



Planning Commission Meeting

October 9, 2025
6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, October 9, 2025, at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

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 – September 25, 2025.

Action Items

2. Consideration of a Preliminary Plat for the Goble Subdivision consisting of 8 lots located at approximately 1400 North 1600 West.
3. Consideration of a Preliminary Plat for the Maple Creek Farm Subdivision consisting of 4 lots located at approximately 450 East 600 North.

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 10/1/25.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified October 1, 2025)

April Houser, Executive Secretary

Item:

2

Date:

10/09/2025

Applicant:

Jake Hone

Location:

1400 N 1600 W

Prepared By:

Jeni Crookston
Planner

Public Hearing:

No

Zone:

RA-2

Attachments

1. Standards findings.
2. Application information.

REQUEST

Consideration of a Preliminary Plat for the Goble subdivision consisting of 8 lots located in the RA-2 zone.

BACKGROUND & DESCRIPTION

The subject property is located on approximately 3.75 acres at 1400 North and 1600 West and includes an existing home. The property has frontage along 1600 West and 1400 North stubs to the east side of the property.

The applicant is requesting preliminary plat approval for the Goble subdivision that will include the following:

- 8 lots ranging in size from .35 to .44 of an acre;
- Existing home to remain on lot 1 within the subdivision;
- Curb, gutter and sidewalk improvements along 1600 West; and
- A new road that will connect the existing stub road at 1400 North to 1600 West.

EVALUATION

Subdivision applications are considered administrative in nature. If the application complies with City standards, the applicant is entitled to an approval. Special conditions may be added in order to mitigate reasonably anticipated detrimental effects. The Planning Commission is the final land use authority for preliminary plat applications.

Land Use Element of the General Plan: The Future Land Use Map designates the site as "*Medium Density Residential*". This designation encourages single family dwellings on 1/3+ acre lots. All parcels in the surrounding area are designated Medium Density. The application is consistent with the General Plan.

Zoning: Lots located within the RA-2 zoning district must have a minimum lot size of 14,500 square feet (.33 of an acre) and a minimum width of 100 feet. The proposed lots are consistent with the RA-2 zone.

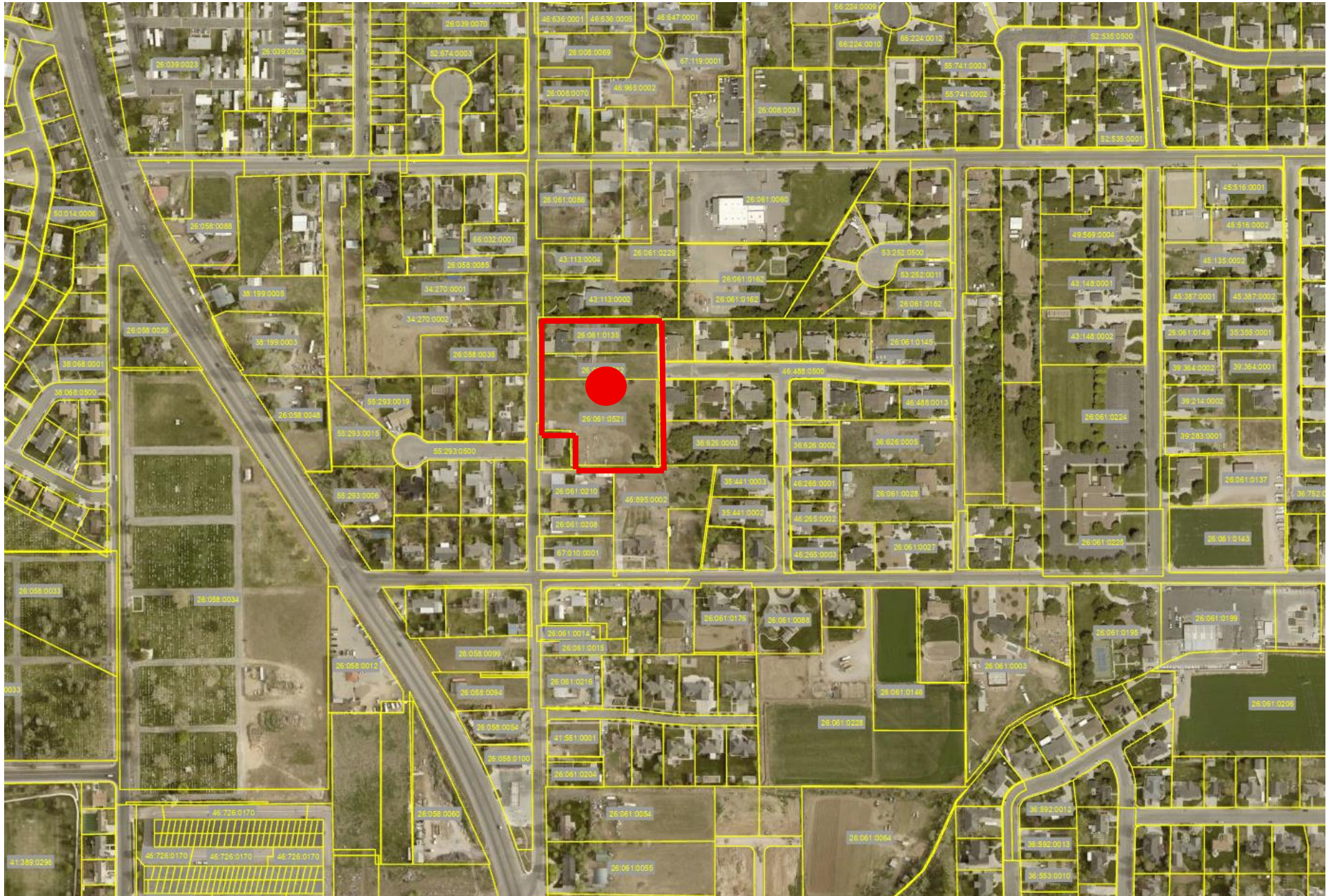
Subdivision: Mapleton City Code (MCC) Section 17.04.050.B outlines the review standards that shall be used by the Council when reviewing subdivision applications. These standards are shown in attachment "1".

