



City Council Staff Report

Date:

5/21/2025

Applicant:

Twin Hollow LLC (Mike Klauck
Andy Ball) & John and Anne
Allan

Location:

Approx. 200 W 2800 S

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

A-2

Attachments:

1. Application information.

REQUEST

A discussion item to review development options for approximately 55 acres of land located at approximately 200 West and 2800 South.

BACKGROUND & DESCRIPTION

John and Anne Allan own approximately 14.5 acres of undeveloped land located at approximately 200 West and 2800 South. Directly south of the Allan property is approximately 40 acres owned by Twin Hollow, LLC. The properties are surrounded by the Triple Crown subdivision to the north, the Horizon Heights and Mapleton Heights subdivisions to the west, the Twin Hollow and Hidden Hollow Cove subdivisions to the east and the Mapleton Village subdivision to the south. The City's Parkway Trail also runs through the property.

The Allans and Twin Hollow LLC are working together on a master development plan for the property that would include the following:

- A rezone to PRC to allow for flexibility in lot sizes and configurations;
- A total of 61 lots (approximately 14 1-acre lots on the Allan parcel and 47 lots on the Twin Hollow LLC parcel ranging in size from ½ an acre to over an acre; and
- Approximately 8.4 acres of open space.

The applicants are looking for feedback on two basic questions:

- Would the Council consider amending the General Plan and zoning to allow for the proposed density without the need for TDRs?
- If not, would the Council consider a cash donation for the proposed density in-lieu of requiring TDRs?

The purpose of this item is for the Council to discuss the applicant's proposal and to provide guidance.

EVALUATION

General Plan & Density: The Future Land Use Map designates the Allan parcel as "Rural Residential". This designation typically equates to two acre lots, or one acre lots with TDRs. The Twin Hollow LLC parcel is designated as "Low Density Residential" which typically equates to one acre lots, or ½ acre lots with TDRs. The Twin Hollow parcel is also designated as a potential conservation subdivision.

Based on the current general plan designations, the base density for the project would be approximately 43 lots. In order to get to the proposed density of 61, the applicants would need to provide 18 TDR certificates.

Request #1: The applicants' first request is to rezone the property to PRC without the need for any TDRs. This would require the Council first to amend the general plan designation of the Allan parcel from "Rural Residential" to "Low Density Residential" and the Twin Hollow parcel from "Low Density Residential" to "Medium Density Residential".

If the Council determines that the existing general plan designations are outdated, or if the proposed designations would more fully implement the goals and policies of the General Plan, the Council could consider the proposed amendments. While there may be arguments of why the general plan amendments may be appropriate based on the designations of neighboring properties, staff's recommendation is to maintain the existing designations.

Request #2: The applicants' second request would be to allow a cash donation to the City in-lieu of requiring TDRs. The applicants are offering a value of roughly \$30,000 - \$50,000 per TDR for a total of between \$540,000 - \$900,000. The primary reason for proposing a fee in-lieu is the difficulty of securing 18 TDRs on the open market. Staff notes that it has become increasingly difficult to obtain TDRs, especially in any significant number. As the number of available TDRs has gone down overtime, so has the number of willing sellers. Up until a few years ago, \$30,000 - \$50,000 was a reasonable price for a TDR. However, recently staff have seen TDRs sell for between \$100,000 - \$125,000. If the Council is interested in entertaining an in-leu fee, staff would recommend an amount closer to the \$100,000 range per certificate.

The applicant may also be interested in donating or creating park space or other public amenities rather than just a cash donation to the City if that is something the Council would be interested in.

Concept Plan: The concept plan is designed to integrate into the Twin Hollow and Hidden Hollow Cove subdivisions to the south and east. While the primary purpose of this item is to get Council feedback on requests 1 and 2 above, the Council can provide comments on the overall concept plan as well.

RECOMMENDATION

Provide guidance to the applicant.

Attachment "1" Application Information

Sean,

Attached is our concept plan for the South Hollow phase of the Hollows project. Twin Hollow and Hidden Hollow Cove were part of the master plan that was done in 2006. The previous 40 acre Ludlow property has a base zone of 1 acre residential and the Allan portion of the property has a base zone of A2. Our request would be to change the zoning of the entire project to a PRC zone with the density equal to 1 unit per acre with 15% open space.

