



Planning Commission Meeting

March 12, 2026

6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, March 12, 2026 at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

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

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

Consent Item

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

1. Planning Commission Meeting Minutes – February 12, 2026.

Public Hearing

2. Consideration of a request to rezone approximately 56 acres located at approximately 250 West 3000 South from Agricultural Residential (A-2) to Planned Residential Community (PRC-10) with a Transferable Development Right (TDR-R) Overlay and the review of a concept plan for 63 residential lots.

PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, 801-489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 3/5/26.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified March 5, 2026)

April Houser, Executive Secretary

Item:

2

Date:

3/12/26

Applicant:

Twin Hollow LLC &
John & Anne Allan

Location:

250 W 3000 S

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

A-2

Attachments

1. Application information.
2. PRC-10 text.

REQUEST

Consideration of a request to rezone approximately 56 acres of land from A-2 to PRC-10 with a TDR-Receiving Site Overlay (TDR-R), and review of a concept plan for 63 residential lots.

BACKGROUND & DESCRIPTION

John and Anne Allan own approximately 15 acres of undeveloped land located at approximately 250 West and 3000 South. Directly south of the Allan property is approximately 41 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 63 lots (approximately 14 one-acre lots on the Allan parcel and 49 lots on the Twin Hollow LLC parcel ranging in size from approximately 1/3 of an acre to one acre; and
- Approximately 7.7 acres of open space.

EVALUATION

Rezone decisions are considered legislative actions. The Planning Commission and City Council have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken (to approve or deny) will promote or protect the general welfare of the community, and is supported by city ordinances and policies.

Mapleton City Code Section 18.12.010.B provides the following list of guidelines to be used in reviewing rezone requests:

1. *Public purpose for the amendment in question.*
2. *Confirmation that the public purpose is best served by the amendment in question*
3. *Compatibility of the proposed amendment with general plan policies, goals, and objectives.*
4. *Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.*
5. *Potential of the proposed amendment to hinder or obstruct attainment of the general plan's articulated policies.*
6. *Adverse impacts on adjacent landowners.*
7. *Verification of correctness in the original zoning or general plan.*

8. In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.

General Plan & Density: The Future Land Use Map designates the Allan parcel as “Rural Residential.” This designation typically equates to one unit per two acres, or one unit per acre with TDRs. The Twin Hollow LLC parcel is designated as “Low Density Residential” which typically equates to one unit per acre, or two units per acre with TDRs. The Twin Hollow parcel is also designated as a potential conservation (cluster) subdivision.

The Commission should also consider the following goals and policies from the General Plan:

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.

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

Based on the current General Plan designations, the base density for the project would be 43 lots. This is obtained by taking the total land area minus the road rights-of-way multiplied by the allowed density in each land use designation. In order to get to the proposed density of 63 lots, the applicants would need to provide 20 TDR certificates. The proposed density is consistent with the land use designations.

Owner	Acreage	Net Acreage (less ROW)	Units per Acre per General Plan	*Base Density (Net acreage x units per acre)
Allan	14.57	13.77	.5	6
Twin Hollow LLC	41.6	37.47	1	37
Total Base Density				43 lots
*Density is rounded down to the nearest whole number.				

PRC Zone: The purposes of the PRC zone include allowing for the implementation of a conservation or cluster subdivision, to encourage imaginative and efficient use of land, to encourage the preservation and/or creation of open spaces and trails, and to allow for flexibility in the layout of lots. The PRC zone is not meant to allow for more density per acre, just more flexibility. Rather than having each lot meet a minimum size standard, lots can vary in size provided the total lot count does not exceed what is allowed in the General Plan. The zoning text for each PRC zone is written for a specific project. The proposed PRC-10 text is included as attachment “2” and outlines the base density, the required TDRs, and addresses the proposed open space.

TDR Ordinance: Mapleton City Code (MCC) § 18.76.070 indicates that properties zoned PRC can be eligible to become a TDR-Receiving Site (TDR-R) Overlay. MCC § 18.76.090 outlines how density can be increased with the use of TDRs. In summary:

- If the project includes the dedication of less than 15% of the site area as open space, the maximum

density increase shall be 50%.

- If the project includes the dedication of 15% of the site area or more as open space, the maximum density may increase by 75%.