RECOMMENDATION

Approve the preliminary plat with the condition that all outstanding items from the DRC comments be addressed prior to plat recording.

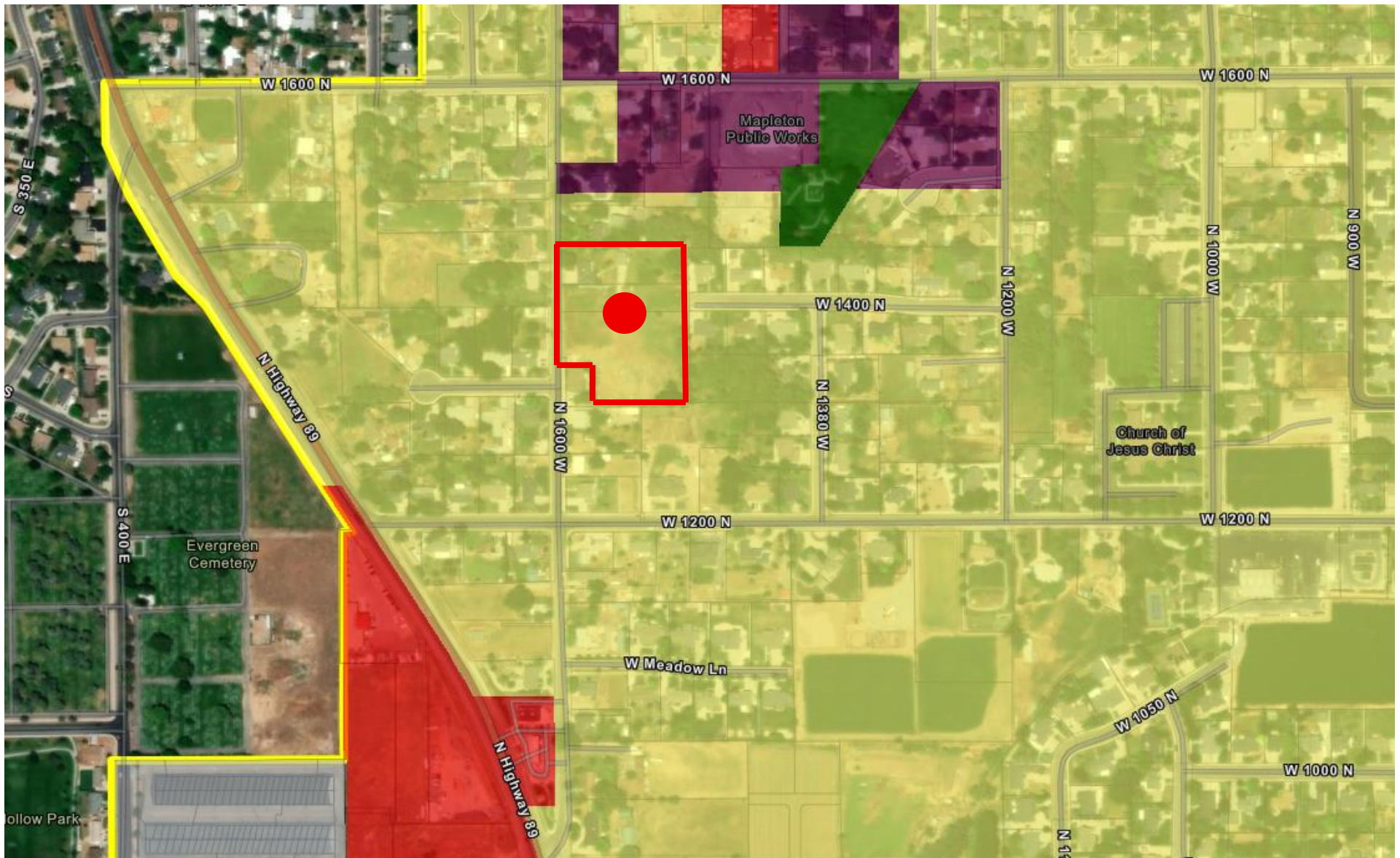
Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
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.	✓

