



Planning Commission Meeting

October 22, 2026
6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, October 22, 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 10/15/26.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified October 15, 2026)

April Houser, Executive Secretary

Item:

2

Date:

10/22/2026

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.

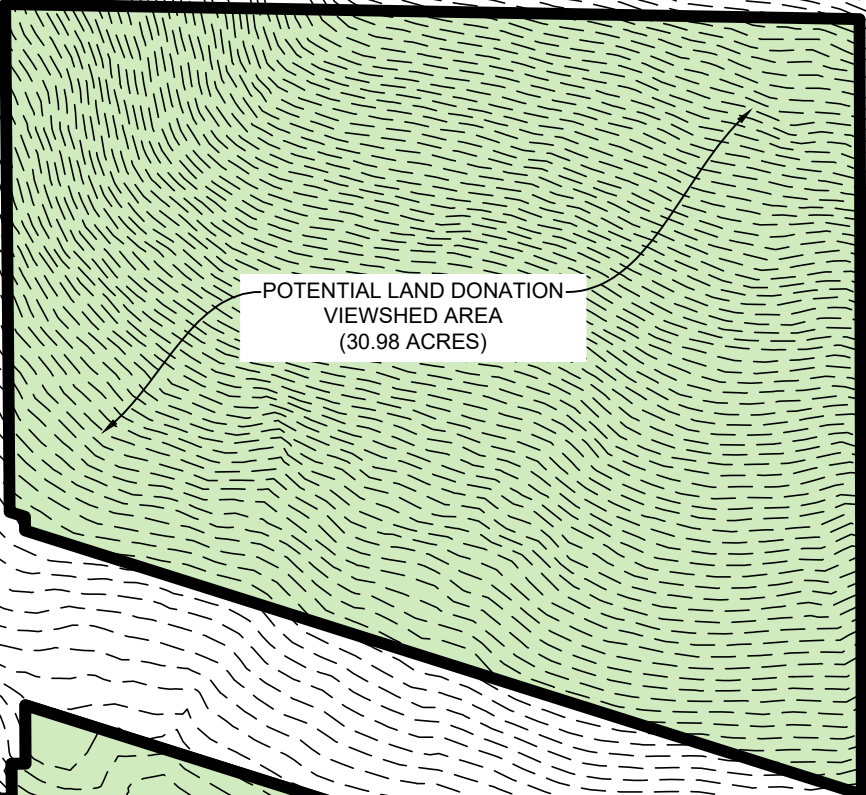
Trails: The development agreement outlines a number of trails that will be built by the applicant and maintained by Mapleton City for public use. This phase includes natural surface trails through the open space parcel that will connect with the overall trail network.

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



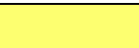
Location of
Plat "L"

UNITED STATES
OF AMERICA
(CUWCD PARCEL)

UNITED STATES
OF AMERICA
(CUWCD PARCEL)

U.S. HIGHWAY 6

S.R. 89

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	



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

HARMONY RIDGE
MAPLETON, UTAH

EXHIBIT E - DENSITY PLAN

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:
2022-0022

DRAWN BY:
TJP

DESIGNED BY:
NKW

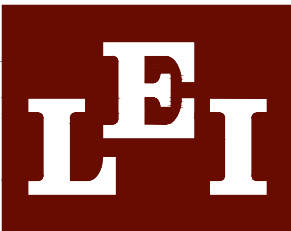
SCALE:
1"=300'

