MAPLETON CITY
CITY COUNCIL MINUTES
MAY 6, 2026

PRESIDING AND CONDUCTING:	Mayor Pro Tem Kasey Beck
Members in Attendance:	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.

WORK SESSION:

Mayor Pro Tem Beck welcomed everyone to the work session and noted that Mayor Garrett was out of town.

Logan Miner, Parks and Recreation Director, stated that he wanted to give an update on the ice rink. He introduced Buck VanSickle, Skyler Seegmiller and Edward Ableser, who have been helping explore the possibility of developing an ice rink facility in Mapleton. Logan explained that the purpose of the meeting was to provide an update on the project and receive direction from the Council.

Logan stated that the City owns property that could accommodate the project but does not currently have funding available for construction. The proposed concept includes one indoor ice rink and one indoor turf arena, with the turf space designed so it could potentially be converted into a second ice sheet in the future if demand increases. He noted that the turf arena could support soccer, lacrosse, football, baseball, softball, and other recreational uses.

Additional amenities discussed included locker rooms, restrooms, meeting rooms, concessions, a skate rental shop, senior programming space, youth fitness opportunities, and a possible indoor walking track. Logan emphasized that the discussion was focused on the overall concept and partnership structure rather than final design details.

Logan reviewed the primary challenges associated with the project, including the high capital costs and the importance of ensuring long-term operational sustainability. He explained that the goal would be to develop a facility capable of covering operational costs while also serving as a community asset. He also noted that the project could complement future park development at Sunrise Ranch and potentially align with transportation improvements such as the Maple Street extension.

Logan then explained the idea of using a public-private partnership model. Under the proposed structure, the City would provide the land and operational oversight, while a nonprofit foundation would assist with fundraising, donor relations, naming rights, and programming support. He referenced examples of similar partnerships in Utah, including the Utah Olympic Oval, Maverik Center, and America First Field.

He also discussed key considerations moving forward, including financial transparency, fundraising responsibilities, operations, and ensuring public access to the facility. Logan noted that Utah County currently has limited ice facilities, with Peaks Ice Arena being the only existing ice sheet in the county and stated that studies show additional ice sheets are needed to meet regional demand.

Logan concluded by asking the Council for feedback on whether they wished to continue pursuing the concept, what level of participation they would like to have, and what direction staff should take moving forward. He also noted that the nonprofit foundation connected to the project has already been officially filed with the state and is prepared to proceed as discussions continue.

Edward Ableser introduced himself and thanked the Council for considering the proposal. He explained that public-private partnerships can help governments manage the high costs of large capital projects by combining public support with private fundraising and nonprofit involvement.

Drawing from his experience with sports districts and rink projects, he stated that ice facilities are expensive to build and operate, making donor support and nonprofit partnerships important for long-term success. He explained that the proposed nonprofit foundation, the Work Ethic Foundation, was created to help raise funds, secure sponsorships, and support youth development through sports and recreation.

Edward noted that Utah County currently has limited ice facilities, with Peaks Ice Arena in Provo being the only existing ice sheet in the county. He said the group believes there is strong regional demand for additional ice space and that the facility could eventually support tournaments, tourism, and Olympic-related opportunities in the future.

He stated that preliminary discussions with donors and foundations have already taken place, but moving forward will require a formal agreement between the City and the nonprofit foundation. He further asked the Council whether they would like to continue pursuing the project and emphasized the importance of acting quickly to secure available funding opportunities and also suggested that the Council consider having a councilmember serve on the nonprofit board, subject to legal guidance, to help maintain communication and alignment between the City and the foundation throughout the project.

The Council opened the discussion for questions and comments regarding the proposed ice rink project and public-private partnership structure.

Councilmember Jones expressed support for the concept but requested clarification on whether the nonprofit foundation’s scope could eventually include other community projects such as library or senior programs. Eddie explained that while the foundation’s current focus is specifically on the ice rink project, future projects could potentially be considered separately.

