

Mapleton General Plan Update

Land Use & Parks & Recreation

Executive Summary

Adopted June 3, 2020



MAPLETON
UTAH

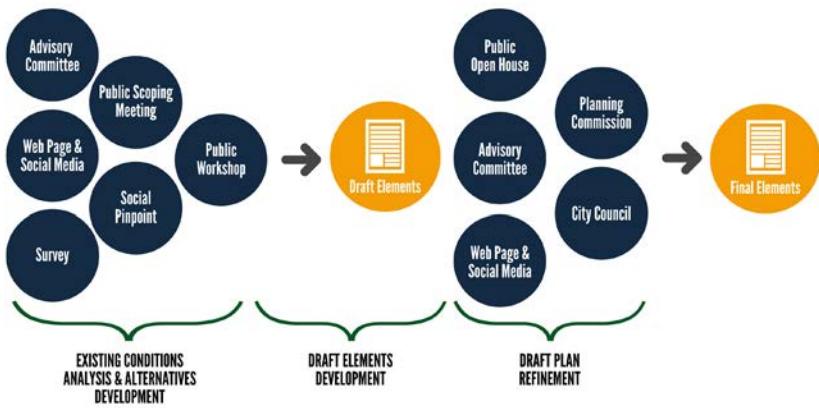


1.0 Background & Introduction

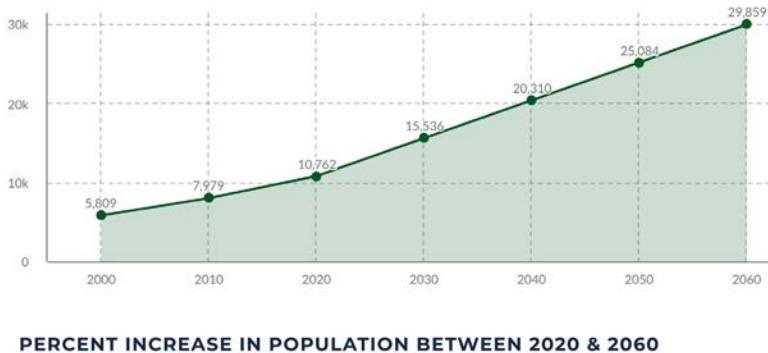
The Mapleton General Plan Update 2020 provides a comprehensive update of information, recommendations, vision, and priorities for land use, parks, recreation, open space and trails for the next 10 years and beyond.

Public Involvement Process

A broad community engagement and outreach process was used to reach out to residents.



Demographics



277%

Residents Say Top Priorities are...

- ... Maintaining Rural Atmosphere
- ... Natural Open Space
- ... Trails

The City's Population...

...has more children under 18 and less children under 5 per capita than the county and state.

...is gradually **aging**.

...has a **larger household size** than the county, state and nation though it is **decreasing** over time.

...has a **higher median household income** than the county, state and nation.

The following six principles were derived through the public involvement process.

Land Use Guiding Principles

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



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



- 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**.