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



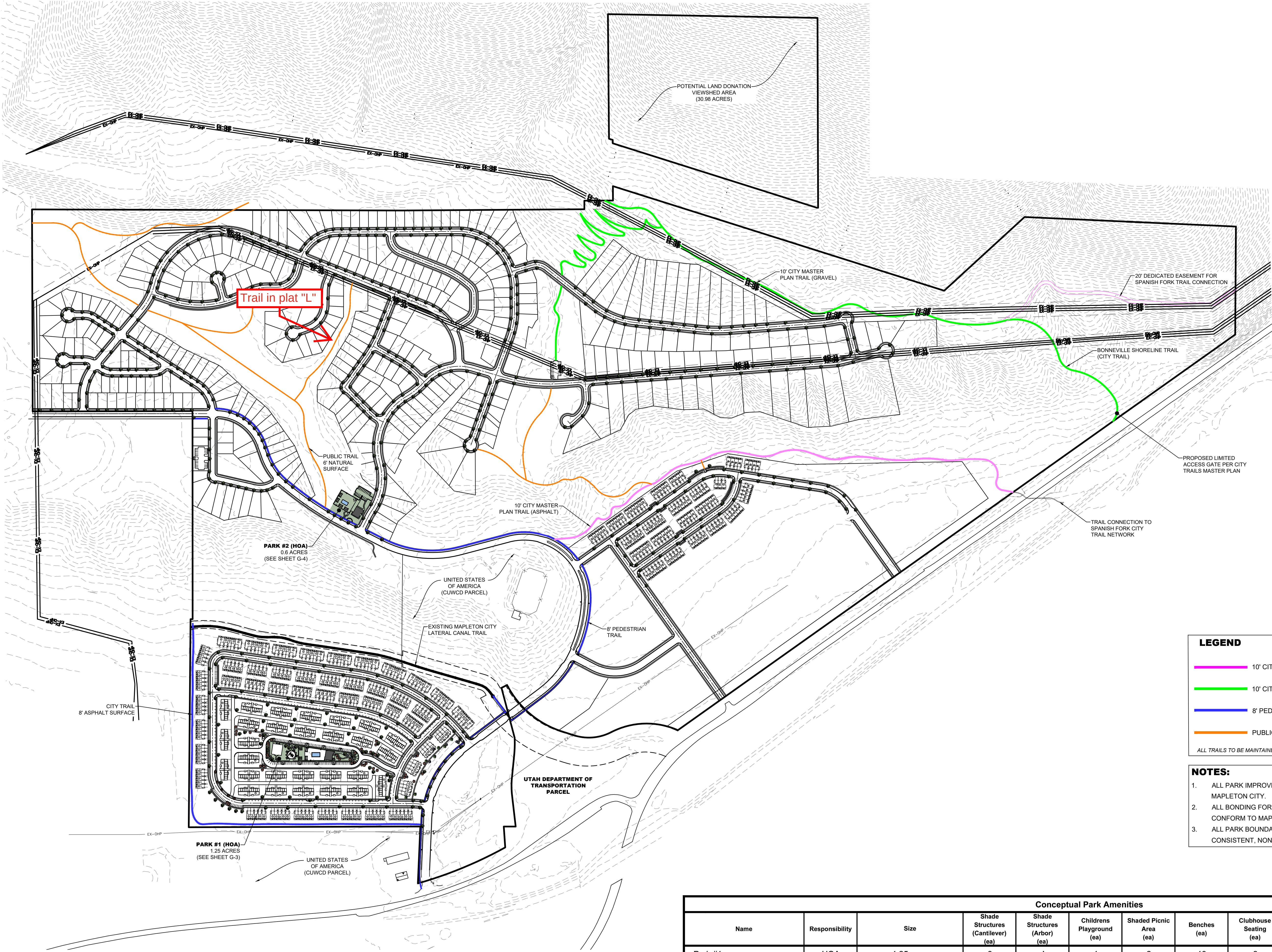
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HARMONY RIDGE
MAPLETON, UTAH

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:

- ALL PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO BE APPROVED BY MAPLETON CITY.
- ALL BONDING FOR PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO CONFORM TO MAPLETON CITY STANDARDS.
- 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	-
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4	-
5	-

