MAPLETON CITY
CITY COUNCIL MINUTES
JUNE 3, 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 regular meeting to order at 6:00 p.m. Cl. Jones gave the invocation, and Mayor Garrett gave the Pledge of Allegiance.

PRESENTATION ITEMS:

Pioneer Day Executive Committee- Logan Miner introduced the Pioneer Day Committee and turned the time over to Katie Wiscombe, committee chair, for an update on upcoming Pioneer Day activities.
Katie expressed appreciation to committee members and city staff for their efforts in planning the event. She highlighted this year's theme, "Together We Thrive," noting the celebration of both the nation's 250th anniversary and the community's 125th anniversary.
She outlined planned activities, including traditional events as well as new additions such as the Pioneer Festival, Lego Masters, a car show, an essay contest titled "What's Your American Story?", and an updated Mapleton's Got Talent format transitioning from a competition to a talent showcase with additional digital submissions.
She provided an overview of the Pioneer Festival, including themed pioneer-era activities, live music, demonstrations, vendors, food options, and family-friendly attractions. She concluded by expressing enthusiasm for the upcoming week of community celebration.

OPEN FORUM:

Kyle Thompson expressed concerns about traffic and pedestrian safety related to the proposed Louisa May Alcott Community School location. He noted missing sidewalks, needed crosswalks, increased traffic volumes, and existing roadway safety concerns in the area. Mr. Thompson requested that the City Council form a committee to work with the school and community to address these issues, consider alternative locations, or ensure necessary improvements are completed before the school opens. He also offered to provide an interactive map highlighting infrastructure needs near the school.

David Spencer, candidate for Utah County Commissioner Seat B, introduced himself and shared his experience serving 12 years on the Orem City Council. He stated that his goal as commissioner would be to improve collaboration between Utah County and its cities by regularly meeting with local leaders to understand and address community needs. Mr. Spencer also emphasized the importance of county transparency, fiscal responsibility, and accountability, expressing concerns about recent property tax increases and growth in commissioner salaries. He concluded by asking for support in the upcoming election.

Douglas Albright expressed concerns about the proposed school location, stating that the surrounding road network is not designed to accommodate the additional traffic and parking demands the school would generate. He noted that the area remains a small mountain community with limited access and believed the location was not appropriate for a school due to safety and traffic concerns.

Kris Mansfield communicated opposition to the proposed location of the Louisa May Alcott Community School, citing concerns about existing congestion and safety issues along South Main Street. While supportive of schools in general, she argued the added traffic would worsen safety risks for pedestrians, cyclists, and neighborhood access, particularly for children. Referencing past experiences with similar school developments in other communities, she stated that traffic impacts often persist despite mitigation efforts. She urged the City and school to reconsider the location and prioritize resident safety and emergency access.

Jackie Mortensen expressed support for the proposed school, stating she and her family are excited about the project after learning about it while living in Springville. She emphasized the value of Mapleton's small-town feel and safe access for walking and biking to school, noting that her current commute involves Highway 89 and Highway 6, which she views as unsafe. She supported the location as a safer, more accessible option for families and highlighted the school's outdoor learning opportunities and proximity to nature. While acknowledging concerns raised by others, she expressed overall support for the project and suggested roadway improvements could benefit both residents and the school.

Carrie Ashcraft stated that she and her team will provide board members with supporting data from engineers and other sources regarding the proposed school site, including traffic mitigation considerations and student residency information. She noted they have engaged with the City throughout the process and had explored alternative sites that were not available. She explained the project was recently announced once the board felt it was appropriate to move forward. She also indicated they are preparing additional materials such as a heat map, safe walking routes, and other analysis to address traffic and travel concerns. She expressed willingness to meet with stakeholders individually or in small groups and noted ongoing community engagement and feedback on the proposal.

