

**MAPLETON CITY  
CITY COUNCIL MINUTES  
SEPTEMBER 20, 2023**

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**PRESIDING AND CONDUCTING:**

Mayor Pro tem Leslie 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

**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. Carlson gave the invocation and Cl. Garrett led the Pledge of Allegiance.

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

**CONSENT AGENDA**

**Item 1.** Approval of City Council meeting minutes- August 2, 2023

**Item 2.** Approval of City Council meeting minutes- August 16, 2023

**Item 3.** Consideration of a Resolution to approve the task order for Hansen, Allen and Luce to design the extension of the Pressurized Irrigation System south along Highway 89.

**Resolution No. 2023-32**

**Item 4.** Consideration of a Resolution to approve the contract for the 2023 Mapleton City Crack Seal Project. **Resolution No. 2023-33**

**Motion:** Cl. Carlson moved to approve the consent agenda as written with a stipulation to item 3 not to exceed \$105,000 for the Hansen, Allen Luce contract.

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

**Vote:**

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Vote: Passed 5:0

**PUBLIC HEARING ITEM:**

**Item 4. Consideration of an Ordinance to amend Mapleton City Code Section 18.76.070B regarding TDR requirement for previously plated subdivisions.**

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report for those in attendance. The applicant would like to amend the code and allow for a TDR overlay.

The public hearing was opened at 6:11 pm.

Barbara Pratt stated that she sent in a letter. The city code is developed for input from the citizens. She urges the council to be cautious when making any changes. Mapleton isn't built out at this point, and it seems detrimental to the neighborhood.

Craig Murdock stated that he grew up in Orem when it was nothing but fields. In the mid-70s there started to be mass construction with a lot of subdivisions. In the late 70s and 80s he moved to Mapleton and there were 5 homes with the potential of 12 2 ½ acre lots. The bench area was going to be protected. What this proposal is going to do is open up a can of worms, others will want a TDR and subdivide their property. There could be another 12 to 24 lots. There is no reason to allow this.

Julie Hall stated that this is a poor policy to change the law for one property. People purchased lots that had certain zoning. She would like to see it protected and keep the lots at 2 acres.

The public Hearing was closed at 6:30 pm.

Cameron Rich, applicant, stated that he doesn't think this would set a precedent. This is a decision on an application. There are 3 things that could happen, does it impact the neighbors, there would be what ifs, and the TDR program has shifted. He has a TDR and those wanting it are in a 2-acre zone. He does not think this is going to affect the neighborhood. He thinks he is the only person that can't subdivide. It's healthy to make changes and his proposal has a small impact.

Cl. Carlson stated that the city should keep integrity of the ordinances and only change them when it is absolutely necessary. Cl. Garrett added that Cameron has a lot of facts and angles on this. There is a reason that there is a TDR ordinance. Cl. Ebert added that this isn't about an existing ordinance, the ordinance is why this solves a problem, not concerned about the present she is concerned about public good. This is a legislative decision. Cl. Jones asked what are we trying to accomplish, it is a hot topic, changing an ordinance it does impact hundreds of other people, it can lead to additional challenges.

**Motion:** Cl. Jones moved to deny an Ordinance to amend Mapleton City Code Section 18.76.070B regarding TDR requirement for previously plated subdivisions.

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

**Vote:**

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 5:0

**MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:**

**Rob Hunter** stated that the Spring Redevelopment project in Maple Canyon should go out to bid next week. The project could affect the campground for a week.

**Cl. Carlson** stated that the seniors were discouraged that the gym flooded again. Logan Miner reported that they have identified the root of the problem and have found a contractor to fix it. He will be next week. Cl. Carlson added that the Transfer Station's 2<sup>nd</sup> compactor arrived today.

**Cl. Egbert** stated the Public Safety Night was great and there was a great turnout. The Public Safety Community Committee has prepared a Stop the Bleed course.

**Cl. Beck** reported that himself, Cory and Logan talked to the MYCC about their positions.

**Cl. Jones** said that the Springville/Mapleton Chamber golf tournament will be held on Monday, September 25<sup>th</sup>.

**Chief Jackson** stated that community preparedness met and there is a junior at Maple Mountain high school who needs to do community service for his application to West Point. He was able to accomplish this by helping at the Public Safety Night out. The Fire Department requested authorization to purchase an UTV. The UTV will have a backboard and by having this it would help them get an injured person out of a large crowd or if someone got hurt on the mountain. The Police Department finished up their accreditation and it is now up to date. Lorrie has been working on an evidence audit and there were about 25 to 30 firearms from a variety of incidents. They will do an auction for all the guns and this will take place in October.

**Logan Miner** reported that the Scarecrow Festival will be on October 7<sup>th</sup> starting at 3:00 pm. There will be a lot of events and the Community Pumpkin Night will be that evening from 5:00 pm to 7:00 pm. A couple of years ago the city employees started a wellness committee and they have done a great job with a lot of employee involvement. At this last meeting, they wanted to do a miles of service initiative. Employees during this time will have an internal food and clothe drive which would equate to miles. Tabitha's Way came to a council meeting a few weeks ago, asking for a food drive and they thought this would be a good idea. He asked the council if they would be in support of this and they said yes.

**Cory Branch** reported that the Fall Cleanup will be October 28<sup>th</sup> and the dumpsters will be available to the community October 23<sup>rd</sup> thru the 29<sup>th</sup> on the corner of 300 West and 400 North.

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

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

**Vote:** Passed unanimously at 7:07 pm

**APPROVED:** November 1, 2023

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Camille Brown, City Recorder