



# Planning Commission Meeting

January 8, 2026  
6:00pm

125 West 400 North  
Mapleton, UT 84664



## PLANNING COMMISSION AGENDA

Thursday, January 8, 2026 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.

### Action Item

1. Appointment of Planning Commission Chairman and Vice-Chairman for 2026.

### Consent Items

*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.*

2. Planning Commission Meeting Minutes – December 11, 2025.
3. Consideration of a Preliminary Plat application for the Harmony Ridge Plat "J" subdivision consisting of 51 lots in the Planned Development (PD-3) zone located at approximately 70 East 4300 South.

### 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 12/30/25.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE  
(Last Modified December 30, 2025)

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**April Houser**, Executive Secretary

**Item:**

3

**Date:**

1/8/2026

**Applicant:**

Edge Homes

**Location:**

70 E 4300 S

**Prepared By:**

Sean Conroy, Community  
Development Director

**Public Hearing:**

No

**Zone:**

PD-3

**Attachments**

1. Standard findings.
2. Approved concept.
3. Preliminary plat plans.
4. DRC comments.

**REQUEST**

Consideration of a Preliminary Plat application for the Harmony Ridge Plat "J" subdivision consisting of 51 lots in the Planned Development (PD-3) zone.

**BACKGROUND & DESCRIPTION**

The subject property is approximately 460 acres in size and is located at the southern end of the City with frontage on Highway 89 and Highway 6. In 2011, the City approved a development agreement and the PD-3 zoning for the Harmony Ridge project on the site. On May 17, 2023 the City Council approved several amendments to the development agreement and concept plan and authorized up to 990 residential units.

The Planning Commission has already approved plats A through I consisting of 709 units. The applicant is now requesting approval of the preliminary plat for the Harmony Ridge Plat "J" subdivision consisting of 51 single-family detached lots.

Subdivision applications are considered administrative in nature. This means that if the application complies with City standards and the requirements of the development agreement, the applicant is entitled to an approval. Special conditions may be included to mitigate reasonably anticipated detrimental effects that may be identified.

**EVALUATION**

**PD-3 Zone:** The PD-3 zone was adopted specifically for this project. Staff has included a summary of some of the requirements below followed by a brief staff response.

- *The zone allows for a maximum of 990 residential units.*

**Response:** The development agreement includes a concept plan showing generally how the project will be developed with the maximum of 990 units. This phase includes 51 lots and is consistent with the approved concept plan.

- *The HOA shall have an architectural review committee review building permits to ensure compliance with the adopted design guidelines.*

Response: The adopted design guidelines are meant to create quality designs and a visually interesting development. The design review will take place prior to issuance of a building permit and after the plat has been approved.

- *A minimum of 40% of the site shall be preserved as permanent open space.*

Response: The approved concept plan exceeds the 40% open space requirement. This plat includes three small open space parcels that will be owned and maintained by the HOA.

**Subdivision Requirements:** Subdivisions of two lots or more require preliminary approval the Planning Commission. Final plat approval is granted by the Development Review Committee (DRC). MCC section 17.04.050.B outlines the review standards the Commission is to consider, which are included in attachment "1". The proposed plat is consistent with the subdivision standards.

**Trails:** The development agreement outlines a number of trails that will be built by the applicant and maintained by Mapleton City. This phase does not include any of the required trails.