APPLICATION INFORMATION



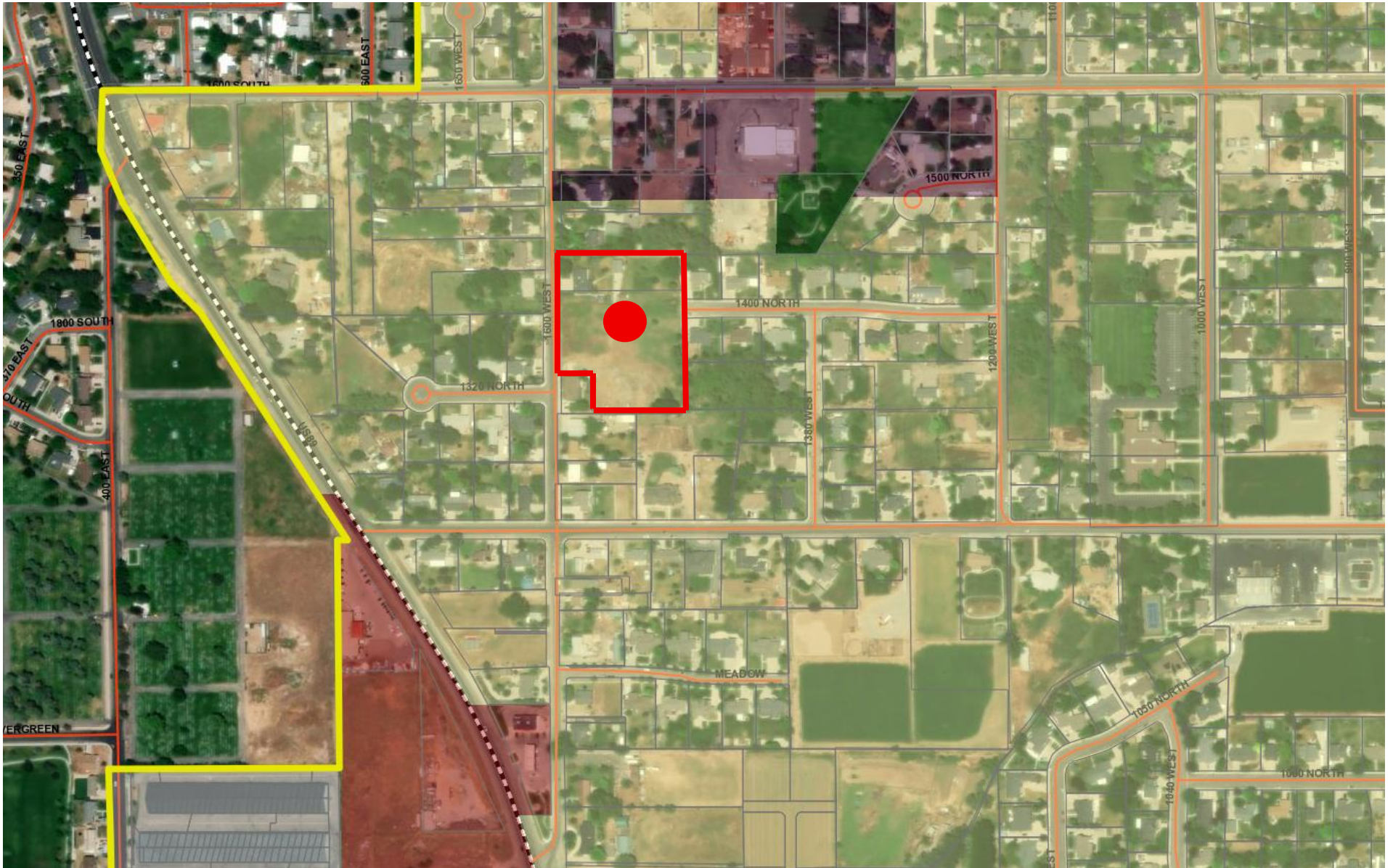
EXISTING ZONING

Green = A-2 Yellow = RA-2 Purple = RA-1 Red = CG-1



GENERAL PLAN

Green = Rural Residential Yellow = Medium Density Residential Purple = Low Density Residential



PROPOSED PRELIMINARY PLAT



VICINITY MAP (NTS)



