



WORK SESSION AGENDA
Wednesday, July 8, 2026 at 5:30 p.m.
Mapleton City Council Chambers
REGULAR MEETING AGENDA
Mapleton City Council Meeting
Wednesday, July 8, 2026 at 6:00 p.m.

CITY COUNCIL WORK SESSION:

The purpose of this work session is to discuss the Mapleton Parkway Trail Signage and Safety Plan

CALL TO ORDER—INVOCATION- PLEDGE OF ALLEGIANCE - MAYOR’S COMMENTS

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.**

PRESENTATION ITEMS:

- **Pioneer Day Essay Contest winners**
- **Grand Marshal- Gary and Sally Antonino**
- **Miss Springville/Mapleton**

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- June 17, 2026
2. Consideration of a Resolution awarding WPA Architecture the conceptual design work for Mapleton's City Hall, Public Safety, Memorial Hall, and the Harvest Park Event Center. **Cory Branch, City Administrator**

PUBLIC HEARING ITEMS:

3. Consideration of a Resolution adopting a rate increase in the Solid Waste Collection fund for garbage collection services. **Bryce Oylar, Finance Director**
4. Consideration of an Ordinance to amend the Future Land Use Map of the General Plan from “Low Density Residential” to “Parks” and to rezone approximately one acre of land from Residential-Agricultural Cluster (RA-1-C) to Open Space and Parks (OS-P) located at 34 S. Troy Street. **Sean Conroy, Assistant City Administrator/Community Development Director**

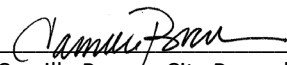
DISCUSSION ITEMS:

5. A discussion and overview of Mapleton RAP Tax. **Logan Miner, Parks and Recreation Director**
6. A discussion item to review Mapleton City Code (MCC) requirements related to shipping containers and swimming pools. **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-QGmCOXWQOsZq8pGYrsAgenda>

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

A copy of the agenda was posted at the City Offices July 2, 2026, at 1:30 pm 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.



City Council Staff Report

Date:

July 8, 2026

Applicant:

Mapleton City

Prepared By:

Cory Branch

Public Hearing:

No

Attachments:

1. Resolution
2. Design Bid

REQUEST

Consideration of a Resolution awarding WPA Architecture the conceptual design work for Mapleton's City Hall, Public Safety, Memorial Hall, and the Harvest Park Events Center.

BACKGROUND

The Mapleton City facilities concept plan is a key project to enhance and improve departmental space programming, operational needs, and provide additional amenities for the community within city facilities.

A Request for Qualifications (RFQ) process was used to help select a qualified architect firm to lead the design efforts. The RFQ was solicited through the Utah Procurement website, and we received two submissions from qualified firms. Firms were evaluated based on the following criteria:

- Organization, Completeness, & Overall Quality
- Technical Capabilities & Specialized Knowledge
- Other Municipality Work Similar to Mapleton
- Relevant Experience
- Project Schedule

The selection committee was comprised of the Parks and Recreation City Council liaison, City Administrator, and the Parks and Recreation Director. After a thorough review and interview process, WPA Architecture was determined to be the best fit for the Mapleton City facilities concept plan.

RECOMMENDATION

Staff recommends that the City Council approve the award of the Mapleton City facilities concept plan contract to WPA Architecture in the amount of \$88,500.00.

RESOLUTION NO. 2026-

CONSIDERATION OF A RESOLUTION AWARDING WPA ARCHITECTURE THE CONCEPTUAL DESIGN WORK FOR MAPLETON'S CITY HALL, PUBLIC SAFETY, MEMORIAL HALL, AND THE HARVEST PARK EVENTS CENTER IN THE AMOUNT OF \$88,500.00

WHEREAS, Mapleton City recognizes the importance of improving departmental space programing, operation needs, and providing additional amenities for the community within city facilities; and

WHEREAS, the City conducted a competitive and transparent Request for Qualifications process in compliance with the Utah Procurement laws, receiving submissions from two qualified firms; and

WHEREAS, after a thorough review and interview process conducted by the selection committee, WPA Architecture was identified as the most qualified firm to meet the City's needs and objectives for the project.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to award the design contract for the Mapleton City facilities concept plan to WPA Architecture in the amount of \$88,500.00.

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

This 8th Day of July 2026.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

June 25, 2026

Mr. Cory Branch
Mapleton City Administrator
Email: cbranch@mapleton-ut.gov



RE: Fee Proposal for Design Services
Mapleton City Facilities Concept Plans
125 West 400 North | Mapleton, UT 84664

Cory,

WPA Architecture is pleased to submit this proposal for the conceptual design of the City Hall, Public Safety, and Memorial Hall buildings, as well as the Harvest Park Events Center. We deeply value our established partnership with Mapleton City on previous projects and look forward to building upon our successful history together. Leveraging our extensive experience with similar municipal projects, we are committed to delivering the high-quality design services and insights necessary to ensure the success of this project as well.

SCOPE of WORK

It is our understanding that the scope of work includes:

- Review existing facility conditions, available plans, and previous Facilities Master Plan findings for four existing City buildings – **City Hall, Public Safety, Memorial Hall, and Harvest Park Events Center**.
- Meet and coordinate with City leadership, department representatives, and key stakeholders to identify operational goals, deficiencies, and future programming needs.
- Evaluate potential department relocations, shared spaces, and operational efficiencies between facilities.
- Develop conceptual space programming and preliminary floor plan concepts for each facility.
- Prepare conceptual design alternatives and planning recommendations for renovation, repurposing, or phased improvements where appropriate.
- Identify opportunities to maximize usable space, improve functionality, and support long-term City growth and service demands.
- Prepare preliminary planning-level cost estimates for conceptual alternatives and recommended improvements.
- Present findings, concepts, and recommendations to City staff and/or elected officials as requested.

SERVICES PROVIDED

The services we will provide for you are described as follows:

Schematic Design Phase (SD)

During the Schematic Design Phase (SD), we will:

- Consult with you to confirm the project goals and requirements, developing a program for the project.
- Design drawings, documents and other media will be developed to illustrate the concepts of the design, including spatial relationships, scale and form for the Owner to review.
- Requirements of the local Authorities Having Jurisdiction (AHJ) will be reviewed and considered in the design of the building. Typically included will be a site plan, floor plan(s) and elevations.

Design Development Phase (DD)

During the Design Development Phase, we will:

- Consult regularly with you and/or your staff in DD progress meetings.
- Develop drawings and other documents to fix and describe the size and character of the project as to architectural, mechanical and electrical systems, materials and such other elements as may be appropriate.
- Prepare initial cost estimates based on the conceptual design work done previously.

