



# Planning Commission Meeting

September 25, 2025  
6:00pm

125 West 400 North  
Mapleton, UT 84664



## **PLANNING COMMISSION AGENDA**

Thursday, September 25, 2025, at 6:00pm  
125 West Community Center Way (400 North), Mapleton, Utah 84664

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**The order of agenda items is subject to change at the discretion of the Planning Commission Chair.**

6:00 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

### **Consent Item**

*Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission may ask that any items be considered individually for purposes of Commission discussion and/or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.*

1. Planning Commission Meeting Minutes – August 14, 2025.

### **Action Item**

2. Consideration of a Preliminary Plat for the Mapleton Village Upper subdivision consisting of 118 lots located at approximately 100 West 3800 South in the PD-1 zone.

### **Public Hearing**

3. Consideration of a request to rezone approximately 9.5 acres from A-2 to RA-1 located at approximately 100 South 100 East.

### **PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, 801-489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 9/17/25.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE  
(Last Modified September 17, 2025)

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**April Houser**, Executive Secretary

**Item:**

2

**Date:**

9/25/2025

**Applicant:**

Mesquite Presidio, LLC

**Location:**

4800 S 100 W

**Prepared By:**

Sean Conroy, Community  
Development Director

**Public Hearing:**

No

**Zone:**

PD-1

**Attachments**

1. Standard findings.
2. Location information.
3. 2021 master plan.
4. Preliminary plat plans.

**REQUEST**

Consideration of a Preliminary Plat application for the Mapleton Village Upper subdivision consisting of 118 lots in the Planned Development (PD-1) zone.

**BACKGROUND & DESCRIPTION**

In 2007 the City approved the PD-1 zone for the Mapleton Village master plan consisting of 617 total lots. In 2021, the City approved a revised master concept plan for the project and allowed an increase in the total density to 641 units with the use of 24 TDRs (see attachment "3"). Many of the project phases have been sold and are now part of the Mapleton Village (Salisbury), Twin Hollow and Hidden Hollow Cove subdivisions. To date, 305 lots have been platted.

The applicant is requesting preliminary plat approval for the following:

- 118 lots in four phases on approximately 57 acres;
- Lots range in size from approximately ¼ acre to over ½ an acre;
- A natural surface trail system that will connect with the other phases of the project; and
- Approximately 24 acres of protected open space.

**EVALUATION**

**Review:** Preliminary plat applications are considered administrative in nature. That means that if the application complies with adopted City standards, it should be approved. Special conditions may be included in the approved to ensure compliance with City standards and/or to mitigate reasonably anticipated detrimental impacts from the project.

**General Plan:** The General Plan designation for this property is "*Medium Density Residential*". The General Plan also has goals to encourage conservation (cluster) subdivisions and the protection of open space. The proposed density is approximately two units per acre and is clustered to protect 24 acres of open space. The project is consistent with the General Plan.

**PD-1 Zone:** The PD-1 zone was adopted specifically for the Mapleton Village project. There is no minimum lot size in this zone, but as mentioned previously, there is a cap on density of 641 lots. The zone also requires 35% of the site to remain in open space. The proposed 118 lots are part of the total 641 lots and 37% of the project area is protected open space. The project is consistent with the PD-1 zone.

**Subdivison Requirements:** The Planning Commission is the final land use authority for preliminary plat applications of three lots or more. Final plat approval is granted by the Development Review Committee (DRC). MCC section 17.04.050.B outlines the review standards the Commisison is to consider, which are included in attachment "1".

**Transportation & Connectivity:** The proposed project will connect to the following streets:

- *Mapleton Village Parkway:* Mapleton Village Parkway is accessed off of Highway 89 and is the primary access to the Mapleton Village (Salisbury) development. It currently deadends approximately 1,200 feet from the western boundary of the proposed project, but it is anticipated that the street will be extended to the property boundary in the near future.
- *Harmony Ridge Parkway:* Harmony Ridge Parkway is also accessed off of Highway 89 and is the primary entrance to the Harmony Ridge (Edge Homes) development. It currently deadends approximately 1,500 feet from the southern boundary of the project, but it is anticipated that the street will be extended to the property boundary in the near future as well.
- *Mapleton Estates Drive:* Mapleton Estates Drive begins at the southern end of Main Street and winds through the Twin Hollow and Hidden Hollow Cove subdivisions. It currently deadends and that the southeast corner of the proposed project.
- *Dove Drive:* Dove Drive is accessed from the northern portion of Mapleton Estates Drive. There is an undeveloped property between the current end of Dove Drive and the subject property, but eventually it will extend to the subject property.
- One additional stub road is also proposed that will connect with the vacant property to the north in the future

Mapleton City Code limits the number of lots on a single access road to no more than 30. Final approval of each phase will be contingent on the necessary street connections to comply with City Code.

## **RECOMMENDATION**

Approve the preliminary plat with the following conditions:

1. All outstanding DRC comments shall be addressed prior to plat recording.
2. One TDR certificate shall be required for each lot in the master plan above 617 lots.
3. Water dedication and water impact fees shall be required for each lot above 617 lots.
4. The open space shall be privately owned (HOA or other) with public easements for the trail system.



| <b>Attachment “1” Findings for Decision</b> |   |   |
|---|---|---|
| <b>No.</b>                                  | <b>Findings</b>   |   |
| 1.  | The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.  | ✓ |
| 2.  | The submitted plans, documents and submission materials conform to applicable city standards.   | ✓ |
| 3.  | The proposed development conforms to city zoning ordinances and subdivision design standards.   | ✓ |
| 4.  | There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.   | ✓ |
| 5.  | The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.   | ✓ |
| 6.  | The project does not impose an undue financial burden on the City.  | ✓ |
| 7.  | The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan. | ✓ |
| 8.  | The project plan recognizes and accommodates the existing natural conditions.   | ✓ |
| 9.  | The public facilities, including public utility systems serving the area are adequate to serve the proposed development.  | ✓ |
| 10.   | The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.   | ✓ |

Attachment "2"  
Location information

Twin Hollow

Mapleton Village -  
Salisbury

PD-1 Zone

Hidden Hollow  
Cove

Proposed 118  
Lots

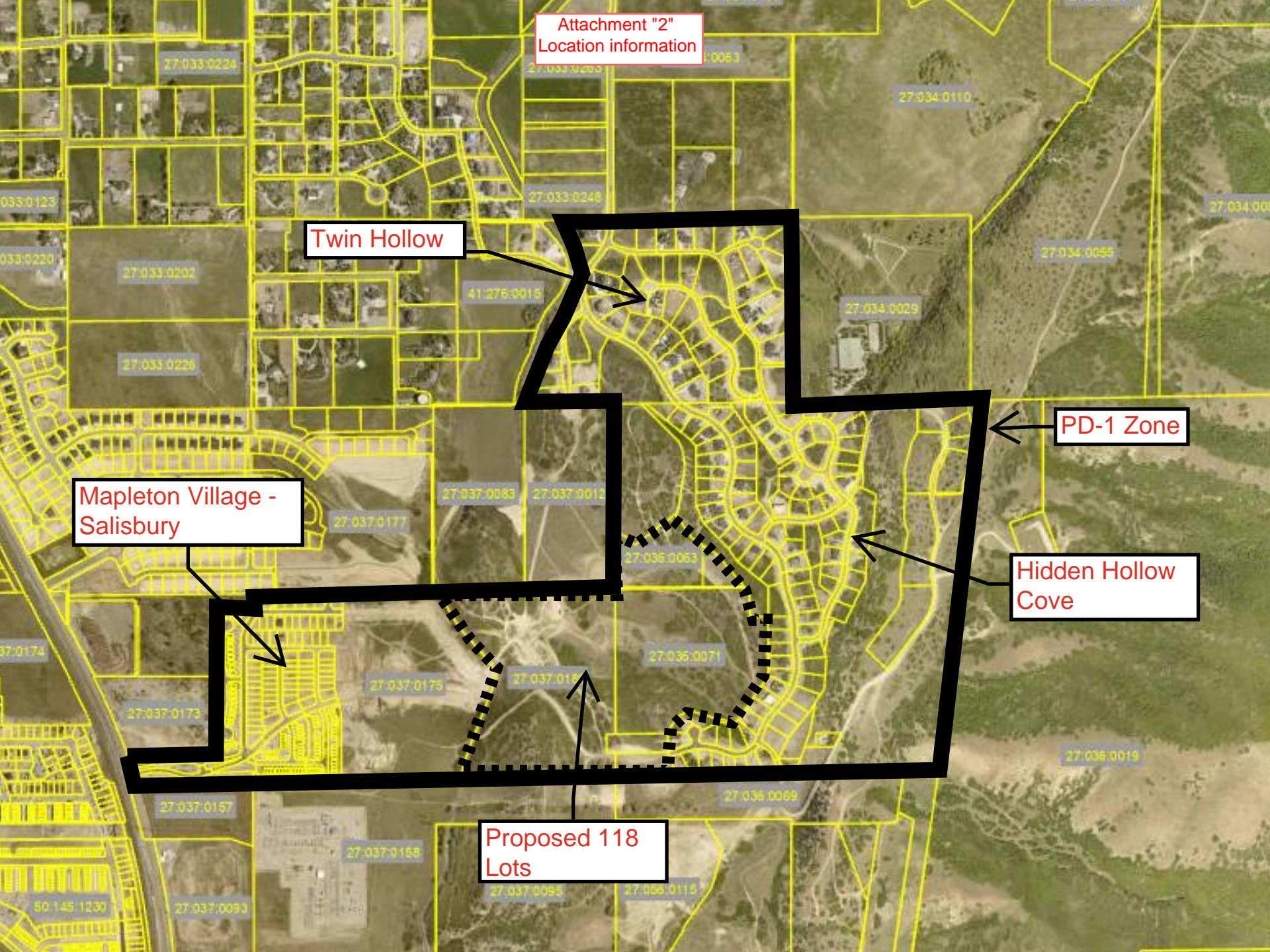
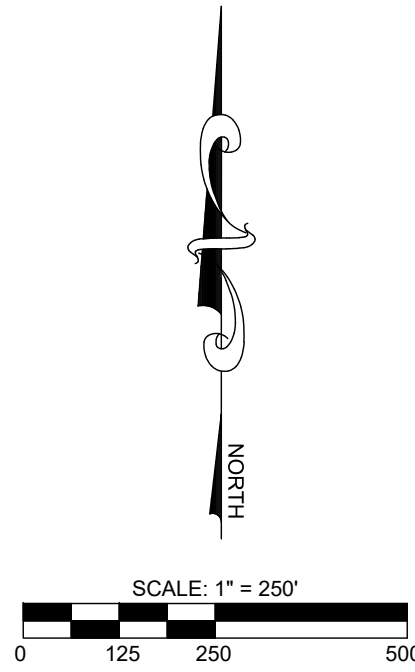




