



PLANNING COMMISSION AGENDA

Thursday, April 23, 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 Hearings

2. 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. **(pg. 4)**
3. Consideration of a request to rezone three acres of property from A-2 to PRC-5 located at 727 S Main Street and a request to amend the PRC-5 zoning text (MCC section 18.82F). **(pg. 102)**

Action Item

4. Consideration of a Preliminary Plat and Project Plan for an industrial project consisting of two buildings located at 1915 West Alvey Drive in the Industrial (I&M-1) Zone. **(pg. 115)**

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 4/16/26.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE

(Last Modified April 16, 2026)

April Houser, Executive Secretary

Item:
2

Date:
4/23/26

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.
3. Traffic Impact Study executive summary.
4. Letters of opposition.
5. Letters of support.

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.

This item was originally scheduled for March 12, 2026. Prior to the meeting, the City received several letters from surrounding neighbors expressing concerns with the proposed project. The applicant requested to continue the application with the intent of trying to meet with the concerned neighbors to address their concerns. Attachment "4" includes letters of opposition to the project and attachment "5" includes letters of support.

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: The Land Use Element of the General Plan establishes the City's long-term land use vision and serves as a policy guide for land use and rezoning decisions. It includes the Future Land Use Map, land use category descriptions, and associated goals and policies intended to guide growth and development. Because the General Plan is broad and policy-oriented, its goals and policies may, at times, be interpreted as competing and can be cited both in support of and in opposition to a given proposal.

In this case, public comments have been submitted both for and against the project, with each perspective asserting consistency with the General Plan. The Planning Commission's role is not to find perfect alignment with every goal and policy, but rather to evaluate the proposal as a whole and determine whether it is **generally consistent** with the Land Use Element, including the Future Land Use Map and the City's broader land use objectives.

The Future Land Use Map designates the Allan parcel as "*Rural Residential*." The General Plan states the following regarding the purpose of this designation:

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.

The Twin Hollow LLC parcel is designated as "*Low Density Residential*" and as a possible location for a conservation subdivision. The General Plan states the following regarding the purpose of this designation:

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.

Below are some relevant goals and policies from the Land Use Element for the Commission to also consider:

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.

Density: 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. As mentioned in both the Rural Residential and Low-Density Residential designations, TDRs can be used to increase density. In order to get to the proposed density of 63 lots, the applicants would need to provide 20 TDR certificates. Below is a summary of how the base density is determined. One TDR would be required for every lot above the base.

Owner	Acreage	General Plan Designation	Net Acreage (less ROW)	Units per Acre per General Plan	*Base Density (Net acreage x units per acre)
Allan	14.57	Rural Residential	13.77	.5	6
Twin Hollow LLC	41.6	Low Density Residential	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 itself does not increase allowable density; rather, it allows flexibility in lot configuration. Any increase in density is achieved through the TDR program, which is specifically intended to transfer development potential to appropriate receiving areas. 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: On balance, staff find the proposal to be generally consistent with the Land Use Element because it aligns with the planned land use designations, implements the TDR program, and provides a transition in density between surrounding developments.

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.

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 owned by the applicant. 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 are 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.

The proposed open space, including trail dedication and preservation areas, supports General Plan goals related to open space preservation and trail connectivity.

Access, Connectivity & Traffic: 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 would include the extension of Dove Drive from the Twin Hollow.

Many of the concerns expressed by the neighbors relate to traffic. A traffic impact study was prepared for the project. The executive summary is attached as attachment "3". The full study can be found on the City's website at: https://mapleton.org/agenda_detail_T8_R729.php. The study evaluated six surrounding intersections and determined the following:

- All the intersections studied are currently operating at acceptable levels of service.
- If the project was built and all adjacent traffic stayed the same, the project would not degrade the levels of service.
- As all the adjacent developments build out, the only intersection that begins to fail is 1600 S & Main St.

While the study indicates acceptable levels of service, staff acknowledge that residents are experiencing existing congestion and safety concerns, particularly along Main Street and 1600 South. The City's recently adopted Transportation Master Plan envisions a round-about to address this deficiency in the future. The City is also working on plans for roadway improvements along south Main Street in the near future.

Summary: In Summary, the Commission should recognize that this proposal involves balancing competing General Plan objectives, including preservation of rural character and accommodation of planned residential

growth through tools such as the TDR program. 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 and PRC-10 zoning text to the City Council.

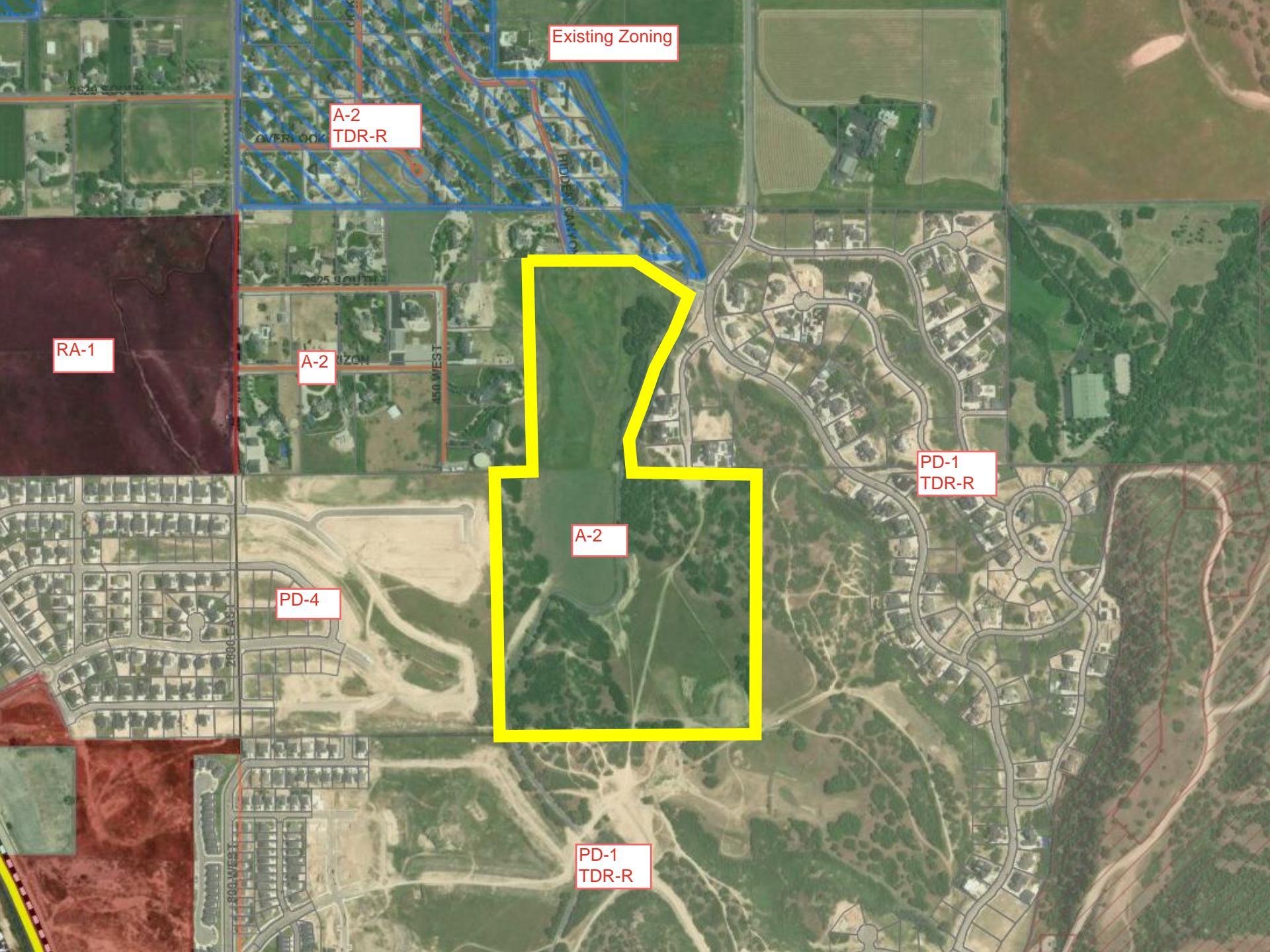
Attachment "1"
Application Information

Allan Property

Twin Hollow
LLC Property

Parkway Trail





Existing Zoning

A-2
TDR-R

RA-1

A-2

PD-1
TDR-R

A-2

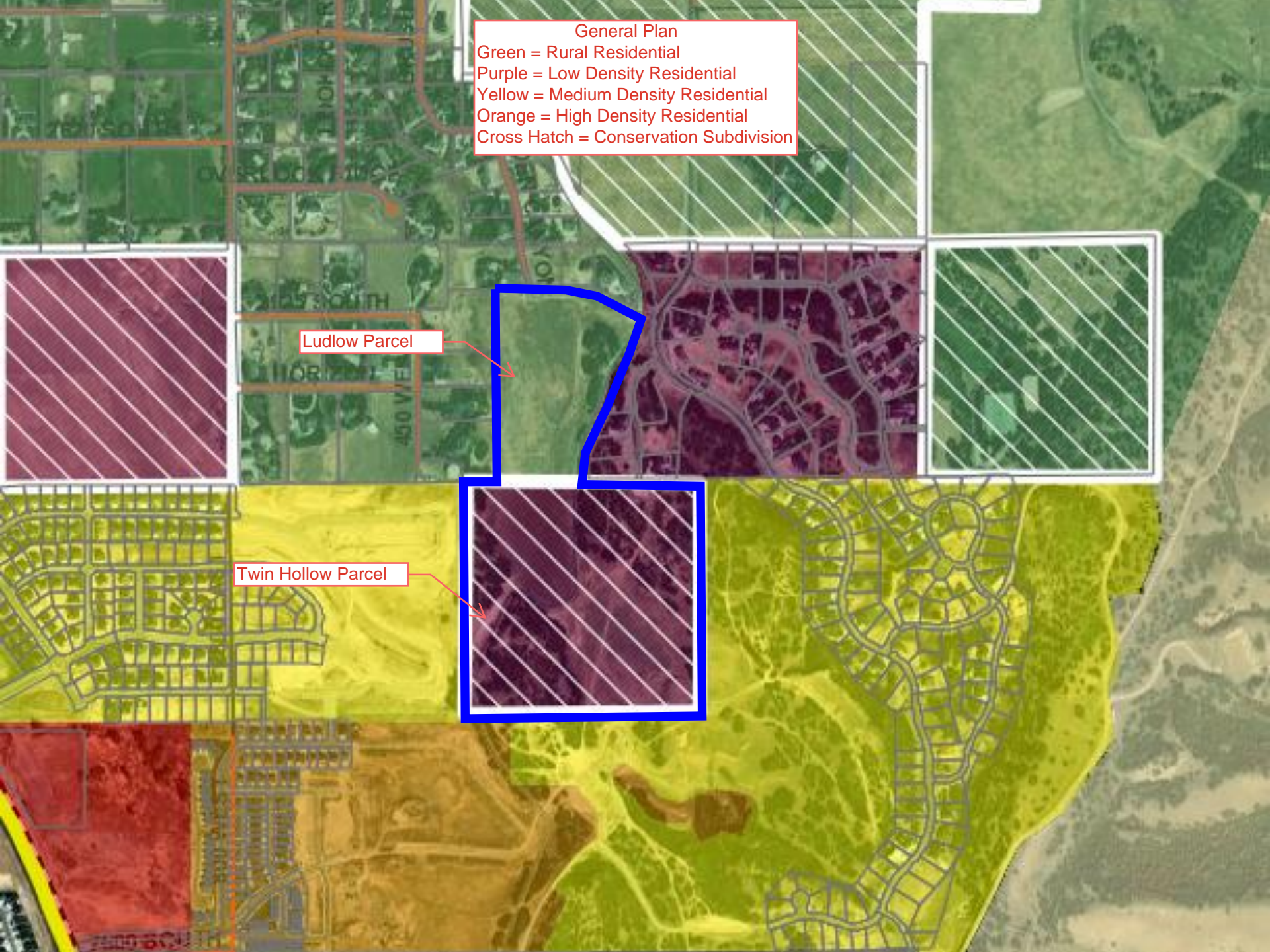
PD-4

PD-1
TDR-R

General Plan
Green = Rural Residential
Purple = Low Density Residential
Yellow = Medium Density Residential
Orange = High Density Residential
Cross Hatch = Conservation Subdivision

Ludlow Parcel

Twin Hollow Parcel



Twin Hollow LLC & Allan Rezone (250 W 3000 S)

To: Mapleton City Planning Commission, City Council, and Mayor Therin Garrett

From: Mike Klauck, Applicant / Developer

Date: April 16, 2026

Dear Mayor Garrett, Planning Commission, and Honorable City Council Members,

As a developer of the proposed **Twin Hollow** project located at 250 West and 3000 South, I am writing to formally outline the strategic benefits of this development plan. This project is the result of careful planning by the developer, design professionals, engineers, and the city staff. It has been designed to align perfectly with the **Mapleton City General Plan** while providing tangible, long-term benefits to the community.

I respectfully request your approval for the rezone from A-2 to PRC-10 based on the following key pillars of the proposal:

1. A Natural Location for TDR Implementation

A key factor in this request is the site's geographic context. The proposed development is already surrounded on three sides by existing TDR receiving sites. Designating this property as a TDR receiving site is a logical and natural extension of the city's current land-use map. It allows for a consistent development pattern rather than leaving an island of underdeveloped land amidst established TDR projects (See TDR Receiving Map).

2. A Permanent Solution for the Parkway Trail

Perhaps the most significant public benefit of this rezone is the dedication of 4.8 acres to Mapleton City. Currently, the Parkway Trail exists on this property only through a license agreement, leaving the city's long-term access vulnerable. Our plan secures this corridor permanently for public use. Additionally, we are committing to an HOA-maintained natural space and a new trailhead connection, enhancing the city's recreational infrastructure at no cost to the taxpayer.

3. Faithful Execution of the TDR Program

Mapleton's General Plan (Goal 9) emphasizes the Transferable Development Rights (TDR) program as a vital tool for preserving the city's rural atmosphere. This project acts as a model for that goal. By utilizing 20 TDR certificates, we are actively participating in the preservation of open space in other sensitive areas of Mapleton, directing growth into a logic-based "receiving site" where infrastructure is already positioned to handle it.

4. Sensitive Transition and Density

We recognize the importance of maintaining property values and the "neighborhood feel" of surrounding areas. To ensure a seamless transition, our layout includes 1,100 feet of one-acre minimum-sized lots extending from the north property boundary southward. This buffer acts as a **permanent density transition zone**, ensuring that the high-visibility northern border remains indistinguishable from the Triple Crown character. By mirroring this character at the point of contact, we ensure that the development respects its neighbors while utilizing clustering further south to manage overall density effectively at 1.1 units per acre. I encourage you to study the proposed lot sizes and compare them to the surrounding existing lot sizes as shown in the attached lot size plan.

5. Environmentally Conscious Design (PRC-10)

By utilizing the PRC-10 zone rather than a standard grid, we have the flexibility to preserve the natural beauty of the land. Our plan specifically protects the **native oak tree stands** on the northeast corner of the site next to the Parkway Trail and transfers ownership of the trail property to the city. This "clustering" approach prioritizes scenic views and open space over maximum lot coverage, maintaining the rural aesthetic that Mapleton residents value.

6. Density

We are not seeking the maximum density allowed by city code. We currently have 14% open space, which allows for a 50% density increase, or 64 lots; we are only seeking 63. While a 15% open space allocation would entitle us to a 75% bonus density (an additional 12 lots), we have intentionally capped our request at 63 lots. This choice prioritizes **lot quality over quantity**, ensuring the project feels spacious rather than crowded. This demonstrates a focus on a beautiful, well-thought-out subdivision which complements the existing surrounding subdivisions, including my personal home (and partners' home), which is as close to this development as anyone's.

Summary of Compliance This proposal fulfills the requirements of **Mapleton City Code Section 18.12.010.B** by serving a clear public purpose and following the General Plan to the letter. We have worked hard to ensure this project is a "win-win" for the city, the neighbors, and the future of our community.

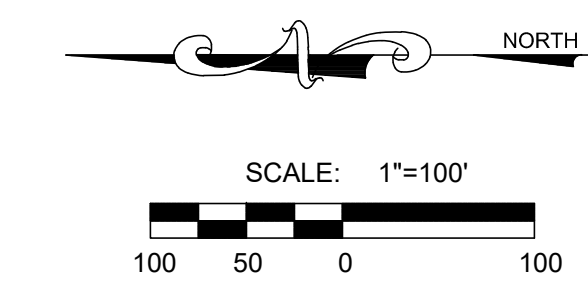
I look forward to discussing this further and kindly ask for your support in following the staff's recommendation for approval.

Sincerely,

Mike Klauck Applicant / Developer / Owner Twin Hollow LLC

Development partners / Property Owners. - Andy Ball Twin Hollow LLC, John and Anne Allan

Project Concept Plan

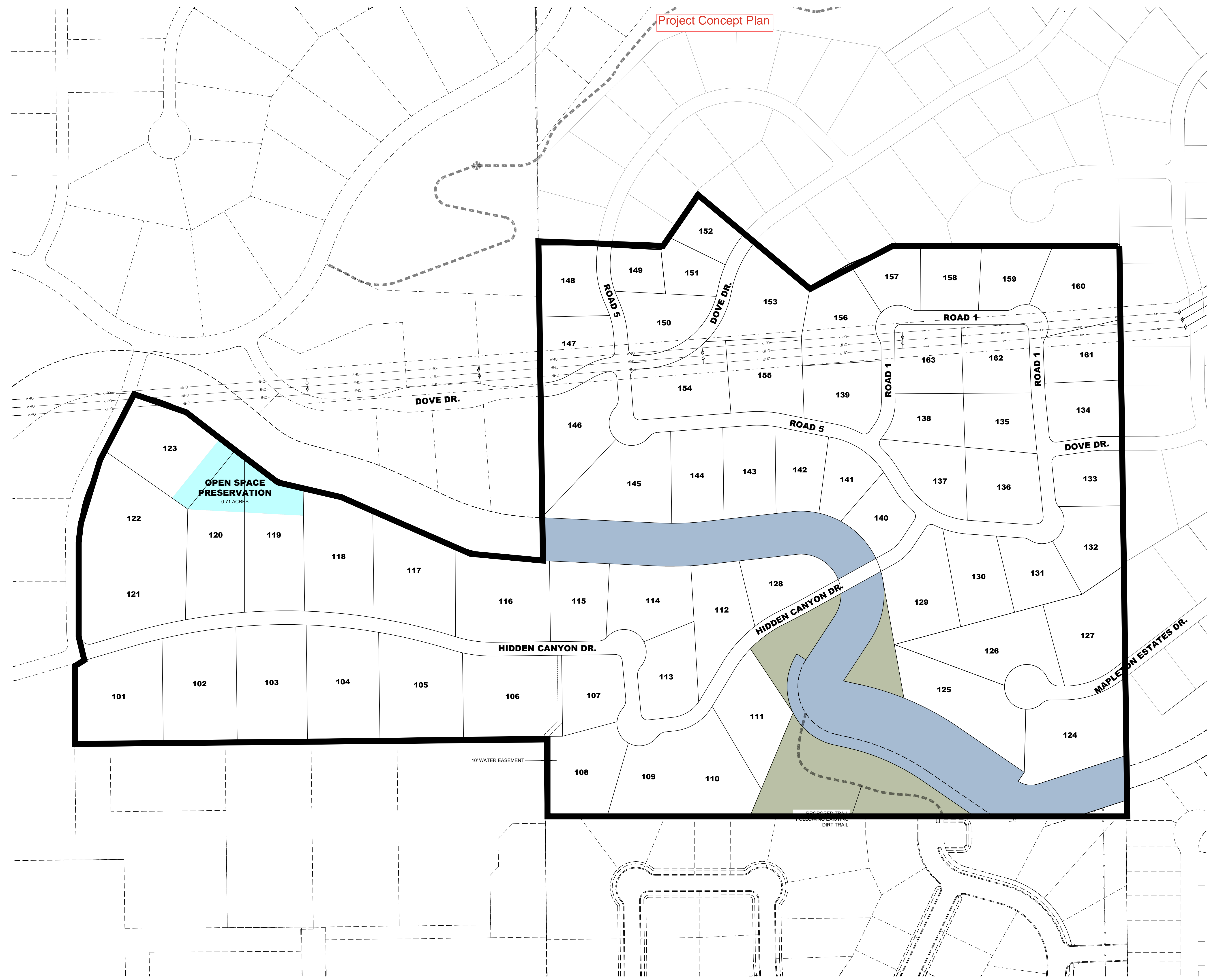


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NOT FOR
CONSTRUCTION



**OPEN SPACE
PRESERVATION**
0.71 ACRES

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

1	
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LEI PROJECT #:
2022-0011

DRAWN BY:
CJI/BAP

DESIGNED BY:
NKW

SCALE:
1"=100'

DATE:
02/24/2026

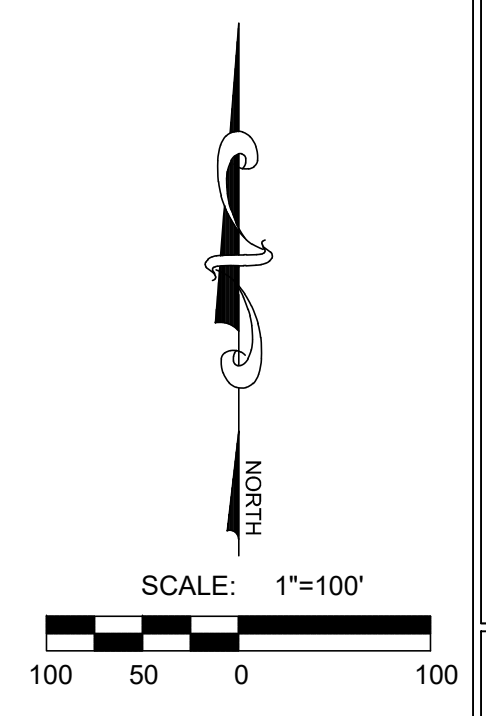
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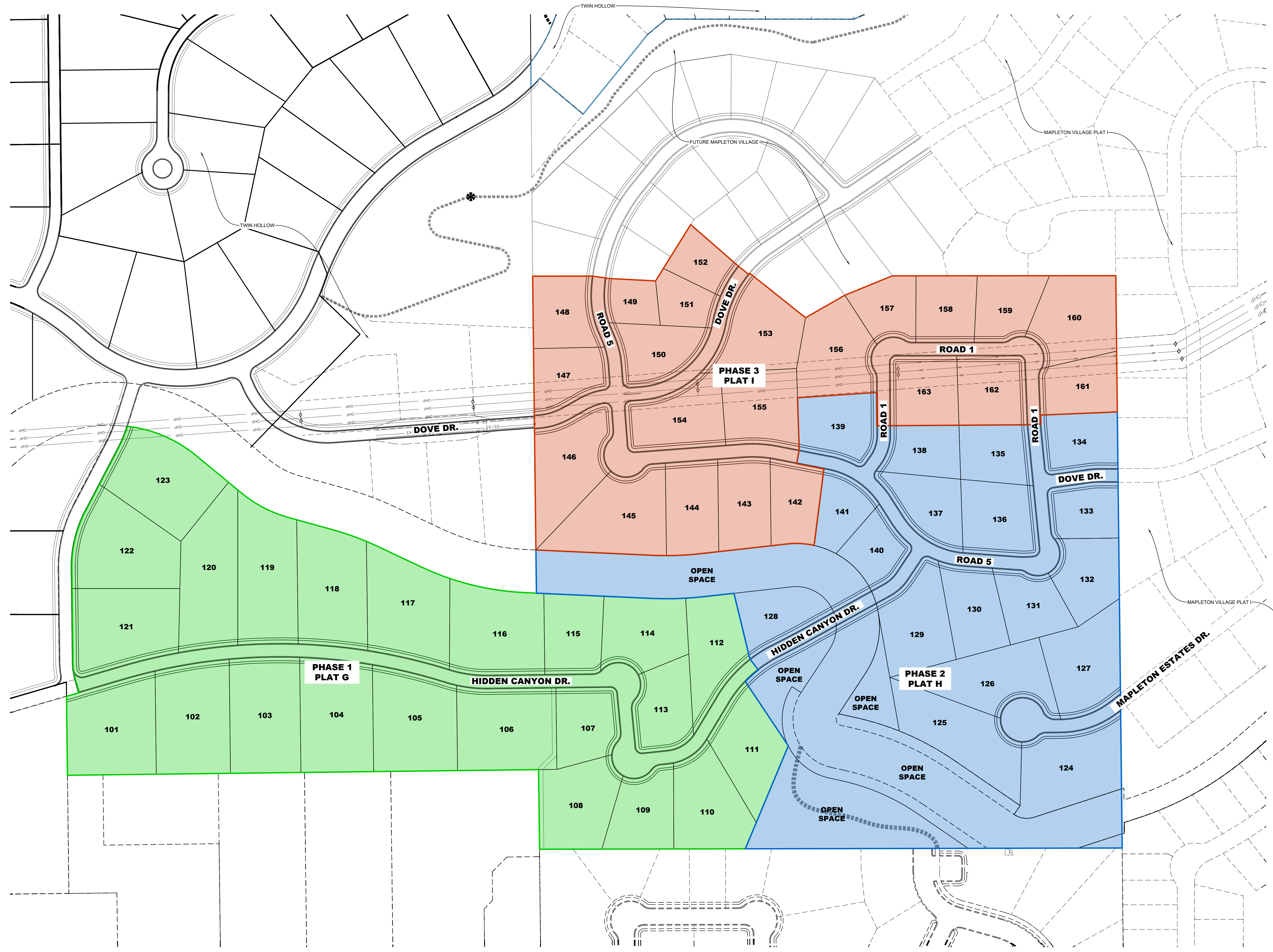
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SURVEY

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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 #:
2022-0011

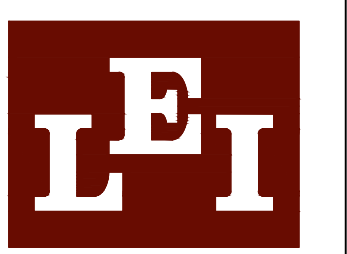
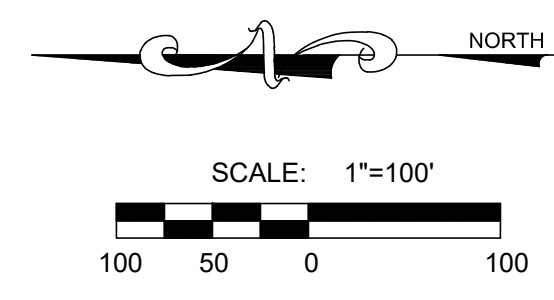
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NKW

