



REGULAR MEETING AGENDA
Mapleton City Council Meeting
Wednesday, October 2, 2024 at 6:00 p.m.
Mapleton City Council Chambers
125 W 400 N, Mapleton, UT 84664

CALL TO ORDER—INVOCATION- PLEDGE OF ALLEGIANCE -
MAYOR'S COMMENTS
CEREMONIAL ITEM:

PUBLIC FORUM: Members of the audience may bring to the attention of the Mayor and Council any item that is not on the agenda. Please sign in. Speakers are generally given two to three minutes, at the discretion of the Mayor, to address the Council. State law prohibits the Council from acting on items that do not appear on the agenda. **The Mayor reserves the right to amend the order of the agenda items and to delete items no longer required for consideration.**

CONSENT AGENDA: Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Council may ask to remove any items from the consent agenda to be considered individually. Unless that is done, one motion may be used to adopt all recommended actions. If the public has questions or comments regarding the consent agenda, please contact staff prior to the meeting.

1. Approval of City Council meeting minutes- September 18, 2024

PUBLIC HEARING ITEMS:

2. A Public Hearing to hear arguments for and against the issuance of the Ballot Proposition Number 5, Mapleton City, Utah RAP Tax Election on November 5, 2024. **Bryce Oyler, Finance Director**
3. Consideration of an ordinance to rezone a 3.1 acre parcel located at 780 South Main Street with a Transferable Development Right Receiving Site Overlay in the A-2, TDR-R zone. **Sean Conroy, Assistant City Administrator/Community Development Director**
4. Consideration of an amendment to Mapleton City Code section 18.82.090 regarding the minimum project size requirement for a Planned Residential Community (PRC) zone. **Sean Conroy, Assistant City Administrator/Community Development Director**

PRESENTATION ITEM:

5. A presentation on the draft Storm Water Master Plan. **Rob Hunter, Public Works Director/City Engineer**

DISCUSSION ITEMS:

6. Discussion on memorialized trees, benches, and other commemorative features in public spaces. **Logan Miner, Parks and Recreation Director**
7. Discussion on Little Miss Mapleton, **Logan Miner, Parks and Recreation Director**

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS
ADJOURNMENT FROM REGULAR SESSION

CLOSED MEETING:

Mapleton City Council may adjourn the regular meeting and convene into a closed session pursuant to §52-4-205, as provided by Utah Code.


Camille Brown, City Recorder

The public is invited to participate in all Mapleton city council meetings. This meeting will also be streamed via You Tube at Mapleton City Meetings. There will be no public comment via You Tube viewing. The link for the meeting is: <https://www.youtube.com/channel/UCx8-QGmCOXWQOsZq8pGYrsAgendag>

THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE

A copy of the agenda was posted at the City Offices September 27, 2024, at 3:00 pm also delivered to the Mayor, City Council members. In compliance with the Americans with Disabilities Act, the city will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at 801-806-9106 at least three working days prior to the meeting.



City Council Staff Report

Date:

10/2/2024

Prepared By:

Bryce Oyler

Public Hearing:

Yes

REQUEST

A public hearing to hear arguments for and against the issuance of the ballot proposition number 5, Mapleton City, Utah RAP Tax Election.

BACKGROUND & DESCRIPTION

As we have discussed, cities throughout Utah are able to raise funds for Recreation programs and Parks via the Recreation, Arts, and Parks Program (RAP for short). The RAP program is funded by a RAP Tax. The RAP Tax is an additional 0.1% sales tax that is added to the existing sales tax rate. For every \$100.00 spent in Mapleton, \$0.10 would be collected for Mapleton's Recreation, Arts, and Parks programs.

A RAP Tax must be approved by voters. Council is not approving the RAP Tax with this resolution. This resolution would approve the RAP Tax to be presented to voters in the upcoming November 2024 election.

Staff estimates the RAP Tax to generate an additional \$75,000-\$125,000 in yearly revenue. These funds can be used to build trails, replace playgrounds, create new recreation programs, library programs, and other parks, recreation, and arts programs.

This public hearing will give residents the opportunity to share arguments for and against the issuance of a RAP Tax in Mapleton City.

RECOMMENDATION

Open a public hearing to hear arguments for and against the issuance of the ballot proposition number 5, Mapleton City, Utah RAP Tax Election.



