

Mayfield Town Council Public Hearing and Regular Meeting Minutes
September 10, 2025 6:30 PM
Mayfield Town Hall

Council Members Attending	Mayor Steve Anderson, Jack Wilber, Keston Christiansen, Catherine Medler, Catherine Bartholomew
Council Members Excused	
Administration Attending	Amanda Bennett, Krista Dutton, Jake Nielson
Others Attending	Cade Penney R6, Gary Smith, John Glauser, Travis Good, Suzanne Dean, Celia Anderson, Leona Peterson, Kevin Daniels
Conducting	Mayor Steve Anderson

<u>Agenda Items</u>	<u>Discussion</u>	<u>Vote</u>
PUBLIC HEARING The purpose of the hearing is to receive public comments on the proposed Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) for Parks and Roads . The analysis has been prepared in accordance with the Utah Impact Fees Act (Utah Code Title 11, Chapter 36a) and identifies the costs of public facilities necessary to serve new development within the Town. The proposed impact fees are as follows: Roads: \$1,739.43 per dwelling unit Parks and Open Space: \$3,281.25 per dwelling unit	Mayor Anderson opened the public hearing by explaining the purpose of impact fees and providing an overview of the Impact Fee Analysis prepared by Ensign Engineering. Mr. Smith asked several questions regarding impact fees versus taxes. Cade P. from R6 further explained the process and regulations governing impact fees. A motion to close the public hearing was made at 7:02 p.m.	Motion: Catherine M. Second: Catherine B. Vote: Unanimous 'Aye'
1. Public Comments a. Time set aside for the council to receive public comments on	Leona Peterson and Celia Anderson were present to express concerns regarding ongoing noise at the park's pickleball courts. Ms. Peterson	

<p>matters not listed on the agenda- See Notes</p>	<p>commented that what occurred in Provo today could also happen at the park. Councilmember Medler addressed their concerns. Ms. Anderson stated that while her fence has helped reduce the impact of the lights, the noise remains loud enough that she cannot enjoy her patio. Ms. Peterson remarked that since the Town created the problem, the Town should be responsible for resolving it. She suggested installing tarps along the west and south sides of the pickleball fences to help mitigate the sound. Possible solutions to address the noise were discussed.</p>	
<p>2. Discussion and Action Items</p> <ul style="list-style-type: none"> a. Gunnison High School Swim Team- request for donation of \$1,000 for new score board b. John Glauser-Lions Club project for Town c. Discussion of Cemetery Ordinance-grave limits and non-resident rates d. Krista Dutton- Discussion of 250 years of America celebration 	<p>No one is present with the Gunnison Valley Swim team. John Glauser indicated the Lions Club might be interested in a donation to them.</p> <p>John Glauser addressed the Council regarding potential projects the Lions Club could undertake for the Town. Their primary project idea is to landscape around the pickleball courts, possibly incorporating a sound barrier. Mayor Anderson asked Mr. Glauser to discuss with the Lions Club the possibility of contributing funds toward a future parking lot project if the Town pursues funding. Mayor Anderson also suggested that adding grass or cobblestones could help reduce sound transmission. Mr. Glauser invited a member of the Council to attend an upcoming Lions Club meeting.</p> <p>The Council revisited the cemetery ordinance regarding lot purchases due to an increase in requests to purchase more graves than currently allowed. Discussion followed about practices in surrounding communities and resident versus non-resident fees. The Council would like to put this matter on the next agenda to allow for time to review what other areas are doing. concluded that the existing ordinance remains sufficient and should remain unchanged.</p> <p>Krista suggested ideas such as a softball tournament, Dutch oven cook-off, and possibly fireworks. She requested permission to post about organizing a committee to plan the celebration. The Council asked Krista</p>	

