

**MAPLETON CITY  
CITY COUNCIL MINUTES  
JUNE 21, 2023**

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**PRESIDING AND CONDUCTING:**

Mayor Dallas Hakes

**Members in Attendance:**

Kasey Beck  
Reid Carlson  
Jessica Egbert  
Therin Garrett- Excused  
Leslie Jones

**Staff in Attendance:**

Cory, Branch, City Administrator  
Sean Conroy, Assistant City Administrator/Community  
Development Director  
Rob Hunter, Public Works Director/City Engineer  
John Jackson, Public Safety Director/Police Chief  
Logan Miner, Parks and Recreation Director  
Bryce Oyler, Finance Director

**Minutes Taken by**

Camille Brown, City Recorder

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*The items may not have been heard in the order below.*

Mayor Hakes called the meeting to order at 6:00 p.m. Cl. Beck gave the invocation and Cl. Jones led the Pledge of Allegiance.

**PUBLIC FORUM:**

**Bernell and Renae Taylor and Dave and LaRae Bushman** thanked the council and staff for all their help and hard work with the flooding topic the last few months. Bernell said that he has never worked with anyone so great in the city like this. Their support was amazing.

Mayor Hakes thanked them for their nice approach and appreciated the way they asked for help. They respectfully came to the city with a plan and staff helped execute the plan they had.

Wendy Osborne with Tabitha's Way gave an overview of the type of work that they do. They are a food pantry and also provide many other services. She asked the council if the city would be willing to hold a food drive as they are running low on food over the last year. They are also holding their annual backpack event on July 29<sup>th</sup> from 9-11 am. Currently with inflation there is a 56 % increase of families that need assistance. In conjunction with the day of service on September 11<sup>th</sup>, she suggested that would be a good time for a food drive. Leslie asked if they would pick it up. She said yes they have the means to pick up the food.

**CONSENT AGENDA**

**Item 1.** Approval of City Council meeting minutes- June 7, 2023

**Item 2.** Consideration of a Resolution granting an Electric Utility Franchise and General Utility Easement to Rocky Mountain Power. **Resolution No. 2023-16**

**Motion:** Cl. Jones moved to approve the consent agenda.

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

**Vote:**

Cl. Carlson	Yes
Cl. Egbert	Yes
Cl. Beck	Yes
Cl. Jones	Yes
Vote:	Passed 4:0

**PUBLIC HEARING ITEMS:**

**Item 3. Consideration of a request to apply a Transferable Development right Receiving Site Overlay (TDR-R) to a property located at 1185 West 2400 South.**

**Kasey Beck recused himself during this item as he lives in the neighborhood.**

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. This lot is not part of a platted subdivision. TDR applications are legislative in nature. It is in the A2 zone and is eligible to apply for a TDR-R if it is not part of a platted subdivision, which it is not.

Rolf Walpole stated that he would like to divide the parcel north and south. The house lot would have 1 acre, and the other lot would have been an acre and a half. He circulated a picture of a field when his house was being built. They built their home over 50 years ago. They built knowing that it may be hard to take care of the 2 acres and want to use their development rights and divide the property. They are surrounded by 4 subdivisions. They are essentially an island, and he would like to use a TDR to divide the property. This cannot affect the zoning in the subdivisions. He believes there is not a better area for a TDR. There are 780 acres of open space due to the TDR program. They have done everything according to the city code. This has been his 20- year plan. The neighborhood thinks that this will open others to subdivide their land.

The public hearing was opened at 6:32 pm.

**Brett Hansen** stated that he lives 2 houses to the west. The Christensen's directly north of him asked for the same thing and it was denied. The Christensen are not in a subdivision as well as the Kofords. Cl. Jones clarified that they applied for a rezone and a TDR. Brett moved here 10 years ago. He said there are a lot of 1 acre lots, but you can't get 2 acre lots. He would like to adopt that the Walpole's, Christensen, Kofords are part of the subdivision.

**Michelle Wigs** stated that she lives on 2600 South and is located southwest of the Walpole's. The elephant in the room is awkward and we are speaking against our neighbor. The A2 zone needs to be protected. The general plan that was adopted protects the A2 zone. A TDR application does change the feel of the neighborhood and the usage between 2 and 1 acre lots is different. There is a lot of weight here. If it is approved it can't be rolled back. Everyone will be affected. They are not unsympathetic of aging neighbors, but how do you balance the neighborhood as it is established right now. You don't put it in the middle of where they are living. She thinks it would encourage increased density. The majority of the A2 zone is agricultural. When you have 1 acre lot it's a big house and half acre left.

**Lynette Cornaby** stated that she is grateful for this process. They like their neighborhood and no one likes change. They have felt contention and hope the peace will return. She did not sign the petition letter. This decision is about one lot, not the future development that may or may not come to pass. One more house won't change this for her. She trusts that God has a plan, and it is the people that are important. Her neighbors didn't like the way they were using their property. She doesn't want to have the Walpole's feel the way they did.

