



REGULAR MEETING AGENDA
Mapleton City Council Meeting
Wednesday, February 4, 2026 at 6:00 p.m.
Mapleton City Council Chambers
125 W 400 N, Mapleton, UT 84664

CALL TO ORDER—INVOCATION- PLEDGE OF ALLEGIANCE
CEREMONIAL ITEM: Recognition of Chief Jackson

PUBLIC FORUM: Members of the audience may bring to the attention of the Mayor and Council any item that is not on the agenda. Please sign in. Speakers are generally given two to three minutes, at the discretion of the Mayor to address the Council. State law prohibits the Council from acting on items that do not appear on the agenda. **The Mayor reserves the right to amend the order of the agenda items and to delete items no longer required for consideration.**

CONSENT AGENDA: Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Council may ask to remove any items from the consent agenda to be considered individually. Unless that is done, one motion may be used to adopt all recommended actions. If the public has questions or comments regarding the consent agenda, please contact staff prior to the meeting.

1. Approval of City Council meeting minutes- January 21, 2026
2. Consideration of a Resolution appointing the 2026 Mapleton Youth Council and Advisors and to receive the Oath of Office. ***Therin Garrett, Mayor***

PUBLIC HEARING ITEM:

3. Consideration of an ordinance amending Mapleton City Code (MCC) Section 18.78A.080 regarding front yard setback requirements in the PD-1 zone. ***Sean Conroy, Assistant City Administrator/Community Development Director***

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS
ADJOURNMENT FROM REGULAR SESSION

CLOSED MEETING:

Mapleton City Council may adjourn the regular meeting and convene into a closed session pursuant to §52-4-205, as provided by Utah Code.


Camille Brown, City Recorder

The public is invited to participate in all Mapleton city council meetings. This meeting will also be streamed via You Tube at Mapleton City Meetings. There will be no public comment via You Tube viewing. The link for the meeting is: <https://www.youtube.com/channel/UCx8-QGmCOXWQOsZq8pGYrsAgendag>

THIS AGENDA IS SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE

A copy of the agenda was posted at the City Offices January 30, 2026, at 10:30 am also delivered to the Mayor, City Council members. In compliance with the Americans with Disabilities Act, the city will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at 801-806-9106 at least three working days prior to the meeting.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY OF MAPLETON, UTAH APPOINTING CITY YOUTH COUNCIL MEMBERS AND YOUTH COUNCIL ADVISORS

WHEREAS, Mapleton City has sponsored in the past, and intends to continue sponsoring a City Youth Council, those have been selected are shown in Exhibit A; and

WHEREAS, the City Youth Council requires the guidance and leadership of an adult advisors, citizens in the community have indicated a willingness to act as the Advisors.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, appoints the members of the Mapleton Youth Council and Advisors as shown in Exhibit A.

This resolution adopted this 4th day of February 2026, by the City Council of Mapleton City, Utah.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder

Exhibit A
Mapleton Youth Council and Advisors



City Council Staff Report

Date:

2/4/2026

Applicant:

Mapleton City

Location:

N/A

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments:

1. Draft ordinance.
2. PC minutes.

REQUEST

Consideration of an ordinance amending Mapleton City Code (MCC) Section 18.78A.080 regarding front yard setback requirements in the PD-1 zone.

BACKGROUND & DESCRIPTION

The PD-1 zone was adopted specifically for the Mapleton Village project, which includes the Mapleton Village, Twin Hollow and Hidden Hollow subdivisions. The front yard setback requirement for the estate lots (east of the Mapleton Parkway Trail) in the subdivision states the following:

“Front yard setbacks shall be no less than twenty-two feet (22') measured from the back of sidewalk to the foundation of the home.”

A few issues have come up regarding the front yard setback that include:

- The CC&Rs for the Twin Hollow and Hidden Hollow communities require a 30' setback from back of curb. This conflicts with the PD-1 setback requirement.
- In this development there are areas where sidewalk was only required on one side of the street, so there is confusion on the setback requirement when there is no sidewalk.

Staff is proposing to amend the front setback requirement to be consistent with the CC&Rs and the front setback requirement in most other zones in the City. The proposed amendment should eliminate confusion and avoid varying setbacks when no sidewalk is present. The proposed language is as follows:

“Front yard setbacks shall be no less than ~~thirty~~ **thirty** ~~twenty-two~~ feet (**30** ~~22~~') measured from the back of ~~curb~~ **sidewalk** to the foundation of the home.”

RECOMMENDATION

Adopt the proposed amendments.

ORDINANCE NO. 2026-
AN ORDINANCE AMENDING MAPLETON CITY CODE (MCC) SECTION 18.78A.080 REGARDING
FRONT YARD SETBACK REQUIREMENTS IN THE PD-1 ZONE.

WHEREAS, Mapleton City Code (MCC) Title 18 contains the City’s zoning ordinance; and

WHEREAS, the PD-1 zone was adopted for the Mapleton Village project; and

WHEREAS, the proposed amendments clarify the front yard setback requirements for the estate lots; and

WHEREAS, the Planning Commission recommended approval of the proposed amendments to the City Council on December 11, 2025.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to adopt the proposed ordinance as described in Exhibit “A”.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 4th Day of February, 2026.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"
(Changes shown in Strikeout and Underline)

18.78A.080: SETBACK REQUIREMENTS:

For the purpose of this chapter, the "lower village" is defined as those lands within the PD-1 MV west of the irrigation canal. The "estate" is defined as lands within the PD-1 MV east of the irrigation canal and west of the CE-1 district.

B. Estate lot setbacks:

1. Front yard setbacks shall be no less than thirty feet ~~twenty-two feet~~ (2230') measured from the back of curb ~~sidewalk~~ to the foundation of the home. Front porches, stairs and other features may encroach on the setback no more than seven feet (7'). Notwithstanding a lesser setback for the main building, garages, whether attached or not, shall be set back at least twenty feet (20'), measured from the back of sidewalk.



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