LEI PROJECT #:
2022-0022
DRAWN BY:
TJP
DESIGNED BY:
NKW
SCALE:
1"=300'
DATE:
3/01/2023

SHEET

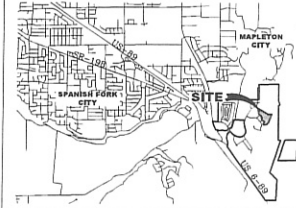
G-2

Plat "L" Subdivision plans

HARMONY RIDGE HARMONY RIDGE PLAT L FINAL PLANS



VICINITY MAP



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SHEET 301	UTILITY PLAN
SHEET 302	GRADING PLAN
SHEET 401	GRADING DETAILS
SHEET 402	SWEET THORN ST. (4850 S) PLAN & PROFILE
SHEET 403	ENGLEMANN LANE (50 E) & WHITE OAK WAY (75 E) PLAN & PROFILES
SHEET 404	6 FOOT TRAIL PLAN & PROFILE #1
SHEET 501	6 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	
45" PIPE ELBOW (90)	
22.5" PIPE ELBOW (90)	
11.25" PIPE ELBOW (90)	
PIPE HYDRANT	
SERVICE & METER (SM)	
PRV (90)	
ARJAC VALVE (90)	
TEMP. BLOW-OFF (90)	
VALVE (90 & 45)	
TIE	
CROSS	
PRESSURIZED IRRIGATION	
45" PIPE ELBOW (90)	
22.5" PIPE ELBOW (90)	
11.25" PIPE ELBOW (90)	
SINGLE END SERVICE	
DUAL END SERVICE	
ARJAC VALVE (90)	
TEMP. BLOW-OFF (90)	
STOP SIGN	
STREET SIGN	
MONUMENT	
POLE	
STREET LIGHT	
POWER POLE	
DECK	
FIBER OPTIC	
GALE	
OVERHEAD POWER	
FLUOROPOLYMER	
CONTOURS	

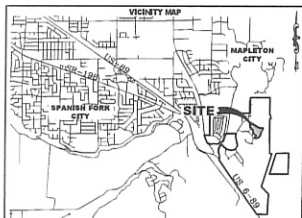
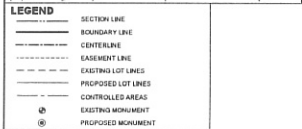
HARMONY RIDGE - PLAT L FINAL
MAPLETON, UTAH

COVER

REVISIONS
1.
2.
3.
4.
5.