**Eric Moss** stated that he doesn't live in the neighborhood, he owns property in Mapleton, but doesn't live here. As he has been sitting in this meeting listening and hearing that everyone wants to keep

Mapleton rural. Who is more rural than Rolf. He will still use tractors and farm some of the area. The things he is teaching his kids are priceless. You have got to look at this as a whole community. It is opening 780 acres. Rolf is rural.

**Kasey Beck** said that Rolf is Mr. Mapleton. He loves seeing the hay. He wants the same things for his kids. 3 ½ years ago the general plan was updated. This neighborhood expressed their opinions. Another neighbor applied for a rezone and a TDR in 2020 and a petition was submitted showing that they were against the project. The general plan was changed and their neighborhood was protected. He doesn't see a reason to approve this and deny the request 5 years ago. The Planning Commission stayed consistent and gave this to the city council. They aren't saying that Mapleton needs to stay this way but they are one of 3 that are in the A2 zone. If a future city council sees some 1 acre lots, they could rezone this whole area to 1 acre lots. There are 80 TDRs left and a lot of open space. Why disrupt a current neighborhood.

**Fred Mostahari** stated that he lives just west of Rolf. He has been here 2 year shorter than Rolf. In 2018 and 2020 there were requests for additional lots and he got 67 signature and in 2020 97 signatures against any development in this neighborhood. Rolf is his friend. He has the same property as Rolf why can't he divide his property.

**Brandon Wicks** stated that he drove through Mapleton when he was 17 years old. This is what drew him to Mapleton. This neighborhood is unique and there aren't any more 2 acre lots that have alfalfa and large animals. In 2018 and 2020 it was proposed to rezone this area. The council then said no to their request. They said that it was on the fringe of the neighborhood. Everyone uses their lots for agriculture and he would like to set the precedence on the edges not in the middle of the area.

**Nick Glasgow** stated that this happened in 2020 where another parcel asked for a rezone and TDR. 90 neighbors were against this at that time, they prefer the 2 acre minimum. There is a common theme in the neighborhood. In this neighborhood 22% of the lots are 3 plus acres. 25% are 4 plus acres. The Daybell's run an active sheep farm. Rolf runs the largest agricultural farm in the neighborhood. He uses his land and if this is approved he won't be able to do what he does now. This place is special and worth preserving.

**Bill Gammell** supports the TDR overlay application. A few things need to be in place with an application, this parcel is a meets and bounds lot. He deserves the right to do this. The other developments down the street are vastly different. They wanted a rezone not a TDR-R. Each one of these are case by case. You can't set a precedence by approving this and he is following the laws and ordinances of Mapleton City.

The public hearing was closed at 7:23 pm.

Cl. Egbert stated that this has been an interesting thing to watch. It is clear that there is a strong affection in this neighborhood. She is hopeful this will be resolved. There is the technicality of the neighborhood and a subdivision. The TDR ownership is not here or there. However, technically the property rights apply to all neighbors.

Cl. Carlson stated that he appreciates the professionalism of everyone involved. The hardest decision he has to make deals with TDRs. What is the best thing to do, it is always a challenge. Looking at both sides he would vote against this.

Cl. Jones stated that she remembers the 2020 item. She felt very strongly about this item. It would have changed the feel of the neighborhood. In all transparency one piece that she keeps thinking about, is the word conformity and cohesiveness. She is still trying to understand how a 1 acre lot in the neighborhood would prevent sheep or horses. The neighborhood part that is unique is the rural zone. No sidewalk or gutter, just to be clear no new house has to put curb or gutter. She is going to make a motion to continue until an additional council member is here.

Mayor Hakes added that the public hearing is closed, and Sean stated that if there is new information provided, the public could speak to that. Cl. Garrett will have to review the public hearing. Cory said that next meeting will be July 5<sup>th</sup>.

**Motion:** Cl. Jones moved to continue the item to the July 5<sup>th</sup> meeting.

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

**Vote:**

Cl. Jones Yes

Cl. Carlson Yes

Cl. Egbert Yes

Vote: Passed 3:0

#### **Item 4. Consideration of a Resolution amending the current Fiscal Year 2022-2023 Budget.**

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. The vehicle replacement has been difficult. The trucks were purchased and other larger/specialty vehicles were not. Because of this the funds will be moved around. There will be a surplus of \$46,000 in this fund. Cl.

Carlson inquired what big trucks were not purchased. Bryce said the Vac Truck.

The public hearing was opened at 7:37pm, and no comments were made.

**Motion:** Cl. Beck moved to approve a Resolution amending the current Fiscal Year 2022-2023 Budget.

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

**Vote:**

Cl. Beck Yes

Cl. Jones Yes

Cl. Carlson Yes

Cl. Egbert Yes

Vote: Passed 4:0

#### **Resolution No. 2023-17**

#### **Item 5. Consideration of a Resolution adopting the Fiscal Year 2023-2024 Budget, Position List and Fee Schedule.**

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. He added that there are two positions that will be approved, but they will not hire those individuals until more research is done.