The design as it stands right now has the following features:

- 55.84 Acres total
- 8.38 acres of open space mostly along the trail and areas that add to the trail environment
- One acre lots in the Allan portion of the project
- Open space and non linear roadways that will blend into the topography similar to the earlier phases of Twin Hollow and Hidden Hollow Cove.

Our base request is to change the zoning to match our well thought out design without any TDRs.

If this is not possible, we would change the zoning of the Allan property to TDR receiving and the zoning of the previous Ludlow portion to be PRC. (the whole project would be part of the PRC zone created) Incrementally we would increase the base density of the Allan property (14.53 acres) from (6) 2 acre lots to (14) one acre lots, and the Ludlow with a base zoning of 37 lots to the as designed layout of 47 lots. This density increase would require 8 TDRs for Allan's, and 10 TDRs for the Ludlow property. Because the amount of TDRs required is high, and after extensive trying over several years to procure TDRs from the existing TDR owners we are proposing to pay the city some amount in lieu of TDRs. Our proposal would be \$30,000 - \$50,000 per TDR required for the project. We also have some parks and trail side improvements that we could do as well in lieu of the TDRs. We also have 2 ERUs that have been eliminated in our subdivision because of the combining of lots in Twin Hollow and Hidden Hollow Cove which we would want credit towards our density increase in South Hollow.

Our secondary request is to pay the city general fund \$540,000 to \$900,000 in exchange for the proposed zoning change to accomodate our designed density. (Funds in lieu of TDRs.)

I have attached the following documents:

- The South Hollow concept design with the open space, lot numbers, and lot sizes shown
- The open space percentage and relative density of the surrounding developments.
- The layout of the Hollows project as a whole.



Allan Property

Twin Hollow
LLC Property

Parkway Trail

General Plan

Green = Rural Residential (2 acre)

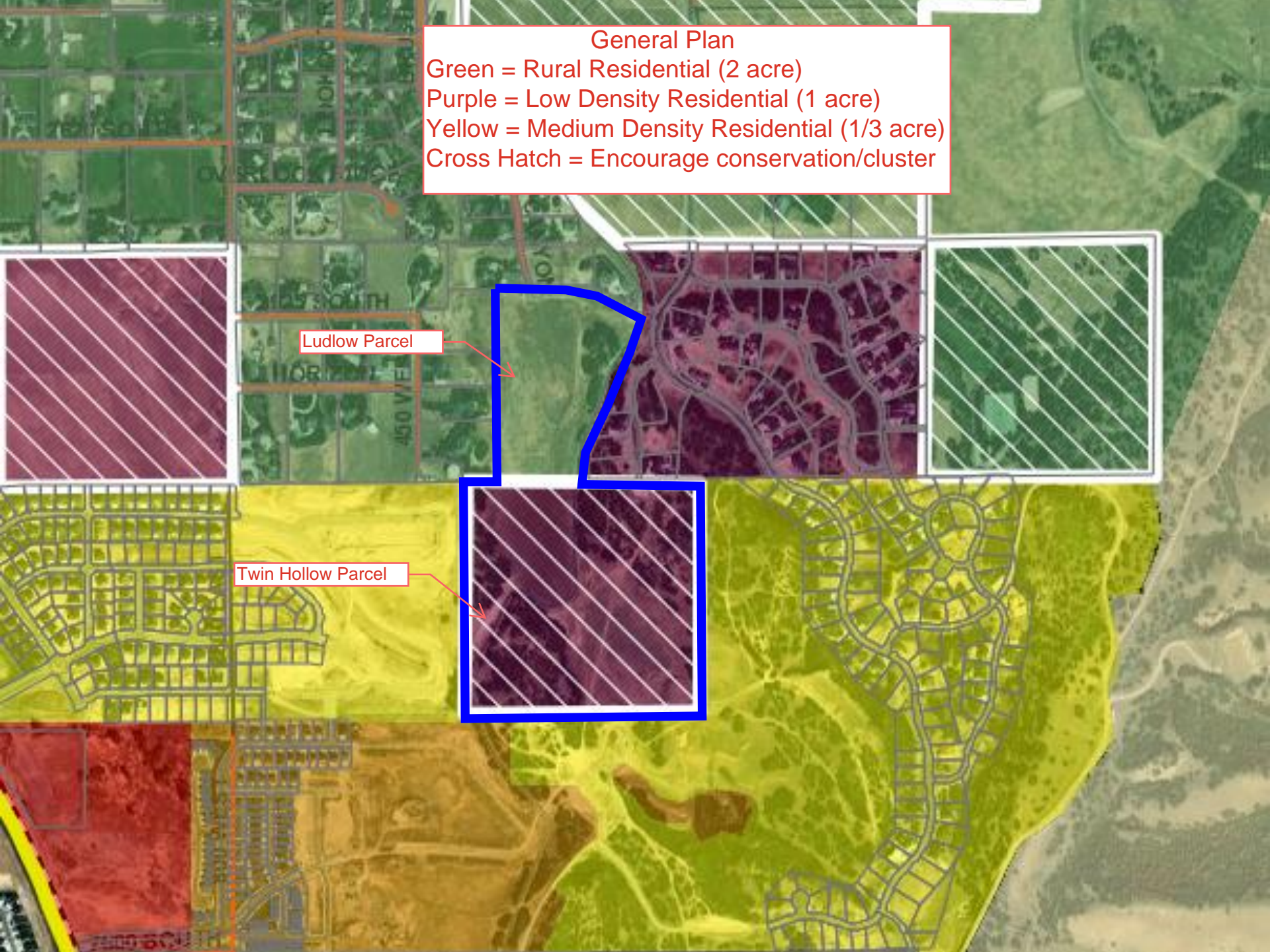
Purple = Low Density Residential (1 acre)