Dana Hansen spoke in support of the proposed school, emphasizing the need for an alternative educational option for advanced learners. He shared that his son is academically advanced and would benefit from a more engaging, hands-on learning environment. He expressed enthusiasm for the school's focus on outdoor and community-based education and stated it aligns with his child's interests and learning needs. While acknowledging traffic concerns raised by others, he indicated support for pursuing solutions and mitigation efforts and concluded by expressing overall excitement for the school and its potential benefits to students and the community.

Mackenzie McDaniel expressed concerns regarding parking and safety related to accessory dwelling units (ADUs) and increased neighborhood density. She noted existing parking challenges in her neighborhood, including renters occupying on-street parking and limiting access for residents and visitors. She raised concerns about visibility and safety for children due to parked vehicles along streets and potential delays for emergency vehicle access. While not opposed to ADUs, she urged the City to require stronger off-street parking standards or permit systems to manage street parking and reduce congestion, referencing policies used in other Utah cities.

Ken Bulpitt spoke on behalf of the Louisa May Alcott Community School board, expressed appreciation for the opportunity to address the group and shared his personal connection with Mapleton as a longtime resident. He stated the school's vision is to create a high-quality community school that serves local families and strengthens community connections. He emphasized that the proposed site was selected to help meet local educational needs and acknowledged ongoing public questions and concerns. He concluded by affirming the school's commitment to listening, collaborating, and ensuring the project benefits students, families, and the broader community.

Kristian Kallaker stated that he has a background in architecture and experience with school planning projects, spoke in support of the proposed school and its location. He stated the site offers a strong opportunity for a walkable, community-focused school that can serve nearby families while also accommodating necessary vehicle access. While acknowledging traffic and infrastructure concerns, he emphasized that thoughtful design and collaboration with planners could address these issues. He contrasted the proposal with other school layouts he viewed as less effective, particularly those that require students to cross multiple traffic zones. He encouraged the City and project partners to work together to design a safer, more integrated school environment and expressed support for moving forward with the project.

Veronica Hurless raised concerns about the proposed school site based on prior experience with rapid growth and traffic impacts near charter schools. She described existing road challenges in the area, including steep conditions, winter driving risks, and wildlife crossings, and noted a petition with approximately 300 signatures opposing the proposal. Her primary concern was safety, including traffic congestion, biking conditions, emergency response access, and wildfire evacuation risks. She urged the City to carefully evaluate infrastructure and emergency preparedness before proceeding.

Natalie Bergen stated that she supports charter schools and values educational choice, noting her background in public education and her intention to return to teaching. However, she expressed concern about the proposed location of the school and its potential traffic impacts on nearby neighborhoods. Drawing from her experience living near a charter school in Lehi, she anticipated congestion during peak drop-off and pick-up times. She also raised specific concerns about increased traffic on Mapleton Estates Drive due to planned subdivision connections and the resulting safety impacts on residents in the area

Julian Bario spoke in opposition to the proposed school location, citing concerns about increased traffic and neighborhood safety. He stated that while he and his family value schools and moved to the area for its safety and quality of life, he is worried the project will significantly increase congestion and impact nearby infrastructure. He also raised concerns about funding responsibilities for necessary traffic and safety improvements, as well as the adequacy of existing roads and bike paths to handle increased use. He urged that a full traffic impact study be completed and expressed overall concern about the suitability of the proposed location.

<u>CONSENT AGENDA:</u>

Item 1.	Approval of City Council meeting minutes- May 20, 2026
Item 2.	Consideration of a Resolution awarding the 2026 Mapleton Sewer CCTV and Jetting Project to Twin D. **Resolution No. 2026-31**
Motion:	Cl. Jones moved to approve the consent agenda as presented.

Second: Cl. Beck 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 3. Consideration of a Resolution adopting the Fiscal Year 2026-2027 Budget, Position List and Fee Schedule

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. He gave an overview of the budget and what increases are being made.

Cl. Jones would like to make sure that another conversation is held on the feasibility of the 2nd fire station.

