

**MAPLETON CITY  
CITY COUNCIL MINUTES  
NOVEMBER 15 , 2023**

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**PRESIDING AND CONDUCTING:**

Mayor Pro Tem Jones

**Members in Attendance:**

Kasey Beck  
Reid Carlson  
Jessica Egbert  
Therin Garrett  
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 Pro Tem Jones called the meeting to order at 6:00 p.m. Cl. Beck gave the invocation and Cl. Garrett led the Pledge of Allegiance.

**PUBLIC FORUM:**

**Bliden Loudenstock**, resident of Orem shared his positive experience with Mayor Hakes, praising his selflessness. He highlighted the mayor's support for 2023 State Champion of Maple Mountain High School's volleyball team, even though the school technically falls outside the city's jurisdiction.

**Don Garlitz** raised his concerns about the proposed changes to the Maple Hills subdivision layout. The primary worry is that the reduction in lot sizes may lead to decreased property values in the area.

**Mike Jorgensen** had the same concerns about the proposed changes.

**CONSENT AGENDA**

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

**Item 2.** Consideration of a Resolution to approve the contract modifications for the additional design and construction engineering management for Horrocks on the Mapleton Canyon Springs Redevelopment and Chlorine Building. **Resolution No. 2023-37**

**Motion:** Cl. Garrett moved to approve the consent agenda as presented.

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

**Vote:**

|             |     |
|-------------|-----|
| Cl. Carlson | Yes |
| Cl. Egbert  | Yes |
| Cl. Beck    | Yes |
| Cl. Jones   | Yes |

Cl. Garrett      Yes  
Vote:              Passed 5:0

**ACTION ITEM:**

**Item 3.              Presentation of the fiscal year 2022-2023 Audit Report**

Bryce Oyler, Finance Director, turned the time over to Greg Ogden, Auditor, who reviewed the audit with the City Council and reviewed the findings.

**Motion:**              Cl. Egbert moved to approve a Resolution accepting the 2022-23 audit report as presented.

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

**Vote:**

Cl. Egbert          Yes  
Cl. Beck              Yes  
Cl. Jones            Yes  
Cl. Garrett          Yes  
Cl. Carlson          Yes  
Vote:                  Passed 5:0

**Resolution No. 2023-38**

**DISCUSSION ITEM:**

**Item 4.              Discussion item to review revised concepts for the Maple Hills Subdivision**

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report for those in attendance. There were discussions related to potential modifications to the Maple Hill subdivision, prompted by the identification of fault lines impacting the original development plan. Patterson Homes, the applicant, presented two conceptual layouts aimed at addressing the situation. The primary focus was on proposing a rezoning to Planned Residential Cluster (PRC), offering flexibility in lot sizes.

The presentation highlighted the significance of a trailhead location in alignment with the city's trails master plan. The council members engaged in a discussion regarding the fault lines, the practicality of the proposed trailhead, and the implications of rezoning to PRC. Questions were raised about the recommended setbacks from fault lines and the potential need for earthquake-resistant construction. Concerns were expressed about the impact on existing lot owners who had purchased with different expectations. The Council emphasized the importance of honoring the investments made by these landowners. While they expressed openness to the idea of PRC zoning, they were cautious about the specific configurations proposed in the presented concepts.

The applicant clarified the recommendations from geotechnical studies regarding setbacks and the nature of construction requirements. Patterson Homes also acknowledged the concerns of existing lot owners and committed to working with them.

Council members, while indicating general support for the concept of PRC zoning to address the unique challenges posed by fault lines, emphasized the need for further refinement in the proposed layouts. They highlighted the importance of considering existing owners' perspectives and ensuring that the changes align with the overall vision for the area.

The discussion would continue during the formal application process. The applicant sought feedback and collaboration in working through the challenges presented by the fault lines and existing landowners' expectations. The council acknowledged the need for creative solutions and expressed a commitment to addressing concerns in subsequent stages of the application.

**MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:**

**Cl. Carlson** stated that Solid Waste tour is set up for two different dates and times.

**Cl. Egbert** discussed the legislative audit on housing policy, highlighting findings and recommendations. Concerns are raised about potential impacts on local government authority.

**Cl. Garrett** added that he wanted to thank everyone that participated in the Fall Cleanup.

**Bryce Oyler** stated that there would be budget amendments in January.

**Logan Miner** reminded the council of the Lights On event on November 27<sup>th</sup> at 6:00 pm. His staff has come up with the idea of having a Christmas Tree bonfire in January. They have heard of other cities having the event. It would be called Burn Bright. It would be on our vacant lot at the corner of 400 North and 300 West. They will look at all aspects of safety and environmental.

**Chief Jackson** discussed last Tuesday's first community event and it went well. The Maple Mountain High School Volleyball team took state and they had a parade that went through Mapleton and then down to Spanish Fork.

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

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

**Vote:** Passed unanimously at 6:51pm

**APPROVED: December 6, 2023**

  
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Camille Brown, City Recorder