SCALE:
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DATE:
02/24/2026

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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
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TABULATIONS	
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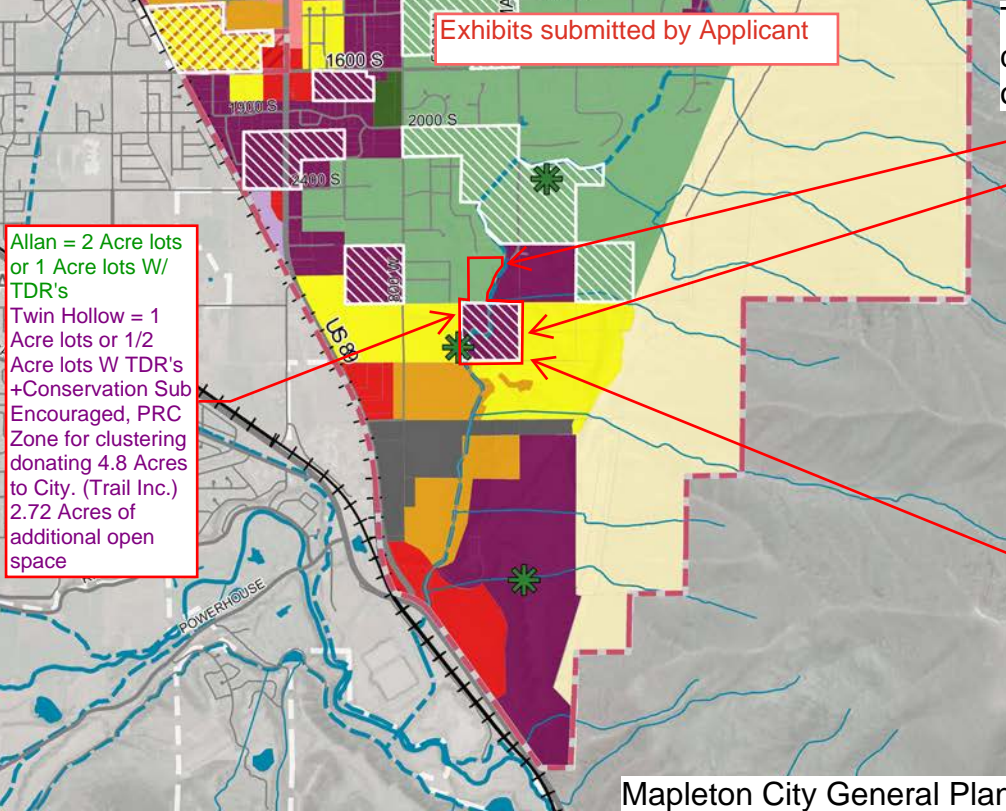
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This Map Shows the designated future growth of Mapleton City

Exhibits submitted by Applicant

Allan = 2 Acre lots or 1 Acre lots W/ TDR's
 Twin Hollow = 1 Acre lots or 1/2 Acre lots W TDR's
 +Conservation Sub Encouraged, PRC Zone for clustering donating 4.8 Acres to City. (Trail Inc.) 2.72 Acres of additional open space

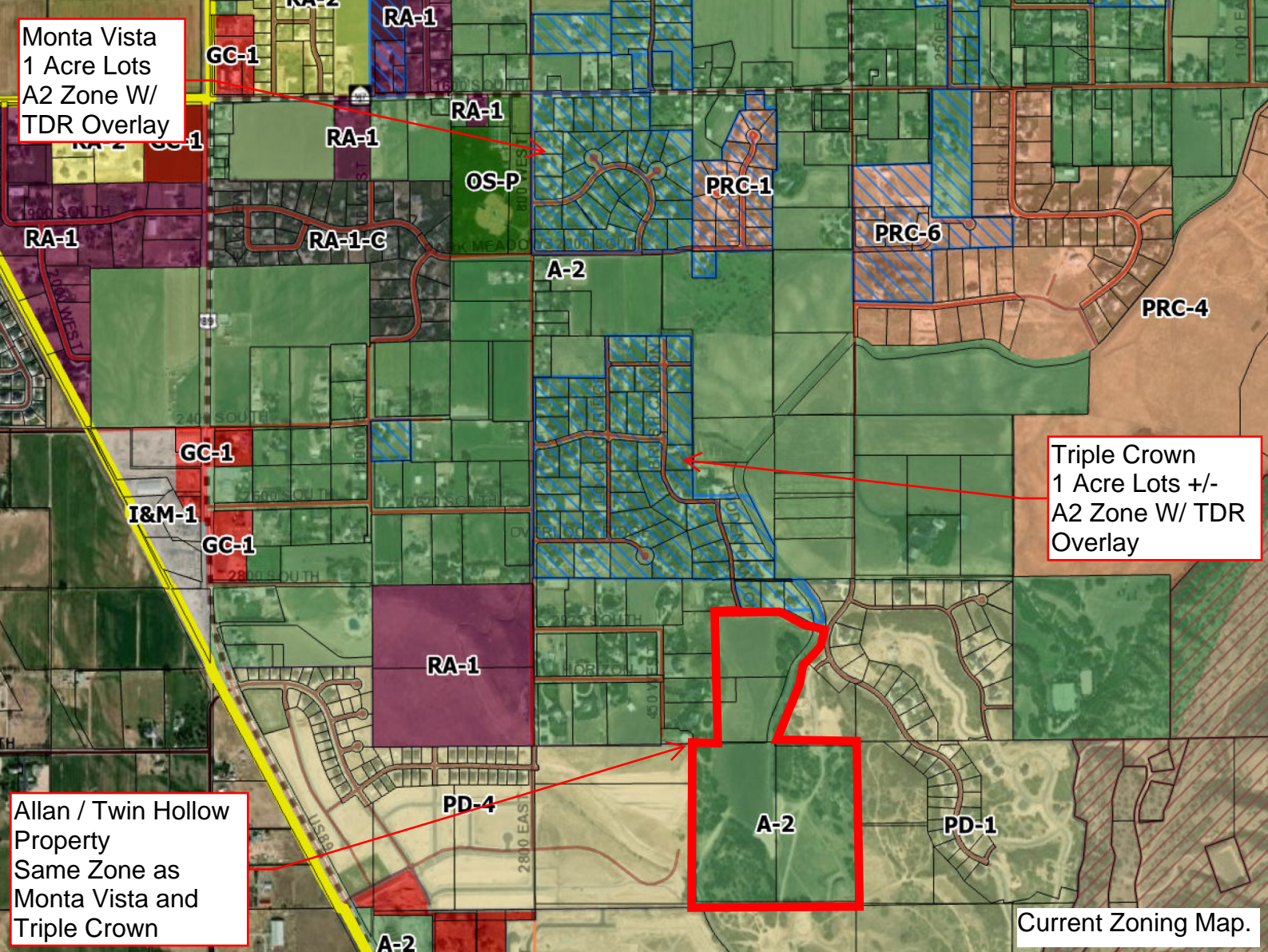
- Rural Residential (2+ acre lots or 1+ acre lots with TDRs)
- Low Density Residential (1+ acre lots or 1/2+ acre lots with TDRs)
- Medium Density Residential (1/3+ acre lots)
- High Density Residential (1/4+ acre lots or smaller with TDRs)
- Commercial
- Flex Use
- Town Center
- Industrial & Manufacturing
- 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



Mapleton City General Plan



Monta Vista
1 Acre Lots
A2 Zone W/
TDR Overlay



Triple Crown
1 Acre Lots +/-
A2 Zone W/ TDR
Overlay

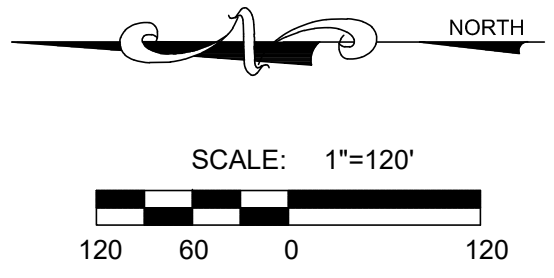
Allan / Twin Hollow
Property
Same Zone as
Monta Vista and
Triple Crown

Current Zoning Map.



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TABULATIONS		
OVERALL AREA:	69.47 ACRES	(TOTAL MAPLETON VILLAGE + ALLEN/LUDLOW)
RIGHT-OF-WAY AREA:	5.90 ACRES (8%)	(TOTAL MAPLETON VILLAGE + ALLEN/LUDLOW)
LOT AREA (84 LOTS):	51.63 ACRES (74%)	(TOTAL MAPLETON VILLAGE + ALLEN/LUDLOW)
OPEN SPACE:	11.95 ACRES (17%)	(TOTAL MAPLETON VILLAGE + ALLEN/LUDLOW)
OPEN SPACE:	6.45 ACRES	
CANAL RIGHT-OF-WAY AREA:	4.78 ACRES	
OPEN SPACE PRESERVATION:	0.71 ACRES	

ALLEN/LUDLOW PROPERTY (LOTS 101-141, 163-184)
 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 %)

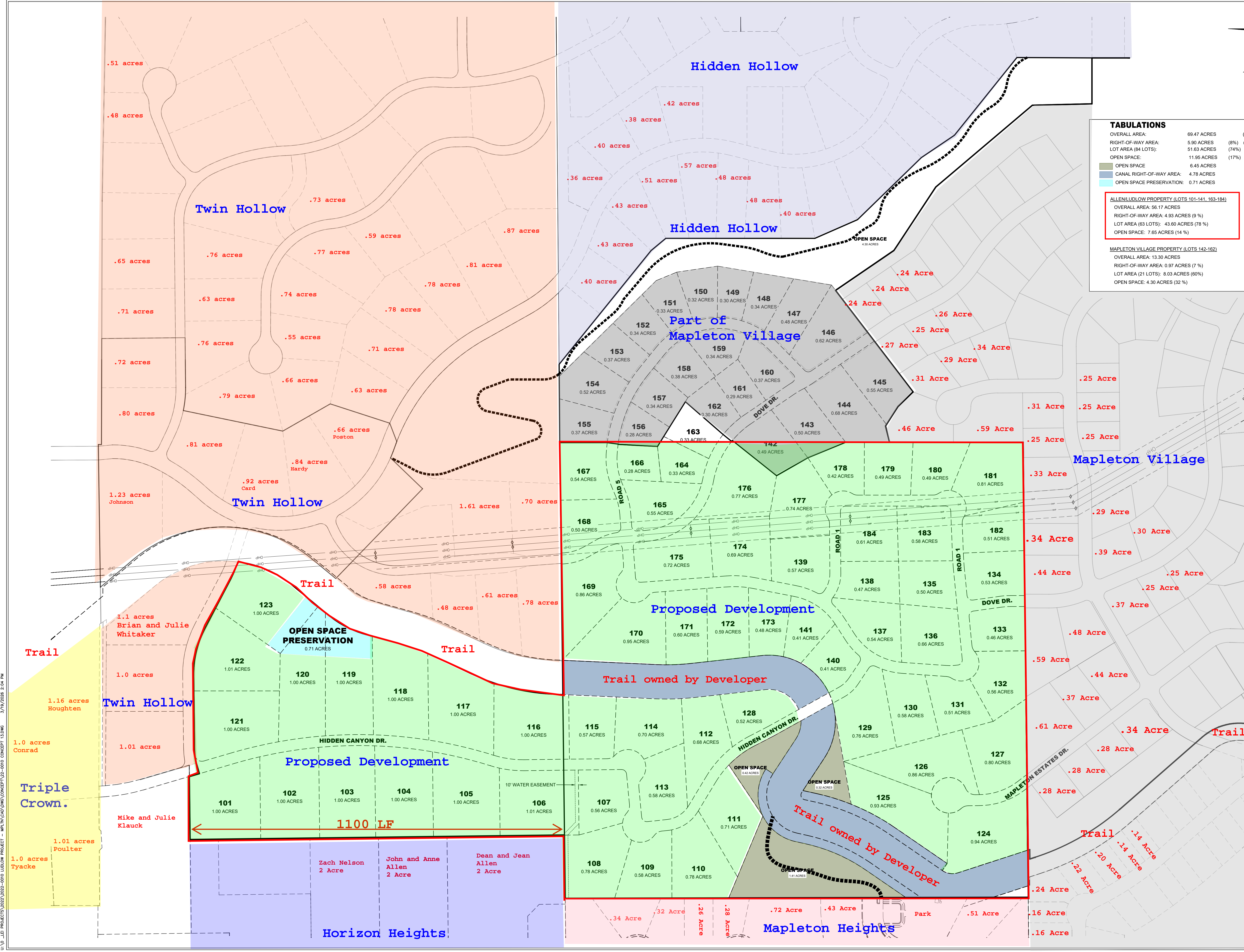
MAPLETON VILLAGE PROPERTY (LOTS 142-162)
 OVERALL AREA: 13.30 ACRES
 RIGHT-OF-WAY AREA: 0.97 ACRES (7 %)
 LOT AREA (21 LOTS): 8.03 ACRES (60%)
 OPEN SPACE: 4.30 ACRES (32 %)

NOT FOR
CONSTRUCTION

THE HOLLOWES
MAPLETON, UTAH
EXHIBIT 5

Transition Analysis & Compatibility Map.

This map illustrates the proposed lot sizes in relation to the surrounding subdivision lot sizes. The layout is designed to provide a harmonious density gradient, creating a seamless transition between established neighborhoods and the new development while maintaining the local area's character and providing the open space for the city as well as ownership of the trail.



5/19/2025 2:04 PM
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- A Utah Corporation -

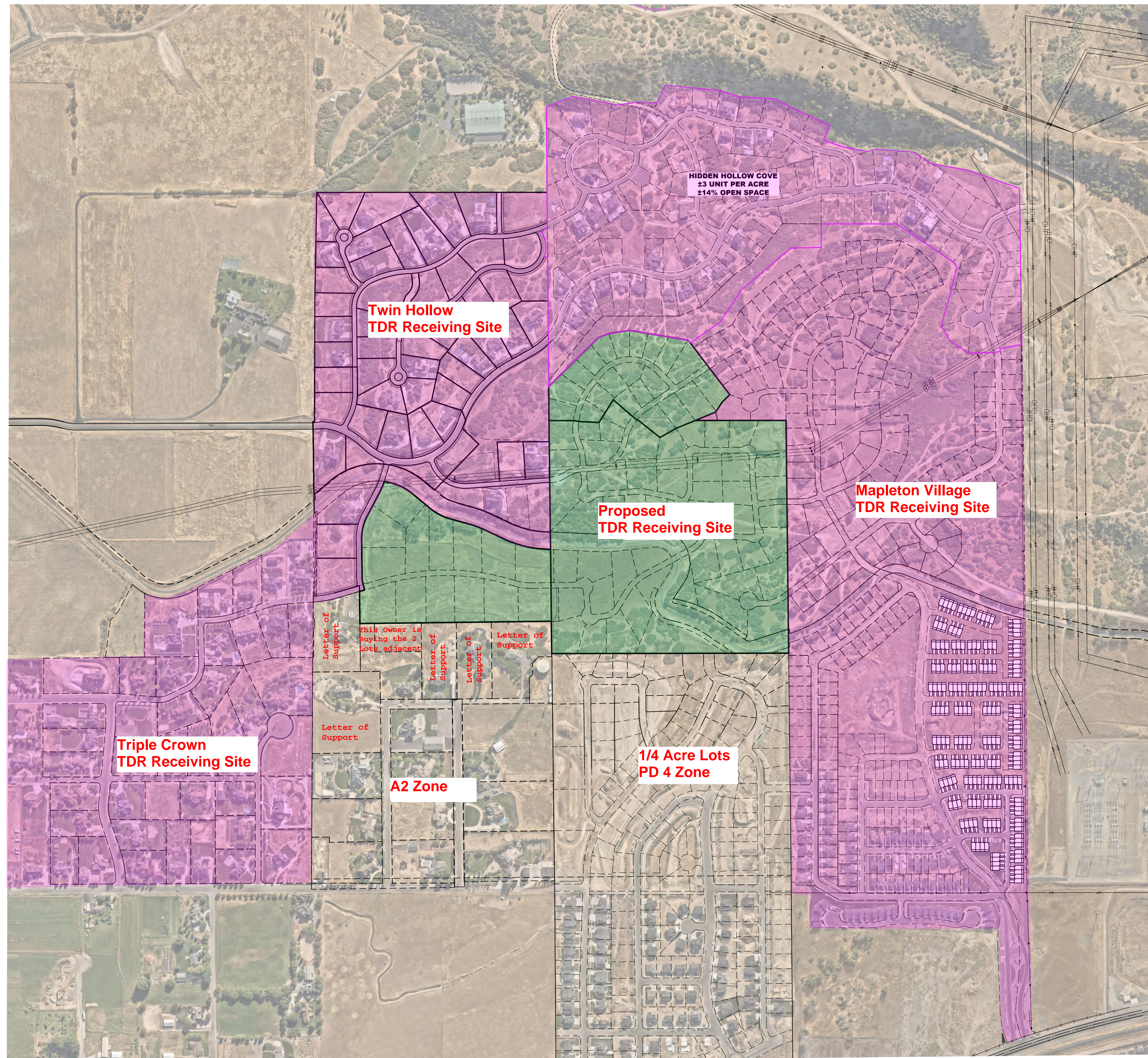
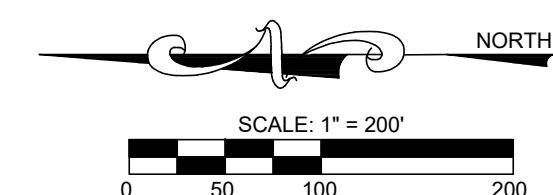
ENGINEERS

SURVEYORS

PLANNERS

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

NOT FOR
CONSTRUCTION



SOUTH HOLLOW
MAPLETON, UTAH
TDR Receiving Site Map

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #: 2022-0010
 DRAWN BY: BAP
 DESIGNED BY: NKW
 SCALE: 1"=300'
 DATE: 10/27/2025

TDR Receiving Site Map

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**Attachment “2”
Proposed PRC-10 Zoning Text**

**Chapter 18.82K
THE HOLLOWS SUBDIVISION, PLANNED RESIDENTIAL COMMUNITY (PRC-9)
ZONE**

18.82K.010: NAME AND PURPOSE:

18.82K.020: PERMITTED USES:

18.82K.030: PERMITTED ACCESSORY USES:

18.82K.040: CONDITIONAL USES:

18.82K.050: DENSITY:

18.82K.060: LOT STANDARDS:

18.82K.070: BUILDING SETBACKS:

18.82K.080: BUILDING HEIGHT:

18.82K.090: PARKING AND DRIVEWAY REQUIREMENTS:

18.82K.100: OPEN SPACE PROTECTION:

18.82K.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:

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.

Executive Summary

This study provides a summary of the potential transportation-related impacts from the proposed residential development between Hwy 89, Main Street, Hidden Canyon, and Harmony Rdg Pkwy in Mapleton, Utah. This study analyzes the traffic operations and impacts for background and plus project conditions for the years 2025 and 2030 at the following key intersections:

1. 1600 South & Main Street
2. Triple Crown Drive & 800 West
3. Hidden Canyon & Mapleton Estates Drive
4. Road 5 & Dove Drive
5. Mapleton Village & Mapleton Estates
6. Mapleton Village & Highway 89

The plus project analysis includes project trips generated from the proposed development. The proposed project includes a total of 84 single-family houses.

Table 1 shows the analysis results for all scenarios. Detailed descriptions of the intersection operations can be found in the subsequent chapters. Under existing conditions, each of the study intersections were found to be operating at an acceptable level of service. Under future and future plus project conditions (with or without the project), the intersection of 1600 South & Main Street operates at a deficient level of service during the AM peak hour. For this intersection a signal or roundabout are recommended as the addition of turn lanes does not bring the two-way-stop-controlled intersection to an acceptable level of service. The rise in vehicle delay at this intersection is largely due to the inclusion of Mapleton Village traffic volumes which include 83 northbound left turns at this intersection in the AM peak hour, the South Hollow development is projected to increase the northbound left turn vehicle volumes by only two vehicles during the AM peak hour.

Table 1: AM and PM Peak Hour Unmitigated Level of Service Summary

Intersection			2025 Background	2025 + Project	2030 Background	2030 + Project
ID	Location	Period	LOS / Delay ^{1,2,3} (sec/veh)	LOS / Delay ^{1,2,3} (sec/veh)	LOS / Delay ^{1,2,3} (sec/veh)	LOS / Delay ^{1,2,3} (sec/veh)
1	1600 South & Main Street	AM	C / 23 (NBL)	C / 23 (NBL)	F / 166 (NBL)	F / 178 (NBL)
		PM	C / 16 (NBL)	C / 16 (NBL)	D / 31 (NBL)	D / 32 (NBL)
2	Triple Crown Dr & 800 West	AM	A / 9 (WBL)	A / 9 (WBL)	A / 9 (WBL)	A / 9 (WBL)
		PM	A / 9 (WBL)	A / 9 (WBL)	A / 9 (WBL)	A / 9 (WBL)
3	Hidden Canyon & Mapleton Estates	AM	A / 9 (EBL)	A / 9 (EBL)	A / 10 (EBL)	A / 10 (EBL)
		PM	A / 9 (EBL)	A / 9 (EBL)	A / 9 (EBL)	A / 9 (EBL)
4	Road 5 & Dove Dr	AM	n/a	A / 7 (NBL)	A / 7 (EBL)	A / 7 (EBL)
		PM	n/a	A / 7 (NBL)	A / 7 (EBL)	A / 7 (EBL)
5	Mapleton Village & Mapleton Estates	AM	n/a	A / 7 (WBT)	A / 7 (EBT)	A / 7 (EBT)
		PM	n/a	A / 7 (EBT)	A / 7 (WBT)	A / 7 (WBT)
6	Mapleton Village & Hwy 89	AM	B / 12 (WBL)	B / 12 (WBL)	B / 15 (WBL)	C / 15 (WBL)
		PM	B / 13 (WBL)	B / 13 (WBL)	D / 26 (WBL)	D / 28 (WBL)

1. This represents the overall intersection LOS for signalized intersections using the HCM 6 methodology.

2. This represents the worst movement LOS and is only reported for unsignalized intersections using HCM 6 methodology.

3. NB=Northbound, SB=Southbound, EB=Eastbound, WB=Westbound.

4. LOS highlighted in **bold** indicate a deficient LOS.

Source: Fehr & Peers, 2025

Additional signal and turn lane warrant analyses were conducted. According to these analyses, none of the study intersections would warrant a signal within any of the evaluated scenarios. Based on the turn lane warrant analyses for the Future 2030 Background and Plus Project conditions, the intersection of 1600 South & Main Street was found to warrant a dedicated right-turn lane for the southbound and eastbound approaches as well as dedicated left turns for the northbound, southbound, and eastbound approaches. The intersection of Mapleton Village and Highway 89 was found to warrant a right-turn pocket or taper – under Future 2030 Background and Plus Project conditions – for the northbound approach and a dedicated left turn lane for the southbound and westbound approaches. It should be noted, however, that the operational analysis did not show a need for the turn lanes.

Attachment "4"
Letters of Opposition

March 10, 2026

Dear Mapleton Planning Commission,

I am writing as a resident of the Triple Crown/ Twin Hollow neighborhood to respectfully express my concerns regarding the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision.

While I understand that growth and development are part of Mapleton's future, I believe it is important that new developments align with the goals and standards outlined in Mapleton's General Plan and City Code. At this time, I have several concerns about how this proposal may impact our community.

First, Mapleton's General Plan includes the goal to "Preserve and enhance Mapleton's rural atmosphere and agricultural history through careful planning and the preservation of open space." Many residents value the rural character of this area, and developments of this scale may significantly change the open and agricultural nature of the surrounding landscape.

Second, Mapleton City Code Section 18.12.010.B.6 requires consideration of "adverse impacts on adjacent landowners." Increased density and development in this area may create impacts for nearby neighborhoods, including traffic, noise, and changes to the overall character of the area.

Third, Mapleton City Code Section 18.04.020.C states the purpose of zoning regulations is "to promote safety from fires, floods, traffic and natural hazards, and other dangers." Residents have concerns regarding road safety, increased construction traffic, and whether current infrastructure and roadways are sufficient to safely accommodate additional traffic and population in this area.

Additionally, residents have concerns regarding emergency evacuation routes in the event of wildfire or other natural disasters. Ensuring safe and adequate evacuation options should be an important consideration as development decisions are made.

Fourth, Mapleton City Code Section 18.04.020.D emphasizes the importance "to minimize congestion in the streets and prevent the overcrowding of land." With the addition of 63 new lots and the associated construction activity, residents are concerned about increased congestion on surrounding roads and whether the existing infrastructure can adequately support this level of growth.

Finally, there are concerns about the potential encroachment and gradual inundation of neighboring cities and surrounding communities, which may contribute to the loss of distinct community boundaries and the rural character that Mapleton residents value.

I respectfully request that the Planning Commission deny the application to change the zoning designation and increase the allowable density in this area.

Residents rely on consistent and predictable zoning regulations when making long-term decisions about where to live and invest in their property. One of the primary reasons many of us chose to live in Mapleton was its rural character, quiet atmosphere, and the presence of larger lot sizes that help preserve that character. The proposed change to effectively double the density would significantly alter the established pattern of development and undermine the expectations residents relied upon when purchasing their homes.

This request also appears inconsistent with the City's own stated planning goals related to maintaining neighborhood character, ensuring compatible development, and promoting thoughtful, long-term growth. While we recognize and support the need for responsible development, it should occur in a manner that aligns with the existing zoning regulations.

We are not opposed to development of this property. However, development should proceed in a way that is consistent with the current zoning designation and the surrounding neighborhood pattern. Maintaining that consistency helps protect neighborhood stability, preserves the rural character that residents value, and upholds the integrity of the City's planning framework.

For these reasons, I respectfully ask the Planning Commission to deny the requested zoning change and density increase.

I respectfully ask the Planning Commission to carefully consider these concerns and evaluate whether this proposal is consistent with Mapleton's General Plan, zoning objectives, and the long-term safety and character of our community.

Thank you for your time and for your service to the residents of Mapleton.

Sincerely,
Julie Whitaker

168 West Hidden Canyon East

[Mapleton Resident / Triple Crown & Twin Hollow Neighborhood]

Dear Sean Conroy,

I am writing as a resident of the Twin Hollow neighborhood to respectfully oppose the proposed rezoning of approximately 56 acres near 250 West 3000 South (The Hollows development) from A-2 to PRC-10 with a TDR overlay.