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

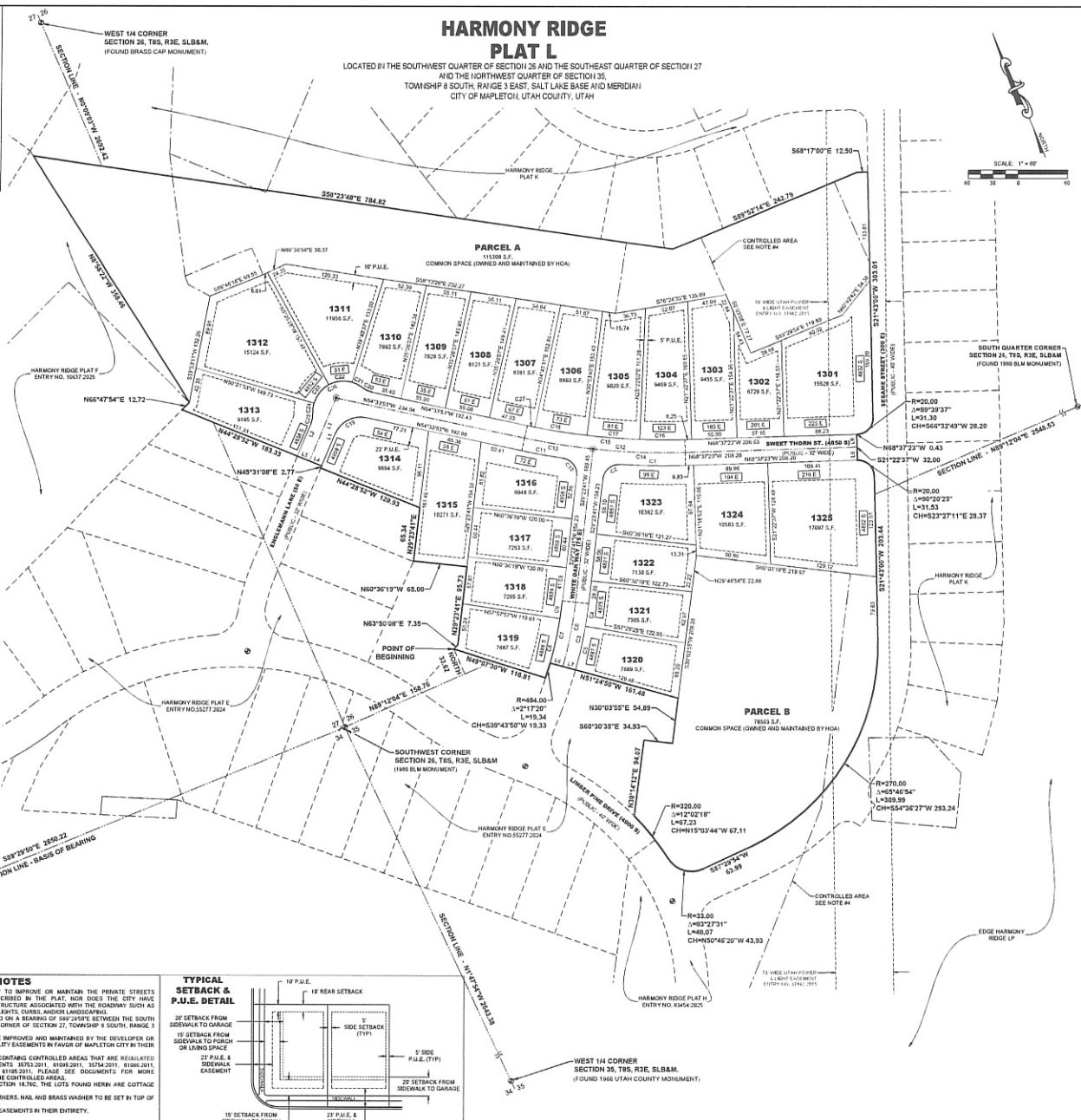
COVER



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	816.00	5°12'30"	79.04	569.5037'E 79.91
C2	20.00	87°11'50"	30.55	S71°00'30"W 27.67
C3	516.00	1°17'20"	62.77	N33°50'25"E 62.69
C4	516.00	3°07'54"	29.20	N30°57'30"E 28.20
C5	516.00	6°07'54"	54.37	N30°33'22"E 54.55
C6	596.00	9°17'20"	86.21	N29°52'25"E 86.12
C7	484.00	11°24'40"	104.98	N28°30'05"E 104.91
C8	484.00	9°50'27"	74.86	N38°27'45"E 74.81
C9	484.00	2°38'22"	22.38	N58°47'33"E 22.38
C10	20.00	87°11'50"	30.55	N14°22'10"W 27.67
C11	816.00	3°42'31"	50.88	S16°21'07"E 50.87
C12	800.00	14°52'30"	194.29	S67°35'30"E 194.80
C13	800.00	6°52'26"	64.54	S67°39'00"W 64.20
C14	800.00	8°50'54"	111.93	N64°35'53"W 111.84
C15	784.00	14°52'30"	182.37	S67°35'30"E 181.88
C16	784.00	3°58'25"	54.88	S68°37'40"E 54.59
C17	784.00	4°47'37"	64.23	S67°17'05"E 64.21
C18	784.00	4°47'37"	64.23	S67°35'32"E 64.21
C19	33.00	79°54'59"	45.60	S68°29'30"E 46.20
C20	33.00	24°52'12"	14.33	S62°01'07"E 14.27
C21	33.00	20°38'41"	13.33	N60°00'00"W 13.28
C22	33.00	45°01'05"	28.07	N72°49'50"W 28.33
C23	33.00	45°01'05"	28.07	S62°00'00"W 28.33
C24	33.00	18°50'31"	12.29	S10°50'12"W 12.22
C25	33.00	24°52'12"	14.33	N62°04'32"E 14.22
C26	33.00	129°47'12"	83.75	S60°30'30"W 84.60
C27	784.00	6°49'50"	9.31	S56°54'15"E 9.31