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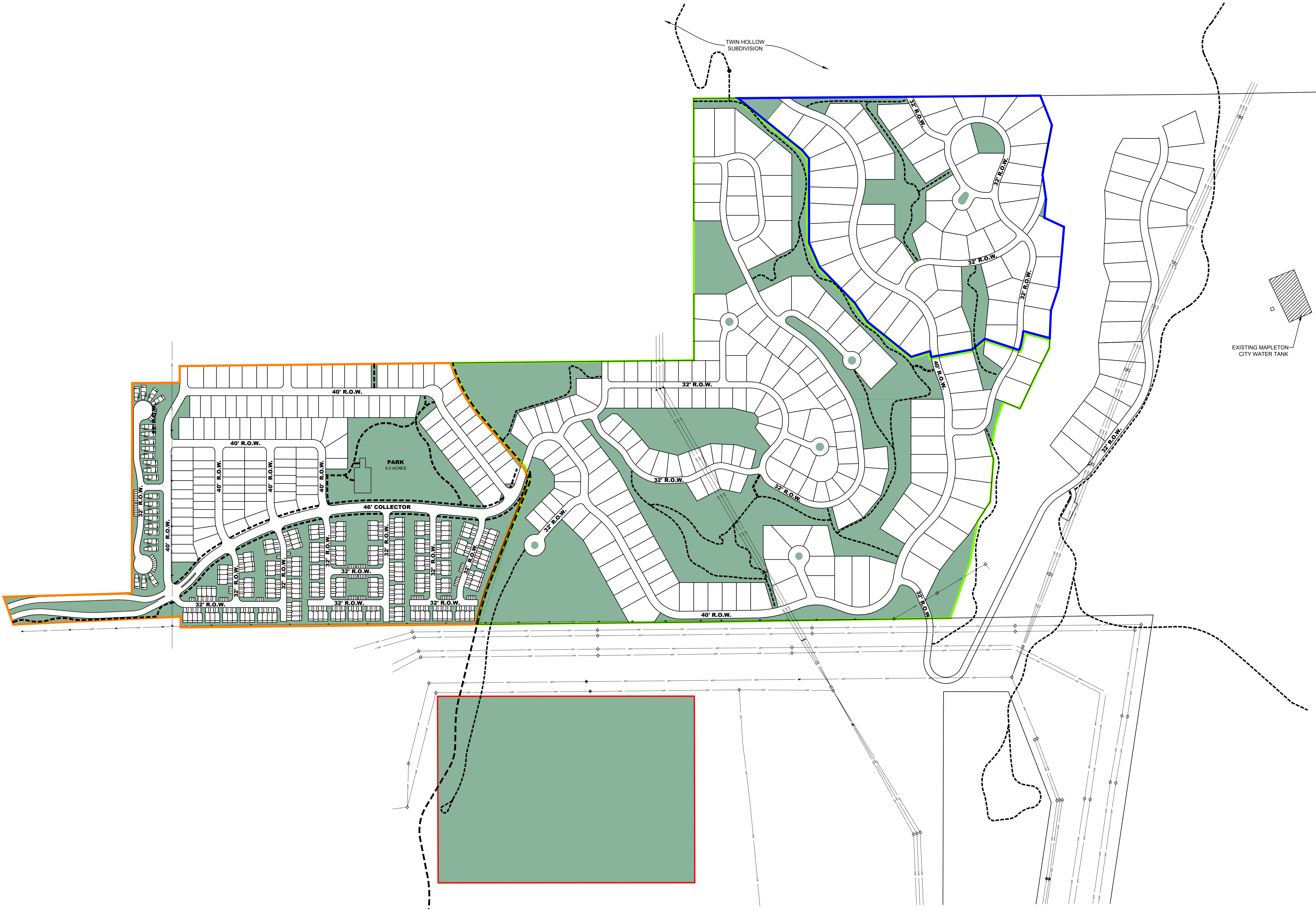
- SHEET 1 OVERALL LAYOUT  
SHEET 2 CONCEPT - VILLAGES AREA  
SHEET 3 CONCEPT - ESTATES  
SHEET 4 CONCEPT - ESTATES
- LP-COLOR COLOR PLAN  
LP-100 PLANTING PLAN  
LP-OVERALL LANDSCAPE PLAN  
LP-102 LANDSCAPE PLAN  
LP-103 LANDSCAPE PLAN  
LP-501 LANDSCAPE DETAILS

Attachment "3"  
2021 Master Plan Concept



| TABULATIONS   |             |
|---|-------------|
| TOTAL PROJECT AREA = 235.40 ACRES<br>OPEN SPACE AREA = 90.64 ACRES (38.50%) |             |
| NEW CONCEPT UPPER AREA  |             |
| TOTAL AREA = 35.97 ac.<br>TOTAL OPEN SPACE = 4.85 ac. (5.84%)               | TOTAL = 61  |
| NEW CONCEPT MIDDLE AREA   |             |
| TOTAL AREA = 99.66 ac.<br>TOTAL OPEN SPACE = 38.16 ac. (45.93%)             | TOTAL = 176 |
| NEW CONCEPT LOWER AREA  |             |
| SINGLE FAMILY = 124<br>PATIO HOMES = 23<br>TOWNHOMES = 183                  | TOTAL = 330 |
| TOTAL AREA = 59.16 ac.<br>TOTAL OPEN SPACE = 18.3 ac. (31.00%)              | TOTAL = 21  |
| UPPER BENCH LAYOUT  |             |
| TOTAL AREA = 10.80 ac.<br>OPEN SPACE = 0 ac.                                | TOTAL = 21  |
| LOWER BENCH LAYOUT  |             |
| TOTAL AREA = 29.33 ac.<br>OPEN SPACE = 29.33 ac. (35.30%)                   |             |
| OVERALL PROJECT TOTAL = 588 UNITS   |             |

- NOTES:
1. ALL ROADS ARE PUBLIC R.O.W. UNLESS OTHERWISE NOTED.



LEI

A Utah Corporation

ENGINEERS  
SURVEYORS  
PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

MAPLETON VILLAGE  
MAPLETON, UTAH  
CONCEPT 10

| REVISIONS |   |
|-----------|---|
| 1         | - |
| 2         | - |
| 3         | - |
| 4         | - |
| 5         | - |

LEI PROJECT #:  
2020-0030  
DRAWN BY:  
TJP/BAP  
CHECKED BY:  
NKG  
SCALE:  
1" = 250'  
DATE:  
1/04/2021



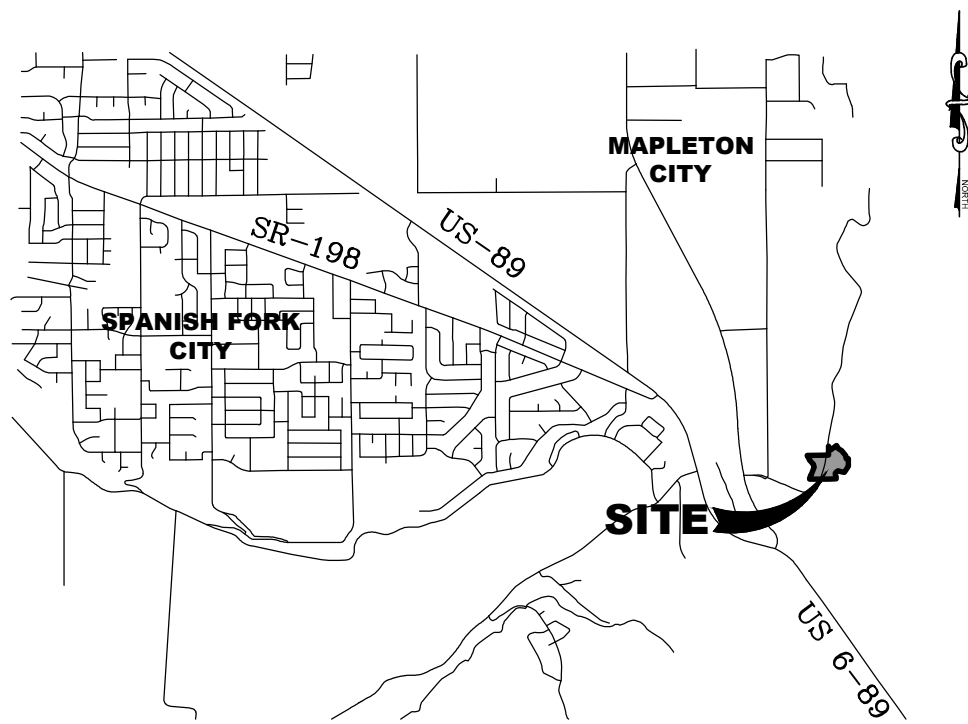
# MAPLETON VILLAGE UPPER

## PRELIMINARY PLAN

Proposed 118 Lots



### VICINITY MAP



### TABLE OF CONTENTS

| COVER | COVER               |
|-------|---------------------|
| NOTES | EXISTING CONDITIONS |
| C100  | LOT LAYOUT #1       |
| C101  | LOT LAYOUT #2       |
| C102  | PHASING PLAN        |
| C103  | UTILITY PLAN        |
| C201  | GRADING PLAN        |
| C601  | DETAILS             |
| C602  | DETAILS             |
| C603  | STORMTECH DETAILS   |

### TABULATIONS

|                      |                 |
|----------------------|-----------------|
| OVERALL AREA         | 66.08 ACRES     |
| AREA OF LOTS         | 35.31 ACRES     |
| AREA OF RIGHT-OF-WAY | 7.58 ACRES      |
| AREA OF OPEN SPACE   | 23.19 ACRES     |
| % OF OPEN SPACE      | 35.09%          |
| # OF LOTS            | 118 LOTS        |
| DENSITY              | 1.83 UNITS/ACRE |

