



Planning Commission Meeting

October 8, 2026
6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, October 8, 2026 at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

The order of agenda items is subject to change at the discretion of the Planning Commission Chair.

6:00 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

Consent Items

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission may ask that any items be considered individually for purposes of Commission discussion and/or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Planning Commission Meeting Minutes – August 13, 2026.
2. Consideration of a Preliminary Plat for the Harmony Ridge Plat "L" subdivision consisting of 25 lots located at approximately 80 East and 4800 South in the PD-3 zone.

Public Notice

3. Consideration of a request to rezone approximately 10 acres of property from General Commercial (GC-1) to Planned Development (PD-1) located at approximately 1581 West Mapleton Village Drive.

PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, 801-489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 9/30/26.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified September 30, 2026)

April Houser, Executive Secretary

Planning Commission Staff Report

Item:

2

Date:

10/8/2026

Applicant:

Edge Homes

Location:

80 E 4800 S

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

PD-3

Attachments

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

REQUEST

Consideration of a Preliminary Plat application for the Harmony Ridge Plat "L" subdivision consisting of 25 lots in the Planned Development (PD-3) zone.

BACKGROUND & DESCRIPTION

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

The Planning Commission has already approved plats A through K consisting of 832 units. The applicant is now requesting approval of the preliminary plat for the Harmony Ridge Plat "L" subdivision consisting of 25 additional single-family detached lots.

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

EVALUATION

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

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

Response: The development agreement includes a concept plan showing generally how the project will be developed with the maximum of 990 units. This phase includes 25 lots and is consistent with the approved concept plan.

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

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

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

Response: The approved concept plan exceeds the 40% open space requirement. This plat includes approximately 4.4 acres of open space that will be owned and maintained by the HOA.

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

Trails: The development agreement outlines a number of trails that will be built by the applicant and maintained by Mapleton City for public use. This phase includes natural surface trails through the open space parcel that will connect with the overall trail network.

RECOMMENDATION

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

Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓

Attachment "2"
Approved Concept and Trails Plans



LEI

A Utah Corporation

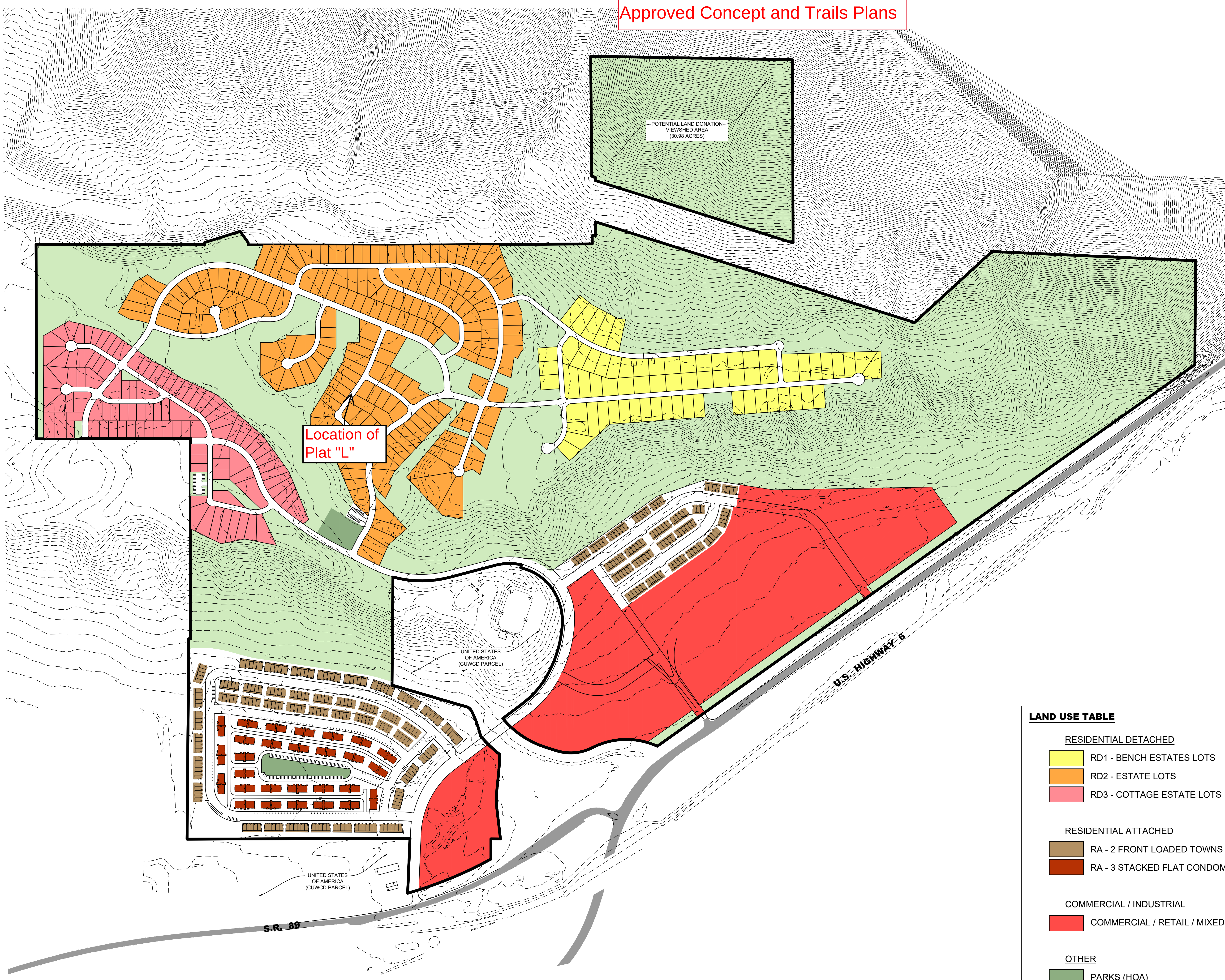
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
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office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

