

**MAPLETON CITY
CITY COUNCIL MINUTES
MARCH 4, 2026**

PRESIDING AND CONDUCTING: Mayor Therin Garrett

Members in Attendance: Kasey Beck
Melanie Bott
Jessica Egbert
Leslie Jones
Jake Lake

Staff in Attendance: Cory Branch, City Administrator
Sean Conroy, Assistant City Administrator/Community
Development Director
Clay Hooley, Police Chief
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 Garrett called the work session meeting to order at 5:18 p.m.

WORK SESSION:

Proposed Mapleton City Transportation Master Plan.

Rob Hunter introduced the work session and explained that the purpose was to review additional traffic modeling related to the proposed Maple Street extension. The council had previously discussed the topic during a recent council meeting and requested more detailed information about how traffic would function with and without a full connection from Hwy 89 west to Springville. Representatives from WCG were asked to present updated modeling and provide analysis to help the council consider potential updates to the Transportation Master Plan.

Jeremy Searle of WCG presented the traffic modeling and explained that transportation engineers generally recommend a grid system to distribute traffic rather than funneling vehicles to a few major roads. He noted that the railroad corridor in the area creates a barrier that limits east–west connections, making any available connections particularly valuable.

He explained that the modeling projects traffic conditions for the year 2050 and incorporates population growth, employment data, and anticipated development patterns. According to the model, if the Maple Street connection is completed from the west toward Hwy 89, approximately 8,000 vehicles per day could enter the area from the Spanish Fork and Springville direction. Traffic would disperse among several routes, including Maple Street, Sunrise Ranch Drive, and Double Day Drive, reducing congestion at any single location.

If the Maple Street connection is not completed, the model shows traffic dispersing to other routes, particularly Sunrise Ranch Drive and Slant Road. Sunrise Ranch Drive is projected to increase from approximately 5,000 to 7,000 vehicles per day without the connection. Jeremy noted that although the

model does not show a significant increase on Double Day Drive due to indirect travel patterns, some increase could still occur in practice.

Rob Hunter added that traffic volumes in the area will also be influenced by trips generated from nearby developments. He referenced estimates from traffic impact studies indicating that Sunrise Ranch could generate approximately 4,200 daily trips, Mapleton Grove approximately 2,000 daily trips, and remaining development in Harvest Park approximately 2,000 daily trips.

Council members asked questions regarding the timeline of the projections. Jeremy clarified that the modeling represents conditions approximately 25 years in the future, around 2050. They also addressed traffic control at the intersection of Sunrise Ranch Drive and Hwy 89. Rob explained that a traffic signal at that location may be necessary in the future but does not currently meet the Utah Department of Transportation's standard signal spacing requirements. While exceptions are sometimes granted, approval would require coordination with UDOT and would not be guaranteed.

Jeremy Searle discussed the potential impacts if the Maple Street extension were removed entirely from the network. In that scenario, traffic pressure would increase on Evergreen Road and Slant Road, and those corridors could experience failing conditions in the future. Improvements such as intersection upgrades, signals, or roundabouts could be required to maintain acceptable levels of service.

Several reasons were identified for maintaining the Maple Street extension in the Transportation Master Plan. These included relieving traffic pressure on Sunrise Ranch Drive, providing a more direct east-west route across the city, improving emergency access to residential areas and the nearby hospital, and maintaining a key collector roadway within the city's long-term transportation grid.

Rob also provided historical context for the proposed connection. He explained that regional discussions regarding traffic circulation in the area began around 2013 in conjunction with planned development and annexation discussions involving Mapleton, Springville, and Spanish Fork. Those discussions considered anticipated traffic from developments such as Harvest Park, Mapleton Grove, and Sunrise Ranch and resulted in a coordinated approach to road connections in the area.

He further clarified the timeline of the Maple Street extension within the city's transportation planning documents. The earliest transportation master plan available from 2007 showed a Maple Street connection extending west. The connection was removed in the 2010 plan but was added back in 2015 as an amendment. The most recent update, approved in early 2022, again included the connection extending west toward Springville. Based on the available records, the region has been planning around this connection for nearly two decades.

Council members also asked about a conservation easement affecting property near the potential connection. Rob explained that the easement is held by the city and includes stipulations related to road improvements for the property owner. While the easement may require additional steps if the road is constructed, it would not prevent the city from pursuing the project.

