



REGULAR MEETING AGENDA
Mapleton City Council Meeting
Wednesday, August 5, 2026 at 6:00 p.m.
Mapleton City Council Chambers
125 W 400 N, Mapleton, UT 84664

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.**

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- July 8, 2026
2. Consideration of a Resolution to approve Addendum #1 to Cooperative Agreement #188014 (US-89 from US-6 to 1600 North). **Rob Hunter, Public Works Director/City Engineer**
3. Consideration of a Resolution to approve a 10% contingency for the Public Works Building and Yard Phase 1 Project. **Rob Hunter, Public Works Director/City Engineer**
4. Consideration of a Resolution to approve the purchase of a Marathon Mastic Mixer and accessories for \$119,666.00. **Rob Hunter, Public Works Director/City Engineer**

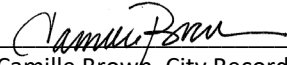
PUBLIC HEARING ITEM:

5. Consideration of an Ordinance to amend the General Plan Future Land Use Map from "General Commercial" to "Park" and to rezone a nine-acre parcel located at approximately 3700 South Mapleton Heights Drive from General Commercial (GC-1) to Open Space and Parks (OS-P). **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 28, 2026, at 3:00 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:

August 5, 2026

Applicant:

Mapleton City Public Works

Location:

US-89

Prepared By:

Rob Hunter, City Engineer/
PW Director

Public Hearing:

No

Attachments:

Original Agreement
Proposed Addendum #1

REQUEST

Approve Addendum #1 to Cooperative Agreement #188014 (US-89 from US-6 to 1600 North).

BACKGROUND & DESCRIPTION

In April 2017, Mapleton City and UDOT entered into a Cooperative Agreement for US-89 from US-6 to 1600 North. The main purpose of the agreement is to document access control (street and driveway spacing), including acceptable locations for existing and proposed traffic signals.

One of the proposed signal locations in the original agreement was 400 North. When subsequent development was designed, 400 North was not a viable location for a new road intersecting US-89 from the west, due to an existing church and a wide wetland area of Dry Creek Hollow. Sunrise Ranch Rd was connected north of the existing church through a narrower wetland section. Grindstone Estates then connected 500 North at the same location.

Sunrise Ranch Dr/500 North is much closer ($\pm 780'$) to the 800 North signalized intersection than UDOT typically allows ($1,320'$) for US-89's access category. Public Works has discussed with UDOT the need for a future signal at Sunrise Ranch Dr/500 North. Public Works has pointed out that the average signal spacing along US-89 does not change, and that many sections will remain more than the $1,320'$ spacing. UDOT has proposed Addendum #1 to the Cooperative Agreement to address the future signal need, and Public Works staff concurs with the changes.

EVALUATION

The Addendum moves the proposed signal location from 400 North to 500 North/Sunrise Ranch Dr, as requested. It also references the future connection of Dry Creek Parkway to US-89 (likely in ± 10 years). Previous initial studies have identified Mapleton's 1600 North as the most likely connection location. However, per federal law, final location is based on an environmental impact study performed within 3 years of construction. The addendum references a corridor study that will be performed when the connection takes place, to determine the continuing needs of nearby existing/proposed signals. This is typical for a major new connection such as Dry Creek Parkway.

Note the ammended signal list also includes street names unknown at the time of the original agreement (Harmony Ridge Pkwy and Mapleton Heights Dr.)

RECOMMENDATION

Approve Addendum #1 to Cooperative Agreement #188014 (US-89 from US-6 to 1600 North).

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO APPROVE ADDENDUM #1 TO COOPERATIVE AGREEMENT #188014 (US-89 FROM US-6 TO 1600 NORTH)

WHEREAS, Mapleton City entered into a Cooperative Agreement with the Utah Department of Transportation (UDOT) for US-89 from US-6 to 1600 North, which identified existing and proposed signal locations along US-89 in Mapleton City; and

WHEREAS, Mapleton City has requested to change the previously proposed 400 North signal location to Sunrise Ranch Dr/500 North; and

WHEREAS, UDOT has prepared Addendum #1 to reflect this signal location change, update street names, and reference the future proposed connection of Dry Creek Parkway to US-89; and

WHEREAS, the proposed Addendum #1 directly addresses Mapleton City's request, and for future assessment of signal needs when Dry Creek Parkway is connected to US-89; and

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that: the City approves Addendum #1 to Cooperative Agreement #188014 (US-89 from US-6 to 1600 North).