The proposed open space dedication is approximately 14% of the total site area, therefore, density could not be increased by more than 50% for a maximum of 64 lots. The applicant's proposal of 63 lots is consistent with the TDR ordinance.

MCC § 18.76.080.C indicates that the Planning Commission and City Council shall only approve a TDR-R if the request (includes a staff response):

1. Does not exceed the density limitations permitted by subsection 18.76.070B of this chapter;

Response: As previously discussed, the proposed density is consistent with the TDR ordinance.

2. Is in accordance with the provisions of this chapter;

Response: The project site is eligible to become a TDR-R and is consistent with the TDR ordinance.

3. Is in accordance with the subdivision and site plan regulations contained in title 17 of this Code and this title;

Response: The Planning Commission is not approving the subdivision layout at this time. The concept plan is provided to illustrate the applicant's development intent. A formal subdivision application will be required if the rezone is approved and would come back to the Commission to determine compliance with Title 17.

4. Is consistent with other recommendations of the Mapleton City General Plan; and

Response: See "General Plan & Density" section of the staff report.

5. Achieves a desirable development compatible with both site conditions and surrounding existing and proposed future development.

Response: The applicant is proposing one-acre lots on the north to be compatible with the one-acre lots in the Triple Crown subdivision. The smaller lots are clustered to the south and east adjacent to the Mapleton Village subdivision with similar lot sizes. It is important to note that the Triple Crown and Mapleton Village subdivisions have also been approved as TDR-receiving sites. Below is a density comparison of the project with surrounding development.

Subdivision	Acreage	Lots	Units Per Acre
Horizon Heights	44	15	.34
Triple Crown	64	46	.72
The Hollows	56	63	1.1
*Mapleton Village	282	641	2.3
Mapleton Heights	106	285	2.7
*Includes Mapleton Village, Twin Hollow & Hidden Hollow			

The proposed density of approximately 1.1 units per acre falls between nearby subdivisions such as Triple Crown (0.72 units/acre) and Mapleton Village (2.3 units/acre). This intermediate density helps transition between the larger lots to the north and the smaller lots to the south. Given the similar densities and use of

TDRs on surrounding properties, this site is an excellent candidate for the use of TDRs. The Commission should determine if the plan is appropriately compatible with surrounding development.

Open Space: Below is a summary of the three types of open space that the applicant is proposing:

- *Land Dedication to the City:* The Mapleton Parkway Trail runs through the middle of the project above the Mapleton water lateral pipeline that is operated by the Central Utah Water Conservancy District and the Bureau of Reclamation. The southern portion of the trail is located on private property. The City has permission for the trail via a license agreement with the Bureau. The applicant is proposing to dedicate approximately 4.8 acres to the City that would include the full trail corridor so that the trail is owned in fee-title by the City, which is preferable to just having the license agreement. Staff is fully supportive of this dedication.
- *HOA Open Space:* The applicant is proposing to have approximately two acres of open space owned and maintained by an HOA. The open space is meant to remain in a natural state and provide a scenic benefit to the trail users. The applicant is proposing a short natural surface trail that will connect with a trail-head park being constructed by the Mapleton Heights development to the west.
- *Open Space easement on private lots:* The applicant is proposing to include an open space easement on a portion of three lots that abut the trail near the northeast corner of the site. The purpose of the easement is to retain the stand of oak trees as a buffer along the trail.

Access & Connectivity: MCC § 17.12.050.K requires at least two points of access for projects of 30 lots or more. The following access points are proposed:

- Hidden Canyon Drive currently stubs into the north side of the property, and Hidden Canyon East abuts the northeast corner of the property. The applicant's first phase would extend Hidden Canyon Drive to the south. Three lots would also have frontage on the existing Hidden Canyon East.
- Phase two of the project would connect with the Mapleton Village project to the south, which would allow access west to Highway 89.
- The final phases will include the extension of Dove Drive from the Twin Hollow subdivision as well as an additional connection to the Mapleton Village subdivision to the south.

In Summary, the main questions for the Commission's consideration should include:

- Is the project consistent with the General Plan?
- Is the project an appropriate site for the use of TDRs, and does it achieve a desirable compatibility with adjacent development?
- Is the proposed PRC-10 zoning text appropriate for the project?

