



PLANNING COMMISSION MINUTES

December 11, 2025

PRESIDING AND CONDUCTING: Rich Lewis

Commissioners in Attendance: Melanie Bott
Spencer Croshaw
Lily Graham
TJ Uriona

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Rich Lewis called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given.

Item 1. Planning Commission Meeting Minutes – November 13, 2025.

Motion: Commissioner Graham moved to approve November 13, 2025 Planning Commission Meeting Minutes.

Second: Commissioner Croshaw

Vote: Unanimous

Item 2. Consideration of recommendations to the City Council regarding the adoption of an updated Transportation Master Plan Element of the General Plan.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The last update of the Transportation Plan was in 2010. The City hired WCG Engineering to help update the proposed plan this evening. Jeremy Serle, with WCG Engineering, gave a presentation on the draft plan before the Commission this evening. He touched on the Maple Street connection to the west. A possible extension heading west, curving through Springville, connecting into Spanish Fork at Canyon Creek Parkway. A comparison of volumes between 2035 to 2050 was provided, which shows a need for a collector street in this area. There are some homes that would be impacted if this connectivity took place. Sean stated that this road section has been on the Master Plan for a long time, but there are some larger costs and difficult terrain to navigate if Maple Street were to continue this direction. The City would not pay for these types of improvements but would seek funding through the Regional Transportation Funds. To get those funds the

city must demonstrate that there is regional connectivity that would take place if the proposed street were to go in. All the cities in the valley vote on where these funds go, so they are difficult to get. Commissioner Graham asked for some context on the possible costs of this type of construction. Seth Barrus, City Engineer, stated that it would cost approximately seven million dollars (\$7,000,000) to fund this project. The wetland area is currently owned by three separate individuals. Commissioner Bott asked if there would be possibilities of development in this area of the street were to be installed. Sean stated that there could be some development, but the wetlands would severely impact how they could lay out. The South Hollow Subdivision was built in the 1990's. When the Mapleton Grove, and Sunrise Ranch Subdivisions were developed a stub street was installed for the possible extension of Maple Street. Commissioner Croshaw asked if the functionality of this street would be worth the possible cost to install it. Jeremy stated that the east/west connections into Mapleton are important for the future traffic flow in and out of Mapleton.

Commissioner Lewis opened the Public Hearing. No comments were made and the Public Hearing was closed.

Commissioner Graham asked how the proposed width of US Highway 89 would be affected from its current layout to a possible 5 lane road. Jeremy stated that it would stay the same width, but additional lanes would be added coming from Springville further south into 800 North in Mapleton. US 6 helps alleviate some of the traffic through this area. Any construction along US Highway 89 would have to be approved by UDOT, including traffic lights, since they own it. They own most of the big regional parkways throughout Utah. It could be possible with a jurisdictional transfer that Mapleton takes ownership of it in the future. Sean stated that the city has envisioned more of a "Main Street" feel with some of the businesses along Highway 89 and Maple Street, which UDOT would not support. There are other possible street layouts that the city would like to explore if they were able to. It is not currently a high priority for UDOT to transfer ownership to Mapleton City. Roundabouts would be a positive thing along Highway 89, but UDOT prefers streetlights. Commissioner Uriona thanked WCG for the work they have done with the proposed updates to the city's Transportation Master Plan.

Motion: Commissioner Uriona moved to recommend approval to the City Council regarding adoption of an updated Transportation Master Plan Element of the General Plan.

Second: Commissioner Croshaw

Vote: Unanimous

Item 3. Consideration of an amendment to Mapleton City Code Section 18.78A.080 regarding front yard setback requirements in the PD-1 Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This is more of a clean-up item where the code states the setback is from the back of sidewalk, and there are areas where sidewalk is only located on one side of the road. This would specify the setback from the back of curb, making it clear for the areas where there is no sidewalk. This would make City setbacks in line with the Homeowners

Association (HOA) standards.

Chairman Lewis opened the Public Hearing. No comments were made and the Public Hearing was closed.

Motion: Commissioner Graham moved to recommend approval to the City Council of an amendment to Mapleton City Code Section 18.78A.080 regarding front yard setback requirements in the PD-1 Zone.

Second: Commissioner Uriona

Vote: Unanimous

Sean Conroy thanked Chairman Rich Lewis for his service on the Planning Commission.

Item 4. Adjourn.

April Houser, Executive Secretary

Date