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

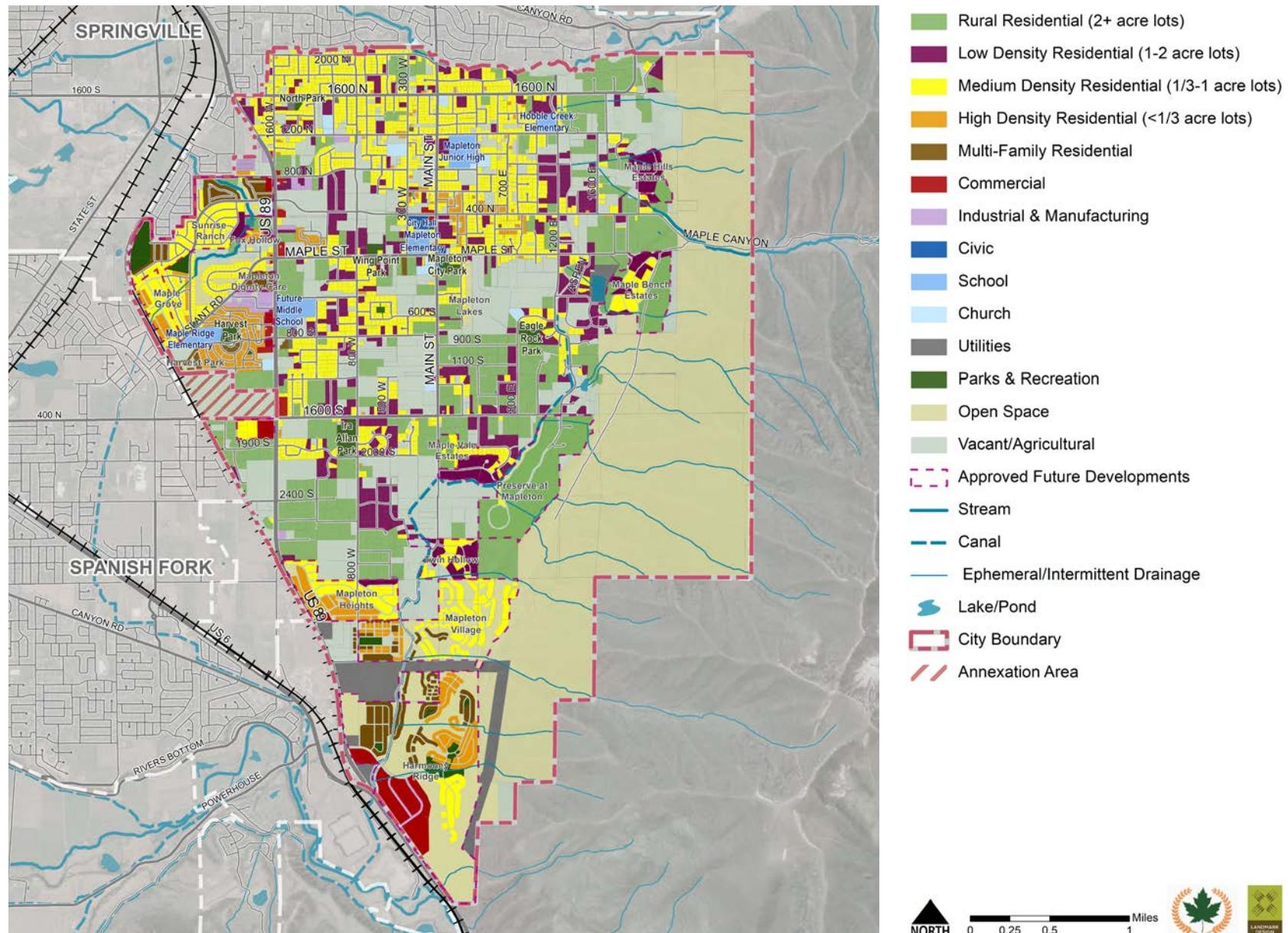


- Encourage future development that incorporates **natural open spaces**.



2.0 Land Use

Existing & Approved Land Use



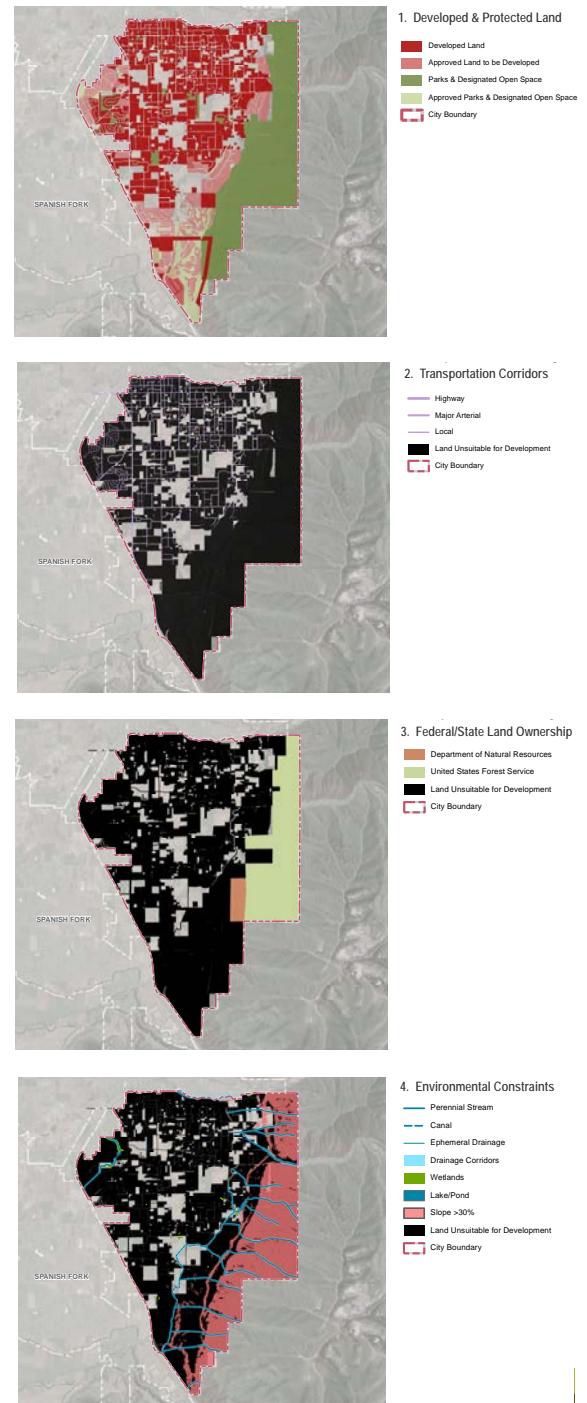
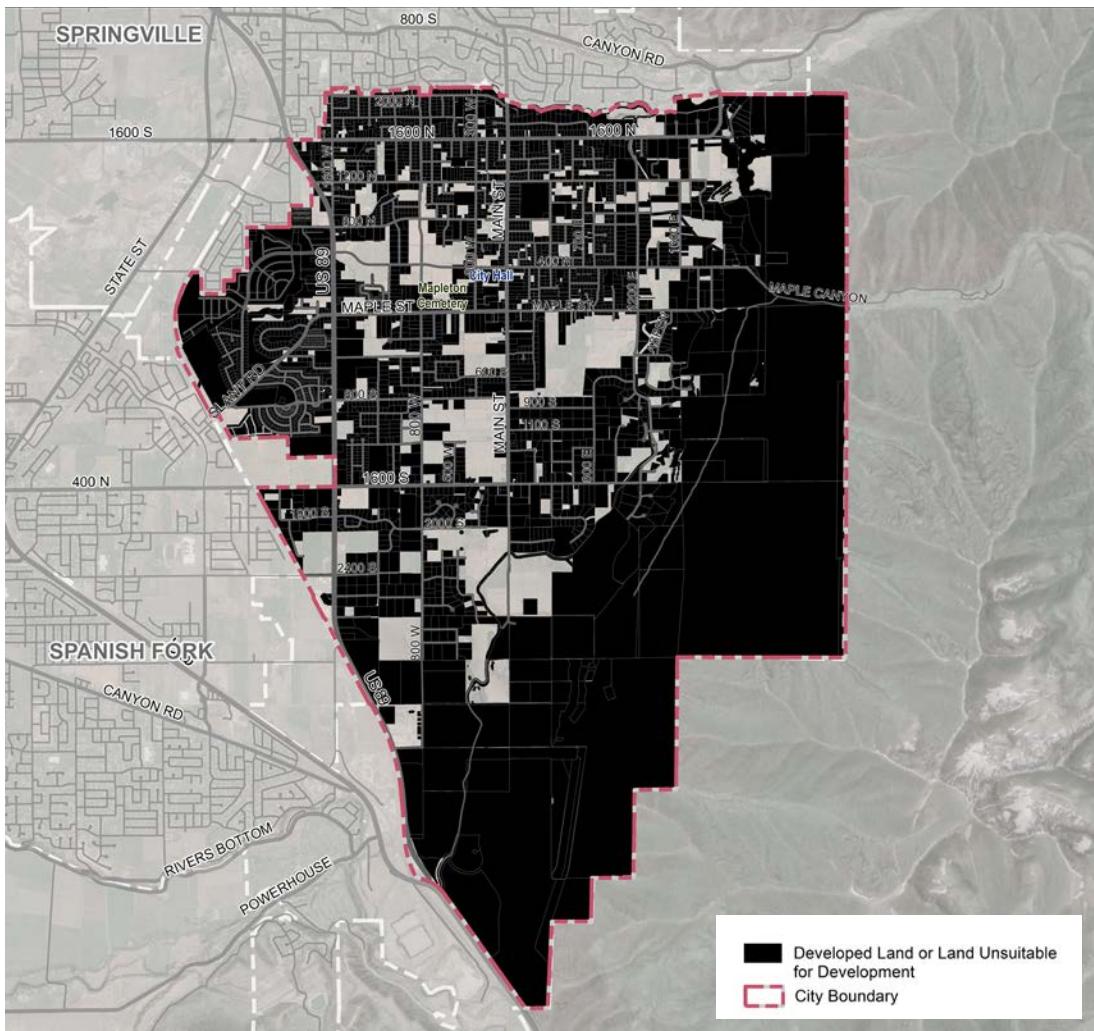
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Plan-at-a-Glance

