

**MAPLETON CITY
CITY COUNCIL MINUTES
JULY 17, 2024**

PRESIDING AND CONDUCTING:

Mayor Dallas Hakes

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
Madison Wilson, Communications/Public Relations Coordinator

Minutes Taken by

Camille Brown, City Recorder

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

WORK SESSION:

Discussions were held about the upcoming survey No formal decisions are made during a work session.

Motion: Cl. Egbert moved to adjourn the work session and move into a closed session pursuant to Utah State Code 52-4-205 for the discussion of pending litigation.

Second: Cl. Garrett seconded the motion.

Vote: Passed unanimously at 5:25 pm

Motion: Cl. Egbert moved to adjourn the closed session.

Second: Cl. Garrett seconded the motion.

Vote: Passed unanimously at 5:50 pm

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

CEREMONIAL ITEM:

Presentation to Utah League of Cities and Towns Essay winner.

Cassidy Hansen with Utah League of Cities and Towns presented an award to Amarie Bernard for winning Why I Like My Community essay writing contest. There are 500 essays written from across the state for seventh graders and she took 3rd place. Amarie shared her essay with the council.

PUBLIC FORUM:

Matt Wilkinson said that there have been steps to understand the implications and possible alternatives for the Maple Hills Subdivision. His preference would be for a one-acre minimum lot size and he's concerned about the potential "wall of houses" effect along 2000 East are clear. By deviating from it could set a precedent, making it easier for future developments to bypass this standard. He is open to the idea of incorporating a trail into the development, provided that it aligns with previous proposals and does not detract from the overall layout. He stressed the importance of documenting the reasons for allowing exceptions to zoning rules. This can help maintain transparency and accountability in the decision-making process. This approach reflects a balanced concern for preserving the area's character while also being open to thoughtful development. It might be helpful to continue engaging with city staff and developers to ensure these concerns and suggestions are considered as the proposal evolves.

Don Garlitz expressed concern about the Maple Hill subdivision proposal, emphasizing the expectation of one-acre minimum lots based on the area's zoning when he moved in 10 years ago. He's worried that approving smaller lots could set a precedent, making it harder to maintain larger lot sizes in future developments, like the potential development of the adjacent 11-acre Bushman property. He urged the council to uphold the one-acre minimum to meet residents' expectations and maintain the area's character.

Troy Hulse stated that he has lived in Mapleton for 20 years. He has been experiencing ongoing issues with his pressurized irrigation (PI) water system, including frequent filter clogs and increased maintenance costs. He has to replace filters often due to sediment and debris and noted that others in his area are facing similar problems. He suggested implementing an aeration system in the reservoir to help address the issue.

The council acknowledged the problem and mentioned ongoing efforts, such as adding filters, chemicals, and other improvements. They explained that while solutions like an aeration system are being considered, they want to ensure effectiveness before investing further. The city has allocated funds and resources to address PI water issues and plans to implement more improvements, aiming for resolution by the next irrigation season. They assured Troy that they are actively working on the problem and will continue to seek effective solutions.

Eric Ellsworth expressed concerns about speeding on Double Day Street in the Mapleton Grove neighborhood, particularly near the park where children play. He appreciates the recent street improvements, including the painted lines, but noted that cars often exceed the speed limit, creating a safety risk for his children and others. He requested measures like stop signs or speed bumps to slow traffic.

John Jackson, Police Chief, acknowledged the issue and explained the limitations of using stop signs for speed control. He mentioned recent speed studies and agreed to conduct more studies and explore potential solutions. He also noted that increased traffic due to park activity and construction could be contributing factors. He said they would work on addressing the problem to ensure safety in the neighborhood.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- June 19, 2024

Item 2. Consideration of a Resolution adopting a Privacy Compliance Plan pursuant to HB-257. **Resolution No. 2024-33**

Item 3. Consideration of a Resolution to approve an alternative No Parking plan adjacent to the Mapleton Business Center on US-89. **Resolution No. 2024-34**

Motion: Cl. Beck 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 ITEMS:

Item 4. Consideration of an ordinance to rezone 26 acres located at approximately 800 N 2000 E from A-2, TDR-R to Planned Residential Community (PRC-9) and to vacate a portion of Maple Hills Lane. The applicant is Patterson Construction.

Sean Conroy, Assistant City Administrator/Community Development Director the staff report for those in attendance.

The council discussed the proposed development project and the various considerations involved in its approval. One of the primary concerns is the layout and configuration of the lots, particularly the visual impact of having multiple homes lined up in a row. There is debate about the appropriateness of creating large 6-acre lots, which could lead to a wall of homes effect that some participants find undesirable.

The discussion also touched on zoning regulations and property rights. The proposed development falls under the Planned Residential Community (PRC) zone, which typically requires a minimum of 15 acres. However, there is some discussion about whether exceptions can be made if certain conditions are met, such as being surrounded by developed land on three sides. They emphasized the need to balance the property rights of the developer with the community's desire to preserve open space and maintain harmony with the existing zoning and general plan.

Another critical aspect of the discussion is the inclusion of open space and trail access in the development plan. The participants generally agree that these features are important for the community and should be preserved. The placement of parking areas and trails is also considered, with some expressing a preference for the current design over previous designs. There is a broader challenge of balancing the development with the interests and concerns of the community. Some members expressed concern about the impact of the development on property values, especially when smaller lots are put beside larger ones. The importance of public involvement and citizen feedback is highlighted, as residents' concerns about potential changes to their neighborhoods are taken seriously. It was acknowledgment that the proposed development already has a level of approval and that the current discussion aims to refine and improve the plan to better align with community values and the general plan. The participants recognize the need for compromise, striving to find a solution that benefits both the developer and the community while adhering to legal and regulatory frameworks. Despite some reservations, the council supports the revised plan due to its alignment with the general plan and the benefits it offers. They plan to revisit and possibly tighten zoning regulations in future meetings to better manage development and address community concerns.