Design Refinement Phase

- Continue to have progress review meeting(s) to finalize the design concepts.
- Prepare final presentation drawings and renderings.
- Prepare refined cost estimate to include the changes discussed in previous review meetings.
- Present recommendations to City staff and/or elected officials.

PROPOSED TEAM

Working together with you, we propose the following team of consultants to assist you with this project:

- Mechanical Engineer: Resolut Group
- Electrical Engineer: Resolut Group
- Cost Estimating: Construction Control Corporation

We have selected this consultant team based on our proven history of successful collaboration and their specialized expertise in similar projects.

COMPENSATION

Based on the scope of work outlined above, we propose to be compensated with a fixed fee, broken down as follows, showing the consultant services to be included:

Architectural	\$63,280.00
Mechanical / Plumbing	\$7,200.00
Electrical	\$12,900.00
Cost Estimating	\$5,120.00
TOTAL PROPOSED FEE	\$88,500.00

Reimbursable costs are outlined in the attached "Standard Terms and Conditions."

PAYMENT FOR SERVICES

Payment of fees that are outlined in the letter of proposal will be made monthly based on the time spent and/or the percentage of completion for each phase. Monthly Payments will be due (30) thirty days following each invoice date, past due accounts are subject to a service charge of 1.5% per month, beginning on the past due date.

EXCLUSIONS

The following services are not included in the scope of services:

1. Site Survey, including any ALTA surveys
2. Geotechnical Studies, Testing & Reports
3. Environmental Assessments including Asbestos Evaluation and Abatement
4. Civil Engineering Services
5. Structural Engineering
6. Landscape Architecture
7. Fire Suppression Design
8. Interior Design
9. Construction Administration Services
10. Special inspections
11. Reimbursable such as document reproduction
12. Plan check and building permit fees required by the AHJ

FORM of AGREEMENT

This Fee Proposal and the attached Standard Terms and Conditions constitute our Form of Agreement. If acceptable, please sign below and return a copy to us via email.

We value our ongoing relationship and look forward to collaborating with you on this project. Please feel free to contact us at 801-374-0800 if you have any questions or wish to discuss these terms further.

Sincerely,



Dave Edwards
Principal Architect

Acceptance By:

Date:

STANDARD TERMS + CONDITIONS

GENERAL

The Architect intends to render their services under this Agreement in accordance with generally accepted practices for the intended use of the Project and make no other warranty either express or implied. The Architect's services are intended for the Client's sole use and benefit and solely for the Client's use on the Project. Except as agreed to in writing, the Architect's services and work product shall not be used or relied on by any other person or entity, or for any purpose following Substantial Completion of the Project. The Architect's services shall be provided consistent with and limited to the Standard of Care applicable to such services, which is that the Architect shall provide its services consistent with the professional skill and care ordinarily provided by Architects practicing in the same or similar locality under the same or similar circumstances. The Architect's services shall be limited to those expressly set forth above, and the Architect shall have no other obligations or responsibilities for the Project except as agreed to in writing or as provided in this Agreement. This Agreement and all obligations described herein are intended for the sole benefit of the Parties and are not intended to create any third-party rights or benefits. The Architect shall seek to comply with Building Codes applicable to the Project as is consistent with the professional standard of care and may seek and rely on the direction and input of public officials and others in doing so.

AUTHORIZATION to PROCEED

The execution of this Agreement by Client and Architect shall be deemed authorization for Architects to proceed to perform the services provided for in this Agreement. The Client guarantees full and free access for the Architects to enter upon all property required for the performance of the Architect's services under this Agreement.

REIMBURSABLE COSTS

Reimbursable costs, including reproduction expenses for copies and prints, postage or shipping costs including overnight or other mailings, and electronic storage (CD, DVD, etc) will be billed in addition to the hourly rates.

ADDITIONAL SERVICES

If modifications are requested by the client on approved work or if the scope of work changes considerably from what is outlined in this letter, WPA Architecture and its Consultants reserves the right to bill for the additional services at the following hourly rates or for a pre-approved addition to the fixed fee amount:

Hourly Rates

Expert Witness	\$ 200.00/HR
Principal Architects	\$ 145.00/HR
Licensed Architects	\$ 110.00/HR
Intern Architect / Project Manager I	\$ 100.00/HR
Project Manager II	\$ 90.00/HR
CADD Operators / Drafter	\$ 85.00/HR
Clerical	\$ 60.00/HR

RE-USE of DOCUMENTS

All documents including Drawings, Specifications, and Electronic Data Files prepared or furnished by Architect pursuant to this Agreement are instruments of service in respect of the Project and Architect shall retain an ownership and property interest therein whether or not the Project is completed. Any reuse without written authorization or adaptation by Architect for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to Architect and Client shall indemnify and hold harmless Architect from all claims, damages, losses, and expenses arising out of or resulting therefrom.

DELEGATION of DUTIES

The Client shall not delegate, assign, sublet, or transfer his duties or interest in this Agreement without the written consent of the Architect.

MAINTENANCE / OBSERVATION

All construction projects require observation and maintenance following completion. Operation, observation, and maintenance are the sole responsibility of the Client and the Architect shall have no responsibility for any failures by the Client or others to properly operate, observe, or maintain the Project.

LIMIT of LIABILITY

The Client understands and agrees that Design Professional's services pose certain risks for both the Design Professionals and Client. Further, the Design Professional's fees for the services reflect the Client's agreement to limit the Design Professional's liability as described herein. The client specifically acknowledges and agrees that but for this promise to limit the Design Professional's liability, the Design Professional's fees should be significantly higher to accommodate such risks. In reliance to the foregoing, the client specifically agrees that, to the fullest extent permitted by law, the Design Professional, and its Architects, partners, agents and employees, shall not be liable to the Client, whether jointly, severally or individually; for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to the project or this Agreement from any cause or causes including but not limited to Design Professional's negligence,

errors, omissions, strict liability, or breach of contract in excess of the compensation paid to the Design Professional under this Agreement, or in excess of the sum of \$100,000, whichever is greater (the “Liability Limit”), as a result of any act or omission not amounting to a willful or intentional wrong.

CONSEQUENTIAL DAMAGES

Notwithstanding anything to the contrary elsewhere in this Agreement or provided for under any applicable Law, no party shall, in any event, be liable to any other Person, either in contract or in tort, for any consequential, incidental, indirect, special or punitive damages of such other Person, including loss of future revenue, income or profits, diminution of value or loss of business reputation or opportunity relating to the breach or alleged breach hereof, whether or not the possibility of such damages has been disclosed to the other party in advance or could have been reasonably foreseen by such other party.