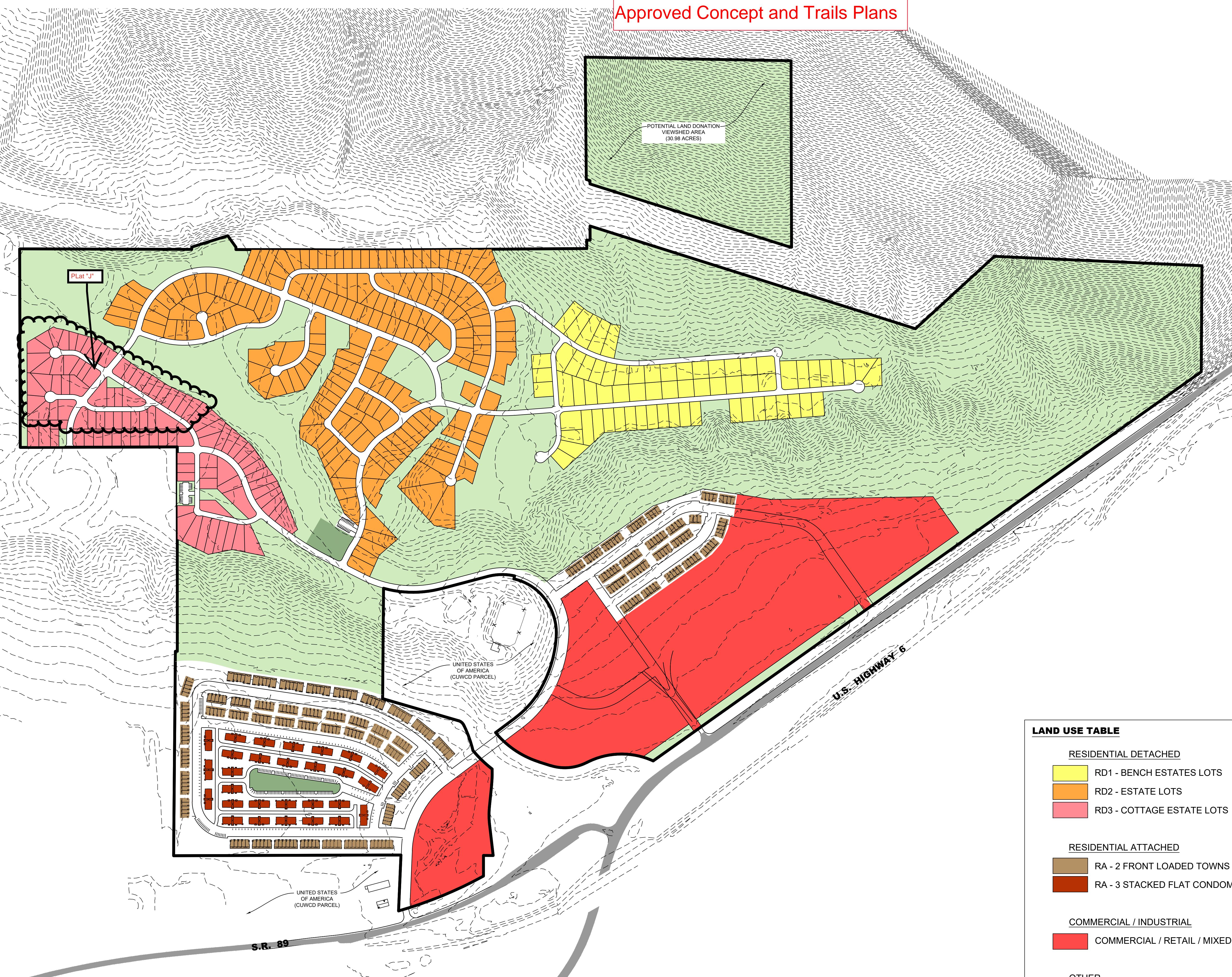
## **RECOMMENDATION**

Approve the preliminary plat with the condition that all outstanding DRC comments be addressed prior to Final Plat approval.

<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"**  
**Approved Concept and Trails Plans**

