

**MAPLETON CITY
CITY COUNCIL MINUTES
SEPTEMBER 18, 2024**

PRESIDING AND CONDUCTING:

Mayor Dallas Hakes

Members in Attendance:

Kasey Beck
Reid Carlson
Jessica Egbert
Therin Garrett
Leslie Jones

Staff in Attendance:

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.

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

PUBLIC FORUM:

Caitlin Kerr stated that she and her husband, Ethan, moved to the Salsbury Mapleton Village community in June 2024. Ethan works out-of-state doing door-to-door sales and has been home for only about three weeks since their home was completed. They applied for a permit to rent out their basement as an accessory apartment to help with financial stability, but the permit was denied because their lot is 5,329 square feet, below the minimum 6,000 square feet required for such permits. She is interested in the discussion item on adjusting the minimum lot size requirement for ADUs.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- August 21, 2024

Item 2. Consideration of a Resolution to award the 2024 Mapleton ADA Ramps Repair Project to RC Enterprises, Inc for the bid price of \$144,500. **Resolution No. 2024-45**

Item 3. Consideration of a Resolution to adopt the 2024 Water Systems Master Plan. **Resolution No. 2024-46**

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

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

SURVEY PRESENTATION:

Item 4. Review of the Mapleton City survey including presenting the data and the implications of the findings

Ron Gailey, Onpointe Insights, reviewed the city survey results. The survey was conducted from July 31 to August 23, 2024, to gauge interest in a potential new community center in Mapleton. The survey received 1,133 completed responses, offering a strong representation across different areas of the city, age groups, and demographics. The survey focused on identifying which indoor and outdoor amenities residents would prioritize in such a facility, and whether they would support funding it.

Key findings included dedicated support for an expanded library, an indoor walking track, fitness center, splash pad, and ice-skating rink. The survey also explored outdoor amenities such as an event space, heated greenhouse, and miniature golf. The splash pad and ice-skating rink were the most popular outdoor features, while the library, indoor walking track, and fitness center led the indoor options.

When asked about financial support, about 60% of respondents were willing to back a funding initiative for the community center, with preferences ranging from cautious to large-scale improvements. There was broad support across demographics, though younger respondents were more inclined toward splash pads and older respondents toward senior centers.

The respondents emphasized the need for a space that accommodates a variety of age groups and activities, with specific interest in programming for both children and adults, including fitness classes, art activities, and maker space resources. Seniors preferred shared-use facilities, not spaces exclusively for their use.

The survey results will be made public and will help city planners prioritize which features to include as they move forward in the planning process.

ACTION ITEMS:

Item 5. Consideration of a Resolution adopting a policy regarding the potential vacation of unnecessary or underutilized rights-of-way.

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

The main aim of the proposed policy is to create guidelines for situations where property owners express interest in acquiring portions of the ROW. This would provide the city with a consistent starting point when handling these requests, rather than dealing with each one on an ad-hoc basis. Some council members see this to streamline decisions and make city operations more efficient.

A significant concern raised is the potential for property owners to use the additional land to subdivide their lots, increasing the density of certain areas. Opinions differ on whether this is an issue, as zoning laws would still govern any subdivision, and the acquisition of additional land would not automatically permit higher density if it does not align with zoning regulations.

Several property owners have shown interest in acquiring the ROW primarily for maintenance and to take pride in ownership. However, some council members feel that maintaining the land adjacent to one's property is already a civic duty and does not see a strong need to sell it. The discussion also touched on the potential inconsistency this policy might create if only some property owners along a street acquire the ROW, leading to uneven property lines. There is also concern about maintaining a safe

setback from the road to avoid creating traffic hazards.

While some members support the idea of having a flexible policy in place to guide future requests, others question whether the policy is necessary, given the relatively few requests over the years. There is debate over whether the council should open the issue up for further public discussion or move forward with approval, with council members expressing both viewpoints.

Motion: Cl. Beck moved to continue a Resolution adopting a policy regarding the potential vacation of unnecessary or underutilized rights-of-way to allow for a public hearing.

Second: Cl. Carlson seconded the motion.

Cl. Egbert No

Cl. Beck Yes

Cl. Jones No

Cl. Garrett No

Cl. Carlson Yes

Vote: Failed 3:2

Motion: Cl. Jones moved to approve a Resolution adopting a policy regarding the potential vacation of unnecessary or underutilized rights-of-way

Second: Cl. Garrett seconded the motion.