The public hearing was opened at 7:00 p.m. No comments were made and the hearing was closed.

Motion: Cl. Beck moved to approve a Resolution adopting the Fiscal Year 2026-2027 Budget, Position List and Fee Schedule.
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. 2026-32

Item 4. Consideration of an Ordinance setting the compensation of Statutory Officers.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. There is a proposed increase for up to 6%.

The public hearing was opened at 7:03 p.m. No comments were made and the hearing was closed.

Motion: Cl. Jones moved to approve an Ordinance setting the compensation of Statutory Officers.
Second: Cl. Egbert seconded the motion.
Cl. Bott Yes
Cl. Lake Yes
Cl. Beck Yes
Cl. Jones Yes
Cl. Egbert Yes
Vote: Passed 5:0
Ordinance No. 2026-08

Item 5. Consideration of a Resolution to approve interfund transfers from the Water Fund to the Capital Projects Fund of $112,681, Sewer Fund to the Capital Projects Fund of $82,854, PI Fund to the Capital Projects Fund of $72,911, Storm Water Fund to the Capital Projects Fund of

$23,199, and Mapleton Fiber Fund to the Capital Projects Fund to pay for current and future year vehicle replacement.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance.

The public hearing was opened at 7:05 p.m. No comments were made and the hearing was closed.

Motion:	Cl. Lake moved to approve a Resolution for the interfund transfers from the Water Fund to the Capital Projects Fund of $112,681, Sewer Fund to the Capital Projects Fund of $82,854, PI Fund to the Capital Projects Fund of $72,911, Storm Water Fund to the Capital Projects Fund of $23,199, and Mapleton Fiber Fund to the Capital Projects Fund to pay for current and future year vehicle replacement.
Second:	Cl. Beck seconded the motion.
Cl. Bott	Yes
Cl. Lake	Yes
Cl. Beck	Yes
Cl. Jones	Yes
Cl. Egbert	Yes
Vote:	Passed 5:0

Resolution No. 2026-33

Item 6. Consideration of a Resolution adopting the 2026-27 Certified Tax Rate as calculated by Utah County.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. The tax rate will not be increased, and the City has not yet received the final number from Utah County.

The public hearing was opened at 7:07 p.m. No comments were made and the hearing was closed.

Motion:	Cl. Egbert moved to approve **a** Resolution adopting the 2026-27 Certified Tax Rate as calculated by Utah County.
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

Resolution No. 2026-34

Item 7. Consideration of an Ordinance amending Mapleton City Code (MCC) section 18.84.410 regarding requirements for accessory dwelling units and section 18.84.460 regarding the process for land use appeals.

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. He presented proposed updates to the City's ADU ordinance to align with recent state legislation requiring municipalities to allow detached ADUs on lots as small as approximately one-quarter acre. He noted current City code only allows detached ADUs on half-acre lots or larger.

He reviewed existing ADU size standards, including a limitation based on lot size and a restriction that ADUs not exceed 40% of the primary dwelling, and noted staff recommendation to remove the 40% requirement while maintaining existing lot coverage controls.

Sean also discussed parking limitations under state law, which allow cities to require only one additional off-street parking space with a site plan. He noted staff recommendation to maintain existing ADU prohibitions in certain areas, including Harvest Park and the R1B zone, due to neighborhood constraints. He explained that new state law removes the City Council from acting as an appeal body for administrative land use decisions, requiring cities to establish an independent appeal process, such as a hearing officer.

The public hearing was opened at 7:18 p.m. No comments were made and the hearing was closed.

Motion:	Cl. Lake moved to approve an Ordinance amending Mapleton City Code (MCC) section 18.84.410 regarding requirements for accessory dwelling units and section 18.84.460 regarding the process for land use appeals remove the 40%
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. 2026-09

ADMINISTRATIVE REPORTS:

Cl. Egbert reported on ULCT Legislative Policy Committee activity and noted a busy interim legislative session with ongoing discussion of housing, land use authority, and affordable housing. She expressed concern regarding potential property tax reform and related national and state-level conversations. She also referenced ULCT educational resources on property taxes and noted upcoming topics including water conservation and municipal water use, as well as economic development discussions.

