

Mapleton General Plan Update

Land Use & Parks & Recreation

Adopted June 3, 2020



MAPLETON
UTAH



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Appendix A: Public Involvement.....**Under Separate Cover**

Appendix B: Future Land Use Map Changes: 2009-2020.....**Under Separate Cover**

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Acknowledgements

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1.0 Background & Introduction

Mapleton City has experienced unprecedented growth and change in recent years. Although the existing General Plan has been carefully followed as growth has unfolded, there have been several challenges to specific proposals in recent years, calling into question whether the land use vision is still valid. It is this dilemma that is the nexus for this planning effort.

The *Mapleton General Plan Update 2020* establishes a long-term land use vision that is intended to ensure the City develops and matures in a manner that meets future needs while preserving the unique qualities that make it such a desirable place to live. While the plan focuses on the Land Use Element, it also addresses the Parks, Open Space, Recreation and Trails Element as part of a unified planning effort.



1.1 Organization of the Plan

The *Mapleton City General Plan Update 2020* documents existing conditions and analyzes important issues and ideas, presenting a clear vision for growth and development in Mapleton. The plan is divided into three separate elements or parts as follow:

1. **Background & Introduction**
2. **Land Use**
3. **Parks, Open Space, Recreation & Trails**

Although each element is specific in its focus, land use is fully coordinated with the assessment of parks, open space, recreation and trail needs. Each part provides specific ideas and recommendations, concluding with a series of goals, policies and implementation measures that provide a clear vision for the future, facilitating an informed and consistent decision-making process.

1.2 History of Mapleton¹

Mapleton was first settled in the 1850's as an extension of Springville City to the north. The area of Mapleton was originally known as Union Bench, after a group of settlers who worked together to clear, grub and irrigate the land for cultivation. Union Bench was short-lived, in large part the result of the Homestead Act of 1862, which accelerated the settlement of the western territories by granting adult heads-of-families 160 acres of surveyed public land for a minimal filing fee and five-years of continuous residence on the deeded land. Through many disputes, the land was gradually divided into private farms. During these early years of settlement, many families struggled to make a living as water and other resources were scarce.

In 1884, the first schoolhouse/Mormon meetinghouse was constructed, becoming the focal point of the community. The Mormon ward was

¹ Source: Utah History Encyclopedia, Ralph K. Harmer, 1994, https://www.uen.org/utah_history Encyclopedia/m/MAPLETON.shtml

named Mapleton after the grove of Maple trees at the mouth of Maple Canyon.

In the late 1890's, Mapleton residents sought separation from Springville City to gain greater control over the area's issues. A petition was filed with Utah County, which resulted in the incorporation of Mapleton in 1901. The fledgling town formed its own government, and Mapleton underwent major improvements over the next 30 years, including the development of roads, canals, electricity, plumbing, and culinary water. Nevertheless,



Historic Mapleton Garage (top), Mendenhall family home (left), neighbors working in a strawberry field (right)

many families were unable to find work in Mapleton, forcing them to commute to surrounding communities for work or to continue with traditional subsistence farming on their land.

In recent decades Mapleton City has developed into a bedroom community, growing rapidly while trying to maintain the rural character and agricultural traditions that have defined it since the earliest days of settlement.

1.3 Community Profile

The following is a summary of the physical, social and demographic characteristics of Mapleton. These are essential qualities for understanding the opportunities, needs and patterns of the City today and in the future.

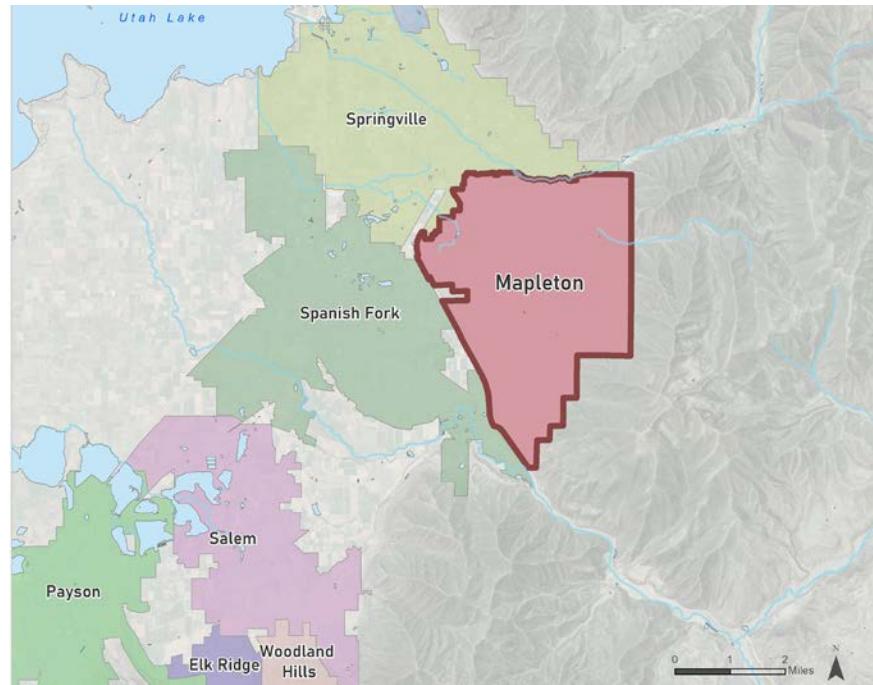
Physical & Social Structure

Mapleton City is located in south central Utah County, bordering Springville City to the north, Spanish Fork City to the west and the Wasatch Mountain to the east and south (see Figure 1-1). It is approximately 13.5 square miles in extent, slightly longer than wide (approximately five miles from north to south and four miles east to west).

The lower valley reaches of the community are situated at an elevation of approximately 4,700 feet, rising steadily toward the Wasatch Mountain foothills above the City to the east. The slopes become progressively steep as one proceeds to the east, with over 25-percent of the City composed of slopes greater than 30-percent. Spanish Fork Peak lies just outside of City boundaries at an elevation of 10,000 feet. This peak, along with others, provides the scenic backdrop to the pastoral lands that lie below.

US Highway 89 is Mapleton's sole regional roadway, providing a north-south connection to Spanish Fork and Springville along the western edge of the City. US Highway 6 runs briefly along the southern border, linking the City to regional destinations such as Price, Moab, Interstate 70 and other areas south and east. Interstate 15 - Utah's major north-

Figure 1-1 – Context Map



south freeway - is located approximately three miles west of Mapleton, providing a critical yet somewhat removed regional transportation link between the City and major market areas to the north in particular.

A small historic core is located in the vicinity of Main Street and Maple Street, which is surrounded by newer subdivisions, remnant agricultural land and larger lot single-family homes. The neighborhoods closer to the foothills are primarily rural and include a significant number of one-acre, two-acre and larger lots. The area is remarkable for the large amount of vacant and agricultural land, although there are signs that the open character is changing as vacant land is giving way to newer and more dense residential development. The area contains only a handful of functional agricultural estates, which is indicative that the community is rapidly filling in and will be dominated by residential and associated uses.

Demographics

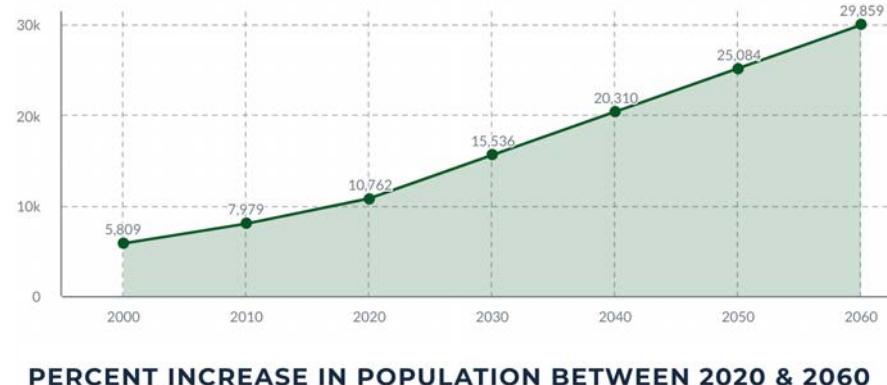
In order to understand the needs of the City, it is essential to have clear snapshot of Mapleton's population, age and household composition. This allows one to assess current and future needs for both land use and to project demands for parks, open space, recreation and trails. The following is a summary of key demographic characteristics, including population, age and household composition, which are generally the most important for understanding needs as the community continues to develop and change².

Population

Mapleton has experienced significant population growth over the last twenty years, nearly doubling from 5,809 in 2000 to 10,762 in 2020, as shown in Figure 1-2. Growth is expected to continue at a significant rate from now until buildout in 2060 with the population nearly tripling

² Demographic information acquired from the Mountainland Association of Governments and the U.S. Census Bureau was updated based on approved and planned land uses. This information was cross-checked with projections in the Mapleton City Economic Strategic Plan, which estimates the build-out population at 29,654.

Figure 1-2 – Mapleton Population: 2000-2060



277%

from 10,762 to 29,859. This build-out population is based on anticipated population increases for currently-approved developments and projected future land uses.

Age

Age is an essential consideration when planning for parks, recreation, open space and trails needs in particular, helping to provide a clear understanding of children, adults and seniors so facilities can be provided to meet the needs of the various age groups. The age characteristics of Mapleton are unique. When compared to other communities in Utah County and the state, the City has fewer children under five, more children under eighteen, and more seniors (see Table 1-1 for details). This suggests that the City's children are generally older than those in other communities in the county and the state, and that the population overall is older than the rest of the county.

While Mapleton's population is growing, it is also maturing and aging. Table 1-2 illustrates the change in age composition over time, which

Table 1-1: Age - Children and Seniors Comparison

	Mapleton	Utah County	Utah	United States
Persons under 5 years	7.8 %	9.5%	8.0%	6.1%
Persons under 18	36.4%	33.4%	29.5%	22.4%
Persons 65 years and over	12.3%	7.7%	11.1%	16.0%

