

**MAPLETON CITY COUNCIL MEETING**

**November 6, 2012**

**PRESIDING AND CONDUCTING: Mayor Brian Wall**

**Council Members:**

**Ryan Farnworth  
Scott Hansen  
Jim Lundberg  
Mike Nelson  
Jonathan Reid**

**Also Present:**

**David Allen- Finance Controller  
Cory Branch- City Administrator  
Camille Brown- City Recorder  
Gary Calder- Engineering/Public Works Director  
Chief Pettersson- Police Chief/Public Safety Director**

**Minutes Recorded by:**

**Camille Brown- City Recorder**

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**CALL TO ORDER:** Mayor Wall called the meeting to order at 7:05 pm. Josh Westercamp gave the invocation. The Mayor welcomed Troops 1457, 126, 1462 and 576 that were in attendance working on their Citizenship in the Community merit badge.

**APPROVAL OF MINUTES:**

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

**Motion:** Cl. Nelson moved to approve the minutes of the October 16, 2012 City Council meeting

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

**Vote:** Passed 5:0

**OPEN FORUM:** John Bennett 1355 West 1000 South, Mapleton, addressed the council with regards to street lighting. He inquired about what the city had decided on the street lighting for his subdivision as it pertains to placement of lights and where the utilities are on the property. Cl. Farnworth stated that if a citizen does not want street lighting in their area then he believes that lights should not be put in. Cl. Lundberg stated that it really isn't in our control to determine where they are going to place street lights. Rocky Mountain Power has the authority as to where to put the lights, but they will also do what the city asks of them. Scott Bird, Public Works Operations Manager is responsible for coordinating the lighting projects and he has been out to this subdivision and it was determined that this would be the best location for the placement of the lights. Cory Branch stated that the city is really at the mercy of where the utilities are buried. The overall benefit of the city is the safety concern of having street lights versus no street lights.

**PUBLIC HEARING ITEM:**

- 2. **Cory Andersen, agent for Diamond Back Subdivision, Plat “A”, a one (1) lot (phased) subdivision requests Preliminary and Final Plat approval on property located generally at 600 South 500 West. The subject property is located in the RA-1 (Residential Agricultural) Zone.**

Cory Branch, City Administrator, reviewed the staff report for those in attendance. One of the main issues being discussed at this time is that the applicant is not proposing full street improvements. The drawings submitted show 51 feet of the ROW being approved and the remaining 15 feet would be left undeveloped until the adjacent property owner to the north decides to develop.

The Planning Commission recommended that one-half (1/2) plus five (5) be allowed. Cl. Reid asked if the proposed 51 feet of ROW included asphalt road, curb, gutter, sidewalk, and planter strip. Cory Branch stated that the curb, gutter, and sidewalk should be required on both sides of the proposed road.

Cory Andersen, applicant, stated that prior to the economy crashing a few years ago, the developers were going to develop this land into six (6) one acre lots. The applicant also stated that there is some confusion regarding property and fence lines between the subject property and the property to the north. There is an existing fence that has been there for years and the easy route would be to do a boundary line agreement that identifies the existing fence as the property line.

Mayor Wall stated that it is critical that the land owner to the north, Mr. Parry, fully understands what the fence line/boundary line agreement is and wouldn't want to reconsider it later down the road.

In regards to the proposed road, Gary Calder stated that he is trying to mirror what the council in 2007 recommended pertaining to full street improvements.

Public Hearing was opened at 7:45pm.

Bob Peterson stated that he is concerned about the water table in this area and having the field flood as in previous years.

Gary Calder suggested that staff and the applicant meet together with Mr. Parry to discuss a boundary line agreement.

**Motion:** Cl. Lundberg moved to approve a one (1) lot (phased) subdivision located generally at 600 South 500 West, with the condition that either the applicant put in the full improvements to the roadway up to the existing boundary line whether that is the fence line pursuant to an express agreement with Mr. Parry, the adjacent landowner, or up to the existing boundary line which is on the other side of the fence line and that all DRC conditions of the October 9, 2012 meeting are met.

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

Cl. Farnworth           Aye

Cl. Hansen             Aye

Cl. Lundberg           Aye  
Cl. Nelson             Aye  
Cl. Reid                Aye  
Vote:                   Passed 5:0  
Ordinance No. 2012-08

**DISCUSSION ITEMS:**

3. Cory Andersen requests a discussion regarding bonding requirements for subdivisions.
4. Chris Colgrove requests a discussion regarding property located generally at 340 East Maple Street as it relates to the future right-of-way of Maple Street between Main Street and 2000 East, existing Rocky Mountain Power poles located on the subject property, and future development of the subject property.

The Mayor asked that these items be continued to a future meeting.

**ACTION ITEM:**

5. **Mapleton City requests approval of a Lease Purchase Agreement between Zions First National Bank (“Lessor”) and Mapleton City (“Lessee”). This Lease Agreement is for (3) 2012 Ford Truck F-150’s.**

Cory Branch, City Administrator, reported that in June of 2012 the Police Department got authorization to purchase three (3) 2012 Ford Truck F-150’s. The Purchase Lease Agreement is with Zions First National Bank. Staff has reviewed this and has determined that there is sufficient money in the vehicle replacement reserves to cover the costs.

**Motion:** Cl. Farnworth moved to approve the Lease Purchase Agreement between Zions First National Bank (“Lessor”) and Mapleton City (“Lessee”) for three (3) 2012 Ford Truck F-150’s.

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

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

Resolution No. 2012-29

**Motion:** Cl. Farnworth moved to adjourn the meeting

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

**Vote:** Passed unanimously

Meeting adjourned 8:50 p.m.

**APPROVED: December 4, 2012**

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Camille Brown, City Recorder