Cl. Lake stated that the third cottage meeting regarding the proposed ice rink/community facility was recently held and was well received, with most residents in attendance expressing support for the concept. He noted that next steps will be provided by staff and referenced ongoing work with Cory Branch regarding project direction. He also reported that himself, Logan Miner, and Cory Branch met with two design firms regarding the facilities master plan, with a selection expected at the next council meeting. He concluded by noting anticipation for the upcoming Pioneer Day event and commended the continued growth of the program each year.

Mayor Garrett proposed a revised procedure for handling ceremonial items during council meetings. He suggested that ceremonial presentations be introduced and then turned over to the presenting party to carry out the recognition. Following the presentation, participants would be invited to the front of the dais for a group photo with the mayor and council.

He further proposed that attendees then remain briefly to allow for informal greetings and handshakes with council members before either returning to their seats or exiting the meeting. He noted the approach was observed in other jurisdictions and may provide a more organized and comfortable flow for ceremonial items.

Logan Miner reported an increase in vandalism incidents within city parks. He noted that surveillance cameras have been effective in identifying individuals involved, and staff are coordinating with Chief Hooley and department personnel to determine appropriate next steps. He also indicated that public communication regarding the incidents received strong engagement and support, and he expressed interest in continuing to provide the public with general updates on outcomes while maintaining appropriate privacy protections.

He also followed up on the naming process for the proposed bike park, noting that the proposed name is Union Bench Bike Park. He suggested incorporating historical context into the name and trail naming process. He noted plans for public engagement related to trail naming and the broader trails master plan, with additional consideration of local history in final selections.

Bryce Oyler thanked council members who have submitted their certification of completion for the fraud risk assessment and reminded those who have not yet done so to submit it.

He noted that the fraud risk assessment will be presented at the next meeting. He also stated that the current fiscal year budget will be amended at the upcoming meeting and will be brought forward for council consideration.

Chief Hooley stated that the department's busy season is underway. He explained that the department has implemented a two-week targeted response process for complaints and requests for increased police presence, focusing on analyzing specific areas, developing enforcement plans, and increasing visibility. He noted the approach has received positive feedback from the community and has resulted in improved officer presence and engagement.

He further stated that in cases of vandalism and property-related offenses, the department includes estimated monetary damage or loss in reports when referring charges, which supports restitution efforts through the courts to help make victims whole. He noted that this process has been effective and will continue while staff evaluates potential improvements.

Cory Branch reported that there will be a council meeting on June 17th as scheduled. He proposed adjusting the July meeting schedule by canceling the July 1st and July 15th meetings and instead holding a single meeting on Wednesday, July 8th, due to the July 4th holiday and Pioneer Day activities. Council indicated agreement with the proposed change.

He also discussed logistics for the Pioneer Day parade, including the use of either golf carts or vehicles for participants. He noted that golf carts provide better visibility but may involve additional cost, while a local dealership has offered to provide vehicles at no cost. Council members discussed participation preferences and sponsorship branding, with general support for accommodating available options.

He then provided an update on the proposed ice rink project, noting that he and the Mayor met with representatives of the Work Ethic Foundation. He stated that feedback from the council had been shared with the group, and they are revising the proposed agreement. He indicated that the foundation is interested in funding a feasibility study but currently lacks sufficient funds, and the City is awaiting a revised proposal before determining next steps.

Motion: Cl. Jones moved to adjourn the meeting.
Second: Cl. Beck seconded the motion.
Vote: Passed unanimously at 7:37 p.m.

APPROVED: **June 17, 2026**

Camille Brown

Camille Brown, City Recorder