NORTH  
1"=300'  
300 150 0 300



**LAND USE TABLE**

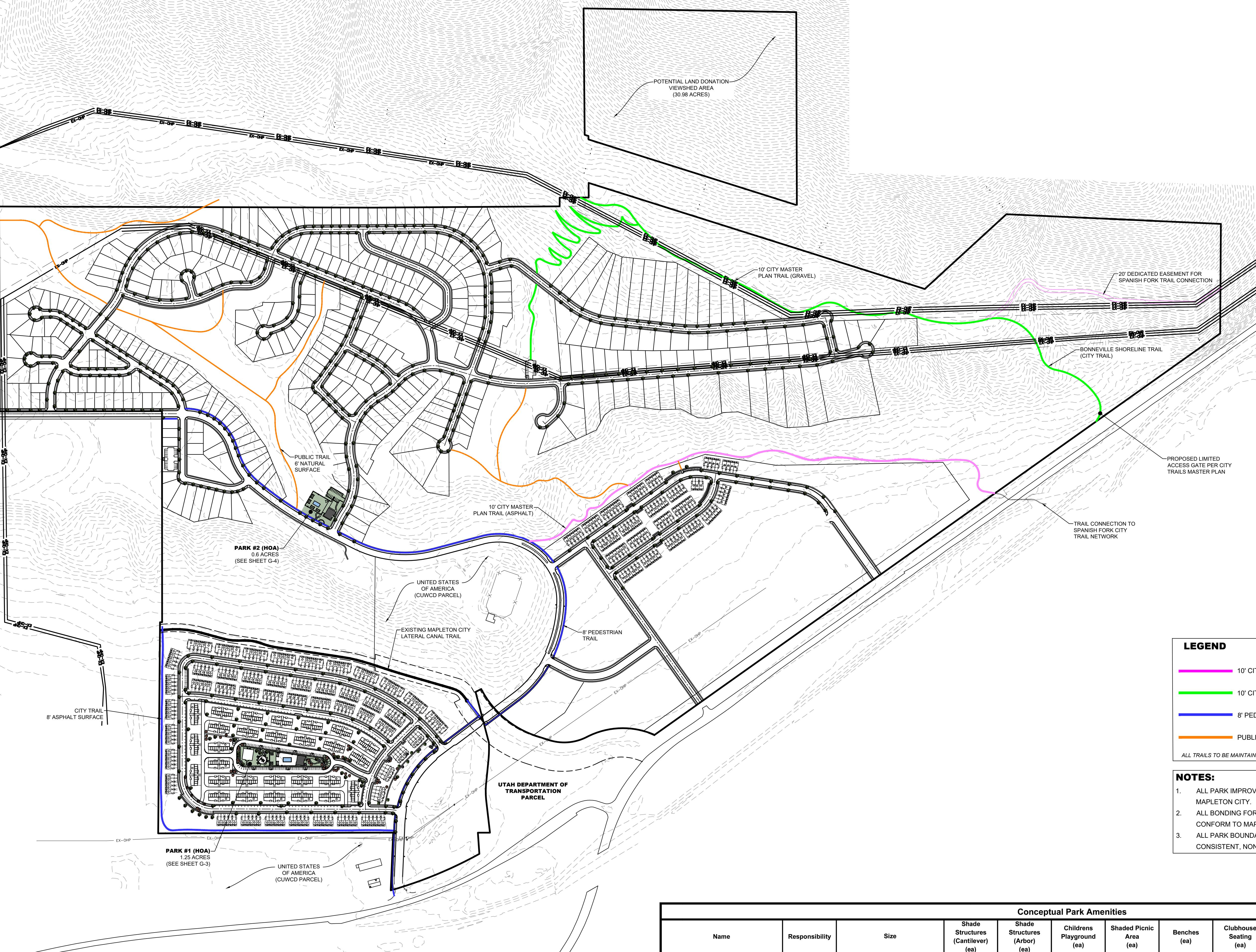
	RESIDENTIAL UNITS
RESIDENTIAL DETACHED	
RD1 - BENCH ESTATES LOTS	68
RD2 - ESTATE LOTS	205
RD3 - COTTAGE ESTATE LOTS	103
RESIDENTIAL ATTACHED	
RA - 2 FRONT LOADED TOWNS	334
RA - 3 STACKED FLAT CONDOMINIUMS	280
COMMERCIAL / INDUSTRIAL	
COMMERCIAL / RETAIL / MIXED	
OTHER	
PARKS (HOA)	
APPROXIMATE PRESERVED OPEN SPACE / PUBLIC FACILITIES	

REVISIONS  
1 -  
2 -  
3 -  
4 -  
5 -

LEI PROJECT #: 2022-0022  
DRAWN BY: TJP  
DESIGNED BY: NKW  
SCALE: 1"=300'  
DATE: 5/17/2023

SHEET  
**E**

NORTH  
SCALE: 1"=300'  
300 150 0 300



**LEGEND**

- 10' CITY MASTER PLAN TRAIL (ASPHALT)  $\pm$  3,287 LFT.
- 10' CITY MASTER PLAN TRAIL (GRAVEL)  $\pm$  5,076 LFT.
- 8' PEDESTRIAN TRAIL  $\pm$  8,230 LFT.
- PUBLIC TRAIL - 6' NATURAL SURFACE  $\pm$  7,445 LFT.

ALL TRAILS TO BE MAINTAINED BY THE CITY UNLESS OTHERWISE NOTED

**NOTES:**

1. ALL PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO BE APPROVED BY MAPLETON CITY.
2. ALL BONDING FOR PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO CONFORM TO MAPLETON CITY STANDARDS.
3. ALL PARK BOUNDARIES SHARED WITH SINGLE FAMILY LOTS SHALL HAVE CONSISTENT, NON-PRIVACY FENCING.

