

**MAPLETON CITY
CITY COUNCIL MINUTES
JUNE 11, 2025**

PRESIDING AND CONDUCTING: Mayor Dallas Hakes

Members in Attendance: Kasey Beck- Excused
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
Colby North, Parks Manager
Bryce Oyler, Finance Director

Minutes taken by: Camille Brown, City Recorder

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

WORK SESSION:

Sean Conroy, Assistant City Administrator/Community Development Director, proposed amendments to the Accessory Buildings Ordinance, prompted by the construction of a large accessory structure in a residential area that raised public concern. The Planning Commission had initially proposed limiting rear yard coverage to 30% for one-story buildings and 20% for two-story buildings, capping height at 18 feet within 10 feet of the rear property line, and requiring a 2-foot additional setback for every foot of height above that.

In response to council and public feedback, staff presented a revised proposal:

- Rear Yard Coverage: A flat 20% maximum for all accessory structures, regardless of the number of stories.
- Height Limits: Structures up to 24 feet tall would be allowed within 10 feet of the rear property line. Any height above 24 feet would require an additional 2 feet of rear setback for each additional foot of height.
- Maximum Height by Lot Size:
 - 30 feet for lots up to ½ acre
 - 35 feet for 1–2 acre lots
 - 40 feet (current standard) for lots over 2 acres
- Zoning Exceptions: Additional height setback requirements would not apply when a rear yard abuts a commercial or industrial zone, though standard side yard setbacks would still be enforced.

The council also emphasized the need for clearer definitions, especially concerning how building height is measured (e.g., from finished or existing grade), and where on the structure that measurement applies (e.g., roof peak vs. eave).

The session ended with consensus that the ordinance is “90–95% there,” but still needs tweaks to clarify language, refine aesthetic standards, and establish reasonable exceptions. Staff committed to bringing back a revised draft that reflects these changes for further discussion.

Council members expressed concern over the use of industrial-looking materials on accessory buildings, particularly unpainted metal siding and reflective metal roofs, which they felt clashed with neighborhood aesthetics. While hesitant to impose strict design requirements, the council broadly supported requiring residential-quality finishes, such as stucco or painted materials—on visible structures to maintain community character. They also discussed encouraging basic architectural features, like windows or façade elements, to break up blank walls. For larger agricultural properties, members supported exemptions allowing metal-clad structures when used for legitimate farming, provided they are set back significantly from public roads, with a suggested minimum lot size of 5–6 acres. Concerns were also raised about the use of shipping containers as accessory buildings, and the council recommended clarifying language to address visibility, stacking, and appropriate use.

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

PRESENTATION ITEMS:

Pioneer Day Executive Committee

The Pioneer Day Executive Committee was introduced, with Kendall and Jamie Ehat serving as event chairs. They shared their enthusiasm for the upcoming celebration and provided an overview of the planned events scheduled from July 11th to July 19th.

Oath of Office Kevin Renfro

Chief Glasgow introduced Kevin Renfro as a new Fire Engineer. Camille Brown, City Recorder, presented the Oath of Office to Kevin.

Presentation from WCG regarding public outreach for the Transportation Master Plan:

Jeremy Searl of WCG presented an overview of the city's Transportation Master Plan update, emphasizing that the current effort represents a significant overhaul of the previous plan completed in 2010. He explained that the updated plan will guide Mapleton's future transportation infrastructure based on growth trends and anticipated travel demand. A public feedback survey has been launched through the city's website, allowing residents to identify specific transportation concerns and suggest improvements. Additional public engagement will include a booth at Pioneer Days on July 19th, as well as presentations to the City Council and Planning Commission. Council members stressed the importance of a strong communication strategy to ensure residents are aware of and participate in the planning process beyond the initial survey and public events.

OPEN FORUM:

Jonathan Cobia expressed concern about the high cost for food vendor spots at the Pioneer Day celebration. He suggested offering a discount for vendors who participate in both the day and night events. City staff responded that they would look further into the issue.