This resolution adopted this 5th day of August, 2026, by the City Council of Mapleton City, Utah.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder

**CORRIDOR PRESERVATION
US-89 from US-6 to 1600 North
MAPLETON CITY
Federal ID No. 876112284**

ADDENDUM #1

This **Addendum #1** to **Cooperative Agreement #188014** is made and entered into this _____ day of _____, 2026, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as “**UDOT**” and **MAPLETON CITY**, a municipal corporation in the State of Utah, hereinafter referred to as the “**CITY**”.

WITNESSETH:

WHEREAS, **UDOT** and the **CITY** entered into a Corridor Preservation Cooperative Agreement on 15 June 2017 (#188014) to preserve a corridor and establish a traffic signal and access control plan along US-89 from US-6 to 1600 North within the **CITY** limits, to be in accordance with the **CITY**’s current transportation master plan and to be in accordance with **UDOT**’s current Access Management standards and practices; and

WHEREAS, the original agreement listed the intersection of US-89 and 400 North as a proposed location for a future traffic signal; and

WHEREAS, the **CITY** has altered the alignment of 400 North between US-89 and 1250 West such that it now intersects with US-89 at 500 North instead of what would have been a 400 North alignment; and

WHEREAS, the **CITY** has requested the original agreement be amended to change the proposed future traffic signal location from 400 North to 500 North.

NOW THEREFORE, it is agreed by and between the parties as follows:

1. The following are identified as existing or proposed traffic signal installations along US-89 within the **CITY**:

US-6	(Proposed)
Harmony Ridge Parkway	(Proposed)
Approximately 4000 South	(Proposed)
Mapleton Heights Drive	(Proposed)
2400 South	(Proposed)
2000 South	(Proposed)
1600 South (SR-147)	(Existing)
1200 South	(Proposed)
800 South/Harvest Parkway	(Existing)
400 South	(Proposed)
Maple Street (SR-147)	(Existing)

CORRIDOR PRESERVATION
US-89 from US-6 to 1600 North
MAPLETON CITY
Federal ID No. 876112284

500 North/Sunrise Ranch Drive	(Proposed)
800 North	(Existing)
1200 North	(Proposed)
1600 North	(Existing)
Dry Creek Parkway*	(Planned)

*An extension of Dry Creek Parkway between SR-51 and US-89 is proposed in the future. Wherever that connecting intersection is at US-89, a traffic signal is planned to be constructed. When that connection takes place, a corridor study shall be performed to provide information to help decide if traffic signals at 500 North, 800 North, 1200 North, or 1600 North remain in place, continue as proposed, or are removed.

2. Traffic signals at any of the proposed intersections listed above will not be installed until warranted and approved by **UDOT**. Additional signals along the corridor will not be allowed. It is understood that it may be necessary to restrict certain types of traffic movements at any intersection in order to maintain proper traffic flow and improve safety throughout the corridor as agreed upon by the parties hereto.
3. It is understood by both parties that the current access management categories remain in place, which in part states traffic signal spacing is at least 1320 feet between 2700 South and 1600 North, with the exception of the spacing between 500 North and 800 North. It is also understood that existing street spacing between certain intersections may be slightly less than 1320 feet.
4. All other terms and conditions of the original agreement (#188014) shall remain in effect. No part of this Addendum shall relieve the **CITY** of any responsibility or liability associated with the original agreement.