City Council Staff Report

Date:

10/2/2024

Applicant:

Cory Andersen

Location:

780 S Main St

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments:

1. Application information.

REQUEST

Consideration of an Ordinance to rezone a 3.1 acre parcel located at 780 S Main Street from A-2 to RA-1 with a Transferable Development Right Receiving Site Overlay (TDR-R).

BACKGROUND & DESCRIPTION

The subject property is approximately 3.1 acres in size and is located on the corner of 800 South and Main Street. The property is developed with a single-family. The property has frontage on Main Street and there is a dirt farm road on the west side that will eventually become an extension of 800 South.

The applicant is requesting that the property be rezoned from A-2 to RA-1 with a TDR-R overlay with the intent of subdividing the parcel into three lots at some point in the future.

EVALUATION

Rezone requests are considered legislative actions. The Planning Commission and City Council generally have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken (to approve or deny) will promote or protect the general welfare of the community, and is supported by city ordinances and policies.

Mapleton City Code Section 18.12.010.B provides the following list of guidelines to be used in reviewing rezone requests:

1. *Public purpose for the amendment in question.*
2. *Confirmation that the public purpose is best served by the amendment in question.*
3. *Compatibility of the proposed amendment with general plan policies, goals, and objectives.*
4. *Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.*
5. *Potential of the proposed amendment to hinder or obstruct attainment of the general plan's articulated policies.*
6. *Adverse impacts on adjacent landowners.*
7. *Verification of correctness in the original zoning or general plan*
8. *In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.*

General Plan: The Future Land Use Map designates the site as "Low Density Residential". This designation corresponds to the RA-1 zone and allows for one

acre lots or half acre lots with TDRs. All of the abutting properties have the same Low Density designation. The applicant's request is consistent with the General Plan.

Zoning: The TDR ordinance indicates that properties in the RA-1 zone are eligible to become a TDR-R. Several neighboring subdivisions have already been approved as TDR receiving sites including Thatchill, Diamond Back, Copperhead, Silver Leaf Cove and Maple Leaf Cove with lots approximately ½ acre in size. The rezone request is consistent with the development pattern of the area.

Subdivision: At such time as the applicant desires to subdivide the property, a subdivision application would be required. With the rezone and the TDR-R, the applicant could propose up to three lots with the smallest lot size being at least ½ an acre. As part of the subdivision, the applicant's portion of 800 South would be constructed as well as improvements along Main Street. Staff has also added a special condition that if the parcel is otherwise modified through a boundary line agreement to leave the house on less than the current 3.1 acres that the applicant would dedication the 800 South right-of-way to the City and construct the improvements along Main Street.

RECOMMENDATION

Adopt the Ordinance with the following condition:

1. If the parcel is modified through a boundary line agreement to leave the house on less than the current 3.1 acres without creating new building, the property owner shall dedicate the 800 South right-of-way to the City and construct the curb, gutter and sidewalk improvements along Main Street.

ORDINANCE NO. 2024-

AN ORDINANCE TO TO REZONE A 3.1 ACRE PARCEL LOCATED AT 780 S MAIN STREET FROM A-2 TO RA-1 WITH A TRANSFERABLE DEVELOPMENT RIGHT RECEIVING SITE OVERLAY (TDR-R).

WHEREAS, the subject property is currently zoned A-2; and

WHEREAS, the General Plan designates the property as “Low Density Residential”; and

WHEREAS, the TDR ordinance indicates that that RA-1 zone is eligible to become a TDR-R; and

WHEREAS, several neighboring properties have been approved as TDR-Receiving sites in the RA-1 zone;

WHEREAS, the Planning Commission recommended approval of this application on September 26, 2024.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to rezone approximately 3.1 acres of property from A-2 to RA-1, TDR-R as described in exhibit “A” with he condition described in the City Council Staff Report.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,
this 2nd Day of October, 2024.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"
Area of Rezone to PRC-9