After reviewing the Planning Commission Staff Report and the applicable sections of Mapleton City Code, I have serious concerns regarding whether this request can be supported under the required findings outlined in Section 18.12.010.B, as well as its consistency with the City's General Plan.

The General Plan clearly establishes a guiding objective to “preserve and enhance Mapleton’s rural atmosphere and agricultural history through careful planning and the preservation of open space.” The current A-2 zoning is consistent with that vision. Increasing the density to approximately 63 lots (1.1 units per acre) represents a substantial deviation from the established land use pattern and raises questions about whether this action would be consistent with adopted policy.

The staff report identifies a base density of 43 lots, with the proposed increase achieved through the use of 20 TDR credits. While the TDR ordinance allows for flexibility, the PRC zone is intended to provide design flexibility—not to fundamentally alter the density expectations set by the General Plan. When tools intended for flexibility are used to significantly increase density, it raises a legitimate question as to whether the decision could be viewed as inconsistent with the underlying policy framework.

Under Mapleton City Code Section 18.12.010.B, the Council must evaluate whether the proposed amendment:

- Is consistent with the General Plan
- Avoids adverse impacts on adjacent landowners
- Promotes the public welfare and safety
- Does not hinder the attainment of General Plan goals

Based on the information available, there are substantial concerns in each of these areas. The proposed density is notably higher than nearby developments such as Triple Crown (0.72 units per acre), and while described as a “transition,” it represents a measurable increase in intensity. This raises questions about compatibility and potential adverse impacts, including traffic, safety, and neighborhood character.

Additionally, the proposal includes approximately 14% open space, which falls below the 15% threshold associated with higher density allowances under the TDR ordinance. This suggests the project is operating at the margins of the code, rather than clearly aligning with its intent.

There are also unresolved concerns related to traffic circulation, infrastructure capacity, and emergency access, particularly given the scale of the development and the internal road network. These issues directly relate to the City’s obligation to promote safety from traffic hazards and natural disasters.

Finally, residents have expressed concerns regarding the progression of new development projects while prior developments, including Twin Hollow, remain incomplete. There have also been community concerns raised regarding construction quality and unresolved issues in that development. While these matters may not be formally before the Council in this application, they are relevant to considerations of public confidence, project execution, and cumulative community impact.

Given these factors, approval of this rezoning could raise questions as to whether the required findings can be clearly supported by substantial evidence in the record. As you know, land use decisions that are not well-supported by adopted plans and code criteria may be vulnerable to challenge.

I share this perspective respectfully and with full appreciation for the Council's role. I am not opposed to growth or development; however, I strongly believe that growth must remain consistent with Mapleton's General Plan, protect existing neighborhoods, and be supported by clear and defensible findings.

For these reasons, I respectfully request that the City Council deny the proposed rezoning as currently presented.

Thank you for your time, careful consideration, and continued service to our community.

Sincerely,
Julie Whitaker
168 West Hidden Canyon East
Mapleton Resident

March 10, 2026

Dear Mapleton Planning Commission,

I am writing as a resident of the Triple Crown/ Twin Hollow neighborhood to respectfully express my concerns regarding the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision.

While I understand that growth and development are part of Mapleton's future, I believe it is important that new developments align with the goals and standards outlined in Mapleton's General Plan and City Code. At this time, I have several concerns about how this proposal may impact our community.

First, Mapleton's General Plan includes the goal to "Preserve and enhance Mapleton's rural atmosphere and agricultural history through careful planning and the preservation of open space." Many residents value the rural character of this area, and developments of this scale may significantly change the open and agricultural nature of the surrounding landscape.

Second, Mapleton City Code Section 18.12.010.B.6 requires consideration of "adverse impacts on adjacent landowners." Increased density and development in this area may create impacts for nearby neighborhoods, including traffic, noise, and changes to the overall character of the area.

Third, Mapleton City Code Section 18.04.020.C states the purpose of zoning regulations is "to promote safety from fires, floods, traffic and natural hazards, and other dangers." Residents have concerns regarding road safety, increased construction traffic, and whether current infrastructure and roadways are sufficient to safely accommodate additional traffic and population in this area.

Additionally, residents have concerns regarding emergency evacuation routes in the event of wildfire or other natural disasters. Ensuring safe and adequate evacuation options should be an important consideration as development decisions are made.

Fourth, Mapleton City Code Section 18.04.020.D emphasizes the importance “to minimize congestion in the streets and prevent the overcrowding of land.” With the addition of 63 new lots and the associated construction activity, residents are concerned about increased congestion on surrounding roads and whether the existing infrastructure can adequately support this level of growth.

Finally, there are concerns about the potential encroachment and gradual inundation of neighboring cities and surrounding communities, which may contribute to the loss of distinct community boundaries and the rural character that Mapleton residents value.

We respectfully request that the Planning Commission deny the application to change the zoning designation and increase the allowable density in this area.

Residents rely on consistent and predictable zoning regulations when making long-term decisions about where to live and invest in their property. One of the primary reasons many of us chose to live in Mapleton was its rural character, quiet atmosphere, and the presence of larger lot sizes that help preserve that character. The proposed change to effectively double the density would significantly alter the established pattern of development and undermine the expectations residents relied upon when purchasing their homes.

This request also appears inconsistent with the City’s own stated planning goals related to maintaining neighborhood character, ensuring compatible development, and promoting thoughtful, long-term growth. While we recognize and support the need for responsible development, it should occur in a manner that aligns with the existing zoning regulations.

We are not opposed to development of this property. However, development should proceed in a way that is consistent with the current zoning designation and the surrounding neighborhood pattern. Maintaining that consistency helps protect neighborhood stability, preserves the rural character that residents value, and upholds the integrity of the City’s planning framework.

For these reasons, we respectfully ask the Planning Commission to deny the requested zoning change and density increase.

I respectfully ask the Planning Commission to carefully consider these concerns and evaluate whether this proposal is consistent with Mapleton’s General Plan, zoning objectives, and the long-term safety and character of our community.

Thank you for your time and for your service to the residents of Mapleton.

Sincerely,

Brian Whitaker
168 W Hidden Canyon East
Twin Hollow Subdivision

Dear Sean Conroy,

I am writing as a resident of the Twin Hollow neighborhood to respectfully oppose the proposed rezoning of approximately 56 acres near 250 West 3000 South (The Hollows development) from A-2 to PRC-10 with a TDR overlay.

After reviewing the Planning Commission Staff Report and the applicable sections of Mapleton City Code, I have serious concerns regarding whether this request can be supported under the required findings outlined in Section 18.12.010.B, as well as its consistency with the City's General Plan.

The General Plan clearly establishes a guiding objective to “preserve and enhance Mapleton’s rural atmosphere and agricultural history through careful planning and the preservation of open space.” The current A-2 zoning is consistent with that vision. Increasing the density to approximately 63 lots (1.1 units per acre) represents a substantial deviation from the established land use pattern and raises questions about whether this action would be consistent with adopted policy.

The staff report identifies a base density of 43 lots, with the proposed increase achieved through the use of 20 TDR credits. While the TDR ordinance allows for flexibility, the PRC zone is intended to provide design flexibility—not to fundamentally alter the density expectations set by the General Plan. When tools intended for flexibility are used to significantly increase density, it raises a legitimate question as to whether the decision could be viewed as inconsistent with the underlying policy framework.

Under Mapleton City Code Section 18.12.010.B, the Council must evaluate whether the proposed amendment:

- Is consistent with the General Plan
- Avoids adverse impacts on adjacent landowners
- Promotes the public welfare and safety
- Does not hinder the attainment of General Plan goals

Based on the information available, there are substantial concerns in each of these areas. The proposed density is notably higher than nearby developments such as Triple Crown (0.72 units per acre), and while described as a “transition,” it represents a measurable increase in intensity. This raises questions about compatibility and potential adverse impacts, including traffic, safety, and neighborhood character.

Additionally, the proposal includes approximately 14% open space, which falls below the 15% threshold associated with higher density allowances under the TDR ordinance. This suggests the project is operating at the margins of the code, rather than clearly aligning with its intent.

There are also unresolved concerns related to traffic circulation, infrastructure capacity, and emergency access, particularly given the scale of the development and the internal road

network. These issues directly relate to the City's obligation to promote safety from traffic hazards and natural disasters.

Finally, residents have expressed concerns regarding the progression of new development projects while prior developments, including Twin Hollow, remain incomplete. There have also been community concerns raised regarding construction quality and unresolved issues in that development. While these matters may not be formally before the Council in this application, they are relevant to considerations of public confidence, project execution, and cumulative community impact.

Given these factors, approval of this rezoning could raise questions as to whether the required findings can be clearly supported by substantial evidence in the record. As you know, land use decisions that are not well-supported by adopted plans and code criteria may be vulnerable to challenge.

I share this perspective respectfully and with full appreciation for the Council's role. I am not opposed to growth or development; however, I strongly believe that growth must remain consistent with Mapleton's General Plan, protect existing neighborhoods, and be supported by clear and defensible findings.

For these reasons, I respectfully request that the City Council deny the proposed rezoning as currently presented.

Thank you for your time, careful consideration, and continued service to our community.

Sincerely,
Brian Whitaker
168 West Hidden Canyon East
Mapleton Resident

Dear Mapleton Planning Commission,

I am writing as a resident of the Triple Crown/ Twin Hollow neighborhood to respectfully express my concerns regarding the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision.

While I understand that growth and development are part of Mapleton's future, I believe it is important that new developments align with the goals and standards outlined in Mapleton's General Plan and City Code. At this time, I have several concerns about how this proposal may impact our community.

First, Mapleton's General Plan includes the goal to "Preserve and enhance Mapleton's rural atmosphere and agricultural history through careful planning and the preservation of open space." Many residents value the rural character of this area, and developments of this scale may significantly change the open and agricultural nature of the surrounding landscape.

Second, Mapleton City Code Section 18.12.010.B.6 requires consideration of “adverse impacts on adjacent landowners.” Increased density and development in this area may create impacts for nearby neighborhoods, including traffic, noise, and changes to the overall character of the area.

Third, Mapleton City Code Section 18.04.020.C states the purpose of zoning regulations is “to promote safety from fires, floods, traffic and natural hazards, and other dangers.” Residents have concerns regarding road safety, increased construction traffic, and whether current infrastructure and roadways are sufficient to safely accommodate additional traffic and population in this area.

Additionally, residents have concerns regarding emergency evacuation routes in the event of wildfire or other natural disasters. Ensuring safe and adequate evacuation options should be an important consideration as development decisions are made.

Fourth, Mapleton City Code Section 18.04.020.D emphasizes the importance “to minimize congestion in the streets and prevent the overcrowding of land.” With the addition of 63 new lots and the associated construction activity, residents are concerned about increased congestion on surrounding roads and whether the existing infrastructure can adequately support this level of growth.

Finally, there are concerns about the potential encroachment and gradual inundation of neighboring cities and surrounding communities, which may contribute to the loss of distinct community boundaries and the rural character that Mapleton residents value.

We respectfully request that the Planning Commission deny the application to change the zoning designation and increase the allowable density in this area.

Residents rely on consistent and predictable zoning regulations when making long-term decisions about where to live and invest in their property. One of the primary reasons many of us chose to live in Mapleton was its rural character, quiet atmosphere, and the presence of larger lot sizes that help preserve that character. The proposed change to effectively double the density would significantly alter the established pattern of development and undermine the expectations residents relied upon when purchasing their homes.

This request also appears inconsistent with the City’s own stated planning goals related to maintaining neighborhood character, ensuring compatible development, and promoting thoughtful, long-term growth. While we recognize and support the need for responsible development, it should occur in a manner that aligns with the existing zoning regulations.

We are not opposed to development of this property. However, development should proceed in a way that is consistent with the current zoning designation and the surrounding neighborhood pattern. Maintaining that consistency helps protect neighborhood stability, preserves the rural character that residents value, and upholds the integrity of the City’s planning framework.

For these reasons, we respectfully ask the Planning Commission to deny the requested zoning change and density increase.

I respectfully ask the Planning Commission to carefully consider these concerns and evaluate whether this proposal is consistent with Mapleton's General Plan, zoning objectives, and the long-term safety and character of our community.

Thank you for your time and for your service to the residents of Mapleton.

Sincerely,
Dave and Jill Conrad
2667 South Hidden Canyon Drive

[Mapleton Resident / Triple Crown Neighborhood]

Dear Mapleton Planning Commission,

I am writing as a resident adjacent to the Triple Crown/ Twin Hollow neighborhood to respectfully express my concerns regarding the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision.

While I understand that growth and development are part of Mapleton's future, I believe it is important that new developments align with the goals and standards outlined in Mapleton's General Plan and City Code. At this time, I have several concerns about how this proposal may impact our community.

First, Mapleton's General Plan includes the goal to "Preserve and enhance Mapleton's rural atmosphere and agricultural history through careful planning and the preservation of open space." Many residents value the rural character of this area, and developments of this scale may significantly change the open and agricultural nature of the surrounding landscape.

Second, Mapleton City Code Section 18.12.010.B.6 requires consideration of "adverse impacts on adjacent landowners." Increased density and development in this area may create impacts for nearby neighborhoods, including traffic, noise, and changes to the overall character of the area.

Third, Mapleton City Code Section 18.04.020.C states the purpose of zoning regulations is "to promote safety from fires, floods, traffic and natural hazards, and other dangers." Residents have concerns regarding road safety, increased construction traffic, and whether current infrastructure and roadways are sufficient to safely accommodate additional traffic and population in this area.

Additionally, residents have concerns regarding emergency evacuation routes in the event of wildfire or other natural disasters. Ensuring safe and adequate evacuation options should be an important consideration as development decisions are made.

Fourth, Mapleton City Code Section 18.04.020.D emphasizes the importance "to minimize congestion in the streets and prevent the overcrowding of land." With the addition of 63 new

lots and the associated construction activity, residents are concerned about increased congestion on surrounding roads and whether the existing infrastructure can adequately support this level of growth.

Finally, there are concerns about the potential encroachment and gradual inundation of neighboring cities and surrounding communities, which may contribute to the loss of distinct community boundaries and the rural character that Mapleton residents value.

We respectfully request that the Planning Commission deny the application to change the zoning designation and increase the allowable density in this area.

Residents rely on consistent and predictable zoning regulations when making long-term decisions about where to live and invest in their property. One of the primary reasons many of us chose to live in Mapleton was its rural character, quiet atmosphere, and the presence of larger lot sizes that help preserve that character. The proposed change to effectively double the density would significantly alter the established pattern of development and undermine the expectations residents relied upon when purchasing their homes.

This request also appears inconsistent with the City's own stated planning goals related to maintaining neighborhood character, ensuring compatible development, and promoting thoughtful, long-term growth. While we recognize and support the need for responsible development, it should occur in a manner that aligns with the existing zoning regulations.

We are not opposed to development of this property. However, development should proceed in a way that is consistent with the current zoning designation and the surrounding neighborhood pattern. Maintaining that consistency helps protect neighborhood stability, preserves the rural character that residents value, and upholds the integrity of the City's planning framework.

For these reasons, we respectfully ask the Planning Commission to deny the requested zoning change and density increase.

I respectfully ask the Planning Commission to carefully consider these concerns and evaluate whether this proposal is consistent with Mapleton's General Plan, zoning objectives, and the long-term safety and character of our community.

Thank you for your time and for your service to the residents of Mapleton.

Sincerely,

Scott Liggett
Concerned Mapleton Citizen
Monte Vista Sundivision
466 W Birch Cir
801-473-7933

Dear Mapleton Planning Commission,

I am writing as a resident of Mapleton to respectfully express my concerns regarding the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision.

While I understand that growth and development are part of Mapleton's future, I believe it is important that new developments align with the goals and standards outlined in Mapleton's General Plan and City Code. At this time, I have several concerns about how this proposal may impact our community.

First, Mapleton's General Plan includes the goal to "Preserve and enhance Mapleton's rural atmosphere and agricultural history through careful planning and the preservation of open space." Many residents value the rural character of this area, and developments of this scale may significantly change the open and agricultural nature of the surrounding landscape.

Second, Mapleton City Code Section 18.12.010.B.6 requires consideration of "adverse impacts on adjacent landowners." Increased density and development in this area may create impacts for nearby neighborhoods, including traffic, noise, and changes to the overall character of the area.

Third, Mapleton City Code Section 18.04.020.C states the purpose of zoning regulations is "to promote safety from fires, floods, traffic and natural hazards, and other dangers." Residents have concerns regarding road safety, increased construction traffic, and whether current infrastructure and roadways are sufficient to safely accommodate additional traffic and population in this area. Additionally, residents have concerns regarding emergency evacuation routes in the event of wildfire or other natural disasters. Ensuring safe and adequate evacuation options should be an important consideration as development decisions are made.

Fourth, Mapleton City Code Section 18.04.020.D emphasizes the importance "to minimize congestion in the streets and prevent the overcrowding of land." With the addition of 63 new lots and the associated construction activity, residents are concerned about increased congestion on surrounding roads and whether the existing infrastructure can adequately support this level of growth. Finally, there are concerns about the potential encroachment and gradual inundation of neighboring cities and surrounding communities, which may contribute to the loss of distinct community boundaries and the rural character that Mapleton residents value.

I respectfully request that the Planning Commission deny the application to change the zoning designation and increase the allowable density in this area.

Residents rely on consistent and predictable zoning regulations when making long-term decisions about where to live and invest in their property. One of the primary reasons many of us chose to live in Mapleton was its rural character, quiet atmosphere, and the presence of larger lot sizes that help preserve that character. The proposed change to effectively double the density would significantly alter the established pattern of development and undermine the expectations residents relied upon when purchasing their homes.

This request also appears inconsistent with the City's own stated planning goals related to maintaining neighborhood character, ensuring compatible development, and promoting thoughtful, long-term growth. While we recognize and support the need for responsible development, it should occur in a manner that aligns with the existing zoning regulations.

I am not opposed to development of this property. However, development should proceed in a way that is consistent with the current zoning designation and the surrounding neighborhood pattern. Maintaining that consistency helps protect neighborhood stability, preserves the rural character that residents value, and upholds the integrity of the City's planning framework.

For these reasons, I respectfully ask the Planning Commission to deny the requested zoning change and density increase.

I respectfully ask the Planning Commission to carefully consider these concerns and evaluate whether this proposal is consistent with Mapleton's General Plan, zoning objectives, and the long-term safety and character of our community. Thank you for your time and for your service to the residents of Mapleton.

Jane Friel
680 Monta Vista Drive

Mapleton, UT

Dear Mapleton Planning Commission,

I am writing as a resident near the Triple Crown/ Twin Hollow neighborhood to respectfully express my concerns regarding the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision.

While I understand that growth and development are part of Mapleton's future, I believe it is important that new developments align with the goals and standards outlined in Mapleton's General Plan and City Code. At this time, I have several concerns about how this proposal may impact our community.

First, Mapleton's General Plan includes the goal to "Preserve and enhance Mapleton's rural atmosphere and agricultural history through careful planning and the preservation of open space." Many residents value the rural character of this area, and developments of this scale may significantly change the open and agricultural nature of the surrounding landscape.

Second, Mapleton City Code Section 18.12.010.B.6 requires consideration of "adverse impacts on adjacent landowners." Increased density and development in this area may create impacts for nearby neighborhoods, including traffic, noise, and changes to the overall character of the area.

Third, Mapleton City Code Section 18.04.020.C states the purpose of zoning regulations is “to promote safety from fires, floods, traffic and natural hazards, and other dangers.” Residents have concerns regarding road safety, increased construction traffic, and whether current infrastructure and roadways are sufficient to safely accommodate additional traffic and population in this area.

Additionally, residents have concerns regarding emergency evacuation routes in the event of wildfire or other natural disasters. Ensuring safe and adequate evacuation options should be an important consideration as development decisions are made.

Fourth, Mapleton City Code Section 18.04.020.D emphasizes the importance “to minimize congestion in the streets and prevent the overcrowding of land.” With the addition of 63 new lots and the associated construction activity, residents are concerned about increased congestion on surrounding roads and whether the existing infrastructure can adequately support this level of growth.

Finally, there are concerns about the potential encroachment and gradual inundation of neighboring cities and surrounding communities, which may contribute to the loss of distinct community boundaries and the rural character that Mapleton residents value.

We respectfully request that the Planning Commission deny the application to change the zoning designation and increase the allowable density in this area.

Residents rely on consistent and predictable zoning regulations when making long-term decisions about where to live and invest in their property. One of the primary reasons many of us chose to live in Mapleton was its rural character, quiet atmosphere, and the presence of larger lot sizes that help preserve that character. The proposed change to effectively double the density would significantly alter the established pattern of development and undermine the expectations residents relied upon when purchasing their homes.

This request also appears inconsistent with the City’s own stated planning goals related to maintaining neighborhood character, ensuring compatible development, and promoting thoughtful, long-term growth. While we recognize and support the need for responsible development, it should occur in a manner that aligns with the existing zoning regulations.

We are not opposed to development of this property. However, development should proceed in a way that is consistent with the current zoning designation and the surrounding neighborhood pattern. Maintaining that consistency helps protect neighborhood stability, preserves the rural character that residents value, and upholds the integrity of the City’s planning framework.

For these reasons, we respectfully ask the Planning Commission to deny the requested zoning change and density increase.

I respectfully ask the Planning Commission to carefully consider these concerns and evaluate whether this proposal is consistent with Mapleton’s General Plan, zoning objectives, and the long-term safety and character of our community.

Thank you for your time and for your service to the residents of Mapleton.

Bob Friel
680 Monta Vista Dr.
Mapleton, Utah
bob.l.friel@gmail.com

Dear Sean and Mapleton Planning Commission,

I am writing as a resident of the Triple Crown / Twin Hollow neighborhood to respectfully express my concerns regarding the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision.

While I understand that growth and development are part of Mapleton's future, it is important that new development aligns with the goals and standards outlined in Mapleton's General Plan and City Code. At this time, I have several concerns regarding how this proposal may impact our community.

First, Mapleton's General Plan includes the goal to *"preserve and enhance Mapleton's rural atmosphere and agricultural history through careful planning and the preservation of open space."* Many residents value the rural character of this area, and development of this scale could significantly alter the open and agricultural nature of the surrounding landscape.

Second, Mapleton City Code Section 18.12.010.B.6 requires consideration of *"adverse impacts on adjacent landowners."* Increased density in this area may create impacts for nearby neighborhoods, including increased traffic, noise, and changes to the overall character of the area.

Third, Mapleton City Code Section 18.04.020.C states that zoning regulations exist *"to promote safety from fires, floods, traffic and natural hazards, and other dangers."* Residents have concerns about road safety, increased construction traffic, and whether current infrastructure and roadways are adequate to safely accommodate additional traffic and population.

Related to this is the issue of emergency access and evacuation. In the event of wildfire or other natural disasters, ensuring adequate and safe evacuation routes should be an important consideration when evaluating development proposals of this scale.

Fourth, Mapleton City Code Section 18.04.020.D emphasizes the need *"to minimize congestion in the streets and prevent the overcrowding of land."* The addition of 63 new lots

would significantly increase traffic and activity in this area, and many residents are concerned that existing infrastructure may not be sufficient to support that level of growth.

More broadly, many residents are concerned about the gradual encroachment and expansion of surrounding cities and communities. One of the defining qualities of Mapleton has been its ability to maintain a distinct identity, rural character, and sense of open space. Preserving those qualities is important to many who have chosen to live here.

For these reasons, we respectfully request that the Planning Commission deny the application to change the zoning designation and increase the allowable density for this property.

Residents rely on consistent and predictable zoning regulations when making long-term decisions about where to live and invest in their property. One of the primary reasons many of us chose Mapleton was its rural atmosphere, quiet neighborhoods, and larger lot sizes that help preserve that character. The proposed change would effectively double the density and significantly alter the established pattern of development in this area.

While we recognize and support responsible growth, development should occur in a manner that is consistent with existing zoning regulations and the surrounding neighborhood pattern. Maintaining that consistency helps protect neighborhood stability, preserve the rural character that residents value, and uphold the integrity of the City's long-term planning framework.

Additionally, local infrastructure and community resources are already feeling strain. Schools in the area are increasingly crowded, and local church buildings are operating at full capacity with multiple wards meeting in each facility. Adding a development of this size raises legitimate questions about whether the area can reasonably support additional population at this time.

We understand why people want to move to Mapleton — it is for the same reasons many of us chose to live here years ago. Our hope is simply to preserve the qualities that made Mapleton special in the first place.

Thank you for your time, your service to the community, and your careful consideration of these concerns.

Sincerely,

Stayton Tyacke
2648 S. Hidden Canyon Dr.
Mapleton, UT 84664
Triple Crown Subdivision

801-361-6512
staytontyacke@me.com

Vivian Janis

to scondroy

I am writing in response to the 63 lot subdivision being considered in Mapleton. If this is passed then the approximate 40 acres on 800 W. opposite 3050 S. will no doubt also contain tiny lots and large homes when another developer requests a subdivision on that property. How can the city approve one developer and not another? If one goes to the south end of 800 W. and looks down on the development there they will see that it looks like San Francisco. Very small lots, very large homes, very small yards and very close together. No space, no privacy. All of the beautiful open space of Mapleton will be gone, and the beauty and uniqueness of this city will be gone also. We voted in our new mayor and at least one of the council members because they professed their desire to try to keep Mapleton with open space and rural. It will be a huge mistake to approve a 63 lot development in the middle of 1 and 2 acre parcels. Please consider carefully the decision that is made by Mapleton city and the precedence being set. Thank you for your consideration.

Respectfully,
Vivian Janis
674 W 3050 S
Mapleton,84664

Joel Janis

Proposed 59 lot subdivision near my home. My address is 674 W. 3050 S., Mapleton. In the last two years a subdivision went in just south of us. This has caused traffic congestion and a hazard to our neighborhood. Now a subdivision is up for approval just east of our home with high density. This will add to the congestion and the safety of our neighborhood. I sincerely hope that this new subdivision will not be approved. Thank you, Joel Janis

Hello Sean and others on the Mapleton Planning Commission,

I am writing as a resident who is adjacent to the Triple Crown/ Twin Hollow neighborhood, to clearly express my concerns regarding the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision. While I understand that growth and development are part of Mapleton's future, I believe it is important that new developments align with the goals and standards outlined in Mapleton's General Plan and City Code.

We request that the Planning Commission deny the application to change the zoning designation and increase the allowable density in this area.

Developers should be aware of the existing zoning and City Plan BEFORE they purchase Mapleton land and then try to get the Commission to help them magnify their profit.

1. Mapleton’s General Plan includes the goal to “Preserve and enhance Mapleton’s rural atmosphere and agricultural history through careful planning and the preservation of open space.” Many residents value the rural character of this area, and developments of this scale may significantly change the open and agricultural nature of the surrounding landscape.