**CORRIDOR PRESERVATION
US-89 from US-6 to 1600 North
MAPLETON CITY
Federal ID No. 876112284**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

ATTEST:

MAPLETON CITY, a Municipal Corporation in the State of Utah

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

(IMPRESS SEAL)

RECOMMENDED FOR APPROVAL: UTAH DEPARTMENT OF TRANSPORTATION

By: _____
Region Three Traffic Operations Engineer

By: _____
Region Three Director

Date: _____

Date: _____

APPROVED AS TO FORM:

COMPTROLLER OFFICE

This Form Agreement has been previously approved as to form by the office of Legal Counsel for the Utah Department of Transportation.

By: _____
Contract Administrator

Date: _____

- 27658

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT, made and entered into this 15 day of June, 2017, by and between the **UTAH DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "**UDOT**" and **MAPLETON CITY**, a municipal corporation in the State of Utah, hereinafter referred to as the "**CITY**".

WITNESSETH:

WHEREAS, **UDOT** and the **CITY** desire to preserve a corridor and establish a traffic signal and access control plan along US-89 from US-6 to 1600 North within the **CITY** limits, to be in accordance with the **CITY**'s current transportation master plan and to be in accordance with **UDOT**'s current Access Management standards and practices; and

WHEREAS, this Agreement is now written to define current and future traffic signal locations within the **CITY** limits; and

WHEREAS, this Agreement is made to set out the terms and conditions whereby future traffic signals may be installed; and

NOW THEREFORE, it is agreed by and between the parties as follows:

1. The following are identified as existing, warranted or proposed traffic signal installations along US-89 within the **CITY**:

- | | |
|----------------------------|------------|
| • Approximately 5000 South | (Proposed) |
| • Approximately 4000 South | (Proposed) |
| • Approximately 3000 South | (Proposed) |
| • 2400 South | (Proposed) |
| • 2000 South | (Proposed) |
| • 1600 South (SR-147) | (Existing) |
| • 1200 South | (Proposed) |
| • 800 South | (Proposed) |
| • 400 South | (Proposed) |
| • Maple Street (SR-147) | (Existing) |
| • 400 North | (Proposed) |
| • 800 North | (Proposed) |
| • 1200 North | (Proposed) |
| • 1600 North | (Proposed) |

CORRIDOR PRESERVATION
US-89 from US-6 to 1600 North
MAPLETON CITY
Federal ID No. 876112284

2. Traffic signals at any of the proposed intersections listed above will not be installed until warranted and approved by **UDOT**. Additional signals along the corridor will not be allowed. It is understood that it may be necessary to restrict certain types of traffic movements at any intersection in order to maintain proper traffic flow and improve safety throughout the corridor as agreed upon by the parties hereto.
3. The current Access Management categories are "4" from US-6 to 2700 South, and "6" from 2700 South to 1600 North. Category 4 includes minimum traffic signal spacing of 2,640 feet, minimum street spacing of 660 feet, and minimum access spacing of 500 feet. Category 6 includes minimum traffic signal spacing of 1,320 feet, minimum street spacing of 350 feet, and ideal minimum access spacing of 200 feet.
4. The parties hereto shall consider the concepts contained herein during the development of any master plans in this area and work towards the common goal of this Agreement.
5. In the event there are changes in the concepts or provisions covered by this corridor agreement, a modification to this agreement approved in writing by all parties hereto is required to place them into effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers as of the day and year first above written.

ATTEST:

MAPLETON CITY, a Municipal
Corporation in the State of Utah

By: *Camille Brown*

Title: *City Recorder*

Date: *April 19, 2017*

By: *Phil Will*

Title: *Mayor*

Date: *April 19, 2017*

(IMPRESS SEAL)



**CORRIDOR PRESERVATION
US-89 from US-6 to 1600 North
MAPLETON CITY
Federal ID No. 876112284**

RECOMMENDED FOR APPROVAL: UTAH DEPARTMENT OF TRANSPORTATION

By: Brian Bluth
Region Three Traffic Operations Engineer

By: Sturm on back for Teri Newell
Region Three Director

Date: 5/24/2017

Date: _____

APPROVED AS TO FORM:

This Form Agreement has been previously approved as to form by the office of Legal Counsel for the Utah Department of Transportation.