The public hearing was opened at 7:41pm and no comments were made.

**Motion:** Cl. Jones moved to approve a Resolution adopting the Fiscal Year 2023-2024 Budget, Position List and Fee Schedule.

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

**Vote:**

Cl. Jones Yes

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Vote: Passed 4:0

#### **Resolution No. 2023-18**

**Item 6. Consideration of a Resolution adopting the Fiscal Year 2023-2024 Certified Tax Rate.**

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. Utah County provided a new tax rate of .001538 with a revenue of \$2,952.628. Property values have increased so the tax rate went down.

The public hearing was opened at 7:44 pm and no comments were made.

**Motion:** Cl. Egbert moved to approve a Resolution adopting the Fiscal Year 2023-2024 Certified Tax Rate.

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

**Vote:**

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Vote: Passed 4:0

**Resolution No. 2023-19**

**Item 7. Consideration of a Resolution to approve interfund transfers from the Water Fund to the Capital Projects Fund of \$607,000, Sewer Fund to the Capital Projects Fund of \$448,000, PI Fund to the Capital Projects Fund of \$83,000, Storm Water Fund to the Capital Projects fund of \$179,000 to pay for current and future year vehicle replacement.**

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance.

The public hearing was opened at 7:46pm and no comments were made.

**Motion:** Cl. Beck moved to approve a Resolution for the interfund transfers from the Water Fund to the Capital Projects Fund of \$607,000, Sewer Fund to the Capital Projects Fund of \$448,000, PI Fund to the Capital Projects Fund of \$83,000, Storm Water Fund to the Capital Projects fund of \$179,000 to pay for current and future year vehicle replacement.

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

**Vote:**

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Carlson Yes

Vote: Passed 4:0

**Resolution No. 2023-20**

**Item 8. Consideration of a Resolution to approve a sewer rate increase.**

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. The rate will go up \$10.00. This will in conjunction with the sewer treatment upgrade. The increase will be on the August billing.

The public hearing was opened at 7:47pm and no comments were made.

**Motion:** Cl. Carlson moved to approve a Resolution to increase the sewer rate.

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

**Vote:**

Cl. Beck Yes  
Cl. Jones Yes  
Cl. Carlson Yes  
Cl. Egbert Yes  
Vote: Passed 4:0

**Resolution No. 2023-21**

**ACTION ITEM:**

**Item 9. Consideration of a Resolution to appropriate available road funds for HA5 High Density Mineral Bond treatment.**

Rob Hunter, Public Works Director/City Engineer, reviewed the staff report for those in attendance.

**Motion:** Cl. Beck moved to approve a Resolution to appropriate available road funds for HA5 High Density Mineral Bond treatment.

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

**Vote:**

Cl. Jones Yes  
Cl. Carlson Yes  
Cl. Egbert Yes  
Cl. Beck Yes  
Vote: Passed 4:0

**Resolution No. 2023-22**

**MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:**

**John Jackson** reported that the Community Preparedness Committee is great. There are a few points he would like to make. 1. They are seeing a decrease in the amount of CERT participation. Sue Dyle would like to do less courses through the year and focus more on events. 2. When they did the emergency drill in April, they got feedback that not everyone was getting the alert. Lorrie Dibble has been reaching out to those that said they did not get the alert and she has found that they are not signed up to Mapleton's alerts. 3. The Youth Academy started last night, and he feels it is going to be a great event.

**Cl. Carlson** stated that the construction for the Solid Waste center is coming along. The water levels on the site are still high, but they can work. He will be pulling the seniors in the parade.

**Cl. Egbert** said that she went to a ULCT board meeting. She is happy with the community preparedness committee. And the Youth Academy is full.

**Cl. Beck** stated that the MYCC held their kids camp last week.

**Camille Brown** updated the council that the election dates have changed due to Rep. Stewart resigning. The general election will now be held on November 21<sup>st</sup>.

**Cory Branch** said that July 5<sup>th</sup> will be the next meeting. Pioneer Days is July 15-22, so no meeting will be held on the 19<sup>th</sup>. He wants to give the sponsors a shout out. This year the title sponsor is Maple Mountain insurance.


**Logan Miner** stated that is working on Pioneer Days. He would encourage those wanting to participate in the tournaments to register. He held interviews for Becky's position yesterday.

Chief Jackson inquired from the council the need for handicap parking in Ira Allan parking lot. What does the council want to do? There is a lot of foot traffic and to have this open may help.

Cl. Egbert asked if there were legal requirements for ADA parking. Cory stated that he will talk to Eric about the legal requirements.

**Motion:** Cl. Beck moved to close the public meeting and open a closed session pursuant to 52-4-205 for the discussion of land acquisition.  
**Second:** Cl. Carlson seconded the motion.  
**Vote:** Passed unanimously at 8:10 pm

**APPROVED:** July 5, 2023

  
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Camille Brown, City Recorder