HARMONY RIDGE
MAPLETON, UTAH

EXHIBIT E - DENSITY PLAN



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

REVISIONS

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LEI PROJECT #:
2022-0022

DRAWN BY:
TJP

DESIGNED BY:
NKW

SCALE:
1"=300'

DATE:
5/17/2023

SHEET

E

U:\0_LEI PROJECTS\2022-0022 HARMONY RIDGE - MAPLETON\DWG\EXHIBIT E - DENSITY PLAN.DWG 5/17/2023 11:23 AM



LEI

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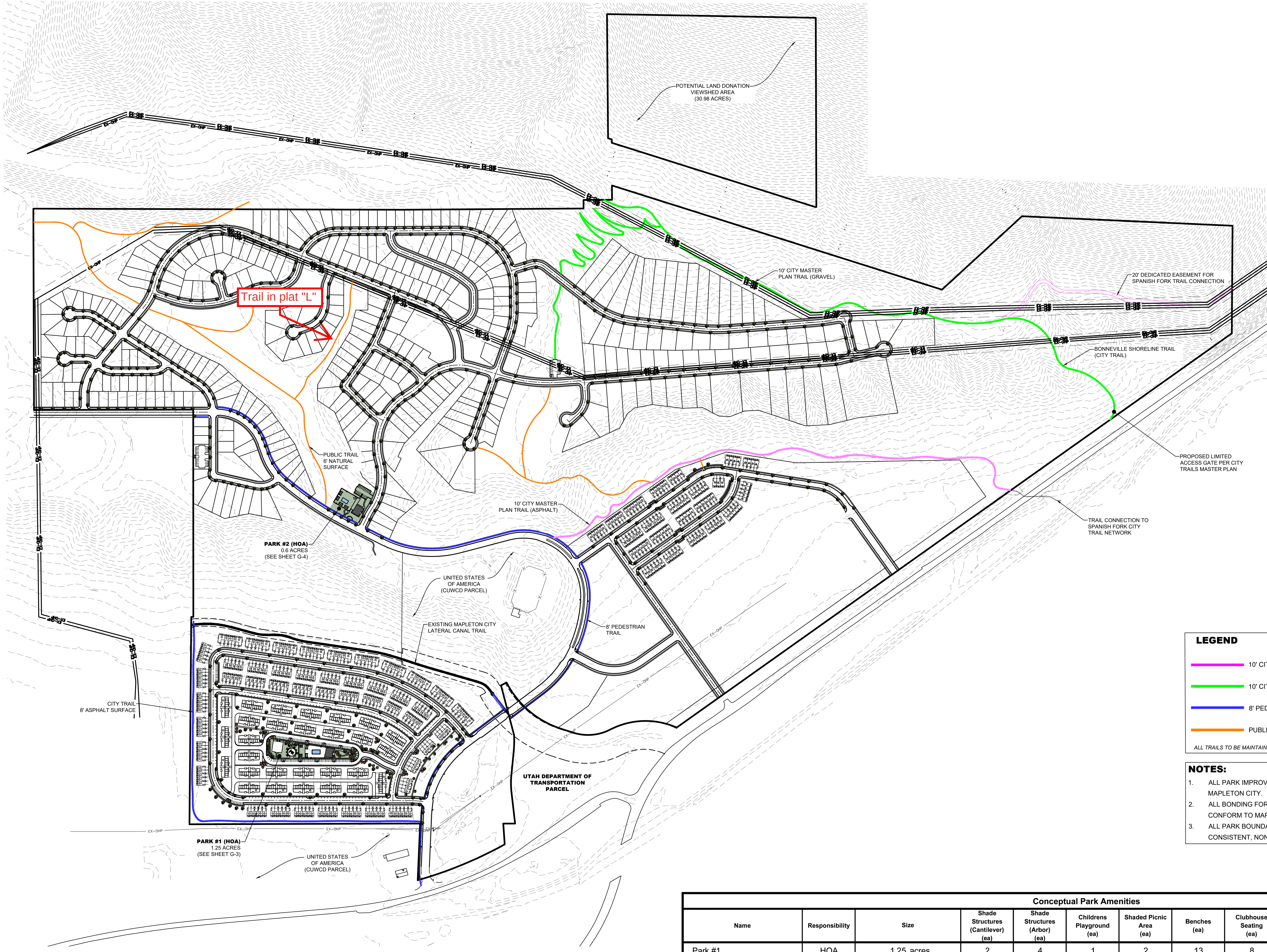
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HARMONY RIDGE
MAPLETON, UTAH