Developable Land Overlay Analysis

A system of overlays was used to determine the most suitable land for development. The following areas were eliminated from consideration: developed and protected land, transportation corridors, federal and state lands, and environmental constraints.

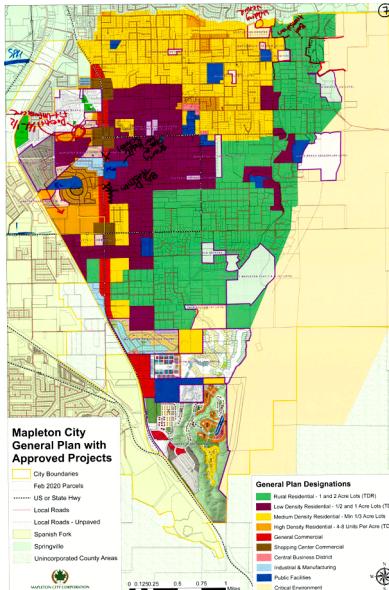
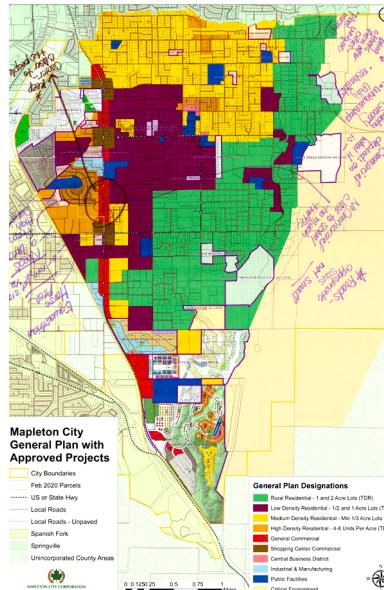
Developable Land Composite Map