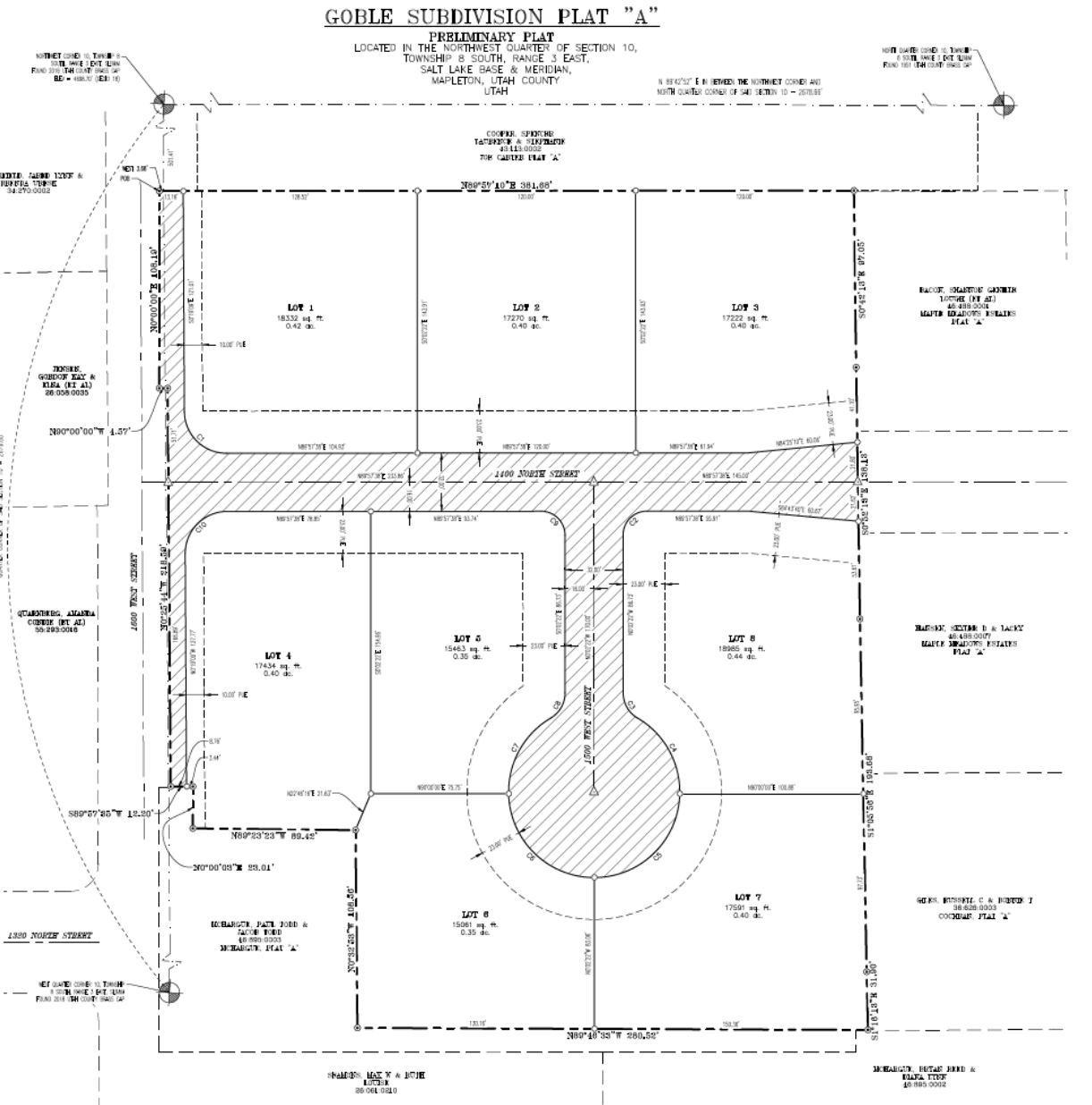
LEGEND

- FLAT CORNER
- LOT CORNER
- SECTION CORNER MONUMENT (NTS)
- STREET MONUMENT
- PROPERTY LINE
- LOT LINE
- PUE

AREA DEDICATED TO WASHINGTON CITY AS PUBLIC HIGHWAY - 0.60 ACRES (26,317 SQ. FT.)

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	38.02'	23.00'	32.43'	S45°10'46"E	80°43'37"
C2	30.42'	13.00'	18.38'	N44°57'38"E	90°00'00"
C3	16.61'	16.00'	15.87'	N28°48'34"W	59°38'25"
C4	49.87'	47.00'	47.56'	N28°07'05"W	50°47'24"
C5	72.75'	47.00'	69.70'	N43°37'08"E	88°41'01"
C6	72.81'	47.00'	69.75'	S45°39'30"E	88°45'40"
C7	49.80'	47.00'	47.50'	S28°04'43"W	50°47'40"
C8	16.61'	16.00'	15.87'	S28°41'50"W	59°38'25"
C9	20.42'	13.00'	18.38'	S45°02'22"E	90°00'00"
C10	36.24'	23.00'	32.61'	N44°49'14"E	90°16'47"

NOTE: IF BOUNDARY AND LOT CORNER ARE IDENTICAL, THE CORNER AND LOT CORNER SHALL BE IDENTICAL.



MW BROWN ENGINEERING, INC.

Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84057

Item:

3

Date:

10/09/2025

Applicant:

Michael Wirthlin

Location:

500 E 600 N

Prepared By:

Jeni Crookston
Planner

Public Hearing:

No

Zone:

RA-2, R-1-B

Attachments

1. Standards findings.
2. Application information.

REQUEST

Consideration of a Preliminary Plat for the Maple Creek Farm subdivision consisting of 4 lots located in the RA-2 and R-1-B zones.

BACKGROUND & DESCRIPTION

The subject property is located on approximately two and a third acres at 500 East 500 North. The property has frontage along 600 North and 460 North and is split between the RA-2 and R-1-B zones.

The applicant is requesting preliminary plat approval for the Maple Creek Farm subdivision that will include the following:

- 4 lots that are approximately 0.5 acres in size; and
- Curb, gutter and sidewalk improvements along 600 North and 460 North.

EVALUATION

Subdivision applications are considered administrative in nature. If the application complies with City standards, the applicant is entitled to an approval. Special conditions may be added in order to mitigate reasonably anticipated detrimental effects. The Planning Commission is the final land use authority for preliminary plat applications.

Land Use Element of the General Plan: The Future Land Use Map designates the site as "*Medium Density Residential*". This designation encourages single family dwellings on 1/3+ acre lots. All parcels in the surrounding area are designated Medium Density. The application is consistent with the General Plan.

Zoning: The two lots to the north are located within the RA-2 zoning district and must have a minimum lot size of 14,500 square feet (.33 of an acre) and a minimum width of 100 feet. The two lots to the south are located within the R-1-B zoning district and must have a minimum lot size of 14,500 square feet (.33 of an acre) and a minimum width of 80 feet. The proposed lots are consistent with their respective zones.