CONSENT AGENDA

- Item 1.** Approval of City Council meeting minutes- May 21, 2025
- Item 2.** Consideration of a Resolution adopting the Fourth Amended and Restarted Interlocal Agreement for construction, use, and maintenance of joint Wastewater Treatment Facility and Joint Trunklines. **Resolution No. 2025-30**
- Item 3.** Consideration of a Resolution entering into an Interlocal Cooperation Agreement between Utah County and Mapleton City for an effort to aid the homeless. **Resolution No. 2025-31**
- Item 4.** Consideration of a Resolution to approve the contract with Twin D for the bid amount of \$60,200.00 for the 2025 Sewer Jetting and CCTV Maintenance project. **Resolution No. 2025-32**
- Item 5.** Consideration of a Resolution to award the Design Contract for the Mapleton Bike Park to Sunrise Engineering. **Resolution No. 2025-33**
- Item 6.** Consideration of a Resolution to award the 2025 Summer Crack Seal Project. **Resolution No. 2025-34**
- Motion:** Cl. Jones moved to approve the consent agenda as presented.
- Second:** Cl. Garrett seconded the motion.
- Vote:**
- | | |
|--------------|------------|
| Cl. Carlson | Yes |
| Cl. Egbert | Yes |
| Cl. Jones | Yes |
| Cl. Garrett | Yes |
| Vote: | Passed 4:0 |

PUBLIC HEARING ITEMS:

Item 7. Consideration of a Resolution amending the current Fiscal Year 2024-2025 Budget.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. A description of the increased expenditures are included in the budget document.

A public hearing was opened at 6:52 pm and no comments were made.

Motion: Cl. Egbert moved to approve a Resolution amending the current Fiscal Year 2024-2025 Budget.

Second: Cl. Jones seconded the motion.

Cl. Egbert Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 4:0

Resolution No. 2025-35

Item 8. Consideration of a Resolution adopting the Fiscal Year 2025-2026 Budget, Position List and Fee Schedule.

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

The public hearing was opened at 6:56 pm.

John Higgins inquired where the budget is online. Bryce stated that it is under Finance and also in the council packet.

No other comments were made and the hearing was closed 6:57 pm.

Motion: Cl. Jones moved to approve a Resolution adopting the Fiscal Year 2025-2026 Budget,

Position List and Fee Schedule

Second: Cl. Carlson seconded the motion.

Cl. Egbert Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 4:0

Resolution No. 2025-36

Item 9. Consideration of an Ordinance setting the compensation of Statutory Officers.

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

The public hearing was opened at 6:59pm.

Lacey Larsen inquired why the big increase for the Parks and Recreation and Finance Directors. It was stated that in the market analysis these two positions were behind in their pay scale for their years of service.

No other comments were made and the hearing was closed at 7:01pm.

Motion: Cl. Jones moved to adopt an Ordinance setting the compensation of Statutory Officers.

Second: Cl. Egbert seconded the motion.

Cl. Egbert Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 4:0

Ordinance No. 2025-06

Item 10. Consideration of a Resolution adopting the 2025-26 Certified Tax Rate as calculated by Utah County.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. The public hearing was opened at 7:03pm, no comments were made and the hearing was closed.

Motion: Cl. Carlson moved to approve a Resolution adopting the 2025-26 Certified Tax Rate as calculated by Utah County.

Second: Cl. Jones seconded the motion.

Cl. Egbert Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 4:0

Resolution No. 2025-37

Item 11. Consideration of a Resolution to approve interfund transfers from the Water Fund to the Capital Projects Fund of \$101,135, Sewer Fund to the Capital Projects Fund of \$135,835, PI Fund to the Capital Projects Fund of \$56,186, Storm Water Fund to the Capital Projects fund of \$20,227 to pay for current and future year vehicle replacements.

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

The public hearing was opened at 7:05pm, no comments were made, and the hearing was closed.