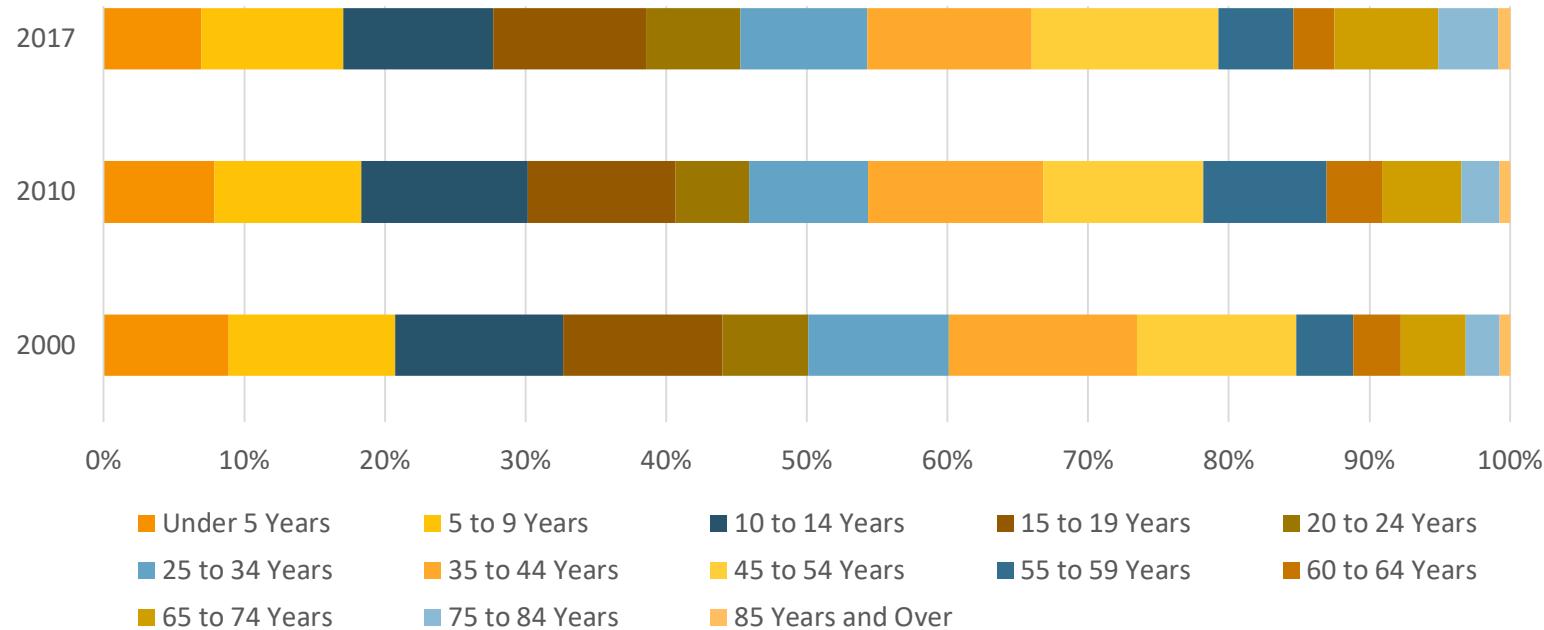
Source: U.S. Census Bureau: <https://factfinder.census.gov>

indicates that over the last seventeen years, the percentage of residents under age eighteen continued to decrease while the percentage over age 65 increased. This is supported by the median age statistics³, which has steadily increased from 24.9 in 2000 to 31.4 in 2017. This is a significant finding, as it deviates from many of the rapidly growing Utah County communities, which are some of the youngest in the state and nation.

3

Source: U.S. Census Bureau: <https://factfinder.census.gov>

Figure 1-3 - Age Groups Change Over Time 2000-2017





Average Household Size



Table 1-2: Age Group Change Over Time 2000-2017⁵

	2000	2010	2017
Under 5 Years	8.9%	7.9%	6.9%
5 to 14 Years	23.7%	22.2%	20.8%
15 to 24 Years	17.4%	15.7%	17.5%
25 to 34	10.0%	8.5%	9.0%
35 to 44 Years	13.4%	12.4%	11.7%
45 to 54 Years	11.3%	11.4%	13.3%
55 to 64 Years	7.5%	12.7%	8.2%
65 to 74 Years	4.6%	5.7%	7.4%
75 to 84 Years	2.4%	2.7%	4.3%
85 Years and Over	0.8%	0.8%	0.8%

Source: U.S. Census Bureau: <https://factfinder.census.gov>

Table 1-3: Average Household Size Comparison

	Mapleton	Utah County	Utah	United States
Persons per Household 2014-2018	3.85	3.58	3.13	2.63

Source: U.S. Census Bureau: <https://factfinder.census.gov>

In line with the percentage of children under eighteen, Mapleton also has a higher average household size than the county and nation, as shown in Table 1-3.

Household Income

The median household income in the City is \$109,356, which is significantly higher than the county, state and nation (see table 1-4). The median income has increased over time⁴ from \$88,054 in 2000 to \$109,365 in 2018. Similar to nearly all other communities in the region, the City experienced a dip in income in 2010 following the "Great Recession" of 2007-2009.

Summary

Mapleton's population is projected to continue growing at a significant rate through build-out, adding approximately 18,843 residents to the City by 2060, an increase of 277-percent. The community has more children under eighteen per capita when compared to the county, state and nation,

⁴ 2000 and 2010 income in 2018 inflation-adjusted dollars, U.S. Bureau of Labor Statistics

Average Household Income



Table 1-4: Median Household Income Comparison

	Mapleton	Utah County	Utah	United States
Median Income 2018	\$109,356	\$70,408	\$68,374	\$60,293

Source: U.S. Census Bureau: <https://factfinder.census.gov> and <https://www.census.gov/quickfacts>

although its youth tend to be older than other nearby communities. The percentage of seniors in the community continues to increase, and overall median age continues to rise. Mapleton's household size is larger than the county, state and nation, and although it is slowly decreasing over time, similar to other maturing communities in the state. The City's median income is significantly higher than the region, which also correlates with the older population and older children.

As the City continues to develop it will be important to apply a balanced approach for meeting the needs of population with a diverse range of ages, particularly addressing needs related to parks, open space, recreation and trails. The special needs of children and seniors will need to carefully considered, as it can be difficult to meet the needs of such diverse segments of the population in an equitable and economic manner.

1.4 Public Involvement

Public involvement was an essential component of the planning process, helping to ensure that the General Plan accurately addresses existing and future needs while encapsulating the future vision for the City. As summarized below and detailed in Appendix A, an extensive public involvement process was utilized, providing multiple opportunities for the public to comment, identify issues and provide feedback as the plan was developed.

Plan Advisory Committee

A Plan Advisory Committee was established during the early stages of the project to review progress and provide guidance as the plan was formulated. The committee included the Mayor, current and past representatives of the City Council and Planning Commission, local businesses representatives, development and HOA representatives, members of the Parks and Recreation Committee, and other community representatives and residents. The Plan Advisory Committee met four times at key stages of the planning process, as follows:

- **During a Kickoff Meeting held early in the process:** The planning process was introduced to the committee at this meeting, followed by an extensive discussion on the statistically-valid survey.
- **After the initial analysis findings:** A summary of the survey and other public input along with initial analyses findings were presented and discussed.
- **Prior to the Public Workshop:** The committee went through a “dry-run” of the workshop activities and the Guiding Principles prioritization exercise.
- **Following distribution of the Draft Plan:** The Draft Plan and Public input from the Draft Plan Public Open House were reviewed.

Scientific Survey

A statistically-valid survey was conducted by Y2 Analytics, a subconsultant polling firm and member of the Landmark Design Team. The resulting *Mapleton City 2019 Land Use Survey* randomly sampled 412 residents, resulting in a margin of error of +/- 4.62 percent. Detailed survey results are provided in Appendix A and survey highlights are presented below.

Overall, Mapleton residents indicate a high quality of life overall with an average rating of 84.6. However, the survey indicates that there is some concern about the general direction that the City is headed. Results showed that people choose to live in Mapleton because of the small town atmosphere and rural setting. There is general concern that the rural and agricultural heritage of the City is being lost as the community continues to develop.

Respondents emphasized the desire to keep Mapleton's rural character through the preservation of open space, lower density development and small-scale commercial development. Residential lot size preferences largely matched the existing land use map, indicating that the City has generally been on-track for meeting the community's vision. Trail and open space were top priorities for the parks and recreation system.

COMMERCIAL DEVELOPMENT



Commercial Development is most desired along the **Highway 89**



Residential uses considered most appropriate adjacent to commercial uses are **attached single-family housing and single family lots between ¼-½ acre**.



Grocery and restaurant options are the most desired forms of commercial development.

RESIDENTIAL DEVELOPMENT



The preferred lot sizes are between **¼ acre to 2 acres** (Medium to Low Density)



A small majority recognition that at least a **small amount of attached housing** might be needed, though **45% or respondents do not want it**.



If High Density is to be built, it is most supported within **½ mile from Highway 89**.



Lot size **preferences and distribution** closely match the current **General Plan**.

PARKS, TRAILS & OPEN SPACE



Preferred open space: 1) **Natural Open Space**, 2) **Agricultural Open Space**, 3) **Parks**



Top trail improvements include **connecting existing gaps and linking neighborhoods**



Top funding priorities are 1) **Trails and Trailheads**, 2) **Natural Open Space**, 3) **Community Pool**



60% of respondents indicate they are **at least somewhat willing to pay a monthly fee** to fund parks and open space

Public Meetings

The planning processes included three public meetings: a **Public Scoping Meeting** at the beginning of the process followed by a **Public Workshop** once preliminary concepts and ideas had been developed, and finishing with a **Draft Plan Open House** to receive public input prior to the commencement of the formal plan adoption process.

Public Scoping Meeting

A Public Scoping Meeting was held on the evening of November 7, 2019 at Mapleton City Hall with 38 attendees. After a brief introduction to the project, attendees participated in a **Visual Preference Survey**, which was used to help gauge public preferences for the land use, transportation, park, open space, trail and recreation features.

A Scoping Session followed, during which participants shared their visions, issues and concerns for the future. Discussions were wide-ranging and passionate, highlighting “hot button” topic areas and concerns to be addressed. The meeting concluded with each person describing Mapleton in one word, the results of which are summarized in the “word cloud” shown in Figure 1-3. A summary of the Visual Preference Survey results can be found on page nine, while detailed results and comments can be viewed in Appendix A.

As summarized below, discussions at the Public Scoping Meeting revolved around five topics:

City Character

- The old feeling is being lost – the City is going downhill.
- Mapleton is a sanctuary from bigger cities and communities.
- Mapleton doesn’t look like suburbia yet-need public open space to help retain rural character.
- Want to preserve that “special feeling” about Mapleton –Landmark should take a close look at the local history.
- Desire to keep Mapleton “rural”.

Residential Land Use

- Affordability is an issue – the City is too expensive, and it is resulting in a lack of diversity.
- There is an acute need for entry level housing options-finding the right location and the correct form.
- Love Mapleton, but don’t like the smaller lots that are becoming more common.
- Do not allow more density than currently zoned.
- Residential development should have more variety-there is no need for everything to look the same.

Commercial Land Use

- If we don’t have more commercial uses, the costs for living here will continue to rise.
- How much commercial do we need? How much can we support?
- Need realistic numbers regarding the commercial impact on tax base.
- Own a commercial lot on 89 – there is so little commercial today, and I would like to develop it in the right way.

Parks & Open Space

- The NW Quadrant of the City is lacking open space and parks compared to other areas.
- Keep open space open.
- Please keep parks up-to-date and nice.
- Trails should connect to parks.
- Convert agriculture lands to conservation easements in locations where the land is not being farmed.
- How are we going to pay for all these parks and trails? Taxes are already high.

Trails

- Love the existing trail through town-need more trails, particularly ones that are fully-separated from roadways/off road.
- Would like mountain bike trails similar to those found at Corner Canyon.

Visual Preference Survey Results

Participants scored a series of 50 images according to their personal preferences for Mapleton. The top three and bottom three images overall are shown below:



Top 1: 2.76



Top 2: 2.68



Top 3: 2.61

The top three images portray outdoor spaces and activities, particularly trails and natural open space. It should be noted that there are no buildings in any of these images, which supports public sentiment for preserving open space, agricultural land and open views in the community.



Bottom 1: -2.13



Bottom 2: -1.97



Bottom 3: -1.82

In contrast, the bottom three images portray big box commercial and large multi-family housing. This should come as no surprise once compared to other public input, which generally supports open spaces and rural character.

- Need dedicated space on roadways for pedestrian and bicycle travel.
- Want a system of running trails through extensive areas of open space.
- Would like more trail connections to neighborhoods.

Public Workshop

A Public Workshop was held on February 20, 2020 to help identify planning ideas and alternatives for land use and parks and recreation. The workshop was conducted as a hands-on community visioning exercise, providing residents and community stakeholders with the opportunity to verify the vision and help establish a new planning direction for Mapleton.

