

MAPLETON CITY COUNCIL MEETING

July 19, 2011

PRESIDING AND CONDUCTING: Mayor Brian Wall

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

Also Present:
Cory Branch- Planning Director
Robert Bradshaw- City Administrator
Camille Brown- City Recorder
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. Cl. Farnworth gave the invocation and Eli Stokes led the Pledge of Allegiance. Mayor Wall welcomed Eli Stokes, a scout, who was working on his communications merit badge.

OPEN FORUM:

Lance Cooper addressed the council about his concern of the fence around the irrigation pond. He would like the council to make a formal answer to the letter that was submitted to the Mayor on June 21, 2011.

Gary Calder reported that the timetable for the fence to be installed is in the Fall.

Jack Cooper stated that he would be interested in purchasing or leasing the property behind his home for the continued use for his horses.

Sallie Korman stated that she believes it could be beneficial for the city to look at forming Council Districts. She thinks that by having a representative from each quadrant in the city, all views can be discussed.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

Bob Bradshaw reported on arrangements for the morning of the 23rd.

Camille Brown reported that 7 candidates had filed for candidacy and that a primary election would be held on September 13th.

Mayor Wall reported that the events for the 23rd are all ready and this should be a very fun event.

Gary Calder stated that the PI project is underway

Chief Pettersson stated that the Public Safety Building is about done. A few minor details are being finished up and furniture will be in the building on Wednesday. The open house is on schedule for the 30th of July at 10:30 am.

APPROVAL OF MINUTES

1. Approval of City Council meeting minutes

- Motion:** Cl. Cobia moved to approve the minutes of the June 21, 2011 City Council meeting.
- Second:** Cl. Farnworth seconded the motion.
- Vote:** Passed 4:0

PUBLIC HEARING

2. 1590 West 2000 North. Rezone of approximately 2.5 acres from PO-1 (Professional Office - 1) to A-2 (Agricultural-Residential). Jane Miner, agent for Richard K. and Helen C. Miner- Applicant

Cory Branch, the Planning Director reviewed the staff report. He stated that the subject properties border Springville City to both the north and west and the surrounding zoning to the south is RA-2 and to the east is A-2. These two zones only allow for single family dwellings. He further stated that it is the opinion of staff to recommend the rezone that the construction of one single family dwelling would provide the least amount of impact to the subject property and surrounding area.

Public Hearing was opened at 8:20 pm no comments were made. The hearing was closed.

- Motion:** Cl. Cobia moved to approve the rezone of approximately 2.5 acres from PO-1 (Professional Office - 1) to A-2 (Agricultural-Residential subject to the condition of lining up the boundaries.
- Second:** Cl. Christensen seconded the motion.
- Cl. Christensen Aye
- Cl. Cobia Aye
- Cl. Farnworth Aye
- Cl. Lundberg Aye
- Vote:** Passed 4:0
- Ordinance No. 2011-09

3. 580 North 300 West. Steven Jackson requests to rezone approximately 0.51 acres from R-2 to R-3 in order to construct a 4-plex

Cory Branch, the Planning Director, reviewed the staff report with the council. He outlined conditions that were discussed by the Planning Commission that are outlined in the Development Agreement. Cl. Cobia stated that he initiated this rezone, but there is no impact on the city. Steven Jackson, the applicant, addressed the council and said that many neighbors attended the planning commission and were fine with the rezone. The owner of Knight West realty lives in one of the homes in the subdivision and is fine with the rezone if the improvements are done in a timely manner. The building official did meet with Mr. Jackson and there are a few minor changes that need to be completed to be up to code. Mr. Jackson is concerned about meeting the 3 month time period to complete the fence.

The public hearing was opened, no comments were made and the hearing was closed. The city attorney clarified that the property owner is requesting the change and that the plat can be modified. Cl. Christensen expressed concern that the rezone is out of character with previous city approvals and is being requested for economic reason rather than the best interest of Mapleton.

Motion: Cl. Lundberg moved to approve the rezone of approximately 0.51 acres from R-2 to R-3 zone in connection with lot 3 in the Jackson Hollow subdivision the condition that the following three provisions be removed from the Development Agreement considered by the Planning Commission:

1. Installation of sprinkling system covering entire front and back yard
2. Planting minimum of three (3) Caliper Trees in back yard; and
3. Removal of Evergreen Shrubs and Trees, and the remainder of that in the front corner of the house.

Second: Cl. Cobia seconded the motion.

Cl. Christensen Nay
Cl. Cobia Aye
Cl. Farnworth Aye
Cl. Lundberg Aye
Vote: Passed 3:1
Ordinance No. 2011- 10

9:00 The City Council took a short break

4. Owner Occupied Accessory Apartments Mapleton City requests to amend Mapleton City Code Title 18, Development Code, Part III, Zoning, Section 18.84.410: in order to define what constitutes an internal connection within a home.

Cory Branch, the Planning Director, reviewed the staff report with the council. Three examples were shown for a better understanding of where the interior connection of the home should be.

Motion: Cl. Lundberg moved to approve amendment to the Mapleton City Code Title 18, Development Code, Part III, Zoning, Section 18.84.410: in order to define what constitutes an internal connection within a home with the following modification: *subsection C to read: all owner occupied accessory apartments attached to a single family residence shall include an internal connection between the single family residence and the accessory apartment.*

and The last sentence shall read, "the required internal connection may not be through a garage."

Second: Cl. Cobia seconded the motion.

Cl. Christensen Aye
Cl. Cobia Aye

Cl. Farnworth Aye
Cl. Lundberg Aye
Vote: Passed 4:0
Ordinance No. 2011-11

5. Signs, City requests to amend Title 18, Development Code, Part III, Zoning, Chapter 18.86: as it relates to regulating signage within the City in order to preserve public safety, prevent displacement of alternative land uses, and to foster an appealing cityscape.

Cory Branch, the Planning Director reviewed the staff report with the council. The proposed ordinance was reviewed with the council and changes were made. After a lengthy discussion and a proposal that the ordinance be redrafted, it was suggested the item be continued to the next meeting.

Motion: Cl. Christensen moved to continue this item to the August 2nd meeting

Second: Cl. Cobia seconded the motion.

Cl. Christensen Aye
Cl. Cobia Aye
Cl. Farnworth Aye
Cl. Lundberg Aye
Vote: Passed 4:0

6. Abatement of Dangerous Buildings Mapleton City requests to amend Mapleton City Code Title 15, Buildings and Construction, in order to enact Chapter 15.06: as it relates to dangerous buildings which create an unjustifiable risk to the health, safety, and welfare of the public.

The City Attorney, Eric Johnson, stated that during the Planning Commission public comment was brought up and he suggested the item be continued to the August 2nd meeting for more staff research.

Motion: Cl. Christensen moved to continue the meeting to the August 2nd meeting.

Second: Cl. Cobia seconded the motion.

Cl. Christensen Aye
Cl. Cobia Aye
Cl. Farnworth Aye
Cl. Lundberg Aye
Vote: Passed 4:0

DISCUSSION ITEM:

7. Training: Utah Open and Public Meeting Act (pursuant Utah Code 52-4-104)

Cl. Christensen presented the Open and Public Meetings Act pursuant to Title 52, Chapter 4, Utah Code, training to all City Council and staff in attendance. This training is mandatory annually for all public bodies of the city.

Meeting adjourned 11:15 p.m.

Camille Brown, City Recorder

APPROVED: August 2, 2011