of the two (2) points; and*
- iv. decorative elements of the structure, including a clock tower, weather vane, steeple, or uninhabitable penthouse structure for the housing of an elevator shaft, is not counted in the overall height of a structure.*

Second: Cl. Nelson seconded the motion.

Cl. Christensen Aye
Cl. Cobia Aye
Cl. Farnworth Aye
Cl. Lundberg Aye
Cl. Nelson Aye
Vote: Passed 5:0
Ordinance No.2011-06

ACTION ITEM:

3. Emergency Power Supply for the city hall.

Bob Bradshaw, the City Administrator, reviewed the staff report emphasizing that in the event of a local disaster requiring evacuation, the city would need to provide for an emergency shelter. With the construction of the Public Safety Building, the most cost effective way would be to link the generator between the two buildings by cutting a trench between the two and linking a power feed to the City Hall from the Public Safety Building generator. One bid has been received and two more are due to be received.

Cl. Lundberg inquired if the funds are available for this type of cost. The finance controller stated that there are unallocated funds that would cover this cost. Cl. Christensen asked if the generator at the Public Safety Building was adequate for both buildings. The city administrator confirmed that he has ensured this would be the case.

Motion: Cl. Nelson moved to authorize the Mayor to accept the lowest suitable bid for the emergency power supply to the City Hall.

Second: Cl. Cobia seconded the motion.

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

4. Capital Facilities Improvement Program 2010-2018- Amendment

Gary Calder, the City Engineer stated that the Planning Department is applying for a CDBG Grant. An amendment is needed to update the Capital Facilities Improvement Program for 2010-2018 by adding the Upgrade of Sidewalk Ramps for ADA Compliance/Accessibility.

Motion: Cl. Lundberg moved to amend the current Capital Facilities Improvement Program 2010-2018 adding Upgrade of Sidewalk Ramps for ADA Compliance/Accessibility.

Second: Cl. Nelson seconded the motion.

Cl. Christensen Aye
Cl. Cobia Aye

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

ADMINISTRATIVE REPORTS

Cory Branch stated that there has been an eagle project completed and the sign you see here tonight was delivered today. There are two different locations this could be placed, 1600 south next to the tracks or on the South end of Highway 89. Cl. Nelson suggested at the south end of Highway 89.

Gary Calder reported that the PI project will be ready for bidding in the middle of April for phase one. The finish date for phase one will be towards December.

Cl. Cobia requested items for future council agendas: 1. A policy on reading and getting text messages during council meetings and 2. the Jackson 4 Plex. Also he can resume his attendance at future meetings of the Utah Lake Commission.

Cl. Farnworth stated that the book drop should be in place within the next couple weeks. The library board will be discontinued. The seniors are doing their humanitarian yard sale and they would like any donations brought the day before.

They Mayor stated that the Pioneer Day celebration will be celebrated on July 23rd. For the evening celebration Ron Jensen has agreed open up his field for additional parking.

Cl. Lundberg reported on his attendance at the Trails committee meeting.

Chief Pettersson gave a report on the Public Safety Building.

Motion: Cl. Lundberg moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the discussion of purchase, exchange or lease of real property, including any form of a water right or water shares and pending or reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

Second: Cl. Nelson seconded the motion

Vote: Passed unanimously

Meeting adjourned 8:30 p.m.

Camille Brown, City Recorder

APPROVED: April 5, 2011