Subject Parcel

Approved TDR-Receiving Sites
shown cross hatched in blue

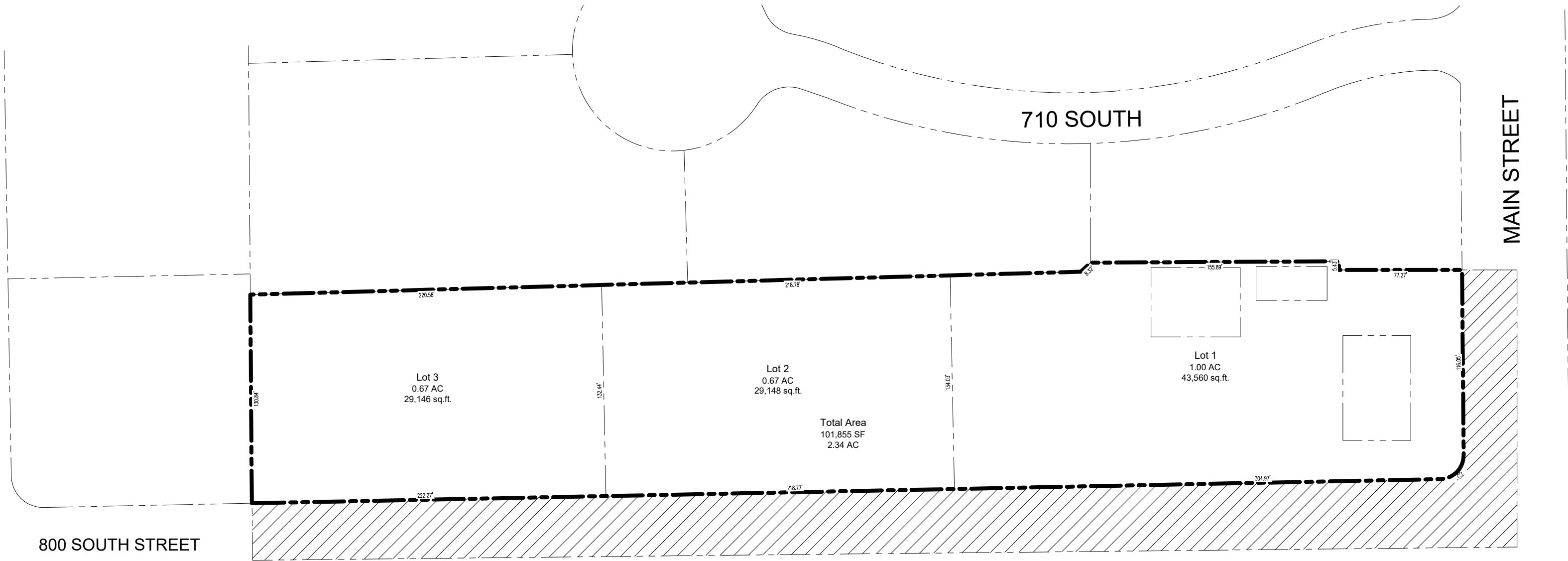
Possible 3 Lot Concept



Lot 3

Lot 2

Lot 1





City Council Staff Report

Date:

10/2/2024

Applicant:

Mapleton City

Location:

N/A

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments:

N/A

REQUEST

Consideration of an amendment to Mapleton City Code section 18.82.090 regarding the minimum project size requirement for a Planned Residential Community (PRC) zone.

BACKGROUND & DESCRIPTION

Mapleton City Code (MCC) section 18.82 outlines the requirements to apply for a Planned Residential Community (PRC) zone. MCC Section 18.82.090 states the following:

“The minimum size requirement for any project applying for the PRC Zone shall be no less than fifteen (15) acres. Parcels with less than fifteen (15) acres may be combined with other adjacent parcels to meet the minimum acreage requirements. The City Council may waive this requirement upon recommendation from the Planning Commission if the parcel proposed to be rezoned is surrounded by existing development directly adjacent to the proposed project on at least three (3) sides. However, in no case shall the minimum project site be less than ten (10) acres.”

During the recent review of the Maple Hills PRC-9 rezone, some members of the public suggested that the City eliminate the waiver stated above allowing PRC zones on projects of between 10 to 15 acres. The City Council expressed support for the suggested amendments. Staff is now proposing the following amendment to MCC Section 18.82.090 (changes shown in strikeout):

“The minimum size requirement for any project applying for the PRC Zone shall be no less than fifteen (15) acres. Parcels with less than fifteen (15) acres may be combined with other adjacent parcels to meet the minimum acreage requirements. ~~The City Council may waive this requirement upon recommendation from the Planning Commission if the parcel proposed to be rezoned is surrounded by existing development directly adjacent to the proposed project on at least three (3) sides. However, in no case shall the minimum project site be less than ten (10) acres.~~”

The City has approved PRC zones for nine projects, none of which are less than fifteen acres.