EXHIBIT G-2 PARKS AND OPEN SPACE



LEGEND

10' CITY MASTER PLAN TRAIL (ASPHALT) ± 3,287 LFT.

10' CITY MASTER PLAN TRAIL (GRAVEL) ± 5,076 LFT.

8' PEDESTRIAN TRAIL ± 8,230 LFT.

PUBLIC TRAIL - 6' NATURAL SURFACE ± 7,445 LFT.

ALL TRAILS TO BE MAINTAINED BY THE CITY UNLESS OTHERWISE NOTED

- NOTES:
1.

ALL PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO BE APPROVED BY MAPLETON CITY.
2.

ALL BONDING FOR PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO CONFORM TO MAPLETON CITY STANDARDS.
3.

ALL PARK BOUNDARIES SHARED WITH SINGLE FAMILY LOTS SHALL HAVE CONSISTENT, NON-PRIVACY FENCING.

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

REVISIONS

1

2

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5

6

LEI PROJECT #:
2022-0022

DRAWN BY:
TJP

DESIGNED BY:
NKW

SCALE:
1"=300'

DATE:
3/01/2023

SHEET

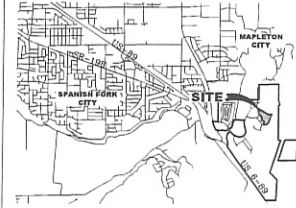
G-2

Plat "L" Subdivision plans

HARMONY RIDGE HARMONY RIDGE PLAT L FINAL PLANS



VICINITY MAP



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SURVEY

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COVER	COVER
NOTES	GENERAL NOTES
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SHEET 302	GRADING PLAN
SHEET 401	GRADING DETAILS
SHEET 402	SWEET THORN ST. (4850 S) PLAN & PROFILE
SHEET 403	ENGLEMAN LANE (50 E) & WHITE OAK WAY (75 E) PLAN & PROFILES
SHEET 404	8 FOOT TRAIL PLAN & PROFILE #1
SHEET 501	8 FOOT TRAIL PLAN & PROFILE #2
SHEET 502	SIGNAGE & STRIPPING PLAN
SHEET 601	CONSTRUCTION DETAILS #1
SHEET 602	CONSTRUCTION DETAILS #2

TABULATIONS:

TOTAL AREA:	10.07 ACRES
LOT AREA:	549 ACRES
STREET AREA:	8.73 ACRES
OPEN SPACE:	4.45 ACRES
# OF LOTS:	25 UNITS
# OF PARCELS:	2 PARCELS

LEGEND

EXISTING (PROPOSED)	
BOUNDARY LINE	
CONCRETE CONCRETE	
EASEMENT LINE	
LOT LINES	
SEWER PIPE	
SEWER MANHOLE	
SEWER SERVICE	
STORM DRAIN PIPE (RCP)	
STORM DRAIN MANHOLE	
CURB RILEY	
CORNER BOX	
4"x4" CATCH BASIN	
5"x5" CATCH BASIN	
RILEY/OUTLET W/ GRATE	
CULINARY WATER PIPE	
4" PIPE ELBOW (90)	
22.5" PIPE ELBOW (90)	
11.25" PIPE ELBOW (90)	
PIPE HYDRANT	
SERVICE & METER (SM)	
PRV (90)	
AROMATIC VALVE (90)	
TEMP. BLOW-OFF (90)	
VALVE (90 & 45)	
TEE	
CROSS	
PRESSURIZED IRRIGATION	
4" PIPE ELBOW (90)	
22.5" PIPE ELBOW (90)	
11.25" PIPE ELBOW (90)	
SINGLE END SERVICE	
DUAL END SERVICE	
AROMATIC VALVE (90)	
TEMP. BLOW-OFF (90)	
STOP SIGN	
STREET SIGN	
MONUMENT	
POLE	
STREET LIGHT	
POWER POLE	
DECK	
FIBER OPTIC	
GALE	
OVERHEAD POWER	
FLUOROPOLYMER	
CONTOURS	

