

**MAPLETON CITY
CITY COUNCIL MINUTES
AUGUST 20, 2025**

PRESIDING AND CONDUCTING: Mayor Dallas Hakes

Members in Attendance: Kasey Beck
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
Logan Miner, Parks and Recreation Director
Bryce Oyler, Finance Director

Minutes taken by: Camille Brown, City Recorder

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

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

CEREMONIAL ITEM: Captain Millet recognized Chief Glasgow for earning the designation of Administrative Fire Officer, an accomplishment achieved by only four people in the entire state of Utah. This honor is the result of years of education, certifications, training, and leadership experience. Chief Glasgow previously earned the Supervising Fire Officer designation, held by fewer than 100 in Utah, and the Managing Fire Officer designation, held by just 15 statewide. Advancing to the Administrative Fire Officer level demonstrates his exceptional dedication, thousands of hours of commitment, and the leadership skills he has developed over the past seven years as Mapleton's Fire Chief.

The Mayor and Council congratulated Chief Glasgow and thanked him for his hard work.

OPEN FORUM:

Clay Allred addressed the Mayor and City Council regarding the possibility of creating a flag lot from his property at 528 West 1600 North. He explained that he and his family own one acre and would like to divide it into two half-acre lots. In preparing for the request, he reviewed a City Council staff report dated March 6, 2024, which outlined the conditions for flag lots. While the Planning Commission had recommended approval at that time, the City Council denied the proposal. Clay stated that his property meets all 11 requirements listed in the report and asked the Council to reconsider or provide a course of action.

The Mayor and Council recommended that Clay meet with Sean Conroy, the Community Development Director, to review the code, past council actions, and determine whether options exist. Councilmembers noted that the city has generally been hesitant to approve flag lots, but agreed it was worth revisiting with the planner for context and possible reconsideration.

Dave Smaldone, a Mapleton resident, addressed the Mayor and City Council to express his gratitude for the opportunity to run for City Council. He said the experience gave him a greater appreciation for the city and its operations, and he plans to remain involved in some capacity. Dave thanked city staff, including Camille, Cory, Sean, Logan, and Chief Jackson, for their help and noted how much he learned throughout the process. He also congratulated the newly elected officials and wished success to those continuing their campaigns, mentioning Mayor Hakes, Councilmembers Garrett and Beck, as well as Francis, Jake, Melanie.

The Mayor and Council commended Dave for his graciousness during the campaign and for his willingness to stay engaged in city matters, noting that his unique background, particularly related to energy, would be valuable in future discussions.

CONSENT AGENDA

- Item 1.** Approval of City Council meeting minutes- August 6, 2025
- Item 2.** Consideration of a Resolution authorizing staff to submit accounts to collections.
Resolution No. 2025-48
- Item 3.** Consideration of a Resolution earmarking the Capital Projects Reserves for Future Projects to the discussed projects. **Resolution No. 2025-49**
- 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 |

PUBLIC HEARING ITEMS:

- Item 4.** **Consideration of an Ordinance adopting Impact Fee Facilities Plans and Impact Fee Analysis and associated impact fees for Parks and Recreation.**

Logan Miner, Parks and Recreation Director, reviewed the staff report for those in attendance. He presented the updated Parks and Recreation Impact Fee Analysis, noting the last study was completed in 2020–2021. Due to rising land values, development growth, and updated facility needs, the proposed fee increases from \$3,587 to \$5,861 for single-family homes and from \$1,384 to \$2,930 for multifamily units. The study was prepared by LRB Public Finance Advisors, formerly Lewis Young Robertson & Burningham, the same firm that conducted the city’s previous impact fee studies.

Council discussion highlighted that the fee increase is largely driven by higher land costs. Staff confirmed that impact fees are calculated using the city’s facilities master plan and level of service standards (currently 3.26 acres of park space per 1,000 residents). It was noted that impact fees alone will not cover the approximately \$10 million in projected park investments needed over the planning horizon; additional funding sources will be required. Councilmembers also discussed best practices for frequency of impact fee updates, with some cities reviewing them annually to better match changing conditions.

The public hearing was opened at 6:30 p.m.

Angela Silva asked whether surrounding open space, such as BLM and National Forest land, is factored into the city's park acreage calculations.

Staff explained that while such lands are considered in broader recreation planning and trail connectivity, they are not included in the city's impact fee analysis, which is based on city-owned park acreage and recreation facilities.

No other comments were made, and the hearing was closed at 6:33 p.m.

Motion: Cl. Beck moved to adopt an Ordinance adopting the Impact Fee Facilities Plans and Impact Fee Analysis and associated impact fees for Parks and Recreation

Second: Cl. Jones seconded the motion.