<p>e. Cat Medler- Discussion of ordinance for Airbnb's, Accessory Dwelling Units, and zoning</p>	<p>to return with additional ideas for recognizing and celebrating America's 250th anniversary, potentially through community events or activities incorporated into Mayfield's annual celebrations.</p> <p>Cat reported that there is an active Airbnb operating in Town and that she has received some complaints from people regarding it. Mayor Anderson provided an explanation of short-term rentals. The Council discussed with attorney input what the Town could do and right now we can enforce our business license ordinance. The Council discussed if they would like more Airbnb's. It was noted that the Town could adopt a Transient Room Tax and allow short-term rentals by ordinance. We will provide examples of short-term rental ordinances for the Council's review.</p> <p>Cat continued the discussion by addressing Accessory Dwelling Units, noting that there are a few existing situations in Town that need to be addressed. She expressed concern that, with the pending annexation, property owners have indicated plans to construct ADUs even though the Town currently does not have an ordinance allowing them.</p> <p>Catherine B. questioned how the existing ADUs had been approved for construction. Mayor Anderson explained the difference between internal and external (detached) ADUs. Jack noted that there is an issue with property owners obtaining septic permits through the Health Department without the Town being notified.</p> <p>The Mayor stated that the Town's ordinance should require proper inspections for all upgrades and construction work being done in such buildings. Jack further commented that water meters should not be issued without an approved plan for constructing a primary residence, emphasizing that the Town currently does not issue water connections without an approved zoning permit.</p>	
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<p>f. Kevin Daniels- Legal Discussion on various zoning compliance issues within the Town.</p>	<p>The Council also discussed recreational vehicles (RVs) being connected to utilities. It was noted that, according to the current ordinance, RV utility connections are allowed only as a conditional use.</p> <p>Kevin attended the meeting to follow up on the Council's direction regarding ordinance violations previously discussed. The Council asked him to focus on recreational vehicle (RV) issues.</p> <p>Kevin reported that on August 15th, he sent letters to the Munson and Willden RV parks, providing 30 days to address identified violations. The Council requested copies of those letters for review. Kevin explained that the letters referenced the applicable ordinances and that pursuing enforcement through the Justice Court has been the most effective means of achieving compliance.</p> <p>The Council also requested that Kevin send a letter to the autobody shop and advised that the business obtain a fire inspection. Mayor Anderson informed Kevin that the Munson property is a non-conforming lot of record and that a previous administration had granted a water connection without specifying its intended use. The Mayor also noted concerns about the number of horses on the Urry property and asked Kevin to draft a letter regarding the ordinance violations for Council review.</p> <p>Kevin commented that strict enforcement of ordinances in surrounding areas can lead violators to relocate to towns with less enforcement, creating additional challenges. Mayor Anderson reminded the group that the ordinances have been in place for approximately 30 years. Kevin stated that he will prepare and send letters to David Beck and Rhonda Adair, follow up on Mayfield Automotive, and resend any previously issued letters. Drafts will be submitted to the Council for review before being sent by certified mail.</p>	
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<p>g. Cade Penney- R6 Updates</p> <p>h. Mayor Anderson- Discussion of Annexation</p>	<p>Cade reminded about the how to apply workshop for the CDBG grant. Someone from the Town must attend to be able to apply. Possible projects for a CDBG project were discussed.</p> <p>Amanda informed the Council that Vearl Christiansen's annexation request was not certified due to missing property owner signatures. His petition process will need to begin again in accordance with Utah State Code. The annexation outline was reviewed and found to align with Town policy.</p> <p>Councilmember Jack expressed the importance of ensuring that Vearl's request is treated fairly and that all annexation requirements are applied consistently. He noted that if past annexations were approved without water connections, the Town should ensure equal treatment while confirming that all current policy and ordinance requirements are met. Jack also reminded the Council that the annexation policy requires any annexation to provide a clear benefit to the Town.</p> <p>Mayor Anderson reported that he had spoken with County Zoning Administrator Steven Jensen and County Road Supervisor Tom Seely regarding the transition of roads and water systems to the Town following annexation. Travis explained that the Town can only require a petitioner to upgrade the portion of the road adjacent to their property, which would result in only half of the road being improved. In a previous meeting, the Town encouraged Mr. Christiansen to work with adjoining property owners to complete the full road improvement.</p> <p>Amanda referenced Item 8 of the Town's annexation policy, which requires all annexations to comply with subdivision requirements. The Council further discussed the need for road widening associated with the proposed annexation. Mayor Anderson noted that the Town cannot require annexation of roadways beyond the Town's boundaries. Travis</p>	
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<p>i. Discussion and possible approval of Impact Fees for Roads and Parks</p>	<p>suggested that Mr. Christiansen be required to annex the entire 8-acre parcel and complete the road improvements as a benefit to the Town.</p> <p>The updated impact fees were reviewed and a motion was made to approve them as proposed by Ordinance 2025-5 An Ordinance Amending Ordinance 2022-1. This brings the new impact fees to a total of \$10,142.32. The ordinance to adopt them was signed and will be posted. New impact fees will be collected after 90 days.</p>	<p>Motion: Catherine B Second: Jack Roll Call Vote: Unanimous 'Aye'</p>
<p>3. Council Business</p> <p>a. Department Reports</p> <ul style="list-style-type: none"> i. Review and approval of Claims- Invoices from the register dated 08-14-2025 thru 09-10-2025. ii. Review and approval of Minutes- Regular meeting August 13, 2025. iii. Upcoming Calendar Items: <ul style="list-style-type: none"> 1. Audit - Thursday 9/11/25 2. Congressman Owen Mobile Office – Tuesday 9/15/25 	<p>Claims from the invoice register dated August 14 thru September 10 were reviewed. Motion to approve payment of those claims was made.</p> <p>Minutes from the regular meeting held on August 13, 2025 were reviewed. Motion to approve the minutes with no changes were made.</p> <p>Upcoming calendar items were reviewed.</p> <p>The RAP tax voter information pamphlet was reviewed.</p>	<p>Motion: Steve Second: Catherine B Roll Call Vote: Unanimous 'Aye'</p> <p>Motion: Catherine M Second: Jack Vote: Unanimous 'Aye'</p>
<p>4. Unfinished Business</p>	<p>No unfinished business was discussed.</p>	

5. Adjourn	Motion to adjourn made at 10:01 PM	Motion: Jack Second: Catherine M. Vote: Unanimous 'Aye'
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Minutes Approval

Date: 11/12/2025

By:

Steve Anderson, Mayor

Attest: OBennett, Recorder