Additional discussion addressed potential intersection improvements if the Maple Street extension were not built. Searle noted that roundabouts or other intersection improvements might be required at Double Day Drive, Sunrise Ranch Drive, and Slant Road. Some minor property acquisition could be necessary in order to construct those improvements. In response to a question about traffic volumes, staff explained that a roadway carrying approximately 7,000 vehicles per day would function similarly to other collector streets in the area and could be comparable to segments of Main Street connecting Mapleton and Springville.

The council concluded the discussion by acknowledging that no formal decision would be made during the work session, but that staff needed direction before bringing the Transportation Master Plan back for approval. Several council members expressed concerns about keeping the Maple Street connection between Hwy 89 and Double Day Drive due to impacts on nearby homes, environmental considerations,

and project cost, while others noted that removing the connection could shift traffic to Sunrise Ranch Drive, Slant Road, and other intersections.

Staff proposed preparing a revised Transportation Master Plan that removes the Maple Street roadway connection while also outlining potential mitigation measures, such as roundabouts, intersection improvements, or roadway widening, to address future traffic impacts. The council generally supported this approach and requested that staff return with the revised plan and additional information on possible active transportation options, such as pedestrian or bicycle connections.

Motion: Cl. Bott moved to adjourn the Work Session.

Second: Cl. Beck seconded the motion.

Vote: Passed unanimously at 6:10 p.m.

Mayor Garrett called the regular meeting to order at 6:10 p.m. Cl. Lake gave the invocation, and Cl. Egbert gave the Pledge of Allegiance.

OPEN FORUM: No comments were made.

CONSENT AGENDA

Item 1. Approval of City Council meeting minutes- February 4, 2026

Item 2. Consideration of a Resolution to approve the contract with RH Borden for \$43,985.00 for 2026 sewer acoustic assessment and manhole inspections. **Resolution No. 2026-07**

Item 3. Consideration of a Resolution to approve the contract with Geneva Rock for \$501,010.00 for the 2026 Micro Seal Project. **Resolution No. 2026-08**

Item 4. Consideration of a Resolution to approve the proposed project budget of \$64,495 for the 980 West 1600 South storm drain project. **Resolution No. 2026-09**

Item 5. Consideration of a Resolution to approve the design contract with Hansen, Allen & Luce for \$602,883 for the Maple Mountain Pressurized Irrigation Line. **Resolution No. 2026-10**

Item 6. Consideration of a Resolution to award the design contract for Evans Park to Sunrise Engineering. **Resolution No. 2026-11**

Item 7. Consideration of a Resolution approving a Cooperative Agreement between the Utah Division of Forestry, Fire, State Lands and Mapleton City. **Resolution No. 2026-12**

Item 8. Consideration of a Resolution adopting Rules of Order and Procedure for the City Council.

Item 9. Notice of intent to amend the Fiscal Year 2026 Budget on March 18, 2026.

Motion: Cl. Egbert moved to approve the consent agenda as presented with the exclusion of Item 8 and continue this item to a future meeting.

Second: Cl. Bott seconded the motion.

Vote:

Cl. Egbert Yes

Cl. Bott Yes

Cl. Lake Yes

Cl. Beck Yes

Cl. Jones Yes

Vote: Passed 5:0

PUBLIC HEARING ITEMS:

Item 10. Consideration of an Ordinance amending various sections of Mapleton City Code (MCC) Titles 1 Administrative and Title 2 Officers and Personnel.

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. He stated that this ordinance has various sections of the City Code Title 1 (Administrative) and Title 2 (Officers and Personnel). He explained that many sections of the code have not been updated for several years and contain outdated language or redundancies. The proposed amendments are intended to align the city code with current practices and remove provisions that have been superseded by state law.

Sean also noted that Cl. Egbert had submitted several suggested edits, many of which were clerical in nature. Staff recommended that the council discuss any substantive concerns during the public hearing and then continue the item to a future meeting so staff could return with a clean, updated version that incorporates clerical corrections and any additional direction from the council.

The public hearing was opened at 6:14 pm. No comments were made and the hearing was closed.

Motion: Cl. Egbert moved to continue this item contingent on an additional analysis.

Second: Cl. Lake seconded the motion.

Cl. Egbert Yes

Cl. Bott Yes

Cl. Lake Yes

Cl. Beck Yes

Cl. Jones Yes

Vote: Passed 5:0

ADMINISTRATIVE REPORTS:

Sean Conroy informed the council that Mike Klauck and Andy Ball, who previously discussed purchasing density instead of using TDRs, are now moving forward with a rezone request using TDRs. The property is located south of Triple Crown and connects with Mapleton Village and Twin Hollow. The request will go to the Planning Commission the following week and is expected to come before the council in the coming weeks.