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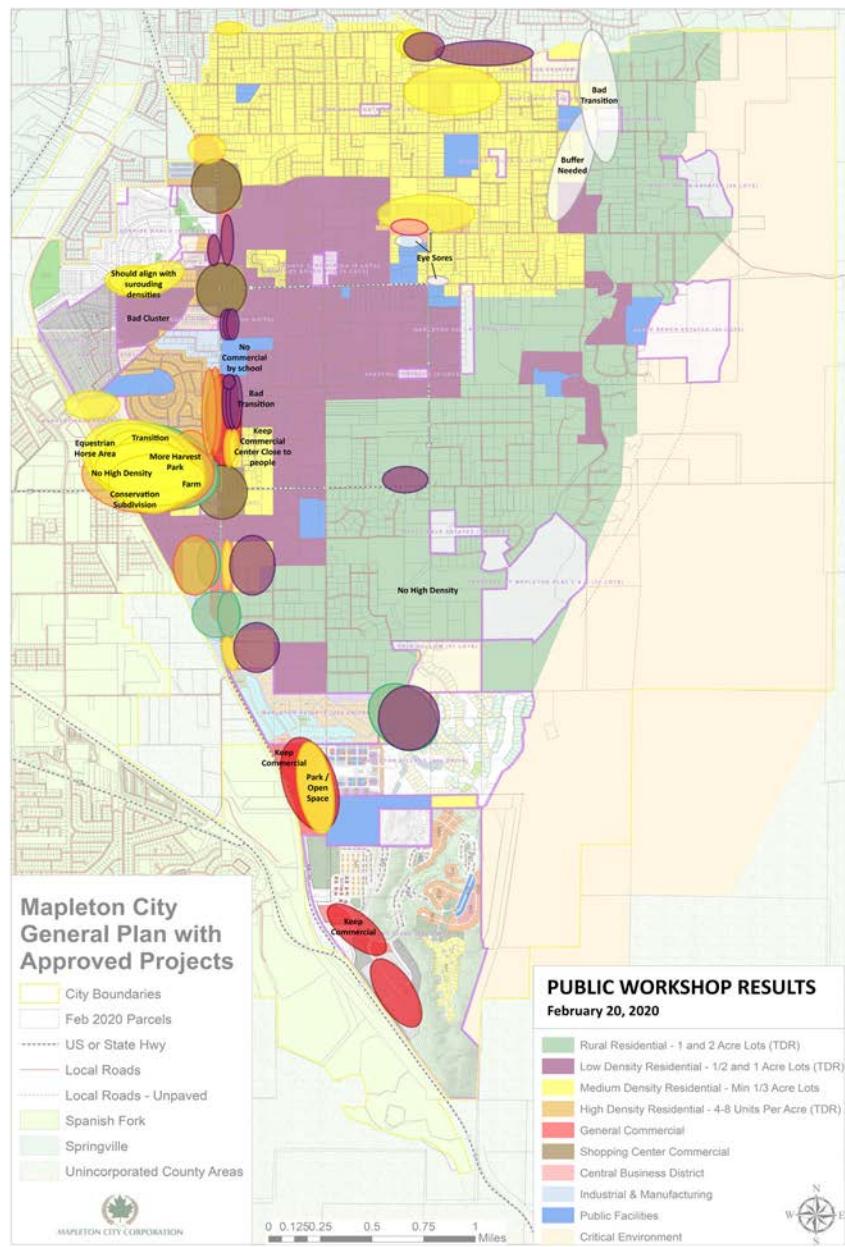
Public Workshop: Mapping Exercise

Small groups were guided through key land use topics. Participants were encouraged to mark on printed maps where they would like to see change. The final maps and notes from the presentation were later used to analyze trends and planning directions, which are summarized in the composite maps to the right. Each overlaid shape represented one group's idea. There were several areas with stacked shapes, representing corresponding ideas from several groups.



Examples of resulting plans from the Public Workshop mapping exercises.