RECOMMENDATION

Approve the proposed amendment.

ORDINANCE NO. 2024-
AN ORDINANCE AMENDING MAPLETON CITY CODE SECTION 18.82.090 REGARDING THE
MINIMUM PROJECT SIZE REQUIREMENT FOR A PLANNED RESIDENTIAL COMMUNITY (PRC)
ZONE.

WHEREAS, the Planned Residential Community (PRC) zone establishes a minimum project size of 15 acres but includes an exception that could allow a PRC on a project size as small as 10 acres;

WHEREAS, the proposed amendment would eliminate the exception; and

WHEREAS, the Planning Commission reviewed the proposed amendments on September 26, 2024.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to amend Mapleton City Code section 18.82.090 as described in exhibit "A".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,
this 2nd Day of October, 2024.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit “A”
Changes shown in strikeout

MCC Section 18.82.090 (changes shown in strikeout):

“The minimum size requirement for any project applying for the PRC Zone shall be no less than fifteen (15) acres. Parcels with less than fifteen (15) acres may be combined with other adjacent parcels to meet the minimum acreage requirements. ~~The City Council may waive this requirement upon recommendation from the Planning Commission if the parcel proposed to be rezoned is surrounded by existing development directly adjacent to the proposed project on at least three (3) sides. However, in no case shall the minimum project site be less than ten (10) acres.”~~

City Council Staff Report

Date:

October 2, 2024

**Prepared By: Logan Miner,
Parks and Recreation Director**

Public Hearing:
N/A

Attachments:
N/A

REQUEST

Discussion on memorialized trees, benches, and other commemorative features in public spaces.

BACKGROUND & DESCRIPTION

The city has received several inquiries from residents and community groups regarding the possibility of planting memorial trees or placing memorial benches, signs, and other commemorative features in public parks, trails, and facilities. These memorials offer a meaningful way for individuals to honor loved ones, community members, or significant events.

Staff is proposing establishing a formal program that would allow for planting of memorial trees, installation of memorial benches, and placement of commemorative plaques or other features in designated areas of city parks, trails, and facilities. A sample program could include the following:

1. A selection of approved trees and bench designs that are compatible with approved locations.
2. Designated locations for memorials to prevent overcrowding and preserving the character of each space.
3. Guidelines for plaques or engravings, ensuring that there is consistency and appropriate messaging for public spaces.
4. Ongoing maintenance responsibilities and replacements plans.

Discussion points for the city council to discuss include the following:

1. Criteria for approving memorial requests.
2. Limitations on the number and location of memorials to maintain park, trail, and facility functionality and aesthetics.
3. Long-term maintenance strategies for living memorials (e.g., trees) and physical structures (e.g., benches).
4. Should the city establish a memorialization program?

Next steps:

Should the Council support the establishment of a memorialization program, staff will develop a detailed policy, including application processes, donation structures, and maintenance plans, for review and approval at a future meeting.

RECOMMENDATION

Provide feedback to staff on memorialized trees, benches, and other commemorative features in public spaces.

City Council Staff Report

Date:

October 2nd, 2024

REQUEST

Discussion on a Little Miss Mapleton Pageant

Prepared By: Logan Miner,
Parks and Recreation Director

BACKGROUND & DESCRIPTION

We have received a proposal for a Little Miss Mapleton Pageant, a separate recreational program aimed at empowering girls aged 6-14. The Little Miss Mapleton Pageant emphasizes personal growth, community engagement, and leadership development, with categories such as interviews, talent, and community service.

Public Hearing:
N/A

Mapleton City is currently participating in the joint Miss Springville/Mapleton pageant. However, with a growing community, it is worth considering the establishment of a standalone Miss Mapleton pageant.

Attachments:
Little Miss Mapleton Proposal

Current Structure:

The Miss Springville/Mapleton Pageant has historically combined contestants from both cities. However, Mapleton's growing population has prompted discussions about the potential for a standalone Miss Mapleton Pageant. Currently Mapleton budgets \$3200 each fiscal year.

