

**MAPLETON CITY
CITY COUNCIL MINUTES
OCTOBER 15, 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
John Jackson, Public Safety Director/Police Chief

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. Garrett gave the invocation, and Cl. Egbert gave the Pledge of Allegiance.

OPEN FORUM:

Doug Allan stated that there is a persistent problem with speeding on Highway 89 near his home. He reported that vehicles traveling southbound often drive at excessive speeds, while northbound drivers frequently run the red light. He also inquired about the process for restricting the use of engine brakes in that area.

Berkley Nielson, a resident of the Twin Hollow / Hidden Hollow development, addressed the Council on behalf of his neighborhood. He described the community's growing frustration with the unfinished state of their development, citing debris-filled lots, clogged storm drains, incomplete sidewalks, and unpaved roads. Nelson explained that these conditions have created safety risks and negatively affected property values and quality of life.

He noted that the developer responsible for their neighborhood appears to be moving forward with new projects elsewhere in the city while earlier commitments remain unfulfilled. Nelson urged the city to adopt conditional approval policies requiring developers to complete existing obligations before receiving approval for additional developments. He emphasized that residents are not opposed to growth, but want it to be responsible and sustainable. Nelson also raised specific safety concerns, including reckless ATV and dirt bike activity in undeveloped areas, which has already led to incidents such as a recent foothill fire that required significant emergency response. He concluded by inviting city officials to visit the neighborhood to see the conditions firsthand and thanked the mayor and council for their willingness to engage and organize a community discussion.

Josh Christensen, also a resident of Twin Hollow, spoke in support of Nelson’s remarks and shared additional observations. He stated that common areas in the neighborhood have been left neglected, with overgrown weeds, dirt piles, and damaged or missing sidewalks. He described the situation as “unfinished work and broken promises,” leaving homeowners feeling “cheated and forgotten.” Christensen called on the city to enforce higher development standards and to withhold new approvals or permits until existing developments have been properly completed and inspected. He recommended establishing clear timelines, inspection requirements, and consequences for developers who fail to meet their obligations.

He invited council members to personally visit the Twin Hollow and Hidden Hollow neighborhoods to see the current conditions and assess whether they reflect the quality and pride expected in Mapleton. City officials acknowledged the residents’ concerns and confirmed that the city is actively monitoring the development, withholding bonds until all required work is completed and inspected. They noted that the city has the authority to use or foreclose bond funds if necessary, and that some sidewalks, storm drains, and road repairs are already underway. Officials also highlighted plans to form a neighborhood working group to coordinate with residents and the developer, address outstanding issues, and ensure accountability, while continuing to manage traffic safety, foothill access, and roadway improvements in the area.

CONSENT AGENDA

- Item 1.** Approval of City Council meeting minutes- September 17, 2025
- Item 2.** Consideration of a Resolution allowing Mapleton City to renew the cooperative agreement between the city and the Utah Division of Forestry, Fire, and State Lands. **Resolution No. 2025-55**
- Item 3.** Consideration of a Resolution to reimburse Edge Homes \$185,065.00 for Mapleton City's share to upsize the high pressure Pressurized Irrigation main. **Resolution No. 2025-56**
- Item 4.** Consideration of a Resolution to approve \$15,363.78 in change orders for Newmann Construction on the Highway 89 Culinary Waterline Replacement Project. **Resolution No. 2025-57**
- Item 5.** Consideration of a Proclamation leveraging JustServe.org to make it easier for residents to find and engage in volunteer opportunities. **Proclamation No. 2025-01**

Motion: Cl. Beck moved to approve the consent agenda as presented.

Second: Cl. Egbert 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 ITEM:

- Item 5.** **Consideration of an Ordinance to rezone approximately 9.5 acres from A-2 to RA-1 located at approximately 100 South 1000 East.**

Sean Conroy, Assistant City Administrator/Community Development Director reviewed the staff report

for those in attendance.

The applicant owns approximately 14 acres south of Maple Street. The northern 4.5 acres are currently zoned RA2 (allowing one-third acre lots), while the southern 9.5 acres are zoned A2 (two-acre lots). The city's General Plan designates the southern portion as low-density residential.

The applicant requested rezoning the southern 9.5-acre portion to RA1 to construct a single one-acre lot along 1000 East. A concept plan was submitted to illustrate potential future development, though the immediate intent is limited to this single lot. Staff recommended approval, noting that the proposed rezoning is consistent with the General Plan.