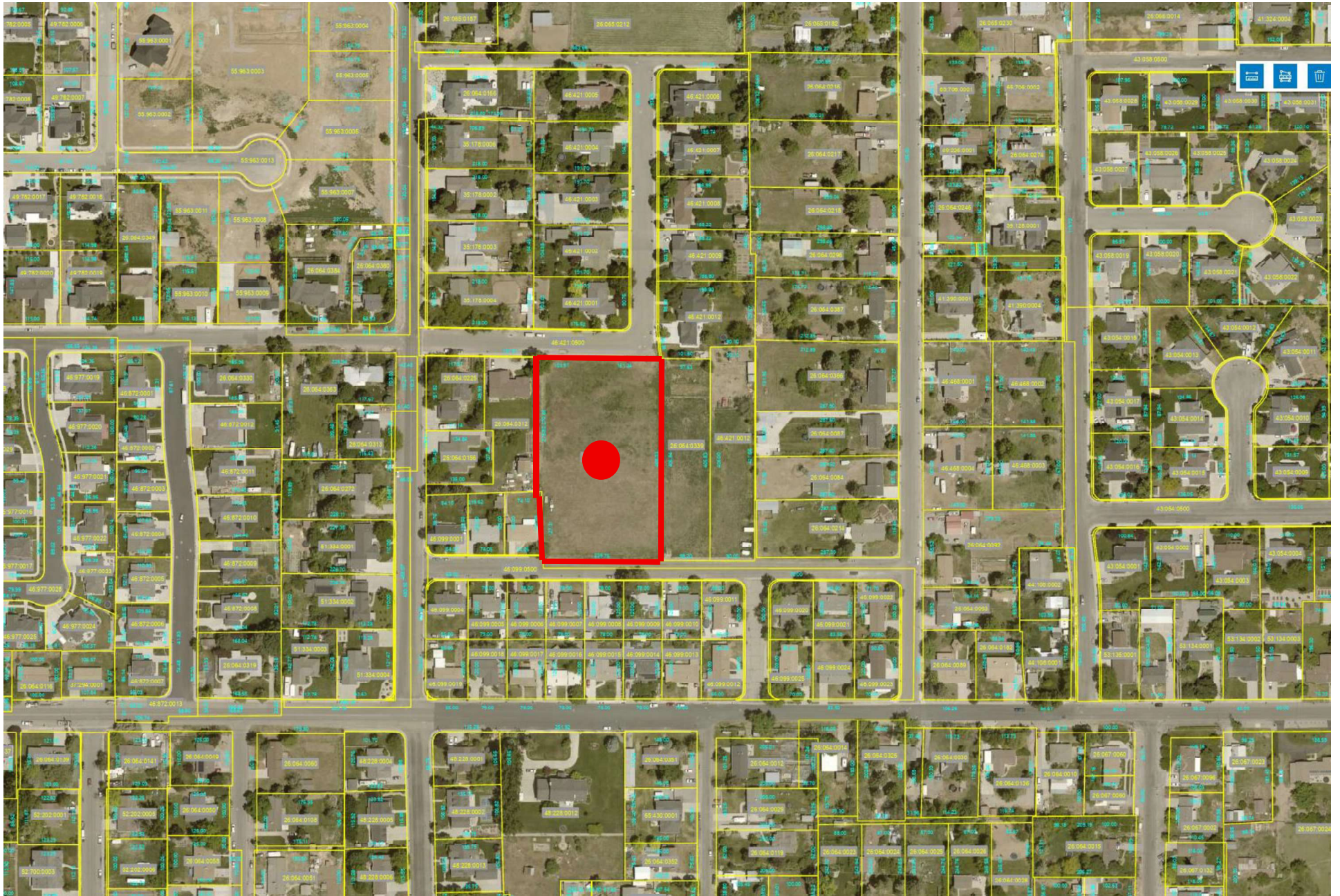
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RECOMMENDATION

Approve the preliminary plat with the condition that all outstanding items from the DRC comments be addressed prior to plat recording.