LINE TABLE	
LINE	LENGTH
L1	547°31'00"W 49.32
L2	547°31'00"W 49.00
L3	547°31'00"W 34.41
L4	N48°25'00"W 16.00
L5	N48°25'00"W 16.00
L6	N57°24'50"W 16.00
L7	N57°24'50"W 16.00
L8	N27°22'37"E 16.00
L9	N27°22'37"E 16.00

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SURVEYOR'S CERTIFICATE
I, RYAN HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 870075 IN ACCORDANCE WITH TITLE 18, CHAPTER 2, OF THE UTAH STATE CODE. I HEREBY CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-1-3(4) OF THE UTAH STATE CODE, AND HAVE SUBMITTED EACH TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAVE BEEN CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
A PARCEL OF LAND 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 & MERIDIAN, LOCATED IN MAPLETON, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH CORNER OF LOT 516 ALSO BEING THE SOUTHERLY LINE OF LOT 516 HARMONY RIDGE PLAT E, ENTRY NUMBER 53277204, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED N89°12'04"E ALONG THE SECTION LINE 107.76 FEET AND NORTH 33.62 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: S89°59'05"E BETWEEN THE SOUTH QUARTER AND THE SOUTHEAST CORNER OF SECTION 27, T85, R3E, SLB5M) 1 THENCE ALONG THE NORTHEASTERLY LINE OF SAID PLAT THE FOLLOWING SEVEN (7) COURSES: N03°50'09"E 7.35 FEET; THENCE N29°27'41"E 16.73 FEET; THENCE N03°31'19"W 65.90 FEET; THENCE N29°27'41"E 85.34 FEET; THENCE N41°02'52"W 120.03 FEET; THENCE N45°31'08"E 2.77 FEET; THENCE N41°02'52"W 143.33 FEET TO THE SOUTHERLY LINE OF HARMONY RIDGE PLAT F, ENTRY NUMBER 10007205, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY LINE N69°47'54"E 12.72 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID PLAT N09°52'22"W 358.46 FEET TO A POINT OF CURVE; THENCE S08°27'48"E 784.82 FEET; THENCE S89°32'14"E 342.79 FEET; THENCE S68°17'05"E 12.50 FEET; THENCE S21°43'07"W 203.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 31.30 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 88°30'37" CHORD: S66°32'49"W 30.30 FEET; THENCE N48°37'23"W 0.43 FEET; THENCE S21°22'37"W 32.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 31.53 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°20'22" CHORD: S23°27'11"E 28.37 FEET; THENCE S21°43'07"W 203.44 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 309.96 FEET WITH A RADIUS OF 27.00 FEET THROUGH A CENTRAL ANGLE OF 65°48'54" CHORD: S64°39'27"W 293.24 FEET; THENCE S87°02'04"W 63.89 FEET TO THE EASTERLY LINE OF HARMONY RIDGE PLAT H, ENTRY NUMBER 90454205, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: ALONG THE ARC OF A CURVE TO THE RIGHT 49.07 FEET WITH A RADIUS OF 33.00 FEET THROUGH A CENTRAL ANGLE OF 87°27'31" CHORD: N05°02'49"W 43.93 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 67.23 FEET WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 12°02'18" CHORD: N15°02'44"W 67.11 FEET TO THE EASTERLY LINE OF SAID HARMONY RIDGE PLAT E; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES: N03°14'12"E 14.07 FEET; THENCE S60°30'35"E 34.93 FEET; THENCE N00°03'55"E 54.89 FEET; THENCE N15°24'50"W 161.48 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 15.34 FEET WITH A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 121°17'07" CHORD: S39°43'50"W 10.33 FEET; THENCE N49°07'32"W 116.81 FEET TO THE POINT OF BEGINNING.
CONTAINS 110.67 ACRES
464,895 SQ. FT.