The workshop was well attended, with more than 65 members of the public signing in, and more taking part informally. The workshop began with a presentation of the planning process followed by a brief presentation on the City's Transfer Development Rights (TDR) Program. Attendees then participated in a visual activity helping to verify the plan's Guiding Principles by selecting images that they thought best represented each principle. Results are summarized on pages 13 and 14 and detailed in Appendix A.

Attendees then worked in small groups, focussing their efforts to address the following topics: High-Density Housing; Commercial Locations; Commercial Transitions; Residential Locations; Parks, Trails and Open Space Locations; and Parks, Trails and Open Space Acquisition Trade-offs. Detailed results and a summary of all comments can be found in Appendix A. Composite maps showing the ideas and input of all groups are shown on Page 11.

Draft Plan Open House

A Draft Plan Open House meeting was held on May 12, 2020 online⁵ to provide the public with an opportunity to review and comment on the Draft Plan prior to the commencement of the formal plan adoption process.

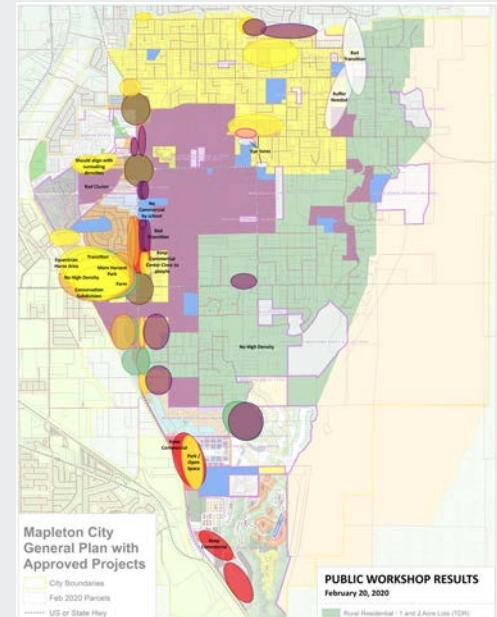


Guiding Principles activity at the Public Workshop

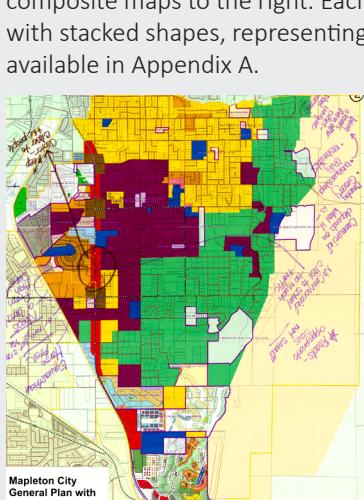
⁵ Due to COVID-19 meeting restrictions.

Public Workshop: Mapping Exercise

Participants were broken into small groups of eight to twelve people. Each group was facilitated by a member of the Planning Team and/or City staff. The groups were provided a copy of the existing future land use map and a draft parks, trail and open space concept diagram. The groups were guided through five main topics: High-Density Housing; Commercial Locations; Commercial Transitions; Residential Locations; Parks, Trails and Open Space; and Parks, Trails and Open Space Acquisition Trade-offs.



Composite Land Use Map



Examples of resulting plans from the Public Workshop mapping exercises.



Composite Parks, Trails and Open Space Map

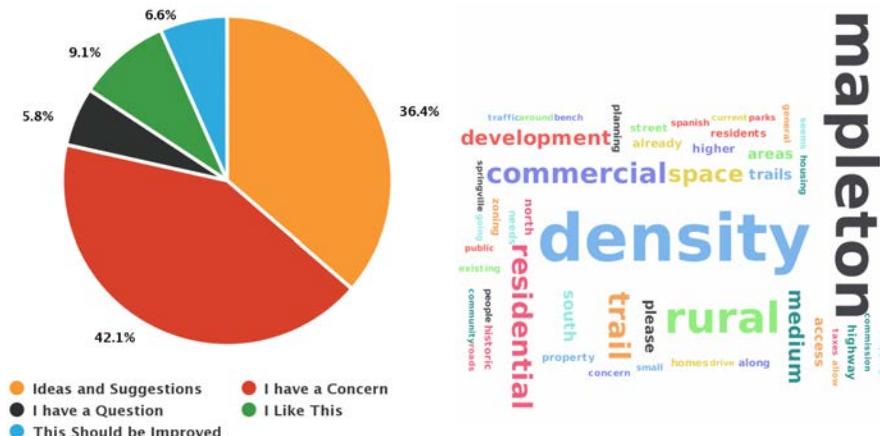
Project Website & Social Pinpoint

A project website was established at the beginning of the project, providing comprehensive access to information, project documentation and updates. The website included information on meetings, presentation materials, notes and survey results. It also included an email list sign-up, comment tools, updates on plan progress, draft plan documents and links to Social Pinpoint, an interactive online mapping and comment tool.

Social Pinpoint

Social Pinpoint (SPP) is a proprietary online community engagement software service that helps communities such as Mapleton connect with their residents and stakeholders. The tool was hosted on the project website, providing a range of opportunities to comment, question and propose ideas for specific locations. The software allows participants to “drag and drop” various “comment pins” directly tied to a map location. It also allows participants to upload photos and images to help describe ideas at specific locations. Figure 1-4 is a summary map indicating the number and location of where the various pins were placed.

A total of 909 unique visitors spent an average of three minutes on the SPP page with 46 unique users submitting 111 comments. Detailed responses generated via SPP are included in Appendix A.

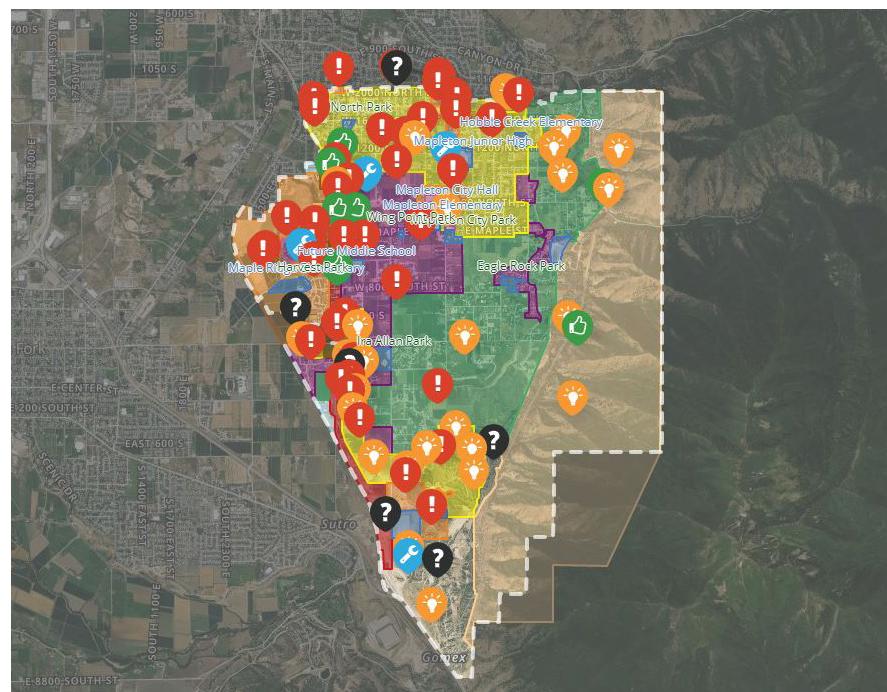


Percent of pin-type placed on Social Pinpoint Map (left), Word cloud illustrating repeating words in Social Pinpoint comments (right)



Project Website

Figure 1-4 - Social Pinpoint Comment Map



1.5 Community Vision & Guiding Principles

Throughout the public involvement process, it was clear that Mapleton residents want to preserve the rural, small-town atmosphere. For many, the small town feel is the primary reason they chose to live here. Residents are concerned about the diminishing open space in their community.

There is concern regarding higher density development and the impact it will have on the rural and open feel of Mapleton. There is a desire to minimize the negative impacts of growth and related challenges, including new forms of development that are out of character with existing development, increasing density of new development, and the loss of open space.

A set of thirty preliminary **Guiding Principles** were established in the early stages of the planning process. These were later ranked by the Plan Advisory Committee, narrowing the focus of this plan to six top principles (three for land use and three for park, open space, recreation and trails). During the Public Workshop, attendees selected an image that best-represented each principle. The top six principles are shown on the right and on the following page with the top three preferred images shown below each principle.



Land Use Guiding Principles

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



2. Continue a focus on **large-lot, single-family residential** uses to help preserve Mapleton's rural character.



3. Ensure that land uses are **compatible** or have **adequate buffers**.



Parks & Recreation Guiding Principles

1. **Preserve** foothills, natural drainages and agricultural areas as **parks and open space**.



2. Connect Mapleton's neighborhoods to foothills, drainages, open spaces, and parks with a **comprehensive trail system**.



3. Encourage future development that incorporates **natural open spaces**.



2.0 Land Use

2.1 Introduction

While the General Plan has been carefully followed as growth has taken place in recent years, several challenges to specific proposals have arisen, calling into question the established land use vision. The *Mapleton City General Plan Update 2020* begins by addressing land use, which starts with the establishment of an up-to-date vision of what the City is and what it strives to become in the future. The updated Land Use Element clarifies community growth and development aspirations, which can be translated into clear policies that will guide future growth and change.

The new Land Use vision is both comprehensive and long-reaching. It began by listening to and incorporating the public's goals and aspirations for the future and concludes with specific goals, policies and implementation measures to ensure the vision is achieved.

Public Input: Land Use

As described in *Part I: Background & Introduction*, maintaining a clear land use vision is essential for ensuring Mapleton retains the pastoral, rural atmosphere that is so highly-coveted by its residents. The public input process indicated that people are concerned that the old feeling and sense of sanctuary that has prevailed for so long is disappearing, and that there is a risk that the city will soon lose the unique charm and special qualities that have defined Mapleton since the earliest days of settlement. There is a strong desire to keep maintain those characteristics, yet general acknowledgement that change is inevitable in the face of increasing growth and development pressure.

There is also concern that the City has become an unaffordable place to live, that it lacks diverse housing options, and risks becoming a community that offers few opportunities for young residents in particular. The public grudgingly acknowledges that a greater variety of housing options could

benefit the City, although only if the form of the new homes matches the established qualities and character of the community.

Residents generally prefer medium-to-low density homes located on lots that are one-fourth to two-acres in size. They believe higher density residential and commercial uses should be located near the Highway 89 corridor, and they support transitional land uses and buffers to help ensure single-family residential neighborhoods are preserved. They generally desire grocery and dining options over other types of commercial development, and perhaps most significantly, they envision small land use modifications and "tweaks" as compared to major changes and new planning directions.



