

MAPLETON CITY COUNCIL MEETING

December 14, 2010

PRESIDING AND CONDUCTING: Mayor Wall

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

Also Present: Robert Bradshaw- City Administrator
Cory Branch- Planning Director
Camille Brown- City Recorder
Gary Calder-City Engineer
Dean Petterson,-Police Chief
Eric Johnson- City Attorney

Minutes Recorded by: Camille Brown- City Recorder

CALL TO ORDER: The Mayor called the meeting to order at 7:00 p.m. Eric Vorkink gave the invocation and Josh Jensen led the meeting in the Pledge of Allegiance. Mayor Wall welcomed Troops 1320 and 457 who were working on communications and citizenship merit badges.

OPEN FORUM:

Bill Bleggi stated that prior to the elections last November there some major issues that were being discussed by the candidates of Mapleton City. As representatives of the city residents expect elected officials should work together in resolving them. He was disappointed on how the Planning Commission went last week on the Gibby issue.

APPROVAL OF MINUTES

1. Approval of City Council meeting minutes

Motion: Cl. Christensen moved to approve the minutes of the November 16, 2010 City Council meeting
Second: Cl. Farnworth seconded the motion.
Vote: Passed 5:0

PUBLIC HEARINGS:

2. Budget Revisions for Fiscal Year 2010

Motion: Cl. Nelson moved to that this item be continued to January 18, 2011.
Second: Cl. Farnworth seconded the motion.
Cl. Christensen Aye

Cl. Cobia Aye
Cl. Farnworth Aye
Cl. Lundberg Aye
Cl. Nelson Aye

Vote: Passed 5:0

3. Amendment to Title 18, Development Code, Part III; Zoning, Chapter 18.30, CE-1 (Critical Environment) Zone, to amend the provisions as it relates to slope protection, grading, filling, plowing, or excavating within the CE-1 zone.

Staff requested a continuance on this item to the January 18, 2011 City Council meeting.

Motion: Cl. Christensen moved to continue the item to the 18th of January, 2011.

Second: Cl. Lundberg seconded the motion.

Cl. Christensen Aye
Cl. Cobia Aye
Cl. Farnworth Aye
Cl. Lundberg Aye
Cl. Nelson Aye

Vote: Passed 5:0

4. Amendment to Title 18, Development Code, Part III; Zoning, Chapter 18.32, RA-1 (Residential Agricultural) Zone, in order to allow greater flexibility to the minimum lot size requirement by allowing for the clustering of homes.

Cory Branch, the Planning Director reviewed the staff report and discussed the proposed RA-1 amendments with the City Council. This item was heard before the planning commission on December 9th.

The following points were identified as areas of concern:

- Maximum allowable buildable area
- Setbacks in the RA-1 and CE-1 zones
- Definition of slope
- Restriction of the 30% slope for clustering
- Maximum height restrictions above 35 feet

The public hearing was opened at 7:20 pm

Wendell Gibby stated that the clustering would work well in this area, but would suggest lowering the allowable buildable area to 5,000 sq. ft. and pointed out that this restriction is not specified in the RA-1 zone text at this time.

The public hearing was closed at 7:28 pm

After a lengthy discussion on these issues the property owner requested that this item be continued to the January 18, 2011 to allow further discussion prior to taking a final decision.

Motion: Cl. Farnworth moved to continue this item to the meeting on January 18, 2011

Second: Cl. Nelson seconded the motion.

Cl. Christensen Aye
Cl. Cobia Aye

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

5. 2000 East Maple Street- Rezone of approximately 60 acres from CE-1 (Critical Environment) to RA-1 (Residential Agricultural)

Cory Branch, the Planning Director stated that this item was heard by the planning commission on December 9th and the map that planning commission recommended was reviewed. Public hearing opened at 8:30 pm.

Dr. Gibby stated that the law needs to be strengthened and he has asked for help from Senator Madsen is preparing a bill to go before the legislature in January. There was a lengthy discussion on the sensitive areas of the property and which areas constitute a hazard. It was suggested by Dr. Gibby that a definition of slope be defined in the code. Dr. Gibby is confident that he has done the geo-tech studies so that the hillside is protected.

After a lengthy discussion the land owner, Mr. Gibby, asked for a continuance on this item to the January 18, 2011 City Council meeting to facilitate further input and discussion prior to a final decision.