Motion: Cl. Egbert moved to approve a Resolution to approve interfund transfers from the Water Fund to the Capital Projects Fund of \$101,135, Sewer Fund to the Capital Projects Fund of \$135,835, PI Fund to the Capital Projects Fund of \$56,186, Storm Water Fund to the Capital Projects fund of \$20,227 to pay for current and future year vehicle replacements.

Second: Cl. Carlson seconded the motion.

Cl. Egbert Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 4:0

Resolution No. 2025-38

Item 12. Consideration of a Resolution to adopt the Storm Water Master Plan.

Rob Hunter, Public Works Director/City Engineer, reviewed the staff report for those in attendance. Mapleton has worked with Hansen Allen since spring 2024 to update its Stormwater Master Plan, addressing persistent flooding, drainage, and groundwater issues. Over the past year, the team has identified known problem areas across the city, conducted stormwater modeling, and developed a comprehensive list of proposed improvements and cost estimates. This updated plan is now being presented for approval, along with a revised impact fee analysis to support future infrastructure investments.

Currently, the majority of Mapleton's stormwater system is retention-based, meaning that runoff is collected and infiltrated into the ground either through underground systems or above-ground retention ponds. There is only one formal outfall, which leads into Dry Hollow and eventually to Springville. However, this outlet has very limited capacity and cannot handle runoff from the broader city area. Older neighborhoods often lack formal retention infrastructure, as water historically drained into nearby open fields. As those fields are developed, the City is now responsible for addressing the runoff from existing properties, creating new challenges. Additional issues include high groundwater in some undeveloped areas, poor soil infiltration in others, and the high maintenance demands of current retention systems.

To address these challenges, the City plans to continue requiring retention systems in all new developments, as there is no viable way to rely on outfall drainage. Where possible, the City will extend storm drain infrastructure into problem areas to provide emergency overflow capacity. Staff also plans to secure easements in Dry Hollow and install flow restrictors to manage the limited outlet capacity. The City will continue investing roughly \$120,000 annually in small-scale underground retention improvements, targeting older areas lacking modern stormwater infrastructure. These retention systems are typically placed beneath roadways or public areas and are designed to be unobtrusive once installed.

In addition, the plan addresses the flood risk from Maple Canyon. FEMA currently estimates potential 100-year flood flow of 325 CFS (cubic feet per second), but historical data suggests this is significantly overstated. The City intends to work with FEMA to reassess and reduce this estimate. At the same time, Mapleton will improve canyon-related infrastructure by clearing debris, enhancing culverts, and improving flow diversion into the city's irrigation pond. Some of these improvements have already proven effective during past weather events.

Overall, this master plan is grounded in real-world knowledge of the city's infrastructure and challenges. It balances long-term planning with practical, immediate solutions and aims to provide flexibility and

resilience is needed as the city continues to grow. To complete this a storm water impact fee will need to be implemented as well as increasing the storm water utility fee by \$5.00 a month.

The public hearing was opened at 7:31, no comments were made and the hearing was closed.

Motion: Cl. Jones moved to approve a Resolution to adopt the Storm Water Master Plan.

Second: Cl. Carlson seconded the motion.

Cl. Egbert Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 4:0

Resolution No. 2025-39

Item 13. Consideration of an Ordinance to Implement a Storm Water Impact Fee.

Rob Hunter, Public Works Director/City Engineer, reviewed the staff report for those in attendance.

Public hearing opened at 7:32pm, no comments were made and the hearing was closed.

Motion: Cl. Jones moved to approve an Ordinance to Implement a \$975 Storm Water Impact Fee.

Second: Cl. Garrett seconded the motion.

Cl. Egbert Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 4:0

Ordinance No. 2025-07

Item 14. Consideration of an Ordinance to increase the Storm Water Utility Fee.

Rob Hunter, Public Works Director/City Engineer, reviewed the staff report for those in attendance.

The public hearing was opened at 7:32pm.

John Higgins inquired about the slide that state fees would be used for utilities and vehicles. For the vehicles how much of the fee for projects. Rob stated that the overall storm water projects are \$650,000 which is in the budget and \$395,000 is for maintaining the systems.