Conceptual Park Amenities												
Name	Responsibility	Size	Shade Structures (Cantilever) (ea)	Shade Structures (Arbor) (ea)	Childrens Playground (ea)	Shaded Picnic Area (ea)	Benches (ea)	Clubhouse Seating (ea)	Clubhouse (ea)	Swimming Pool (ea)	Pickleball Court (ea)	Parking Lot (sf)
Park #1	HOA	1.25 acres	2	4	1	2	13	8	1	1	2	54,410
Park #2	HOA	0.60 acres	4	2	0	0	0	0	1	1	0	6,735
Viewshed	City	30.98 acres	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>32.83 acres</b>	<b>6</b>	<b>6</b>	<b>1</b>	<b>2</b>	<b>13</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>61,145</b>

REVISIONS  
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LEI PROJECT #: 2022-0022  
DRAWN BY: TJP  
DESIGNED BY: NKW  
SCALE: 1"=300'  
DATE: 3/01/2023

SHEET

**G-2**

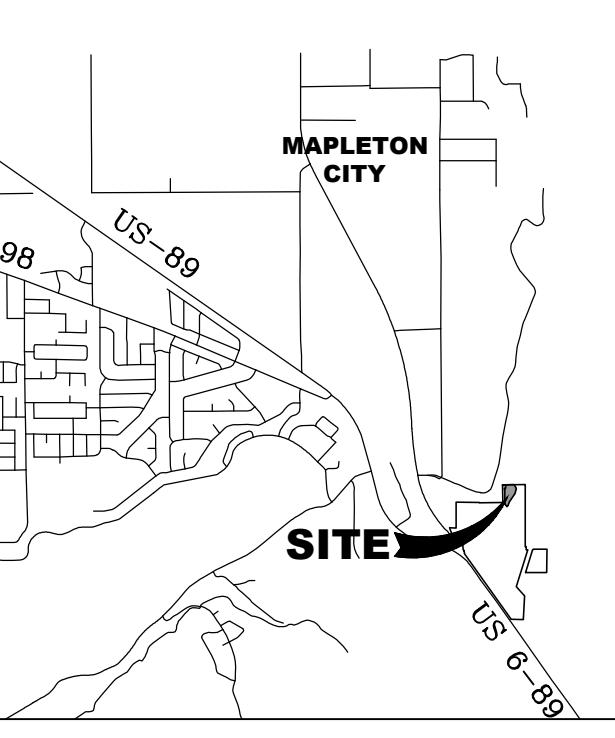
# HARMONY RIDGE

## HARMONY RIDGE PLAT J FINAL PLANS

Attachment "3"



### VICINITY MAP



LEI

CIVIL  
STRUCTURAL  
SURVEY

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.3393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

**HARMONY RIDGE - PLAT J FINAL**

MAPLETON, UTAH

**COVER**

### TABLE OF CONTENTS

COVER	COVER
NOTES	GENERAL NOTES
FINAL PLAT J (SHEET 1 OF 1)	
SHEET 101	EXISTING CONDITIONS
SHEET 201	UTILITY PLAN
SHEET 301	GRADING PLAN
SHEET 302	GRADING DETAILS
SHEET 401	SESAME STREET (4300 S.) PLAN & PROFILE
SHEET 402	WALNUT LANE (60 E.) PLAN & PROFILE
SHEET 403	LINDEN LANE (4525 S.) #1 PLAN & PROFILE
SHEET 404	LINDEN LANE (4525 S.) #2 PLAN & PROFILE
SHEET 405	STORM POND PLAN & PROFILES
SHEET 406	PI PLAN & PROFILE
SHEET 501	SIGNAGE & STRIPING PLAN
SHEET 601	CONSTRUCTION DETAILS #1
SHEET 602	CONSTRUCTION DETAILS #2
SHEET 603	CONSTRUCTION DETAILS #3

### TABULATIONS:

TOTAL AREA:	14.98 ACRES
LOT AREA:	9.91 ACRES
STREET AREA:	1.89 ACRES
COMMON SPACE:	3.18 ACRES
# OF LOTS:	51 UNITS
# OF PARCELS:	3 PARCELS