2. Mapleton City Code Section 18.12.010.B.6 requires consideration of “adverse impacts on adjacent landowners.” Increased density and development in this area may create impacts for nearby neighborhoods, including traffic, noise, and changes to the overall character of the area.

3. Mapleton City Code Section 18.04.020.C states the purpose of zoning regulations is “to promote safety from fires, floods, traffic and natural hazards, and other dangers.” Residents have concerns regarding road safety, increased construction traffic, and whether current infrastructure and roadways are sufficient to safely accommodate additional traffic and population in this area.

4. Mapleton City Code Section 18.04.020.D emphasizes the importance “to minimize congestion in the streets and prevent the overcrowding of land.” With the addition of 63 new lots and the associated construction activity, residents are concerned about increased congestion on surrounding roads and whether the existing infrastructure can adequately support this level of growth.

Residents rely on consistent and predictable zoning regulations when making long-term decisions about where to live and invest in their property. One of the primary reasons many of us chose to live in Mapleton was its rural character, quiet atmosphere, and the presence of larger lot sizes that help preserve that character. The proposed change to effectively double the density would significantly alter the established pattern of development and undermine the expectations residents relied upon when purchasing their homes.

Thank you for your time and for your service to the residents of Mapleton.

Sincerely,
Randall Graves
474 West Birch Circle

Mapleton Resident since 2004

Dear Mapleton Planning Commission,

I am writing as a resident of the **Triple Crown/Twin Hollow neighborhood** to respectfully express my concerns regarding the proposed rezoning and development of approximately **56 acres near 250 West**

3000 South for a 63-lot subdivision. While I understand that growth and development are part of Mapleton's future, I believe it is important that new developments align with the goals and standards outlined in **Mapleton's General Plan** and **City Code**. At this time, I have several concerns about how this proposal may impact our community.

Preservation of Mapleton's Rural Character

Mapleton's **General Plan** includes the goal to:

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

Many residents value the rural character of this area, and developments of this scale may significantly alter the open and agricultural nature of the surrounding landscape. The addition of a high-density subdivision could erode the rural charm that residents cherish and that defines the identity of our community.

Adverse Impacts on Adjacent Landowners

Mapleton City Code Section 18.12.010.B.6 requires consideration of "**adverse impacts on adjacent landowners.**" Increased density and development in this area may result in impacts on nearby neighborhoods, including:

- **Increased traffic congestion:** The Twin Hollow subdivision has already added traffic to our streets, and adding 63 more lots would exacerbate traffic flow issues.
 - **Noise pollution:** Construction noise and increased vehicle activity would further disrupt the quiet atmosphere residents value.
 - **Changes to the neighborhood character:** The rural and open feel of the area would diminish, replaced by a high-density development incompatible with the surrounding properties.
-

Road Safety and Infrastructure Concerns

Mapleton City Code Section 18.04.020.C states the purpose of zoning regulations is: "To promote safety from fires, floods, traffic and natural hazards, and other dangers."

Residents have serious concerns regarding:

- **Road safety:** Increased construction traffic and large vehicles, such as heavy-duty trucks using Brush Canyon as the primary thoroughfare for the new development, pose safety risks to pedestrians, cyclists, and residents.
- **Infrastructure stability:** Roads in the area, particularly Brush Canyon, are not designed to handle large volumes of heavy construction trucks or increased daily traffic. This could lead to deterioration of road surfaces, decreased road stability, and damage to existing infrastructure.

- **Emergency evacuation routes:** In the event of a wildfire or other natural disaster, increased congestion from additional residents would reduce the effectiveness of evacuation routes, potentially endangering lives.
-

Congestion and Overcrowding

Mapleton City Code Section 18.04.020.D emphasizes the importance of:

“Minimizing congestion in the streets and preventing the overcrowding of land.”

The addition of 63 new lots will undoubtedly increase congestion on surrounding roads, particularly in areas already experiencing traffic pressure from the Twin Hollow subdivision. This increase in vehicles and construction activity would negatively impact:

- **Quality of life:** The increased traffic and noise would disrupt the peaceful and quiet atmosphere that residents expect in a rural community.
 - **Road cleanliness:** Construction traffic often results in debris, dust, and mud on local roads, which diminishes the cleanliness of the neighborhood and can also impact nearby homes.
 - **Safety:** With more traffic, including large trucks, there is a heightened risk of accidents, especially in residential areas where children play and residents walk or bike.
-

Encroachment and Loss of Community Identity

The potential **encroachment of neighboring cities** and high-density developments may lead to the gradual loss of distinct community boundaries and Mapleton’s rural character. Many residents chose to live in Mapleton for its **quiet atmosphere, larger lot sizes, and open spaces**. Increasing density in this area would undermine those values and the expectations residents relied upon when choosing to invest in their property.

Inconsistent with Mapleton’s Planning Goals

This proposal appears inconsistent with the City’s stated planning goals to:

- **Maintain neighborhood character**
- **Ensure compatible development**
- **Promote thoughtful, long-term growth**

Residents rely on **predictable zoning regulations** when making decisions about where to live and invest. A zoning change to effectively double the density would disrupt the established development pattern and create uncertainty for homeowners. While we are not opposed to development of this property, development should:

1. **Stay consistent with the current zoning designation.**

2. **Match the surrounding neighborhood patterns.**

This approach would preserve neighborhood stability, protect the rural character of Mapleton, and uphold the integrity of the City's planning framework.

Request to Deny Zoning Change

For these reasons, we respectfully request that the **Planning Commission deny the application** to change the zoning designation and increase the allowable density in this area. Development should occur in a manner that aligns with the **existing zoning regulations** to ensure it benefits both the current and future residents of Mapleton.

Final Thoughts

I respectfully ask the Planning Commission to carefully consider the concerns outlined above, including the potential impacts to **traffic, safety, infrastructure, and the rural character** of our community. This proposal should be evaluated in light of Mapleton's **General Plan**, zoning objectives, and the long-term well-being of the City and its residents. Thank you for your time and for your commitment to serving the residents of Mapleton.

Sincerely,
Robert Snow
2523 S Brush Canyon Drive, Mapleton Utah 84664
Triple Crown Neighborhood

Dear Mapleton Planning Commission,

11 March 2026

We are writing as a resident of the Triple Crown neighborhood to respectfully express my concerns regarding the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision.

At this time, we have several concerns about how this proposal may impact our community.

First, Mapleton's General Plan includes the goal to "Preserve and enhance Mapleton's rural atmosphere and agricultural history through careful planning and the preservation of open space." Many residents value the rural character of this area, and developments of this scale may significantly change the open and agricultural nature of the surrounding landscape.

Second, Mapleton City Code Section 18.12.010.B.6 requires consideration of "adverse impacts on adjacent landowners." Increased density and development in this area may create impacts for nearby neighborhoods, including traffic, noise, and changes to the overall character of the area.

Third, Mapleton City Code Section 18.04.020.C states the purpose of zoning regulations is "to promote safety from fires, floods, traffic and natural hazards, and other dangers." Residents have concerns regarding road safety, increased construction traffic, and whether current infrastructure and roadways are sufficient to safely accommodate additional traffic and population in this area.

Additionally, residents have concerns regarding emergency evacuation routes in the event of wildfire or other natural disasters. Ensuring safe and adequate evacuation options should be an important consideration as development decisions are made.

Fourth, Mapleton City Code Section 18.04.020.D emphasizes the importance "to minimize congestion in the streets and prevent the overcrowding of land." With the addition of 63 new lots and the associated construction activity, residents are concerned about increased congestion on surrounding roads and whether the existing infrastructure can adequately support this level of growth.

Finally, there are concerns about the potential encroachment and gradual inundation of neighboring cities and surrounding communities, which may contribute to the loss of distinct community boundaries and the rural character that Mapleton residents value.

We respectfully request that the Planning Commission deny the application to change the zoning designation and increase the allowable density in this area.

Residents rely on consistent and predictable zoning regulations when making long-term decisions about where to live and invest in their property. One of the primary reasons many of us chose to live in Mapleton was its rural character, quiet atmosphere, and the presence of larger lot sizes that help preserve that character. The proposed change to effectively double the density would significantly alter the established pattern of development and undermine the expectations residents relied upon when purchasing their homes.

This request also appears inconsistent with the City's own stated planning goals related to maintaining neighborhood character, ensuring compatible development, and promoting thoughtful, long-term growth. While we recognize and support the need for responsible development, it should occur in a manner that aligns with the existing zoning regulations.

My wife and I moved to Mapleton 7 years ago from Pleasant Grove to escape the crowded high density housing and associated traffic issues that now plague the northern part of Utah county. We do not want to see a repeat of urban sprawl here in Mapleton.

For these reasons, we again respectfully ask the Planning Commission to deny the requested zoning change and density increase.

Thank you for your time and for your service to the residents of Mapleton.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael & Noel Gerulat", written over a dashed horizontal line.

Michael & Noel Gerulat
2302 Lookout Ridge Drive
Mapleton, Ut 84664

March 12, 2026

Dear Mapleton Planning Commission,

I am writing as a resident of Mapleton, living at the corner of Maple Street and 1600 South to respectfully express my concerns regarding the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision. Unfortunately I am unable to make it in-person tonight because of family obligations, but I hope you consider my opinion nonetheless.

I was born in Mapleton, and have deep roots in the area. I was raised gardening with my dad on Maple Street and playing in the old Cherry tree orchards on 400 north where my grandparents lived. I'm only 33, but I've watched this town get paved over with development. Our quality of life is worse than it used to be. I've considered moving away because of it, but this is my home. While I understand that growth and development are part of Mapleton's future, I believe it is important that new developments align with the goals and standards outlined in Mapleton's General Plan and City Code. At this time, I have several concerns about how this proposal may impact our community.

First, Mapleton's General Plan includes the goal to "Preserve and enhance Mapleton's rural atmosphere and agricultural history through careful planning and the preservation of open space." Many residents value the rural character of this area, and developments of this scale may significantly change the open and agricultural nature of the surrounding landscape. Second, Mapleton City Code Section 18.12.010.B.6 requires consideration of "adverse impacts on adjacent landowners." Increased density and development in this area may create impacts for nearby neighborhoods, including traffic, noise, and changes to the overall character of the area.

Third, Mapleton City Code Section 18.04.020.C states the purpose of zoning regulations is "to promote safety from fires, floods, traffic and natural hazards, and other dangers." Residents have concerns regarding road safety, increased construction traffic, and whether current infrastructure and roadways are sufficient to safely accommodate additional traffic and population in this area.

Additionally, residents have concerns regarding emergency evacuation routes in the event of wildfire or other natural disasters. Ensuring safe and adequate evacuation options should be an important consideration as development decisions are made.

Fourth, Mapleton City Code Section 18.04.020.D emphasizes the importance "to minimize congestion in the streets and prevent the overcrowding of land." With the addition of 63 new lots and the associated construction activity, residents are concerned about increased congestion on surrounding roads and whether the existing infrastructure can adequately support this level of growth.

Finally, there are concerns about the potential encroachment and gradual inundation of neighboring cities and surrounding communities, which may contribute to the loss of distinct community boundaries and the rural character that Mapleton residents value.

We respectfully request that the Planning Commission deny the application to change the zoning designation and increase the allowable density in this area. Residents rely on consistent and predictable zoning regulations when making long-term decisions about where to live and invest in their property. One of the primary reasons many of us chose to live in Mapleton was its rural character, quiet atmosphere, and the presence of larger lot sizes that help preserve that character. The proposed change to effectively double the density would significantly alter the established pattern of development and undermine the expectations residents relied upon when purchasing their homes. This request also appears inconsistent with the City's own stated planning goals related to maintaining neighborhood character, ensuring compatible development, and promoting thoughtful, long-term growth. While we recognize and support the need for responsible development, it should occur in a manner that aligns with the existing zoning regulations. We are not opposed to development of this property. However, development should proceed in a way that is consistent with the current zoning designation and the surrounding neighborhood pattern. Maintaining that consistency helps protect neighborhood stability, preserves the rural character that residents value, and upholds the integrity of the City's planning framework. For these reasons, I respectfully ask the Planning Commission to deny the requested zoning change and density increase. I respectfully ask the Planning Commission to carefully consider these concerns and evaluate whether this proposal is consistent with Mapleton's General Plan, zoning objectives, and the long-term safety and character of our community. Thank you for your time and for your service to the residents of Mapleton. Sincerely,
Chris Muhlestein
1575 South Main Street, Mapleton

To the Members of the Planning Commission,

As a homeowner in the Triple Crown/Twin Hollow area, I am concerned that the proposed rezoning of 56 acres near 3000 South has not adequately accounted for public safety and infrastructure capacity.

Per Mapleton City Code 18.04.020.C, zoning must promote safety from "traffic and natural hazards." Our current roadways were not designed to handle the influx of 63 new households plus years of heavy construction traffic. Additionally, I am deeply concerned about emergency evacuation routes. In the event of a wildfire or other disaster, adding this many residents without significant infrastructure upgrades puts our entire community at risk.

Mapleton's Code also mandates that we "minimize congestion" (18.04.020.D). This proposal seems to ignore that directive by overcrowding land that is currently designated for much lower density.

We are not against development, but we are against development that ignores the safety and logistical limits of our neighborhood. I respectfully ask that you deny this rezoning request and require the developer to adhere to existing zoning laws.

Respectfully,

April and Davey Orgill



Mr Conroy,

I am a resident of the Triple Crown neighborhood and respectfully urge you to **deny the proposed rezoning** of 56 acres at 250 West 3000 South (The Hollows Development).

This request is not consistent with Mapleton's General Plan, which prioritizes preserving the City's rural character and open space. Increasing density to 63 lots is a clear departure from that vision and from surrounding developments, including Triple Crown.

While the proposal relies on TDR credits to justify the increase, these tools were intended for design flexibility—not to significantly raise density beyond what the General Plan supports. The project also falls short of the open space threshold tied to higher density, further calling into question its alignment with City code.

This rezoning raises real concerns about how the higher density impacts traffic, safety, infrastructure, and emergency access. Residents have also expressed concerns about moving forward with a new development while prior developments Twin/Hidden Hollow remain incomplete. There are additional concerns regarding construction quality and unresolved issues in those developments. While these matters may not be formally before the Council, they are relevant to public confidence, project execution, and cumulative community impact.

I share this perspective respectfully and with full appreciation for the Council's role. I am not opposed to growth; however, it must remain consistent with Mapleton's General Plan and protective of existing communities.

For these reasons, I respectfully ask that you deny the rezoning.

Thank you for your time and service to our community.
Davey Orgill

Dear Sean,

I am a resident of the Twin Hollow neighborhood and respectfully urge you to deny the proposed rezoning of 56 acres at 250 West 3000 South (The Hollows Development).

This request is not consistent with Mapleton's General Plan, which prioritizes preserving the City's rural character and open space. Increasing density to 63 lots is a clear departure from that vision and from surrounding developments, including Triple Crown.

While the proposal relies on TDR credits to justify the increase, these tools were intended for design flexibility—not to significantly raise density beyond what the General Plan supports. The project also falls short of the open space threshold tied to higher density, further calling into question its alignment with City code.

This rezoning raises real concerns about how the higher density impacts traffic, safety, infrastructure, and emergency access. Residents have also expressed concerns about moving forward with a new development while prior developments Twin/Hidden Hollow remain incomplete. There are additional concerns regarding construction quality and unresolved issues in those developments. While these matters may not be formally before the Council, they are relevant to public confidence, project execution, and cumulative community impact.

I share this perspective respectfully and with full appreciation for the Council's role. I am not opposed to growth; however, it must remain consistent with Mapleton's General Plan and protective of existing communities.

For these reasons, I respectfully ask that you deny the rezoning.

Thank you for your time and service to our community.

Laura Hardy

Hi Sean,

I am a resident of the Twin Hollow neighborhood and respectfully urge you to **deny the proposed rezoning** of 56 acres at 250 West 3000 South (The Hollows Development).

This request is not consistent with Mapleton's General Plan, which prioritizes preserving the City's rural character and open space. Increasing density to 63 lots is a clear departure from that vision and from surrounding developments, including Triple Crown.

While the proposal relies on TDR credits to justify the increase, these tools were intended for design flexibility—not to significantly raise density beyond what the General

Plan supports. The project also falls short of the open space threshold tied to higher density, further calling into question its alignment with City code.

This rezoning raises real concerns about how the higher density impacts traffic, safety, infrastructure, and emergency access. Residents have also expressed concerns about moving forward with a new development while prior developments Twin/Hidden Hollow remain incomplete. There are additional concerns regarding construction quality and unresolved issues in those developments. While these matters may not be formally before the Council, they are relevant to public confidence, project execution, and cumulative community impact.

I share this perspective respectfully and with full appreciation for the Council's role. I am not opposed to growth; however, it must remain consistent with Mapleton's General Plan and protective of existing communities.

For these reasons, I respectfully ask that you deny the rezoning.

Thank you for your time and service to our community.

Best,

Kari Hardy

Dear Councilmember,

Below is an email you have likely received several times and I wish to add my name to those that do not want to see the rezoning take place. However, I know that with you seeing the same message from many people you are likely not reading it. I have expressed my personal concerns to Sean Conroy in a separate email and the biggest one for me is that the same developer that built the roads into Triple Crown and got them approved to be incredibly narrow is now trying to add traffic to these streets. We have near misses on accidents in our area almost daily. To add traffic to these is a mistake. If you decide to move forward with the rezoning, I would like to suggest you require the developer to solve the issues that exist with

Main Street and make it more able to take the traffic, right now it is absolute garbage. Add the construction and residents for all these lots and way more is going to flow through Triple Crown than your Traffic Study suggests because Main is so bad. My first request would be to deny the rezone, at a minimum require major improvements to Main Street please.

Kevin Jones

I am a resident of the Triple Crown (Jones Arven Single lot subdivision) neighborhood and respectfully urge you to **deny the proposed rezoning** of 56 acres at 250 West 3000 South (The Hollows Development).

This request is not consistent with Mapleton's General Plan, which prioritizes preserving the City's rural character and open space. Increasing density to 63 lots is a clear departure from that vision and from surrounding developments, including Triple Crown.

While the proposal relies on TDR credits to justify the increase, these tools were intended for design flexibility—not to significantly raise density beyond what the General Plan supports. The project also falls short of the open space threshold tied to higher density, further calling into question its alignment with City code.

This rezoning raises real concerns about how the higher density impacts traffic, safety, infrastructure, and emergency access. Residents have also expressed concerns about moving forward with a new development while prior developments Twin/Hidden Hollow remain incomplete. There are additional concerns regarding construction quality and unresolved issues in those developments. While these matters may not be formally before the Council, they are relevant to public confidence, project execution, and cumulative community impact.

I share this perspective respectfully and with full appreciation for the Council's role. I am not opposed to growth; however, it must remain consistent with Mapleton's General Plan and protective of existing communities.

For these reasons, I respectfully ask that you deny the rezoning.

Thank you for your time and service to our community.

Kevin Jones

Attachment "5"

Letters of Support

Hi Sean,

A follow-up to our email of last week, we very much appreciate: (1) Julie Whitaker for bringing the proposed development to our attention, (2) Mike Klauck for taking time to discuss our concerns about the development, and (3) you, Sean Conroy, for responding to our March 10 email opposing the development and your efforts to assure our city retains its unique nature.

Having had a chance to fully review the proposed plans for the development near 250 West 3000 South, **we no longer have any concerns about the development and would like to withdraw our earlier email set forth below.**

After some of the experiences we have had over the last three years where we were only belatedly informed of what was being proposed and then talking to those advancing the proposals to find out that they had not put any meaningful thought into the impact they would be having on our city nor being capable of addressing reasonable concerns, it was a great relief to see that the proposed development appears to have considered not only the impact on the surrounding area, but how to enhance the character of the area. We had not understood how TDRs would be used in compliance with the Master Plan to achieve what I felt was an aesthetically pleasing development especially near Triple Crown where use of TDRs assures that we do not end up with long rectangular lots prone to collecting junk visible from the street.

I only wish we had not missed the notice and had had the time to fully review the proposed development sufficiently prior to the scheduled meeting as we certainly would not have felt compelled to write our original opposition email.

Thank you again to everyone with whom we have had the chance to interact.

Kind Regards,

Doug and Miquel Hamilton

Hi Sean,

I had a chance to talk with Mike Klauck and Anne Allan and I feel like all my concerns are resolved. Thus, I would like to withdraw my letter of concern that I previously sent to you.

Thank you,
Connie Moessing

Sean

I wanted to follow up and report that I was able to meet with the Allens and Mike Klauck to discuss my family's concerns regarding the rezoning and development of the 56 acres near the Triple Crown and Twin Hollows neighborhoods.

They took the time to carefully address each of my concerns and explained the efforts they are making to thoughtfully plan and develop the area with the interests of our neighborhoods in mind.

Based on that conversation, I no longer oppose this development and would like to formally retract my previous email included in the thread below.

Thank you

 **Kip Rollins**
Vox Marketing Group

Sean,

I just spent an hour and a half talking with Mike Klauck about the development and he explained its history and the surrounding areas and all the details. He really went above and beyond to explain it all to my husband and I and we both really appreciated it.

Knowing all that now, I'm going to withdraw my letter of concern. I'm not concerned anymore. I'd rather have him be the builder than someone else.

Thank you.
Kathy Russell

Dear Mapleton Planning Commission,

I hope this message finds you well. My name is Hector Gonzalez and I reside at 2543 S 800 W, Mapleton, Utah 84664. As a resident of the Triple Crown neighborhood, I am writing to express my strong and full support for the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision.

I believe the plans for this subdivision are thoughtfully designed with the long-term character and livability of Mapleton in mind. I am especially impressed by the care, vision, and dedication that Mike Klauck and the Allen family have invested in shaping a

neighborhood that complements the charm, quality, and family-oriented atmosphere our Mapleton community values.

This project represents a good opportunity to guide growth in a way that is both responsible and beneficial. Having a neighboring developer who is committed to doing things the right way gives me confidence that the subdivision will be developed with attention to detail, appropriate infrastructure, and minimal impact on traffic and surrounding areas. I strongly believe this development will attract great families and contribute positively to the community as a whole.

Additionally, I trust that all applicable city codes, zoning requirements, and bylaws have been carefully reviewed and will be fully followed throughout the process.

Thank you for your time, consideration, and continued service to our community. I respectfully encourage you to approve this proposal.

Sincerely,
Hector Gonzalez
928-792-6809

Dear Mapleton Planning Commission,

I hope you're all doing well. My name is Abby Gonzalez, and I live at 2543 S 800 W here in Mapleton. As a resident of the Triple Crown neighborhood, I wanted to share my support for the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision.

I really feel like the plans for this subdivision have been thoughtfully put together. I appreciate the time and care that Mike Klauck and the Allen family have put into designing a neighborhood that fits so well with the charm and character of Mapleton. It's encouraging to see a developer who genuinely cares about the community and wants to do things the right way. I also think the way they are being mindful of traffic and the overall feel of the neighborhood.

Thank you so much for taking the time to consider my thoughts.

Sincerely,
Abby Gonzalez

Dear Sean,

I have worked with Mike Klauck as a contractor, developer, and Mapleton resident for over forty years. In working with him on various development projects, he has displayed integrity,

attention to detail, and followed city ordinances and codes as required. His developments continue to be assets in their respective communities.

I have full confidence that Mike Klauck will follow the necessary guidelines for responsible and beneficial growth to our community. I support the proposed rezoning and development of approximately 56 acres near 250 West 3000 South, Mapleton, Utah, for a 63 lot subdivision.

Respectfully,

Don Bleggi
801-420-4509

Sean,

I have met with John and Anne Allan and have closely considered the proposed development that borders the south portion of Triple Crown and wish to express my full support.

Lisa Dew
801-830-1074
525 W 3050 S
Mapleton

Dear Members of the Mapleton City Council and Planning Commission:

I have met with John and Anne Allan and reviewed the proposed 56-acre subdivision located at approximately 250 West 3000 South.

As a resident of the area, I would like to express my full support for this project. While many of us in Mapleton may feel hesitant about growth, it is ultimately inevitable. I am familiar with Mike Klauck and the Allans, and given that their own properties border the proposed development, I am confident they will create something that is thoughtfully designed for, well-executed, and fits well within our community.

Additionally, Mapleton will continue to grow irrespectfully, and I believe it is far better for that growth to be guided by local residents who genuinely care about the city, its appearance, and traffic impacts, rather than by a national developer focused primarily on maximizing density at the lowest possible cost, as many of such developers have already contacted the Allans & Klauks to date.

Sincerely,

Dr. Gerald Rampton

Dear Members of the Mapleton City Council and Planning Commission,

My husband & I have met with John and Anne Allan and reviewed the proposed 56-acre subdivision located at approximately 250 West 3000 South.

As a resident of the area, I would like to express my full support for this project. While many of us in Mapleton may feel hesitant about growth, it is ultimately inevitable. I am familiar with Mike Klauck and the Allans, and given that their own properties border the proposed development, I am confident they will create something that is thoughtfully designed for, well-executed, and fits well within our community.

Additionally, Mapleton will continue to grow irrespectfully, and I believe it is far better for that growth to be guided by local residents who genuinely care about the city, its appearance, and traffic impacts, rather than by a national developer focused primarily on maximizing density at the lowest possible cost, as many of such developers have already contacted the Allans & Klauks to date.

We will not do anything that in our judgement will cause the area in question to be compromised for face value (dollars) or esthetically. Several National and many local builders have met with the Klauks & Allans, they may prefer high density properties, we do not wish anything like such. We live here too, and want the "very best" for our community, as such will do nothing to impede others who may have different feeling.

Kind Regards,
Shelley Rampton

Sean:

I've been getting emails from neighbors in my area gathering and working together in an attempt to stop Mike Klauck from developing as per his TDR design. My first instinct when I started receiving notice of this movement in opposition toward Mike was to reply, asking why they cared to stop people (I didn't know it was Mike Klauck they were attempting to stop) from developing similar to what they had been allowed to do. I refrained at that time, not wanting to cause a stir, but I think it's important that the City respect the master plan and the ordinances regarding TDRs, which was established long before most of these neighbors moved here.

I think it's also important to note that those in opposition are living in lots that were acquired through the same TDR process and they are essentially asking the City to NOT allow what HAS been allowed for them.

It's my understanding that the TDRs are designed for exactly what Mike is proposing, and I personally see the development of these areas as an asset to our community, where if it

were a national builder, there would most definitely be a push for even more density. Mike's plan seems to take many things into account that a national builder would not, like the trail property he's proposed to gift the city, which will connect a nearby park and allow all those using the trail to enjoy the extension it will bring.