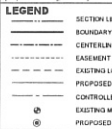
HARMONY RIDGE - PLAT L FINAL
MAPLETON, UTAH

COVER

REVISIONS
1.
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3.
4.
5.

LS PROJECT #
2022-0022
DRAWN BY:
CJIBAP
DESIGNED BY:
NRW
SCALE:
1"=50'
DATE:
09/08/2026
SHEET

COVER

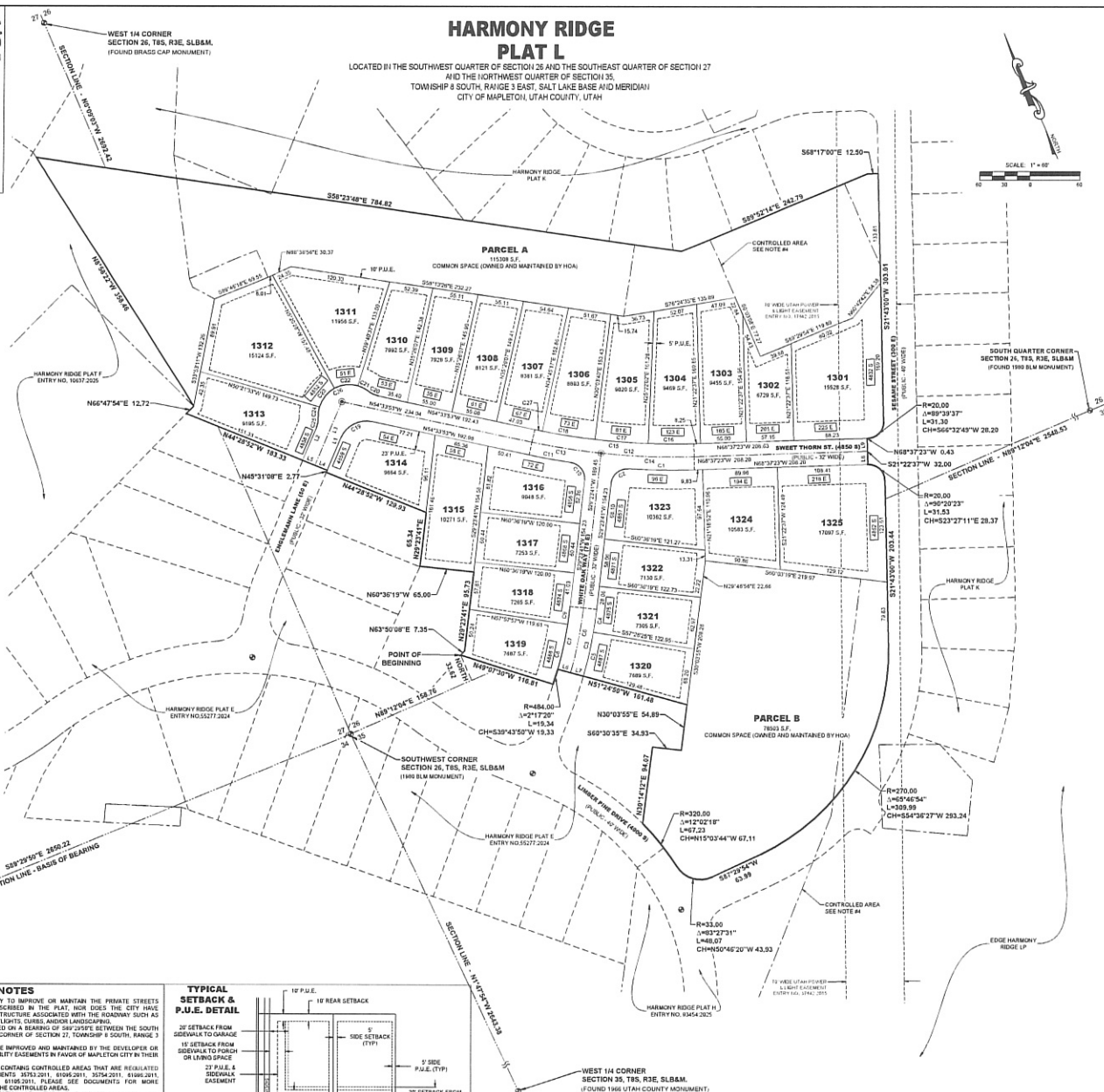


CURVE TABLE			
CURVE	DELTA	DELTA	LENGTH
C1	816.08	5'22"39	79.04
C2	20.00	8'71"55	30.95
C3	516.08	5'22"39	79.04
C4	516.08	7'50"54	26.87
C5	516.08	6'52"34	46.57
C6	505.00	9'11"28	64.21
C7	484.00	11'29"48	96.30
C8	484.00	8'59"27	74.88
C9	484.00	7'39"22	72.30
C10	20.00	8'71"55	30.95
C11	516.08	3'34"21	50.89
C12	800.00	14'37"30	106.28
C13	800.00	8'52"58	84.34
C14	800.00	8'31"54	81.54
C15	784.00	14'12"34	102.37
C16	784.00	3'34"25	50.83
C17	784.00	4'41"37	64.23
C18	784.00	4'41"37	64.23
C19	312.00	7'59"34	46.63
C20	312.00	6'52"34	46.57
C21	37.00	2'39"44	13.35
C22	37.00	45'01"95	28.07
C23	37.00	18'09"31	12.29
C24	33.00	2'41"32	14.13
C25	37.00	19'24"12	10.75
C26	37.00	4'45"01	8.31

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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 27
AND THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH



I, RYAN KALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 831073 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-72-504, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

[illegible]

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

STATE OF UTAH
COUNTY OF _____ S.S.

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND
OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS _____ DAY OF _____ A.D. 20____

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE _____
_____ PLANNING COMMISSION

DIRECTOR, SECRETARY _____ CHAIR, PLANNING COMMISSION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 27
AND THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

SCALE: 1" = 40'			SHEET 1 OF 1
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY #1 BORDER SEAL

This form approved by Utah County and the municipalities therein

LEI #22-0002

Item:

3

Date:

10/8/26

Applicant:

Church of Jesus Christ of Latter Day Saints

Location:

1581 W Mapleton Village Dr.

Prepared By:

Sean Conroy, Community Development Director

Public Hearing:

Yes

Zone:

GC-1

Attachments

1. Application information.
2. Traffic Impact Study Executive Summary.

REQUEST

Consideration of a request to rezone approximately 10 acres of property located at approximately 1581 W Mapleton Village Drive from General Commercial (GC-1) to Planned Development (PD-1).

BACKGROUND & DESCRIPTION

