

**MAPLETON CITY  
CITY COUNCIL MINUTES  
APRIL 9, 2025**

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**PRESIDING AND CONDUCTING:**

Mayor Dallas Hakes

**Members in Attendance:**

Kasey Beck  
Reid Carlson (phoned in)  
Jessica Egbert  
Therin Garrett  
Leslie Jones

**Staff in Attendance:**

Cory Branch, City Administrator  
Sean Conroy, Assistant City Administrator/Community  
Development Director  
Bryce Oyler, Finance Director  
Rob Hunter, Public Works Director/City Engineer  
John Jackson, Public Safety Director/Police Chief  
Logan Miner, Parks and Recreation Director  
Madison Wilson, Communications/Public Relations  
Coordinator

**Minutes taken by:**

Camille Brown, City Recorder

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

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

**Ceremonial Item:**

Kevin Schmidt, Executive Director of the Ogden-area Recreation and Parks District and President-Elect of the Utah Recreation & Parks Association congratulated Mapleton on receiving a statewide award for its Burn Bright special event. He emphasized the value of parks and recreation in building community, offering volunteer opportunities, and enhancing quality of life. Out of over 100 nominations from across the state, Mapleton's program was selected as one of the best of the best. He also gave shout-outs to Logan, Kyle, and Jacqueline for their involvement and leadership in URPA, noting their continued contributions will help make Mapleton even better.

**OPEN FORUM:**

**Steve and Pam Bouchard** stated that they are representatives from the Mount Nebo Communications Council of the Church of Jesus Christ of Latter-day Saints and shared some community updates. They highlighted the JustServe platform, which connects volunteers with service opportunities in Mapleton, noting the sign-up opportunity on Maple Street. They also mentioned the Bridal Hope nonprofit and its efforts to help the community, encouraging more support. Additionally, they announced plans to assist with the 9/11 Day of Service and National Day of Prayer events in May, suggesting that the Utah Valley Interfaith Association will prepare a scripture theme for the occasion. They emphasized the importance of collaboration between government, business, and nonprofits in fostering community involvement.

## **CONSENT AGENDA**

**Item 1.** Approval of City Council meeting minutes- March 19, 2025

**Item 2.** Consideration of a Resolution entering into an Interlocal Cooperation Agreement between Utah County and Mapleton City for the Administration of the 2025 Municipal Election. **Resolution No. 2025-21**

**Motion:** Cl. Egbert 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

## **PUBLIC HEARING ITEMS:**

**Item 3. Consideration of a Resolution amending the current Fiscal Year 2024-2025 budget.**

Bryce Oyler, Finance Director reviewed the staff report for those in attendance. Bryce highlighted the areas where increases in the budget were being allocated.

The public hearing was opened at 7:17pm and no comments were made.

**Motion:** Cl. Beck moved to approve the resolution to amend the current Fiscal year 2024-2025 budget.

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

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 5:0

**Resolution No. 2025-22**

**Item 4. Consideration of an Ordinance to rezone three parcels encompassing 7.3 acres located at approximately 795 South Main Street from A-2 to RA-1.**

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. Applicant submitted a number of signatures in support, and the City also received some letters in opposition to the rezoning of lot 7 of Maple Farms.

The applicant, Grace Huffaker, a long-time Mapleton resident and property owner in Maple Farm Estates shared the personal history of buying land there in 1979 and emphasized the family's commitment to maintaining their home and farmland. She clarified they are only requesting to rezone Lot 7 and the adjacent 2.67 acres to RA-1, they are not proposing a full subdivision. The goal is to allow their two adult children to each build a home. She mentioned the city's general plan update in 2021 included their property as RA-1, and there are no deed restrictions in the subdivision, only city zoning applies. She gathered 34 signatures from neighbors supporting the request and stated that their property has always been well-maintained. She asked the council to support the rezone, stressing that two well-built homes would not devalue nearby properties and would be consistent with the community's quality.

The public hearing was opened at 6:30pm.

