



REGULAR MEETING AGENDA
Mapleton City Council Meeting
Wednesday, September 3, 2025 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: Life Saving Award-Mapleton Fire

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- August 20, 2025
2. Approval of City Council Canvass meeting minutes- August 26, 2025
3. Consideration of a Resolution authorizing GCS Billing to write off 12 accounts and send them to collections. **Bryce Oyler, Finance Director**
4. Consideration of a Resolution authorizing staff to write off 13 utility accounts and send them to collections. **Bryce Oyler, Finance Director**

PUBLIC HEARING ITEM:

5. Consideration of an Ordinance authorizing the vacation and transfer of approximately 61 square feet of right-of-way located at approximately 215 E Mapleton Canyon Drive. **Sean Conroy, Assistant City Administrator/Community Development Director**

DISCUSSION ITEM:

6. Discussion on the Spring and Fall cleanup costs. **Cory Branch City Administrator**

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 August 28, 2025, at 2:00 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:

9/03/2025

Prepared By:

Bryce Oyler

Public Hearing:

No

Attachments

None

REQUEST

Consideration of resolution authorizing GCS Billing to write off 12 accounts and send them to collections.

BACKGROUND & DESCRIPTION

Mapleton City is required to have Council approval prior to writing off any amounts that are being sent to collections. GCS Billing processes all the city's ambulance billings. These outstanding billings range from April 2024 to March 2025. The total amount is \$16,438.08 which consists of 12 individual accounts.

With council approval, these accounts will be sent to Mapleton's collection agency. They will continue to work on collecting these amounts. Due to privacy issues, the accounts are not included in this item.

RECOMMENDATION

Adopt a resolution authorizing GCS Billing to write off 12 accounts and send them to collections.

RESOLUTION NO. 2025-

**A RESOLUTION OF THE CITY OF MAPLETON, UTAH
TO AUTHORIZE GCS BILLING TO WRITE OFF 12 ACCOUNTS AND SEND
THEM TO COLLECTIONS.**

WHEREAS, the City Council is required to approve the write off of any accounts receivable,

NOW THEREFORE, be it resolved by the City Council of Mapleton, Utah, authorizes GCS Billing to write off 12 accounts and send them to collections.

Approved and adopted on September 3, 2025.

Dallas Hakes
Mayor

ATTEST:

Camille Brown, City Recorder



City Council Staff Report

Date:

09/03/2025

Prepared By:

Bryce Oyler

Public Hearing:

No

Attachments

None

REQUEST

Consideration of resolution authorizing Staff to write off 13 utility accounts and send them to collections.

BACKGROUND & DESCRIPTION

Mapleton City is required to have Council approval prior to sending customer accounts to collections. There are 13 individual accounts that staff is requesting to send to collections. The total dollar amount that will be sent is \$5,442.88.

With council approval, these accounts will be sent to Mapleton's collection agency. They will continue to work on collecting these amounts. Due to privacy issues, the accounts are not included in this item.

RECOMMENDATION

Adopt a resolution authorizing Staff to write off 13 utility accounts and send them to collections.

RESOLUTION NO. 2025-

**A RESOLUTION OF THE CITY OF MAPLETON, UTAH
TO AUTHORIZE STAFF TO WRITE OFF 13 UTILITY ACCOUNTS AND SEND
THEM TO COLLECTIONS.**

WHEREAS, the City Council is required to approve the write off of any accounts receivable,

NOW THEREFORE, be it resolved by the City Council of Mapleton, Utah, authorizes staff to write off 13 utility accounts and send them to collections.

Approved and adopted on September 3, 2025.

Dallas Hakes
Mayor

ATTEST:

Camille Brown, City Recorder

City Council Staff Report

Date:

9/3/2025

Applicant:

Julian Barrio

Location:

215 E Mapleton Canyon Dr.

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments:

1. Application information.
2. ROW Policy.

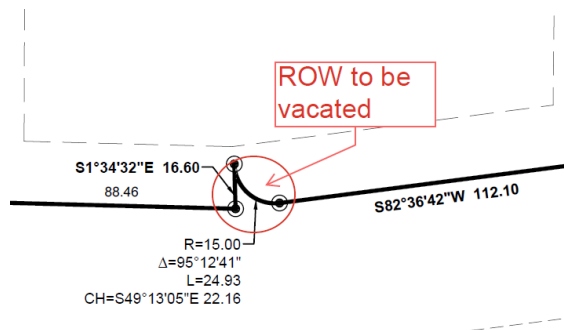
REQUEST

Consideration of an Ordinance authorizing the vacation and transfer of approximately 61 square feet of right-of-way located at approximately 215 E Mapleton Canyon Drive.