The subject property is approximately 10 acres in size and is undeveloped. The property abuts Highway 89 to the west, Mapleton Village Drive to the south, the Mapleton Village subdivision to the east, and a future 10-acre City park to the north.

The property is currently zoned General Commercial (GC-1). The applicant is requesting to rezone the property from GC-1 to Planned Development (PD-1) with the intent of constructing two church buildings on the site.

EVALUATION

Rezone decisions are considered legislative actions. The Planning Commission and City Council have 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, and is supported by city ordinances and policies.

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.*

Zoning: The PD-1 zone was adopted specifically for the Mapleton Village project. The permitted uses in this zone include cultural/religious type uses, which are customary in residential neighborhoods. Since the GC-1 zone does not specifically permit cultural/religious uses, it is proposed that the property be rezoned to PD-1.

Concept Plan: The applicant intends to construct two church buildings on the site. A road would be constructed running from the existing stub on Mapleton Village Drive on the south to the future City park to the north. The applicant intends on constructing the first church on the west side of the parcel with a second church being proposed at a later time. The setback, height, parking and landscaping standards would follow Mapleton City Code requirements. Final engineering and construction plans will be reviewed by the DRC upon approval of the rezone application.

Traffic & Circulation: A traffic impact study has been prepared to analyze the potential impacts from the two new churches (see attachment "2"). Sunday is typically the busiest traffic days for churches and the lowest traffic days for all other uses. The traffic study indicates that the levels of service on the existing roads will not be significantly impacted by the proposed churches. The traffic study did recommend painting a dedicated left turn lane on Mapleton Village Drive for east bound traffic from Highway 89. This can easily be accommodated within the existing width of the road.

RECOMMENDATION

Recommend approval of the rezone request to the City Council.

Attachment "1"
Application Information

Future City Park

Subject Property





Existing Zoning

OS-P

GC-1

PD-1



684 W Center St
Midvale, UT 84047



Parcel #: 27:037:0173
Approximately: 4000 S Hwy 89, Mapleton UT

REV	DATE	DESCRIPTION
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AS100

