

PRESIDING AND CONDUCTING: Mayor Wall

Council Members: Ben Christensen
Mike Cobia
Ryan Farnworth
Jim Lundberg arrived at 7:35 pm
Mike Nelson

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

Minutes Recorded by: Camille Brown- City Recorder

CALL TO ORDER: The Mayor called the meeting to order at 7:00 p.m. Cl. Nelson gave the invocation and Cory Branch led the meeting in the Pledge of Allegiance.

APPROVAL OF MINUTES

1. Approval of City Council meeting minutes- May 4, 2010

Motion: Cl. Nelson moved to approve the minutes of the May 4, 2010 City Council meeting.
Second: Cl. Christensen seconded the motion.
Vote: Passed 4:0

PUBLIC HEARING:

2. Amendment to Title 18, Development Code, Part III, Zoning, Section 18.36.060: LOTS, BUILDINGS, YARDS, AND OPEN SPACES in order to increase the lot coverage requirement from twenty percent (20%) to thirty percent (30%) within an RA-2 Zone.

Cory Branch, Planning Director, reviewed the staff report for the city council and discussed that the applicant is proposing to increase the RA-2 maximum lot coverage from 20% to 35%. Cory stated that he has done research with the surrounding cities and found that Mapleton does have a smaller percentage for the lot coverage requirement than other cities. He further stated that this would be a citywide impact not just this particular subdivision. The Planning Commission heard this item on May 13th and recommended approval of the lot coverage requirement be increased to 30% in the RA-2 zone. There was a discussion on rambler home verses a 2 story home. A 2-story home would be able to fit on the 20% lot coverage and the 30% would only need to apply to a rambler style home.

Cory stated that the majority of the Northeast part of Mapleton is in the RA-2 zone.

Applicant- Mike Parry addressed the council and stated that the current 20% coverage _____ make it difficult for the architect when drawing the plans. He stated that if the lot coverage was only increased to 30% and not 35% he would be fine with that. By increasing the lot coverage citizens would be able to build out buildings, where if the coverage is left at 20% home buyers are having to scale back their houses. Mr. Parry believes that home buyers are forced to move elsewhere because of this restriction.

The public hearing was opened at 7:20 pm.

Brian Murray- 1000 East Maple- stated that his daughter is currently building in the RA-2 zone in Mapleton and is faced with this same problem. To fix the problem, he had to deed more property to her to allow their home to fit on the parcel of ground, because when they came to the city with their final drawings they were 200 ft. over the limit. Now they are faced with a bigger yard that will use more water. He said he is in favor of increasing the lot coverage percentage.

Tom Hawks stated that he is a home builder out of Springville and is currently building homes in Sorensen Homestead, which is east of the Sweet Iron subdivision. He said he is in favor of increasing the lot coverage because it makes the floor plans awkward for home buyers who would like to have bigger houses and less yard, because if they are wanting to put patios or shed on their lot, it puts them over the lot coverage percentage.

Richard Lewis stated that he is on the planning commission and would like to add another builders perception and he is in favor of the increase of lot coverage. He thinks it is better to build out and than go up.

Nolan Edmunds stated that 5 years ago he and his wife moved to Mapleton from North Texas. They started on their plans and bought their property. In going through the process they found that the house they wanted to build would not fit on the lot they had purchased so they stopped the design phase. They were very impressed with the covenants of the Sweet Iron Subdivision, but they were forced to either cut their house back or move somewhere else. He said he is in favor of this increase that it would upscale the subdivision. With the change he would be able to build the house they want on this lot- they are right at 30%.

Jack Perry stated that he would not be in favor of increasing lot coverage because he thinks that it would be against the city's vision statement. He further stated that Mapleton is about having larger lots and more open space.

Brian Radford stated that an out-building in the future would be nice and he agrees with the proposed increase.

Public Hearing was closed.

Motion: Cl. Christensen moved to approve the amendment to Title 18, Development Code, Part III, Zoning, Section 18.36.060: LOTS, BUILDINGS, YARDS, AND OPEN SPACES to increase the lot coverage requirement to a maximum of 30% on the primary dwelling and a maximum of 35% on all structures within an RA-2 Zone.

Second: Cl. Farnworth seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye
Cl. Nelson Aye
Cl. Lundberg Abstain- had just arrived at the meeting
Vote: Passed 4:0
Ordinance No. 2010-03

Cl. Lundberg arrived at 7:35 pm

The Fiesta Days Rodeo Day Royalty addressed the council promoting their events for Spanish Fork Fiesta Days and invited them and their families to join them for their events July 21-24.