Councilmember Egbert clarified that the foundation is a private nonprofit entity rather than a City foundation and emphasized that the partnership and fundraising efforts should remain focused on the proposed ice rink facility. She expressed support for continuing to explore the project through an MOU between the City and the foundation.

Councilmembers generally expressed support for continuing discussions and requested additional information, including financial projections and operational details. Discussion also included the possibility of regional partnerships, grant opportunities, and the benefits of indoor recreational space for the community.

Logan emphasized the importance of ensuring the facility could sustain its operational and long-term replacement costs without requiring significant City subsidy. Th next step would be developing an MOU so the nonprofit foundation could begin pursuing grants, donations, and sponsorship opportunities. The discussion concluded with staff indicating they would continue meeting with foundation representatives and return to the Council with additional information and next steps.

Mayor Pro Tem Beck called the regular meeting to order at 6:03 p.m. Mayor Pro Tem Beck gave the invocation, and Cl. Egbert gave the Pledge of Allegiance.

CEREMONIAL ITEM:

Captain Ryan Smith recognized seven members of the 2025 Fire Academy graduating class and thanked the Council for the opportunity to present the ceremonial recognition. He explained that the firefighters completed more than 400 hours of classroom and hands-on training, earning Firefighter I and II certifications, along with hazardous materials and wildland firefighting certifications. He noted the significant personal sacrifice required of firefighters and encouraged the graduates to continue serving the community with professionalism, humility, and respect.

Captain Smith also spoke about the importance of the firefighter helmet shield, which signifies state certification and represents a meaningful milestone in a firefighter's career. He expressed appreciation for the dedication of the graduates and their families and shared his appreciation for serving as the lead academy instructor for the 2025 class.

The following firefighters were recognized as graduates of the 2025 Fire Academy: Ignacio Cano, Bryan Courtney, Eric Fish, Ari Jensen, Sam Mower, Kate Rampton, and Joseph Walker. The Council thanked the graduates and department leadership for their dedication and service to the Mapleton community.

OPEN FORUM

Brent Hatch addressed the Council regarding ongoing speeding concerns on Maple Street between 300 East and Main Street. He expressed safety concerns for pedestrians and children and requested consideration of traffic calming measures such as speed bumps, noting support from nearby residents.

Doug Allan addressed the Council regarding speeding and traffic noise concerns along Highway 89 near 1600 North. He requested increased enforcement and consideration of signage or other measures to address truck braking noise and repeated speeding issues.

Amy Sonntag, MYCC adviser, addressed concerns regarding communication and recent changes related to the Mapleton Youth City Council. She clarified that recent youth presentations were student-led and highlighted significant volunteer contributions from MYCC members. The Council responded that no final decisions have been made.

Item 1. Approval of City Council meeting minutes- April 15, 2026

Item 2. Consideration of a Resolution to approve $30,160.90 for Rhino Pumps to repair the large pressurized irrigation pump. **Resolution No. 2026-24**

Item 3. Consideration of a Resolution to approve the Mapleton City contract with Kilgore Contracting for the 2026 Cross City Overlay for $295,269.78. **Resolution No. 2026-25**

Item 4. Consideration of a Resolution to approve the 2026 Utah County Municipal Recreation Grant Agreement. **Resolution No. 2026-26**

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

Second: Cl. Jones 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 5. Consideration of an Ordinance to rezone approximately 56 acres of land located at 250 W 3000 S from A-2 to PRC-10 with a TDR-Receiving Site Overlay (TDR-R), to adopt the PRC-10 zoning text, and review of a concept plan for 63 residential lots.

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. He presented a proposal for the Twin Hollow development involving approximately 56 acres owned by the Allan family and Twin Hollow LLC. The applicants requested a rezone from A2 to PRC10, approval of a new PRC zoning text, and application of a TDR receiving site overlay to allow up to 63 residential lots using 20 TDR certificates. He explained the project includes open space dedication along the Parkway Trail and a transition in lot sizes intended to provide compatibility with surrounding neighborhoods.