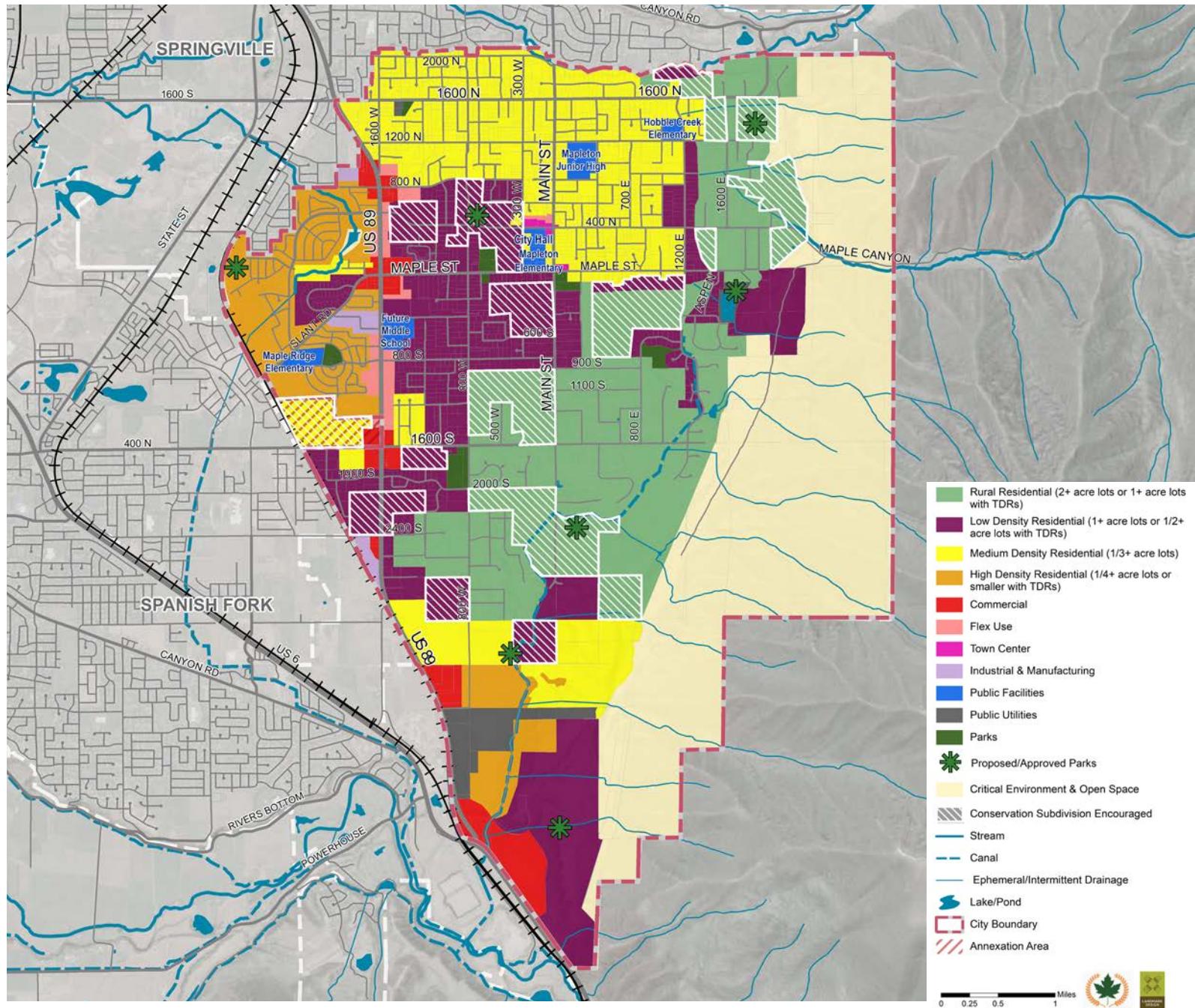
Public Workshop Composite Map



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Future Land Use Map



Rural Residential

Single-family residential: **2-acre lot minimum, 1-acre** lots are allowed with the use of TDRs

Low Density Residential

Single-family residential: **1-acre lot minimum, 1/2-acre lots** are allowed with the use of TDRs

Medium Density Residential

Single-family residential : **1/3-acre lot minimum**

High Density Residential

Single-family residential: **1/4-acre lot minimum**, up to **8 units per acre** permitted with the use of TDRs

Commercial

Commercial nodes: Distinct shopping and service destinations, **mixed use** buildings are also permitted

Flex Use

Commercial and **residential** uses providing improved transitions between commercial nodes and residential neighborhoods

Town Center

Small-scale commercial uses, establishing a low-intensity Town Center - an engaging **mixed-use destination**, carefully designed to capture the unique vernacular forms and themes that define the City

Industrial & Manufacturing

Light industrial and warehousing uses

Public Facilities

Existing civic uses, including City Hall, schools, churches and similar uses

Parks

Existing, approved and proposed parks as recommended in *3.0 Parks, Open Space, Recreation and Trails*

Public Utilities

Existing water and power facilities, with additional **public utilities** as needed

Critical Environment & Open Space

Natural open space, including the Wasatch foothills and canyons, small drainages, canals, and streams and similar uses

Conservation Subdivision Encouraged

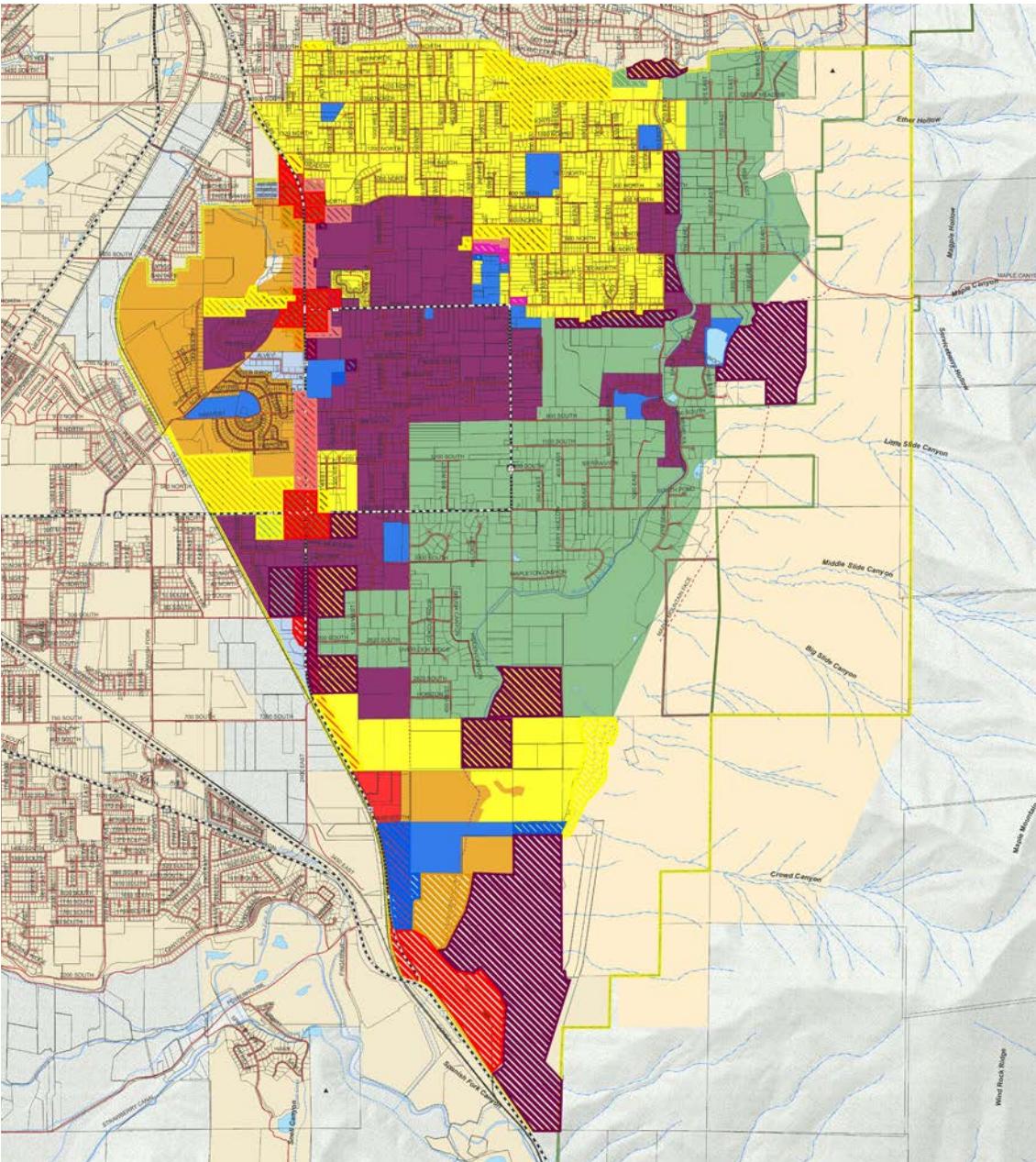
Conservation Subdivisions allow, encourage or require development to be “**clustered**” onto a portion of the site on lots smaller than otherwise would be allowed. The remaining property is preserved as **open space** through a conservation easement.