ACTION ITEMS:

3. Public Safety Building- To receive progress report and authorize invitation of bids

Bob Bradshaw, the City Administrator introduced the item and stated upon the release of the monies from CUP that the city's matching grant can be reduced by the value of the Irrigation Pond and the city could then invite bids for the construction of the Public Safety Building. The CUP has accepted the appraisal of the irrigation pond in the amount \$1.8 million. The City Administrator circulated estimated dates for the bid process and estimated completion date of the public safety building.

There was a discussion raised by Cl. Lundberg questioning whether the amount that was being put out to bid was going to include a completed building or just a shell. The City Administrator answered that no provision had been made for furniture, but the city is intending to put all necessary construction items into the bid for the building. When building the new city hall no separate provision had been included in the bid for new or additional furniture.

Several fire fighters were present and wanted to make sure that some furniture would be allowed because they do not have much, but the ambulance department has no furniture for a meeting room or an office. It was agreed that the Fire Chief and Ambulance Director would review the plans with the Public Safety Director to insure they are comfortable with the building plans.

Motion: Cl. Nelson moved that the city to move forward with the invitation of bids for the Public Safety Building, in accordance with the project construction dates as circulated at the meeting subject to CUP approval of the appraisal of the Irrigation Pond.

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

The Preserve at Mapleton Subdivision- Closing public access Jack Parry, owner of the Plat F and Plat G of the Preserve Subdivision expressed his concern about the property damage resulting from the access open on the roads in the Preserve Subdivision that are not being

used since no development is taking place on the upper portion. He requested that public access be closed. There has been criminal activity going on in this area including, shooting of rifles, shot guns, trees being removed, rocks being stolen and other activity that individuals have been prosecuted for.

Bart Bailey, legal counsel for the owner of the property addressed the council and stated that they are in the process of trying to resolve numerous claims and financial disputes relative to the property. Several rocks that were hauled into the property for the holding pond to be completed, have been removed and the holding pond will be hard to complete without having to spend more money. They have no intention of developing the property anytime soon and they are more concerned about the safety of others and protecting themselves and the city from liability.

It was AGREED that the owner should initially try to remedy vandalism by placing large “no trespassing” signs around the property together with a fence at the end of the pavement with the subdivision.

DISCUSSION ITEM:

4. Mapleton City requests to discuss temporary signage for both permanent and seasonal businesses

Cory Branch, the Planning Director, was asked to discuss the temporary and seasonal signs. There was a problem with large “sail” style flag signs on the corner of Maple and Hwy 89. The Planning Department removed the signs and then the owners asked if they could put them up again because this did seem to help bring in business. After further discussion it was agreed that the Planning Director would re-look at this item and put forward a solution for council approval.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Chief Pettersson reported that the surplus auction went well and he thanked all for their help. The state is starting the Click it or Ticket campaign. As an incentive, ChickFilA has offered food coupons to give to those citizens who were abiding by the law and wearing their seatbelts.

Cl. Cobia stated that he thinks that the city needs to come up with a policy for those citizens who have moved into a home who cannot upgrade or sell because of bad information they were given when they purchased an illegal non-conforming property. This policy should allow residents to be able to pull out of the subdivision and take care of issues themselves.

Cl. Lundberg reported that he has had a few citizens bring to his attention that there is a liability on Nemelka Lane near the Thueson’s Red Barn. This barn is used for many private functions but it is a serious traffic liability. There was a near accident because of the traffic hazard that this is causing almost every weekend. He thinks that parking restrictions should be enforced in this area before the city has to deal with an accident in this area.

The Council discussed what restrictions could be posted in this area and it was agreed that the City Engineer and Police Chief would look at the area and see what restrictions are recommended.

Bob Bradshaw stated that the big windows in the community center made training sessions held during the day difficult, it is necessary to put some sort of window covering on the large

windows on the north side of the room. Samples of material were shown to the council. The Council agreed that window coverings could be purchased at a cost of approximately \$2,500.00. He also had an estimate for a cart and TV for the council chambers for the council's viewing of presentations by applicants and it was agreed that this would be purchased or the TV could be mounted in the council chamber ceiling following discussion with the Mayor.

Motion: Cl. Christensen moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the purpose of discussing reasonably pending litigation

Second: Cl. Farnworth seconded the motion

Vote: Passed unanimously

Meeting adjourned at 9:00 pm

Camille Brown, City Recorder

APPROVED: June 1, 2010