Cl. Egbert Yes

Cl. Beck No

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 4:1

Resolution No. 2024-47

Item 6. Consideration of a Resolution authorizing the Parks and Recreation Department to purchase and install new security cameras within facilities and parks.

Logan Miner, Parks and Recreation Director, reviewed the staff report for those in attendance. time.

Motion: Cl. Egbert moved to approve a Resolution authorizing the Parks and Recreation Department to purchase and install new security cameras within facilities and parks.

Second: Cl. Jones seconded the motion.

Vote:

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Egbert Yes

Cl. Carlson Yes

Vote: Passed 5:0

Resolution No. 2024-48

DISCUSSION ITEM:

Item 7. Consideration of a discussion to replace the existing siren controller with a new siren controller.

Logan Miner, Parks and Recreation Director reviewed the staff report for those in attendance.

Months ago, the noon siren began malfunctioning, leading the city to temporarily shut it off. While initially there was little response, community feedback around Pioneer Day reignited interest in restoring it. The city council discussed a \$9,000 cost to repair the control system while keeping the original siren.

Opinions varied—some saw it as an outdated relic, while others valued its historical significance. The Council members supported a mix of city funding and community fundraising to cover the costs. There was also debate on whether the siren should sound daily at noon or only during dedicated events.

Item 8. Consideration of a discussion item to review minimum lot size requirements for internal accessory apartments within the city.

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. In a recent meeting, the council revisited a request to amend zoning regulations to allow accessory apartments (ADUs) on smaller lots, specifically under 6,000 square feet. While the city generally supports ADUs, concerns arose about parking congestion, particularly in high-density areas like the Salsbury development, where homes are narrow and parking space is limited. Some council members expressed concern that reducing the lot size requirement could exacerbate street parking issues, as ADU parking pads are often inaccessible when driveways are blocked.

Several council members shared personal experiences and emphasized that while they support ADUs, they are not in favor of reducing the current 6,000-square-foot lot minimum. They believe the city has already made significant strides in increasing affordable housing options by previously lowering lot size requirements. The discussion also touched on the potential impact of state regulations, which could further limit local control over ADU requirements.

The council was generally opposed to lowering the lot size threshold for ADUs, though they recognized the unfortunate situation of some homeowners in areas like the Salsbury development. They also acknowledged the possibility of future state-mandated changes to ADU regulations.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Chief Jackson reported that Officer Hatch is back full time and is 100%. Nyx is fully certified and just placed 1st in apprehension.

Madison Wilson said it was great to see the survey results. Ron will update the changes and send the link out tomorrow for the results to be posted. She added that she has been working with Camille and Bryce to get the Voter Information pamphlet put together. This will be sent out to all residents.

Logan Miner reported that Moonlight Half marathon was a major event this year. There were 235 runners which is the largest number we have had. He thanked the council for volunteering at the aid station. They are in full swing of soccer and football. They are going to start a new floor ball that will be played with hockey sticks. Utah Hockey Club is donating equipment. October 12th is the Scarecrow Festival.

Sean Conroy said that they have a preconstruction meeting tomorrow with the church for the new building on 800 South.

Rob Hunter gave updates on several ongoing construction projects as the season ends. The canyon is closed until the end of next week for road preparation and paving, with hopes to have water turned into the system by mid-November after state inspections is completed. Additionally, there will be temporary road closures at 16 South on the highway to connect to the Pi Project, expected to last at least two out of the next three nights for night work. The ADA ramp project, which was delayed due to federal requirements, will start next week and is scheduled to be completed by the end of next month, improving access for children crossing in front of Mapleton Junior High. The Crowd Canyon project is

also set to begin and is anticipated to take about a month and a half to complete. The council emphasized the importance of finishing these projects before colder weather sets in.

Cl. Egbert updated the council on key legislative issues for Mapleton, focused on land use and development review timelines. Proposed changes include a five-day check for plan completeness and 14 days for building reviews, with concerns about applying the same standards to large developments. The session will also revisit allowing developers to use their own inspectors, with compromises being discussed. Zoning and affordable housing mandates could also resurface, and cities are divided between pushing back and finding compromises on these issues.

Cl. Beck said that he thought the Public Safety Night was a great event. He loved the involvement from the MYCC.

Motion: Cl. Egbert moved to adjourn the meeting.

Second: Cl. Jone seconded the motion.

Vote: Passed unanimously at 7:25 pm

APPROVED: October 2, 2024



Camille Brown, City Recorder