Yellow = Medium Density Residential (1/3 acre)

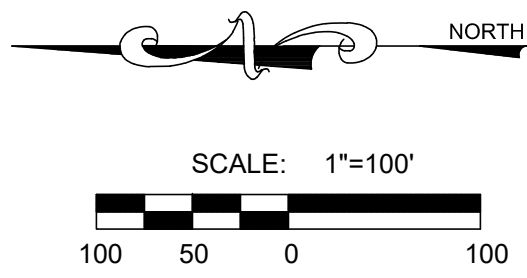
Cross Hatch = Encourage conservation/cluster

Ludlow Parcel

Twin Hollow Parcel



Proposed Concept Plan



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NOT FOR CONSTRUCTION

SOUTH HOLLOW
MAPLETON, UTAH

EXHIBIT 5

TABULATIONS

OVERALL AREA:	55.84 ACRES	
RIGHT-OF-WAY AREA:	5.09 ACRES	(9%)
LOT AREA (58 LOTS):	42.44 ACRES	(76%)
OPEN SPACE:	8.38 ACRES	(15%)
OPEN SPACE	2.89 ACRES	
CANAL RIGHT-OF-WAY AREA:	4.78 ACRES	
OPEN SPACE PRESERVATION:	0.71 ACRES	



VISIONS

1	-	
2	-	
3	-	
4	-	
5	-	

EI PROJECT #:

DRAWN BY:

BAP

DESIGNED BY:

NKW

SCALE:

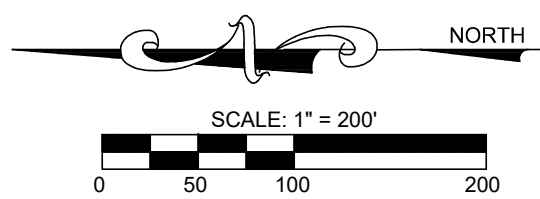
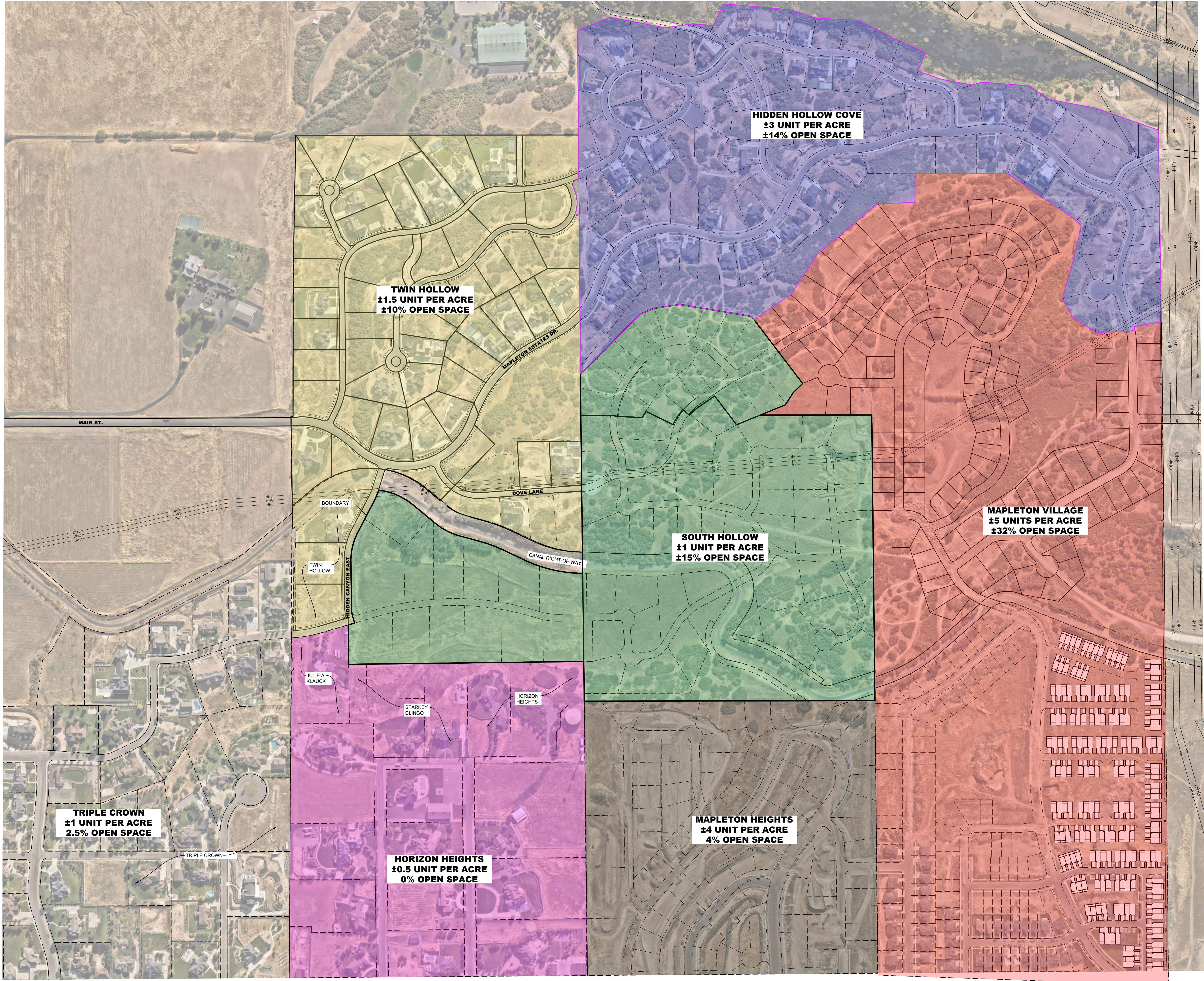
1"=100'

SHEET

1

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NOT FOR
CONSTRUCTION

SOUTH HOLLOW
MAPLETON, UTAH
EXHIBIT 6

REVISIONS	
1	-
2	-
3	-
4	-
5	-
LEI PROJECT #: 2022-0010	
DRAWN BY: BAP	
DESIGNED BY: NKW	
SCALE: 1"=200'	
DATE: 2/10/2025	
SHEET	
1	

THE HOLLOWS