Cl. Egbert reported that the legislative session is nearing completion and final outcomes will be known soon. A bill requiring a poll worker at ballot drop boxes passed the House but was defeated in a Senate committee. Staff also noted ongoing revisions to property tax legislation and upcoming municipal election reforms requiring candidates with remaining campaign funds to file annual reports until their balances reach zero.

Cl. Lake reported that the Parks and Recreation department has been active with several recent meetings. Discussions have continued with individuals regarding the proposed ice rink project, which will be addressed further by Logan. A meeting was also held with NICA regarding the potential development of a bike park and trail opportunities in Crowd Canyon. Additionally, Leslie, Cory, and himself met to discuss power-related matters, which she will report on in more detail.

Cl. Bott noted that Teri Deyo was named Mapleton Citizen of the Year at the Springville/Mapleton Chamber awards event. They also mentioned the grand opening of a new business, Maple Landing, with a ribbon-cutting ceremony tomorrow at 12:30 p.m.

Mayor Garrett expressed gratitude for the work with MYCC in setting structure and coordinating with adult advisers to prepare for upcoming city events.

Cl. Beck noted their efforts on the wage and personnel committee, highlighting the use of AI tools to help manage personnel discussions efficiently and reduce taxpayer costs.

Cl. Jones reported a meeting with UMPA in Spanish Fork to explore the possibility of Mapleton distributing its own power. The discussion was positive, with both sides agreeing to conduct due diligence. While no decisions were made, UMPA expressed openness to navigating a process they haven't undertaken in 45 years, and future determinations will assess whether it's a good fit for both parties.

Rob Hunter provided updates on several projects. The Transportation Master Plan will return in April due to timing. Intersection improvement costs will include the highest potential option, roundabouts, but final decisions depend on traffic studies. Roadway project options will be reviewed at the next council meeting. The public works building phase one will go out to bid soon. The highway signal installation is awaiting coordination with Rocky Mountain Power. A congressional grant opportunity for sidewalk improvements will be submitted quickly, with results expected later in the year.

Camille Brown mentioned the ULCT Midyear Conference in St. George and asked if anyone is interested in attending to let her know soon.

Cory Branch stated that an email was sent on Monday regarding the Miss Springville Mapleton pageant to help review essays for the Community Award, with the mayor scheduled to attend. Additionally, a teacher from Maple Mountain Junior High requested to bring a class on April 14th around 10:15 a.m. for approximately two hours to meet with the council and mayor to discuss city leadership, civics, and leadership qualities. Further information will be provided to the council.

Logan Miner gave an update on Parks and Recreation. The "Splash of Colors" event will be March 28th at Ira Allen, 12–2 p.m. The bike park bids closed last Thursday, with award planned for the first council meeting in April. Mayor Garrett signed a \$1.5 million Utah DWR grant, and another \$1 million grant application is due soon. The bike park construction timeline is extended to November.

Spring sports are underway, and staff are managing volunteers and coaches. Social media videos led by Destiny have received positive attention. Community theater auditions had strong turnout, with rehearsals starting in April and shows will be in June at Maple Mountain High School.

Meetings continue on the ice facility project and with NICA for a potential mountain biking course, leveraging the trails master plan and opening opportunities for grants and community engagement.

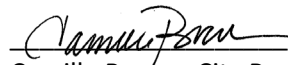
Chief Hooley reported that he and Rob are coordinating traffic calming studies. Rob's devices were found to be more effective than the Chief's subscription-based devices, so Rob will conduct the studies and provide data for enforcement. Complaints will be directed to both, with Rob handling data collection and the Chief overseeing enforcement. He also updated the council on electric motorcycles. House Bill 381 has passed the House and moved to the Senate. The bill classifies any throttle-powered vehicle exceeding 20 mph as a motor vehicle and provides strong enforcement authority, including impounding vehicles for underage riders. The law's provisions are set to begin in May 2026, with full implementation by 2027. The Chief plans to work with Destiny to educate the community through communications and social media.

Motion: Cl. Jones moved to adjourn the meeting.

Second: Cl. Bott seconded the motion.

Vote: Passed unanimously at 6:36 p.m.

APPROVED: March 18, 2026



Camille Brown, City Recorder