BACKGROUND & DESCRIPTION

The applicant owns a 1.25 acre lot in the Preserve at Mapleton subdivision. When the lot was originally developed, it included a curb return and an ADA ramp on the southwest corner of the lot in anticipation that a future road or driveway would be constructed there for the adjacent property. The applicant and the neighbor to the west are working on a boundary line agreement that would give the applicant an additional .65 of an acre. The ADA ramp and curb return have been removed and replaced with a continuous sidewalk.

The applicant is requesting that the City vacate and transfer approximately 61 square feet so that the right of way line can run straight following the curb rather than leaving an unnecessary jog.



EVALUATION

On September 18, 2024, the City Council adopted a policy to help guide decisions regarding requests to acquire excess rights-of-way (see attachment "2"). Staff has included the review criteria below followed by a brief response.

- A. *The City has determined that the right-of-way being vacated is unlikely to be needed to accommodate future road widening, curb, gutter, sidewalk, trail improvements or other public utility needs.*

Response: The City has no need for the 61 square feet. The ADA ramp has already been removed and tied in with a sidewalk.

B. The right-of-way being vacated should not be for only a single property if there are other abutting properties that face the same street within a block. The newly established right-of-way should be consistent along the block or in between two intersecting streets and should not be closer than five feet from the edge of the road pavement.

Response: The proposed vacation will allow the right-of-way and sidewalk to be consistent in front of this lot. No other modifications on the block would be necessary.

C. The applicant's property must abut the right-of-way being vacated.

Response: The application complies with this requirement.

D. The vacated right-of-way cannot remain as a separate parcel and must be combined with the applicant's abutting parcel.

Response: The applicant has already prepared the amended plat combining the vacated right-of-way with his existing lot.

Next Steps: If the Council adopts the proposed ordinance, the following would be required:

- The City prepares a deed to transfer the property;
- The property owner pays the City a pro-rated amount of \$10,000 per acre;
- The deed and amended plat get recorded with the Utah County Recorder.

RECOMMENDATION

Adopt the ordinance approving the right-of-way vacation and transfer.

ORDINANCE NO. 2025-

AN ORDINANCE TO VACATE APPROXIMATELY 61 SQUARE FEET OF RIGHT-OF-WAY LOCATED AT APPROXIMATELY 215 E MAPLETON CANYON DRIVE.

WHEREAS, the applicant owns lot 1 of The Preserve at Mapleton Plat “L” subdivision; and

WHEREAS, there is an unnecessary ADA ramp and curb return at the southwest corner of the lot; and

WHEREAS, the applicant is requesting approval to eliminate the right-of-way for the curb return and ADA ramp; and

WHEREAS, the City Council adopted a policy to evaluate requests to acquire rights-of-way on September 18, 2024; and

WHEREAS, the City Council finds that there is good cause for the vacation of the right-of-way, that it will not be contrary to the public interest or materially injure any person and is consistent with the right-of-way policy.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to vacate the right-of-way as described in exhibit “A”.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,
this 3rd Day of September, 2025.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"
Area of Vacation

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH LIES N0°19'12"W 926.74 FEET ALONG THE SECTION LINE AND EAST 660.15 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE N1°30'29"W 16.60 FEET; THENCE ALONG THE ARC OF A 15 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, 24.93 FEET, THROUGH A CENTRAL ANGLE OF 95°12'41" (CHORDE BEARS: S49°13'05"E 22.16 FEET); THENCE S82°36'42"W 16.48 FEET, RETURNING TO THE POINT OF BEGINNING.