Land Use Guiding Principles

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



2. Continue a focus on **large-lot, single-family residential** uses to help preserve Mapleton's rural character.



3. Ensure that land uses are **compatible** or have **adequate buffers**.



2.2 Existing Land Use

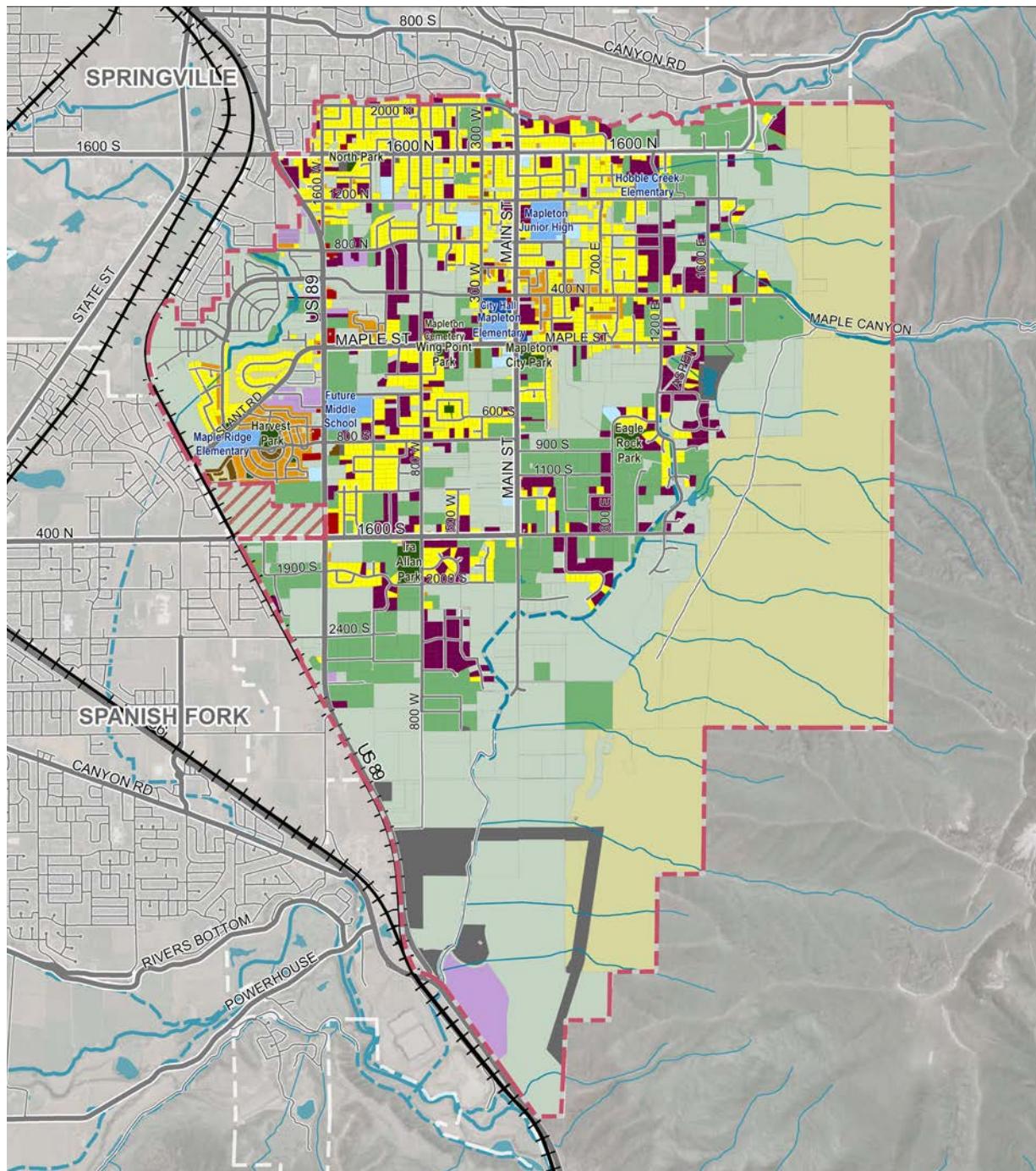
Mapleton's land use priorities are summarized by the three key Land Use Guiding Principles shown on the left, which were established in response to public input. These principles are addressed in greater detail on the following pages.

Existing land use patterns in the City reflect the rural character, the visual dominance of the Wasatch Mountains and foothills to the east, and the agricultural patterns which have defined the community until relatively recently. Existing land use is also a reflection of the distinct eras of growth and development that have taken place over the years, from the original homesteads and farms that dotted the landscape to more recent subdivisions and large-lot single-family developments that have dominated. Map 2-1 illustrates these patterns, providing an overview of past growth and development trends and a snapshot of where future planning opportunities lie.

Table 2-1 paints a detailed picture of the City, which covers an area slightly greater than 8,600 acres or 13.4 square miles. The bulk of developed land consists of lower density residential uses, which are concentrated in the north and west portions of the City. Rural residential uses consisting of single-family lots at least two acres in extent are the most prevalent residential land use type (12-percent), closely followed by medium density residential uses (11-percent) comprised of single-family homes located on lots ranging between 1/3 to one-acre in extent. In total, residential uses currently occupy slightly less than 30-percent of City land area.

Residential neighborhoods are interspersed with civic uses such as City Hall, schools and churches. The city currently includes only 22 acres of commercial uses, which are scattered primarily along Highway 89 near the western extents of the City. A large industrial site is located near the southern edge of the City adjacent to Highway 89, with smaller industrial uses located west of the highway near the north boundaries of the City. A few parks and trails are scattered throughout the community (see *Part III: Parks, Open Space, Recreation and Trails* for more details)

The style and density of single-family homes varies by location, although there is a general lack of diversity. The largest homes tend to be located



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Map 2-1: Existing Land Use

- Rural Residential (2+ acre lots)
- Low Density Residential (1-2 acre lots)
- Medium Density Residential (1/3-1 acre lots)
- High Density Residential (<1/3 acre lots)
- Multi-Family Residential
- Commercial
- Industrial & Manufacturing
- Civic
- School
- Church
- Utilities
- Parks & Recreation
- Open Space
- Vacant/Agricultural
- Stream
- Canal
- Ephemeral/Intermittent Drainage
- Lake/Pond
- City Boundary
- Annexation

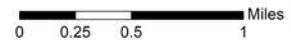


Table 2-1: Existing Land Use

Land Use	Total Acres	% of Total
Rural Residential (2+ acres)	1012	12%
Low Density Residential (1-2 acres)	511	6%
Medium Density Residential (1/3-1 acre)	941	11%
High Density Residential (<1/3 acre)	116	1%
Multi-Family Residential	16	0%
Commercial	22	0%
Industrial & Manufacturing	107	1%
Civic	9	0%
Church	42	0%
School	80	1%
Utilities	218	3%
Parks & Recreation	53	1%
Open Space	2208	26%
Vacant/Agricultural	2814	33%
Roads	451	5%
Total	8602	100%

on the largest lots, and many of the older homes are located near City Hall and the historic core of the City. Attached housing is limited primarily to the west side of the highway.

In contrast, nearly two-thirds of the City is composed of vacant, undeveloped, agricultural or dedicated open space uses, in addition to various roads and utility uses. Open space uses dominate near the edges of the Wasatch foothills to the east, which rise above the valley floor to create a dramatic backdrop to the neighborhoods below. Such uses are also prevalent in the southern extents of the City and west of Highway 89, with smaller undeveloped and open properties scattered within established and emerging residential neighborhoods.

Table 2-2: Approved Land Use

Land Use	Total Acres	% of Total
Rural Residential (2+ acres)	221	17%
Low Density Residential (1-2 acres)	109	8%
Medium Density Residential (1/3-1 acre)	282	21%
High Density Residential (<1/3 acre)	108	8%
Multi-Family Residential	130	10%
Commercial	83	6%
Parks & Recreation	49	4%
Open Space	344	26%
Total	1324.6	100%

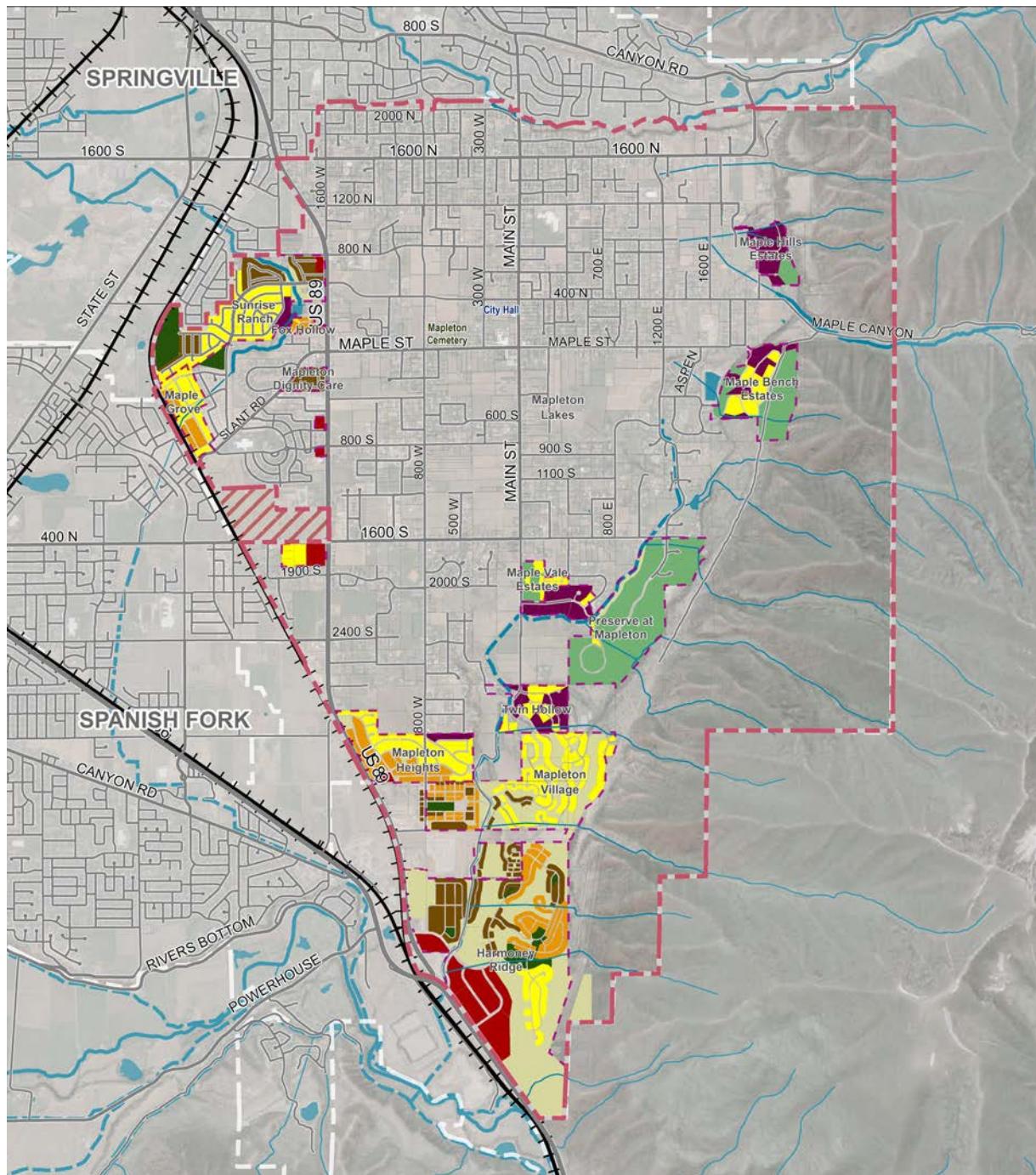
Map 2-2 and Table 2-2 provide a more complete understanding of the vacant and undeveloped land in Mapleton, a large portion of which is approved for specific development (1,325 acres or 15-percent of the total land area).

Similar to the developed areas of the City, approved development projects are also predominantly residential in nature, although they encompass a greater range of residential densities and types. Approximately 10-percent of the approved projects are comprised of multi-family uses, which is a significant departure from the established portions of the City, where there are only 16 acres of comparable uses. More than a quarter of the approved projects are dedicated as open space, and there is a large commercial development approved near the south end of the City on the east side of Highway 89 near the intersection with Highway 6.