### LEGEND

| EXISTING | PROPOSED |                        |
|----------|----------|------------------------|
| ---      | ---      | BOUNDARY LINE          |
| ---      | ---      | STREET CENTERLINE      |
| ---      | ---      | EASEMENT LINE          |
| ---      | ---      | LOT LINES              |
| ---      | ---      | SEWER PIPE             |
| ---      | ---      | SEWER MANHOLE          |
| ---      | ---      | SEWER SERVICE          |
| ---      | ---      | STORM DRAIN PIPE (RCP) |
| ---      | ---      | STORM DRAIN MANHOLE    |
| ---      | ---      | CURB INLET             |
| ---      | ---      | COMBO BOX              |
| ---      | ---      | 4x4' CATCH BASIN       |
| ---      | ---      | 3x3' CATCH BASIN       |
| ---      | ---      | INLET/OUTLET W/ GRATE  |
| ---      | ---      | CULINARY WATER PIPE    |
| ---      | ---      | 45" PIPE ELBOW (W)     |
| ---      | ---      | 22.5" PIPE ELBOW (W)   |
| ---      | ---      | 11.25" PIPE ELBOW (W)  |
| ---      | ---      | FIRE HYDRANT           |
| ---      | ---      | SERVICE & METER (W)    |
| ---      | ---      | PRV (W)                |
| ---      | ---      | AIR-VAC VALVE (W)      |
| ---      | ---      | BLOW-OFF (W)           |
| ---      | ---      | TEMP. BLOW-OFF (W)     |
| ---      | ---      | VALVE (W & SW)         |
| ---      | ---      | TEE                    |
| ---      | ---      | CROSS                  |
| ---      | ---      | PRESSURIZED IRRIGATION |
| ---      | ---      | 45" PIPE ELBOW (PI)    |
| ---      | ---      | 22.5" PIPE ELBOW (PI)  |
| ---      | ---      | 11.25" PIPE ELBOW (PI) |
| ---      | ---      | SINGLE SW SERVICE      |
| ---      | ---      | DUAL SW SERVICE        |
| ---      | ---      | AIR-VAC VALVE (PI)     |
| ---      | ---      | BLOW-OFF (SW)          |
| ---      | ---      | TEMP. BLOW-OFF (PI)    |
| ---      | ---      | STOP SIGN              |
| ---      | ---      | STREET SIGN            |
| ---      | ---      | MONUMENT               |
| ---      | ---      | FENCE                  |
| ---      | ---      | STREET LIGHT           |
| ---      | ---      | POWER POLE             |
| ---      | ---      | DITCH                  |
| ---      | ---      | FIBER OPTIC            |
| ---      | ---      | GAS                    |
| ---      | ---      | OVERHEAD POWER         |
| ---      | ---      | FLOW ARROW             |
| ---      | ---      | CONTOURS               |

### DEVELOPER / OWNER

TOLL BROTHERS  
38 E SCENIC POINTE DR SUITE 100,  
DRAPER, UT 84020  
(385) 238-1800

### ENGINEER

LEI CONSULTING ENGINEERS  
3302 NORTH MAIN  
SPANISH FORK, UTAH 84660  
(801)798-0555

### PROJECT NAME

MAPLETON VILLAGE

MAPLETON VILLAGE UPPER - PRELIMINARY PLAN

MAPLETON, UTAH

COVER

| REVISIONS |
|-----------|
| 1 -       |
| 2 -       |
| 3 -       |
| 4 -       |
| 5 -       |
| 6 -       |

LEI PROJECT #:  
2025-0021

DRAWN BY:  
CJI/BAP

DESIGNED BY:  
NKW

SCALE:  
1"=100'

DATE:  
09/18/2025

SHEET

COVER





CIVIL  
STRUCTURAL  
SURVEY

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

MAPLETON VILLAGE UPPER - PRELIMINARY PLAN

MAPLETON, UTAH

LOT LAYOUT #1

REVISIONS

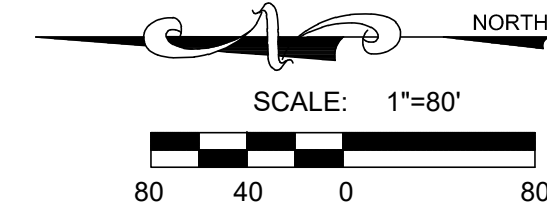
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| 3 | - |
| 4 | - |
| 5 | - |
| 6 | - |

LEI PROJECT #:  
2025-0021  
DRAWN BY:  
CJ/BAP  
DESIGNED BY:  
NKK

SCALE:  
1"=80'  
DATE:  
09/18/2025

SHEET

C101

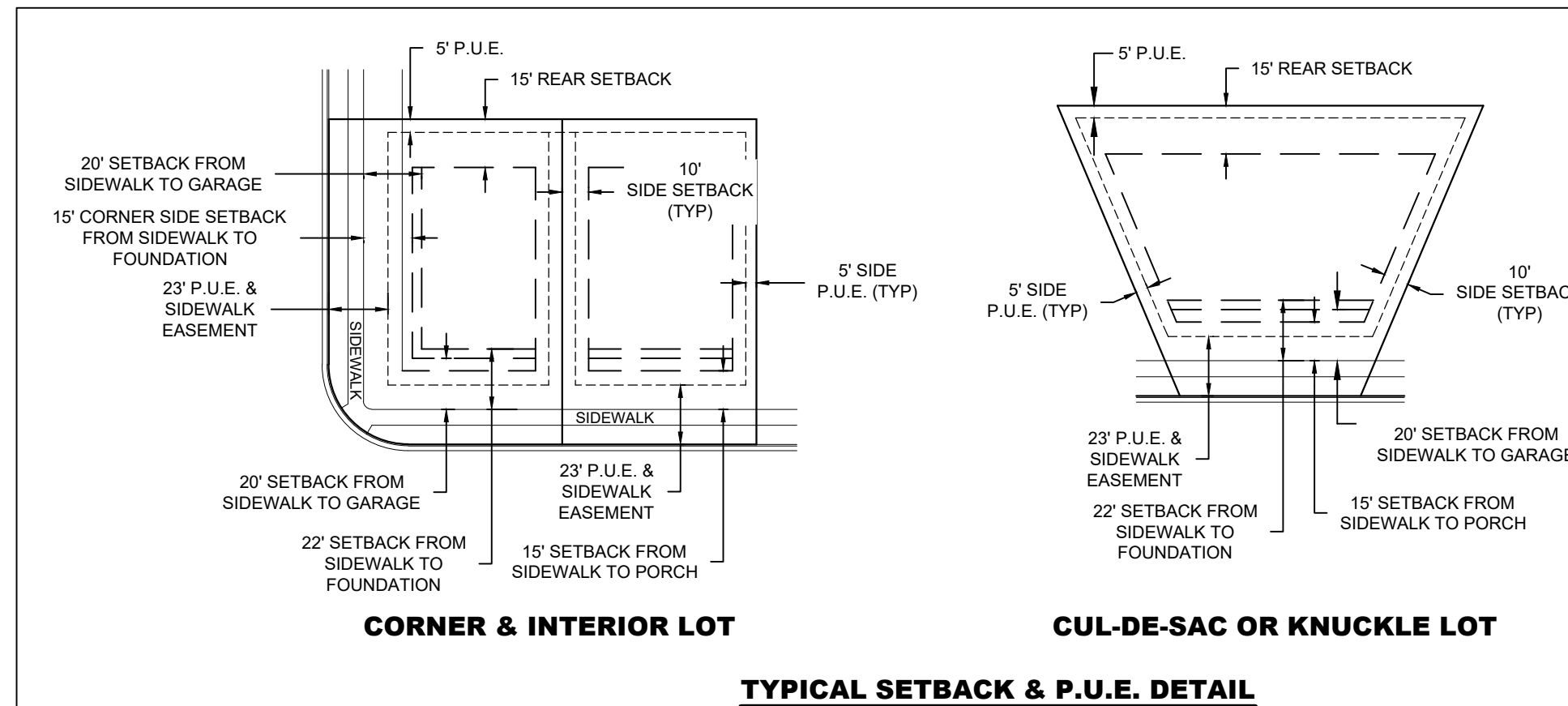


LINE TABLE

| LINE | DIRECTION   | LENGTH |
|------|-------------|--------|
| L1   | N44°23'39"E | 33.24  |
| L2   | N44°23'39"E | 33.24  |
| L3   | N51°39'25"W | 45.69  |
| L4   | N51°39'25"W | 45.69  |
| L5   | S18°55'18"W | 35.72  |
| L6   | S18°55'18"W | 75.78  |
| L7   | S34°51'25"E | 61.61  |
| L8   | S54°47'44"E | 72.28  |
| L9   | N90°00'00"W | 62.95  |
| L10  | S37°26'16"E | 56.34  |
| L11  | S37°26'16"E | 53.56  |
| L12  | S61°57'50"E | 97.98  |
| L13  | S61°57'50"E | 110.40 |
| L14  | S75°06'10"E | 40.05  |
| L15  | S75°06'10"E | 47.87  |
| L16  | N55°26'40"W | 36.62  |
| L17  | S55°26'40"E | 36.62  |
| L18  | N90°00'00"E | 51.43  |
| L19  | N72°11'25"E | 39.21  |
| L20  | N72°11'25"E | 20.79  |
| L21  | N72°11'25"E | 44.91  |
| L22  | N72°11'25"E | 15.10  |
| L23  | S57°55'57"W | 37.88  |
| L24  | N59°47'26"E | 38.18  |
| L25  | N59°47'26"E | 30.32  |
| L26  | N72°46'27"E | 12.11  |
| L27  | N46°48'24"E | 12.11  |