**Mark Wilkinson** stated that he is a real estate broker with 40 years of experience, and a former planning commissioner and city councilmember and spoke in support of the rezone. He argued that building high-end 1-acre homes would not devalue neighboring properties, it could increase their value. He noted that many luxury homes in Mapleton are already on smaller lots and that most buyers today prefer less land to maintain. He also emphasized property rights, stating that neighbors enjoying the view of a field doesn't give them ownership over it. Overall, he said the proposed lots would align with current development patterns in Mapleton.

**Tom James** stated that he is a long-time Mapleton resident who grew up in the city when it had only about 1,100 residents. He moved into Maple Farm Estates specifically because of its 2-acre lots and the agricultural lifestyle it supports, including the presence of livestock like horses, llamas, and goats. He expressed concern that the general plan update from four years ago mistakenly included a portion of the subdivision in a lower-density zone (RA-1), which undermines the integrity of Maple Farm Estates. He believes the zoning line should have stopped at 900 South and not extended into the subdivision. Changing just one lot out of 30 to RA-1, and argued that it sets precedent and could lead to ongoing rezoning requests that erode the subdivision's rural character.

He would like the city to correct what he sees as a zoning error in the general plan to protect the neighborhood's original intent and prevent further separation.

**Sid Bastian** stated that he is a resident of Maple Farm Estates and expressed opposition to the proposed rezone, emphasizing that the subdivision has existed since 1979 and residents bought in with the expectation of maintaining 2-acre lots. He referenced a past situation in the mid-2000s when a neighbor wanted to split a lot due to financial hardship, but the City required full neighborhood approval, which was not granted.

He noted that many neighbors are confused about recent petitions and how the proposed change could impact them. He also stressed the importance of preserving the subdivision's original character and the "intrinsic value" of what residents believed they were buying into. While they supported rezoning for the property north of the subdivision to RA-1, they opposed changing a single lot within Maple Farm Estates to RA-2, citing concerns about future precedent and loss of neighborhood integrity.

**DeDee Dart:** stated that she lives in a subdivision zoned A-2 since the late 1970s, where agricultural uses are expected and accepted. She believes such zoning should remain in place to preserve rural character and avoid conflicts.

She shared an example of a nearby subdivision where a rezoning to RA-1 was approved with full neighborhood support, but later allowed for even smaller half-acre lots. This led to new residents complaining about typical farm-related issues like animals, smells, and irrigation, despite moving to a rural area. She urged that no zoning changes be allowed within a subdivision unless all property owners agree, warning of the long-term impacts and community tensions that can result.

**Steven Lord** addressed concerns about potential precedent-setting if one lot in the subdivision were to change, emphasizing that this is precisely why the City has a general plan in place. He noted that unless the City decides to significantly amend the general plan, such as by redesignating the entire Maple Farms area. Any changes would remain isolated and not affect the broader subdivision. He also shared insights from his experience in land development, explaining that subdivision boundaries are often arbitrary and defined by property ownership, not by neighborhood identity. He pointed out that the concept of a neighborhood extends beyond subdivision lines and includes nearby properties, many of which are already zoned RA-1 or have one-acre lots. Steven concluded by emphasizing that these properties and residents are just as much a part of the community and contribute to the neighborhood, just like any future one-acre homes on the Huffakers' property would.

The public hearing was closed was 6:48p.m.

Cl. Jones emphasized using principles and consistency in decision-making. She acknowledged valid arguments on both sides and noted strong neighborhood support (20 of 24 households). She supports rezoning the top parcels but not the bottom.

Cl. Beck questioned whether parcel boundaries could be shifted to maintain 2-acre minimums. He supports rezoning the top portions but not the entire area, acknowledging the General Plan isn't perfect.

Mayor Hakes emphasized preserving subdivision integrity and open space. He reiterated that the government isn't responsible for making land maintenance affordable and highlighted the value of maintaining a small-town feel.