Sean reviewed the General Plan designations, noting the northern portion is designated rural residential and the southern portion low-density residential. He explained the proposal would allow fewer lots than previous General Plan designations may have permitted and stated the project qualifies for a 50% density bonus under the TDR ordinance based on the amount of open space provided.

Sean also addressed concerns related to compatibility and traffic. He stated the proposed density falls between the surrounding subdivisions and noted the development would ultimately include five access connections to meet traffic and fire access standards. He explained the first phase would be limited until a southern connection to Highway 89 is completed.

Mike Klauck, developer/applicant, presented the proposed Twin Hollow project and outlined the requested rezone from A-2 to PRC-10. He stated the project was carefully designed in coordination with city staff, engineers, and planners to align with the Mapleton City General Plan and the city's TDR program. He explained that the property is surrounded on three sides by existing TDR receiving areas, making the proposal a logical extension of existing development patterns.

He highlighted several public benefits of the project, including the permanent dedication of approximately 4.8 acres for the Parkway Trail corridor, preservation of open space and native oak areas, and the creation of a trailhead connection. He also emphasized that the project includes one-acre transition lots along neighboring properties to help maintain compatibility with surrounding developments while clustering smaller lots farther south.

He stated the project density remains below the maximum allowed under city code and noted the proposal includes 63 lots despite the potential for additional density through open space incentives.

Mike also addressed neighborhood concerns, explaining that the development team met with nearby residents after initial opposition and made efforts to explain the design and traffic layout. He concluded by expressing support for the project, stating the road design intentionally slows traffic and directs vehicles toward Highway 89, and respectfully requested council approval of the rezone application.

Public Hearing was opened at 6:45 pm.

Julie Whitaker, spoke in opposition to the proposed Hollow development, raising concerns about fairness in the approval process, potential conflicts of interest, and public safety impacts such as traffic, road capacity, and emergency access. She urged the Council to prioritize transparency, accountability, and resident safety in their decision-making.

Brent Seamons, a long-time Mapleton resident and former city engineering and fire department employee, spoke in support of the proposed development, stating it aligns with the City's TDR program and broader planning goals. He emphasized respecting property rights, following established zoning and policy, and ensuring infrastructure and safety standards are met.
Brian Whitaker, spoke in opposition to the rezoning request, stating the property could still be developed under existing zoning and expressing concern that increased density may conflict with the general plan. He also raised concerns about traffic, safety, and emergency access, and urged denial of the request to preserve community character.
Wade Peterson spoke in support of the proposed development and described it as a logical application of the TDR program. He noted positive elements such as open space and trail contributions and stated he felt more comfortable with this proposal than alternative development scenarios.
Boyd Harder, spoke in support of the subdivision, stating that Mapleton has changed over time and that he supports development consistent with the master plan and proper use of TDRs. He said the proposal appears to align with the City's development model and thanked the Council for their work.
Kurt Seamons, spoke in support of the proposed development, stating it is well-designed, properly engineered, and meets applicable standards. He encouraged the Council to support reasonable growth consistent with Mapleton's history of development.
John Allan, a long-time Mapleton resident and property owner, spoke in support of the proposed development. He said he initially preferred the land remain undeveloped but has accepted that growth is inevitable and should be managed responsibly. He stated he worked with a trusted developer and believes the project is well planned. Allan also noted nearby property owners were generally supportive and said he prefers well-designed one-acre lots over less maintained larger parcels.
John Wilson, spoke in support of the proposal and asked clarifying questions about zoning, TDRs, and traffic flow. He stated the project meets requirements, acknowledged traffic concerns, and expressed support for the development and future neighbors.
Andy Ball, developer, spoke in support of the development and highlighted the success of the existing Hollows project, including trails and open space. He stated the proposal complies with regulations, has received strong feedback support, and will direct traffic toward major roads.
Bob Friel expressed concerns about increased density and rezoning that would allow smaller-than-one-acre lots. While acknowledging positive design elements, he cautioned that the proposal could set a precedent affecting Mapleton's rural character and future zoning decisions.
The public hearing was closed at 7:19pm
Council discussion focused on how the proposed development aligns with Mapleton's general plan, TDR policies, and long-term growth goals. Councilmembers and staff discussed traffic access, road widths, HOA maintenance responsibilities, trail and open space preservation, and construction enforcement. Several councilmembers expressed support for the project, describing it as a responsible and well-designed development that provides open space, trail connections, and a transition in lot sizes that fits surrounding neighborhoods. They also noted the importance of complying with state legislative requirements regarding housing and development, while balancing property rights and Mapleton's rural character. Overall, the council majority voiced support for the proposal and its consistency with the city's planning goals.