When I first moved here and started building, Mike was a huge help in guiding me and offering me resources, technical and otherwise, to help me toward completion. During that time, Mike shared with me his plans to develop the area now under scrutiny. I believe that Mike will continue, as he has, to build beautiful homes and neighborhoods, and I am in full support of Mike continuing his legacy here by developing this area as he has always planned to do, as the TDR requirements already allow, and I hope that he is able to proceed without impedance, that the City will recognize the seemingly obvious allowances that TDRs give, and allow Mike to develop as planned.

Sincerely,

John Ross Wilson
doTERRA Presidential Diamond

I have met with John and Anne Allan and reviewed the proposed 56-acre subdivision located at approximately 250 West 3000 South.

As a resident of the area, I would like to express my full support for this project. While many of us in Mapleton may feel hesitant about growth, it is ultimately inevitable. I am familiar with Mike Klauck and the Allans, and given that their own properties border the proposed development, I am confident they will create something that is thoughtfully designed, well-executed, and fits well within our community.

Mapleton will continue to grow, and I believe it is far better for that growth to be guided by local residents who genuinely care about the city, its appearance, and traffic impacts, rather than by a national developer focused primarily on maximizing density at the lowest possible cost.

This project aligns with the Mapleton City General plan, fulfills the intent of the TDR program, and provides a well-considered transition between surrounding neighborhoods and lot sizes. I trust the Planning Commission and Mapleton City Council to recognize the quality and thoughtfulness of this proposal and to approve this well-conceived plan.

Thank you for your attention to this project. I believe it will be a positive addition to our community and hope it receives your support.

Sincerely,

Name: Doug Strong

Address: 518 W 2925 S Mapleton

Dear Members of the Mapleton City Council and Planning Commission:

I have met with John and Anne Allan and reviewed the proposed 56-acre subdivision located at approximately 250 West 3000 South.

As a resident of the area, I would like to express my full support for this project. While many of us in Mapleton may feel hesitant about growth, it is ultimately inevitable. I am familiar with Mike Klauck and the Allans, and given that their own properties border the proposed development, I am confident they will create something that is thoughtfully designed, well-executed, and fits well within our community.

Mapleton will continue to grow, and I believe it is far better for that growth to be guided by local residents who genuinely care about the city, its appearance, and traffic impacts, rather than by a national developer focused primarily on maximizing density at the lowest possible cost.

This project aligns with the Mapleton City General plan, fulfills the intent of the TDR program, and provides a well-considered transition between surrounding neighborhoods and lot sizes. I trust the Planning Commission and Mapleton City Council to recognize the quality and thoughtfulness of this proposal and to approve this well-conceived plan.

Thank you for your attention to this project. I believe it will be a positive addition to our community and hope it receives your support.

Sincerely,

Name: Jeanne Strong

Address: 518 W 2925 S

Mapleton

Dear Members of the Mapleton City Council and Planning Commission:

I have met with John and Anne Allan and reviewed the proposed 56-acre subdivision located at approximately 250 West 3000 South.

As a resident of the area, I would like to express my full support for this project. While many of us in Mapleton may feel hesitant about growth, it is ultimately inevitable. I am familiar with Mike Klauck and the Allans, and given that their own properties border the proposed development, I am confident they will create something that is thoughtfully designed, well-executed, and fits well within our community.

Mapleton will continue to grow, and I believe it is far better for that growth to be guided by local residents who genuinely care about the city, its appearance, and traffic impacts, rather than by a national developer focused primarily on maximizing density at the lowest possible cost.

This project aligns with the Mapleton City General plan, fulfills the intent of the TDR program, and provides a well-considered transition between surrounding neighborhoods and lot sizes. I trust the Planning Commission and Mapleton City Council to recognize the quality and thoughtfulness of this proposal and to approve this well-conceived plan.

Thank you for your attention to this project. I believe it will be a positive addition to our community and hope it receives your support.

Sincerely,

JEFF Strasburg
525 West 2925 South Mapleton

Dear Members of the Mapleton City Council and Planning Commission:

I have met with John and Anne Allan and reviewed the proposed 56-acre subdivision located at approximately 250 West 3000 South.

As a resident of the area, I would like to express my full support for this project. While many of us in Mapleton may feel hesitant about growth, it is ultimately inevitable. I am familiar with Mike Klauck and the Allans, and given that their own properties border the proposed development, I am confident they will create something that is thoughtfully designed, well-executed, and fits well within our community.

Mapleton will continue to grow, and I believe it is far better for that growth to be guided by local residents who genuinely care about the city, its appearance, and traffic impacts, rather than by a national developer focused primarily on maximizing density at the lowest possible cost.

This project aligns with the Mapleton City General plan, fulfills the intent of the TDR program, and provides a well-considered transition between surrounding neighborhoods and lot sizes. I trust the Planning Commission and Mapleton City Council to recognize the quality and thoughtfulness of this proposal and to approve this well-conceived plan.

Thank you for your attention to this project. I believe it will be a positive addition to our community and hope it receives your support.

Sincerely,

Lori Matteis
518 W 2925 S
Mapleton, Utah 84664

Hi Sean, just wanted to respond here regarding the proposed new 63 lot subdivision. I currently live in Triple Crown and moving to Hidden Hollow as soon as my home is built. As far as I am concerned, I should be one who has the most to complain about regarding the development.

It seems there is some opposition to this development. I would like to just say that this development has my full support, and I am in total favor of the development given that Mike Klauck is developing it. My reasoning is simple. That property will be developed, it may be this year it may be several years down the road, but it will be developed. In my opinion I would rather have Mike Klauck develop it rather than having some national builder come in and do the absolute minimum and what is only best for them. I know that Mike will develop it and build it out in a way that protects the value of the homes in the area. This is important to me. I believe that a national or production builder would only build a "cookie cutter" subdivision and nobody up there should want that.

Mike lives right next to the proposed development and has an incentive to make sure it is a well done and it's a well-organized development. Mike has always been responsible in his developments, and I have no reason the believe that this one will be any different.

Feel free to reach out to me Sean if you need anything from me.

On another note, looks like we are making some good progress on the business park. We appreciate the responsiveness from you and the others.

Regards,

Justin Alvey

I have met with John and Anne Allan and reviewed the proposed 56-acre subdivision located at approximately 250 West 3000 South.

As a resident of the area, I would like to express my full support for this project. While many of us in Mapleton may feel hesitant about growth, it is ultimately inevitable. I am familiar with Mike Klauck and the Allans, and given that their own properties border the proposed development, I am confident they will create something that is thoughtfully designed, well-executed, and fits well within our community.

Mapleton will continue to grow, and I believe it is far better for that growth to be guided by local residents who genuinely care about the city, its appearance, and traffic impacts, rather than by a national developer focused primarily on maximizing density at the lowest possible cost.

This project aligns with the Mapleton City General plan, fulfills the intent of the TDR program, and provides a well-considered transition between surrounding neighborhoods and lot sizes. I trust the Planning Commission and Mapleton City Council to recognize the quality and thoughtfulness of this proposal and to approve this well-conceived plan.

Thank you for your attention to this project. I believe it will be a positive addition to our community and hope it receives your support.

Sincerely,

Jean Allan

3135 S 450 W
Mapleton, UT 84664

Dear Members of the Mapleton City Council and Planning Commission,

I am writing to express my support for the proposed 56-acre, 63-lot subdivision located at approximately 250 West 3000 South.

I currently own a .50 acre lot in Twin Hollow, I love the area and what they are doing so much I would like to own a new plot of land in the area they are developing.

I have met Mike and Andy and believe their plan accomplishes the following:

- Keeps the rural feel with the use of open space and trails
- Maintains high property values with high quality homes
- Aligns with the city's general plan
- Uses TDRs to accomplish the reasonable density requested
- Successfully transitions from the one-acre density to the higher density in surrounding developments

I believe it is far better for Mapleton's growth to be led by local residents who care about the community's character, appearance, and long-term livability, rather than by outside national developers focused primarily on maximizing profits and density.

For these reasons, I respectfully encourage your approval.

Thank you for your time and service.

Sincerely,

Allen Bell

Dear Members of the Mapleton City Council and Planning Commission:

I have met with John and Anne Allan and reviewed the proposed 56-acre subdivision located at approximately 250 West 3000 South.

As a resident of the area, I would like to express my full support for this project. While many of us in Mapleton may feel hesitant about growth, it is ultimately inevitable. I am familiar with Mike Klauck and the Allans, and given that their own properties border the proposed development, I am confident they will create something that is thoughtfully designed, well-executed, and fits well within our community.

Mapleton will continue to grow, and I believe it is far better for that growth to be guided by local residents who genuinely care about the city, its appearance, and traffic impacts, rather than by a national developer focused primarily on maximizing density at the lowest possible cost.

This project aligns with the Mapleton City General plan, fulfills the intent of the TDR program, and provides a well-considered transition between surrounding neighborhoods and lot sizes. I trust the Planning Commission and Mapleton City Council to recognize the quality and thoughtfulness of this proposal and to approve this well-conceived plan.

Thank you for your attention to this project. I believe it will be a positive addition to our community and hope it receives your support.

Sincerely,

Zach Nelson

3031 S 450 W, Mapleton Utah 84664

Dear Members of the Mapleton City Council and Planning Commission,

I am writing in support of the proposed 63-lot development on 56 acres near 250 West 3000 South.

Having spoken with Mike and Andy, I came away with the impression that this proposal has been carefully designed with Mapleton's future in mind. The plan preserves a more open, rural atmosphere by incorporating trails and shared open space, while also promoting strong home values through well-designed, high-quality residences. It appears consistent with the city's general plan, makes appropriate use of TDRs to achieve a reasonable level of density, and creates a thoughtful transition between existing one-acre lots and nearby higher-density neighborhoods.

I also appreciate that this project is being shaped by local individuals who understand and value Mapleton's character, rather than by large outside developers whose priorities may be more focused on maximizing density and return.

For these reasons, I encourage you to approve this proposal.

Thank you for your time and for your service to the community.

Respectfully,

Chris and Amber Hintze
Lot #13, Twin Hollow

Sean Conroy, Mapleton City Planning Commission and Mapleton City Council:

Dear Planning Commission and City Council,

I am writing to express my support for the Twin Hollow and Allan rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are three main reasons I support this proposal:

- **Public Trail Ownership:** By dedicating 4.8 acres of the Parkway Trail to the City in fee-title, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" between the larger one acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow and Hidden Hollow. It respects the neighborhood's existing feel.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.

This project is consistent with Mapleton city's policies and provides clear public benefits. I respectfully ask for your approval.

Thank you for your service to the city and its citizens.

Sincerely,

Ken Murdock

Mesquite Presidio LLC Manager

Mapleton Village Development

I am a resident of the Triple Crown/ Twin Hollow neighborhood. I previously emailed you regarding my concerns regarding the proposed rezoning and development of approximately 56 acres near 250 West 3000 South for a 63-lot subdivision.

I have since met with the developer and am comfortable with their plan.

Thank you,

Nancy Ashby

801-623-3220

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: Jeremy Bone 665 East Maple Street Mapleton Utah

Subject: Support for Twin Hollow LLC & Allan Rezone (250 W 3000 S)

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56 acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By dedicating 4.8 acres of the Parkway Trail property to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space

instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out subdivision rather than just "packing in" units. Approving this local developer's plan protects us from the property eventually being sold to a national builder who would undoubtedly push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Jeremy Bone

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: Kami Bone, 665 East Maple Street Mapleton Utah

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56 acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By dedicating 4.8 acres of the Parkway Trail property to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out subdivision rather than just

"packing in" units. Approving this local developer's plan protects us from the property eventually being sold to a national builder who would undoubtedly push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Kami Bone

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: Cole Carter 506 North 150 East Mapleton, Utah

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us

from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Cole Carter

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

My name is Kyle Marshall

920 Hawks Rest Mapleton

Subject: Support for Twin Hollow LLC & Allan Rezone (250 W 3000 S)

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.

- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Dr Kyle R Marshall DDS FAGD

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: Matt Sumsion, 1958 E 900 N, Spanish Fork, UT 84660

I'm a real estate broker working throughout south Utah County and I live just minutes from this proposed development. I've lived in the area my entire life and most of my family has lived and currently lives in Springville and Mapleton. I'm writing in strong support of the Twin Hollow and Allan 56-acre rezone request.

I work with buyers and sellers in Mapleton regularly, and I can tell you firsthand — there is not enough quality inventory of the proposed size in this area to meet demand. Families who want the rural character that makes Mapleton unique are competing for a very limited number of homes. The lot sizes proposed in this development are exactly what the market is missing, and this project will attract the kind of long-term, community-invested homeowners that Mapleton wants.

Beyond the market need, this project makes sense for the city for several important reasons.

First, the trail. Right now the city's access to the Parkway Trail is based on a license agreement. This developer is dedicating 4.8 acres outright to the city, converting that trail corridor into a permanently owned public asset. That alone is a significant community benefit that shouldn't be overlooked.

Second, the layout is thoughtful. Rather than a cookie-cutter grid, the plan uses 1,100 feet of one-acre lots along the north to match Triple Crown, then transitions gradually into

smaller lots as you move toward the existing higher-density neighborhoods to the south and east. It respects what's already there instead of disrupting it.

Third, the use of TDRs here is exactly what the program was designed for — clustering development where infrastructure already exists while preserving open space elsewhere in the city. This is the TDR program working as intended.

Finally, and this matters from my perspective as an agent — this developer is choosing not to maximize density. They're entitled to 64 lots and asking for 63. That restraint tells you something about their priorities. If this land ends up in the hands of a national builder instead, I can almost guarantee they'll push for every lot the code will allow. Approving this plan with a local developer who cares about the outcome is the smarter move for Mapleton's future.

This project aligns with the General Plan, fills a real housing need, and delivers lasting public benefits. I ask that you approve it as proposed.

Thanks for your consideration.

Matt Sumsion

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: Troy Shaw/ Utah Oasis Homes, Inc. Mapleton, Utah

Subject: Support for Twin Hollow LLC & Allan Rezone (250 W 3000 S)

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the

higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.

- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Troy Shaw

To: Mapleton City Planning Commission, City Council, and Planning Director Sean Conroy

From: Andrew McClellan

Date: 4-12-2026

To the Planning Commission and Honorable City Council Members,

I am writing to formally express my support for the proposed rezone of approximately 56 acres at 250 West and 3000 South from A-2 to PRC-10 with a TDR-Receiving Site Overlay. Having reviewed the project details, I believe this master development plan represents a thoughtful and responsible approach to growth that aligns perfectly with the Mapleton City General Plan.

There are several key reasons why I believe this project is a win for our community:

1. Strategic Density and Compatibility The proposed density of 1.1 units per acre is an ideal "middle ground" for this location. By placing one-acre lots to the north and clustering smaller lots to the south, the developers are creating a logical transition between the Triple Crown and Mapleton Village subdivisions. This ensures that the new development respects the character of its existing neighbors.

2. Permanent Protection of the Parkway Trail. One of the most significant benefits of this proposal is the dedication of 4.8 acres to the City. Currently, the City relies on a license agreement for the Parkway Trail; this project will permanently secure the trail corridor for public use. The addition of an HOA-maintained natural space and a new trailhead connection further enhances our city's recreational network.

3. Proper Implementation of the TDR Program Mapleton's General Plan (Goal 9) explicitly calls for the implementation of the Transferable Development Rights (TDR) program. This project follows that mandate to the letter. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.

4. Preservation of Rural Character The use of the PRC-10 zone allows for the flexibility needed to preserve natural features, such as the oak tree stands near the northeast corner of the site. As encouraged by the council and the general plan, this "clustering" approach is far superior to a standard grid layout, as it prioritizes open space and scenic views over maximum lot coverage.

In conclusion, this project fulfills the guidelines of Mapleton City Code Section 18.12.010.B by serving a public purpose, following the General Plan, securing city ownership of the trail, and fulfilling the TDR program as intended. I urge the Planning Commission and City Council to follow the staff's recommendation and approve this rezone request.

Thank you for your time and for your dedication to the future of Mapleton.

Sincerely,

Andrew McClellan

568 S 600 W

Mapleton, Utah

o: Mapleton City Planning Commission, City Council, and Planning Director Sean Conroy

From: Brett Lassen

Date: 4-12-2026

Subject: Letter of Support – Twin Hollow LLC & Allan Rezone (250 W 3000 S)

To the Planning Commission and Honorable City Council Members,

I am writing to formally express my support for the proposed rezone of approximately 56 acres at 250 West and 3000 South from A-2 to PRC-10 with a TDR-Receiving Site Overlay. Having

reviewed the project details, I believe this master development plan represents a thoughtful and responsible approach to growth that aligns perfectly with the Mapleton City General Plan.

There are several key reasons why I believe this project is a win for our community:

1. Strategic Density and Compatibility The proposed density of 1.1 units per acre is an ideal "middle ground" for this location. By placing one-acre lots to the north and clustering smaller lots to the south, the developers are creating a logical transition between the Triple Crown and Mapleton Village subdivisions. This ensures that the new development respects the character of its existing neighbors.

2. Permanent Protection of the Parkway Trail. One of the most significant benefits of this proposal is the dedication of 4.8 acres to the City. Currently, the City relies on a license agreement for the Parkway Trail; this project will permanently secure the trail corridor for public use. The addition of an HOA-maintained natural space and a new trailhead connection further enhances our city's recreational network.

3. Proper Implementation of the TDR Program Mapleton's General Plan (Goal 9) explicitly calls for the implementation of the Transferable Development Rights (TDR) program. This project follows that mandate to the letter. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.

4. Preservation of Rural Character The use of the PRC-10 zone allows for the flexibility needed to preserve natural features, such as the oak tree stands near the northeast corner of the site. As encouraged by the council and the general plan, this "clustering" approach is far superior to a standard grid layout, as it prioritizes open space and scenic views over maximum lot coverage.

In conclusion, this project fulfills the guidelines of Mapleton City Code Section 18.12.010.B by serving a public purpose, following the General Plan, securing city ownership of the trail, and fulfilling the TDR program as intended. I urge the Planning Commission and City Council to follow the staff's recommendation and approve this rezone request.

Thank you for your time and for your dedication to the future of Mapleton.

Sincerely,

Brett Lassen

3576 S. Mapleton Estates Dr.
Mapleton, UT 84664

LaMond Woods

3615 S Riverstone Rd
Mapleton, Utah
April 11, 2026

Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director
Mapleton City

Subject: Support for Twin Hollow LLC & Allan Rezone (250 W 3000 S)

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing in support of the Twin Hollow LLC and Allan rezone request. We live in close proximity to the proposed development, and I support a thoughtful project that will allow others to enjoy the blessings of living in such a wonderful part of Mapleton.

My wife and I raised seven children in Mapleton, and each of them has expressed a desire to raise their own families in this community. If this development allows them to purchase or build homes near ours, I can think of no better place for them to do so. We are hopeful that the lot size planned for portions of this development will help make that possible.

I also appreciate that this proposal is consistent with the goals of Mapleton's General Plan and provides a considered transition for the surrounding area. For those reasons, I respectfully support the project and ask that it be approved.

Sincerely,


LaMond Woods

TraceCe Woods

3615 S Riverstone Rd
Mapleton, Utah
April 11, 2026

Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director
Mapleton City, Mapleton, Utah

Subject: Support for Twin Hollow LLC & Allan Rezone (250 W 3000 S)

Dear Planning Commission, City Council, and Mr. Conroy,

I am pleased to express my support for the Twin Hollow LLC and Allan rezone request. We live very near this area, and I appreciate the opportunity this development may provide for others to experience the blessings of living in such a beautiful and special part of Mapleton.

My husband and I raised our seven children in Mapleton, and all of them have expressed a desire to raise their own families in this community. If they were able to purchase or build homes near ours, I can think of no better place for them to put down roots. I especially hope the smaller parcels planned for parts of this development will create that opportunity.

I believe this is a thoughtful proposal that can benefit both nearby residents and future families who hope to call Mapleton home. For these reasons, I respectfully support the project and ask that it be approved.

Sincerely,



TraceCe Woods

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: LaVerne Bushman. 947 N 1800 E., Mapleton, Utah

Subject: Support for Twin Hollow LLC & Allan Rezone (250 W 3000 S)

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

I know it meant a lot to our family to be able to build a home for our daughter in Mapleton and hope others can enjoy having the same experience.

Thanks for your consideration in this matter.

Sincerely,

LaVerne Bushman

Subject: Support for Rezone Request at 250 West and 3000 South
Dear Planning Commission and Honorable City Council Members,

As a Mapleton resident for the past 16 years, I am writing to express my strong support for the proposed rezone of the approximately 56-acre parcel located at 250 West and 3000 South, transitioning it from A-2 to PRC-10 with a TDR-Receiving Site Overlay.

Over the years, I have had the privilege of coaching and working with the youth in our community, which has only deepened my connection to this city. I am very familiar with and wholeheartedly support Mapleton's unique, low-key living standards—in fact, that is exactly

why I choose to live here. After reviewing the master development plan, I feel this project is a very well-thought-out approach to growth that protects our lifestyle and fits perfectly with Mapleton's General Plan.

There are a few specific reasons I view this development as a major positive for our city:

- **Logical Density and Neighborhood Transition:** The proposed 1.1 units per acre provides a perfect middle ground. By placing the larger, one-acre lots to the north and clustering the smaller lots to the south, the plan creates a seamless transition between the Triple Crown and Mapleton Village subdivisions. It respects the existing layout of the surrounding neighborhoods.
- **Permanent Trail Protection:** Dedicating 4.8 acres to Mapleton City is a massive public benefit. Our city currently relies on a temporary license agreement for the Parkway Trail; this development will permanently secure that corridor for public recreation. Adding a new trailhead connection and an HOA-maintained natural space makes this an even bigger win for our community.
- **Executing the TDR Program:** This proposal follows the General Plan's mandate (Goal 9) for the Transferable Development Rights (TDR) program perfectly. By utilizing 20 TDR certificates, this project actively preserves open space in other parts of Mapleton while focusing new housing in an area that already has the necessary infrastructure.
- **Maintaining Mapleton's Rural Feel:** Utilizing the PRC-10 zone gives the flexibility needed to cluster homes rather than forcing a standard grid layout. This allows for the preservation of existing natural features—like the beautiful oak tree stands in the northeast corner—and prioritizes open space and scenic views just as the council and general plan encourage.

Ultimately, this project checks all the boxes of Mapleton City Code Section 18.12.010.B. It serves a clear public purpose, aligns with the General Plan, secures city ownership of the trail, and uses the TDR program exactly as intended. I respectfully urge you to follow the staff's recommendation and approve this rezone.

Thank you for your hard work and dedication to Mapleton's future.

Sincerely,

Jeff Lewis
(801) 259-0955
978 E 1300 North
Mapleton

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: Michael Cronquist, 135 East 700 North Mapleton, Utah

Subject: Support for Twin Hollow LLC & Allan Rezone (250 W 3000 S)

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Michael Cronquist

To: Mapleton City Planning Commission, City Council, and Planning Director Sean Conroy

From Jeffery Alvey

Date: 4-12-2026

Subject: Letter of Support – Twin Hollow LLC & Allan Rezone (250 W 3000 S)

To the Planning Commission and Honorable City Council Members,

I am writing to formally express my support for the proposed rezone of approximately 56 acres at 250 West and 3000 South from A-2 to PRC-10 with a TDR-Receiving Site Overlay. Having reviewed the project details, I believe this master development plan represents a thoughtful and responsible approach to growth that aligns perfectly with the Mapleton City General Plan.

There are several key reasons why I believe this project is a win for our community:

1. Strategic Density and Compatibility The proposed density of 1.1 units per acre is an ideal "middle ground" for this location. By placing one-acre lots to the north and clustering smaller lots to the south, the developers are creating a logical transition between the Triple Crown and Mapleton Village subdivisions. This ensures that the new development respects the character of its existing neighbors.

2. Permanent Protection of the Parkway Trail. One of the most significant benefits of this proposal is the dedication of 4.8 acres to the City. Currently, the City relies on a license agreement for the Parkway Trail; this project will permanently secure the trail corridor for public use. The addition of an HOA-maintained natural space and a new trailhead connection further enhances our city's recreational network.

3. Proper Implementation of the TDR Program Mapleton's General Plan (Goal 9) explicitly calls for the implementation of the Transferable Development Rights (TDR) program. This project follows that mandate to the letter. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.

4. Preservation of Rural Character The use of the PRC-10 zone allows for the flexibility needed to preserve natural features, such as the oak tree stands near the northeast corner of the site. As encouraged by the council and the general plan, this "clustering" approach is far superior to a standard grid layout, as it prioritizes open space and scenic views over maximum lot coverage.

In conclusion, this project fulfills the guidelines of Mapleton City Code Section 18.12.010.B by serving a public purpose, following the General Plan, securing city ownership of the trail, and fulfilling the TDR program as intended. I urge the Planning Commission and City Council to follow the staff's recommendation and approve this rezone request.

Thank you for your time and for your dedication to the future of Mapleton.

Sincerely,

Jeffery Alvey

1767 s 800 w

Mapleton, Utah

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: Clive T Roundy 3983 S Lakeview, Mapleton, Utah

Subject: Support for Twin Hollow LLC & Allan Rezone (250 W 3000 S)

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that aligns with Mapleton's General Plan goals.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By using 20 TDR certificates, the applicants are helping preserve open space elsewhere in the city while focusing development in an area already served by existing infrastructure.
- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out subdivision of a larger lot rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Clive T Roundy

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
- **Commitment to Quality, Not Max Density:**

I find it silly that those who have bought or built homes in recent years are also those up in arms over this. An attitude of "I can have this but I don't want anyone else to." This will be a nice, custom neighborhood that they should want to have, instead of more track homes that have been approved all over Mapleton.

It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Lexie Partridge

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: Aubree Gibson, 442 S Doubleday St, Mapleton, Utah

Subject: Support for Twin Hollow LLC & Allan Rezone (250 W 3000 S)

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Aubree Gibson

Planning and Zoning,

I have lived in Mapleton for 25 years, and I am writing to formally express my support for the proposed rezone of approximately 56 acres at 250 West and 3000 South from A-2 to PRC-10 with a TDR-Receiving Site Overlay. After reviewing the project details, I believe this master development plan reflects a thoughtful and responsible approach to growth that aligns well with the Mapleton City General Plan. The proposed density of 1.1 units per acre strikes an appropriate balance for this area, creating a natural transition between surrounding neighborhoods by placing larger one-acre lots to the north and clustering smaller lots to the south. This design respects the character of adjacent communities while making efficient use of land. In addition, the use of the PRC-10 zone allows for preservation of natural features—such as the oak tree stands—through a clustering approach that prioritizes open space, scenic views, and the rural character that residents value.