Cl. Egbert Yes

Cl. Beck Yes

Cl. Jones Yes

Cl. Garrett Yes

Cl. Carlson Yes

Vote: Passed 5:0

Ordinance No. 2025-10

Item 5. Consideration of an Ordinance adopting the Water Use and Conservation Element of the General Plan.

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. He presented the required Water Conservation Element of the General Plan, explaining that recent changes to state law mandate its adoption. Most requirements are already addressed in Mapleton's 2023 Water Conservation Plan, so staff proposed amending that plan to serve both purposes and avoid redundancy. Updates include references to land use ordinances and landscaping standards. The plan will be reviewed again in the coming years as part of the regular five-year update cycle.

During discussion, councilmembers asked about progress on establishing a local water-wise demonstration garden. Staff noted that water-wise landscaping is planned around city facilities, with the possibility of a larger community garden or partnership with the water conservancy district in the future. Councilmembers also suggested a social media campaign to promote water-wise landscaping examples from local residents. Additional discussion included improving soil preparation guidelines for street trees along the highway and addressing long-term tree health issues.

The public hearing was opened at 6:18 p.m. No comments were made, and the hearing was closed.

Motion: Cl. Jones moved to adopt an Ordinance adopting the Water Use and Conservation Element of the General Plan.

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

Ordinance No. 2025-11

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Logan Miner reported that there will be a ribbon cutting of the new Parks Maintenance Building on September 3rd from 3:00 pm to 5:15 pm. The Moonlight Half Marathon is set for September 5th. He invited the council to be at the aid station at the Irrigation Pond. Construction is continuing at the City Park. They will keep up on maintenance, but there may be some dry spots from the construction. The last concert will be held on August 25th and then the Farmer's Market will move to city hall.

Sean Conroy reported that there has been public interest in having a list of active projects available on the city's website. Rob added that Seth Barrus is preparing project maps that will provide this information online. There should be something online next week.

Rob Hunter reported that the mill and overlay project has been completed, with paving finished and only cleanup work remaining. Manhole adjustments are currently being made on 1600 North. Beginning Friday, the city will start the microseal project, which will cover 1600 North east of Main Street, all of North Main Street from Maple Street to the Springville border at Slant Road, and 400 North from Main Street to 400 East. Crews will work through the weekend to reduce traffic disruption, with any remaining work to be completed Monday if necessary.

The waterline project is also moving forward quickly. Work at the intersections has been completed, and crews are now focused on the connections between intersections. Because of the proximity of the intersections and traffic control requirements, significant traffic impacts are expected until the project is complete. Staff has coordinated with Spanish Fork, which has adjacent road projects, to minimize conflicts and keep traffic flowing.

Cl. Carlson stated that the Senior Committee will start up again in September.

Cl. Egbert reported that the Community Preparedness Committee has two upcoming events. The first is the Public Safety Night Out on Monday, September 8, from 5:00 to 7:00 p.m. at Harvest Park, where dinner will be served. The second is a Self-Reliance Fair on Saturday, November 8, from 9:30 to 11:00 a.m. at the city building, which will be held in partnership with the City Council's food drive.

She also stated that there has been a break in July for the League Board, meetings have resumed, and several legislative topics are drawing attention. Detached accessory dwelling units (ADUs) remain a major point of discussion, with the legislature considering ways to standardize rules across all cities. The transportation utility fee issue has also resurfaced, with negotiations taking place among the League, Representative Peterson, Senator Adams, and the Church of Jesus Christ of Latter-day Saints to determine how fees should apply to nonprofit religious organizations.

Infrastructure development standards are under review, with the Property Rights Coalition, the City Engineers Association, and the League discussing potential statewide uniform requirements for roads, sidewalks, pipe materials, water rights, and other elements.

Finally, the moderate income housing plan continues to generate debate, as the legislature considers annual changes to the reporting requirements. While cities are currently compliant, some legislators are still pushing for punitive measures, such as withholding Class B and C motor fuel tax funds, rather than incentivizing compliance. She expressed concern about the continual changes without sufficient data on which policies are effective.

Cl. Beck stated that a few months ago, the Mayor, Logan, and staff met with MYCC to discuss ways to increase their involvement in City Council topics. MYCC has developed a plan to begin attending more meetings starting in September, preparing in advance, and asking questions. They may also reach out to councilmembers and staff to stay informed on agenda items.

Cl. Garrett stated that there will not be a community clean up in the fall. It was added that there will be discussions as to whether dumpsters will be provided this fall. The costs will be brought forward at the next meeting.

Camille Brown stated that the canvass of the election will need to be held on August 26th. It was decided to hold this meeting at 5:00 p.m.

Motion: Cl. Jones moved to adjourn the meeting.

Second: Cl Garrett seconded the motion.

Vote: Passed unanimously at 6:45 p.m

APPROVED: September 3, 2025



Camille Brown, City Recorder