Map 2-3 is a composite diagram that illustrates what the City might look like when the approved land uses are implemented. It is particularly interesting to note the fractured patterns of vacant and agricultural uses that remain, since these are the areas where additional future development is likely to occur.

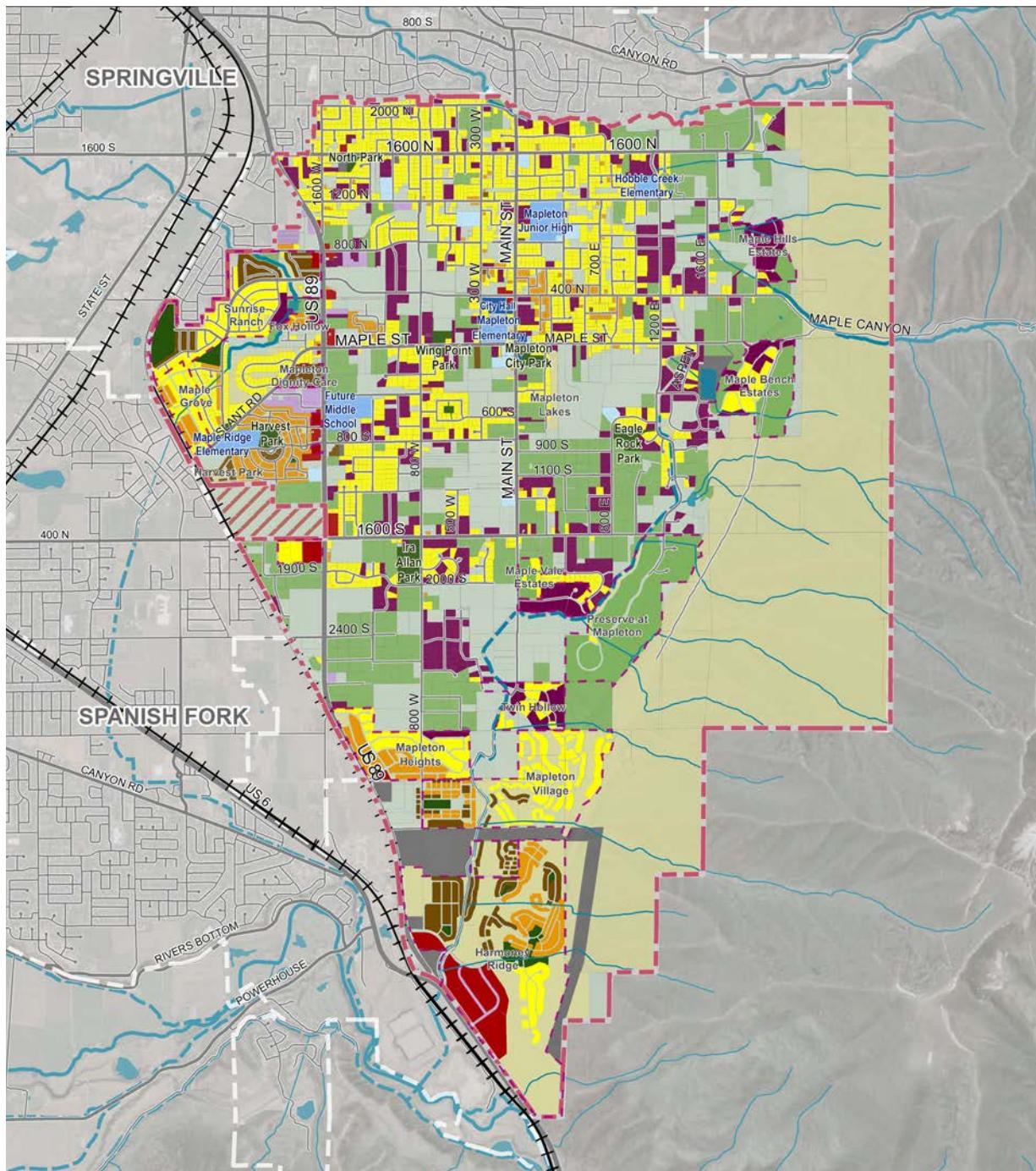
Mapleton City General Plan Update 2020

Map 2-2: Approved Land Use



- Rural Residential (2+ acre lots)
- Low Density Residential (1-2 acre lots)
- Medium Density Residential (1/3-1 acre lots)
- High Density Residential (<1/3 acre lots)
- Multifamily Residential
- Commercial
- Parks
- Open Space
- Approved Future Developments
- Stream
- Canal
- Ephemeral/Intermittent Drainage
- Lake/Pond
- City Boundary
- Annexation Area





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Map 2-3: Existing & Approved Land Use

- Rural Residential (2+ acre lots)
- Low Density Residential (1-2 acre lots)
- Medium Density Residential (1/3-1 acre lots)
- High Density Residential (<1/3 acre lots)
- Multi-Family Residential
- Commercial
- Industrial & Manufacturing
- Civic
- School
- Church
- Utilities
- Parks & Recreation
- Open Space
- Vacant/Agricultural
- Approved Future Developments
- Stream
- Canal
- Ephemeral/Intermittent Drainage
- Lake/Pond
- City Boundary
- Annexation Area



2.3 Existing Land Ownership

Understanding land ownership is essential for determining where future development and change is likely to occur. As illustrated in Map 2-4, the overwhelming majority of land in Mapleton is privately owned, harkening back to homesteading movement of the late nineteenth century. The existing ownership pattern indicates that nearly all of the existing vacant and undeveloped land that currently exists is privately-owned, includes development rights that extend beyond the existing uses, and is likely to be developed at some point in the future.



2.4 Developable Land Suitability Analysis

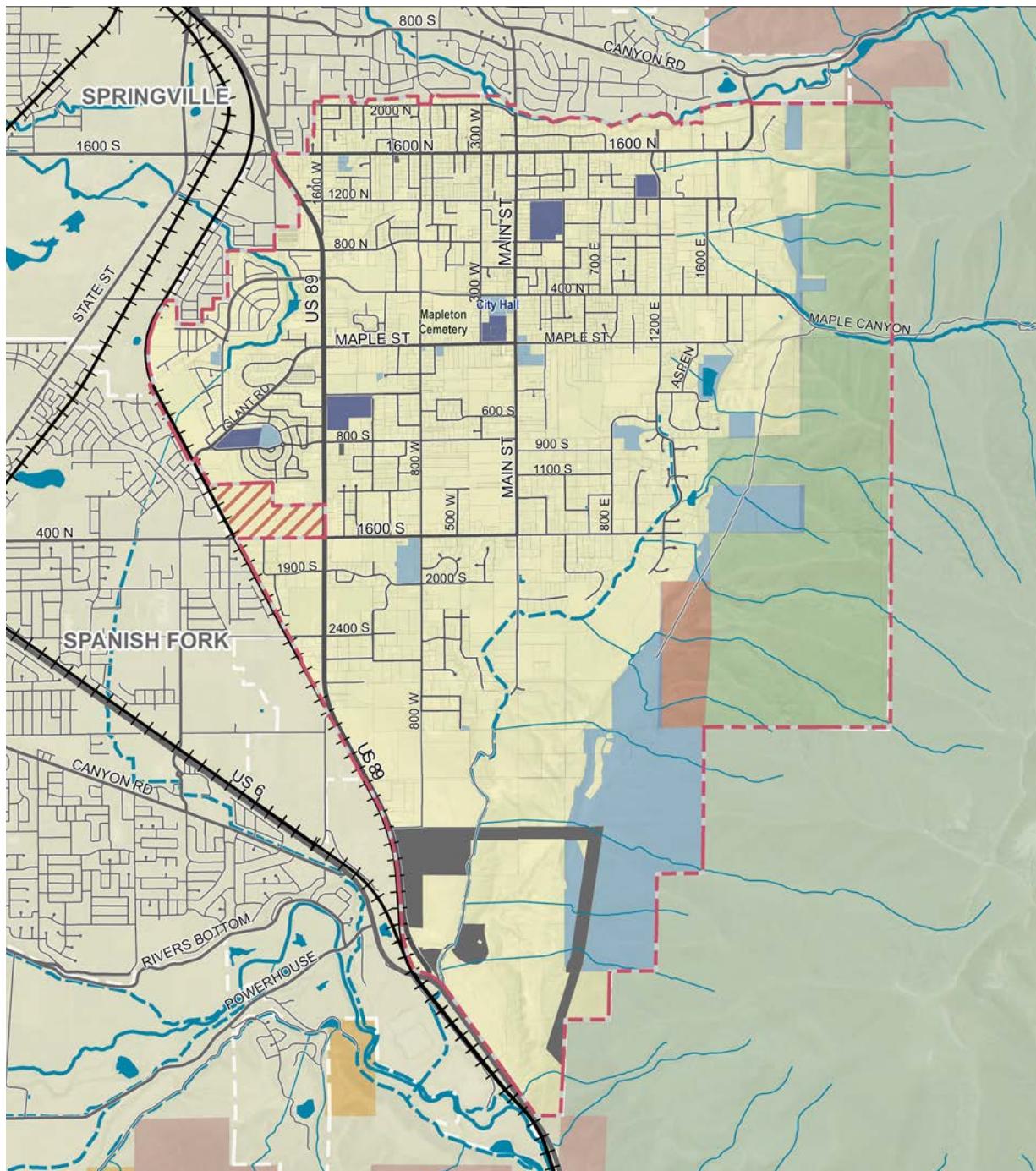
Determining where future growth is likely to take place is an elemental function of this planning effort. The scattered pattern of vacant and undeveloped land illustrates the importance of establishing a clear planning vision to guide growth and development.

In order to create a responsive vision, a land suitability analysis was applied as described and illustrated below.

A system of overlays was used to determine the most suitable land for development. As illustrated in Figure 2-1, the following areas were eliminated from consideration:

- Developed and protected land;
- Transportation corridors;
- Federal and state lands; and
- Critical and sensitive lands, streams, water bodies, canals, wetlands, floodplains, and areas with steep slopes).

The result is a composite diagram that identifies land that is most likely to develop. These were then analyzed to determine inherent opportunities of each site. As illustrated in Map 2-5, this analysis helped determine whether the established land uses needed to be adjusted or modified.