CURVE TABLE

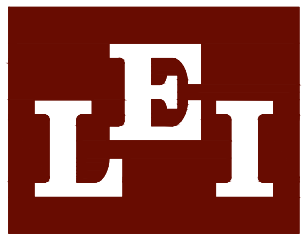
| CURVE | RADIUS | DELTA      | LENGTH | CHORD              |
|-------|--------|------------|--------|--------------------|
| C141  | 210.00 | 29°29'50"  | 108.11 | N8°02'48"E 106.92  |
| C142  | 250.00 | 132°58'44" | 580.23 | N59°47'15"E 458.49 |
| C143  | 210.00 | 132°58'44" | 487.39 | N59°47'15"E 385.13 |
| C144  | 250.00 | 52°55'07"  | 230.90 | S80°10'57"E 222.78 |
| C145  | 250.00 | 19°24'36"  | 84.69  | N63°39'11"E 84.29  |
| C146  | 250.00 | 19°48'36"  | 86.44  | N44°02'35"E 86.01  |
| C147  | 250.00 | 20°04'48"  | 87.62  | N24°05'53"E 87.17  |
| C148  | 250.00 | 19°53'39"  | 86.80  | N4°06'39"E 86.37   |
| C149  | 250.00 | 0°51'57"   | 3.78   | N6°16'09"W 3.78    |
| C150  | 230.00 | 27°23'24"  | 109.95 | N20°23'49"W 108.91 |
| C151  | 190.00 | 10°56'12"  | 36.27  | N12°10'13"W 36.21  |
| C152  | 190.00 | 16°27'12"  | 54.56  | N25°51'55"W 54.37  |
| C153  | 190.00 | 27°23'24"  | 90.83  | N20°23'49"W 89.97  |
| C154  | 505.00 | 4°22'53"   | 38.62  | N36°16'58"W 38.61  |
| C155  | 505.00 | 11°53'55"  | 104.87 | N44°25'22"W 104.69 |
| C156  | 505.00 | 5°04'20"   | 44.71  | N52°54'30"W 44.69  |
| C157  | 505.00 | 21°21'09"  | 188.20 | N44°46'06"W 187.11 |
| C158  | 545.00 | 8°05'09"   | 76.91  | N38°08'06"W 76.85  |
| C159  | 545.00 | 9°04'14"   | 86.28  | N46°42'47"W 86.19  |
| C160  | 545.00 | 4°11'46"   | 39.91  | N53°20'47"W 39.90  |
| C161  | 545.00 | 21°21'09"  | 203.11 | N44°46'06"W 201.93 |
| C162  | 320.00 | 0°39'51"   | 3.71   | S55°06'45"E 3.71   |
| C163  | 320.00 | 15°15'51"  | 85.25  | S47°08'53"E 85.00  |
| C164  | 320.00 | 12°07'05"  | 67.68  | S33°27'25"E 67.55  |
| C165  | 320.00 | 28°02'48"  | 156.64 | S41°25'16"E 155.08 |
| C166  | 280.00 | 7°55'54"   | 38.76  | S31°21'49"E 38.73  |
| C167  | 280.00 | 17°35'10"  | 85.94  | S44°07'21"E 85.60  |
| C168  | 280.00 | 2°31'44"   | 12.36  | S54°10'48"E 12.36  |
| C169  | 280.00 | 20°06'54"  | 98.30  | S45°23'13"E 97.80  |
| C170  | 280.00 | 6°57'13"   | 33.98  | N30°52'29"W 33.96  |
| C171  | 320.00 | 4°06'22"   | 22.93  | N32°16'55"W 22.93  |
| C172  | 320.00 | 2°49'52"   | 15.81  | N28°48'48"W 15.81  |
| C173  | 320.00 | 6°56'14"   | 38.75  | N30°51'59"W 38.72  |



| CURVE TABLE |        |            |        |                    | CURVE TABLE |        |           |        |                    |
|-------------|--------|------------|--------|--------------------|-------------|--------|-----------|--------|--------------------|
| CURVE       | RADIUS | DELTA      | LENGTH | CHORD              | CURVE       | RADIUS | DELTA     | LENGTH | CHORD              |
| C1          | 290.00 | 19°40'03"  | 99.55  | N28°45'29"E 99.06  | C36         | 80.00  | 29°57'51" | 41.84  | S99°22'34"W 41.36  |
| C2          | 290.00 | 9°52'23"   | 49.97  | N43°31'43"E 49.91  | C37         | 20.00  | 73°56'56" | 25.81  | N68°40'02"W 24.06  |
| C3          | 25.00  | 24°53'24"  | 10.86  | N60°54'36"E 10.78  | C38         | 90.00  | 36°45'19" | 57.73  | S16°40'52"E 56.75  |
| C4          | 250.00 | 8°50'04"   | 38.55  | S23°20'21"W 38.51  | C39         | 90.00  | 16°35'53" | 26.07  | S43°21'28"E 25.98  |
| C5          | 250.00 | 32°02'03"  | 139.78 | S43°46'24"W 137.96 | C40         | 90.00  | 53°21'12" | 83.81  | S24°58'49"E 80.81  |
| C6          | 250.00 | 40°52'07"  | 178.32 | S39°21'22"W 174.57 | C41         | 130.00 | 19°57'50" | 45.30  | S41°40'29"E 45.07  |
| C7          | 15.00  | 82°46'18"  | 21.67  | N78°49'25"W 19.83  | C42         | 365.00 | 4°59'57"  | 31.85  | N49°09'26"W 31.84  |
| C8          | 25.00  | 20°58'42"  | 9.15   | N62°51'58"E 9.10   | C43         | 365.00 | 17°44'22" | 113.01 | N37°47'17"W 112.56 |
| C9          | 286.00 | 6°28'38"   | 32.33  | N55°36'56"E 32.32  | C44         | 365.00 | 22°44'18" | 144.85 | N40°17'15"W 143.91 |
| C10         | 15.00  | 96°17'32"  | 25.21  | N10°42'30"E 22.35  | C45         | 405.00 | 3°01'02"  | 21.33  | N50°08'54"W 21.32  |
| C11         | 290.00 | 29°32'27"  | 149.52 | N33°41'41"E 147.87 | C46         | 405.00 | 13°07'10" | 92.74  | N42°04'48"W 92.53  |
| C12         | 15.00  | 82°46'18"  | 21.67  | S78°49'25"E 19.83  | C47         | 405.00 | 6°36'07"  | 46.67  | N32°13'10"W 46.64  |
| C13         | 23.00  | 12°59'02"  | 5.21   | N53°17'55"E 5.20   | C48         | 405.00 | 22°44'18" | 160.73 | N40°17'15"W 159.68 |
| C14         | 27.00  | 12°59'02"  | 6.12   | S53°17'55"W 6.11   | C49         | 140.00 | 30°18'26" | 74.05  | S44°04'19"E 73.19  |
| C15         | 27.00  | 12°59'02"  | 6.12   | N66°16'57"E 6.11   | C50         | 140.00 | 31°38'12" | 77.30  | S75°02'38"E 76.32  |
| C16         | 23.00  | 12°59'02"  | 5.21   | N66°16'57"E 5.20   | C51         | 140.00 | 61°56'38" | 151.36 | S59°53'25"E 144.09 |
| C17         | 15.00  | 97°13'42"  | 25.45  | N11°10'35"E 22.51  | C52         | 100.00 | 50°02'57" | 87.35  | S53°56'35"E 84.60  |
| C18         | 80.00  | 8°40'42"   | 12.12  | N33°05'55"W 12.11  | C53         | 100.00 | 11°53'41" | 20.76  | S84°54'54"E 20.72  |
| C19         | 80.00  | 30°27'22"  | 42.52  | N13°31'53"W 42.03  | C54         | 100.00 | 61°56'38" | 108.11 | S59°53'25"E 102.92 |
| C20         | 80.00  | 39°08'04"  | 54.64  | N17°52'14"W 53.59  | C55         | 15.00  | 90°42'22" | 23.75  | N45°30'33"W 21.34  |
| C21         | 120.00 | 10°45'38"  | 22.54  | N32°03'27"W 22.50  | C56         | 15.00  | 89°17'38" | 23.38  | S44°29'27"W 21.08  |
| C22         | 120.00 | 28°22'26"  | 59.43  | N12°29'26"W 58.82  | C57         | 420.00 | 3°15'11"  | 23.85  | N87°30'40"E 23.84  |
| C23         | 120.00 | 39°08'04"  | 81.96  | N17°52'14"W 80.38  | C58         | 420.00 | 8°52'56"  | 65.11  | N81°26'37"E 65.04  |
| C24         | 130.00 | 2°27'24"   | 5.57   | S0°28'06"W 5.57    | C59         | 420.00 | 12°08'07" | 88.96  | N83°04'12"E 88.79  |
| C25         | 20.00  | 74°47'03"  | 26.10  | N36°37'55"E 24.29  | C60         | 380.00 | 9°51'40"  | 65.40  | N84°12'26"E 65.32  |
| C26         | 120.00 | 29°37'48"  | 62.06  | S59°12'33"W 61.37  | C61         | 15.00  | 96°50'16" | 25.35  | N71°47'26"W 22.44  |
| C27         | 20.00  | 58°15'04"  | 19.84  | N72°31'10"E 18.86  | C62         | 15.00  | 82°30'23" | 21.60  | N18°32'14"E 19.78  |
| C28         | 52.00  | 83°14'20"  | 75.55  | S59°01'32"W 69.07  | C63         | 270.00 | 17°56'45" | 84.57  | S13°44'35"E 84.22  |
| C29         | 52.00  | 66°12'49"  | 60.09  | S15°42'02"E 56.80  | C64         | 270.00 | 4°52'07"  | 22.94  | S2°20'09"E 22.94   |
| C30         | 52.00  | 58°27'11"  | 53.05  | S78°02'02"E 50.78  | C65         | 270.00 | 22°48'52" | 107.51 | S11°18'32"E 106.80 |
| C31         | 52.00  | 84°35'47"  | 76.78  | N30°26'28"E 69.99  | C66         | 230.00 | 22°36'10" | 90.73  | S11°12'11"E 90.15  |
| C32         | 52.00  | 292°30'07" | 265.47 | S45°36'21"E 57.78  | C67         | 15.00  | 83°48'30" | 21.94  | S64°24'31"E 20.04  |
| C33         | 20.00  | 28°07'32"  | 9.82   | S2°12'21"W 9.72    | C68         | 270.00 | 15°40'25" | 73.86  | S81°31'27"W 73.63  |
| C34         | 20.00  | 28°07'32"  | 9.82   | S30°19'53"W 9.72   | C69         | 230.00 | 13°21'50" | 53.65  | S82°40'45"W 53.52  |
| C35         | 20.00  | 56°15'04"  | 19.64  | S16°16'07"W 18.86  | C70         | 15.00  | 99°22'08" | 26.01  | S26°18'46"W 22.87  |