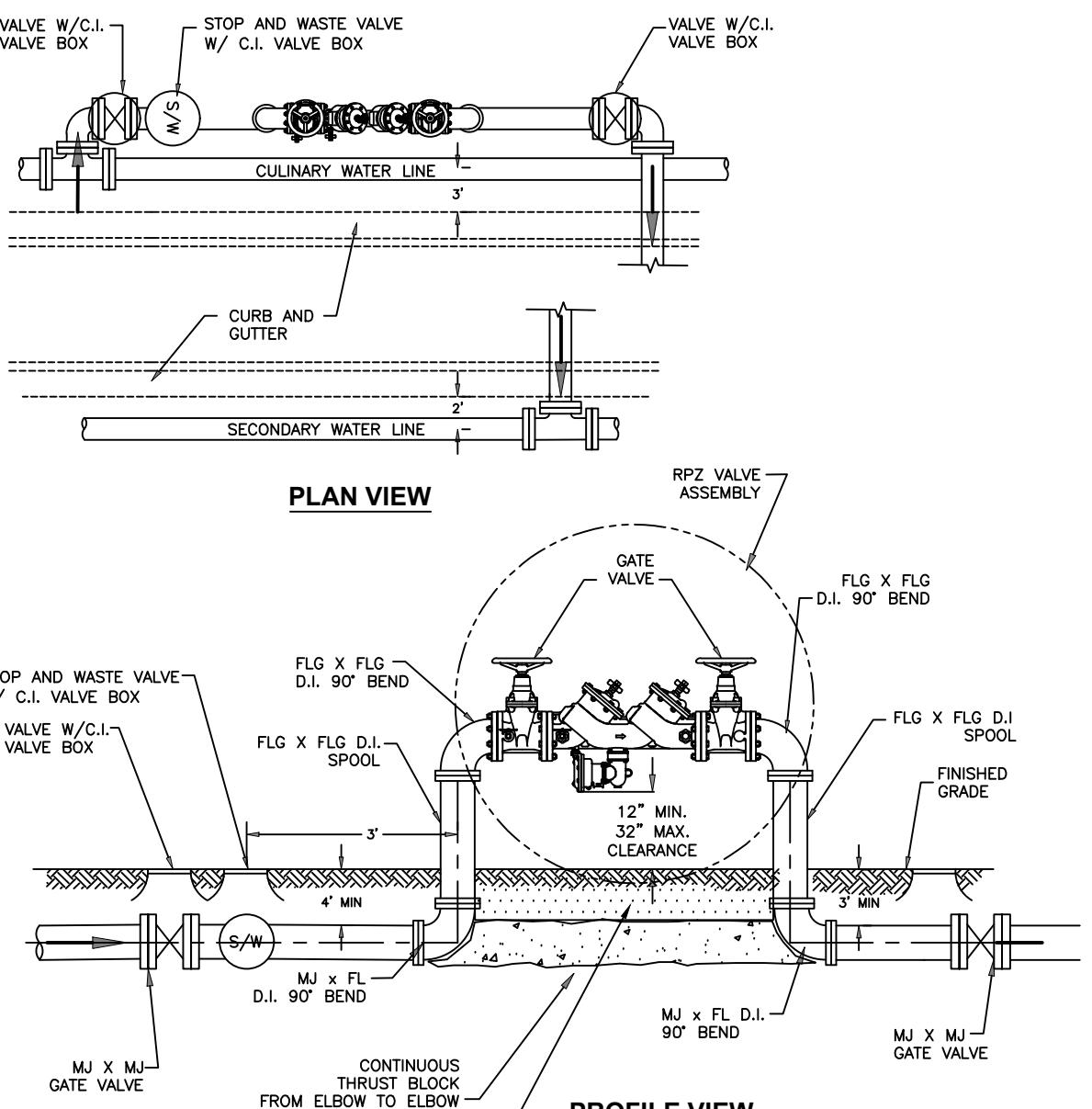
LEGEND	
EXISTING	PROPOSED
- - -	BOUNDARY LINE
- - -	STREET CENTERLINE
- - -	EASEMENT LINE
- - -	LOT LINES
- - -	LOT LINES
EX-SS	SS
EX-SS	SEWER PIPE
EX-SS	SEWER MANHOLE
EX-SS	SEWER SERVICE
EX-SO	SO
EX-SO	STORM DRAIN PIPE (RCP)
EX-SO	STORM DRAIN MANHOLE
EX-SO	CURB INLET
EX-SO	COMBO BOX
EX-SO	4'x4' CATCH BASIN
EX-SO	3'x3' CATCH BASIN
EX-SO	INLET/OUTLET W/ GRATE
EX-W	W
EX-W	CULINARY WATER PIPE
EX-W	48" PIPE ELBOW (W)
EX-W	22.5" PIPE ELBOW (W)
EX-W	11.25" PIPE ELBOW (W)
EX-W	FIRE HYDRANT
EX-W	SERVICE & METER (W)
EX-W	PRV (W)
EX-PI	PI
EX-PI	AIR/VAC VALVE (W)
EX-PI	BLOW-OFF (W)
EX-PI	TEMP BLOW-OFF (W)
EX-PI	VALVE (W & SW)
EX-PI	TEE
EX-PI	CROSS
EX-PI	PRESSURIZED IRRIGATION
EX-PI	48" PIPE ELBOW (PI)
EX-PI	22.5" PIPE ELBOW (PI)
EX-PI	11.25" PIPE ELBOW (PI)
EX-PI	SINGLE SW SERVICE
EX-PI	DUAL SW SERVICE
EX-PI	AIR/VAC SERVICE (PI)
EX-PI	BLOW-OFF (SW)
EX-PI	TEMP BLOW-OFF (PI)
EX-PI	STOP SIGN
EX-PI	STREET SIGN
EX-PI	MONUMENT
EX-PI	FENCE
EX-PI	STREET LIGHT
EX-PI	POWER POLE
EX-PI	DITCH
EX-PI	FIBER OPTIC
EX-PI	GAS
EX-PI	OVERHEAD POWER
EX-PI	FLOW ARROW
EX-PI	CONTOURS