COMPTROLLER OFFICE

By: Kristi Barney
Contract Administrator

Date: 7/11/17

City Council Staff Report

Date:

August 5, 2026

Applicant:

Mapleton City Public Works

Location:

Public Works Building

Prepared By:

Rob Hunter, City Engineer/
PW Director

Public Hearing:

No

Attachments:

Resolution

REQUEST

Approve a 10% contingency (\$103,637.20) for Public Works to use for change orders on the Public Works Building & Yard Phase 1 Project.

BACKGROUND & DESCRIPTION

In April, City Council approved the contract with Innovate Construction for construction of the Public Works Building & Yard Phase 1 project for the low bid of \$1,036,372.00. The project includes utility work, demolition, internal remodeling, a 3-bay vehicle expansion, and expanding the existing drying beds. The engineer's estimate for the project was $\pm$ 1.6 Million.

As with most construction projects, several minor revisions have arisen that will result in change orders. Examples include:

- 1) The 3-bay expansion requires removing existing power poles that run aerial power to the North Park bathrooms and pavilions. The plans showed running new underground power to the bathrooms. However, additional materials and labor are needed at the bathroom than what was shown in the plans. Parks also requested conduits be added to help with sprinkler valve controls and fiber for future security cameras
- 2) The 3-bay expansion requires rerouting existing building roof drainage. However, the reroute shown in the plans creates flood risk near an existing door, and a longer route with more materials is required.
- 3) Materials for the metal 3-bay expansion were bid and ordered by staff prior to bidding the construction project. PW staff inadvertently left out the underlying roof insulation in the building materials order. The contractor purchased insulation as they began installing the roof, so that the project would not be delayed.
- 4) After initial demolition for the internal remodel, the contractor pointed out changes that could be made to the HVAC duct work that would resolve persistent issues of differing temperatures between offices on the same thermostat.

EVALUATION

The Public Works Building & Yard Phase 1 project is funded through the Public Works utility funds (water, PI, sewer, and storm drain). In the previous 2 fiscal years, a total of \$2M was budgeted for the design and construction of this project. With the requested 10% construction contingency, the total amount spent on this project will remain under \$1.6 Million.

RECOMMENDATION

Approve a 10% contingency (\$103,637.20) for Public Works to use for change orders on the Public Works Building & Yard Phase 1 Project.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO APPROVE A 10% CONTINGENCY (\$103,367.20) FOR THE PUBLIC WORKS BUILDING & YARD PHASE 1 PROJECT.

WHEREAS, the City Council approved awarding Innovate Construction the Public Works Building & Yard Phase 1 project for \$1,036,720; and

WHEREAS, as with most construction and renovations projects, various changes are required than what was shown in the bid plans; and

WHEREAS, Public Works staff is thoroughly involved in the construction process and well positioned to understand the necessity of certain changes and associated fair price; and

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that: the City approves a 10% contingency (\$103,367.20) for Public Works to use for change orders on the Public Works Building & Yard Phase 1 project.

This resolution adopted this 5th day of August, 2026, by the City Council of Mapleton City, Utah.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder

City Council Staff Report

Date:

August 5, 2026

Applicant:

Mapleton City Public Works

Location:

NA

Prepared By:

Rob Hunter, City Engineer/
PW Director

Public Hearing:

No

Attachments:

Quote from Maxwell Products

REQUEST

Approve purchase of the Marathon Mastic Mixer and accessories for \$119,666.00.

BACKGROUND & DESCRIPTION

Mastic is a polymer-modified asphalt + aggregate (ie. different from crack sealer) and is used for a variety of applications such as cracks too large for crack seal, rutting and other shallow depressions, some pothole applications, alligator cracking, etc. It is widely used to fix asphalt problems to significantly extend asphalt life before much more expensive repairs, such as remove and replace or mill and overlay, are required.