Motion: Cl. Garrett moved to approve ordinance to rezone 26 acres located at approximately 800 N 2000 E from A-2, TDR-R to Planned Residential Community (PRC-9) and to vacate a portion of Maple Hills Lane.

Second: Cl. Jones seconded the motion.

Vote:

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

Ordinance No. 2024-06**Item 5. Consideration of a Resolution accepting a special warranty deed with restrictive covenants for the dedication of a 9.34-acre public park.**

Logan Miner, Parks and Recreation Director, reviewed the staff report for those in attendance. He turned the time over to David Meyer, the owner of the property that is donating the land.

David Meyer, representing Meyer Family Properties, shared a heartfelt message from his mother, Sharon Meyer, about a significant land donation to the City of Mapleton. The donation honors their ancestors, particularly Joseph James Evans, a prominent local figure who farmed the land and contributed to various community projects. The park will be named Joseph James Evans Park, celebrating his legacy and the family's long history with the land.

Sharon Meyer's message detailed how the land was originally granted to their family in 1892 and has been cherished through generations. It highlights the contributions of Joseph James Evans, including his work as a farmer, road supervisor, and his involvement in local history, such as transporting a monument to Spanish Fork and helping with the construction of local infrastructure.

The council members expressed deep appreciation for the donation, recognizing its potential to enhance the community by providing much-needed open space and contributing to local trail systems. They also acknowledged the personal and historical significance of the land.

David Meyer was invited to keep his family involved in the project, and the council offered their gratitude, acknowledging the meaningful contribution of the Meyer family. The council is still exploring potential uses for the park and intends to keep the community updated on its development.

Motion: Cl. Beck moved to approve a Resolution accepting a special warranty deed with restrictive covenants for the dedication of a 9.34-acre public park.

Second: Cl. Egbert seconded the motion.

Vote:

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

Resolution No. 2024-35**Item 6. Consideration of a Resolution calling RAP Tax Election**

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

The mayor clarified that the vote at hand is not about implementing the RAP tax itself but would allow citizens to decide if they want it included in their sales tax. This tax, which would be one-tenth of a percent on non-food sales in Mapleton City, could generate between \$75,000 to \$125,000 annually. It would apply to purchases made by both residents and visitors.

The city can use these funds for recreation, arts, and parks programs, including the new parcel of land discussed earlier. The tax is set to appear on the November 5th ballot. The city must remain neutral in promoting the tax, focusing only on providing educational information rather than endorsing it directly. Residents will receive an informational pamphlet, and the city might also use social media to share neutral information.

A significant point is that the tax would not apply to food items, but would apply to online purchases from major retailers like Amazon. The tax, if approved, would be valid for 10 years, after which it would need to be reapproved by voters.

The county has certified that it will not impose a similar tax, ensuring that Mapleton retains the tax revenue locally.

Motion: Cl. Jones moved to approve a Resolution for a referendum to be held on November 5, 2024, for the purpose of submitting to the qualified voters of Mapleton City, Utah County, Utah, the question of the authorization of the imposition of a one-tenth of one percent (.010%) sales and use tax for botanical, recreational and zoological tax for the purpose of funding recreational and cultural facilities; approving the form and directing publication and related matters.

Second: Cl. Egbert seconded the motion.

Vote:

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Cl. Beck Yes

Vote: Passed 5:0

Resolution No. 2024-36

DISCUSSION ITEM

Item 7. Discussion of Design progress of the new Parks Maintenance Building

Logan Miner, Parks and Recreation Director, reviewed the progress of the proposed new Parks Maintenance Building. He showed the rendering that the architect has prepared and gave a timeline of the next steps that will be taken.

Item 8. Discussion regarding proposed plans for pavement maintenance and road/sidewalk construction projects.

Rob Hunter, Public Works Director/City Engineer, reviewed the proposed plans for pavement maintenance and road and sidewalk construction. The priorities for sidewalks and roadways will be

- 800 North US-89 Signal & Intersection Improvements
- 1600 West US-89 Intersection Improvements
- 800 West Maple Street RRFB & Intersection Improvements
- 300 West – 150 North to 680 North Curb & Sidewalk
- 300 West 1200 North Curb & Sidewalk
- East Maple – Main to 1200 East Curb & Sidewalk

Each of these locations were reviewed.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Logan Miner gave an update on Pioneer Days and said it has gone great so far. He invited the council to participate in Mapleton's Got Talent on Friday night.

Cory Branch reminded the council that parade check in will be at 8:00 am by the seminary building. Chief Jackson stated that Lorrie has emailed each of them a copy of the Incident Action Plan for Pioneer Days. He asked them to review this and if they had any questions to please let him know. Cl. Carlson stated that the transfer station has been open for 3 months and things have been going well. They did have a small fire the other day, but said it was taken care of quickly. Cl. Egbert reported that there will be a lot of legislative items coming up.

Motion: Cl. Jones moved to adjourn the meeting.

Second: Cl. Garrett seconded the motion.

Vote: Passed unanimously at 8:22 pm

APPROVED: August 7, 2024



Camille Brown, City Recorder