REVISIONS
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5

LEI PROJECT #: 2022-0022  
DRAWN BY: CJIBAP  
DESIGNED BY: NKW  
SCALE: 1"=60'  
DATE: 12/23/2025  
SHEET

**COVER**



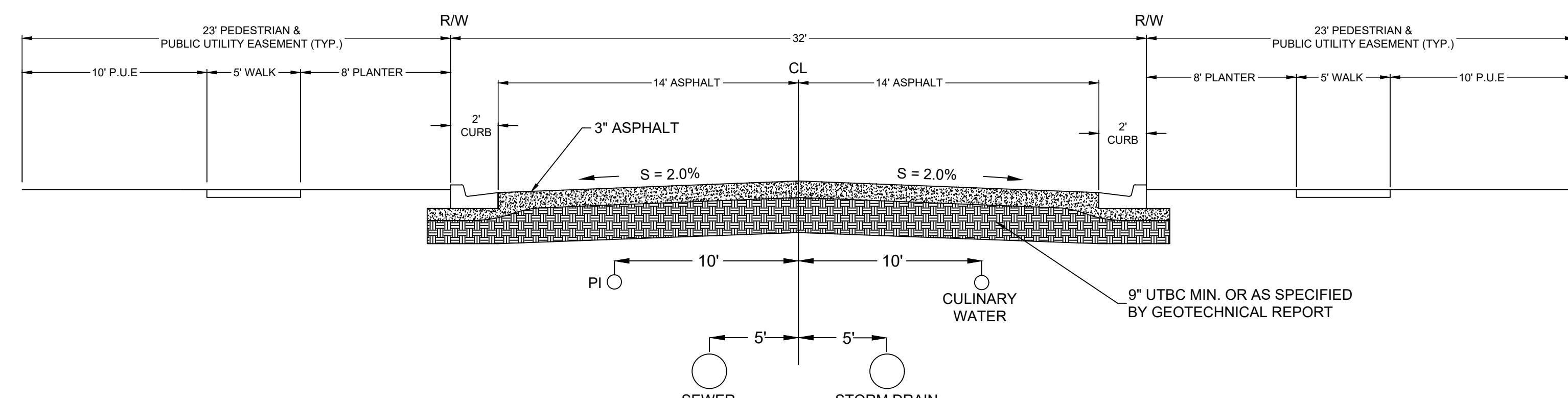


INSTALL 18 INCHES OF GRAVEL  
BELOW FIXTURE FOR DRAINAGE.