+/- 61.10 SQ/FT

67:171:0003

70:041:0001

area to be
vacated

N88°30'06"W 617.66
S88°29'52"E 660.49

49:657:0049

continuous
sidewalk
installed

N88°29'52"W 176.80
S88°29'52"E 176.80

49:657:0041

S77°54'02"E 287.83
N11°34'16"W 419.20

S77°54'02"E 427.83
N11°34'16"W 419.20

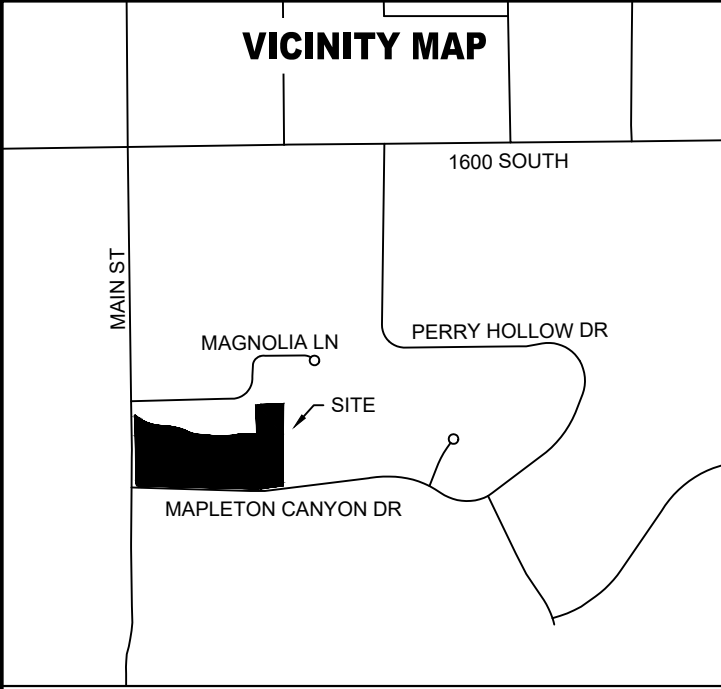
S82°36'58"W 112.09
N82°36'58"E 112.10

S82°36'58"W 112.09
N82°36'58"E 112.10

S82°36'58"W 184.33
N82°36'58"E 184.33

49:657:0040

N77°23'02"W 250.00
S77°23'02"E 250.00

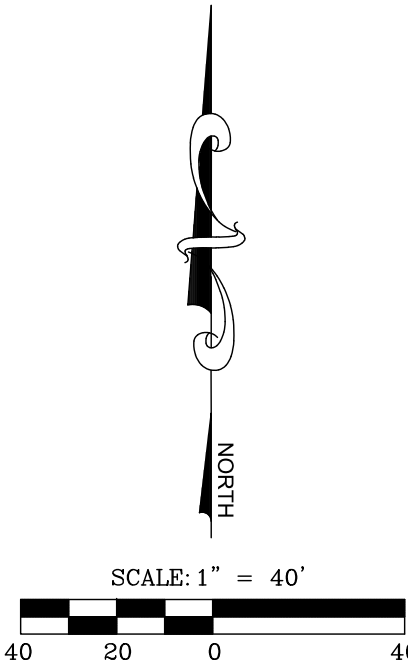


- NOTES:**
- 23' PEDESTRIAN AND PUBLIC UTILITY EASEMENT ALONG ALL ROADWAYS, 10' PUBLIC UTILITY EASEMENTS ALONG SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED.
 - BOTH LOTS HAVE EXISTING HOMES AT THE TIME OF THIS PLAT RECORDING
 - RESIDENTIAL BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
FRONT - 30'
REAR - 25'
SIDE - 10'
 - #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
 - NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

LEDGEND

- BOUNDARY
P.U.E
EXISTING DEED LINES
SECTION LINE
TIE LINE
SECTION MON
- PROF COR

PLAT "L"
MAGNOLIA LANE
PLAT "D"