MEDIATION

In an effort to resolve any conflicts that arise from the performance of the Architect’s services under this agreement, the Client and the Architect agree that all disputes between them arising out of or relating to the Agreement or the Project shall be submitted to nonbinding mediation.

The Client and the Architect further agree to include a similar mediation provision in all agreements with independent contractors and Architects retained for the Project and to require all independent contractors and Architects also to include a similar mediation provision in all agreements with their subcontractors, sub-Architects, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution among the parties to all those agreements.

TERMINATION

In the event of termination of this Agreement by either party, the Client shall within fifteen (15) calendar days of termination pay the Architect for all services rendered and all reimbursable costs incurred by the Architect up to the date of termination, in accordance with the payment provisions of this Agreement.

The Client may terminate this Agreement for the Client’s convenience and without cause upon giving the Architect not less than seven (7) calendar days’ written notice.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days’ written notice for any of the following reasons:

- Substantial failure by the other party to perform in accordance with the terms of the Agreement and through no fault of the terminating party;
- Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;

- Suspension of the Project or the Architect's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate;
- Material changes in the conditions under which this Agreement was entered into, the Scope of Services or the nature of the Project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

In the event of any termination that is not the fault of the Architect, the Client shall pay the Architect, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by the Architect in connection with the orderly termination of this Agreement, including but not limited to demobilization, reassignment of personnel, associated overhead costs and all other expenses directly resulting from the termination.



City Council Staff Report

Date:

7/8/2026

Prepared By:

Bryce Oyler

Public Hearing:

Yes

Attachments:

Resolution

REQUEST

Consideration of a Resolution to approve a solid waste rate increase.

BACKGROUND & DESCRIPTION

On February 5, 2026, Mapleton City Council discussed the need for a rate study in the Solid Waste Fund. That was followed up with discussions in two separate council meetings as well as a work session on April 15, 2026.

The primary factors necessitating the proposed rate change include increased disposal fees at Dry Creek Transfer Station, collection rate increases from Republic Services, and increased operating costs of the Solid Waste Fund.

Staff has performed a rate analysis and recommends adopting the following rate increases:

	<u>Existing Rate</u>	<u>Proposed Rate</u>
Solid Waste Rate – 1 st Can	\$11.50	\$14.00
Additional Can	\$8.00	\$13.00

This rate increase would take effect on July 21, 2026, residents will see the increase on the bill received in August.

RECOMMENDATION

Adopt a resolution to approve a solid waste rate increase.

RESOLUTION NO. 2026-

**A RESOLUTION OF THE CITY OF MAPLETON, UTAH
ADOPTING A SOLID WASTE RATE INCREASE**

WHEREAS, the City's Solid Waste Fund is operating at a loss; and

WHEREAS, Mapleton City has determined that a rate increase is necessary to cover the cost of operations;

NOW THEREFORE, be it resolved by the City Council of Mapleton, Utah, that the solid waste rates, as presented in the staff report, be adopted with an effective date of July 21, 2026.

Approved and adopted on July 8, 2026.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder



City Council Staff Report

Date:

7/8/2026

Applicant:

Wendell Gibby, Maple Bench LLC

Location:

34 S Troy St

Prepared By:

Sean Conroy, Community Development Director

Public Hearing:

Yes

Attachments:

1. Application information.
2. Correspondence.
3. Planning Commission minutes.

REQUEST

Consideration of an ordinance to amend the Future Land Use Map of the General Plan from “Low Density Residential” to “Parks” and to rezone approximately one acre of land from Residential-Agricultural Cluster (RA-1-C) to Open Space and Parks (OS-P) located at 34 S Troy Street.

BACKGROUND & DESCRIPTION

The applicant is the developer of the Maple Bench Estates subdivision, which will consist of 58 residential lots at full buildout. Plat “A” consisting of 20 lots is the only plat that has been recorded to date. Lot 18 of Plat “A” is 1.7 acres in size located at 34 South Troy Street. The applicant is proposing the following:

- Subdivide lot 18;
- The eastern 0.7-acre portion would remain a residential lot;
- The western 1-acre portion would become a private family cemetery;
- Amend the Future Land Use Map of the General Plan from “Low Density Residential” to “Parks” and change the zoning from RA-1-C to OS-P for the western one acre to allow for a private cemetery with 110 plots.

The Planning Commission reviewed this application on May 28, 2026, and recommended the following:

- Reduce the number of cemetery plots from 110 to 50; and
- The site plan shall include a wrought iron fence around the perimeter and a gate across the private lane.

EVALUATION

Rezone decisions are legislative in nature. The City Council has 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.

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

- 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.*

General Plan: The Future Land Use Map of the General Plan designates the subject property as "Low Density Residential". This designation encourages average residential densities of one unit per acre. The applicant is requesting to amend the Future Land Use Map to "Parks". The parks designation is intended for properties proposed as public or private parks, cemeteries, or other open space amenities. If the City Council is supportive of the private cemetery proposal, the "Parks" designation is appropriate for the site.

Relevant goals from the Land Use Element include:

Goal 1: Preserve and enhance Mapleton's rural atmosphere and agricultural history through careful planning and the preservation of open space.

Goal 3: Ensure land uses are compatible and/or utilize adequate buffers to enhance compatibility.

The primary question before the City Council is whether a private cemetery is compatible with the surrounding residential development.

Zoning: The Mapleton Bench Estates subdivision was approved in the RA-1-Cluster zone. This zone allows for lots as small as a ½ acre provided the average density in the zone is not less than one unit per acre. The applicant's proposal to reduce the size of one of the residential lots would still comply with the minimum standards of the zone provided the new lot is at least ½ acre in size with at least 125 feet of frontage.

The OS-P zone is the only zone in the City that allows for a private cemetery as a conditional use. If the City Council approves the rezone to OS-P, the applicant would then be required to return to the Planning Commission to obtain a conditional use permit for the cemetery.

Concept Plan: Lot 18 includes a significant slope from east to west. The eastern portion of the lot sits substantially higher than the western portion of the lot. The concept plan shows the residential lot on the upper eastern portion, and the new private cemetery on the lower western portion. The cemetery would be accessed by a 20-foot-wide private lane that comes off of Troy Street and also provides access to two other residential lots. An 11-stall parking area is proposed that would also serve as the emergency vehicle hammer-head turnaround. Eight additional parking spaces are proposed at the end of the private drive.

The applicant has expressed that the cemetery is for family use only and plots will not be for sale to the general public. The applicant has also expressed that very few interments are expected over the next several years. The Planning Commission recommended that the number of plots be reduced to 50 to help ensure that it remain a small family cemetery as described by the applicant.