This project also provides meaningful community benefits, particularly through the permanent protection of the Parkway Trail. The dedication of 4.8 acres to the City secures long-term public access, enhances recreational connectivity, and adds a trailhead connection and natural open space maintained by an HOA. Equally important, the proposal properly implements Mapleton's Transferable Development Rights (TDR) program, as outlined in the General Plan, by utilizing 20 TDR certificates to help preserve open space in other parts of the city while directing growth to an area supported by existing infrastructure. Overall, the project meets the intent of Mapleton City Code by serving a public purpose, aligning with planning goals, and strengthening community assets. I respectfully urge the Planning Commission and City Council to approve this rezone request.

Paul Teasdale
Team Teasdale Realty
Principal Broker - 801-491-7653
31 Years Selling Homes in Utah County

To: Mapleton City Planning Commission, City Council, and Planning Director Sean Conroy

From: [Stuart Bagley](#)

Date: 4-12-2026

Subject: Letter of Support – Twin Hollow LLC & Allan Rezone (250 W 3000 S)

To the Planning Commission and Honorable City Council Members,

I am writing to formally express my support for the proposed rezone of approximately 56 acres at 250 West and 3000 South from A-2 to PRC-10 with a TDR-Receiving Site Overlay. Having reviewed the project details, I believe this master development plan represents a thoughtful and responsible approach to growth that aligns perfectly with the Mapleton City General Plan.

There are several key reasons why I believe this project is a win for our community:

1. Strategic Density and Compatibility The proposed density of 1.1 units per acre is an ideal "middle ground" for this location. By placing one-acre lots to the north and clustering smaller lots to the south, the developers are creating a logical transition between the Triple Crown and Mapleton Village subdivisions. This ensures that the new development respects the character of its existing neighbors.

2. Permanent Protection of the Parkway Trail. One of the most significant benefits of this proposal is the dedication of 4.8 acres to the City. Currently, the City relies on a license agreement for the Parkway Trail; this project will permanently secure the trail corridor for public use. The addition of an HOA-maintained natural space and a new trailhead connection further enhances our city's recreational network.

3. Proper Implementation of the TDR Program Mapleton's General Plan (Goal 9) explicitly calls for the implementation of the Transferable Development Rights (TDR) program. This project follows that mandate to the letter. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.

4. Preservation of Rural Character The use of the PRC-10 zone allows for the flexibility needed to preserve natural features, such as the oak tree stands near the northeast corner of the site. As encouraged by the council and the general plan, this "clustering" approach is far superior to a standard grid layout, as it prioritizes open space and scenic views over maximum lot coverage.

In conclusion, this project fulfills the guidelines of Mapleton City Code Section 18.12.010.B by serving a public purpose, following the General Plan, securing city ownership of the trail, and fulfilling the TDR program as intended. I urge the Planning Commission and City Council to follow the staff's recommendation and approve this rezone request.

Thank you for your time and for your dedication to the future of Mapleton.

Sincerely,

Stuart Bagley 615 E Maple St

Mapleton, Ut 84664

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: Scott Gibson, 442 S Doubleday St. Mapleton, Utah 84664

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Scott Gibson

Sean, I am sending this email on behalf of my mother-in-law, Avril Teasdale a mapleton resident.

Thanks, Ken Bulpitt

To the Planning Commission and City Council,

I wanted to take a moment to share my support for the proposed rezone of the 56-acre property at 250 West and 3000 South. As someone who cares about how Mapleton grows, I appreciate the thought that has clearly gone into this plan.

What stands out to me most is how well this project fits into the surrounding area. The mix of lot sizes, with larger lots to the north and smaller, more clustered lots to the south, feels like a natural transition between existing neighborhoods like Triple Crown and Mapleton Village. It does not feel forced or out of place, which is something I think really matters as our city continues to grow.

I also really value the fact that this plan secures the Parkway Trail for the long term. Turning something that is currently based on a license agreement into permanently dedicated public space is a meaningful benefit for the community. The added open space and trail connections are the kind of improvements that make Mapleton such a great place to live.

Another thing I appreciate is how the project uses the TDR program as it was intended. Preserving open space in other areas while allowing thoughtful development here seems like a smart and balanced approach.

Lastly, I like that the plan takes into account the natural features of the property. Keeping things like the oak trees and using a clustered layout instead of a rigid grid helps maintain the character that makes Mapleton unique.

Overall, this feels like a well-considered project that respects both the General Plan and the existing community. I hope you will give it your support.

Thank you for your time and for the work you do for our city.

Sincerely,
Avril Teasdale
923 W 250 S
Mapleton. Utah 84664

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Scott Erickson

1604 E 400 N, Mapleton, UT 84664

Dear Mr. Conroy,

My name is Riley Ogden. My wife and I are writing to voice our support for the Twin Hollow and Allan 56-acre rezone. We will be at next week's hearing and **hope you'll give this proposal a favorable vote.**

After reviewing the project, we believe it stands on its own merits for several reasons:

- A Trail Worth Keeping: The developer's commitment to transferring 4.8 acres of the Parkway Trail into City ownership is significant. A trail that exists by license agreement is a trail that can disappear. This proposal makes it permanent — something every Mapleton resident benefits from.
- The Right Fit for This Land: At 1.1 units per acre, **this isn't a high-density push.** It's a measured step down in lot size that makes geographic sense given what surrounds it — larger estate lots to one side, established denser neighborhoods to the other. Half-acre lots here aren't a departure from the neighborhood character; they're a reasonable middle ground.
- TDRs Working as Intended: The transfer of development rights program exists for situations exactly like this one — directing growth toward already-developed corridors while protecting open space elsewhere. Using 20 TDR certificates here is the program doing its job.
- A Developer Showing Restraint: Most developers maximize. This one didn't. Voluntarily pulling back from maximum density and leaving viable lots unrealized says something about the kind of neighborhood they're trying to build. A local developer with a reputation to protect in this community is a very different partner than a national firm optimizing for yield.

For our family, this is personal. We're young, we have a kid, and we want more. We've outgrown our current home and we've been intentional about where we want to go next. **Mapleton keeps coming up because of its schools, its trails, and the kind of community it is.** What excites us about a project like this is **the chance to actually build our home — not pick from a builder's catalog** in a development that looks the same for miles. A neighborhood of custom homes on real lots attracts people who are **invested in where they live**, and that's the kind of neighbor we want to be.

We hope you'll approve this project and give families like ours a real opportunity here.

Best,

Riley Ogden

Dear Mr. Conroy,

I am writing to express my upmost support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

1. Public Trail Ownership: By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
2. Smart Transition: The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
3. Proper Use of TDRs: This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
4. Commitment to Quality, Not Max Density: It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

On a personal note, as our young family begins to outgrow our current home, we are actively looking to remain in Mapleton long-term. We value the strong sense of

community, access to trails and open space, and the quality of local schools, and we are eager to continue building our lives here.

Projects like this create opportunities for families like ours to establish deeper roots in the community. Unlike large-scale, uniform developments, thoughtfully planned neighborhoods with custom homes allow families to create spaces that truly meet their needs. This fosters long-term investment, pride of ownership, and a stronger, more connected community.

Sincerely,

- Emily Ogden
1283 w 1200 s
Springville, UT

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: Dave & Kristie Cook, 710 W Maple ST, Mapleton, Utah

Subject: Support for Twin Hollow LLC & Allan Rezone (250 W 3000 S)

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.

- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Dave & Kristie Cook

To the Planning Commission and Honorable City Council Members,

I am writing to formally express my support for the proposed rezone of approximately 56 acres at 250 West and 3000 South from A-2 to PRC-10 with a TDR-Receiving Site Overlay. Having reviewed the project details, I believe this master development plan represents a thoughtful and responsible approach to growth that aligns perfectly with the Mapleton City General Plan.

There are several key reasons why I believe this project is a win for our community:

1. Strategic Density and Compatibility The proposed density of 1.1 units per acre is an ideal "middle ground" for this location. By placing one-acre lots to the north and clustering smaller lots to the south, the developers are creating a logical transition between the Triple Crown and Mapleton Village subdivisions. This ensures that the new development respects the character of its existing neighbors.

2. Permanent Protection of the Parkway Trail. One of the most significant benefits of this proposal is the dedication of 4.8 acres to the City. Currently, the City relies on a license agreement for the Parkway Trail; this project will permanently secure the trail corridor for public use. The addition of an HOA-maintained natural space and a new trailhead connection further enhances our city's recreational network.

3. Proper Implementation of the TDR Program Mapleton's General Plan (Goal 9) explicitly calls for the implementation of the Transferable Development Rights (TDR) program. This project follows that mandate to the letter. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.

4. Preservation of Rural Character The use of the PRC-10 zone allows for the flexibility needed to preserve natural features, such as the oak tree stands near the northeast corner of the site. As encouraged by the council and the general plan this "clustering" approach is far superior to a standard grid layout, as it prioritizes open space and scenic views over maximum lot coverage. In conclusion, this project fulfills the guidelines of Mapleton City Code Section 18.12.010.B by serving a public purpose, following the General Plan, the city getting ownership of the trail, and fulfilling the TDR program as it was intended. I urge the Planning Commission and City Council to follow the staff's recommendation and approve this rezone request.

Thank you for your time and for your dedication to the future of Mapleton.

Sincerely,

Kaden Kuhni
634 S Meade St
Mapleton, Utah 84664

Denise Hunsaker
15 West 1600 South
Mapleton, Utah

Mr. Sean Conroy,

I am writing to express my support for the Twin Hollow LLC and Allen 56-acre rezone request located at 250 West 3000 South in Mapleton.

This project simply feels right for the area. The proposed lot sizes thoughtfully complement the surrounding larger parcels while also providing a natural transition to the nearby smaller lots. This balance helps ensure compatibility with existing neighborhoods while allowing for responsible growth.

This development presents a valuable opportunity for families to build custom homes and establish long-term roots in a community they love. As it becomes increasingly difficult to find buildable lots in Mapleton, projects like this play an important role in maintaining opportunities for future residents. Additionally, incorporating some smaller lots helps broaden accessibility, as not everyone can afford one-acre parcels or larger. Thank you for your time and consideration. I respectfully encourage the Planning Commission and City Council to follow staff's recommendation and approve this well-planned subdivision.

Thank You,

Denise B. Hunsaker
541.452.2808
denise.smith4@gmail.com

To: Mapleton City Planning Commission, City Council, and Planning Director Sean Conroy

From: [Name](#)

Date: 4-12-2026

Subject: Letter of Support – Twin Hollow LLC & Allan Rezone (250 W 3000 S)

To the Planning Commission and Honorable City Council Members,

I am writing to express my support for the proposed rezone of approximately 56 acres at 250 West and 3000 South from A-2 to PRC-10 with a TDR-Receiving Site Overlay. I have reviewed the proposal and find the overall plan reasonable. From what I see the density layout matches well with the overall area in which it is located. It blends the larger lots to the North with the smaller lots to the south. Of course, if I had my wish we would stop growing all together. :). But I feel this is a very reasonable approach. And I believe it respects the character of the existing neighbors.

I also like the protection of the parkway trail. I personally use the parkway trail and find it to be a great asset to the city. Having this permanently secure this corridor for public use is something that very much appeals to me.

Mike also mentions the TDR program, which hasn't always protected the city the way I think it should have(my soapbox), follows that mandate. Beyond that, there is not much to say in this regard.

I do have great confidence in Mike Klauck. He has always been careful and deliberate while working in the city of Mapleton. I have never questioned his integrity and the pride he takes in helping Mapleton to grow in a quality way.

In conclusion I would urge the City Council and Planning Commission to follow the staff's recommendation to approve the rezone request.

Sincerely,

Ryan Swanson

166 E 1700 N

Mapleton, Utah

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to support the Twin Hollow and Allan 56-acre rezone request at 250 W 3000 S. This project aligns with Mapleton's General Plan and offers several key community benefits:

- Public Trail Ownership: The dedication of 4.8 acres of the Parkway Trail secures a vital public asset currently held only by license.
- Effective Transitioning: The density of 1.1 units per acre provides an appropriate buffer between Triple Crown's one-acre lots and the higher density of surrounding developments.

- Proper TDR Utilization: By using 20 TDR certificates, the project preserves open space elsewhere while utilizing existing infrastructure.
- Quality-Focused Design: The applicant is intentionally foregoing 12 potential lots to prioritize a higher-quality, lower-density subdivision. Approving this local developer's plan protects the area from high-density national builders.

This project is consistent with city policy and provides clear public value. I respectfully ask for your approval.

Sincerely,
Dean Dahl
880 North 300 West
Mapleton, Utah

Dear Members of the Mapleton City Council and Planning Commission,

I am writing to express my support for the proposed 56-acre, 63-lot subdivision located at approximately 250 West 3000 South.

I have met Mike and Andy and believe their plan accomplishes the following:

- Keeps the rural feel with the use of open space and trails
- Maintains high property values with high quality homes
- Aligns with the city's general plan
- Uses TDRs to accomplish the reasonable density requested
- Successfully transitions from the one-acre density to the higher density in surrounding developments

I believe it is far better for Mapleton's growth to be led by local residents who care about the community's character, appearance, and long-term livability, rather than by outside national developers focused primarily on maximizing profits and density.

For these reasons, I respectfully encourage your approval.

Thank you for your time and service.

Sincerely,
McKell Robinson

To: Mapleton City Planning Commission, City Council, and Planning Director Sean Conroy

From: Warren Foster

Date: 4-16-2026

To the Planning Commission and Honorable City Council Members,

I am a resident of Mapleton and have lived here for more than 20 years. I have seen good growth in this community, some done by Mike Klauck Construction. I have known Mike Klauck for over 30 years and know, personally, his dedication to build with the highest level of quality.

I am writing to formally express my support for the proposed rezone of approximately 56 acres at 250 West and 3000 South from A-2 to PRC-10 with a TDR-Receiving Site Overlay. Having reviewed the project details, I believe this master development plan represents a thoughtful and responsible approach to growth that aligns perfectly with the Mapleton City General Plan.

There are several key reasons why I believe this project is a win for our community:

1. Strategic Density and Compatibility The proposed density of 1.1 units per acre is an ideal "middle ground" for this location. By placing one-acre lots to the north and clustering smaller lots to the south, the developers are creating a logical transition between the Triple Crown and Mapleton Village subdivisions. This ensures that the new development respects the character of its existing neighbors.

2. Permanent Protection of the Parkway Trail. One of the most significant benefits of this proposal is the dedication of 4.8 acres to the City. Currently, the City relies on a license agreement for the Parkway Trail; this project will permanently secure the trail corridor for public use. The addition of an HOA-maintained natural space and a new trailhead connection further enhances our city's recreational network.

3. Proper Implementation of the TDR Program Mapleton's General Plan (Goal 9) explicitly calls for the implementation of the Transferable Development Rights (TDR) program. This project follows that mandate to the letter. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.

4. Preservation of Rural Character The use of the PRC-10 zone allows for the flexibility needed to preserve natural features, such as the oak tree stands near the northeast corner of the site. As encouraged by the council and the general plan, this "clustering" approach is far superior to a standard grid layout, as it prioritizes open space and scenic views over maximum lot coverage.

In conclusion, this project fulfills the guidelines of Mapleton City Code Section 18.12.010.B by serving a public purpose, following the General Plan, securing city ownership of the trail, and fulfilling the TDR program as intended. I urge the Planning Commission and City Council to follow the staff's recommendation and approve this rezone request.

Thank you for your time and for your dedication to the future of Mapleton.

Sincerely,

Warren Foster

1651 W 1600 N

Mapleton, Utah

To: Mapleton City Council, Planning Commission, and Sean Conroy, Planning Director

From: [Julie Poulson 872 N. 650 W. Mapleton, Utah

Subject: Support for Twin Hollow LLC & Allan Rezone (250 W 3000 S)

Dear Planning Commission, City Council, and Mr. Conroy,

I am writing to express my support for the Twin Hollow and Allan 56-acre rezone request. This project is a well-planned addition to our community that directly follows the goals of Mapleton's General Plan.

There are four main reasons I support this proposal:

- **Public Trail Ownership:** By the developer dedicating 4.8 acres of the Parkway Trail to the City, this project secures a vital public asset that is currently held only by a license agreement.
- **Smart Transition:** The density of 1.1 units per acre is the perfect "buffer" (1100 feet of the same one-acre lots) between the larger one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. It respects the neighborhood's existing feel through excellent transitioning.
- **Proper Use of TDRs:** This is exactly how the TDR program was intended to work. It allows for flexibility and clustered open space without overextending the city's resources. By utilizing 20 TDR certificates, the applicants are helping to preserve open space elsewhere in the city while focusing development in an area already surrounded by existing infrastructure.
- **Commitment to Quality, Not Max Density:** It is important to note that the applicant is not seeking the maximum density allowed by our code. By providing 14% open space instead of 15%, they are intentionally leaving 12 potential lots on the table. This demonstrates a focus on a beautiful, well-thought-out, larger lot subdivision rather than just "packing in" units. Approving this local experienced developer's plan helps protect us from the property being sold to a national builder, who would likely push for every possible lot.

This project is consistent with our city's policies and provides clear public benefits. I respectfully ask for your approval.

Sincerely,

Julie Poulson

Dear Planning Commission, City Council, and Mr. Conroy, I am writing to express my support for the Twin Hollow LLC and Allan 56-acre rezone request (250 W 3000 S). This project is a well-planned addition to our community that aligns with the goals of Mapleton's General Plan. There are four main reasons I support this proposal: - Public Trail Ownership: By dedicating 4.8 acres of the Parkway Trail to the City, the developer secures a vital public asset that is currently held only by a license agreement. - Smart Transition: The density of 1.1 units per acre provides an ideal buffer between the one-acre lots of Triple Crown and the higher density in Mapleton Heights, Mapleton Village, Twin Hollow, and Hidden Hollow. - Proper Use of TDRs: This project utilizes the TDR program as intended. By using 20 TDR certificates, the applicants help preserve open space elsewhere in the city while focusing development in an area with existing infrastructure. - Commitment to Quality: The applicant is not seeking the maximum density allowed by code. By providing 14% open space, they are intentionally leaving 12 potential lots undeveloped. This demonstrates a focus on a high-quality, large-lot subdivision rather than maximum density. This project is consistent with city policies and provides clear public benefits. I respectfully ask for your approval. Sincerely,

Debbie Frank 152 North 1100 West Mapleton, Utah

Re: Proposed 56-acre, 63-lot subdivision located near 250 West 3000 South

Dear Members of the Mapleton City Planning Commission and City Council,

Our family has been drawn to this area of Mapleton because of the way nearby developments—particularly those completed by the Klauck team—have been done so thoughtfully. We believe Mapleton's long-term success depends on growth that is guided by people who are invested in the community's character, appearance, and livability—not solely by those focused on maximizing density and profits. Developments shaped by local perspective tend to create more thoughtful, lasting outcomes for both residents and the city as a whole.

With that in mind, we are writing to express our support for the proposed 56-acre, 63-lot subdivision located near 250 West 3000 South.

After meeting with Mike Klauck and Andy Ball several times, we have come away with a strong sense that their approach is both intentional and well-balanced. Their plan preserves the rural character of the area through the inclusion of open space and trails, while also supporting strong property values through high-quality homes. It provides a thoughtful transition between one-acre lots and the higher-density developments nearby. From what we understand, it aligns well with the city's general plan and makes appropriate use of TDRs to achieve a reasonable level of density.

Taken together, these elements reflect the kind of measured and community-minded growth that Mapleton strives for.

For these reasons, we respectfully encourage your approval of this proposal. Thank you for your time and for your service to the community.

Respectfully,

Eric and Valora Hintze

ean and Mapleton Planning Commision:

My name is Gary Miner, a resident of Triple Crown Subdivision. Regarding the proposal of the Allan/Twin Hollow Subdivision; I have reviewed the proposal and simply put, find no objection to the current plan.

I am aware of the current zoning for this proposed subdivision, the city's approved master plan for that area, (which could actually increase the overall density beyond what is being proposed), the request for a zone change, and the usage of Mapleton's TDR program. I am also aware that subdivisions like Triple Crown, other phases of Twin Hollow, and other developments in the area have utilized the TDR program to create 1 acre and even smaller lots.

The TDR program was an attempt by prior administrations to balance owner's property rights and concern for overdevelopment in certain areas of Mapleton. The merits of such a program is a debate for another time; the current proposal is simply an exercise of its construct.

To that effect, I am very aware of some in the neighborhood who are expressing opposition and find such objections more than a little hypocritical. Those in opposition live in subdivisions and on lots that were directly created by the TDR system-which increased the density from the original 2 acre zone.

There are a whole lot of other issues worthy of discussion but for the sake of brevity, I simply repeat that responsible development is for both the developer and the city. Difference of opinion will always create friction and eliminate consensus. This proposed

subdivision is an example of responsible development, is consistent with other developments in the immediate area, and is also consistent with Mapleton's overall Master Plan.

I have no objection to its approval.

Regards,
Gary Miner

Dear Members of the Mapleton City Council and Planning Commission,

I am writing to express my support for the proposed 56-acre, 63-lot subdivision located at approximately 250 West 3000 South.

I have met Mike and Andy and believe their plan accomplishes the following:

- Keeps the rural feel with the use of open space and trails
- Maintains high property values with high quality homes
- Aligns with the city's general plan
- Uses TDRs to accomplish the reasonable density requested
- Successfully transitions from the one-acre density to the higher density in surrounding developments

I believe it is far better for Mapleton's growth to be led by local residents who care about the community's character, appearance, and long-term livability, rather than by outside national developers focused primarily on maximizing profits and density.

For these reasons, I respectfully encourage your approval.

Thank you for your time and service.

Sincerely,

Trevor Robinson

Item:

3

Date:

4/23/26

Applicant:

Maple 340 LLC

Location:

727 S Main St

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 three acres of property from A-2 to PRC-5 located at 727 S Main Street and a request to amend the PRC-5 zoning text.

BACKGROUND & DESCRIPTION

The subject property is three acres in size and is developed with a single-family dwelling. The property has frontage along Main Street on the west side and Maple Lakes Drive on the east side.

In 2017, the City approved the Mapleton 340 Lakes PRC zone for a project that included twelve residential lots and a ten-acre water ski lake. The project was approved as phase 1 with the anticipation that additional lakes may be added in the future. The applicant is now proposing the following:

- Add the subject three-acre property to the PRC-5 zone;
- Leave the existing home on a half-acre lot; and
- Create a new 2.5-acre lot that would include a new home and a new pond/lake approximately one acre in size. The lake is proposed for non-motorized recreation.

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 subject property as “Low Density Residential” with densities of one unit per acre, or two units per acre with TDRs. The applicant’s proposal of two residential units on three acres is less dense than envisioned in the General Plan.

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.

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

The proposed concept plan is consistent with the goals of preserving open space and providing large lot residential developments.

PRC-5 Zone: As mentioned previously, the Mapleton 340 Lakes PRC zone was approved as phase 1 assuming that additional lakes may be added in the future. The applicant is proposing to include the subject property in the PRC-5 zone. The PRC-5 zoning text would be amended to include the subject property. The PRC-5 text already includes language regarding lake construction and noise requirements. Since this lake is not intended for motorized watercraft, noise should not be a concern.

Concept Plan: Lot 2 has approximately 100 feet of frontage at the end of Maple Lakes Drive. The concept plan shows how Maple Lakes Drive will end in a cul-de-sac if/when the neighboring property to the east develops. If/when the new home is developed on lot 2, the owner would be responsible for half of the right-of-way plus seven feet.

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

- Is the project consistent with the General Plan?
- Is the project consistent with the PRC-5 zone?
- Are the proposed amendments to the PRC-5 zone appropriate?

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 and amendments to the PRC-5 zoning text to the City Council.