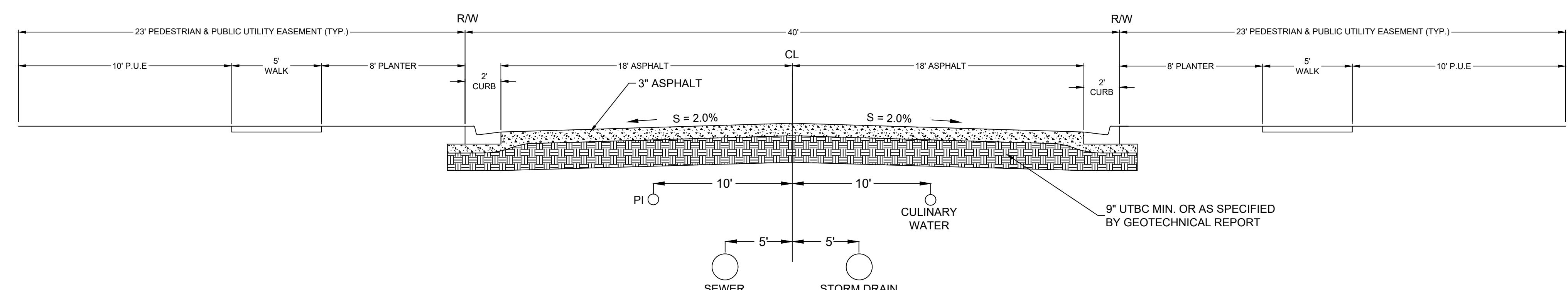
NOTES:

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

1 | RPZ BACKFLOW CROSS CONNECT DETAIL



**32' SECTION - PUBLIC**  
(WITH MODIFICATIONS)



**40' SECTION - MAJOR LOCAL**

REVISIONS
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LEI PROJECT #:	2022-0022
DRAWN BY:	CJIBAP
DESIGNED BY:	NKW
SCALE:	N.T.S.
DATE:	12/23/2025

SHEET

**603**



## Development Review Committee Minutes

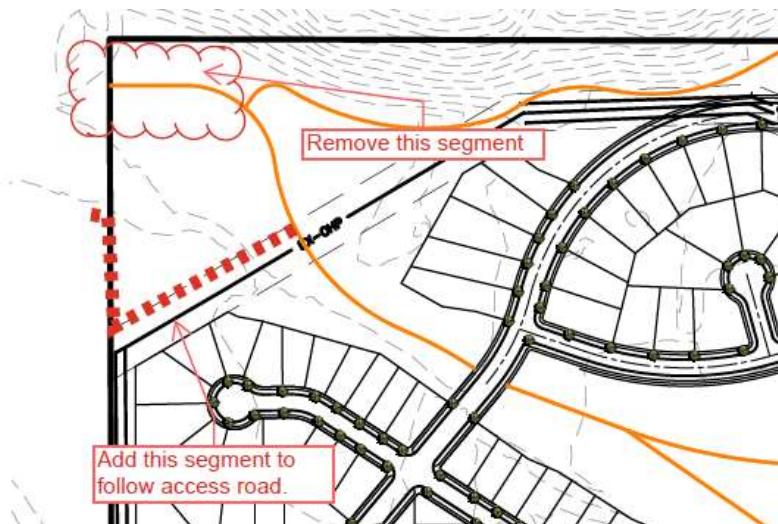
December 10, 2025

On November 17, 2025, plans were submitted for the Harmony Ridge Plat "J" subdivision consisting of 51 lots. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards.

### **Community Development Division**

Sean Conroy, Community Development Director  
Phone: (801) 806-9101  
Email: [sconroy@mapleton.org](mailto:sconroy@mapleton.org)

1. Please include the attached addresses on the final plat.
2. Show parcels A, B & C as common space rather than open space. The County Recorder prefers that.
3. When do you anticipate constructing the trail from the upper clubhouse to the northeast corner of the site? Staff suggests a slight amendment to the alignment (see below). It may make sense to utilize the retention basin access road as the trail if possible since it is likely people will use that anyway.