Motion:	Cl. Lake moved to approve an Ordinance to rezone approximately 56 acres of land located at 250 W 3000 S from A-2 to PRC-10 with a TDR-Receiving Site Overlay (TDR-R), to adopt the PRC-10 zoning text, and review of a concept plan for 63 residential lots.
Second:	Cl. Jones seconded the motion.
Cl. Bott	Yes

Cl. Lake Yes
Cl. Beck Yes
Cl. Jones Yes
Cl. Egbert Yes
Vote: Passed 5:0
Ordinance No. 2026-06

Item 6. Consideration of an Ordinance to rezone three acres of land located at 727 S Main St from A-2 to PRC-5 located at 727 S Main Street and a request to amend the PRC-5

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. He presented a proposal involving a 3-acre A2-zoned parcel on Main Street that would be incorporated into the existing Maple Lakes PRC zone. The plan would retain the existing home on a half-acre lot and create one additional lot with a recreational pond. Staff explained the proposal was below the allowed low-density residential density and aligned with the area's general plan designation. Discussion also included a neighboring property owner's request to extend the cul-de-sac for possible future access, with staff noting the issue could be addressed later during subdivision review.
Brandon Dennison, applicant, explained the proposal would create a half-acre lot on Main Street while reserving the remaining land for a recreational pond and one future home. He said the pond is already permitted in the A2 zone and designed to prevent seepage or flooding issues. He also stated the proposed cul-de-sac layout is supported by the adjacent property owner and that the PRC zoning would allow flexibility for the half-acre lot while maintaining low overall density consistent with the surrounding area.
The public hearing was opened at 7:51 pm.
Del Huffaker requested a slight extension of the cul-de-sac to preserve future access and development options for their property. He said the extension could allow a few future lots with minimal traffic impact and help avoid access challenges from Main Street.
Grace Huffaker explained that her family has owned and farmed the neighboring property for decades and hopes to preserve future options for their children to live there. She requested a slight extension of the cul-de-sac to provide safer future access from the lake road rather than from a busy Main Street or 900 South. She emphasized the request was intended to maintain safety and preserve a quieter environment for future family homes.
The public hearing was closed at 8:02 pm.
Council discussion focused on the proposed zone change to add the 3-acre parcel into the existing Maple Lakes PRC5 zone, while noting that future road connectivity and cul-de-sac details could be addressed later during subdivision review. Staff explained that neighboring property development plans remain uncertain, including whether adjacent landowners would extend roads in the future.
Council members generally supported the zone change request and emphasized the need for continued coordination among neighboring property owners regarding future access, road connections, and compatibility with surrounding lot sizes and zoning.

Motion: Cl. Egbert moved to approve an Ordinance to rezone three acres of land located at 727 S Main St from A-2 to PRC-5 and a request to amend the PRC-5 zoning text as previously presented.
Second: Cl. seconded the motion.
Cl. Bott Yes
Cl. Lake Yes
Cl. Beck Yes

Cl. Jones Yes
Cl. Egbert Yes
Vote: Passed 5:0
Ordinance No. 2026-07

ACTION ITEM:

Item 7. Consideration of a Resolution adopting the tentative budget for fiscal year 2026-2027.
Bryce Oyler, Finance Director, presented the City's tentative budget for adoption, explaining it sets a framework for continued refinement prior to final approval. He reviewed fund projections, including a $618,000 increase in the general fund, use of $275,000 in water fund reserves, a $25,000 increase in sewer reserves with $911,000 in impact fees used, Mapleton Fiber increasing reserves by about $112,000 in early development, and PI fund use of $344,000 in reserves and $548,000 in impact fees. He outlined major capital projects, including approximately $1.5 million in building improvements, $880,000 for equipment, $10 million for parks, and $4.7 million for roads. Specific items included a $1 million city hall remodel, a $400,000 public safety remodel funded by impact fees, and $100,000 for Fire Station No. 2 design. Council discussed the fire station design, questioning whether a full design was necessary at this stage and suggesting a lower-cost conceptual approach, with staff agreeing to review scope and timing. Parks projects included a $5 million bike park with grant support, a $4 million Evans Park project with design decisions still pending, and an updated $1.2 million estimate for Ira Allan lighting. Council noted concern about rising lighting costs and the timing of large park investments.
For streets, he noted funding for South Main, East Maple, 1200 North, and approximately $2 million in road maintenance.
Bryce also presented personnel changes, including a 2% market adjustment, up to a 4% merit increase, and seven new full-time positions. Council acknowledged the need for staffing but noted the ongoing cost impact. He highlighted that the budget adds about $500,000 in ongoing personnel costs and reduces capital reserves to about $2 million, while general fund reserves remain stable. Council discussed long-term sustainability and potential future funding strategies, though no property tax increase is planned this year.

Motion: Cl. Beck moved to approve a Resolution adopting the tentative Budget, and set a public hearing for June 3, 2026 to adopt the Fiscal Year 2026-2027 Budget and proposed tax rate.
Second: Cl. Bott seconded the motion.
Cl. Bott Yes
Cl. Lake Yes
Cl. Beck Yes
Cl. Jones Yes
Cl. Egbert Yes
Vote: Passed 5:0
Resolution No. 2026-27

ADMINISTRATIVE REPORTS:

Bryce Oyler followed up on garbage rate discussions, presenting options to reduce the gap between first and additional cans, including a $14/$13.50 structure or a $15.25/$11 structure. Council discussion favored the $14/$13 option as a balanced approach that maintains revenue stability while addressing fairness concerns. Staff noted they would move forward with public hearing preparation and a public messaging plan.

Logan Miner provided updates on upcoming community events, including opening day at Ira Allan Park and the Chalk the Walk event. He also reported progress on the bike park project and recent grant funding success, along with continued planning for Pioneer Days. Additional updates included coordination with committees and upcoming engagement opportunities.
Rob Hunter reported ongoing public works activity, including excavation for the building expansion and drying bed improvements. He also outlined upcoming street maintenance work such as crack sealing, micro sealing, and mill-and-fill projects scheduled for the summer. He noted a busy season ahead with multiple road preservation efforts.
Jessica Egbert shared updates on new statewide e-bike and e-motorcycle laws now in effect and expressed support for enforcement efforts. She also reported continued work on a potential skate or wheels park and ongoing coordination with community stakeholders.
Jake Lake reported positive progress with the Work Ethic Foundation group and noted continued momentum on related projects. He also highlighted recent community theater fundraising success and upcoming presentation of proceeds to support the program.
Melanie Bott provided updates on mental health initiatives, including upcoming presentations from Intermountain Health and her appointment to a state suicide prevention coalition. She also reported continued planning with MYCC youth engagement efforts and emphasized that no final decisions have been made prior to gathering input.
Leslie Jones shared updates on upcoming meetings with Rocky Mountain Power and a presentation from MYCC representatives on the library experience. She also noted continued council discussions regarding library-related transitions and future possibilities. Her comments emphasized ongoing dialogue and future engagement on the topic.
Cory Branch expressed appreciation for council and staff efforts. He thanked department heads and council members for their work and acknowledged their continued commitment and collaboration.

Motion: Cl. Jones moved to adjourn the meeting.
Second: Cl. Egbert seconded the motion.
Vote: Passed unanimously at 8:53 p.m.

APPROVED: **May 20, 2026**

Camille Brown

Camille Brown, City Recorder