Attachment "1"
Application Information



Subject Property

Existing Zone Map

RA-1

PRC-5

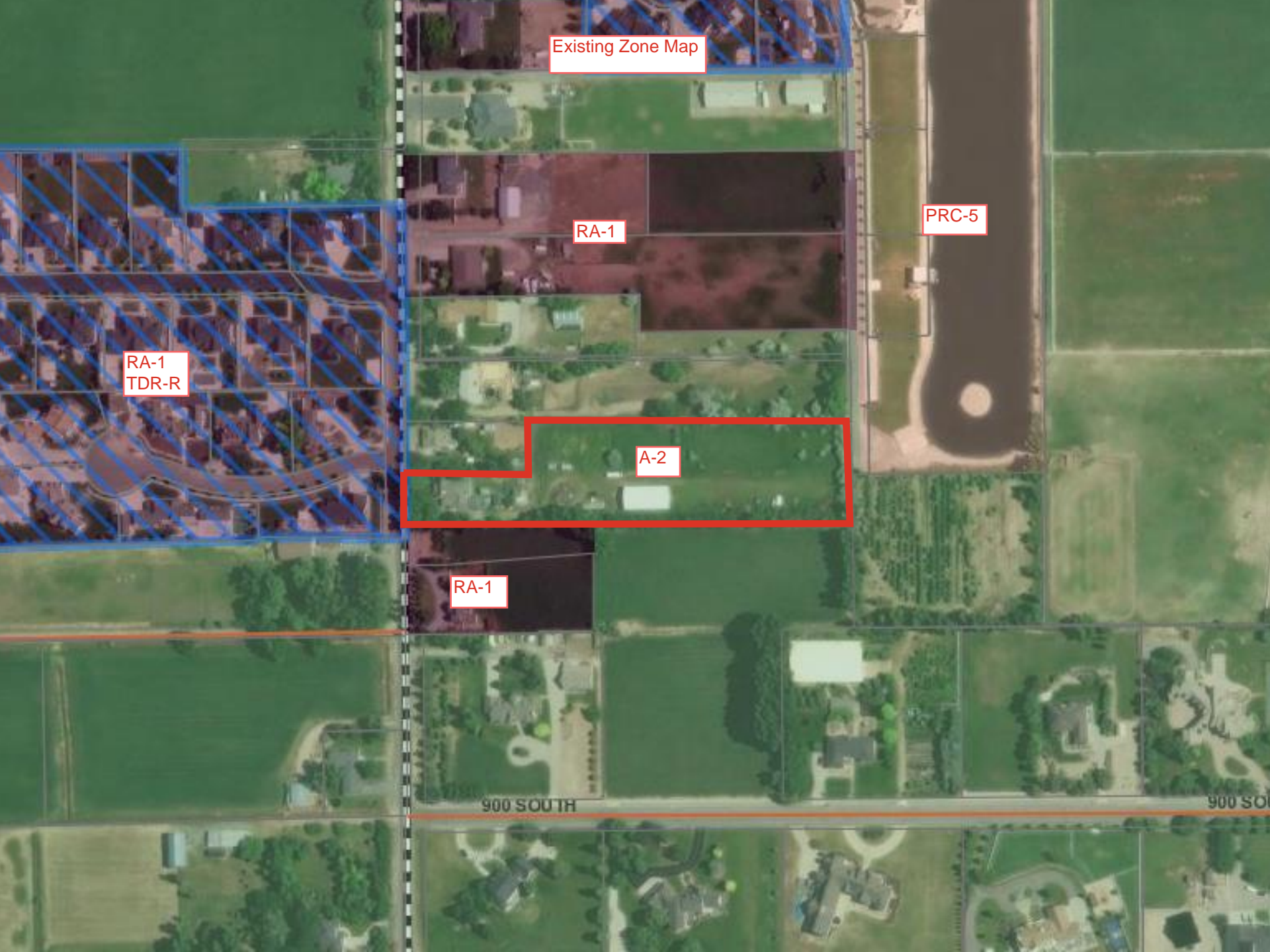
RA-1
TDR-R

A-2

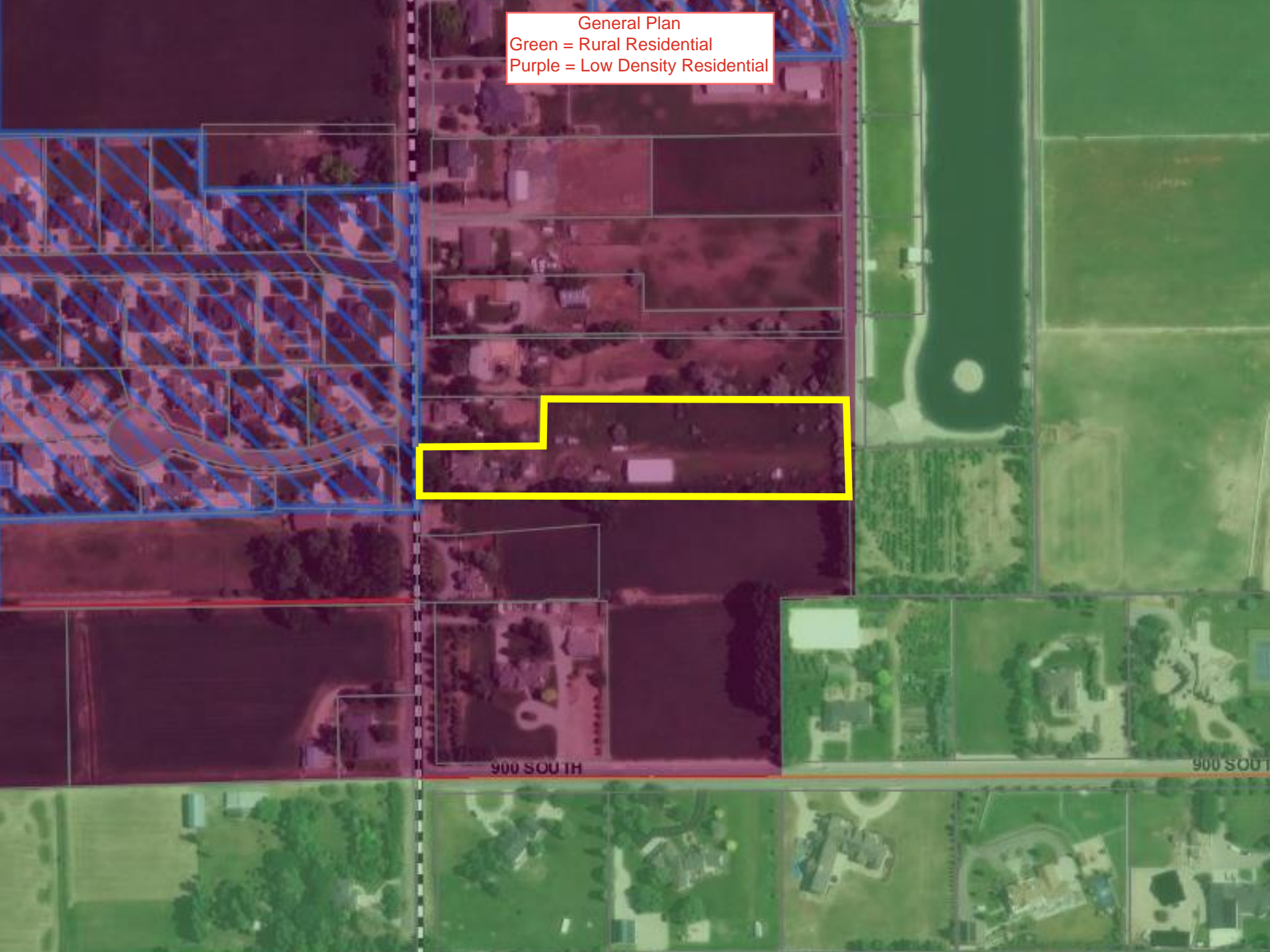
RA-1

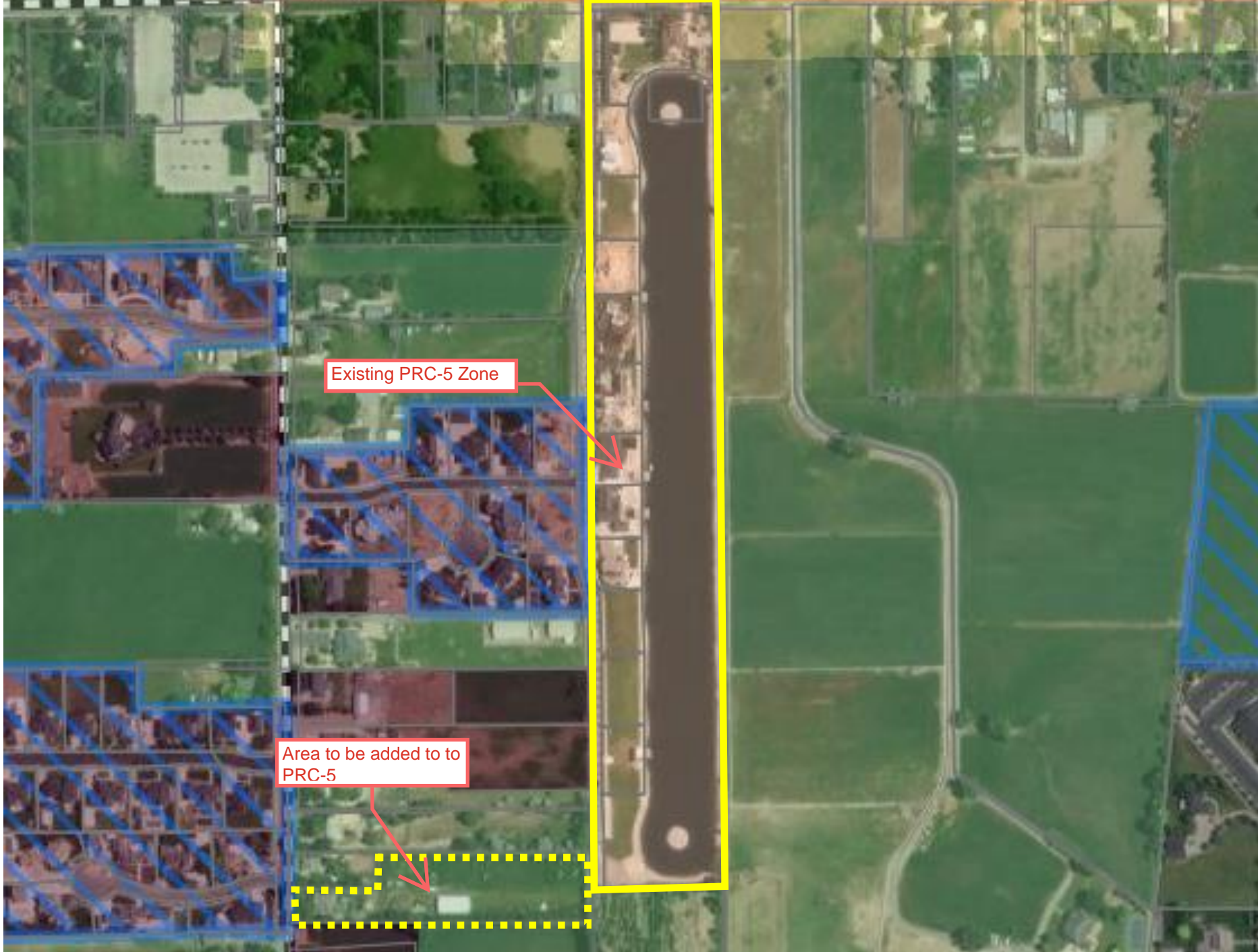
900 SOUTH

900 SOUTH



General Plan
Green = Rural Residential
Purple = Low Density Residential





Existing PRC-5 Zone

Area to be added to PRC-5

Maple 340 LLC
PO Box 887
Springville, UT 84663

Re: Application for Rezone from A-2 to PRC-5 – [727 S Main Street, Mapleton, UT 84664]

Dear Mapleton City Council and Planning Commission,

I am writing to formally submit a request to rezone the above-referenced approximately 3-acre property from A-2 (Agricultural) to PRC-5 (Planned Residential Community).

The subject property is currently designated in the Mapleton City General Plan as Low Density Residential, which anticipates development in the form of one-acre lots. Under this designation, the property could reasonably be subdivided into three one-acre residential lots, resulting in the addition of two new homes.

Instead, our proposal seeks to rezone the property to PRC-5. The proposed plan would utilize the property as follows:

- The existing home would remain and be situated on approximately 0.5 acres (slightly reduced due to necessary road dedication).
- The remaining approximately 2 acres would be developed with:
 1. A private pond. There will be no motorized boats used on this private pond.
 2. One additional single-family residence

This approach results in only one additional home on the property. The PRC-5 zone allows for a combination of residential uses and recreational amenities. As part of this application, we are also proposing a minor amendment to the PRC-5 zoning provisions, as permitted within the ordinance, to specifically allow for:

- The inclusion of a private pond.
- Up to two additional residential building lots within the PRC framework.
 - The existing home is one of these additional residential building lots.

This tailored approach ensures that the development remains compatible with both the intent of the PRC-5 zone and the broader goals of the General Plan.

In summary, the proposed rezone:

- Aligns with the General Plan's Low Density Residential designation
- Results in fewer total residential units than a standard subdivision
- Introduces a high-quality recreational amenity
- Preserves the rural and open character of the area

We respectfully request your consideration and approval of this rezone application. We believe this proposal represents a balanced and beneficial use of the property that aligns with Mapleton City's vision for thoughtful and sustainable growth.

Please feel free to contact me with any questions or if additional information is needed.

Sincerely,

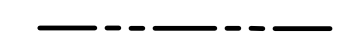
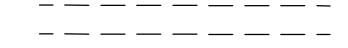
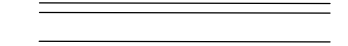
Brandon Denison

801-636-9175

brandon@lonestarbuildersinc.com

PROJECT ENGINEER:
STEVEN LORD
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 850-8965
STEVEN@ELEVATENG.COM

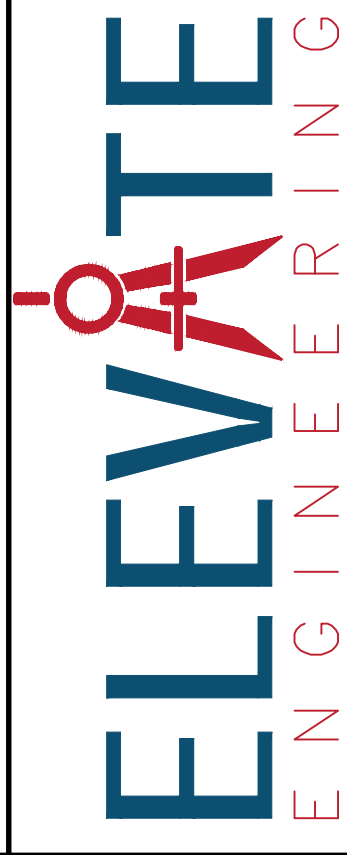
LEGEND

LOT LINES (PROPERTY) 
EXISTING CURB AND GUTTER 
PROPOSED CURB AND GUTTER 

SITE DATA
LOT AREA: 130,746 SF (3.00 ACRES)
ZONING: A-2 (AGRICULTURAL RESIDENTIAL)
PROPOSED ZONING: PRC (PLANNED RESIDENTIAL COMMUNITY)
PARCEL ID#: 26071003

NO.	REVISIONS	BY	DATE

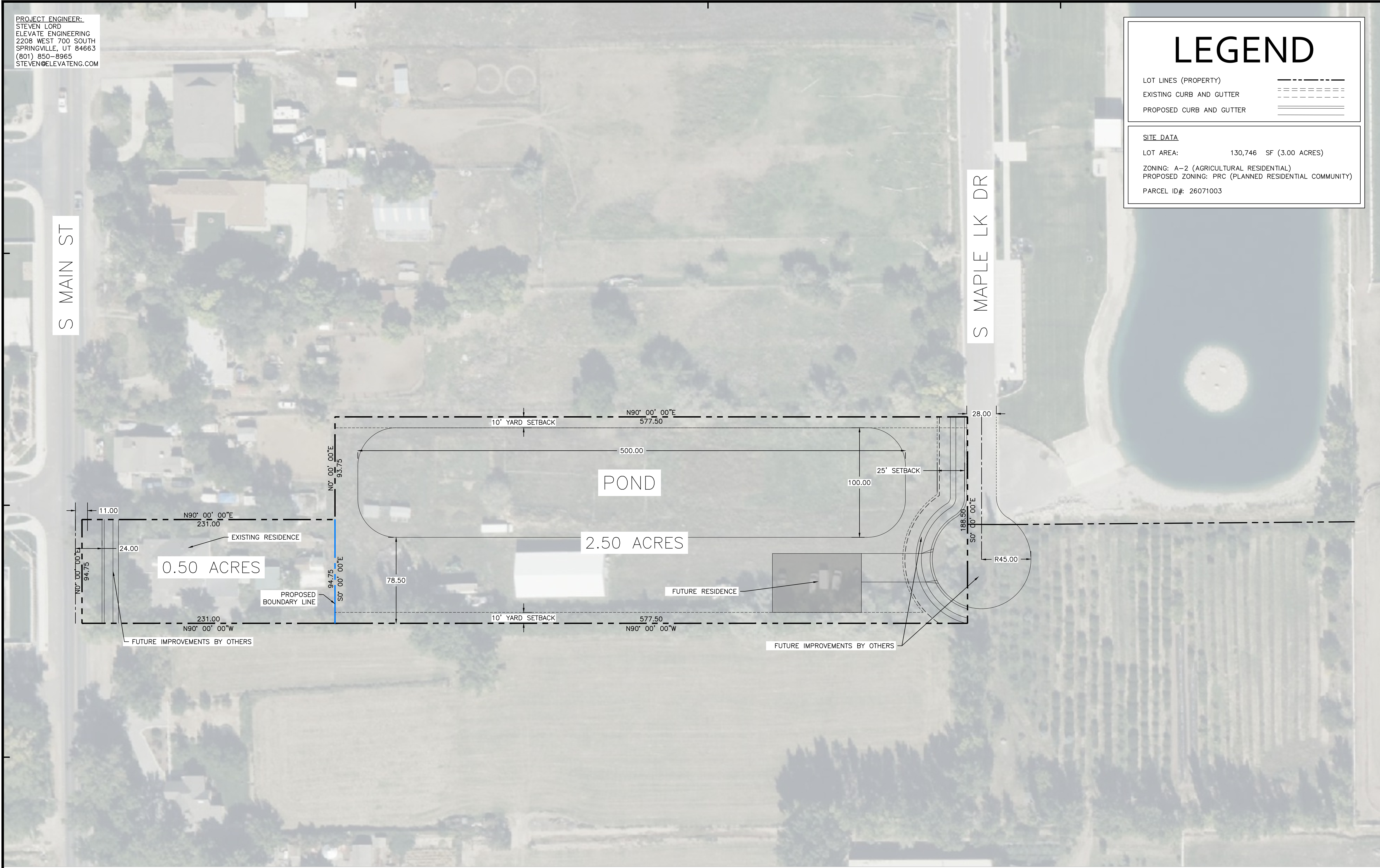
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 716-5993
for@elevateng.com



MAPLETON SUBDIVISION
CONCEPT SITE PLAN
727 SOUTH MAIN STREET, MAPLETON UT

NOT FOR
CONSTRUCTION

SHEET:
C1-0
DATE: Mar 12, 2026



NORTH
SCALE: 1" = 40'
0 20 40 60 80 120



Attachment "2"
PRC-5 Zoning Text Amendments
(changes shown in strikeout and underline)

CHAPTER 18.82F

MAPLETON 340 LAKES , PLANNED RESIDENTIAL COMMUNITY (PRC-5) ZONE

18.82F.005: NAME AND PURPOSE:

The purpose of the Planned Residential Community Zone is to encourage imaginative and efficient utilization of land, develop a sense of community, and to ensure compatibility with the surrounding neighborhoods and environment. This is accomplished by providing greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of some or all dwelling units. These provisions are intended to create more attractive and desirable environments within the residential areas of Mapleton City.

The name of this zone shall be the Mapleton 340 Lakes PRC-5 Zone. The proposed development is consistent with the purpose of the PRC Zone by creating a unique residential community with high quality lots abutting multiple lakes intended for water skiing, wake boarding and other recreational activities . (Ord. 2017-03, 7-5-2017, eff. 8-8-2017)

18.82F.010: PERMITTED USES:

Privately owned and maintained recreation lakes and associated amenities with the following conditions:

- A. Only one (1) motorized watercraft shall be allowed to operate on the lake at any one time.
- B. No motorized watercraft operated on the lake shall emit a noise level in excess of seventy five (75) dB(A) as measured from any shoreline of lake.
- C. No motorized watercraft shall operate on the lake between the hours of ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M. daily.
- D. No motorized watercraft operated on the lake shall be equipped with a two-stroke engine.
- E. A fence shall be installed along the western property line of the lake.
- F. The lakes shall be designed to limit the potential for insect infestation and shall incorporate at least the following features:
 - 1. A concrete curb shall be installed along the shoreline of the lake to discourage the growth of vegetation.
 - 2. The slope of the lake bed shall be a minimum of 10:1 from the concrete curb.

3. A pump shall be installed to provide irrigation to the site and to provide for water circulation within and from the lake.

4. The lake bed shall incorporate industry standard materials or products so as to prevent water seepage from the lake and growth of vegetation in the lake.

G. The owner(s) of the open space parcels containing the lakes and other common areas shall maintain a liability insurance policy with the minimum coverage of one million dollars (\$1,000,000.00), and agrees, at its sole expense, to defend, indemnify and hold harmless the City, its public officials, officers, employees and assigns, from any liability, appeal, claim, suit or other legal proceeding associated with the lake and its use.

H. Conditions A through H of this use shall be incorporated in the covenants conditions and restrictions (CC&Rs) that shall be recorded on each lot within the development. The CC&Rs shall also include provisions for how the conditions will be enforced.

One single-family residence per lot.

Temporary structures necessary for sales and/or construction activities, subject to subsection 18.84.200B of this title. (Ord. 2017-03, 7-5-2017, eff. 8-8-2017)

18.82F.020: PERMITTED ACCESSORY USES:

Accessory uses are permitted, provided that the use is incidental to the main dwelling unit and does not distract from or conflict with the character and purpose of the principal permitted use. All accessory uses are subject to acquisition of any approvals, permits, or licenses required to construct, operate, or maintain said use. Permitted accessory uses include:

Animal rights. Customary residential household pets as defined in section 18.08.010 of this title. Livestock, poultry, or large animals, including horses and other beasts of burden are strictly prohibited.

Docks.

Fences and walls.

Home occupations subject to section 18.84.380 of this title.

Owner occupied accessory apartments subject to section 18.84.410 of this title.

Pools, tennis courts, or other recreational facilities.

Recreation facilities associated with open space parcel. (Ord. 2017-03, 7-5-2017, eff. 8-8-2017)

18.82F.030: CONDITIONAL USES:

No conditional uses outside of the principal or accessory uses are permitted. (Ord. 2017-03, 7-5-2017, eff. 8-8-2017)

18.82F.040: SPECIAL EVENTS:

Requests for special events associated with the lake shall follow the standards and process for special events as adopted by the Mapleton City Council. (Ord. 2017-03, 7-5-2017, eff. 8-8-2017)

18.82F.050: LOT SIZE AND DENSITY STANDARDS:

There shall be no minimum lot size in this zone. The maximum number of lots permitted on phase one and two is **sixteen (16)**. The density is based on the number of lots that could have been built based on the allowed densities identified in the General Plan for the property after subtracting the rights-of-way. If future phases are proposed on property outside of phase 1 and 2, this section shall be amended accordingly. (Ord. 2017-03, 7-5-2017, eff. 8-8-2017)

18.82F.070: BUILDING SETBACKS:

The minimum setbacks for improvements constructed on lots in the Mapleton 340 Subdivision PRC-5 Zone are as follows:

A. Front Yard/Garage Requirements: No home shall have a front yard setback of less than twenty five feet (25') measured from the front 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 sidewalk.

B. Rear Yard Requirements: No home shall have a rear yard of less than twenty feet (20') measured from the rear property line to the foundation of the home.

C. Side Yard: Each lot or parcel of land shall have a side yard of not less than ten feet (10').

D. Side Yard; Corner Lots: When a side yard on a corner lot faces a street, the same setbacks as described in subsection A, "Front Yard/Garage Requirements", of this section shall apply.

E. Accessory Buildings: See section 18.26.020 of this title.

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

1. Fences and walls in conformance with this Code and approval by the Planning and Zoning Director. Other City codes or ordinances also apply.
2. Landscape elements including trees, shrubs, agricultural crops, and other plants.
3. Necessary appurtenances for utility service.
4. 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, provided that they are not wider than eight feet (8') measured generally 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.
 - d. Porte-cochere over a driveway in a side yard, providing such structure is not more than one story in height and twenty four feet (24') in length, and is entirely open on at least three (3) sides except for necessary supporting columns and customary architectural features. (Ord. 2017-03, 7-5-2017, eff. 8-8-2017)

18.82F.080: BUILDING HEIGHT:

No lot or parcel of land shall have a building or structure used for dwelling or public assembly which exceeds a height of two (2) stories with a maximum of forty feet (40') as defined in section 18.08.010 of this title. (Ord. 2017-03, 7-5-2017, eff. 8-8-2017)

18.82F.090: PARKING AND DRIVEWAY REQUIREMENTS:

- A. Each home located on a lot or parcel shall have on the same lot or parcel two (2) off street enclosed parking spaces.
- B. Each home shall also have a driveway that leads from a public street to the required enclosed parking spaces. Said driveway shall have a width of at least twelve feet (12') and be constructed with a hard surface material. (Ord. 2017-03, 7-5-2017, eff. 8-8-2017)

Item:

4

Date:

4/23/2026

Applicant:

Tail Wind Holdings, LLC

Location:

1915 W Alvey Dr

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

I&M-1

Attachments

1. Application information.
2. Traffic Impact Study Executive Summary.
3. Correspondence.

REQUEST

Consideration of a Preliminary Plat and Project Plan application for an industrial project consisting of two buildings located at 1915 W Alvey Drive in the Industrial (I&M-1) zone.

BACKGROUND & DESCRIPTION

The applicant owns lot 9 of the Alvey Business Park subdivision, which is ½ an acre in size with frontage on Alvey Drive. The applicant also owns a 2.6-acre parcel directly to the south that has frontage on Slant Road and abuts the Harvest Park subdivision. The applicant is proposing a project that includes the following:

- Two industrial buildings totaling approximately 59,000 square feet.
- The buildings will include multiple bays.
- 70 off-street parking spaces.
- Sidewalk improvements will be installed along the Slant Road frontage.
- Landscaping improvements.
- Final tenants have not yet been selected.

EVALUATION

Preliminary plats and project plan applications are considered administrative in nature. If the application complies with City standards, the applicant is entitled to an approval. Special conditions may be added in order to mitigate reasonably anticipated detrimental effects. The Planning Commission is the final land use authority for this application.

Land Use Element of the General Plan: The Future Land Use Map designates the site as “Industrial & Manufacturing”. The purpose of this designation is to allow areas for light-industrial; manufacturing and warehouse type uses. The application is consistent with the Future Land Use Map of the General Plan. The general plan also encourages land use buffers and/or physical barriers like trees, walls, fences or berms between commercial and residential uses. The zoning standards discussed below are meant to implement the buffering goals of the General Plan.

Zoning: The property has been zoned I&M-1 since at least 2000, prior to the development of Harvest Park. Staff has included the primary requirements of the I&M-1 zone found in Mapleton City Code §18.72 below followed by a brief staff response.

Setbacks:

- *Front yard 15'*
- *Rear yard 10' to I&M-1 properties and 25' to residential properties.*
- *Side yard 10' to I&M-1 properties and 20' to residential properties.*

Response: The application is consistent with the setback requirements. The building on lot 1 will be approximately 70' from the residential property lines and the building on lot 2 will be approximately 25' from the residential property lines.

Landscaping:

- *At least 30% of the areas not covered in hardscape/buildings shall include landscaping.*
- *1 Tree required every 30' along the residential property line to provide screening.*
- *1 Tree required in the parking lot islands.*

Response: The landscaping plan is consistent with these requirements. The trees and landscaping will help maintain a buffer between the industrial and residential properties.

Fencing:

- *A sight obscuring fence of six feet (6') in height shall be required along all side and rear property lines of the project site. If the property abuts property in any of the commercial or residential zones, said fence shall be masonry, wood, vinyl or other material as approved by the Planning Commission. If the property abuts property in the I&M-1 zone, fencing may also include chain-link with closely woven privacy slats, or other closely equivalent materials approved by the Planning Commission.*

Response: A six-foot white vinyl fence already exists for all but about 15' of the southern property line abutting the residential lots. The applicant will need to complete the remaining 15' as well as install any additional fencing between industrial properties as required by the code.

Traffic & Circulation: The project will have access from both Alvey Drive and Slant Road. A traffic impact study has been prepared for the project and determined that it will not have a substantial impact on the adjacent intersections or roadways (see attachment "2").

Proposed Uses & Parking: The applicant has not yet selected final tenants for the project. It is anticipated that uses will likely be light manufacturing or office/warehouse in nature, but any of the allowed uses in the I&M-1 zone could potentially be proposed. The zoning ordinance requires a certain number of off-street parking stalls depending on use. When a business license application is submitted for a potential tenant, staff will apply the off-street parking requirements. If there is insufficient parking for a proposed use, the use will be denied.

Exterior Lighting: Lighting is required to have cut-off shields and be focused downward to avoid light pollution. The applicant has submitted a photometric plan showing how the proposed lighting will be contained on site.

