MAPLETON CITY
CITY COUNCIL MINUTES
JULY 8, 2026

PRESIDING AND CONDUCTING:	Mayor Therin Garrett
Council Members in Attendance:	Kasey Beck Melanie Bott Jessica Egbert Leslie Jones Jake Lake- Excused
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: The purpose of this work session is to discuss the Mapleton Parkway Trail Signage and Safety Plan

Logan Miner presented proposed updates to the City's trail signage to reflect recent ordinance changes, updated branding, and the relocation of trail rules after the Parkway Trail gates were opened. New signs will include QR codes linking users to the Citizen Reporter system for maintenance and safety concerns. Ordinance updates include revised regulations for motorized vehicles and e-bikes, an eight-foot pet leash requirement, and restrictions on commercial activities.

The committee reviewed safety improvements planned for the Parkway Trail, including centerline striping, updated trail signs, red curbs, and no parking areas at several trail crossings to improve visibility. Additional pavement markings and a flashing pedestrian beacon will be evaluated at select locations where sight distance is limited.

Staff also presented signage plans for the Maple Hills Trail, including trailhead kiosks, wayfinding signs, and mileage markers. The committee recommended revising the signage to clearly state that the trail is for hiking only by prohibiting all bicycles and suggested additional signage at connecting trail entrances. The committee supported using the Maple Hills Trail signage as the standard for future City trail projects. Staff will also coordinate the QR code destination to ensure continued access to the Citizen Reporter webpage as website updates occur.

Motion: Cl. Egbert moved to adjourn the work session.
Second: Cl. Jones seconded the motion.
Vote: Passed unanimously at 5:45 p.m.

Mayor Garrett called the regular meeting to order at 6:00 p.m. Mayor Garrett gave the invocation, and Cl. Bott gave the Pledge of Allegiance.

PRESENTATION ITEMS

Pioneer Day Essay Winners

Evelyn Dyer was recognized for winning the Youth Essay Contest. She read her winning essay to the Mayor and City Council, sharing her thoughts on the importance of community, unity, and service. The Mayor and Council congratulated Evelyn on her achievement and commended her for her thoughtful essay and excellent presentation.

Jodi Allen was recognized for winning the Adult Essay Contest. She read her winning essay to the Mayor and City Council, sharing her personal story of finding a home and community in Mapleton. She reflected on the kindness and support she received while raising her family and how those experiences inspired her to give back through acts of service and her home-based bakery. The Mayor and Council congratulated Jodi on her achievement and commended her for her heartfelt essay and inspiring presentation.

Gary and Sally Antonino were recognized as the 2026 Pioneer Day Parade Grand Marshals for their outstanding volunteer service and dedication to the Mapleton community. They were thanked for their many contributions, particularly their involvement with the Sunset in the Park. Gary expressed his appreciation for the recognition, invited the community to attend the upcoming Sunset in the Park event, and shared a few memories of growing up in Mapleton.

Laynee Pace, Miss Springville/Mapleton, introduced herself and shared an update on her service initiative, Moms and Minis, which supports mothers and families with children in the NICU. She also expressed her excitement to participate in the Pioneer Day events with her royalty and offered their assistance at future community events. The Council thanked her for the update and expressed support for her service initiative.

OPEN FORUM:

Gary Calder addressed the Council regarding the proposed temporary four-way stop at the intersection of Main Street and 1200 North. Drawing on his experience as a former Mapleton City Engineer and retired Public Works Director, he expressed concerns that a four-way stop could create additional traffic and safety issues on one of the City's primary north-south roads. While he supports the planned future roundabout, he encouraged the City to consider other interim traffic-calming measures and to review accident data before implementing a four-way stop.

Michelle Anderson addressed the Council regarding space saving practices during the Pioneer Day celebration evening events at Ira Allan Sports Park. While expressing appreciation for the event and City staff, she raised concerns about large areas of the park being marked off with ropes, stakes, and caution tape well before the concert and fireworks, limiting access for other attendees and creating potential safety hazards. She encouraged the Council to consider adopting an event policy that would allow only blankets and chairs for saving space, helping ensure fair and equitable access to the park for all attendees.

Jenny Green addressed the Council regarding the proposed cemetery near Maple Bench Estates. She expressed concern that the cemetery was not disclosed during the subdivision approval process or included in the recorded plat or CC&Rs, and stated that homeowners relied on those approved plans when purchasing their homes. She urged the Council to preserve the approved subdivision plan and consider a more suitable location for the proposed cemetery.