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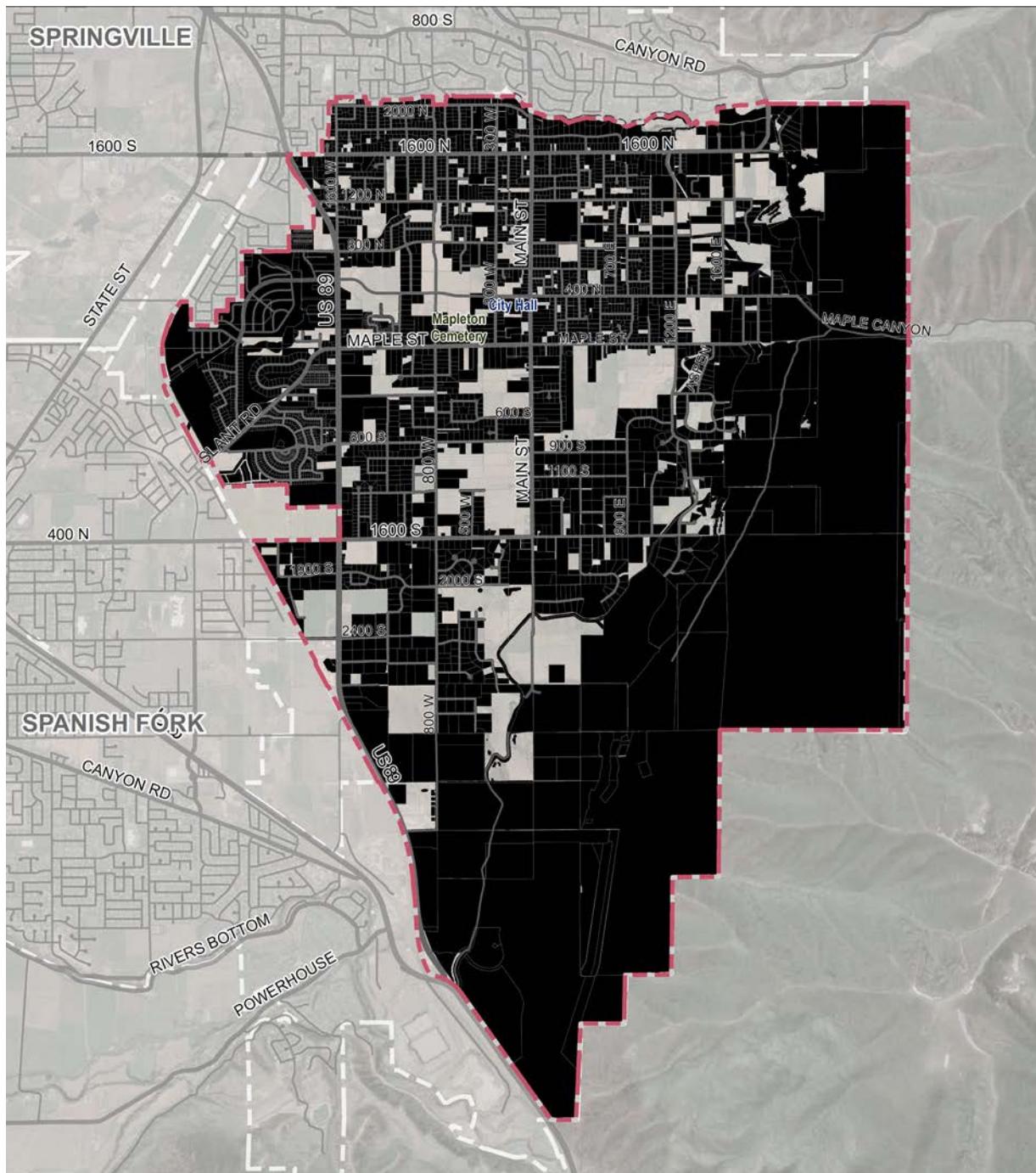
Map 2-4: Existing Land Ownership

- Private
- Bureau of Land Management (BLM)
- United States Forest Service (USFS)
- Utah Department of Natural Resources (DNR)
- Mapleton City
- Nebo School District
- Public Utilities
- Stream
- Canal
- Ephemeral/Intermittent Drainage
- Lake/Pond
- City Boundary
- Annexation



Figure 2-1: Developable Land Overlay Analysis

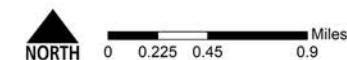




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Map 2-5: Developable Land Overlay Analysis Composite

Developed Land or Land Unsuitable for Development
 City Boundary



2.5 Public Workshop Analysis

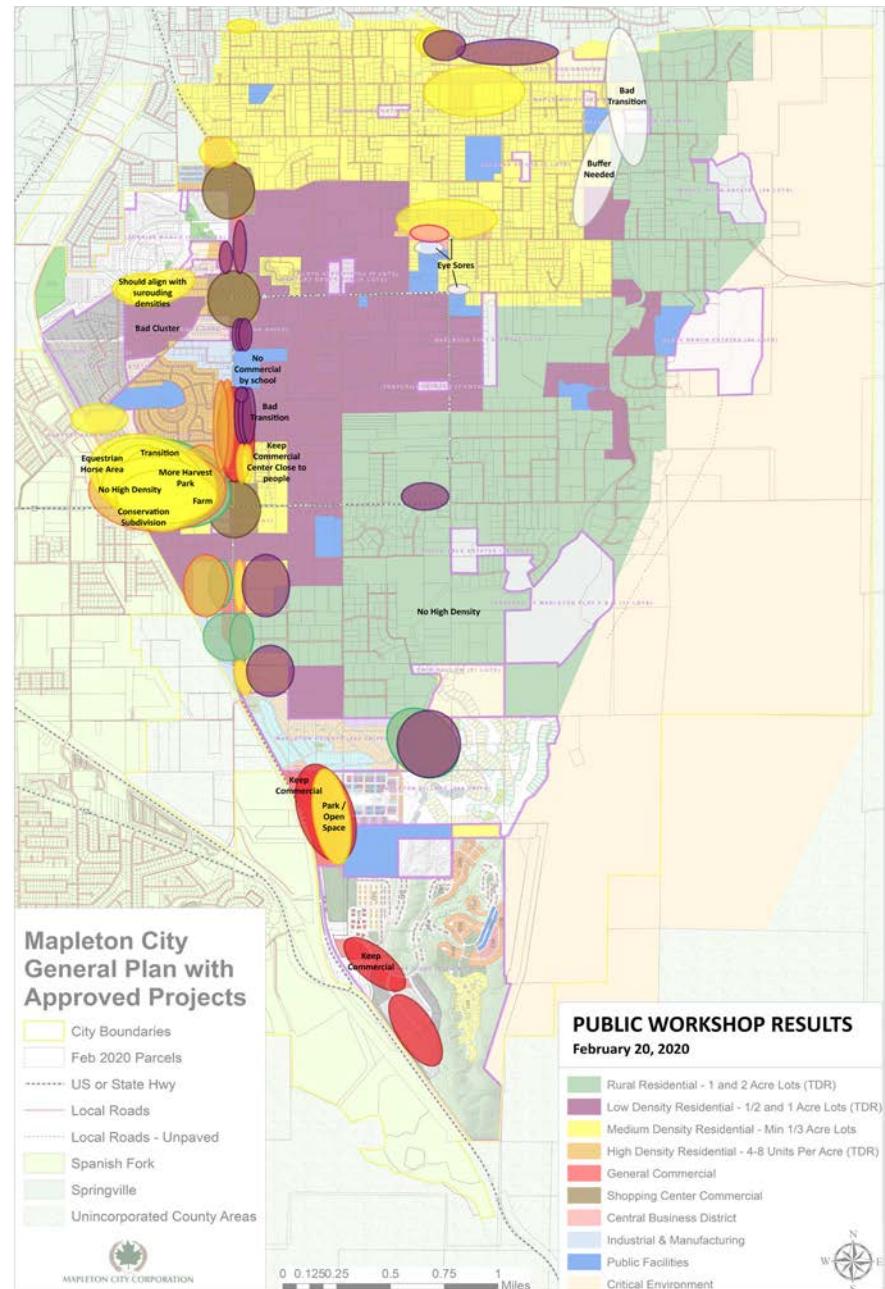
A Public Workshop was held that encouraged members of the public to review the analyses and provide ideas and concepts for the future. The results were planning concepts, visions, policies and implementation measures that were eventually incorporated into the Future Land Use Plan.

Figure 2-2 is a composite diagram of the workshop results, which are detailed in Appendix A and summarized below. As can be noted, there is general agreement that the current land use structure is relatively correct, with changes and modifications focused on edge transitions, small adjustments and clarified patterns that preserve the rural, open character of the community.

Summary of key Public Workshop concepts and ideas:

- Provide land use transitions and development buffers between incompatible land uses.
- Limit land use transitions to a single step in density (low density to medium density, for example - not low density to high density).
- Prohibit high density land uses in areas previously established for lower density uses. Higher-density land uses should be generally limited to areas where they currently exist or are approved for future implementation.
- Encourage Conservation Subdivision / Clustered Development on vacant and undeveloped residential land wherever possible.
- Consolidate smaller properties whenever possible to facilitate Conservation Development.
- Focus commercial uses at key intersections and nodes along Highway 89. Limit commercial acreage to the amount required to meet market needs.
- Buffer commercial uses from nearby and adjacent residential neighborhoods through the use of transitional residential land uses and/or physical buffers (tree rows, walls, fences, berms, etc.).
- Maintain the large commercial project approved in the southern extents of the community as-is, with mixed uses to be considered.

Figure 2-2: Summary Diagram of Public Workshop Results



2.6 Future Land Use

As indicated at the beginning of this section, the primary purpose of this plan is to establish a clear yet realistic land use vision to guide future decision-making. Map 2-6 illustrates the Future Land Use Plan for Mapleton, which is further detailed in Table 2-3. This plan is a refinement of previous planning efforts, focusing on improved transitions between established neighborhoods and new development, the use of conservation subdivisions to help maintain the open feel of the community, and the establishment of distinct commercial nodes along Highway 89. The future Land Use Plan further clarifies the vision through the establishment of Flex Use areas that better align the edges between different land uses. Additionally, Mapleton Town Center is a distinguished place, where small-scale commercial and civic uses are merged together, forming a context-sensitive downtown destination.