Options: The Commission may consider the following options:

- 1) Recommend approval of the rezone as proposed.
- 2) Recommend approval of the rezone with changes.
- 3) Continue the application with a request for changes and/or additional information.
- 4) Recommend denial.

RECOMMENDATION

Recommend approval of the rezone request to the City Council.

Mapleton City's Pressurized Irrigation (PI) system will begin charging on Mon., April 13 and be fully charged Wed., April 15, 2026. We remind you that our pressurized irrigation system is not filtered, and for outdoor watering only. PI water should not be used for drinking, filling pools, or other human consumption.

We are aware some residents are concerned about water availability, due to this winter's record setting low snow pack, general climate trends, and increases in local population. We want to ensure you that Mapleton's water supply is in good condition, and we continue to add water to our portfolio as development occurs.

Even with a reliable supply of water, we encourage all to use water responsibly now so that this vital resource is not compromised in the future. Responsible water use includes simple things such as:

Checking for leaks: Everyone should inspect their sprinkler system for leaks or damage that can occur over winter, before turning water into your sprinkler system. Also check your sprinkler heads multiple times throughout the irrigation season, as head can often be damaged or broken by lawn mowers, foot traffic, or other regular use of landscaped areas.

Adjust the sprinkler, not the schedule: Sometimes when people see one or two yellow spots developing in their lawn, they "fix" the problem by increasing the watering schedule for the entire lawn. We encourage you to first check the sprinkler coverage in the yellowing area. If only one or two spots are yellowing, it is more likely that your sprinkler coverage needs to be adjusted, instead of increasing the water use for the entire lawn.

Schedule watering responsibly: As you prepare for this year's irrigation season, Central Utah Water Conservancy District (CUWCD) has an excellent weekly watering guide (<https://cuwcd.gov/landscaping.html>). They include general guidance per month, and a regularly updated map with suggested schedule for each County in Utah, based on recent and upcoming weather patterns.

The CUWCD website includes other excellent resources, such as overall lawncare tips, sprinkler repair, class for a variety of landscapes, and turf conversion.