## **Engineering and Public Works Division**

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Rob Hunter, P.E. Public Works Director/City Engineer

Phone (801) 489-6253

Email: [rhunter@mapleton.org](mailto:rhunter@mapleton.org)

Seth Barrus, P.E. Assistant City Engineer

Phone (801) 489-6253

Email: [sbarrus@mapleton.org](mailto:sbarrus@mapleton.org)

### **Engineering Reports**

#### **Required Modifications to Plans**

1. Final version of the plans will need a professional engineering stamp.

#### **Sewer**

- 1) APWA Detail 433 for the drop manhole stipulates that only one drop pipe is allowed inside the manhole. The City would prefer not to have any drop manholes if they can be feasibly avoided. The options not involving a drop manhole for SMH 677 are:
  - a. Drop all incoming invert, pipes, and manholes down to the existing invert of SMH 677, but we realize this would increase the installation cost significantly.
  - b. *The city's preferred option:* Steepen the incoming slope for all incoming pipes for the 2 upstream manholes on both sides and eliminate any need for drop manholes.
    - i. As a reminder, any sewer pipe that is designed for a slope greater than 5% needs to have associated calculations to see if additional requirements would be needed to prevent hazardous sewer conditions.

#### **Pressurized Irrigation**

1. Include a note on sheet 403 to install a blind flange on the abandoned RPZ tee.
  - a. Update the RPZ detail to show gravel being installed directly underneath the RPZ to allow for proper drainage when the RPZ needs to be drained.

#### **Storm Drain**

1. As these phases for Harmony Ridge continue closer to the foothills of the mountains, it might be time to consider analyzing the 2 canyons that appear to slope down to the Harmony Ridge development (see attached image below). We just want to avoid a potential situation that Provo found themselves in a few months ago. Can we have you do an analysis on potential debris flows from these two canyons?



2. Include wording on the grading and drainage page that the retention pond and associated pipes and manholes are required to be built prior to abandoning the temporary storm drain basin constructed with Phase I.
3. Roads designed at a slope greater than 5% need to have the curb inlets upsized to a double inlet to handle the street drainage. See Sheet 403 and 404.
4. Include sump depth or bottom elevation for all the sums on sheet 405.
5. Update Combo Box 658 (sheet 405) indicating that a pretreatment snout is required.
6. An access road to the sums in the retention basin is required. Sheet 405.
7. Show note to abandon existing temporary SD outfall and retention basin.
8. Detail C on sheet 302 shows the road slope running south from the intersection, but there aren't any drainage facilities on the stretch of Sesame Street between lots 1123 and 1122. What's the plan to ensure generated stormwater doesn't just run off the road?

### **Informational Items**

These items are intended for reference purposes only. Notice to proceed with construction will not be given until these items are either noted on the plans or discussed in a pre-construction meeting).

An excavation permit, available online at [www.mapleton.org](http://www.mapleton.org) will be required for all work performed in the city right-of-way.

A 2" conduit system with services to each home will be required in the PUE. Please note such on the plans. Contractor to contact Public Works for details.

All utility crossings will be marked with etchings in the back of curb.



Public Works inspections will be required on all utilities prior to backfill. Inspections will include GPS data collection of all fittings and appurtenances.

Please follow APWA standards and specifications unless otherwise identified in the Mapleton City Supplement to APWA Standards and Specifications available online at [www.mapleton.org](http://www.mapleton.org).

A Storm Water Pollution Prevention Plan (SWPPP) permit will be required. Please contact JD Shepherd at Mapleton City Public Works with questions.

Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.

Any work on dry utilities including but not limited to power, gas, and communications will be coordinated and approved by the relevant utility company and must be installed within the public utility easement.

Concrete Collars will be required on all valves and manholes in the roadway.

Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.

Please ensure 10' separation between culinary water and sanitary sewer lines.

A maintenance plan and agreement will be required and recorded for all storm drain retention basins.

A note must be placed on the plans to identify any existing fences and/or improvements on adjacent properties. If construction requires the removal of or results in damage to these items, they must be replaced before the final development inspection can be completed.

A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.

**FYI, Prior to plat recording:**

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (see attached bond estimate) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (10% durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- Payment of engineering inspection fee of \$10,200.



- Payment of slurry seal fees of \$.30 a square foot of public asphalt.
- Pay all rollback taxes if applicable.
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder for \$50 per page + \$2 per lot.
- The water dedication requirement for this phase is 34 acre-feet (17.85 indoor, 16.15 outdoor). Half of the outdoor water requirement, or 8.1 acre-feet must be purchased from the City's ULS allocation for \$41,310. The remaining will be deducted from your total credit.
- Contact post office regarding cluster mailbox.
- Payments to be included with building permit per lot:  
-Boundary Adjustment Fee = \$6,687.73