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 SUBMITTED 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.

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF S.S.
ON THIS ____ DAY OF ____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, THE SPOUSE OF THE FOREGOING INSTRUMENT, WHO DID ACKNOWLEDGE TO ME THAT SHE IS THE OWNER OF THE LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT SHE EXECUTED IT IN SUCH CAPACITY.

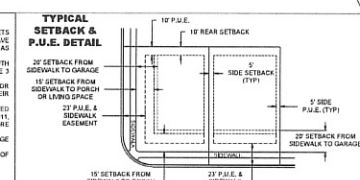
ACCEPTANCE BY LEGISLATIVE BODY
THE COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS ____ DAY OF ____, A.D. 20____

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

PLANNING COMMISSION
DIRECTOR-SECRETARY
CHAIR, PLANNING COMMISSION

HARMONY RIDGE PLAT L
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

- NOTES**
- MAPLETON CITY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN THE PROPERTY DESCRIBED IN THIS PLAT. HOW DOES THE CITY HAVE RESPONSIBILITY FOR ANY OF THE INFRASTRUCTURE ASSOCIATED WITH THE ROADWAY SUCH AS SIGNALS, DRAINAGE FACILITIES, STREETLIGHTS, TRAILERS, AND LANDSCAPING.
 - THE DIMENSIONS ON THIS PLAT ARE BASED ON A BEARING OF S89°29'05"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
 - CORNER AREAS/SPACES ARE TO BE IMPROVED AND MAINTAINED BY THE DEVELOPER OR ADJACENTS AND ARE ACCESS AND PUBLIC UTILITY EASEMENTS IN FAVOR OF MAPLETON CITY IN THEIR ENTIRETY.
 - THE OVERALL HARMONY RIDGE PROJECT CONTAINS CONTROLLED AREAS THAT ARE REGULATED BY ENVIRONMENTAL CONSENT DOCUMENTS: 3053/2011, 8109/2011, 3074/2011, 4196/2011, 8107/2011, 3780/2011, 8110/2011, AND 8105/2011. PLEASE SEE DOCUMENTS FOR MORE INFORMATION ON ALLOWED USES WITHIN THE CONTROLLED AREAS.
 - FOR THE PURPOSE OF APPLYING MCC SECTION 18.7C, THE LOTS FOUND HEREIN ARE COTTAGE ESTATE LOTS.
 - REAR A CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS W/ASHER TO BE SET IN TOP OF CURB @ INTERSECTION OF SIDE LOT LINES.
 - ALL COMMON AREAS TO BE PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.





Planning Commission Staff Report

Item:

3

Date:

10/22/26

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



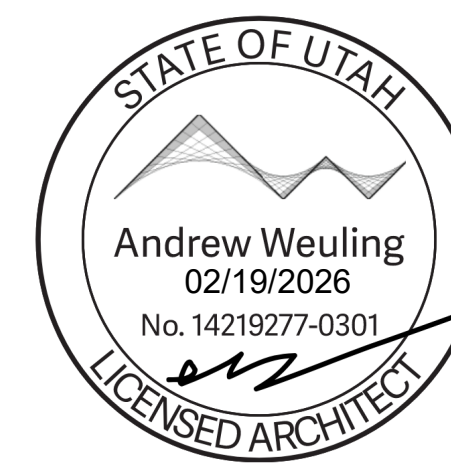


Existing Zoning

OS-P

GC-1

PD-1



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

REV	DATE	DESCRIPTION
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AS100