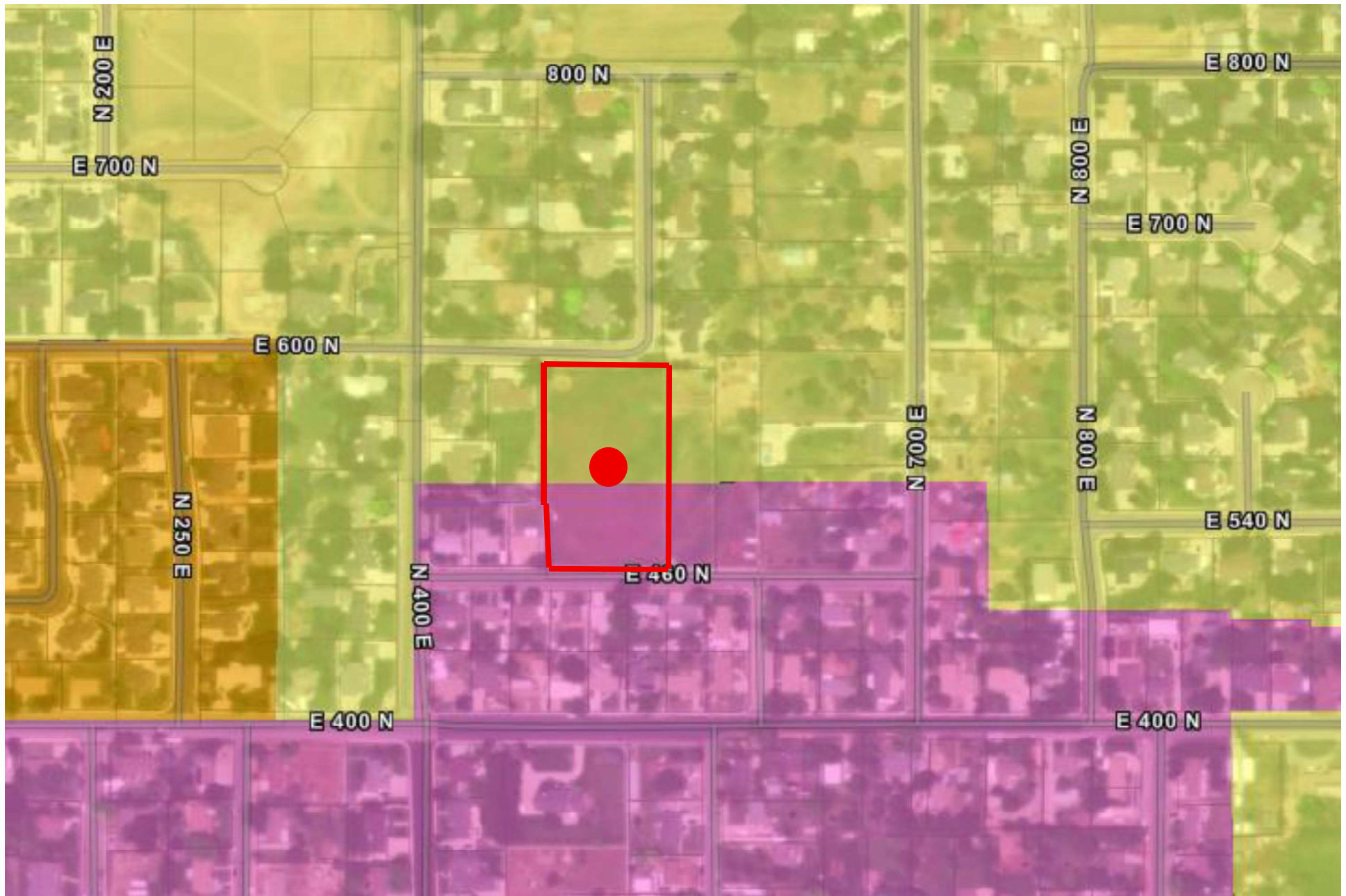
Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
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.	✓