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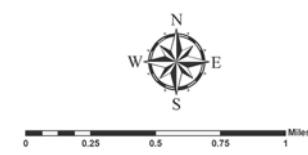
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Future Land Use Map Changes 2009-2020



Legend

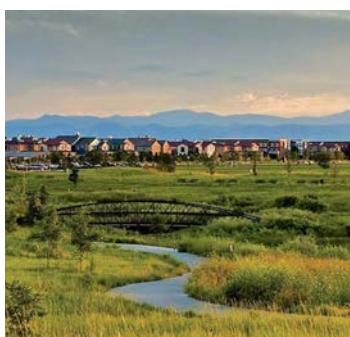
- US or State Hwy
- Local Roads
- ... Local Roads - Unpaved
- Railroads
- Yellow Mapleton Boundary
- Green Uinta-Wasatch-Cache National Forest
- White Hobble Creek WMA
- Magenta Town Center
- Red General Commercial
- Brown Shopping Center Commercial
- Pink Flex Use
- Light Blue Industrial & Manufacturing
- Dark Blue Public Facilities/Utilities
- Orange High Density Residential
- Yellow Medium Density Residential
- Dark Purple Low Density Residential
- Green Rural Residential
- Light Orange Critical Environment
- Light Tan Neighboring Cities
- Light Green Unincorporated County Areas



Community Design Considerations

Preserving Open Space & Sensitive Lands

- Open Space Design Standards - Conservation Subdivisions
- Zoning and Development Restrictions: Sensitive Lands Overlay
- Fee Simple Title (Outright Purchase)
- Dedications and Fees-in-Lieu
- Purchase and Sellback/Leaseback
- Conservation Easements
- Land Banking



Source: Randall Arendt, Rural by Design

Preserving Rural Atmosphere, Public Open Space & Unique Features

- Maintaining Views and Viewsheds
- Streetscape Improvements
- Community Gateway Enhancements
- Key Intersection Enhancements
- Land Use Buffers and Transitions



Goal 1

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

Goal 2

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

Goal 3

Ensure land uses are compatible and/or utilize adequate buffers to enhance compatibility

Goal 4

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

Goal 5

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

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 needs

Goal 7

Improve Mapleton view corridors and viewsheds

Goal 8

Protect and conserve critical agricultural land, sensitive lands and sensitive natural features in the community

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

Goal 10

Promote implementation of the land use concepts contained in the 2020 Land Use Element

3.0 Parks, Open Space, Recreation & Trails

Distribution

Most residents believe it is important to have parks within walking distance of home. Mapleton has two gaps in park distribution - primarily in north and east areas of the community.

20	Acres of Park Land to be Acquired & Developed by City to Fill Gaps
0	Acres of City-Owned Park Land to be Acquired by City to Meet Needs by 2030 (Assumes 13.1 Acres Developer-Proposed Parks)
10	Acres of City-Owned Park Land to be Developed by City to Meet Needs by 2030
5.1	Acres of Park Land to be Acquired between 2030 and Build-out
33.6	Acres of Park Land to be Developed between 2030 and Build-out

Level-of-Service (LOS)