Allan Property

Twin Hollow
LLC Property

Parkway Trail

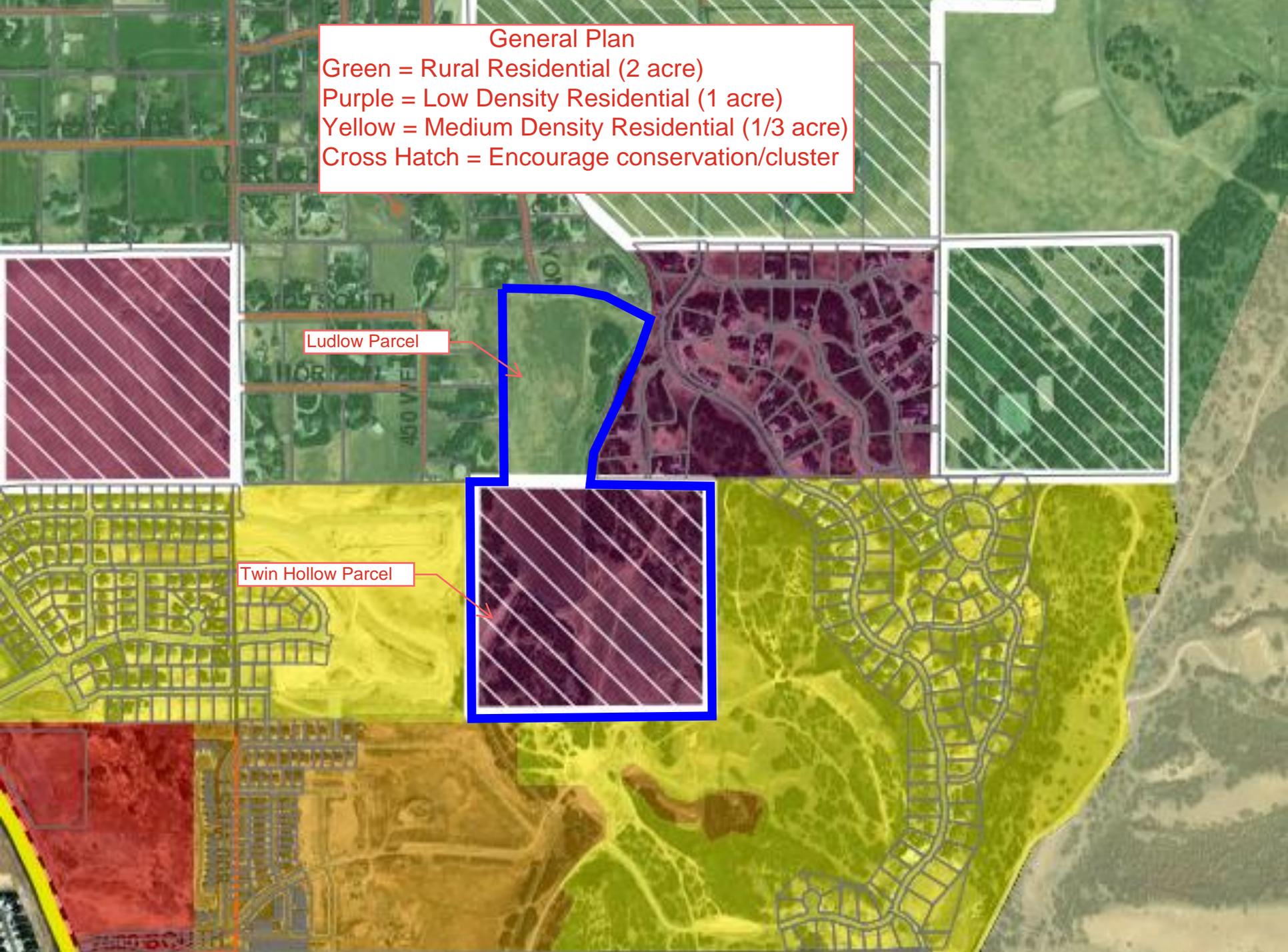


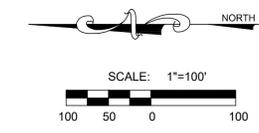
General Plan

- Green = Rural Residential (2 acre)
- Purple = Low Density Residential (1 acre)
- Yellow = Medium Density Residential (1/3 acre)
- Cross Hatch = Encourage conservation/cluster

