

**MAPLETON CITY COUNCIL MEETING**

**August 2, 2011**

**PRESIDING AND CONDUCTING: Mayor Pro-tem Mike Nelson**

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

**Also Present:**  
**David Allen- Finance Controller**  
**Jordan Bennett- Asst. City Attorney**  
**Cory Branch- Planning Director**  
**Robert Bradshaw- City Administrator**  
**Camille Brown- City Recorder**

**Minutes Recorded by: Camille Brown- City Recorder**

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**CALL TO ORDER:** Mayor Pro-tem Nelson called the meeting to order at 7:00 pm David Allen gave the invocation and Bob Bradshaw led the meeting in the Pledge of Allegiance.

**OPEN FORUM: No comments were made.**

**MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS**

**Gary Calder** advised the council that with the current implementation of Phase I of the PI project, it may be a good time to expand to include Phase II of the project (300 properties) and increase the amount of the contract by \$1.9 million dollars. He sought the tacit approval of council and would submit a formal agenda item to the August 16, 2011 meeting. The council agreed in principle to seeing a formal proposal at a future meeting.

**Cl. Nelson** reported that the Public Safety open house was a success and thanked all those involved in the 23<sup>rd</sup> of July celebration.

**Bob Bradshaw** reported that the Historical museum opening went well. He reminded the city council about the early work session for next council meeting on August 16<sup>th</sup> at 6:00 pm. It was also reported that the boundary line adjustment documents are proceeding and almost ready for submission to the Lt. Governor's office for final ratification.

**APPROVAL OF MINUTES**

**1. Approval of City Council meeting minutes**

**Motion:** Cl. Christensen moved to approve the minutes of the July 19, 2011 City Council meeting.  
**Second:** Cl. Cobia seconded the motion.  
**Vote:** Passed 4:0

**PUBLIC HEARING**

**2. Abatement of Dangerous Buildings -Amendment to Chapter 15.06: Mapleton City Code  
Title 15**

Cory Branch, the Planning Director, reported that at the City's request the City Attorney, Eric Johnson, had prepared an ordinance amendment in order to designate and regulate the abatement of any dangerous buildings. The council reviewed the proposed ordinance and changes were suggested.

It was suggested that an appeals board be formed by the City Council, this could consist of the one person serving for the city, the building inspector and an individual with expertise in the area of concern. The appeal would be for the first notice. The appeals board would hear appeals before going through the city council. It was stated that the building inspector would not be a voting member on the appeals board.

The public hearing was opened

Sallie Korman inquired how often the city gets complaints of dangerous buildings. Mr. Bradshaw stated that this has not happened too often and this request related to a burned house in Triple Crown Sub-division.

Public hearing was closed.

**Motion:** Cl. Christensen moved to approve the ordinance to amend Mapleton City Code Title 15, Buildings and Construction, in order to enact Chapter 15.06: Abatement of Dangerous Buildings with the following changes:  
Numbering changes will be changed as Cl. Christensen suggested.  
Page 6 in the heading, in the first paragraph and on page 8 in the first paragraph Change 1997 to *Current*  
First paragraph where it state International... Building Officials change to... *Code Council*  
Page 7 15.06.030 last sentence should read: *An appeals Board to be designated by the City Council members of which to include one qualified expert in the matters being discussed.*

**Second:** Cl. Cobia seconded the motion.

Cl. Christensen       Aye  
Cl. Cobia               Aye  
Cl. Farnworth        Aye  
Cl. Nelson             Aye  
Vote:                   Passed 4:0  
Ordinance No. 2011-12

**3. Signs 18.86., amendment to Title 18, Development Code, Part III, Zoning**

Cory Branch, the Planning Director, reported that this item was continued from the July 19<sup>th</sup> City Council meeting. Additional changes were requested to be made and a new proposed ordinance was submitted to the council. The council reviewed the ordinance thoroughly and multiple changes were implemented.

Public hearing was opened

Thomas Quist inquired about the impact of election signs. Mr. Branch suggested that he contact himself who would explain details for election signs.

The public hearing was closed.

**Motion:** Cl. Christensen moved to approve an ordinance amending Title 18, Development Code, Part III, Zoning, Chapter 18.86: Signs, 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 to include the following changes:

*Numbering changes to be made as indicated by Cl. Christensen*

On page 7 section 3 of 18.86.030 after .....no setback requirements insert *in a residential zone.*

Section 4 change signs shall to *A sign may*

Page 8

Section 3 of 18.86.040 ...no setback requirements insert *in a commercial or industrial zone.*

Section 4 change Signs shall to *A sign may*

Page 9

Section A2 A sign *strike* shall be deemed permanently constructed if and insert *which is standing.....*

Section A3 A sign *strike* shall be deemed attached permanent

Section A4 *strike last line* shall be deemed permanent

Page 10

Section 18.86.060 in AD *strike* shall be and insert *is*

Section B insert *considered as defined in 050 above* and *strike* constructed or attached as defined above.

Page 13

*Numbering changes*

Page 14

Section 2 after Notice Period insert *Prior to enforcement*

Page 15

*Numbering changes*

Section 1 of 18.86.150 keep in the stricken lines and insert *an illegal* for a noncompliant sign

Page 16

*Numbering changes*

Effective date is *September 1, 2011.*

**Second:** Cl. Farnworth seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Vote: Passed 4:0

Ordinance No. 2011-13

**ACTION ITEM:**

**4. Impact Fee Analysis/Review.**

Consideration was given to the City Administrator's staff report. He reported that Tishler Bise has been to meet with Department Heads and will complete the impact fee study of all 7 service area fees of the city. The amount of the contract is \$42,000 which has been budgeted in this year's budget.

**Motion:** Cl. Cobia moved to approve the contract of Tishler Bise in the amount of \$42,000 for the impact fee study.

**Second:** Cl. Farnworth seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Cl. Nelson Aye

Vote: Passed 4:0

Meeting adjourned 8:10 p.m.

Camille Brown, City Recorder

**APPROVED: August 16, 2011**