Cl. Egbert reflected on the complexity and significance of the issue. She referenced guiding principles from the General Plan and agreed with partial rezoning (top parcels only), noting concerns about future unknown development.

Cl. Carlson expressed concern about altering an existing subdivision and agreed with Cl. Beck's comments.

Cl. Garrett aligned with many of the previous comments. He emphasized land use guidelines over past voting patterns and supports rezoning the top parcels, but not the bottom. He suggested amending the General Plan to better align with property lines.

**Motion:** Cl. Garrett moved to approve an Ordinance to rezone three parcels encompassing 7.3 acres located at approximately 795 South Main Street from A-2 to RA-1 with the exception of Lot 7 and 8.

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

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Cl. Egbert Yes

Vote: Passed 5:0

**Ordinance No. 2025-04**

#### **MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:**

**Logan Miner** shared a variety of updates for the community, starting with the upcoming Splash of Color event this Saturday from 10 AM to noon at City Park, which will feature Easter-themed activities and plenty of fun with color. Spring sports are in full swing, and there's a growing number of families participating. Arbor Day will be celebrated on April 25th, and the Opening Day Parade will take place on May 10th, followed by Chalk the Walks on May 12th.

Logan also mentioned that the city is currently hiring for a full-time parks position, with interviews scheduled for next week. The design for City Park is progressing, with a 60% completion expected soon, and infrastructure updates are planned for after Pioneer Days. Pioneer Days will be held from July 11th through the 19th, and the city is encouraging people to take advantage of discounted pre-sale tickets. Logan also highlighted the great work being done by the Pioneer Days committee, with Kendall and Jamie Ehhat serving as current chairs, and Clark and Katie Wiscombe as incoming chairs.

**John Jackson** gave a few updates for the community, starting with a reminder about the licensing and rabies clinic this Saturday at the fire station. It's a great opportunity for pet owners to get their dogs vaccinated, chipped, and registered at an affordable price. He also mentioned a change regarding the

youth academy, which will no longer be combined with Springville. Instead, the program will remain in Mapleton and will begin in early June.

He discussed the community preparedness committee's push to get more people registered on the citizens alert system. There will be a test on the system next Thursday morning at 10 AM as part of the shakeout day. The committee is asking residents to respond to the alert so they can gauge how many people are receiving the messages.

**Madison Wilson** addressed the council and said that she will be leaving for a job in the private sector and expressed gratitude for the growth and opportunities she experienced with Mapleton.

**Bryce Oyler** reported that last year the city received a \$2m grant for a water fund project and all went well.

**Rob Hunter** reported that the city is preparing for several roadway projects this year, including the 300 West design and the intersection of 800 West and Main Street, both slated for summer construction. A \$100,000 leveling course will be applied to East 1600 North and Slant Road ahead of microsealing.

Roadwork will continue through October, with priority given to roads affecting major events like the parade and 5K run. Construction will avoid disruptions to these events and school schedules.

The 800 North Light project is delayed due to complications with a final parcel of right-of-way. Work will start once the issue is resolved. UDOT is still working on securing the \$3.5 million needed for the Maple Road project.

**Cl. Egbert** stated that the Community Preparedness Committee is focusing on improving participation and data collection for the Great Utah ShakeOut, using the citizen alert system to track registration and responses. This will help benchmark current engagement and set goals for better education and outreach. Two additional events are planned: participation in the Public Safety Night Out in September, along with coordinating the farmers market night and a self-reliance fair and workshop at the Public Safety Building in November.

**Cl. Carlson** stated that the amazing senior committee is bringing an Elvis impersonator to the luncheon tomorrow.

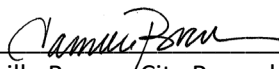
**Sean Conroy** stated that they are working on amendments to address concerns that have been brought up regarding accessory apartments. If you get contacted, let neighbors know that things are moving through the process.

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

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

**Vote:** Passed unanimously at 7:41pm

**APPROVED: May 7, 2025**

  
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Camille Brown, City Recorder