CONSENT AGENDA:

Item 1. Approval of City Council meeting minutes- June 17, 2026

Item 2. Consideration of a Resolution awarding WPA Architecture the conceptual design work for Mapleton's City Hall, Public Safety, Memorial Hall, and the Harvest Park Event Center. **Resolution No. 2026-39**

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

Second: Cl. Jones seconded the motion.

Vote:

Cl. Egbert	Yes
Cl. Bott	Yes
Cl. Beck	Yes
Cl. Jones	Yes
Vote:	Passed 4:0

PUBLIC HEARING ITEMS:

Item 3. Consideration of a Resolution adopting a rate increase in the Solid Waste Collection fund for garbage collection services.

Bryce Oyler, Finance Director, reviewed the staff report for those in attendance. He presented the proposed solid waste rate increase. He explained that the solid waste fund has operated at a loss for the past three years and existing fund balances have been used to cover the deficit. After reviewing operating costs and contractual obligations, staff determined that a rate increase is necessary to keep the fund financially sustainable. The proposed rates are $14 for the first garbage can and $13 for each additional can.

The public hearing was opened at 6:44 p.m.

Mike Eskridge spoke during the public hearing regarding the proposed solid waste rate increase. While acknowledging the need to address the fund deficit, he questioned the proposed rate structure and suggested the City review its budget for potential errors and cost-saving opportunities. He also encouraged the Council to consider alternative billing methods, such as charging based on garbage can weight or usage rather than a flat monthly fee.

John Higgins spoke regarding the proposed solid waste rate increase. While supporting a rate adjustment, he encouraged the Council to further review the financial analysis. He also suggested exploring expanded recycling opportunities as a way to help reduce waste disposal costs.

The public hearing was closed at 6:51 p.m.

The Council discussed the proposed solid waste rate increase. Staff explained the purpose of maintaining a reserve balance, the anticipated annual increases in collection costs, and the reasoning behind the proposed rates to reduce the need for frequent future adjustments. The Council also discussed alternative billing methods, and staff explained that the City's current flat-rate structure is the most practical approach because individual garbage can weights cannot be measured.

Motion: Cl. Beck moved to approve a Resolution adopting a rate increase in the Solid Waste Collection fund for garbage collection services as presented.

Second: Cl. Jones seconded the motion.

Cl. Bott	Yes
Cl. Beck	Yes
Cl. Jones	Yes
Cl. Egbert	Yes
Vote:	Passed 4:0

Resolution No. 2026-40

Item 4. Consideration of an Ordinance to amend the Future Land Use Map of the General Plan from "Low Density Residential" to "Parks" and to rezone approximately one acre of land from Residential-Agricultural Cluster (RA-1-C) to Open Space and Parks (OS-P) located at 34 S. Troy Street.

Sean Conroy, Assistant City Administrator/Community Development Director, reviewed the staff report for those in attendance. He presented the applicant's request to amend the General Plan and rezone a portion of Lot 18 in the Maple Bench Estates subdivision to allow for a private family cemetery. He reviewed the proposed site layout, zoning and General Plan changes, traffic and parking considerations, and the approval process. Staff noted that the Council could approve, deny, or approve the request with conditions and also discussed an alternative cemetery location the applicant had previously considered.

Dr. Wendell Gibby, applicant, presented his proposal for a private family cemetery within the Maple Bench Estates subdivision. He explained that the request was motivated by his 93-year-old mother-in-law and was developed after working with City staff for the past year to identify an appropriate location. He stated that the proposed cemetery would have minimal impact on neighboring properties due to its secluded location, reduced size, and open space design, and emphasized that it would preserve the area's natural character while serving as a quiet family cemetery.

The public hearing was opened at 7:06 p.m.

Darren Green spoke in opposition to the proposed private cemetery in Maple Bench Estates. He explained that he and his wife purchased their home relying on the approved subdivision plans and were not aware of the cemetery proposal until after moving in. He expressed concern that introducing the cemetery after lots had been sold changed the character of the subdivision and urged the Council to uphold the original approved development plan and protect the expectations of current homeowners.

John Higgins expressed concerns about the long-term maintenance of the proposed private cemetery and asked the Council to ensure it would not become a financial responsibility for the City in the future.

Trudy Gibby spoke in support of the proposed private family cemetery, explaining that it is intended solely as a resting place for family members, beginning with her 93-year-old mother. She stated that the cemetery would be privately maintained, minimally visible, and designed to have little impact on neighboring properties or the surrounding community.

Dr. Wendell Gibby responded to concerns by explaining that the proposed private cemetery would be fenced, privately maintained, and supported by a state-required endowment fund for long-term upkeep. He also noted that Mapleton has previously approved a private cemetery and requested similar consideration for this proposal.