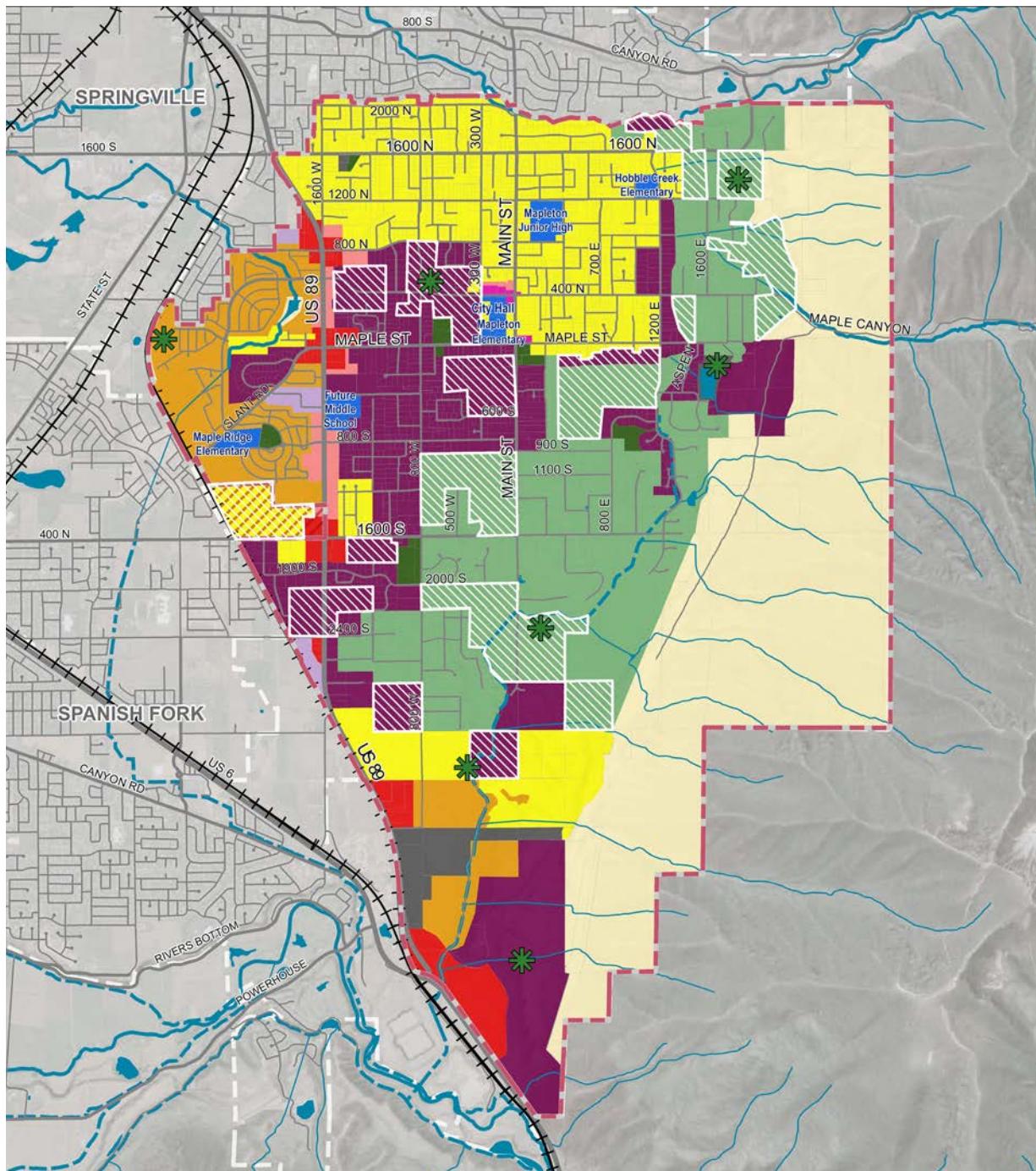
Table 2-3: Future Land Use

Land Use	Total Acres	% of Total Land Use	Net Acres** (Total x 0.7)	Average Household Size	2060 Units/Acre	2060 Projected Units	2060 Projected Population
Rural Residential (1+ acre lots)	1,871	22%	1,310	3.85	0.5	655	2,521
Low Density Residential (1/2+ acre lots)	1,690	20%	1,183	3.85	1	1,183	4,554
Medium Density Residential (1/3+ acre lots)	1,527	18%	1,069	3.85	3	3,207	12,346
High Density Residential (<1/3 acre lots)	595	7%	417	3.85	4	1,666	6,414
Flex Use*	81	1%	57	3.85	3	85*	327
Commercial	224	3%	157	n/a	n/a	n/a	n/a
Town Center	8.9	0%	6	n/a	n/a	n/a	n/a
Industrial & Manufacturing	47	1%	33	n/a	n/a	n/a	n/a
Public Facilities	84	1%	59	n/a	n/a	n/a	n/a
Public Utilities	131	2%	92	n/a	n/a	n/a	n/a
Parks	53	1%	n/a	n/a	n/a	n/a	n/a
Critical Environment & Open Space	2,283	27%	n/a	n/a	n/a	n/a	n/a
Unused TDRs	n/a	n/a	n/a	3.85	n/a	192	739
Total	8,602	100%	6,021	n/a	n/a	8,469	29,859

*Mixed Use Transition projected units assumes 50-percent residential uses, 50-percent commercial uses. Actual units and population will vary.

**Net acres accounts for non-residential uses such as roads, churches, utilities, etc. Estimated to be approximately 30% of the land.

Map 2-6: Future Land Use Map



- Rural Residential (2+ acre lots or 1+ acre lots with TDRs)
- Low Density Residential (1+ acre lots or 1/2+ acre lots with TDRs)
- Medium Density Residential (1/3+ acre lots)
- High Density Residential (1/4+ acre lots or smaller with TDRs)
- Commercial
- Flex Use
- Town Center
- Industrial & Manufacturing
- Public Facilities
- Public Utilities
- Parks
- Proposed/Approved Parks
- Critical Environment & Open Space
- Conservation Subdivision Encouraged
- Stream
- Canal
- Ephemeral/Intermittent Drainage
- Lake/Pond
- City Boundary
- Annexation Area

0 0.25 0.5 1 Miles



Rural Residential

The Rural Residential land use category is maintained along the east and south edges of the City, permitting single-family residential development on lots that are a minimum of two-acres in extent. One acre lots are allowed with the use of TDRs. Smaller lots may also be proposed as part of a conservation subdivision provided the overall densities are not increased. Larger vacant and undeveloped properties are encouraged to develop as Conservation Subdivisions, helping to preserve the rural, open feel of the City.



Low Density Residential

The Low Density land use category is maintained in established locations, permitting single-family residential development on lots between one to two acres in extent. Half acre lots are allowed with the use of TDRs. Smaller lots may also be proposed as part of a conservation subdivision provided the overall densities are not increased. The district has been expanded in targeted locations to provide improved transitions between Rural Residential and Medium Density Residential Districts. Vacant and undeveloped properties are encouraged to develop as Conservation Subdivisions, helping to preserve the rural, open feel of the City.



Medium Density Residential

The Medium Density land use category is maintained in established locations, permitting single-family residential development on lots between one-third to one acre in extent. Smaller lots may be proposed as part of a conservation subdivision provided the overall densities are not increased. The district has been expanded in targeted locations to provide improved transitions between Low Density Residential and High Density Residential Districts. Larger vacant and undeveloped properties are encouraged to develop as Conservation Subdivisions, helping to preserve the rural, open feel of the City.





High Density Residential

The High Density land use category is maintained in locations where previously established, permitting residential development of 1/4 acre lots or larger. With the use of TDRs higher densities may be allowed up to a maximum of 8 units per acre. Conservation subdivisions may also be allowed provided the overall densities are not increased.



Commercial

Commercial uses are encouraged at key intersections along Highway 89. These commercial nodes are envisioned to transformed into distinct shopping and service destinations for the city and Highway 89 passersby alike. Mixed use buildings with commercial on the ground floor with residential above is also permitted. The total commercial acreage has been reduced to better reflect local market needs and capacity reflected in the *Mapleton City Economic Strategic Plan*. Due to limits on direct access from the highway, bypass roads and primary access from east-west roadways is encouraged.



Flex Use

The Flex Use land use category permits commercial uses or single-step residential density increases between residential and adjacent commercial development areas, thereby providing improved transitions between commercial nodes and residential neighborhoods. For example, Medium Density Residential uses would be encouraged between new commercial and existing Low Density Residences, helping to provide a better transition between the two uses.

Town Center

The Town Center category encourages small-scale commercial uses near the heart of the City, helping to establish a small-scale, low-intensity Town “downtown destination”. New and established commercial uses should be coordinated with City Hall, other nearby civic uses, parks, residences and trails to create an intimate, properly-scaled and walkable destination. Mapleton’s Town Center should merge seamlessly with residential areas at the edges, incorporating carefully designed and seamlessly integrated open space, plazas and green spaces.



Industrial & Manufacturing

The Industrial and Manufacturing land use category maintains light industrial and warehousing uses where they currently exist. No additional industrial uses are envisioned.



Public Facilities

Existing civic uses, including City Hall, schools, churches and similar uses are maintained in current locations. Since the City will be growing significantly in the future, adjustments will be required to ensure essential facilities are provided to meet future demand.





Parks

Existing, approved and proposed parks should be maintained, enhanced and developed as recommended in *Part III: Parks, Open Space, Recreation and Trails*.



Public Utilities

The existing water and power facilities located in the southern extents of the community are maintained. Since the City will be growing significantly in the future, additional public utilities should be provided as needed to meet future needs (see the Mapleton City Wastewater and Water Resources Master Plans and other utility master plans for details).



Critical Environment & Open Space

Natural open space, including the Wasatch foothills and canyons, small drainages, canals, and streams and similar uses are maintained and preserved as legacy uses for future generations. See *Part III: Parks, Open Space, Recreation and Trails* for details.

Mapleton Transfer Development Rights (TDR) Program

A Transfer of Development Rights or TDR program was established in Mapleton in 1998, allowing the development rights of one property to be transferred to another property. The program was established to protect open space and environmentally sensitive areas throughout the City, with a primary focus on protecting the Mapleton foothill bench from development. The program has protected approximately 750 acres of land as permanent open space, in exchange for allowing approximately 400 additional residential units elsewhere in the City. When fully implemented, the 400 units will be spread throughout the community.

At its essence, the Mapleton TDR program is comprised of **sending sites** and **receiving sites**. **Sending Sites** are properties that have been protected as open space. In Mapleton, any property could have been a sending site, although greater incentive was given for hillside properties located in the CE-1 Zone. **Receiving Sites** are locations designated to permit greater density through application of TDR's.

The City stopped accepting applications for Sending Sites in 2010, issuing 399 TDR's of which 209 have been used. The number of TDR's required to develop in a Receiving Site varies. In most zones where TDR receiving sites are permitted, one TDR certificate is required for every lot over the permitted density of the zone. In some higher density zones, the TDR requirement is based on a formula contained in the zoning code. In no case can TDR's be used to exceed density in excess of double the permitted density of the zone. The purchase price for TDR's is market driven, negotiated privately between buyer and seller. The remaining TDRs are strongly encouraged to be located in areas where Conservation Subdivisions are encouraged, since the additional density might be better coordinated as part of a larger, fully-coordinated development project.



Sample TDR Certificate

2.7 Community Design Considerations

Creating a compelling land use vision goes beyond the delineation of boundaries on a map. The following tools and concepts should be considered to help make Mapleton a more well-rounded community and to help ensure the land use vision is met.

Preserving Open Space & Sensitive Lands

Open Space Design Standards - Conservation Subdivisions

Open Space Design Standards (OSDS's) allow, encourage or require development to be "clustered" onto a portion of the site. The remaining property is preserved as open space through a conservation easement. Open space preservation in new development areas can be encouraged through incentives, such as allowing increased density with clustering or full density without clustering. These mechanisms are not considered a "taking" because there is still reasonable and beneficial use of the property. They do not regulate density per se, just the pattern of development.

OSDS's can be used to preserve agricultural land, wildlife habitat, and open spaces while allowing an equal or higher level of development on a smaller area of land. They may establish and dictate sites to be preserved such as sensitive lands, farmlands, stream corridors, rural road buffers, view corridors, and other open space features that have been identified by the community as important. OSDS's generally require the "clustering" of development in order to preserve open space and protect property rights.

In order to encourage and facilitate conservation subdivision development, it is important to: 1) treat conservation subdivisions equally with conventional subdivisions in the development review process; 2) favor conservation subdivisions in special areas; and 3) encourage conservation subdivisions as a standard specifically for the preservation of open space. Map 2-6 illustrates areas where conservation subdivisions are encouraged.

As described below, OSDS's have several advantages over other means of preserving open space.

- They do not require public expenditure of funds such as for the purchase of property;
- They do not depend on landowner charity or benevolence such as land or easement donations;
- They do not need a high-end market to make them affordable;
- They do not involve complicated regulations for transfer of development rights; and
- They do not depend on cooperation between two or more adjoining property owners.

Figure 2-3 illustrates a typical clustered subdivision design. Note that homes have been clustered, allowing approximately half of the site to be

Figure 2-3: Conservation Subdivision Concept Diagram



Source: Randall Arendt, Rural by Design

preserved as open space. Access to the open space in such areas may be accessible by the public or limited to subdivision residents, depending on the purpose of the open space and the specific conditions of each project. However, it is assumed that public trail corridors will be a primary use in such places.



Examples of Conservation Subdivisions: Daybreak, Utah (left); Stapleton, Colorado (right)

Zoning and Development Restrictions: Sensitive Lands Overlay Example

This tool requires additional regulation on underlying zoning districts, with special restrictions on unique resources, hazards or sensitive lands. Such overlays might be applied over core habitats, grazing land, stream and river corridors, and other sensitive lands described in a corresponding Sensitive Lands Overlay Zone. Specific measures are then created to protect these areas. Within each category of protected land, specific regulations can be devised to treat specific density, open space, site design and building design requirements.