Motion: Cl. Lundberg moved to continue this item to the January 18, 2011
Second: Cl. Nelson seconded the motion.
Cl. Christensen Aye
Cl. Cobia Aye
Cl. Farnworth Aye
Cl. Lundberg Aye
Cl. Nelson Aye
Vote: Passed 5:0

ACTION ITEMS:

6. Mountainland Association of Government's 2010 Pre-Disaster Hazard Mitigation Plan

The City Administrator reviewed his staff report. MAG is updating their regional plan within all their jurisdictions for cities to qualify for FEMA grants

Motion: Cl. Christensen moved to approve the resolution for the Mountainland Association of Government's 2010 Pre-Disaster Hazard Mitigation Plan
Second: Cl. Nelson seconded the motion.
Cl. Christensen Aye
Cl. Cobia Aye
Cl. Farnworth Aye
Cl. Lundberg Aye
Cl. Nelson Aye
Vote: Passed 5:0

Resolution No. 2010-28

7. Insurance claim for damage to Water Softener/Water Pressure Pump

The City Administrator reviewed his staff report recommending that without any admission of liability- 50% of the claim be paid in the amount of \$1477. Plus 48.00 for two refrigerator filters.

Motion: Cl. Cobia moved to approve payment of the claim in the amount of \$1525.00

Second: Cl. Lundberg seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Vote: Passed 5:0

8. Mapleton City 2011 Annual Meeting Schedule

Motion: Cl. Christensen moved to approve the Mapleton City 2011 Annual Meeting Schedule.

Second: Cl. Farnworth seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Vote: Passed 5:0

Resolution No. 2010-29

9. Chairman for the Historic Museum Committee.

The City Administrator, Bob Bradshaw reported that the city has been seeking a volunteer for this position for some time and local resident, Phillip Malzl, has come forward and showed some interest. Cl. Christensen confirmed that Mr. Malzl is very well qualified for this position and would do the city a great job.

Motion: Cl. Christensen moved to approve the nomination of Phillip Malzl as the Chairman for the Historic Museum Committee.

Second: Cl. Nelson seconded the motion.

Cl. Christensen Aye

Cl. Cobia Aye

Cl. Farnworth Aye

Cl. Lundberg Aye

Cl. Nelson Aye

Vote: Passed 5:0

Motion: Cl. Nelson moved to close the regular meeting and open a closed meeting pursuant to U.C.A. §52-4-205 for the discussion of pending or reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

Second: Cl. Lundberg seconded the motion
Vote: Passed unanimously

Reports

Mayor Wall stated that RJ Lewis contractors have been given an extension to finish up completely with their work on the highway until April of 2011. There have been numerous problems with the contactors and the City Engineer stated that the public works department is putting together a bill for their services on many things that they have been asked to do by the contractors.

The Mayor also stated that he received a very nice letter from the Prosecutor stating that the police department is very easy to work with and that the police chief trains the officers very good so it makes her job easier.

Cl. Cobia stated that he will not be able to make the Utah Lake Commission meetings for the next three months and needs someone to fill in. Cl. Lundberg stated that he would be able to fill in. The meetings are held on the fourth Thursday of the month at 7:00 am.

Cl. Christensen stated that the Fine Arts Committee needs to increase their annual budget. It was stated that this could be addressed in March during the budget preparation.

Chief Pettersson stated that the Shop with a Cop program was a great success. The Mapleton Jr. High raised \$2800 and more kids were able to be involved.

Gary Calder stated that the public works department got the jet truck and has already been cleaning sewer lines. He decided that one employee, Richard Hatfield, would be in charge of the truck so that it gets maintained properly. He further stated that the crowd canyon well is still not online. The water is ok, but has two problems, iron and odor. The well will probably have to be chlorinated like another well was when it first went online.

Cl. Nelson stated that the individuals that were asked to help with the Parks and Recreation committee have only been asked to help with parks. These individuals have approached Cl. Nelson and they would also like to be a part of the recreation side of things too.

Motion: Cl. Lundberg moved to adjourn the meeting.
Second: Cl. Nelson seconded the motion
Vote: Passed unanimously

Meeting adjourned at 9:35 pm

Camille Brown, City Recorder

APPROVED: January 18, 2011