Jenny Green spoke in opposition to the proposed private cemetery, stating that regardless of its size or appearance, a cemetery can negatively affect nearby property values. As a realtor, she explained that the presence of a cemetery must be disclosed to prospective buyers and expressed concern about its impact on the neighborhood.

The public hearing was closed at 7:25 p.m.

Following public comment, the Council discussed the proposed private cemetery. Questions were raised regarding the cemetery's long-term maintenance and ownership, with the applicant explaining that state law requires a perpetual endowment fund and ongoing oversight. Councilmembers also discussed the proposal's impact on surrounding properties and whether the requested rezone served a public purpose.

Motion: Cl. Egbert moved to deny an Ordinance to amend the Future Land Use Map of the General Plan from "Low Density Residential" to "Parks" and to rezone approximately

	one acre of land from Residential-Agricultural Cluster (RA-1-C) to Open Space and Parks (OS-P) located at 34 S. Troy Street.
Second:	Cl. Jones seconded the motion.
Cl. Bott	Yes
Cl. Beck	Yes
Cl. Jones	Yes
Cl. Egbert	Yes
Vote:	Denied 4:0

DISCUSSION ITEMS:

Item 5. A discussion and overview of Mapleton RAP Tax.

Logan Miner, Parks and Recreation Director provided an overview of the City's RAP Tax program and application process. He explained how projects are submitted, reviewed, and ranked by the RAP Tax Committee before recommendations are included in the budget. Logan noted that this was the program's first year and that the presentation was intended to provide greater transparency on the review process and funded projects. The Council discussed the committee's role, project funding, and potential improvements to the process for future years. They also discussed the administration of the RAP Tax program, including revenue projections, maintaining reserve funds, the annual application process, and opportunities to improve transparency. Councilmembers generally supported continuing the annual funding cycle, carrying forward unspent funds for future projects, and providing additional budget detail during future RAP Tax funding discussions.

Item 6. A discussion item to review Mapleton City Code (MCC) requirements related to shipping containers and swimming pools.

Sean Conroy, Assistant City Administrator/Community Development Director**,** reviewed the staff report for those in attendance. He led a discussion on potential amendments to the City's ordinances regarding shipping containers and swimming pool setbacks. The Council generally supported replacing the current prohibition on shipping containers with clear regulations distinguishing temporary storage containers from permanent shipping containers. The Council also discussed reducing swimming pool setback requirements but requested additional information on public utility easements, safety considerations, and how neighboring cities regulate pool setbacks before making any changes.

ADMINISTRATIVE REPORTS:

Rob Hunter provided updates on several traffic safety improvements. He recommended installing a temporary four-way stop at 1200 North and Main Street until the planned roundabout is constructed, citing traffic studies, crash data, and grant funding expected in 2029. Rob also outlined additional traffic safety projects, including a flashing speed sign on West 1600 North, flashing stop signs at 1200 West and 800 South, improved traffic signage, and future ADA-compliant crosswalk improvements along Main Street.

Cl. Egbert provided updates on Mapleton Fiber's upcoming marketing campaign, preliminary planning for a potential skate park, and legislative issues being discussed during the interim session, including housing, impact fees, building inspections, permitting, and land use regulations.

Cl. Bott stated the MYCC leaders reviewed survey results and discussed future initiatives. She noted that staff are developing an action plan based on community feedback and exploring new youth-led projects to encourage continued involvement and leadership.

Cl. Jones reported meeting with library staff and the State Bookmobile Director to gain a better understanding of the City's library services and funding. She is gathering usage data and plans to provide the Council with a summary to help inform future discussions regarding library facilities.
Cory Branch thanked the Parks and Recreation Director Logan Miner and his team for their hard work organizing Pioneer Days, noting that the event continues to improve each year. He also reminded the Council that Pioneer Days magazines are being distributed to residents and that additional copies are available.
Logan Miner thanked city staff, volunteers, and the Pioneer Days committee for their work organizing the celebration and shared that Parade Grand Marshal, Gary Antonino, wanted to publicly express his gratitude for the recognition. He reviewed the upcoming Pioneer Days schedule, including the new Pioneer Festival, and discussed parade logistics, vehicle assignments, and safety reminders, including not throwing candy from moving vehicles. The Council also discussed concerns about large, reserved areas in the park for the fireworks show. Staff said they plan to increase public education through signage and informational videos encouraging attendees to be considerate of others, while noting that strict enforcement of space reservations has proven difficult.

Motion: Cl. Beck moved to adjourn the meeting.
Second: Cl. Jones seconded the motion.
Vote: Passed unanimously at 9:00 p.m.

APPROVED: August 5, 2026

Camille Brown
Camille Brown, City Recorder