Traffic/Parking: Because the cemetery is intended for family use, only a few internments are anticipated each year. Daily or weekly visitations are expected to be minimal, and the proposed parking would be more than adequate. However, it certainly is possible that events like a graveside service could result in more vehicles than could be parked on site. No parking would be allowed for the private lane for fire access purposes, so overflow parking would likely take place along Troy Street. Troy Street is sufficiently wide to handle vehicles parking on one or both sides of the road, but it could result in a temporary inconvenience to the neighboring property owners. If approved, the City should anticipate occasional overflow parking along Troy Street during graveside services or other cemetery events.

The applicant has indicated that it is his intention to install a fence around the cemetery and a gate on the private lane to avoid having the parking area become a hang-out spot or invite other unwanted activity in the neighborhood.

State Law: Utah Code Title 8 establishes operational and record keeping requirements for cemeteries, including the following:

- A cemetery plat must be recorded;
- Each purchaser of a lot shall receive a certificate of burial right;
- Transcripts of lot sales shall be recorded semiannually;
- The establishment of a \$25,000 endowment care trust fund prior to beginning operation;
- A portion of each lot sale shall be deposited in the endowment fund; and
- Endowment care funds are placed with an independent trustee.

Correspondence: The City has received some written comments expressing concerns with the proposed cemetery (see attachment “2”). The concerns include:

- Property owners purchased lots based on the approved subdivision plan, which did not include a cemetery.
- Neighborhood incompatibility
- Potential traffic concerns; and
- Impact on property values.

RECOMMENDATION

The Council may consider the following options:

- 1) Approve the application as proposed.
- 2) Approve the application with changes or conditions (i.e. reducing the number of plots, requiring fencing, etc.).
- 3) Continue the application with a request for changes and/or additional information.
- 4) Deny the application.

Attachment "1"
Application Information

To the Mapleton City Planning Commission,

I would like to respectfully submit a proposal for a private family cemetery located on the northern edge of our property on the Mapleton Bench. It is intended to be only for direct lineal descendants or ancestors. It is located on a relatively flat bench about a hundred feet below the crest of the hill. It is not currently visible by any adjacent homes. In fact, there are no residents currently adjacent to it. While none of us can predict our exit from life, we can certainly predict that we will exit. My 93-year-old mother-in-law is likely to be the first beneficiary. I would like to make a few points.

1. This is a very modest project. Initially, we looked at utilizing the parcel of ground that I own just south of the City pond and just east of Eagle Rock. That area would have held far more gravesites (about 1000). However, after reviewing this with Sean Conroy and after several site visits, I selected the more remote bench area with a much smaller footprint shown on the design.
2. The anticipated density in the next 40 years is also very modest. Aside from my mother-in-law, my wife, and myself, we have five children; with a life expectancy of another 40 to 50 years. Thus, for the foreseeable future, this will mostly be grass and trees.
3. As per state law, we will provide a trust that can maintain this cemetery in perpetuity. We have already invested heavily, (i.e., hundreds of thousands of dollars), to provide a secondary water system that is fed from a well located near the base of Maple Mountain.
4. We chose this spot in part because a trail easement exists around about half of the property perimeter, which makes it less desirable for a typical homeowner.
5. As part of the proposal, and at Sean Conroy's suggestion, we have included enough parking area for 20 vehicles. I would also note that when we built this subdivision, the City mandated only a 28-foot-wide roadway. However, it was my opinion that homes in this area might have extended families and that traffic, parking, etc., could be occasionally challenging on hillside roads. Thus, at my own expense, we developed the roads to be 40 feet wide, which provides significant additional street parking.
6. The proposed cemetery plan is for about one hundred plots. I would assume that not all my descendants would choose to be buried there. Thus, a reasonable assumption is that it would take more than one hundred years to fill. In any case, it will remain a serene, secluded, green area of the city and an appropriate use of my property in this area.

Sincerely,



Wendell A. Gibby, M.D.

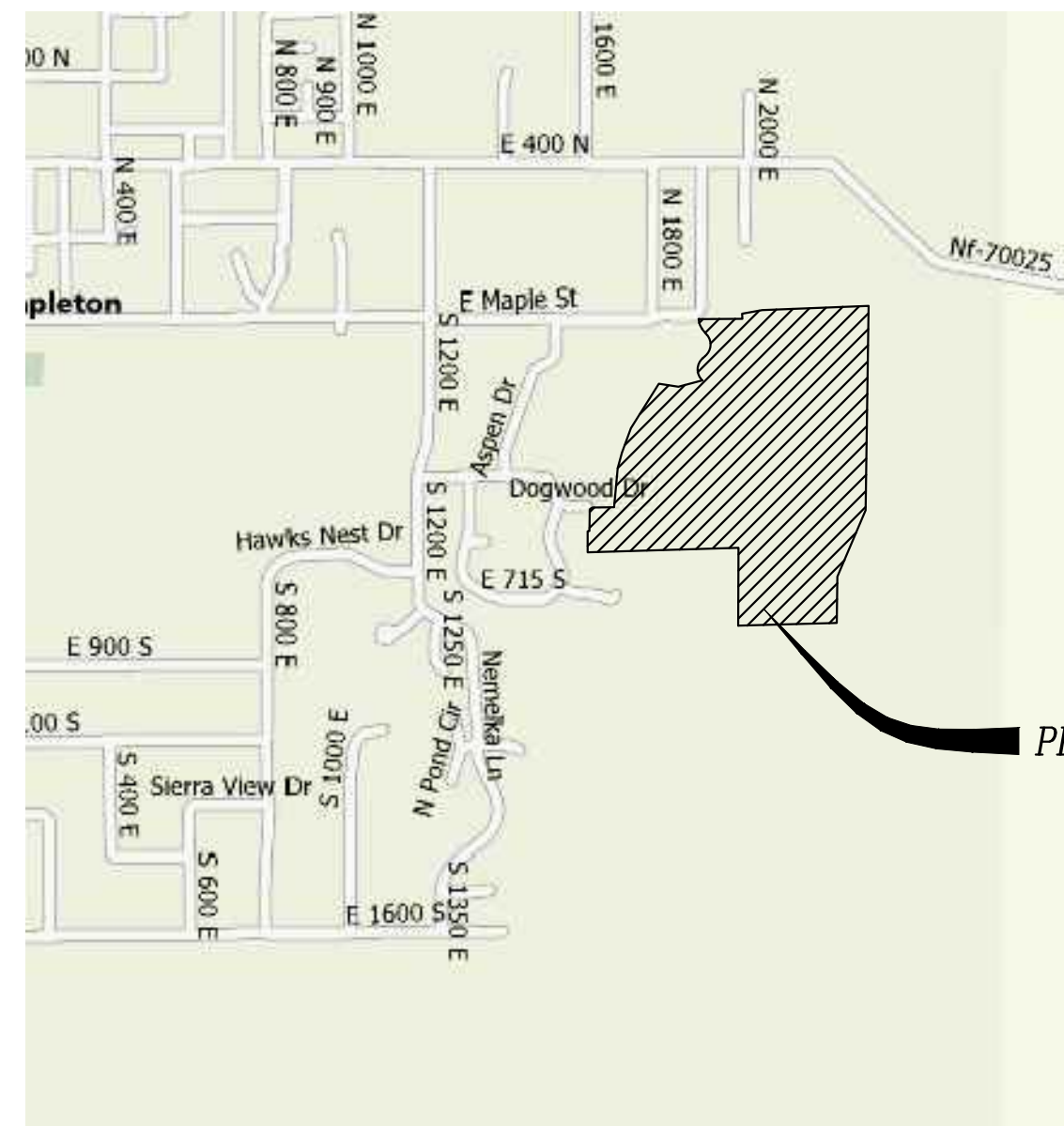
A SUBSTANTIAL PORTION OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CONTAINS 117.59 ACRES
MAPLETON CITY, UTAH COUNTY, STATE OF UTAH