| CURVE TABLE |        |            |        |                    | CURVE TABLE |        |            |        |                    |
|-------------|--------|------------|--------|--------------------|-------------|--------|------------|--------|--------------------|
| CURVE       | RADIUS | DELTA      | LENGTH | CHORD              | CURVE       | RADIUS | DELTA      | LENGTH | CHORD              |
| C71         | 230.00 | 14°03'58"  | 56.46  | S30°24'17"E 56.32  | C106        | 270.00 | 17°10'15"  | 80.92  | S80°46'32"W 80.61  |
| C72         | 270.00 | 14°03'58"  | 66.28  | S30°24'17"E 66.12  | C107        | 15.00  | 89°43'50"  | 23.49  | N44°29'44"E 21.16  |
| C73         | 270.00 | 8°29'38"   | 40.03  | S27°37'07"E 39.99  | C108        | 180.00 | 15°33'03"  | 48.85  | N8°08'42"E 48.70   |
| C74         | 270.00 | 5°34'20"   | 26.26  | S34°39'06"E 26.25  | C109        | 30.00  | 76°26'02"  | 40.02  | N54°08'15"W 37.12  |
| C75         | 270.00 | 0°30'58"   | 2.43   | S37°41'45"E 2.43   | C110        | 51.00  | 92°21'16"  | 82.21  | S46°10'38"E 73.59  |
| C76         | 270.00 | 16°36'36"  | 78.27  | S46°15'32"E 78.00  | C111        | 51.00  | 110°41'40" | 98.53  | S55°20'50"W 83.91  |
| C77         | 270.00 | 20°15'54"  | 95.50  | S64°41'47"E 95.00  | C112        | 51.00  | 53°23'06"  | 47.52  | N42°36'47"W 45.82  |
| C78         | 270.00 | 19°38'39"  | 92.57  | S84°39'04"E 92.12  | C113        | 51.00  | 256°26'02" | 228.26 | S35°51'45"W 80.14  |
| C79         | 230.00 | 57°02'07"  | 228.95 | S65°57'20"E 219.62 | C114        | 220.00 | 9°09'10"   | 35.14  | N11°20'39"W 35.11  |
| C80         | 230.00 | 34°48'14"  | 139.71 | S54°50'23"E 137.57 | C115        | 220.00 | 6°23'53"   | 24.57  | N3°34'07"W 24.55   |
| C81         | 230.00 | 22°13'53"  | 89.24  | S83°21'27"E 88.68  | C116        | 220.00 | 15°33'03"  | 59.71  | N8°08'42"W 59.53   |
| C82         | 200.00 | 19°22'13"  | 67.61  | N84°47'17"W 67.29  | C117        | 20.00  | 90°18'10"  | 31.51  | S45°30'16"E 28.35  |
| C83         | 240.00 | 19°22'13"  | 81.14  | N84°47'17"W 80.75  | C118        | 205.00 | 25°23'03"  | 90.82  | N77°07'10"W 90.08  |
| C84         | 240.00 | 6°05'39"   | 25.53  | N78°09'00"W 25.52  | C119        | 205.00 | 0°49'39"   | 2.96   | S89°46'29"W 2.96   |
| C85         | 240.00 | 13°16'34"  | 55.61  | N87°50'07"W 55.49  | C120        | 205.00 | 23°55'49"  | 85.62  | N52°27'44"W 85.00  |
| C86         | 500.00 | 6°39'37"   | 58.12  | N71°46'22"W 58.09  | C121        | 205.00 | 23°55'49"  | 85.62  | N28°31'55"W 85.00  |
| C87         | 15.00  | 94°26'44"  | 24.73  | N64°20'05"E 22.02  | C122        | 205.00 | 23°35'16"  | 84.40  | N4°46'22"W 83.80   |
| C88         | 460.00 | 5°36'29"   | 45.03  | N72°17'56"W 45.01  | C123        | 205.00 | 97°39'37"  | 349.42 | N41°48'32"W 308.63 |
| C89         | 460.00 | 15°46'18"  | 126.62 | N61°36'32"W 126.22 | C124        | 15.00  | 84°15'38"  | 22.06  | S35°06'33"E 20.12  |
| C90         | 460.00 | 21°22'47"  | 171.65 | N64°24'47"W 170.65 | C125        | 30.00  | 51°52'55"  | 27.17  | N76°49'10"E 26.25  |
| C91         | 290.00 | 23°19'45"  | 118.08 | S28°46'36"W 117.27 | C126        | 51.00  | 143°15'46" | 127.52 | N57°29'24"W 96.80  |
| C92         | 290.00 | 14°53'59"  | 75.41  | S24°33'43"W 75.20  | C127        | 51.00  | 92°33'45"  | 82.39  | N60°25'21"E 73.72  |
| C93         | 290.00 | 3°58'25"   | 20.11  | S33°59'55"W 20.11  | C128        | 51.00  | 47°56'19"  | 42.67  | S49°19'37"E 41.44  |
| C94         | 290.00 | 4°27'20"   | 22.55  | S38°12'48"W 22.55  | C129        | 51.00  | 283°45'50" | 252.58 | N12°45'38"E 62.96  |
| C95         | 165.00 | 40°26'28"  | 116.46 | N20°13'14"E 114.06 | C130        | 30.00  | 51°52'55"  | 27.17  | N51°17'55"W 26.25  |
| C96         | 165.00 | 54°09'03"  | 155.94 | N27°04'31"W 150.20 | C131        | 15.00  | 77°23'52"  | 20.26  | S64°03'42"W 18.76  |
| C97         | 165.00 | 36°29'17"  | 105.08 | N72°23'42"W 103.31 | C132        | 205.00 | 15°04'43"  | 53.95  | N32°54'07"E 53.79  |
| C98         | 165.00 | 131°04'49" | 377.48 | N25°05'56"W 300.38 | C133        | 250.00 | 49°48'31"  | 42.80  | S35°32'13"W 42.85  |
| C99         | 230.00 | 17°10'15"  | 68.83  | N80°46'32"W 68.67  | C134        | 250.00 | 13°31'14"  | 59.00  | S23°52'00"W 58.76  |
| C100        | 270.00 | 17°10'15"  | 80.92  | N80°46'32"E 80.61  | C135        | 250.00 | 23°19'45"  | 101.79 | S28°46'36"W 101.09 |
| C101        | 230.00 | 6°26'00"   | 25.82  | N68°06'40"E 25.81  | C136        | 15.00  | 77°40'35"  | 20.34  | S21°43'35"E 19.61  |
| C102        | 230.00 | 10°44'15"  | 43.10  | N77°33'32"E 43.04  | C137        | 50.00  | 6°50'29"   | 59.70  | N57°08'38"W 59.67  |
| C103        | 230.00 | 17°10'15"  | 68.83  | N80°46'32"E 68.67  | C138        | 210.00 | 22°39'02"  | 82.96  | S65°02'24"E 82.42  |
| C104        | 270.00 | 14°04'34"  | 66.33  | S77°14'24"W 66.17  | C139        | 210.00 | 29°58'42"  | 109.88 | N68°39'13"E 108.63 |
| C105        | 270.00 | 3°05'41"   | 14.58  | S87°58'49"W 14.58  | C140        | 210.00 | 50°52'10"  | 186.45 | N48°13'48"E 186.03 |





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3302 N. Main Street  
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www.lei-eng.com