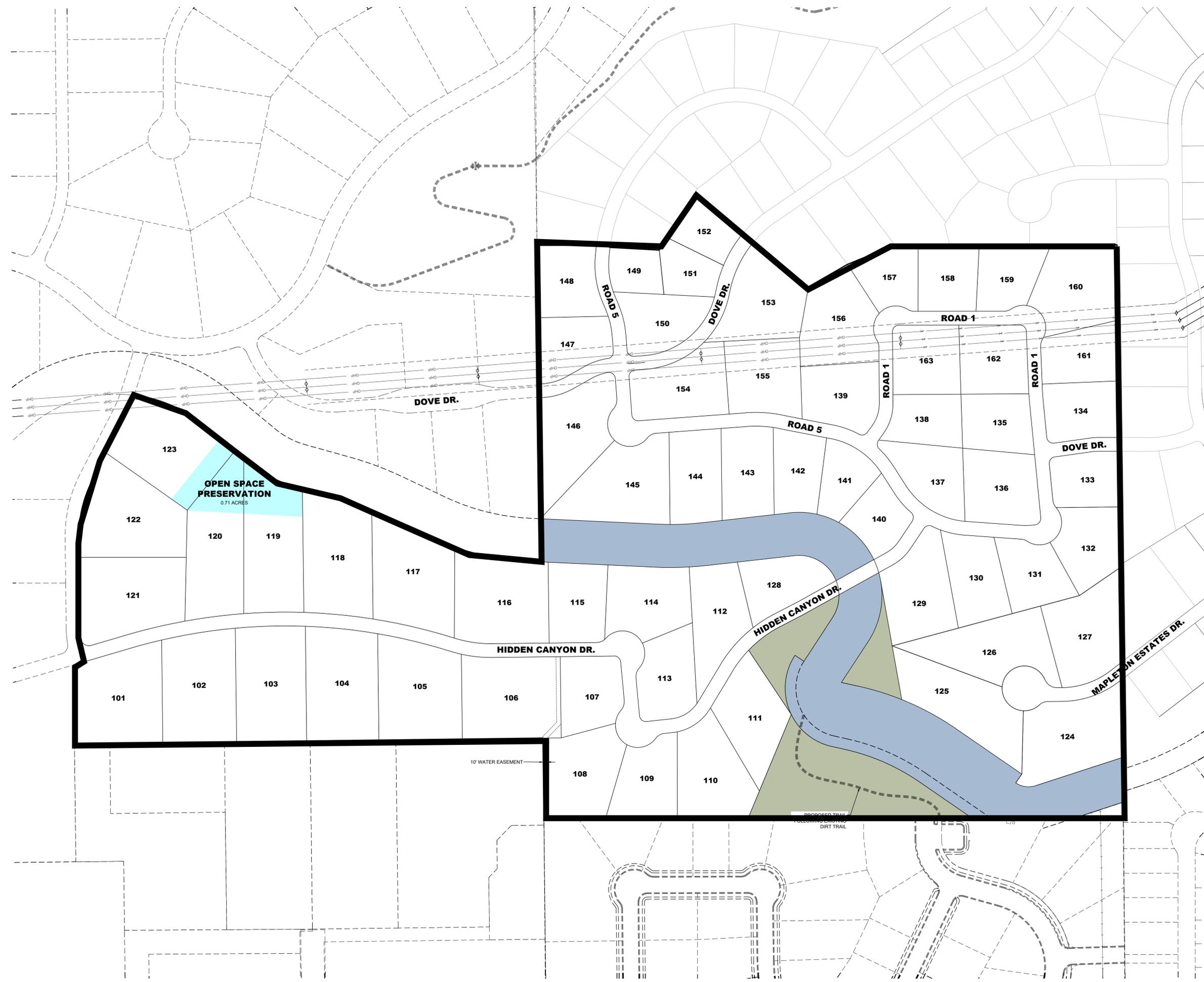
Ludlow Parcel

Twin Hollow Parcel





NOT FOR
CONSTRUCTION



TABULATIONS

OVERALL AREA:	56.17 ACRES
RIGHT-OF-WAY AREA:	4.93 ACRES (9%)
LOT AREA (63 LOTS):	43.60 ACRES (78%)
OPEN SPACE:	7.65 ACRES (14%)
OPEN SPACE:	2.15 ACRES
CANAL RIGHT-OF-WAY AREA:	4.78 ACRES
OPEN SPACE PRESERVATION:	0.71 ACRES

THE HOLLOWS
MAPLETON, UTAH
OPEN SPACE EXHIBIT

REVISIONS

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LEI PROJECT #:
2022-0011

DRAWN BY:
CJI/BAP

DESIGNED BY:
NKW

SCALE:
1"=100'