Lacey Larsen inquired what impact fees are. Rob stated that these are paid by developers when a house or subdivision is built.

It is a per lot charge.

The public hearing was closed at 7:39pm.

Motion: Cl. Jones moved to approve an Ordinance to increase the Storm Water Utility Fee to \$10 a month.

Second: Cl. Garrett seconded the motion.

Cl. Egbert Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 4:0

Ordinance No. 2025-08

DISCUSSION ITEM:

Item 15. A discussion item to review the Fraud Risk Assessment.

Bryce Oyler, Finance Director, reviewed the most recent fraud risk assessment results. He said that the city has a very low risk of fraud.

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Chief Jackson provided a brief update, noting that Fire Chief Glasgow had nothing to report. On the police side, the Youth Academy is going well, with 18 participants actively engaged and enjoying the experience. It runs on Thursday nights for three more weeks. The department is receiving a high volume of speeding complaints, and there is currently a backlog for the speed trailer and black box deployments. Residents or council members with complaints are encouraged to email the department to be added to the list. Lastly, the Chief reminded the council that officers often help neighboring cities for their events during July in exchange for support during Mapleton's own celebrations.

Rob Hunter gave updates on various roadway projects underway or planned throughout the city. A leveling course has been applied to Slant Road to improve drivability before a micro seal is applied later this month. Crack sealing, recently approved by the council, will begin within one to two weeks, while city crews are also testing mastic repairs with equipment borrowed from Spanish Fork to address smaller potholes and rough spots.

A mill and fill project is expected before the end of July, targeting 1200 East, 1600 North, and a utility-cut street in the northwest part of town. The HA5 surface treatment is scheduled for July, either before or after Pioneer Days, depending on the speed of crack sealing. The 300 West project will go to bid this week, with construction expected shortly afterward. Coordination is ongoing with UDOT for the 800 West/Maple Street intersection and 800 North, both of which will go to bid soon. Rob noted that many road improvements will be completed before the end of the year.

Cl. Carlson stated that the fiscal budget for the transfer station for the upcoming year was approved, with the previously discussed rate increases already factored into the city's budget. Additionally, it was announced that the final senior luncheon before the summer break would take place the following day, with events resuming in September. The seniors have had a great turnout and will also be participating in the Pioneer Day parade again this year.

Mayor Hakes expressed the city's sincere condolences for the loss of Cl. Carlson's wife.

Cl. Egbert stated that the Community Preparedness Committee was meeting concurrently, focusing primarily on supporting Pioneer Day events and two upcoming fall activities.

An update was shared about the Beehive Agency, a controversial legislative proposal that would have allowed state-level control over local development decisions. While that proposal was blocked, it has re-emerged in a revised form as the Governor's Economic Development Coordinating Council, which lacks the original agency's sweeping authority and now includes city representation. The revised council has a more collaborative and strategic mission.

Drainage and flooding issues raised by residents at the prior meeting were also addressed. In Mapleton Heights, poor drainage was caused by landscaping that sealed previously permeable, gravelly soil. The city cleaned the outfall and is working with the developer and HOA on a long-term solution.

In Mapleton Village, some backyard flooding was caused by property owners altering grades and removing stormwater berms. While improved landscaping may eventually help, the city is also designing an overflow system to pipe excess water to the storm drain. Officials emphasized that while homeowners share responsibility, the city will first ask the developer to contribute to the solution. Council members appreciated the city's proactive engagement with residents and developers.

Therin Garrett thanked the public for coming to the meeting.


Cory Branch reported that Destiny Skinner, Communications and Public Relations Specialist started and has 20 years' experience in local government. The council would like her to come to a meeting in July.

Motion: Cl. Garrett moved to adjourn the meeting and open a closed session pursuant to Utah Code 52-4-205 for the purpose of discussing the purchase of real property.

Second: Cl. Jones seconded the motion.

Vote: Passed unanimously at 7:57 pm

APPROVED: July 16, 2025



Camille Brown, City Recorder