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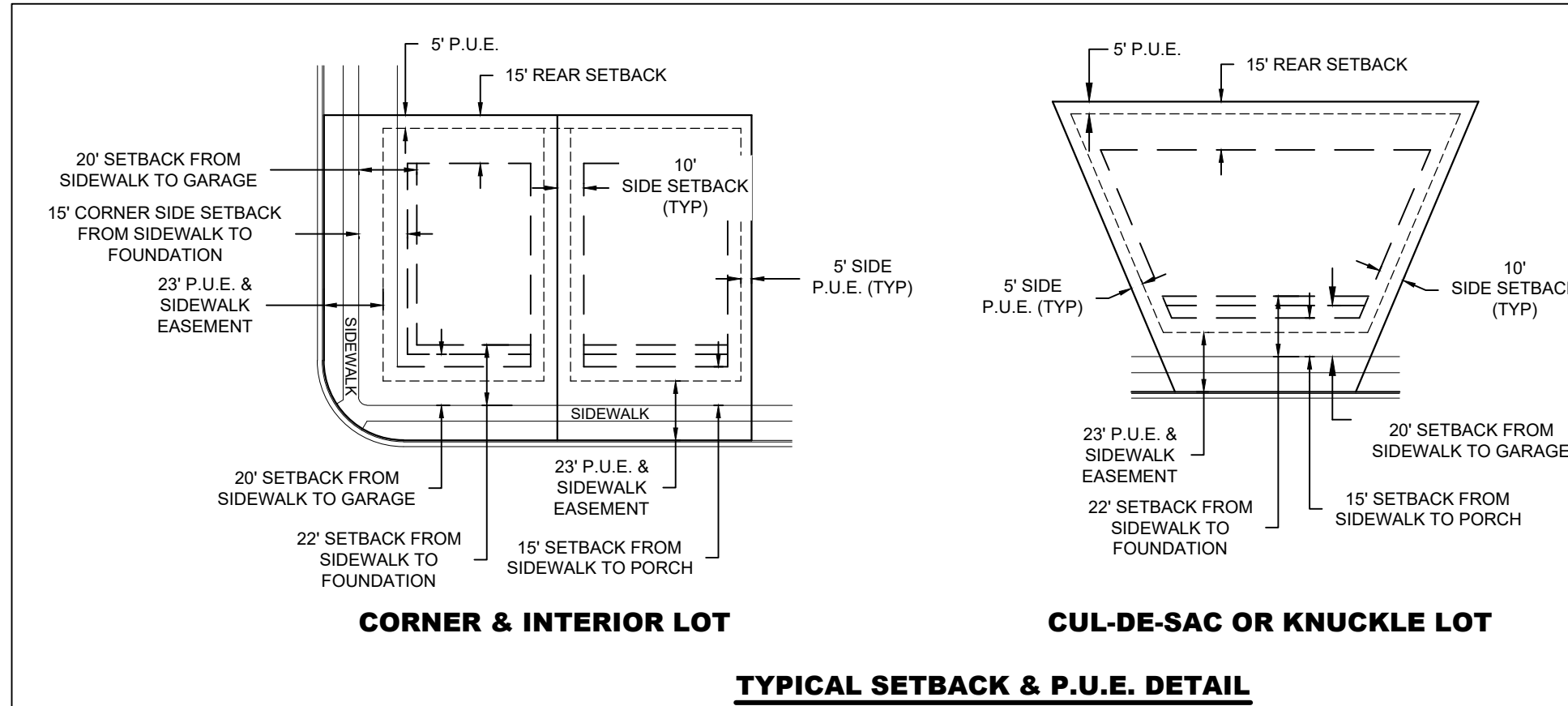
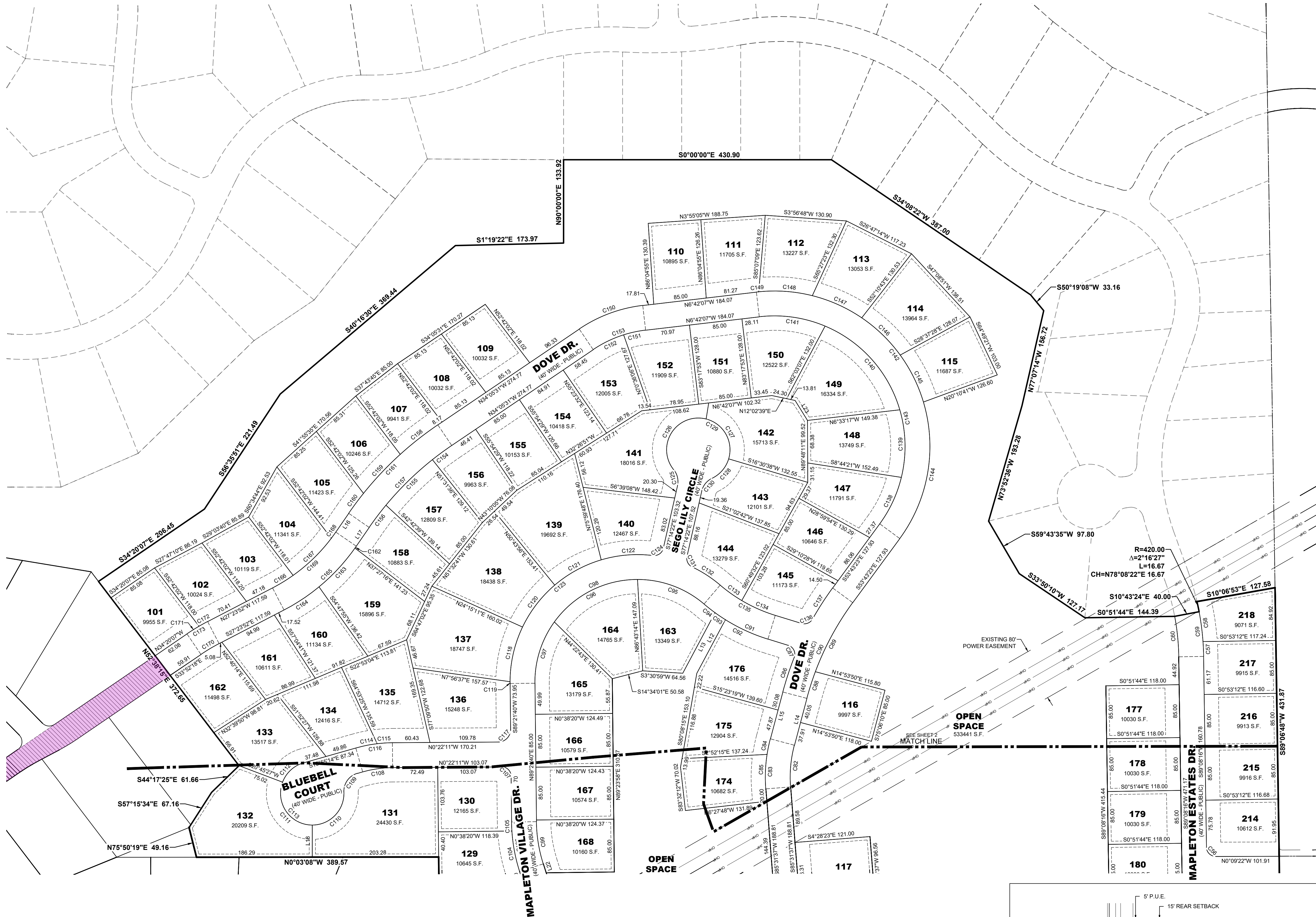
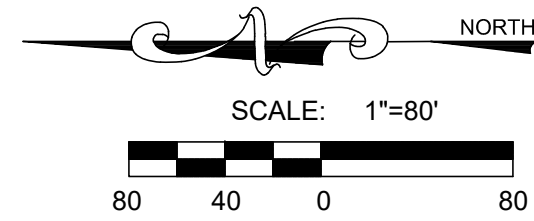
MAPLETON VILLAGE UPPER - PRELIMINARY PLAN  
MAPLETON, UTAH  
LOT LAYOUT #2

| REVISIONS |  |
|-----------|--|
| 1         |  |
| 2         |  |
| 3         |  |
| 4         |  |
| 5         |  |
| 6         |  |

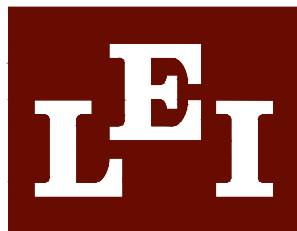
LEI PROJECT #:  
2025-0021  
DRAWN BY:  
CJI/BAP  
DESIGNED BY:  
NKW  
SCALE:  
1"=80'  
DATE:  
09/18/2025

SHEET

C102







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Phone: 801.798.0555  
Fax: 801.798.9393  
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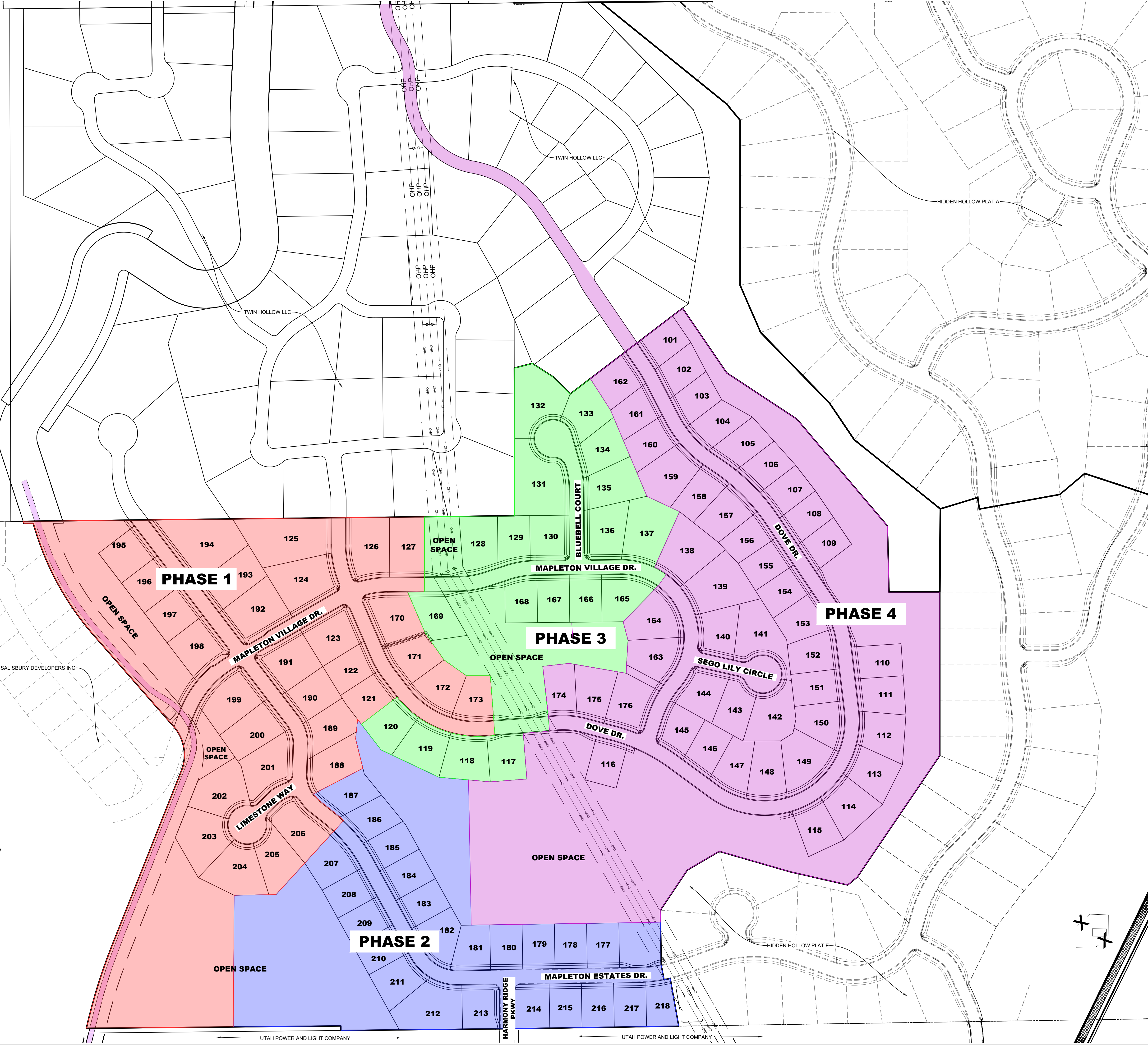
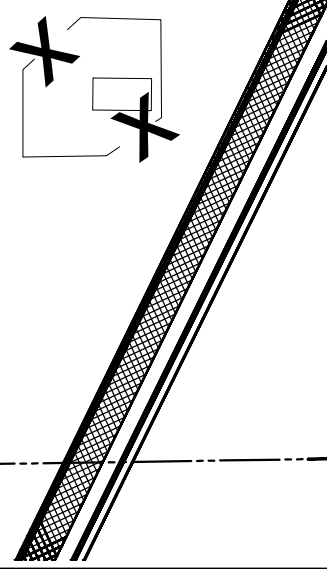
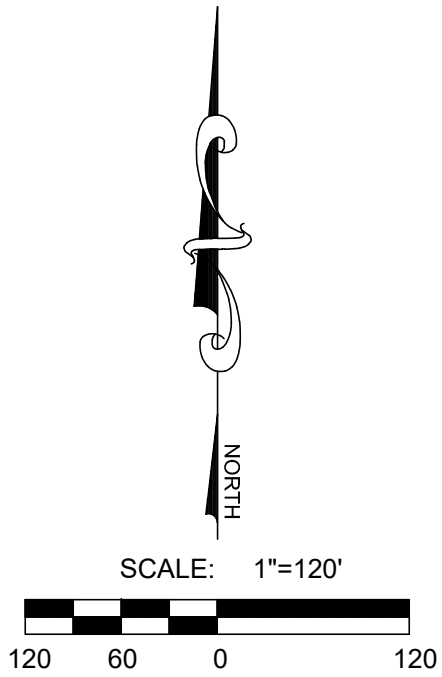
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CONSTRUCTION