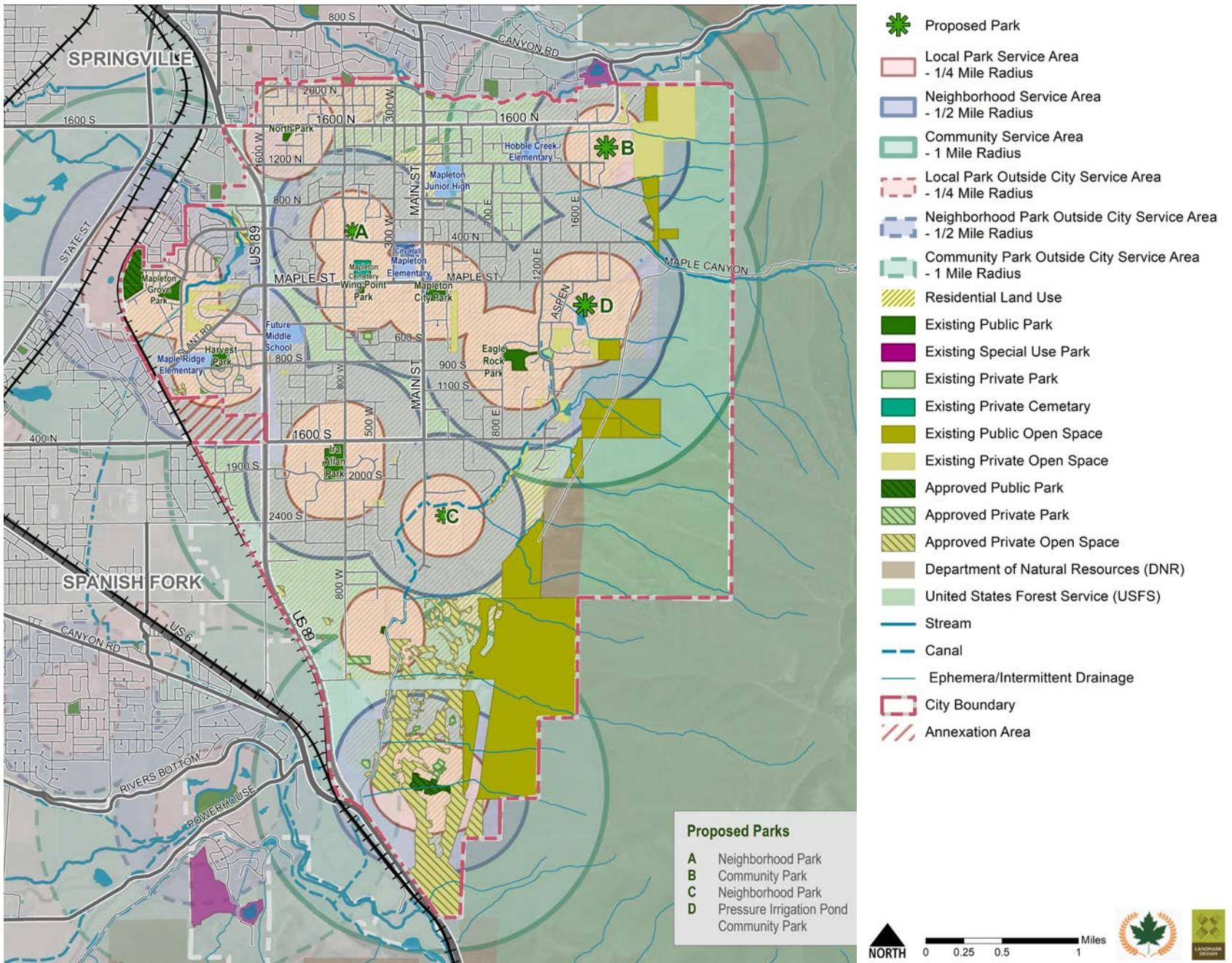
Key Recommendations

- 1 **Acquire open space** as opportunities arise, focusing on natural open lands, drainage corridors and agricultural lands.
- 2 Upgrade existing parks to **meet minimum park standards and amenity levels of service requirements** and develop new parks with at least the minimum required amenities.
- 3 Meet the recommended **Level of Service (LOS)** for parks of **4.0 acres per 1,000 population** in the future.

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Proposed Park Distribution Map



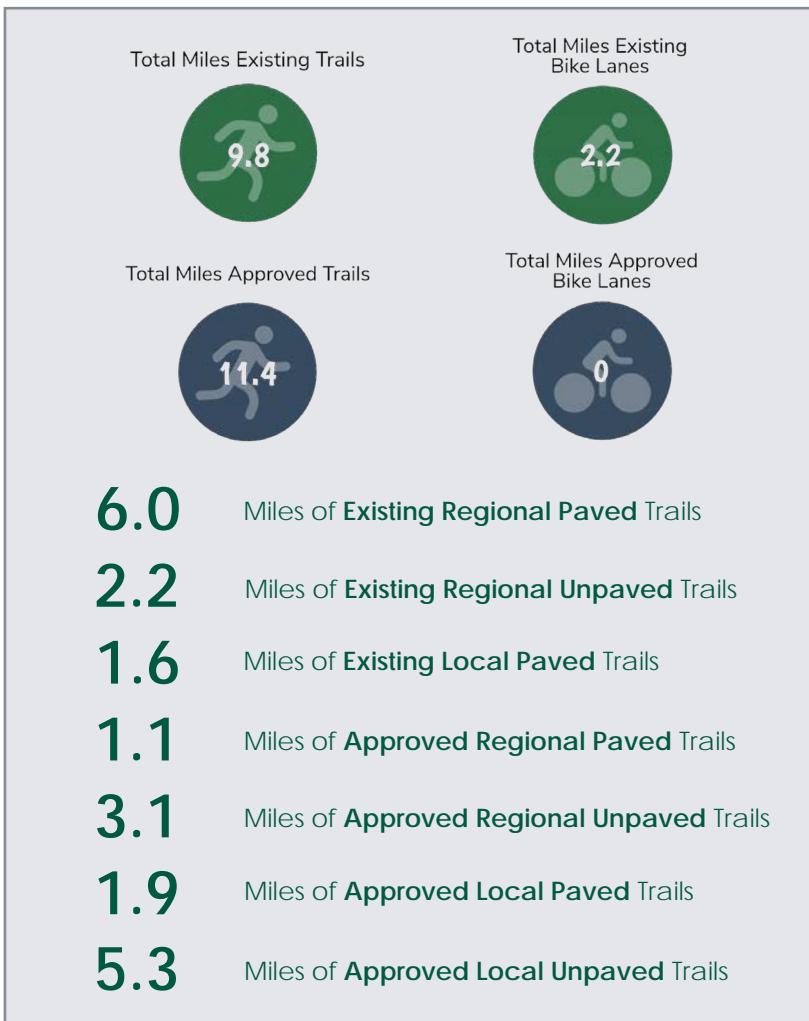
Recreation & Community Events & Arts



Key Recommendations

- 1** Touch base with participants on a regular basis to ensure programs meet needs.
- 2** Investigate opportunities to **expand adult programming.**
- 3** Continue to partner with Nebo School District for recreation facility use and investigate other partnering opportunities for potential facilities.
- 4** Work closely with club teams to ensure field and facility usage remains efficient while protecting City-amenities and prioritizing City programs.