SITE PARCELS: 260690002, 260690004, 260690005, 260690028, 260690033, 260690034, 461790012

FOR
MCBRS, LLC

REVISIONS			
NO	DESCRIPTION	DATE	BY
1			

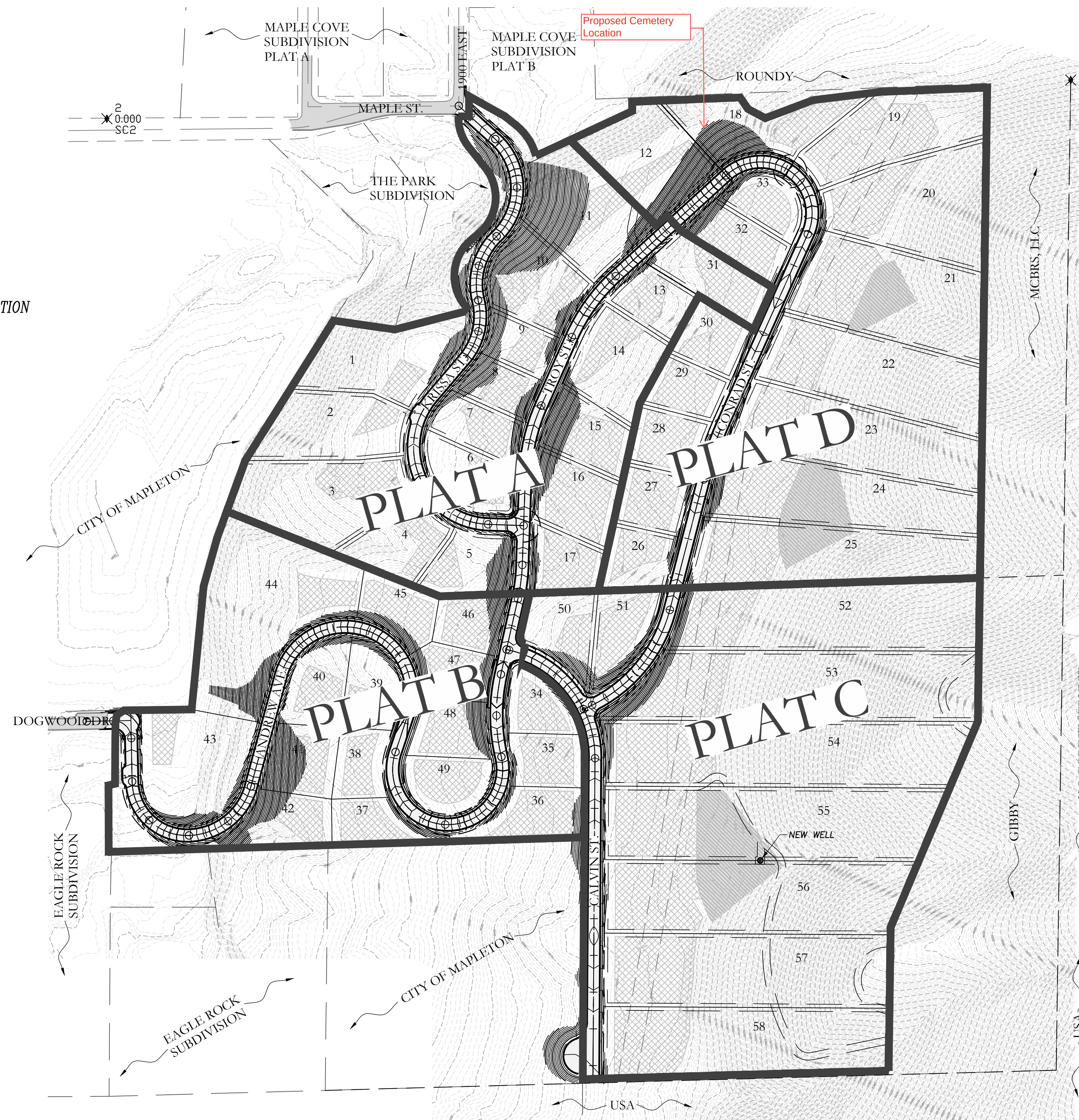
THESE REVISIONS WERE MADE BY THE DESIGNER. IF THE REVISIONS WERE MADE BY THE CONTRACTOR, THE CONTRACTOR SHALL SIGN AND DATE THE REVISIONS. THE CONTRACTOR SHALL SIGN AND DATE THE REVISIONS. THE CONTRACTOR SHALL SIGN AND DATE THE REVISIONS.