Pros of Establishing Miss Mapleton:

- A separate pageant could help strengthen Mapleton's unique identity and provide opportunities for local young women to represent their city independently.
- A Miss Mapleton program would offer additional leadership and scholarship opportunities tailored specifically to Mapleton residents.
- A dedicated Miss Mapleton would serve as a year-round ambassador for Mapleton at local events, which could create greater visibility and community involvement.

Cons and Budget Considerations:

- Hosting a standalone Miss Mapleton pageant would require a larger budget, including event production, prizes, marketing, and ongoing support for the titleholder. The estimated cost for the current Miss Springville/Mapleton pageant ranges from \$8,000 to \$10,000 annually, depending on sponsorship and venue availability. Mapleton's share of these costs would need to be considered for a separate event.
- Without the joint support of Springville, Mapleton would need to secure additional sponsors or allocate a portion of the city's budget to cover these expenses.
- Organizing a separate event would require additional staff time and resources. It may also involve finding new venues or adjusting current schedules.

RECOMMENDATION

Provide feedback to staff on the proposed Little Miss Mapleton Pageant and discussion on the potential separation of the Miss Springville/ Mapleton Pageant.



LITTLE MISS MAPLETON

Dexonna Bagley
31 West Carnesecca Court
Mapleton, Utah 84664
435-720-8045
dexonnabagley@gmail.com

OVERVIEW

The Little Miss Mapleton Pageant is a unique recreational program designed to empower young girls by helping them develop essential life skills, such as communication, confidence, and leadership while fostering a deep connection with their community. This pageant goes beyond traditional competitions by focusing on personal growth, community engagement, and the values that make Mapleton a “small town with a big heart.” By participating in this program, girls gain a sense of belonging and purpose that will enable them to make a lasting positive impact on their community.

GOALS

- Encourage girls aged 6-14 to become active members of the Mapleton community
- Instill the importance of community service from a young age
- Help participants develop the confidence and skills for broader opportunities

PRODUCTION COST

Estimate with 45 contestants plus production costs: \$1,550

- T-shirts and Trophies: \$15 per contestant
- Crown and Sash: \$100-\$150 per royalty
- Facility Rental: Nebo School District
- Decor: \$100
- Lights and Sound: At School Cost (Estimated \$15 for three techs for five hours)
- Judges' Gifts: \$20 per judge (3-5 judges)

INCOMING CASH

Total Estimate with 45 contestants entrance fee and five audience members per contestant: \$3,825

- Entrance Fee: \$70
- Ticket Sales: \$3 per person or \$20 per family



LITTLE MISS MAPLETON

Dexonna Bagley
31 West Carnesecca Court
Mapleton, Utah 84664
435-720-8045
dexonnabagley@gmail.com

PAGEANT PREP/DAY

- Two workshops and one tech rehearsal on stage prior to the pageant
- Interview: Mini - three minutes, Junior - four minutes, Teen - five minutes
- Production Number: On-stage introduction of contestants in T-shirts
- Talent: two minutes on-stage talent performance
- Party Dress: Contestants showcase a walking pattern on stage in a party dress of their choice

CONTESTANTS

- Mini: Ages 6-8
- Junior: Ages 9-11
- Teen: Ages 12-14
- Maximum of 15 contestants per age division first come, first serve.
- The number of royalty members is determined based on the number of participants. (Estimated five royalty members)
- Must be a Mapleton City resident to compete.

SCORING VALUES

- Interview: 35%
- Talent: 35%
- Party Dress: 30%

YEARLY ACTIVITIES

- Service projects with royalty members, facilitated by parents and program
- Involvement in Mapleton Pioneer Days
- Availability to the city for community service programs
- Participation in local parades and activities, facilitated by parents and the program

CREDENTIALS

Dexonna Bagley, a resident of Mapleton, has a history of involvement in the Little Miss Spanish Fork program. She previously held the titles of Junior and Teen Miss Spanish Fork, Miss Spanish Fork 2018, Miss Greater Salt Lake 2019, and Miss Utah 2019-2021. She is passionate about the intent of this program's positive impact on young girls and is eager to bring it to Mapleton to benefit the community.