MAPLETON VILLAGE UPPER - PRELIMINARY PLAN  
MAPLETON, UTAH  
PHASING PLAN

| REVISIONS |   |
|-----------|---|
| 1         | - |
| 2         | - |
| 3         | - |
| 4         | - |
| 5         | - |
| 6         | - |

LEI PROJECT #:  
2025-0021  
DRAWN BY:  
CJI/BAP  
DESIGNED BY:  
NKW  
SCALE:  
1"=120'  
DATE:  
09/18/2025

SHEET  
C103



| TABULATIONS |           |
|-------------|-----------|
| PHASE       | # OF LOTS |
| 1           | 30        |
| 2           | 23        |
| 3           | 19        |
| 4           | 46        |
| TOTAL       | 118       |

- NOTES:**
- PHASE 1 IS DEPENDENT ON SALISBURY OR PHASE 1 DEVELOPER INSTALLING REMAINING PORTION OF MAPLETON VILLAGE DR. BELOW THE CANAL CORRIDOR
  - PHASE 2 IS DEPENDENT ON EDGE HOMES INSTALLING HARMONY RIDGE PARKWAY CONNECTION TO MAPLETON ESTATES DR OR THE INSTALLATION OF PHASE 1 WITH A CONNECTION TO HIDDEN HOLLOW.
  - PHASE 3 IS DEPENDENT ON PHASE 1 CONSTRUCTION AND THE INSTALLATION OF PHASE 2
  - PHASE 4 IS DEPENDENT ON MIKE KLAUCK OR PHASE 4 DEVELOPER INSTALLING ROADWAYS IN TWIN HOLLOW THAT ABUT MAPLETON VILLAGE UPPER AND THE INSTALLATION OF PHASES 1 THROUGH 3.



U:\0\_LEI\_PROJECTS\2025\2025-0021 MAPLETON VILLAGE UPPER PRELIM\25-0021 MAPLETON VILLAGE UPPER PRELIM\DETAILS.DWG 9/19/2025 3:27 PM

| THRUST BLOCK<br>MINIMUM BEARING AREA IN SQUARE FEET |                           |             |             |               |                |
|---|---------------------------|-------------|-------------|---------------|----------------|
| SIZE OF<br>PIPE                                     | TEES<br>VALVES<br>(PLUGS) | 90°<br>BEND | 45°<br>BEND | 22.5°<br>BEND | 11.25°<br>BEND |
| 4"  | 2                         | 3           | 2           | 2             | 2              |
| 6"  | 4                         | 5.5         | 3           | 1.5           | 1              |
| 8"  | 6.5                       | 9.5         | 5           | 2.75          | 1.5            |
| 12"   | 14                        | 20          | 11          | 5.5           | 3              |
| 14"   | 19                        | 26.5        | 14.5        | 7.5           | 4              |
| 16"   | 26                        | 43          | 23.5        | 12            | 11             |

**THRUST BLOCK NOTES:**

- INSPECTION: PRIOR TO BACKFILLING AROUND THRUST BLOCK, SECURE INSPECTION OF INSTALLATION BY ENGINEER
- BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 33.05.20.
- CONCRETE: CLASS 3,000 MINIMUM PER APWA 03.30.04. POUR CONCRETE AGAINST UNDISTURBED SOIL.
- PIPE JOINTS: DO NOT COVER WITH CONCRETE. LEAVE COMPLETELY ACCESSIBLE.
- GREASE: APPLY POLY-FM GREASE TO ALL BURIED METAL SURFACES. WRAP WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE WRAP.
- SPECIAL CONSTRUCTION REQUIREMENTS:
  - THRUST DESIGN FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE SPECIAL DESIGN.
  - BEARING AREAS, VOLUMES, AND SPECIAL THRUST BLOCKING DETAILS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER THIS PLAN.
  - REINFORCING STEEL BARS TO BE EPOXY COATED AT LEAST 15 MILS THICK. MINIMUM STRESS YIELD STRENGTH OF THE DOWN BARS IS 70,000 PSI.
  - LOCKING RESTRAINTS DEVICES WILL BE USED ON ALL MJ FITTINGS IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.

MAPLETON STANDARD PLANS  
THRUST BLOCKS

STD. PLAN NO.  
M-561  
Sheet 1 of 1

**VALVE NOTES:**

- ALL WORK MUST BE INSPECTED AND APPROVED BY MAPLETON CITY PRIOR TO BACKFILL.
- ALL VALVES INSTALLED IN TRAFFIC AREAS REQUIRE THE INSTALLATION OF TRAFFIC LIDS.
- SUBSTITUTIONS TO BE APPROVED AND ACCEPTED BY MAPLETON CITY PRIOR TO INSTALLATION.
- VALVE BOXES TO BE CENTERED OVER VALVE OPERATING NUT.
- GATE VALVES MAXIMUM SIZE OF 8 INCHES. GATE VALVES TO BE IN ACCORDANCE WITH AWWA C506. RESILIENT SEAT/WEDGE GATE VALVES, PARALLEL SEAT TAPPING VALVES OR GATE VALVES AS REQUIRED. RESILIENT SEAT TAPPING VALVES MAY BE INSTALLED WITH PRIOR MAPLETON CITY APPROVAL.
- BUTTERFLY VALVES TO BE IN ACCORDANCE WITH AWWA C504.
- INSURE THAT THERE IS NO DIRECT CONTACT BETWEEN CONCRETE SUPPORT AND THE ADJUSTABLE 2 PIECE CAST IRON VALVE BOX. PROVIDE 2" CLEARANCE PER DETAIL.
- ALL WORK AND MATERIALS INSTALLED TO BE IN ACCORDANCE WITH MAPLETON CITY AND THE MOST CURRENT VERSION OF UTAH ADMINISTRATIVE RULE R-305.550.
- STEM EXTENSION FINISH SHALL BE HOT DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A-123.

**INSTALL GATE / BUTTERFLY VALVE REQ'D. (M/J FLG OR M/J MJ)**

MAPLETON STANDARD PLANS  
WATER VALVE

STD. PLAN NO.  
M-574  
Sheet 1 of 1

**PLAN**

**CROSS SECTION**

**NOTES:**

- THIS PORTION TO BE PERFORMED WITH 1 1/2" TO 2" WASHED GRAVEL.

MAPLETON STANDARD PLANS  
INFILTRATION SUMP

STD. PLAN NO.  
M-363  
Sheet 1 of 1

6 RPZ BACKFLOW CROSS CONNECT DETAIL

**PLAN VIEW**

**PROFILE VIEW**

**NOTES:**

- TO BE USED WHEN CHARGING THE PI SYSTEM WITH CULINARY WATER.
- RPZ VALVE ASSEMBLY & PIPES TO MATCH PI MAIN SIZE.
- ABOVE GROUND FITTINGS TO BE EPOXY PAINTED BLUE ON THE CULINARY SIDE, PURPLE ON THE PI SIDE.
- SHOP DRAWINGS TO BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO SHIPMENT.
- THE RPZ ASSEMBLY SHALL BE VERIFIED PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE BOLLARDS OR OTHER PROTECTION IF AND AS DIRECTED BY CITY INSPECTOR.

4 10' ASPHALT TRAIL DETAIL

**NOTES:**

- 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
- REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
- WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.

2 CURB & GUTTER DETAILS

**40' MAJOR LOCAL**

1 CURB & GUTTER DETAIL

5 3' SOFT TRAIL CROSS SECTION

3 6' SOFT TRAIL CROSS SECTION

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3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
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CONSTRUCTION

MAPLETON VILLAGE UPPER - PRELIMINARY PLAN  
MAPLETON, UTAH  
DETAILS

| REVISIONS |  |
|-----------|--|
| 1 -       |  |
| 2 -       |  |
| 3 -       |  |
| 4 -       |  |
| 5 -       |  |
| 6 -       |  |

LEI PROJECT #:  
2025-0021

DRAWN BY:  
CJI/BAP

DESIGNED BY:  
NKK

SCALE:  
N.T.S.

DATE:  
09/18/2025

SHEET

C602





# Planning Commission Staff Report

**Item:**

3

**REQUEST**

Consideration of a request to rezone approximately 9.5 acres from A-2 to RA-1 located at approximately 100 S 100 E.

**Date:**

9/25/2025

**BACKGROUND & DESCRIPTION**

The applicant owns approximately 14 acres of undeveloped property just south of Maple Street. The northern 4.5 acres is currently zoned RA-2 (1/3 acre min) and the southern 9.5 acres is currently zoned A-2 (2 acre min). The applicant is requesting approval to rezone the southern 9.5 acres to RA-1 (1 acre min). The applicant has provided a long-term concept plan to show how the property could develop, but at this time is proposing just one new 1-acre lot.

**Applicant:**

Brian Murray

**Location:**

100 S 100 E

**Prepared By:**

Sean Conroy, Community  
Development Director

**EVALUATION**

Rezone requests are considered legislative actions. The Planning Commission and City Council generally have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken (to approve or deny) will promote or protect the general welfare of the community, and is supported by city ordinances and policies.

**Public Hearing:**

Yes

Mapleton City Code Section 18.12.010.B provides the following list of guidelines to be used in reviewing rezone requests:

**Zone:**

A-2

1. *Public purpose for the amendment in question.*
2. *Confirmation that the public purpose is best served by the amendment in question*
3. *Compatibility of the proposed amendment with general plan policies, goals, and objectives.*
4. *Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.*
5. *Potential of the proposed amendment to hinder or obstruct attainment of the general plan's articulated policies.*
6. *Adverse impacts on adjacent landowners.*
7. *Verification of correctness in the original zoning or general plan.*
8. *In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.*

**Attachments**

1. Application information.

**General Plan:** The Land Use Element of the General Plan designates the southern portion of the property as "Low Density Residential". This designation encourages lots of one acre or larger and is consistent with the request to rezone the property to RA-1. This designation is meant to be a buffer between the 1/3 acre lots to the north and the A-2 zoning to the south.

**Zoning and Concept Plan:** The applicant's concept plan shows 12 1/3-acre lots on the northern portion of the parcel that is already zoned RA-2. No rezone request is required for the northern portion of the property. The applicant is showing seven 1-acre lots in the area that is being proposed to be rezoned to RA-1. The applicant is only intending on developing what is shown on the concept plan as lot 17 at this time.