PROJECT DATA

TOTAL AREA: 99.36 ACRES
TOTAL LOTS: 58
TOTAL STREET LENGTH: 8,621 LF
TOTAL ROADWAY AREA: 11.02 ACRES
TOTAL LOT AREA: 88.34 ACRES
AVERAGE LOT SIZE: 1.52 ACRES

DEVELOPER
MCBRS DEVELOPERS
280 WEST RIVER PARK DRIVE
PROVO, UTAH 84604



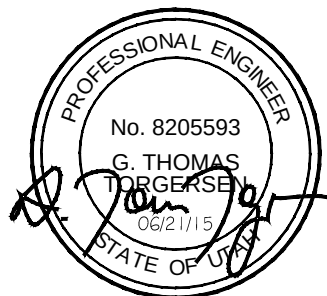
SHEET INDEX

G1	COVER SHEET
G2	GENERAL NOTES
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GR1-GR4	GRADING PLANS
PP1-PP10	ROAD & STORM PLAN & PROFILE
PP11-PP20	SEWER PLAN & PROFILE
W1-W5	WATER PLANS
UA1	UPPER ACCESS & POWER POLES
T1	TRAIL LAYOUT
D1-D10	DETAIL SHEETS

CITY ENGINEER, CITY OF MAPLETON, UTAH SIGNATURE DOES NOT GRANT APPROVAL TO COMMENCE CONSTRUCTION	DATE
DIRECTOR, PUBLIC WORKS DEPARTMENT CITY OF MAPLETON, UTAH	DATE
PLANNING COMMISSION CITY OF MAPLETON, UTAH	DATE
CITY COUNCIL CITY OF MAPLETON, UTAH	DATE
MAPLETON IRRIGATION DISTRICT	DATE
ROCKY MOUNTAIN POWER	DATE
QUESTAR GAS	DATE
COMCAST (CABLE TELEVISION)	DATE
CENTURYLINK (TELEPHONE)	DATE

PREPARED BY: **TORGENSEN ENGINEERING**
180 N. 100 E. SUITE E
RICHFIELD, UTAH 84701
OFFICE (435) 893-0081
FAX (435) 896-8797

COVER SHEET
FOR
MAPLE BENCH ESTATES
MCBRS DEVELOPERS
MAPLETON, UTAH



PROJECT NO: 15304	DRAWN BY: GTT/RJB
DATE: 06/21/2015	DESIGNED BY: GTT
SHEET NO.: G1	CHECKED BY:

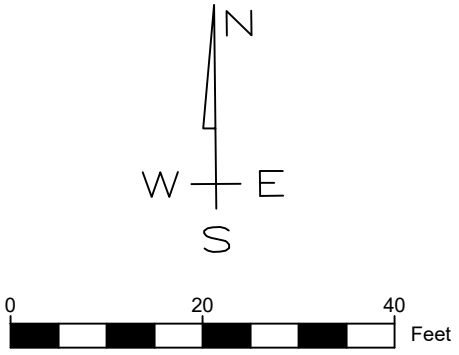


Maple St

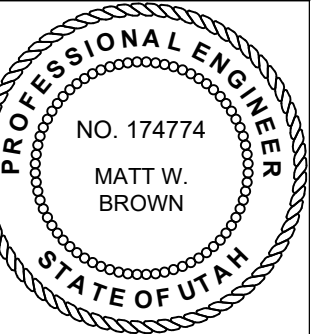
Proposed Private Cemetery Location

Private Lane

Troy St



Office: (801) 377-1790
578 East 770 North, Orem UT 84058

[illegible]

Designed _____
 Drawn _____
 Checked _____
 Date _____

MAPLE BENCH PRIVATE CEMETARY

Location: MAPLETON, UTAH

CEMETERY CONCEPT

PROJECT NO.
2026.007

SHEET NO.



New Lot 18

Cemetery
Location

Private Lane

Troy Street



Attachment “2” Correspondence

Hello Mapleton,

I am writing to express my concern regarding the proposed cemetery within our subdivision. This is an established, platted neighborhood with existing homes and residents — not undeveloped open land.

My neighbors and I have worked and saved for many years to retire, and build our forever homes in this community. The introduction of a cemetery within our subdivision would significantly impact the peace, enjoyment, and character of the neighborhood, as well as potentially affect property values. Not to mention traffic going back and forth in a quiet neighborhood. The Parking lot with 20 spaces will be an area for hang outs up on the hill.

Approving this proposal would be unfair to the homeowners who invested in this community with the expectation that it would remain a residential neighborhood. We purchased our lot, and contacted the city to see the area map. It was listed as residential lots. I respectfully ask that you carefully consider the concerns of the residents who currently live here and vote against this proposal.

Thank you for your time and consideration.

Don and Dana Richards

I strongly support the rights of private property owners, but property rights have never meant “anything goes.” That’s why we have zoning, building codes, nuisance laws, and land-use regulations. People purchased homes in a residential neighborhood with the reasonable expectation that surrounding properties would be used for residential purposes. A private cemetery containing up to 110, even 50 human remains is not a typical residential use and would permanently alter the character of the neighborhood.

The argument that “it’s their property; they can do whatever they want” sounds appealing until it’s applied consistently. Few people would support an auto dismantling yard, a commercial airport, or another incompatible use in the middle of a subdivision simply because the owner wanted it there. Communities establish standards precisely because one owner’s decisions can have lasting impacts on neighboring property owners.

This is not about denying anyone’s rights. It’s about balancing the rights of all property owners, including those who invested in homes expecting to live in a residential community rather than adjacent to what amounts to a privately operated cemetery. Protecting neighborhood

character and property values is not unreasonable; it's one of the primary purposes of zoning in the first place.

Please join all the concerned property owners in not letting this pass!

We are not able to be to the meeting as we will be out of state at a family reunion. Please read this as our public statement!

Don and Dana Richards

Alexis Osmond

Sean Conroy

My clients currently reside in St. George and are unfortunately unable to attend the council meeting in person.

Since listing their Mapleton property more than two months ago, we have had multiple prospective buyers express interest in purchasing the property. However, every potential buyer who entered discussions ultimately withdrew their interest after learning of the proposed cemetery rezone. When asked why they chose not to move forward, the proposed cemetery was consistently cited as a primary concern.

This proposal has already had a measurable impact on the marketability of my clients' property and threatens their ability to sell the land and move forward with their retirement plans. Beyond that, there is significant concern regarding the potential loss of property value and equity for not only my clients, but also other property owners in the surrounding neighborhood.

I am happy to provide documentation, correspondence, and contact information from prospective buyers who are willing to share how the proposed cemetery has influenced their decision not to pursue the property.

I respectfully ask the City Council to carefully consider the long-term impact this rezone would have on neighboring property owners before making a final decision. Based on the feedback we have received from buyers and residents, we believe this proposal would cause substantial harm to property values, marketability, and the character of the surrounding community.

Many property owners on Troy Street and throughout the neighborhood and community have expressed serious concerns regarding this proposal and are actively exploring their legal options and will plan to pursue any and all legal action towards the city for damages in their property value. My clients stand with their neighbors in opposing this rezone and respectfully request that the City deny the application.