Trails



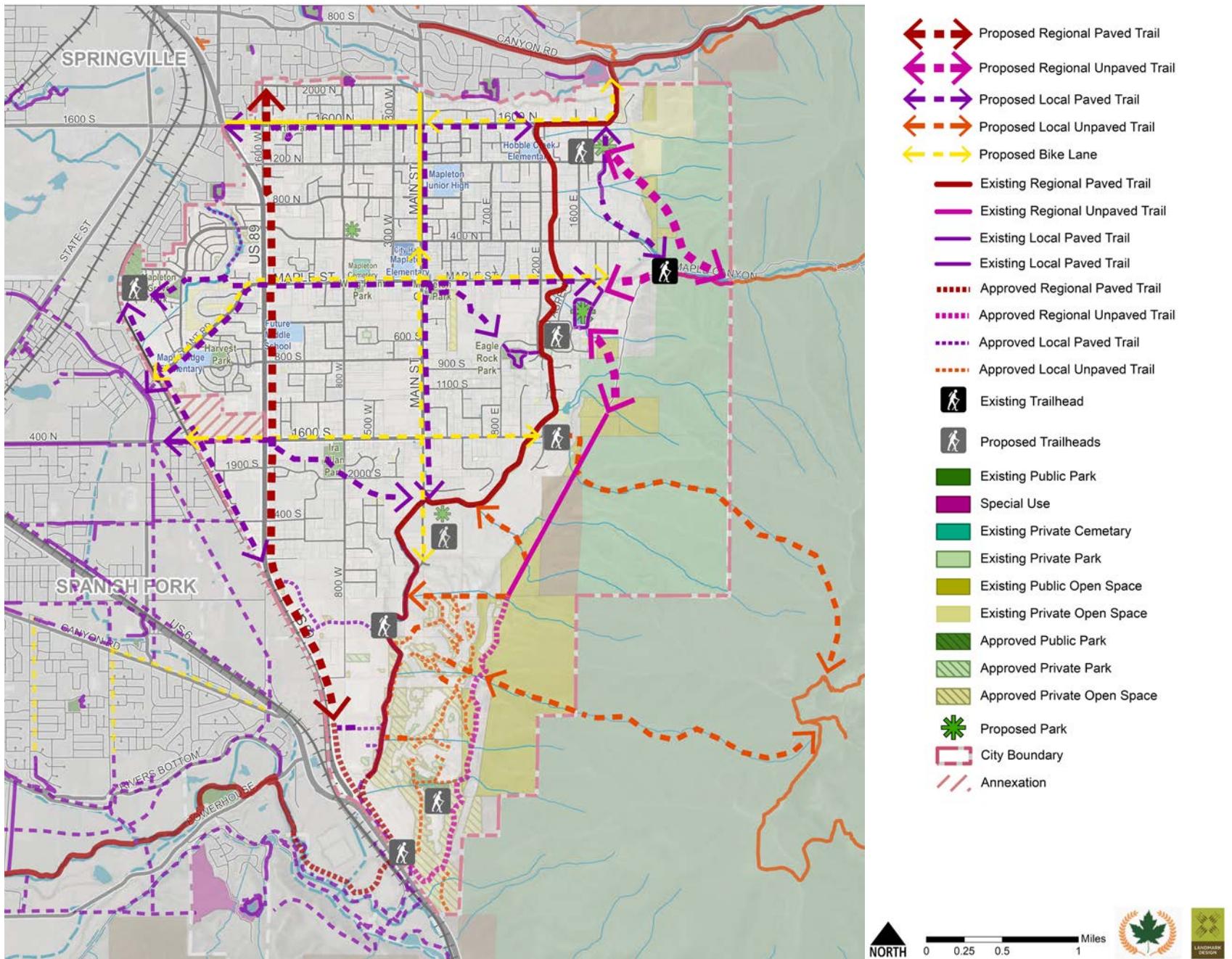
Additional Recommendations

- 1 Establish a Trails Committee to develop a Trails Master Plan.
- 2 Pursue grants and other funding sources.
- 3 Implement lighting and safety improvements.
- 4 Develop a comprehensive wayfinding system.

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Plan-at-a-Glance

Proposed Trail Concept



Priorities & Costs

\$1,290,000

Probable Costs to Upgrade Existing Parks & Meet Amenity Level of Service

\$5,800,000

Probable Costs to Meet Needs by 2030

\$10,866,500

Probable Cost to Meet Needs between 2030 and 2060

\$200,000

Wayfinding & Signage Plan

\$18,156,500

Total Probable Cost

\$25,000

Proposed Annual Budget for Deferred Maintenance & Amenity Replacement

Goal 1

Assure that Mapleton Residents Have Adequate Access to Parks

Goal 2

Continue to Maintain a High Standard of Maintenance for Mapleton's Parks in the Future

Goal 3

Increase the Amount and Variety of Natural Open Space in the City

Goal 4

Assure that Mapleton Residents Have Access to High Quality Recreation and Arts Facilities and Programs

Goal 5

Implement the Recommended Trail Facilities