**Subdivision:** The concept plan is provided to help the Planning Commission understand the intent of the applicant. The Commission is not approving the subdivision at this time. If the rezone application is approved, the applicant would then submit a preliminary subdivision application for the one new lot, and then a separate subdivision application if/when the other lots are proposed for development.

## **RECOMMENDATION**

Recommend approval of the rezone to the City Council.

# Attachment "1" Application Information

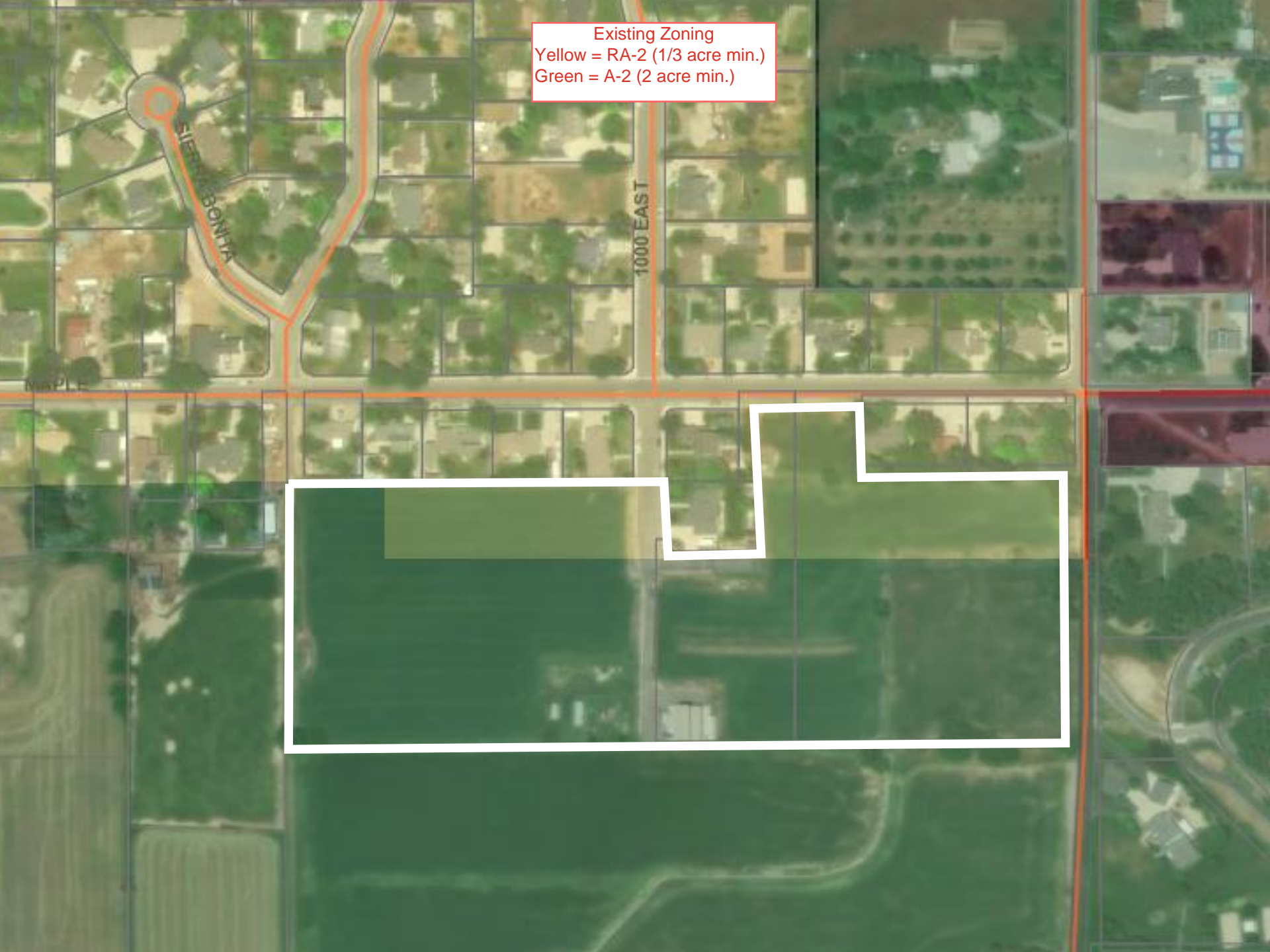
Applicant's  
property

Maple Street





Existing Zoning  
Yellow = RA-2 (1/3 acre min.)  
Green = A-2 (2 acre min.)

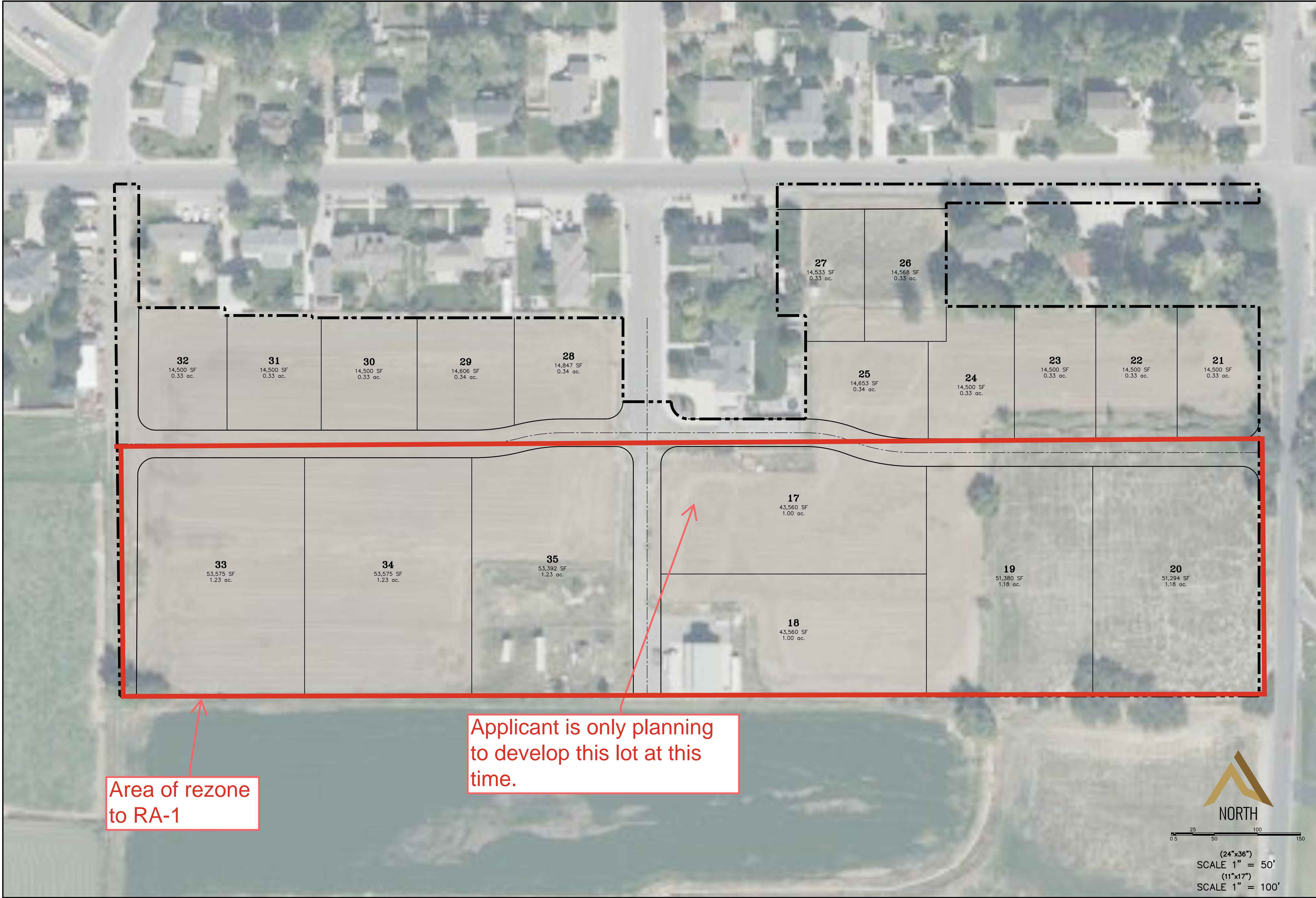




General Plan Designations  
Yellow = Medium Density Residential (1/3 acre min.)  
Purple = Low Density Residential (1 acre min)  
Green = Rural Residential (2 acre min.)

Area of  
rezone from  
A-2 to RA-1





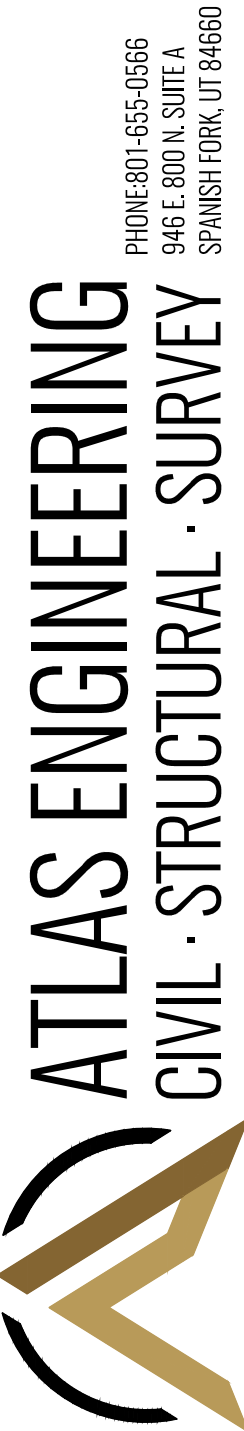
Area of rezone  
to RA-1

Applicant is only planning  
to develop this lot at this  
time.



0 50 100 150  
SCALE 1" = 50'  
SCALE 1" = 100'

MURRAY FARMS



ATLAS ENGINEERING  
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-0566  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

CONCEPTUAL PLAN

MAPLETON, UTAH

SHEET NO.

1

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| 12  |           |    |      |
| 11  |           |    |      |
| 10  |           |    |      |
| 9   |           |    |      |
| 8   |           |    |      |
| 7   |           |    |      |
| 6   |           |    |      |
| 5   |           |    |      |
| 4   |           |    |      |
| 3   |           |    |      |
| 2   |           |    |      |
| 1   |           |    |      |

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