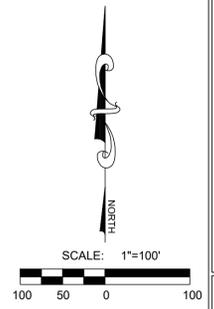
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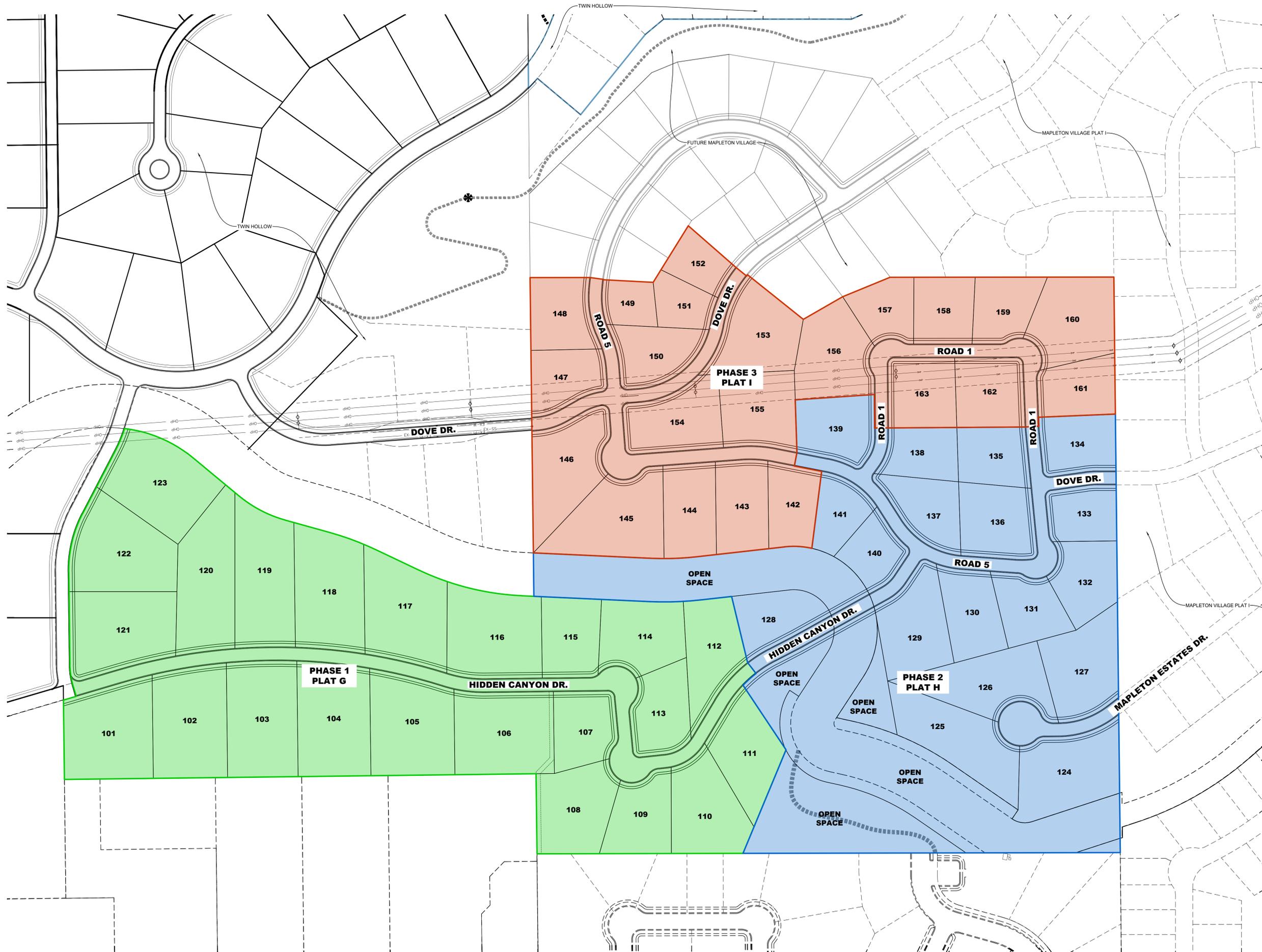
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CONSTRUCTION

THE HOLLOWS
MAPLETON, UTAH
OVERALL PHASING EXHIBIT



LEGEND

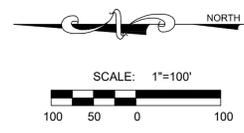
- PHASE 1
- PHASE 2
- PHASE 3

REVISIONS

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LEI PROJECT #:
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CJI/BAP
DESIGNED BY:
NKW
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CONSTRUCTION

**THE HOLLOWES
MAPLETON, UTAH
CONCEPTUAL PLAN**

REVISIONS	
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LEI PROJECT #:
2022-0010
DRAWN BY:
CJI/BAP
DESIGNED BY:
NKW
SCALE:
1"=100'
DATE:
02/24/2026

SHEET
1

TABULATIONS	
OVERALL AREA:	56.17 ACRES
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LOT AREA (63 LOTS):	43.66 ACRES (78%)
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OPEN SPACE:	2.15 ACRES
CANAL RIGHT-OF-WAY AREA:	4.78 ACRES
OPEN SPACE PRESERVATION:	0.71 ACRES

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Proposed PRC-10 Zoning Text

Chapter 18.82K

**THE HOLLOWS SUBDIVISION, PLANNED RESIDENTIAL COMMUNITY (PRC-9)
ZONE**

18.82J.010: NAME AND PURPOSE:

18.82J.020: PERMITTED USES:

18.82J.030: PERMITTED ACCESSORY USES:

18.82J.040: CONDITIONAL USES:

18.82J.050: DENSITY:

18.82J.060: LOT STANDARDS:

18.82J.070: BUILDING SETBACKS:

18.82J.080: BUILDING HEIGHT:

18.82J.090: PARKING AND DRIVEWAY REQUIREMENTS:

18.82J.100: OPEN SPACE PROTECTION:

18.82J.120: TRAIL HEAD AND TRAIL ACCESS

18.82K.010: NAME AND PURPOSE:

The name of this zone shall be The Hollows subdivision PRC-10 zone. The purpose of this zone is to create an attractive residential subdivision that respects Mapleton's rural heritage and desire for conservation subdivisions by providing a mix of lot sizes, protected open space and trail amenities.