Public Works initially proposed purchasing a new mastic machine last fiscal year. Feedback from the budget committee was that before purchasing, we should borrow Spanish Fork's machine and/or rent a machine to confirm it would be worth the purchase. Mapleton staff was able to borrow Spanish Fork's machine once for a few days. But in general, prime days and times of year to apply mastic in Mapleton are the same in Spanish Fork. Public Works rented a machine twice for a month at a time. Rental is \$6,400-\$6,900 per month. Public Works applied over 30 tons of mastic over the last year.

EVALUATION

Public Works would be able to do many more mastic applications if we owned a machine. First, like many asphalt products, it does not stick well when the asphalt is wet. Therefore we were not able to use it during rain or snow, and for a few days after snow depending on cloud cover and temperatures. Second, because we are a relatively small team that has several other ongoing duties and sometime needs "all hands on deck (eg. water main breaks), not every day can be used for mastic. With monthly rentals at \$6,400-\$6,900 but a limited number of available days within a month to apply mastic, rental is an expensive long-term option. Having a machine onsite year round, we will be able to work significantly more mastic applications into our overall schedule.

The attached quote is from Utah's state contract mastic equipment supplier. Base prices are set by the state contract. The discount we are being offered ($\pm 14\%$) is higher than the state contract requires (5%). Public Works proposes to purchase this from the Road Fund (pavement maintenance) 20-74-40, which has \$2,000,000 for this fiscal year.

RECOMMENDATION

Approve purchase of the Marathon Mastic Mixer and accessories for \$119,666.00.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO APPROVE PURCHASE OF A MARATHON MASTIC MIXER AND ACCESSORIES FOR \$119,666.00.

WHEREAS, Mapleton City prioritizes well maintained roadways; and

WHEREAS, mastic is widely used to cost-effectively extend asphalt pavement life; and

WHEREAS, purchase of a City-owned mastic machine and accessories will enable Public Works staff to more effectively apply mastic in its variety of applications to keep road pavement maintained in good conditions; and

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that: the City approves purchase of a Marathon Mastic Mixer and accessories from Maxwell Equipment for \$119,666.00.

This resolution adopted this 5th day of August, 2026, by the City Council of Mapleton City, Utah.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder

**ADDRESS**

Mapleton City
125 W 400 N
Mapleton, UT 84664

SHIP TO

Mapleton City
125 W 400 N
Mapleton, UT 84664

Estimate 1465**DATE** 07/16/2026**EXPIRATION DATE** 08/16/2026**SALES REP**

Ben Allen

DESCRIPTION	QTY	RATE	AMOUNT
New MM350ADT, Marathon 350 Gallon Mastic Mixer with Helix Auger -23hp Liquid cooled, 3 cylinder, Kohler diesel engine with engine cover -Single 340,000 BTU diesel burner with green strobe burner indicator light -Full sweep hydraulic agitation with micro switch to stop agitation when the lid is opened -Equipped with Maxwell's Helix auger dispensing system -300,000 BTU Vapour propane torch with 15' propane hose & bottle holder -10lb Fire extinguisher with bracket -DOT/Transport Canada approved LED trailer lighting -(2) 8,000 lb axles with 235/85/R16 tires, electric brakes and breakaway kit -Spare tire and rim -Amber strobe light -License plate bracket with LED light -Heavy duty, side wind trailer jack and modified (higher) adjustable pintle hitch -Painted Black -Includes three 9" Flat Irons	1	121,500.00	121,500.00T
Large Heated Tool Box Add On	1	3,795.00	3,795.00T
4' Drag Box with Drag Bar	1	8,395.00	8,395.00T
Heated Rear Chute	1	2,895.00	2,895.00T
Freight	1	2,950.00	2,950.00T
Discount	1	-19,869.00	-19,869.00T
State of Utah Cooperative Contract#MA5150	SUBTOTAL		119,666.00
	TAX		0.00
TOTAL		\$119,666.00	

Please remit payment to: 650 South Delong St. Salt Lake City, UT 84104



City Council Staff Report

Date:

8/5/2026

Applicant:

Mapleton City

Location:

3700 S Mapleton Heights
Dr.

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments:

1. Proposed Ordinance
2. PC minutes

REQUEST

Consideration of an ordinance to amend the General Plan Future Land Use Map from “General Commercial” to “Park” and to rezone a nine-acre parcel located at approximately 3700 South Mapleton Heights Drive from General Commercial (GC-1) to Open Space and Parks (OS-P).