Hi Sean,

My name is Jenny Green. My husband, Darren, and I live at 204 S Troy St in Maple Bench Estates in Mapleton. Within days of closing on our new home we were informed by mail about the proposed cemetery in our neighborhood. We are completely shocked by Wendell Gibby's proposal, especially since the city already approved the Residential subdivision plat and development plan.

We understand that one of the primary purposes of requiring a developer to submit plans and receive approval for a master plan is to protect both the public and the future residents of the development. The planning process allows city planners, engineers, attorneys, elected officials, and prospective purchasers to understand exactly what is being proposed and make informed decisions based on that plan. The review and approval of a residential subdivision is not a simple process. Ensuring compliance with applicable laws, regulations, infrastructure requirements, permits, and community standards often requires months of analysis and due diligence. Property owners rely on that approved plan when making one of the largest financial investments of their lives.

As homeowners, we purchased our home with the reasonable expectation, and in good faith that the remaining lots would be developed in accordance with the approved residential subdivision plat, and existing CCRs. Converting a residential lot into a cemetery, even a small one, after the fact- dramatically changes the character of the neighborhood and undermines the reliance the existing owners have on the developer, and the City of Mapleton.

If a cemetery were included and approved through the normal review process and disclosed as part of the approved subdivision plan, prospective purchasers could have evaluated that information to decide whether they wished to buy property in the subdivision. That is fundamentally different from introducing a cemetery AFTER lots have already been sold, and homes have been built.

This new proposal creates uncertainty regarding future property values and may negatively affect the marketability of both existing homes and the remaining unsold lots. It places our investment in the home and neighborhood at risk and puts us in a position we never anticipated when we chose to purchase our home weeks ago.

Most importantly, if the city were to approve this and amend the subdivision plat, it would send a troubling message that development plans -homebuyers rely upon- are subject to substantial change AFTER homes and lots have been sold! That undermines confidence in the planning process and in the city officials tasked with protecting the people throughout that process.

For these reasons, we respectfully and adamantly request that the City Council deny the proposed cemetery and preserve the integrity of the approved subdivision plat, upon which current home and property owners relied upon when purchasing.

Respectfully,

Jenny Frame Green

REALTOR®

435.229.5901

Century 21 Everest Group

Shane Lipton

Sean Conroy;**CityCouncil**

Hello - I was made aware of a private cemetery being proposed in Mapleton.

Sorry but nobody wants dead neighbors buried in neighborhoods. If this passes then everyone with a large lot in Mapleton should be allowed to start burying family there.

I'm surprised something like this even gets to go to vote. This is a shortsighted concept that would not benefit the city. There are countless large lots in Mapleton owned by people with big money who would love to copy this idea.



PLANNING COMMISSION MINUTES

May 28, 2026

PRESIDING AND CONDUCTING: Lewis Nuttall

Commissioners in Attendance: Spencer Croshaw
Alece Nelson
Scott Colagrossi

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Transcribed by: April Houser, Executive Secretary

Vice-Chairman Lewis Nuttall called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given. Alternate Commissioner Scott Colagrossi was seated as a voting member this evening.

Item 1. Planning Commission Meeting Minutes – April 23, 2026.

Motion: Commissioner Croshaw moved to approve the April 23, 2026, Planning Commission Meeting Minutes.

Second: Commissioner Nelson

Vote: Unanimous

Item 2. Consideration of a request to amend the General Plan Land Use Designation from "Low Density Residential" to "Park" and to rezone from Residential-Agricultural (RA-1) to Open Space and Parks (OS-P) for a one-acre parcel located at 34 South Troy Street to accommodate a private cemetery.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This proposed cemetery will be located on lot 18, which is approximately 1.7 acres in size. The applicant would like to retain approximately 0.7 acres for a residential lot and rezone the remaining acre to allow for a private family cemetery containing approximately 110 burial plots. The cemetery area would be rezoned to Open Space and Parks (OS-P). The property is located at the eastern end of the Maple Bench Estates development. The proposed cemetery would be accessed by a private drive and include parking and a turnaround space. Cemeteries are only permitted in the OS-P Zone, and would require a General Plan amendment, Rezone approval and a future Conditional Use Permit review by the Planning Commission. This use generates minimal traffic, except during funerals or interments. State law requirements include perpetual care funding, plat

recording, and cemetery maintenance obligations.

Wendell Gibby, the applicant, went over a couple key points of his request. The proposal originated from a family desire to establish a private family cemetery. The cemetery would be limited to lineal descendants and intended as a family gathering place. The site is secluded, not visible from most surrounding properties, and accessed by a private lane. The cemetery would be gated and fenced. No mausoleums or above-ground burial structures are planned. Existing roads in the subdivision were constructed wider than originally required, providing additional parking capacity. The area would remain landscaped with trees and grass, preserving open space and preventing future residential development on the site.

Planning Commission discussion topics included the following:

- Access via the private drive.
- Parking accommodations during funeral services.
- The proposed number of burial plots.
- Future ownership and restrictions on use.
- Security measures, including fencing and gated access.
- Long-term maintenance and perpetual care requirements.

Mr. Gibby stated he would be willing to reduce the number of burial plots if desired. The cemetery is not intended for public sales or commercial operation. Deed restrictions could be considered to preserve the family-only nature of the cemetery.

Vice-Chairman Lewis Nuttall opened the item up for public comment. Terry Davis asked whether the cemetery would include in-ground burials only or if structures such as a mausoleum were planned. Wendell stated that all burials would be in-ground. No additional comments were made, and the public hearing was closed.

The Planning Commission discussions in favor of the cemetery were listed below:

- Preservation of open space and views.
- Limited anticipated traffic impacts.
- Attractive and secluded location.

The Planning Commission concerns were listed below:

- Establishing precedent for future private cemetery requests.
- Rezoning consistency within residential neighborhoods.
- Long-term permanence of cemetery land use.
- Potential impacts on current and future homeowners who purchased property without anticipating a cemetery nearby.
- Lack of existing city standards governing private family cemeteries.
- Appropriate number of burial plots.
- Security, fencing, access, and maintenance requirements.

Sean commented that rezoning decisions are legislative and site-specific. Future applications would still require individual review. The Commission may recommend

approval while directing staff to develop standards for future private cemetery applications. Additional conditions or recommendations could also be included as part of the Commission's recommendation this evening.

Motion: Commissioner Croshaw recommended approval to the City Council to amend the General Plan Land Use Designation from "Low Density Residential" to "Park" and to rezone from Residential-Agricultural (RA-1) to Open Space and Parks (OS-P) for a one-acre parcel located at 34 South Troy Street to accommodate a private cemetery with the recommendation listed below:

1. Final plan to include proposed fencing and a gate as described by the applicant, Wendell Gibby.
2. Reduce the allowed plots to 50.
3. Staff to develop standards and guidelines for future private family cemetery applications.