Fee Simple Title (Outright Purchase)

Desirable open space properties may be purchased and held by a responsible agency or organization for the purpose of ensuring the open space use is maintained. Since this can be a costly endeavor, fee simple

acquisition should be reserved for critical lands where other strategies are not feasible.

Purchase and Sellback/Leaseback

This tool enables a government agency to purchase a piece of land along with all inherent rights, then sell the same piece of land with certain development rights severed, depending on the preservation objective for that specific piece of land. The severed rights may range from eliminating specific development rights to requiring conservation subdivisions. Purchase and Leaseback is similar to Purchase and Sellback, although instead of selling the land, the agency leases it with restrictions in place. In this manner the agency is able to recoup some of its investment in the form of rent.

Conservation Easements

Conservation Easements have gained favor and popularity with property owners and preservation groups in recent years. Such easements remove the right to develop from the usual bundle of property rights, which can be accomplished in the following ways:

- **Donations:** The property owner willingly donates the development value of the property to a land trust or other organization and agrees that the property will never be developed. Tax incentives are available for such donations.
- **Purchases:** The property owner sells the right to develop the property to a land trust or other organization, which agrees that the property will never be developed.
- **Transfers:** The property owner transfers or trades the value of the right to develop the property to another entity, which may use that right on another property agreed upon by the jurisdiction administering the trade.

Conservation Easements prevent alterations to a designated piece of land. Most land uses are prohibited, although certain uses such as farming, nature conservation, passive recreation and other “open space” uses may be allowed. Of the three methods (donations, purchases and transfers), transfers are the most complicated.

The Conservation Easement “runs” with the land and is recorded with the deed. Typically, the easement is granted to a land trust, land conservancy, or a government entity. The easement is typically agreed upon with the property owner who retains ownership of the property, but gives up the right (by selling, donating, or trading) to develop it or to use it in ways that are incompatible with the open space goal. The entity receiving the development rights agrees to hold the development rights in order to maintain the area as open space. Often there are tax advantages available to the benefactor for the value of the donated development rights.

Land Banking

Local governments rarely use this option, primarily due to the prohibitive costs. Land banking involves the purchase of land and holding it for possible future development. Often the land is purchased and leased back to the original owners to continue its immediate use, such as agricultural production. Agencies interested in this option should have the ability to purchase and condemn land, to hold and lease land, and to obtain debt financing for its purchase if necessary.



Photo Credit: Heidi Murray

Preserving Rural Atmosphere, Public Open Space & Unique Features

As already established, Mapleton has a distinctive “sense of place.” Maintaining the characteristics which contribute to this feeling is a critical aspect of this Plan. The following tools can help maintain the Mapleton identity and allure.

Maintaining Views and Viewsheds in Mapleton

First impressions often establish one’s perception of a place. Special efforts should be made to improve the key view corridors in Mapleton, particularly along the outer edges of adjacent key roadways, carefully controlling building setbacks and heights, and coordinating development in a manner that acknowledges the importance of key viewsheds to the east in particular.

Under most circumstances the use of trees and vegetation can soften and buffer undesirable views. Since the traditional Mapleton landscape is open and pastoral, the introduction of regularly-spaced street trees can unify remnant open lands with development that is anticipated to come in the future.



Photo Credit: Maxine Perry

Streetscape Improvements

Special streetscape improvements should be provided along key entry roads, including Highway 89, 800 West, Main Street, 1600 North, 400 North, Maple Street and 1600 South, for example. Special street treatments should be developed for each roadway, providing a unified yet distinct streetscape treatment for the City. Each boulevard should incorporate street trees, landscape treatments, lighting and similar enhancements that distinguish each as an attractive passageway, the design carefully coordinated to enhance and focus views of the Wasatch Mountains and other significant open space features.



Community Gateway Enhancements

Clear indications that one has arrived in Mapleton should be established at key entrances into the City. A variety of methods and forms can be used, including enhanced landscaping, coordinated signage, unique landforms and landscape art.

Key Intersection Enhancements

Special treatments should be developed for each Commercial Node proposed along Highway 89 and for the Town Center proposed along Main Street. Each of these should be treated as a special district and should receive special design attention, helping residents and visitors understand the identity and function of each, while also clarifying a sense of arrival. Design inputs should go beyond wayfinding and enhanced signage, incorporating great public spaces, beautiful and engaging landscape treatments, and special design details that reinforce the unique characteristics that define each destination.



Land Use Buffers and Transitions

In addition to the use of transitional zoning to mitigate the negative impact of abrupt land use changes, a range of physical mitigations can also be applied to help delineate different uses. Typical examples include landscaped buffers, tree rows, hedges, fences, walls and berms. Specific treatments should be carefully designed and selected depending on the local context and the space available.



2.8 Goals, Policies & Implementation Measures

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

Policy 1.1: Encourage Conservation Subdivisions on vacant and undeveloped residential parcels identified in the Future Land Use Map.

- a. *Implementation Measure:* Reach out to specific land owners as part of consolidating individual holdings and to promote high-quality Conservation Subdivisions.

Policy 1.2: Adopt new tools to preserve Mapleton's open space and rural character.

- a. *Implementation Measure:* Evaluate additional Zoning and Development Restrictions, Fee Simple Title (Outright Purchase), Purchase and Sellback/Leaseback, Conservation Easements and Land Banking.
- b. *Implementation Measure:* Apply identified streetscape and similar improvement to maintain and preserve key views and viewsheds.
- c. *Implementation Measure:* Enhance Community Gateways and Key Intersections.
- d. *Implementation Measure:* Apply Physical Buffers and Transitions to Improve Transitions between incompatible uses.

Goal 2: Continue the established focus on large lot, single-family residential uses as the primary means for preserving Mapleton's rural character.

Policy 2.1: Maintain and protect established residential districts and neighborhoods.

- a. *Implementation Measure:* Establish transitional and mixed use districts to provide buffers between incompatible land uses.
- b. *Implementation Measure:* Prohibit high density land uses in areas previously established for lower density uses. Higher density land uses are generally limited to areas where they are currently approved and developed.

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

Policy 3.1: Provide land use transitions and development buffers between incompatible land uses.

- a. *Implementation Measure:* Limit land use transitions to a single step in density (low density to medium density, for example- not low density to high density).
- b. *Implementation Measure:* Buffer commercial uses from nearby and adjacent residential uses through the use of transitional land uses and/or physical barriers (tree rows, walls, fences, berms, etc.).
- c. *Implementation Measure:* Ensure commercial uses that are allowed in residential zones are incidental to the main residential or agricultural use and do not negatively impact the quiet, rural atmosphere of the area.

Goal 4: Provide a range of housing options and price points that help ensure Mapleton is an affordable place to live.

Policy 4.1: Coordinate and align the Land Use Element with Mapleton Housing Policies

- a. *Implementation Measure:* Allow and encourage new residential development models that meet the future needs of the community.
- b. *Implementation Measure:* Modify existing ordinances and codes to facilitate Conservation Subdivisions.
- c. *Implementation Measure:* Create detailed guidelines and educational information regarding the benefits of new residential

models, including Conservation Subdivisions and Mixed Use development.

- d. *Implementation Measure:* Ensure land use standards appropriately implement the Moderate-Income Housing Element of the General Plan.

Goal 5: Encourage a diverse and appropriate amount of commercial uses along Highway 89 to meet the needs of the community and motorists alike.

Policy 5.1: Focus commercial uses at key intersections and nodes.

- a. *Implementation Measure:* Ensure each commercial node is distinct in form and use, thereby providing a range of shopping and service destinations.
- b. *Implementation Measure:* Limit commercial acreage to the amount required to meet market needs.
- c. *Implementation Measure:* Determine a program of streetscape and public right-of-way improvements and investigate potential funding opportunities.
- d. *Implementation Measure:* Continue development of the paved trail corridor along Highway 89 through commercial areas to ensure access and continuity of City-wide networks.
- e. *Implementation Measure:* Allow mixed use and flex use at appropriate locations.

Policy 5.2: Ensure appropriate land use transitions between commercial uses and surrounding land uses.

- a. *Implementation Measure:* Ensure uses adjacent to commercial uses are compatible whenever possible.
- b. *Implementation Measure:* Require physical buffers (trees, shrubs, walls, fences and berms, for example) between commercial uses and adjacent residential neighborhoods.

Goal 6: Ensure commercial, civic, school, park, open space, industrial, utility and other non-residential uses are provided in a manner that meets the established land use vision and future needs.

Policy 6.1: Encourage the development of a small commercial/civic Town Center near City Hall.

- a. *Implementation Measure:* Encourage the development of low-intensity mixed use commercial uses that fit with the small town ambience of the Town Center.
- b. *Implementation Measure:* Incorporate engaging and unified streetscapes, trails, pathways, trees and vegetation to form a unified and distinguished Town Center.
- c. *Implementation Measure:* Investigate the possibility of implementing a Special Assessment Area (SAA) or similar program for implementing streetscape, parking, signage and other improvements.

Policy 6.2: Ensure public facility needs are being adequately met.

- a. *Implementation Measure:* Follow recommendations in the Parks and Recreation element to ensure existing and future needs are met.
- b. *Implementation Measure:* Essential, transit, trail and other transportation facilities should be maintained and extended to meet the transportation needs of the community.
- c. *Implementation Measure:* Cooperate with Nebo School District officials and other public service providers to locate and reserve appropriate sites for schools and other public services, as needed.

Goal 7: Improve Mapleton view corridors and viewsheds.

Policy 7.1: Create a coordinated program of streetscape and right-of-way improvements.

- a. *Implementation Measure:* Prepare a landscape master plan for each key corridor, identifying special enhancements.

Goal 8: Protect and conserve critical agricultural land, sensitive lands and sensitive natural features in the community.

Policy 8.1: Investigate new zoning ideas to help maintain existing agricultural uses in key open space areas.

- a. *Implementation Measure:* Modify existing ordinances and codes to protect critical open space and view corridors in the City.
- b. *Implementation Measure:* Modify existing ordinances and codes to ensure sensitive lands, drainage corridors and critical natural features in Mapleton are preserved.

Goal 9: Continue to implement the Transferable Development Rights (TDR) program by ensuring that there are sufficient areas that can qualify as TDR-Receiving sites.

Policy 9.1: Acknowledge that nearly 200 Transfer of Development Rights (TDR) certificates remain, and that density will be higher in areas where they are applied.

- a. *Implementation Measure:* Periodically evaluate the availability of future receiving sites to ensure there are adequate opportunities to use the remaining TDRs. Make changes to the TDR ordinance when necessary.

Goal 10: Promote implementation of the land use concepts contained in the 2020 Land Use Element.

Policy 10.1: Adopt the *Mapleton General Plan Update 2020* as an Amendment to the existing Mapleton General plan or similar binding action.

- a. *Implementation Measure:* Prioritize the Mapleton General Plan Update 2020 implementation measures as part of the City's five-year Capital Improvement Plan (CIP).

- b. *Implementation Measure:* Modify the existing City code and other ordinances to ensure the changes contained in the Land Use Element are codified.
- c. *Implementation Measure:* Ensure zoning and land use decisions are consistent with the General Plan Map and the adopted policies and goals.
- d. *Implementation Measure:* General Plan amendments, while occasionally necessary and desirable, should be based on changing circumstances and should be beneficial to the community at large and not based solely on the desires of individual property owners.