MAGNOLIA LANE

1

3.77 AC
164,202.60 SF
2105 SOUTH

2

1.90 AC
82,807.60 SF
208 EAST

ROW to be vacated

MAPLETON CANYON DR

SURVEYOR'S CERTIFICATE

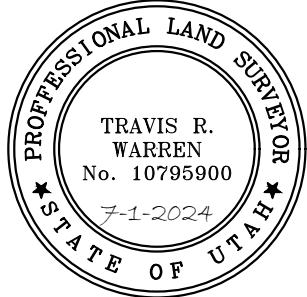
I, TRAVIS R. WARREN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10795900 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS' LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES ENTIRELY WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N. 00°19'12" W. 962.64 FEET (N00°18'56"W RECORD) ALONG THE SECTION LINE AND EAST 23.43 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N0°03'37"W 349.44 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF MAIN STREET; THENCE ALONG THE ARC OF A 220.00 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, 155.11 FEET, THROUGH A CENTRAL ANGLE OF 40°23'49" (CHORD BEARS: S68°42'06"E 151.92 FEET) TO A POINT OF REVERSE CURVATURE; THENCE FOLLOWING SAID REVERSE CURVE ALONG THE ARC OF A 342.00 FOOT RADIUS CURVE TO THE RIGHT, 123.42 FEET, THROUGH A CENTRAL ANGLE OF 20°40'35" (CHORD BEARS: S78°37'43"E 122.75 FEET) TO A POINT OF NON-TANGENT REVERSE CURVATURE; THENCE FOLLOWING SAID REVERSE CURVE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, 68.69 FEET, THROUGH A CENTRAL ANGLE OF 26°14'14" (CHORD BEARS: S72°16'15"E 68.09 FEET); THENCE S84°45'42"E 53.50 FEET; THENCE ALONG THE ARC OF A 447.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 116.80 FEET, THROUGH A CENTRAL ANGLE OF 14°58'17" (CHORD BEARS: S89°29'59"E 116.47 FEET); THENCE N81°44'24"E 40.95 FEET; THENCE N88°25'27"E 95.86 FEET; THENCE N79°11'46"E 26.21 FEET; THENCE N87°57'19"E 118.01 FEET; THENCE S0°33'47"W 428.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY MAPLETON CANYON CIRCLE; THENCE ALONG SAID RIGHT-OF-WAY, THE FOLLOWING: (1) 1582°36'42"W 112.10 FEET, (2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, 24.93 FEET, THROUGH A CENTRAL ANGLE OF 95°12'41" (CHORD BEARS: N49°13'05"W 22.16 FEET), (3) S1°34'32"E 16.60 FEET, (4) S88°30'08"E 617.66 FEET, (5) ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, 30.67 FEET, THROUGH A CENTRAL ANGLE OF 87°52'29" (CHORD BEARS: N44°36'29"W 27.76 FEET), RETURNING TO THE POINT OF BEGINNING.

AREA +/- 5.67 AC



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

JULIAN A BARRIO

LYLE HAYCOCK

SARAH L BARRIO

TAMMY HAYCOCK

ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME JULIAN A BARRIO AND SARAH L BARRIO, HUSBAND AND WIFE AND THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME LYLE HAYCOCK AND TAMMY HAYCOCK, JOINT TENANTS, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

MAYOR

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED

ENGINEER
(See Seal Below)

ATTEST

CLERK-RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

PLAT "D"
MAGNOLIA LANE

A MINOR SUBDIVISION PLAT
BEING A VACATION AND AMENDMENT OF LOT 1
OF THE PRESERVE AT MAPLETON, PLAT "L",
AND LOT 3 OF MAGNOLIA LANE PLAT "C",

LOCATED WITH THE NORTHWEST QUARTER
OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE & MERIDIAN

MAPLETON

UTAH COUNTY, UTAH

SCALE: 1" = 40'

CITY RECORDERS SEAL

CITY ENGINEER SEAL

COUNTY RECORDER SEAL

new sidewalk
and curb





City Council Staff Report

Date:

September 3, 2025

REQUEST

Discussion on the spring and fall cleanup costs.

Applicant:

Mapleton City

Prepared By:

Cory Branch

Public Hearing:

No

BACKGROUND

Since 2011 Mapleton City has provided vouchers allowing each household in Mapleton one free pass to the South Utah Valley Solid Waste District during their spring cleanup. In 2014 the city started providing dumpsters as well in both the spring and fall to help residents with their cleanup. The dumpsters were generally left at the site for one week. To minimize cost during our cleanup this last spring we only left the dumpsters there for two days.

The below chart identifies the charges for the last three years that Mapleton City is billed from the District:

	Dumpster	Voucher	Total
April 2023 (10 Days)	\$9,919	\$1,871	\$11,790
October 2023 (7 Days)	\$17,832		\$17,832
April 2024 (10 Days)	\$24,384	\$1,180	\$25,564
October 2024 (7 Days)	\$13,911		\$13,911
April 2025 (2 days)	\$14,653	\$1,330	\$15,983

TALKING POINTS

- Is the dumpsters/vouchers a valuable resource to all our residents or is only a small percentage of residents utilizing the services; however, all the residents must pay for it?
- As cost continue to increase should we only provide this service once a year?
- Should we consider discontinuing the dumpster services and only provide a one-time annual voucher per household to the District?