During the discussion, council members confirmed that the concept plan complies with city code.

Questions were raised about road width; staff clarified that the new road would narrow slightly to suit the minor residential nature of the development, and it is not expected to carry significant traffic.

Council members expressed support for the applicant's efforts to involve neighbors and preserve the character of surrounding properties, noting that the rezoning aligns with General Plan objectives and is compatible with existing density in the area.

The public hearing was opened at 6:34pm. No comments were made, and the hearing was closed.

Motion: Cl. Egbert moved to adopt an Ordinance to rezone approximately 9.5 acres from A-2 to RA-1 located at approximately 100 South 1000 East.

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. 2025-13

ADMINISTRATIVE REPORTS:

Chief Jackson highlighted recent community and safety initiatives. He commended the fire department for their scarecrow display dedicated to Travis and reminded attendees of the Community Preparedness Committee event on November 8, a combined self-reliance fair and food drive from 9:30 to 11:00 a.m. He reported that the police department received a \$4,500 grant to purchase two license plate reader cameras and plans to add more marked patrol vehicles in response to speeding and safety concerns. Roads with recent complaints include Chamberlain Street, 800 West, Maple Street, Mapleton Estates Drive, Slant Road, and portions of Highway 89. Chief Jackson emphasized the department's commitment to public safety and traffic calming efforts.

Rob Hunter provided updates on traffic and public works projects. A four-way stop will be installed at 1200 North and Main Street, including flashing lights and "New Traffic Pattern" signs; a similar stop is planned at 400 North and 800 West. He also requested council ratification to install a stormwater system near 2000 North to channel water away from Springville backyards.

Additional updates included near-completion of 300 West sidewalks and landscaping, ongoing pavement repairs on 800 South, utility coordination for 800 North and 800 West, and the completion of Highway 89, except for a small section near Maverick needing final asphalt.

Cl. Carlson stated that the seniors had a good lunch in October and they were interested in the candidates thoughts for the election.

Cl. Egbert highlighted several items: Park signage for rules enforcement (dogs on leash, littering, motorized vehicles). A draft city projects website is nearly ready. She shared her re-election to the Utah

League of Cities and Towns board and emphasized exploring services from the Utah Cyber Center to strengthen city IT security. Planning is underway for America's 250/Mapleton 125th celebrations, including a July 5th "America's Potluck" event, with Logan leading citizen involvement. Legislative updates and her upcoming AI in municipal government presentation were also noted. She also mentioned the skate park remains on the radar but is not urgent for winter.

Cl. Beck met with MYCC advisers to review application dates and events for next year, with Cl. Egbert providing helpful input on the League's local officials day. MYCC also gave feedback on the Moonlight Half Marathon, noting several safety concerns, which will be discussed further in a future conversation.

Mayor Hakes shared that Jess Christian, who had spoken passionately at a prior council meeting about the 300 West project for the safety of his granddaughter with Down syndrome, passed away recently after a cancer diagnosis. The mayor noted the timely approval and construction of the project honored his efforts, and expressed gratitude for the council's role in improving safety for local children.

Cl. Jones praised the Parks and Recreation team for their dedication to city events, highlighting the Scarecrow Spectacular as a fun and well-organized October event. She noted positive community feedback on the event's location and setup, including smooth operations with voucher use, and appreciated the overall festive atmosphere.

Cl. Garrett shared insights from the recent ULCT convention, highlighting informative breakout sessions on AI and wildfire response, including lessons learned from North Ogden and local fires. They also discussed a Utah Supreme Court ruling affecting Unified Fire Authority and first responder liability. He joined a committee reviewing the issue and noted that the ruling may have stemmed from a misinterpretation. Proposed solutions include clarifying the definition of "emergency" in state law to protect municipal immunity for EMT responses. The situation is ongoing, and updates will be provided.

Cory Branch stated that at the end of September, an email was sent outlining upcoming events for October and November. He mentioned the November public safety event. Additionally, November 6th is the Veterans Drive, which was well-received last year, running from 5–7 p.m.

Motion: Cl. Egbert moved to adjourn the meeting.

Second: Cl Carlson seconded the motion.

Vote: Passed unanimously at 6:55 p.m.

APPROVED: November 18, 2025


Camille Brown, City Recorder