APPLICATION INFORMATION



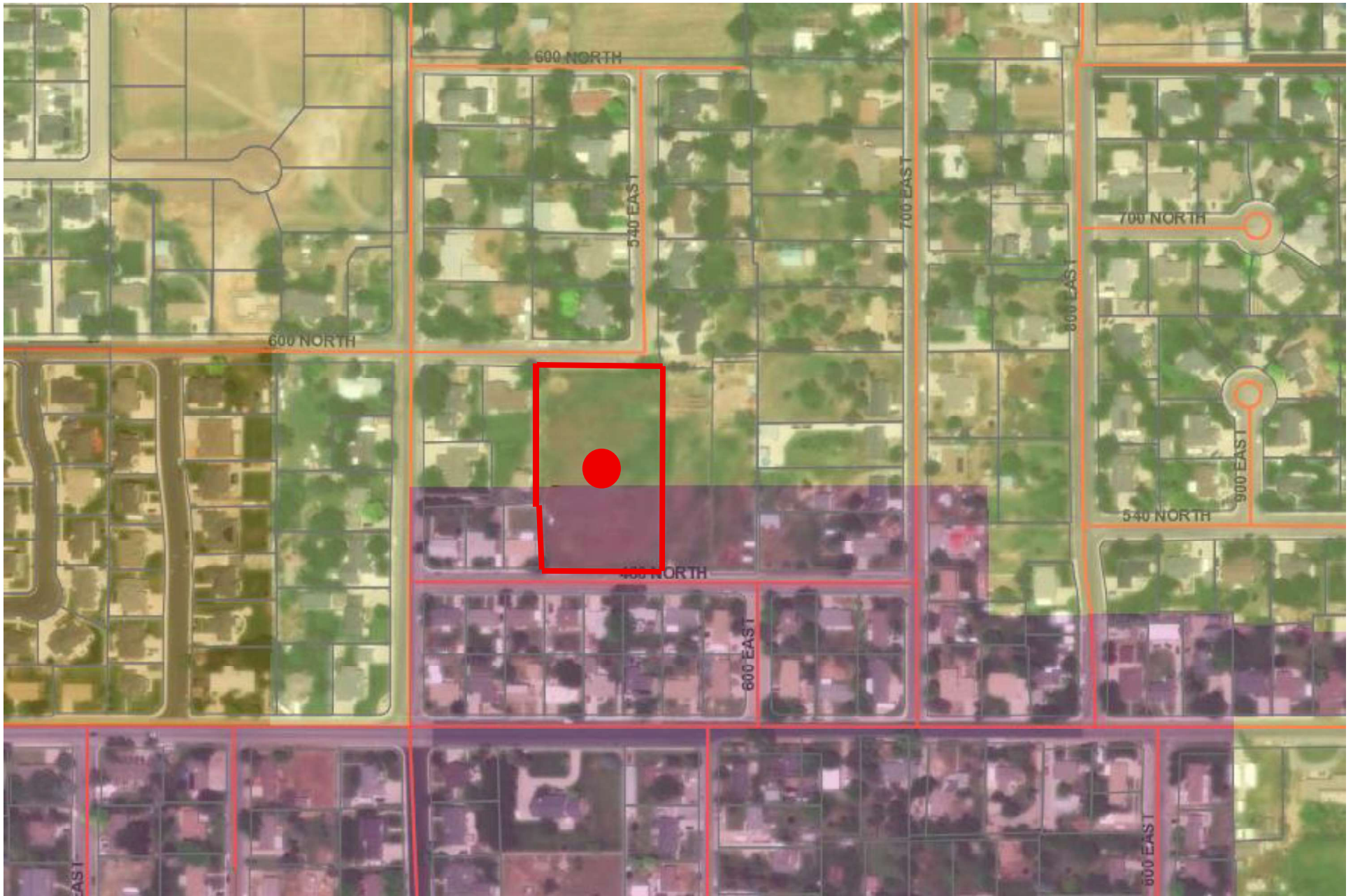
EXISTING ZONING

Yellow = RA-2 Pink = R-B-1 Orange = R-2



GENERAL PLAN

Yellow = Medium Density Residential Pink = Medium Density Residential Orange = Medium Density Residential



PROPOSED PRELIMINARY PLAT



West 2 Corner
Section 11 Township 8 North
Range 2 East 100W

Southwest Corner
Section 11 Township 8 North
Range 2 East 100W

Existing Oak Grove & Sublot

400 East Street

Mount Maple Heights Lot 1

Mount Maple Heights Lot 2

Mount Maple Heights Lot 3

Mount Maple Heights Lot 4

Mount Maple Heights Lot 5

Mount Maple Heights Lot 6

Mount Maple Heights Lot 7

Mount Maple Heights Lot 8

East Street

460 North Street

600 North Street

540 East Street

David R. Priest
26,064.0156

Darin J. Graves
26,064.0312

Gregg E. Tobler
26,064.0339

Maple Creek Farms Plat
"A"
Lot 1

Maple Creek Farms Plat
"A"
Lot 10

Lot 1
25,032 SF

Lot 2
25,489 SF

Lot 4
25,185 SF

Lot 3
23,635 SF

Mount Maple Heights Lot 1

Mount Maple Heights Lot 2

Mount Maple Heights Lot 3

Mount Maple Heights Lot 4

Mount Maple Heights Lot 5

Mount Maple Heights Lot 6

Mount Maple Heights Lot 7

Mount Maple Heights Lot 8

Block 2

N 89°56'05" W 241.50'

Street Dedication 6038 SF

Existing Oak Grove & Sublot

Existing Oak Grove & Sublot

Existing Oak Grove & Sublot

Existing Oak Grove & Sublot

Existing Oak Grove & Sublot

Existing Oak Grove & Sublot

Existing Oak Grove & Sublot

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