BACKGROUND & DESCRIPTION

The subject property is approximately nine acres in size and is currently undeveloped. The property abuts the Mapleton Heights subdivision to the north, the Mapleton Village subdivision to the east, a vacant 10-acre parcel to the south and BYU’s old compost yard to the west.

In 2024, the Meyers family donated the property to Mapleton City with the condition that the City would develop a park named after Joseph James Evans on the property within six years. The City is currently finalizing construction plans for the park. The park will likely include two full-size soccer fields, a playground, and other common park amenities.

The proposed rezone would place the property in the OS-P zone, which is meant for City-owned open space and parks facilities. The rezone would allow construction of the park in accordance with the agreement between the City and the Meyers family.

RECOMMENDATION

Adopt an ordinance approving a General Plan amendment from “General Commercial” to “Park” and a rezone from GC-1 to OS-P for the subject property.

ORDINANCE NO. 2026-

AN ORDINANCE TO AMEND THE GENERAL PLAN FUTURE LAND USE MAP FROM "GENERAL COMMERCIAL" TO "PARK" AND TO REZONE A NINE ACRE PARCEL LOCATED AT APPROXIMATELY 3700 SOUTH MAPLETON HEIGHTS DRIVE FROM GENERAL COMMERCIAL (GC-1) TO OPEN SPACE AND PARKS (OS-P)

WHEREAS, the subject property is currently zoned GC-1; and

WHEREAS, the property was deeded to Mapleton City with the condition that a park be constructed on the parcel; and

WHEREAS, the "Park" land use designation and the OS-P zone are the appropriate designations for the intended use as a City park; and

WHEREAS, the Planning Commission recommended approval of the application on July 9, 2026.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to amend the General Plan Future Land Use Map from "General Commercial" to "Park" and to rezone a nine acre parcel located at approximately 3700 South Mapleton Heights Drive from General Commercial (GC-1) to Open Space and Parks (OS-P) as described in exhibit "A".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,
This 5th Day of August, 2026.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"
Parcel #: 27:037:0172





PLANNING COMMISSION MINUTES

July 9, 2026

PRESIDING AND CONDUCTING: TJ Uriona

Commissioners in Attendance: Lewis Nuttal
Lily Graham
Alece Nelson
Spencer Croshaw
Scott Colagrossi

Staff in Attendance: Sean Conroy, Community Development Director
Jeni Crookston, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Uriona called the meeting to order at 6:00 p.m. A prayer and Pledge of Allegiance was given.

Item 1. Planning Commission Meeting Minutes – June 11, 2026.

Motion: Commissioner Graham moved to approve the June 11, 2026, Planning Commission Meeting Minutes.

Second: Commissioner Nuttal

Vote: Unanimous

Item 2. Consideration of a proposal to amend the General Plan Land Use Designation from "General Commercial" to "Park" and to rezone from "GC-1" to "OS-P" for 9 acres located at approximately 3700 South Mapleton Heights Drive to accommodate a new City park.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. In 2024 the Meyers family donated the property to the City with the condition that a park be built on it within six years and name it after Joseph James Evans. The main entrance to the park will be off Mapleton Heights Drive. The park is about 30 percent designed at this time and will be soccer fields with a playground. The Meyers family asked that a park be built on the property with a sign stating the name of the park. Aside from that, they did not specify any additional requests.

Chairman Uriona opened the Public Hearing. No comments were made and the Public

42 Hearing was closed.

43

44 **Motion:** Commissioner Nuttal moved to recommend approval to the City Council to
45 amend the General Plan Land Use Designation from "General Commercial" to
46 "Park" and to rezone from "GC-1" to "OS-P" for 9 acres located at approximately
47 3700 South Mapleton Heights Drive to accommodate a new City park.

48 **Second:** Commissioner Nelson

49 **Vote:** Unanimous