

MAPLETON CITY COUNCIL MEETING

March 19, 2013

PRESIDING AND CONDUCTING: Mayor Brian Wall

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

Also Present: Cory Branch- City Administrator
Camille Brown- City Recorder
Gary Calder- City Engineer/Public Works Director
Sean Conroy- Community Development Director
Dean Pettersson- Police Chief

Minutes Recorded by: Camille Brown- City Recorder

CALL TO ORDER: Mayor Wall called the meeting to order at 7:00 pm Murdock Gunther gave the invocation and Eric Hulse led the pledge of allegiance.

Chief Pettersson inquired if the council would support him bringing an item forward to replace the police and ambulance old portable radios. The current radios are not able to be serviced and the cost of replacing a single radio is \$2,065.35. Motorola is having a special if Mapleton City replaces these radios, they will in turn give the city a \$600 credit for each radio. This item will be brought forward to the March 28th meeting for formal approval.

APPROVAL OF MINUTES:

1. Approval of City Council meeting minutes

Motion: Cl. Lundberg moved to approve the minutes of the March 5, 2013 City Council meeting.

Second: Cl. Nelson seconded the motion.

Vote: Passed 4:0

OPEN FORUM: No comments were made.

PUBLIC HEARING ITEMS:

2. Consideration of a request to rezone approximately 1.095 acres of land from A-2 to RA-2 located generally at 340 East Maple Street (Parcel #26:071:0047).

Sean Conroy, Community Development Director, reviewed the staff report for the City Council. The applicant is proposing to rezone the additional RA-2 zone to accommodate a one lot subdivision. The subdivision was originally proposed on the east corner of the property. This would require the power lines to be relocated. After the previous City Council meeting, the applicant shifted the lot to the west to avoid having to move the power lines. The Planning Commission approved the subdivision but the rezone needs to come before the city council. Staff recommends approval of the request.

Public Hearing was opened at 7:10 pm, no comments were made the hearing was closed.

Motion: Cl. Nelson moved to approve the rezone of approximately 1.095 acres of land from A-2 to RA-2 located generally at 340 East Maple Street (Parcel #26:071:0047).

Second: Cl. Farnworth seconded the motion.

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Vote: Passed 4:0

3. Consideration of Final Plat approval for the Breckenridge Estates Subdivision consisting of nine (9) lots located generally at 1030 W 1600 S in the Residential and Agricultural (RA-1) zone.

Sean Conroy, Community Development Director, reviewed the staff report for the City Council. This item was continued from the last meeting of March 5th so that the council could address concerns about requiring developers to pipe drainage ditches. If they are required to do so, and there are maintenance issues, does the city have liability and will piping existing ditches lead to drainage. Staff reviewed the above concerns and it is their opinion that piping the ditch will not lead to further problems for adjacent parcels. Cl. Lundberg stated his concern about the height ordinance. Many of the subdivisions in the city have excavation done which can affect the measuring point for the height. Cl. Lundberg suggested an amendment to the current height ordinance. Mr. Conroy stated that the height ordinance can be cleaned.

Cl. Farnworth stated that the only reason they are bringing in the fill is for the kind of homes that they intend to build.

John Jackson, 1600 West, stated that the existing power pole is right in his driveway, and he understands that there is a PUE but would like to see a steel pole on the property with no guidewires. The steel pole would be better than a wood pole.

Mayor asked Mr. Calder if the city could speak with Rocky Mountain Power to make this request.

On behalf of Ron Jensen, John Jackson asked that if there is a ground water issue, what can the

city do to mitigate the problem. The Mayor stated that ground water cannot be mitigated, where there is no control. It was further stated that it is most likely tailwater so it doesn't seep out and it cannot be controlled.

Public hearing was closed, at 7:28 pm

Motion: Cl. Hansen moved to approve the final plat for the Breckenridge Estates Subdivision consisting of nine (9) lots located generally at 1030 W 1600 S in the Residential Agricultural (RA-1) zone and additional noted that the applicant must satisfy all outstanding issues of DRC, that a note be placed on the plat stating that the legal owner must maintain the pipe, and recommend to Rocky Mountain Power for a steel pole with no guidewires.

Second: Cl. Nelson seconded the motion.

Cl. Farnworth Nay for groundwater issue.

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Vote: Passed 3:1

4. Consideration of the final subdivision plat for a nine (9) lot subdivision known as the Sweet Water Estates Plat "A" located generally at 600 East and 1400 N in RA-2 zone (Parcel # 26:065:0108)

Sean Conroy, Community Development Director, reviewed the staff report for the City Council. The project site is 3.72 acres in size located in the RA-2 zone. The property has frontage on 600 East, 800 East and 1400 North. When the applicant initially made application, there were 9 lots, but the cul de sac is in a different location. The City Engineer, Gary Calder stated that the Planning Commission discussed a potential street stub. The applicant, Brad Morgan, stated that he has tried to work with the adjacent property owners. He has put three different proposals together for the family and has tried to make this as less burdensome as possible but they have shown no interest. Mr. Morgan stated that the plan before you is what he would like to proceed with.

Public hearing was opened at 7:40 pm.

Paul Antononio, South Jordan, UT stated that he has previously lived in Mapleton, Springville and now South Jordan. They have had several negotiations with Mr. Morgan and he has only given them ultimatums. The family would like to continue with the half plus 5 road but does not like where the "knuckle" is because it takes up more of one of the lots that the kids will get as part of their dad's will. Paul Antonino stated that the cul-de-sac is inconsistent with the city's Transportation Plan, he then circulated a timeline of events that have taken place since 1998 when a drawing was made and a one lot subdivision was approved.

He thought the Planning Commission had thrown them under the bus.

Mayor Wall stated that usually the first one to develop dictates what is developed.

Cl. Lundberg stated that he agrees that the first person to develop will have impact on the adjacent property owners. Mr. Lundberg stated that there would be negative impacts to property owners if sewer lines had to be put in through properties. Gary Calder stated that the main sewer line is on 1200 North, which is a quicker faster way. Cl. Lundberg stated concerns with the “knuckle” on 800 East, and asked that the applicant consider stubbing access to adjacent properties with respect to the knuckle. He would like staff to come back and show what potential access to the Antoninos could be provided by the knuckle. Gary Calder stated that this project will have to be bonded with the city and the improvements that are shown have to be taken care of.

Motion: Cl. Lundberg moved to continue this item to March 28th so that staff can gather more information on the “knuckle” relating to traffic implications.

Second: Cl. Farnworth seconded the motion.

Cl. Farnworth Aye

Cl. Hansen Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Vote: Passed 4:0

MAYOR AND CITY COUNCIL ADMINISTRATIVE REPORTS:

Mayor Wall reported that there would be a special council meeting on March 28th to begin at 7:00 in the community center and then a joint closed session will be held with the Planning Commission.

Gary Calder reported that he will be putting a public notice out for bids for water line replacements.

Motion: Cl. Farnworth moved to adjourn the meeting

Second: Cl. Hansen seconded the motion

Vote: Passed unanimously

Meeting adjourned 8:55 p.m.

APPROVED: April 16, 2013

Camille Brown, City Recorder