18.82K.020: PERMITTED USES:

One single-family dwelling per lot.

Parks and/or open space.

Temporary structures necessary for sales and/or construction activities, subject to subsection [18.84.200B](#) of this title.

18.82K.030: PERMITTED ACCESSORY USES:

Permitted accessory uses include:

The raising, care and keeping of limited numbers of livestock and fowl, excluding swine and roosters, for family food production or recreation. Also, barns, corrals, pens and coops and other structures for the care and keeping of domestic livestock and fowl, subject to the following:

A. The number of animals kept shall not exceed one animal unit for each twenty thousand (20,000) square feet of lot area.

B. No structure for the housing of livestock or fowl or corrals for the close confinement of livestock shall be located closer than one hundred feet (100') to an existing dwelling on an adjacent lot or fifty feet (50') to such a dwelling on the same lot.

Home occupations subject to section [18.84.380](#) of this title.

Owner occupied accessory apartments subject to section [18.84.410](#) of this title.

18.82K.040: CONDITIONAL USES:

None

18.82K.050: DENSITY:

The base density for the zone is forty-three (43) residential lots. The density may be increased up to a maximum of sixty-three (63) lots with the use of twenty (20) Transferable Development Right (TDR) certificates. Eight (8) TDR certificates shall be required for phase 1 (14 lots). After phase 1, one (1) TDR certificate shall be required for every lot above fifty-one (51).

18.82K.060: LOT STANDARDS:

To create variety within the subdivision, there shall be a mix of lot sizes. At least twenty (20) percent of the total lots shall be at least one (1) acre in size and in no case shall a lot be smaller than twelve thousand (12,000) square feet.

18.82K.070: BUILDING SETBACKS:

A. Main Building:

1. Front yard/garage setback: No less than twenty-five feet (25') measured from the property line to the foundation of the home. For homes that have garage doors that face the street, the garage shall be set back a minimum of twenty feet (20') from the back of any trail or sidewalk.
2. Corner lot side yard facing the street: Measured the same as the front yard.
3. Rear yard setback: No less than fifteen feet (15') measured from the rear property line to the foundation of the home.
4. Side yard setback: No less than ten feet (10') measured from the property line to the foundation of the home.

B. Accessory Buildings: Accessory buildings shall be subject to section [18.84.230](#) of this title.

C. Building Coverage: The total building footprint of all buildings on a lot shall not exceed thirty-five (35) percent of the lot area.

D. Projections Into Yards: The following structures may be erected on or projected into any required yard:

1. Necessary appurtenances for utility service.
2. The structures listed below may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two feet (2'):

- a. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features.
- b. Fireplace structures and bays, if they are not wider than eight feet (8') measured parallel to the wall of which they are a part.
- c. Stairways, balconies, door stoops, fire escapes, awnings, and planter boxes or masonry planters not exceeding twenty-four inches (24") in height.

18.82J.080: BUILDING HEIGHT:

All buildings and structures shall not exceed two (2) stories above top back of curb with a maximum height of forty (40) feet as defined in section [18.08.010](#) of this title.

18.82J.090: PARKING AND DRIVEWAY REQUIREMENTS:

A single-family dwelling shall provide at least two (2) off-street parking spaces located in an attached or detached garage that is fully enclosed. All dwelling units shall have a driveway made of hard surface material no less than twelve feet (12') in width.

18.82J.100: OPEN SPACE PROTECTION:

The project shall include at least seven (7) acres of protected open space. The open space that includes the City's existing Parkway Trail shall be dedicated to Mapleton City at the time of plat recording for the phase(s) that include the trail. All other open spaces shall be owned by a Homeowners Association (HOA) or another private entity. The City shall be granted an easement for any proposed natural surface trails. The final subdivision plat(s) shall identify the restrictions on the private open space.