Second: Commissioner Nelson

Vote: Unanimous

Item 3. Consideration of amendments to Mapleton City Code (MCC) Section 18.84.410 regarding requirements for accessory dwelling units and section 18.84.460 regarding the process for land use appeals.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. He presented proposed ordinance amendments in response to recent state legislation affecting accessory dwelling units (ADUs) and municipal appeals processes. Staff explained that state legislation now requires cities to allow detached ADUs on lots of at least one-quarter acre.

Proposed amendments included:

- Allow detached ADUs on lots of one-quarter acre or larger.
- Remove the existing requirement that detached ADUs be limited to 40% of the primary dwelling size.
- Retain maximum ADU size limits based on lot size.
- Continue prohibiting ADUs within Harvest Park and R-1-B zoning districts unless otherwise approved.

Sean noted the 40% rule disproportionately affects owners of smaller homes. Existing lot coverage regulations already limit excessive building size. Staff are in support of removing the 40% limitation.

Harvest Park ADU Discussion:

- Harvest Park's HOA previously requested restrictions on ADUs because of smaller lot sizes, parking concerns, and neighborhood design.
- A property owner requested that the restriction be removed.
- Staff are not recommending removal of the prohibition without HOA support.
- The HOA Board currently does not support allowing ADUs.



City Council Staff Report

Date: 7/8/2026

Prepared By: Logan Miner,
Parks and Recreation Director

Public Hearing: N/A

Attachments: N/A

REQUEST

Discussion and Overview of Mapleton RAP Tax

BACKGROUND & DESCRIPTION

For Fiscal Year 2025-2026, we estimate RAP Tax revenues of approximately \$160,000. The RAP Tax Committee reviewed submitted applications, evaluated each request and developed funding recommendations.

The City Council subsequently reviewed and approved the committee's recommendations.

The approved funding allocations total \$120,000, leaving an estimated \$40,000 in the RAP Tax fund.

The approved projects are as follows:

Rank	Project	Approved Funding
1.	Mapleton Concerts in the Park	\$7,000
2.	Mapleton Community Theatre	\$22,000
3.	Mapleton Youth Creators Academy 1	\$6,000
4.	Mapleton Trails Volunteer Trailer	\$17,000
5.	Recreation Outreach Coordinator	\$20,800
6.	Mapleton Parks – North Park Backstop Replacement	\$22,000
7.	Mapleton Recreation – Pitching Machine	\$4,200
8.	Mapleton Youth Creators Academy 2	\$3,000
9.	Mapleton Trails – Maple Hills Signage	\$18,000

Total Approved Funding: \$120,000



City Council Staff Report

Date:

7/8/2026

Applicant:

Mapleton City

Location:

N/A

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments:

1. N/A

REQUEST

A discussion item to review Mapleton City Code (MCC) requirements related to shipping containers and swimming pools.

BACKGROUND & DESCRIPTION

This item is meant to discuss ordinance requirements regarding shipping containers and swimming pools. Each topic is addressed separately below.

Shipping Containers: MCC Section 18.84.430 contains a general prohibition on shipping containers in the City. Shipping containers can be unsightly and often lead to complaints from neighboring property owners. In 2025, the City Council reviewed various proposed amendments to the supplemental section of the zoning code. As part of the review, shipping containers were briefly discussed. The following is what was proposed by staff at that time (changes shown in strikeout and underline):

18.84.430: PORTABLE SHIPPING AND CARGO STORAGE CONTAINERS:

~~A. Mapleton City prohibits the placing of shipping and cargo storage units used for shipping in all zones of Mapleton City with the exception of the commercial zone and the industrial manufacturing zone, where these units are being used for shipping merchandise, receiving merchandise or in construction sites for a period not to exceed one hundred twenty (120) days. Violation of this section shall be a class B misdemeanor and will be prosecuted as such.~~

The placement of shipping containers and cargo storage units is prohibited in all zones with the following exceptions:

1. The shipping container or cargo storage unit is kept on the property for a period of seven (7) days or less in any residential zone and one hundred and twenty (120) days or less in a commercial or industrial zone where these units are being used for shipping merchandise, receiving merchandise or on construction sites.
2. The shipping container or cargo storage unit is kept entirely within an existing structure.
3. The shipping container or cargo storage unit has been modified and repurposed through the issuance of a building permit in any residential zone or through a project plan approval by the Planning Commission in any commercial or industrial zone. When proposed to be used as an enclosed structure, the container must be modified to include windows, doors and/or other architectural enhancements to minimize the industrial appearance of the container.

The Council did not vote on the changes to the shipping container standards and indicated an interest in discussing the topic in more detail at a later time. There was at least some interest in allowing shipping containers without architectural modifications in limited circumstances, possibly on larger more rural lots. The Council should discuss whether shipping containers should be allowed, and if so, under what circumstances.

If shipping containers are allowed without any structural or aesthetic modifications, some possible restrictions could include:

- A minimum lot size requirement of possibly one acre or larger.
- A minimum distance from an adjacent dwelling, possibly 100' or more.
- Increased setbacks from property lines. Shipping containers are often placed close to adjacent property lines making them more visible to the neighbors. Increasing the setback requirement would shift the burden of the building more to the applicant's property rather than an adjoining neighbor.

Swimming Pools: For many years, the City required a minimum of an eight-foot setback for swimming pools. Early this year, the pool setbacks were revised to require a five or 10-foot setback, depending on the width of the public utility easement (PUE) recorded on the property. Most properties in the City have a 10-foot PUE, so the setback in most cases would be 10-feet. An applicant recently applied for a variance to allow a setback of six-feet, even though the PUE was 10-feet on their property. The applicant pointed out that most cities allow for less restrictive setbacks for swimming pools. The applicant also argued that as Mapleton becomes developed with smaller lots, that a reduced setback would be justified.

The Planning Commission denied the variance request, as it did not meet the criteria for granting a variance. However, the Commission directed staff to look into whether revising the ordinance to allow for a reduced setback was warranted.

Below is a summary of the pool setback requirements from some of our neighboring cities:

- Springville = 3' minimum
- Provo, Spanish Fork = 5' minimum
- Santaquin = 10' minimum

These cities do include a caveat that a public utility easement could require a greater setback. Staff could be supportive of reducing our requirement to a standard 5' setback provided approval is granted by the utility companies to encroach into the PUE prior to the issuance of any building permit.

RECOMMENDATION

Provide direction on the topics of shipping containers and swimming pools.