Noise Impacts: Uses must comply with the City's disturbing the peace ordinance and not include unreasonable noises between the hours of 10 p.m. and 7:00 a.m. nightly. Staff have added a special condition that trash pick up cannot take place between these hours.

RECOMMENDATION

Approve the Preliminary Plat and Project Plan with the following conditions:

- 1) Any outstanding DRC comments shall be addressed prior to plat recording.
- 2) The six-foot vinyl fence shall be extended to the southeast corner of the project.
- 3) Prior to operation, a business license application must be submitted. Required parking for the proposed use will be evaluated at that time.

- 4) The uses shall comply with the City's Disturbing the Peace Ordinance and garbage collection may not take place between the hours of 10 p.m. and 7 a.m.

Attachment "1"
Application Information



Project Site looking
east from Slant Rd

Harvest Park
Development to the
south



Subject Property

27-007-0192



Existing Zoning

GC-1

RA-1

R-2-B
TDR-R

ALVEY

I&M-1

I&M-1

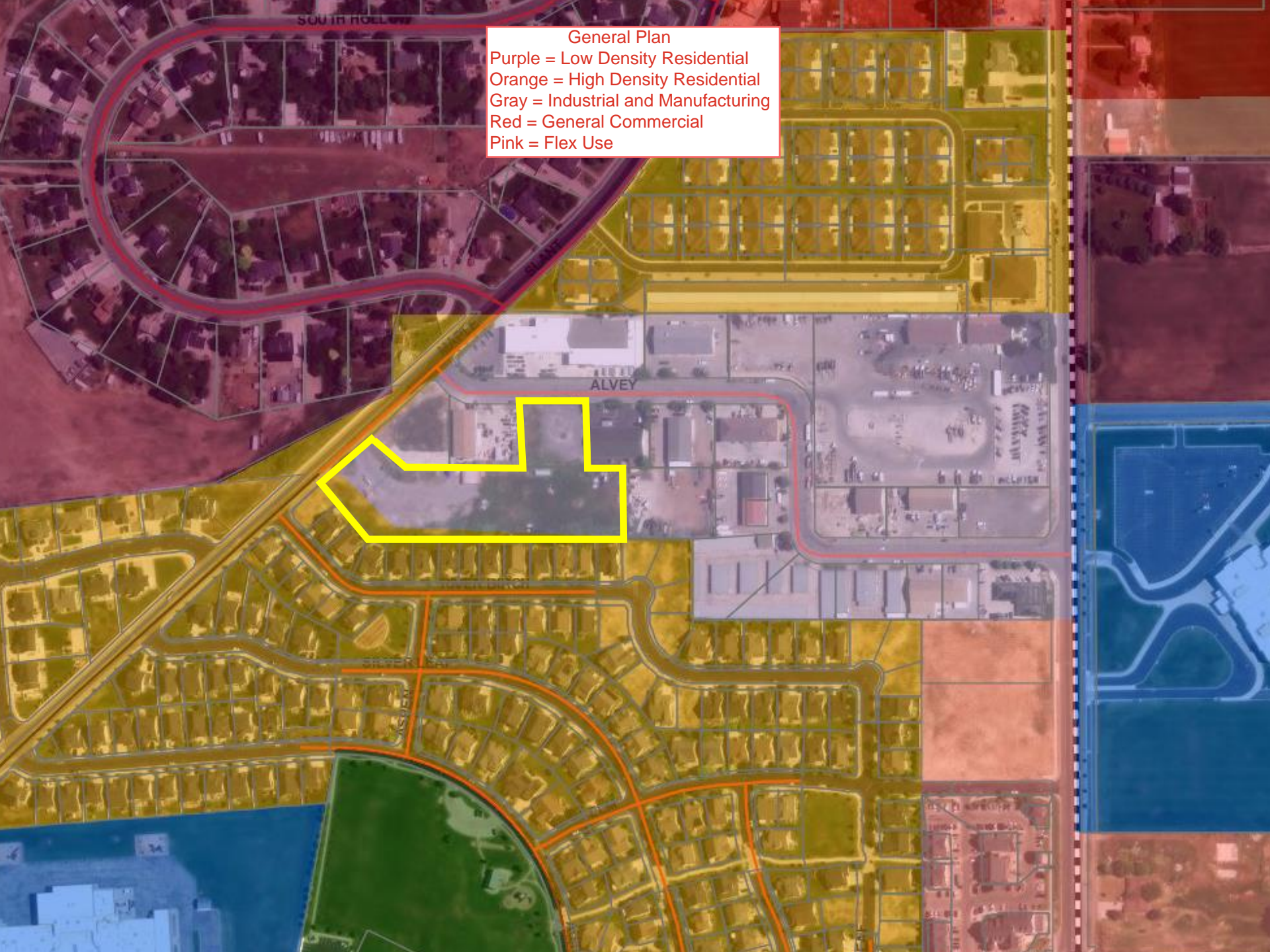
RIVER BIRCH

RA-2

SDP-1
TDR-R

WINDY HILLS
WINDY HILLS
WINDY HILLS

General Plan
Purple = Low Density Residential
Orange = High Density Residential
Gray = Industrial and Manufacturing
Red = General Commercial
Pink = Flex Use



ROCKY MOUNTAIN POWER

- 1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location.
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law.

Approved this ___ day of _____, 20__.

ROCKY MOUNTAIN POWER

ENBRIDGE GAS UTAH

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law, (b) constitute acceptance of any terms contained in any portion of the plat, and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH

Approved this ___ day of _____, 20__.

By: _____

Title: _____

Legend of Symbols & Abbreviations

- Boundary Line
Section Line
Tie Line
Road Center Line
Adjacent Parcel
Easement Line
Right-of-Way Line
Lot Line
Shared Access Easement
Set yellow rebar/cap stamped "CIR"
Found rebar and yellow cap stamped "DALEY" (Held)
Found rebar and red cap stamped "Layton Surveys" (Held)
Found Rivet (Held)
Found Rebar (Held)
PUE Public Utility Easement

NOTARY ACKNOWLEDGMENT

_____)
-ss
_____)

On this ___ day of _____, in the year 20___, before me, _____ a Notary Public, in and for the State and County, the signer of the above Owners Dedication and Consent regarding the MAPLETON ALVEY SLANT SUBDIVISION, who acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned/

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

NOTARY ACKNOWLEDGMENT

_____)
-ss
_____)

On this ___ day of _____, in the year 20___, before me, _____ a Notary Public, in and for the State and County, the signer of the above Owners Dedication and Consent regarding the MAPLETON ALVEY SLANT SUBDIVISION, who acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned/

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

NOTARY ACKNOWLEDGMENT

_____)
-ss
_____)

On this ___ day of _____, in the year 20___, before me, _____ a Notary Public, personally appeared _____ of TAIL WIND HOLDINGS, LLC, a Utah limited liability company proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the MAPLETON ALVEY SLANT SUBDIVISION and was signed by him/her on behalf of said TAIL WIND HOLDINGS, LLC, a Utah limited liability company and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____

A Notary Public Commissioned in Utah

Prepared By:

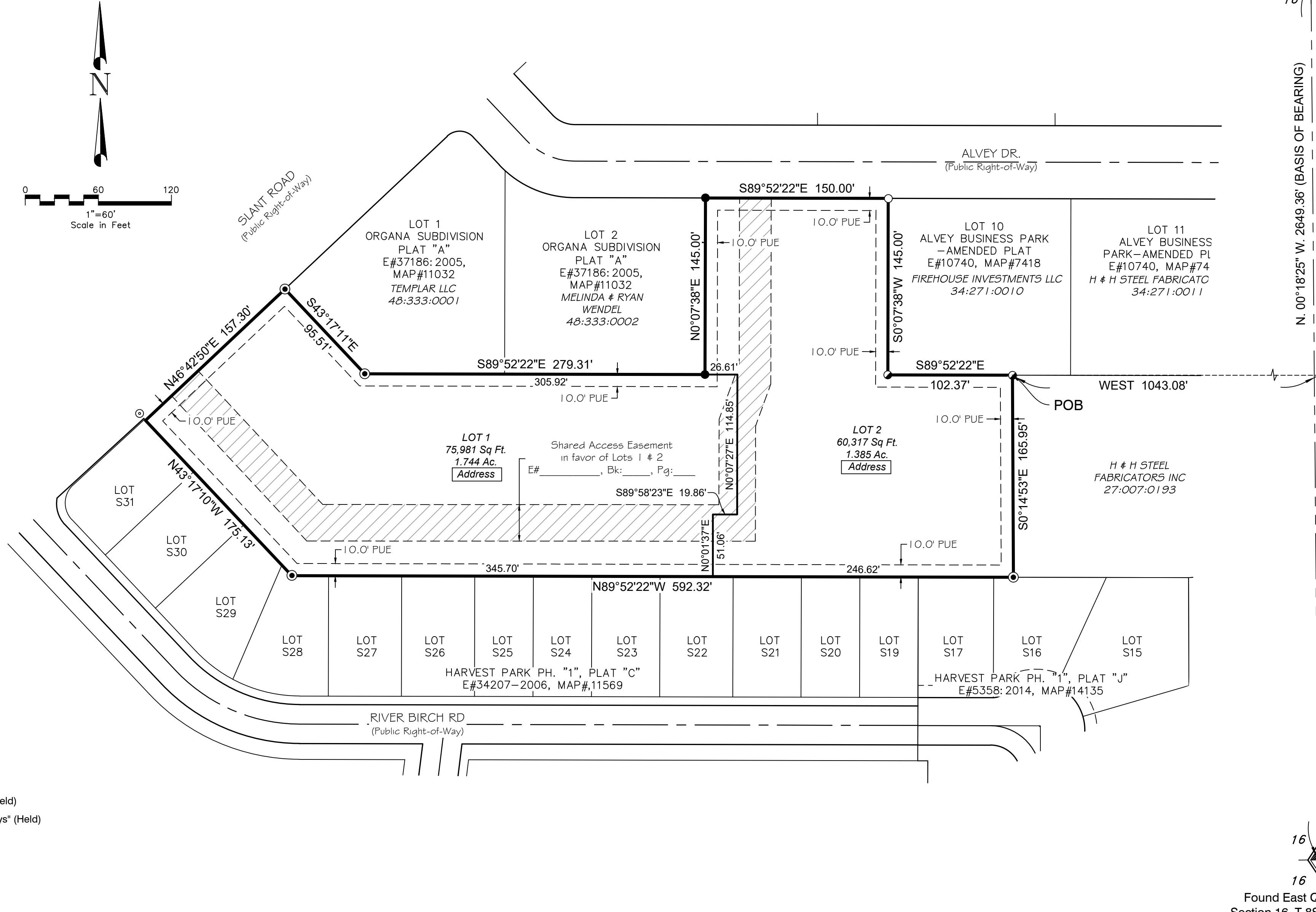


10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

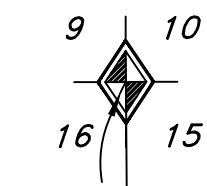
PLAT NOTES

- 1. Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
2. Shared Access Easement in Favor of Lots 1 & 2.
3. 8" Fire Hydrant maintenance will be the responsibility of the Property Owner.
4. Stormwater Retention System maintenance will be the responsibility of the Property Owner.

MAPLETON ALVEY SLANT SUBDIVISION
AMENDING LOT 9, ALVEY BUSINESS PARK SUBDIVISION AMENDED
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
MAPLETON CITY, UTAH COUNTY, UTAH

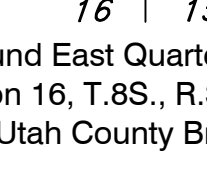


Found North Corner
Section 16, T.8S., R.3E., SLB&M
3" Utah County Brass Cap

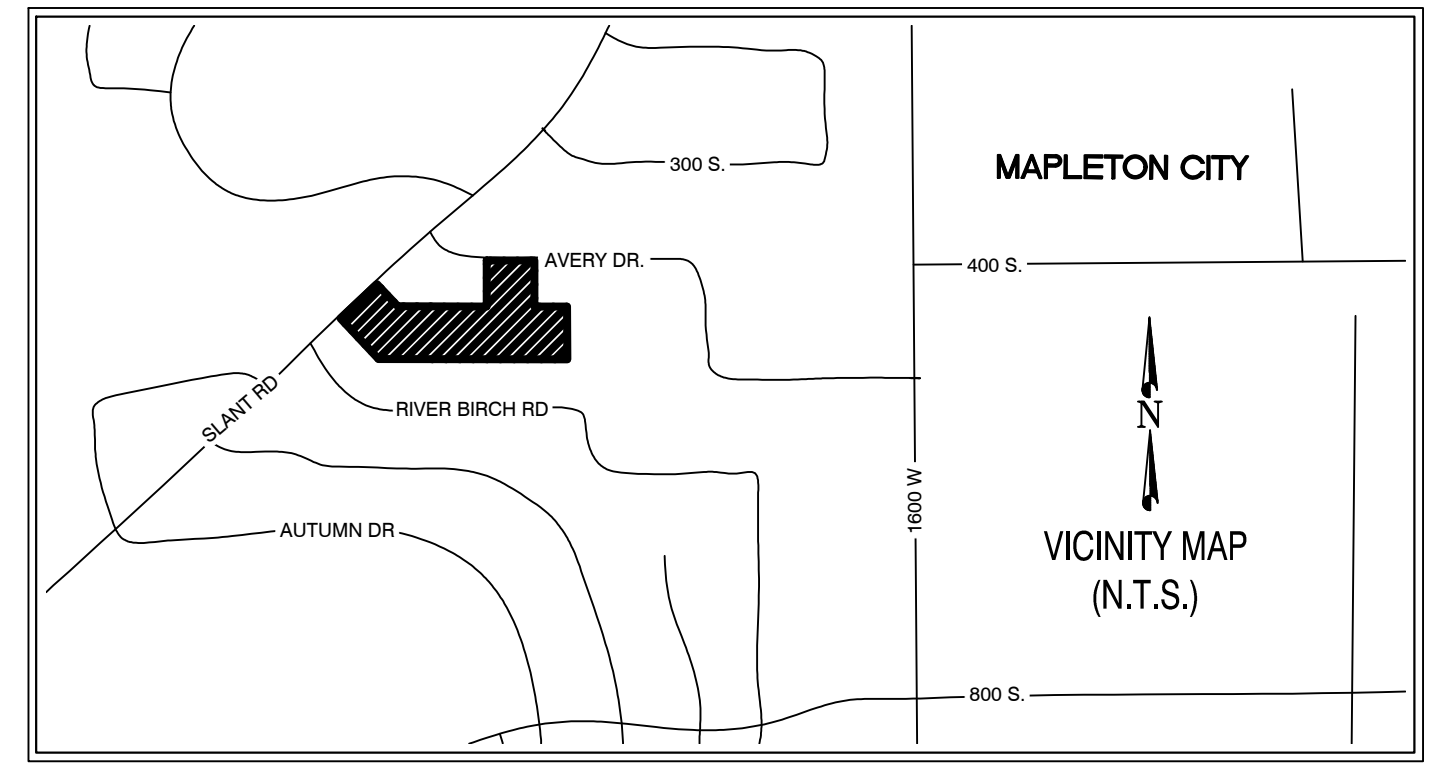


N. 00°18'25" W. 2649.36' (BASIS OF BEARING)

NORTH 1173.60'



Found East Quarter Corner
Section 16, T.8S., R.3E., SLB&M
3" Utah County Brass Cap



SURVEYOR'S CERTIFICATE

I, BRIAN FAY MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of said tract of land described on this plat in accordance with Utah Code Section 17-73-504, have verified all measurements, and have placed monuments as represented on the plat. I also certify that I have filed, or will file within 90 days of the recording of this plat, a map of the survey I have completed with the Utah County Surveyor.

Signed this ___ day of _____, 2026

BOUNDARY DESCRIPTION

A parcel of land being all of Lot 9, Alvey Business Park - Amended Plat recorded February 4, 1998 as Entry No. 10740, having Map No. 7418 and all of an entire tract described in that Warranty Deed recorded April 23, 2025 as Entry No. 29379:2025 in the Office of the Utah County Recorder. Said parcel is located in the Northeast Quarter of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian and is described as follows:

Beginning at the northeasterly corner of said entire tract and southerly line of Lot 10, Alvey Business Park - Amended Plat, which is 1173.60 feet North and 1043.08 feet West from the East Quarter Corner of said Section 16; thence S. 00°14'53" E. 165.95 feet to the northerly line of Harvest Park Phase 1, Plat "J" recorded January 24, 2014 as Entry No. 5358:2014, having Map No. 14135 in the Office of said Recorder; thence along said northerly line of Harvest Park Phase 1, Plat "J" and Harvest Park Phase "1", Plat "C" recorded March 23, 2006 as Entry No. 34207:2006, having Map No. 11569 in the Office of said Recorder the following two (2) courses: 1) N. 89°52'22" W. 592.32 feet; 2) N. 43°17'10" W. 175.13 feet to a southeasterly right-of-way line of Slant Road; thence N. 46°42'50" E. 157.30 feet along said southeasterly right-of-way to a westerly corner of Lot 1, Organa Subdivision Plat "A" recorded April 8, 2005 as Entry No. 37186:2005, having Map No. 11032 in the Office of said Recorder; thence along said Organa Subdivision Plat "A" the following two (2) courses: S. 43°17'11" E. 95.51 feet; 2) S. 89°52'22" E. 279.31 feet to a southwesterly corner of said Lot 9, Alvey Business Park - Amended Plat; thence along said Lot 9, Alvey Business Park - Amended Plat the following four (4) courses: 1) N. 00°07'38" E. 145.00 feet; 2) S. 89°52'22" E. 150.00 feet; 3) S. 00°07'38" W. 145.00 feet; 4) S. 89°52'22" E. 102.37 feet to the Point of Beginning.

The above-described parcel of land contains 136,297 sq. ft. or 3.128 ac more or less. 2 Lots

OWNER'S DEDICATION

Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into a street to be hereafter known as:

MAPLETON ALVEY SLANT SUBDIVISION

and does hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use, the undersigned owners also hereby conveys to Mapleton and to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, I have hereunto set my hand this ___ day of _____, 2026.

Justin Alvey and Savannah Alvey,
Husband and Wife as Joint Tenants

TAIL WIND HOLDINGS, LLC,
a Utah limited liability company

Signature: _____

Signature: _____

Print Name: Justin Alvey

Print Name: _____

Title: _____

Title: _____

Signature: _____

Print Name: Savannah Alvey

Title: _____

SHEET
1
1

ACCEPTANCE BY LEGISLATIVE BODY

The city council of the Eagle Mountain, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This ___ day of _____ A.D. 20__

City Manager City Recorder (See Seal Above)

PLANNING COMMISSION

Approved this ___ day of _____ A.D. 20__ by the Mapleton City Planning Commission.

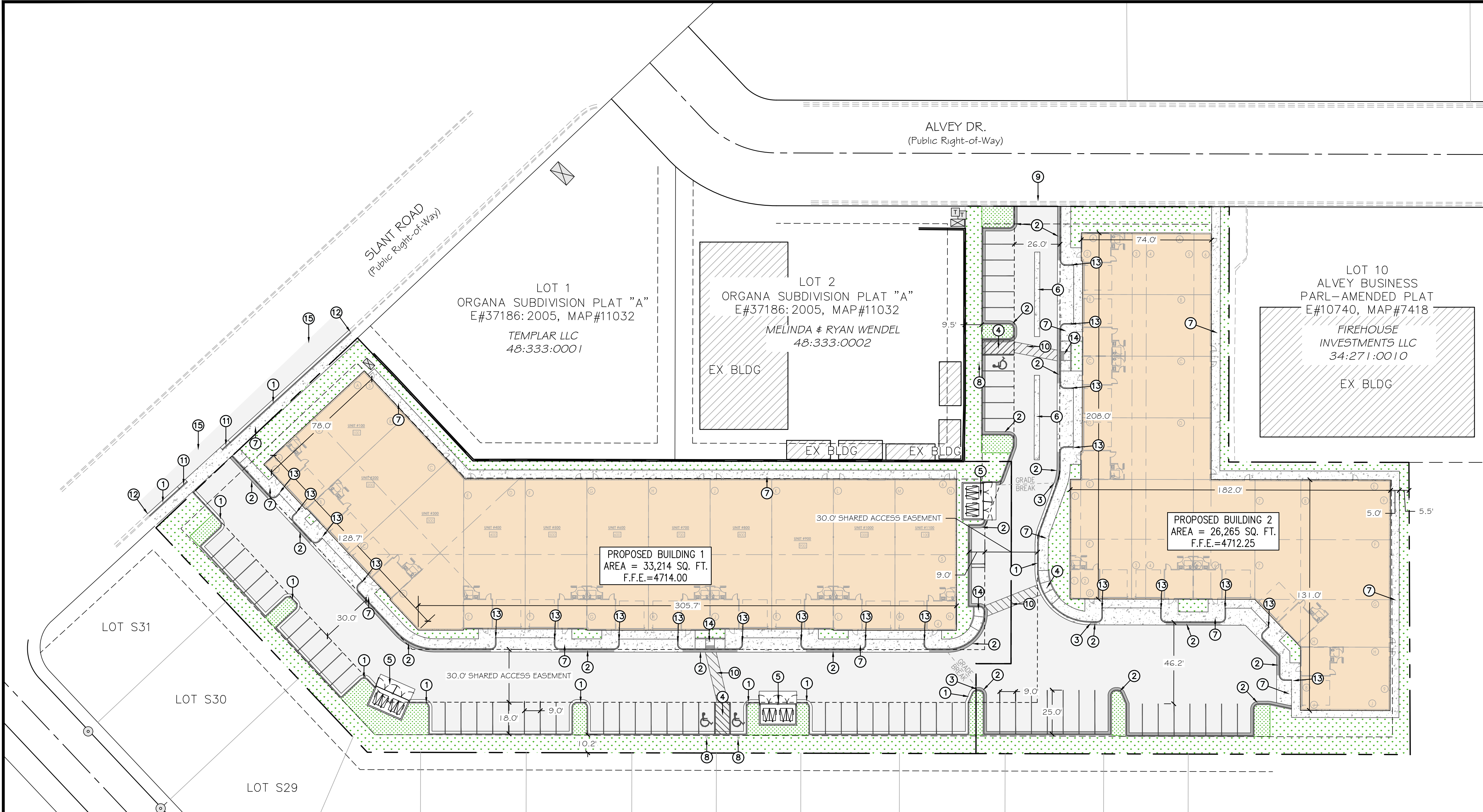
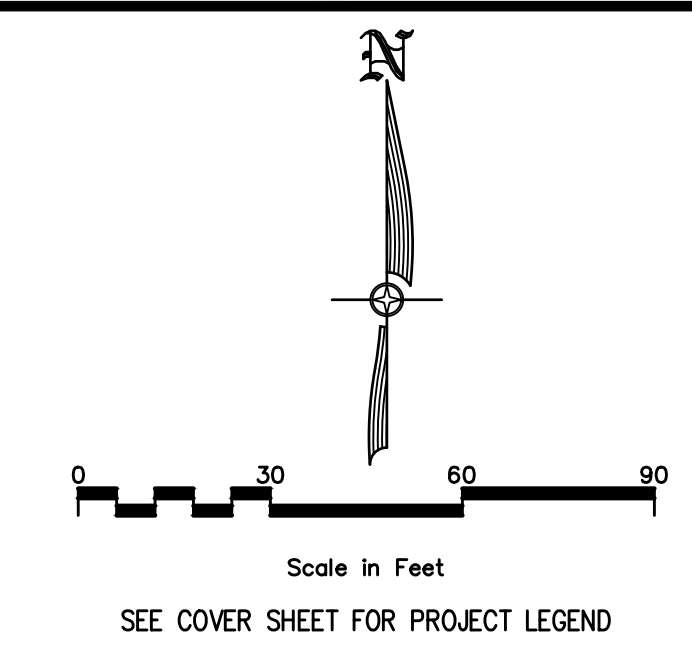
Director Chairman, Planning Commission

MAPLETON ALVEY SLANT SUBDIVISION
AMENDING LOT 9, ALVEY BUSINESS PARK SUBDIVISION AMENDED
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M
MAPLETON CITY, UTAH COUNTY, UTAH



CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL



SITE PLAN NOTES:

- ① PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- ② PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 2/C4.0.
- ③ PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- ④ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
- ⑤ PROPOSED TRASH DUMPSTER. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- ⑥ PROPOSED 3' CONCRETE WATERWAY. SEE DETAIL 3/C4.0.
- ⑦ PROPOSED 6' SIDEWALK.
- ⑧ PROPOSED ADA SIGN. SEE DETAIL 8/C4.0.
- ⑨ MATCH PROPOSED ASPHALT TO EXISTING GUTTER.
- ⑩ PROPOSED STRIPED CROSSWALK.
- ⑪ PROPOSED CURB CUT.
- ⑫ MATCH PROPOSED CURB AND GUTTER TO EXISTING.
- ⑬ TAPER CURB TO CONCRETE. SEE GRADING PLAN FOR ELEVATIONS.
- ⑭ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
- ⑮ SAWCUT EXISTING ASPHALT IN ORDER TO PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT.

LOT 1 AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	33,295	0.764
ASPHALT	21,026	0.483
TOTAL LANDSCAPING	12,096	0.278
PARKING LANDSCAPING	1,607	0.037
REMAINING LANDSCAPING	10,489	0.241
CONCRETE	9,564	0.220

NOTE:

- 1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 1 LANDSCAPING AREAS:

		CITY REQ'T
PARKING STALLS PROVIDED	42	4.0 SQ. FT. PER STALL
PARKING AREA LANDSCAPING	1,607	168 SQ. FT. REQ'D
TOTAL LANDSCAPING PROVIDED	12,096	15.92 % PROVIDED

NOTES:

- 2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
- 3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 1 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
WAREHOUSE	30,295	1 PER 2 EMPLOYEES DURING HIGHEST SHIFT + 1 PER VEHICLE IN CONNECTION TO USE
OFFICE	3,000	1 PER 300 SQ. FT.
TOTAL REQUIRED	42	
TOTAL PROVIDED	42	
ACCESSIBLE SPACES	2	(2 REQ'D 26 TO 50)

NOTE:

LOT 2 AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	26,221	0.602
ASPHALT	21,026	0.483
TOTAL LANDSCAPING	10,285	0.236
PARKING LANDSCAPING	982	0.023
REMAINING LANDSCAPING	9,304	0.214
CONCRETE	2,784	0.064

NOTE:

- 1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 LANDSCAPING AREAS:

		CITY REQ'T
PARKING STALLS PROVIDED	28	4.0 SQ. FT. PER STALL
PARKING AREA LANDSCAPING	982 SQ. FT.	112 SQ. FT. REQ'D
TOTAL LANDSCAPING PROVIDED	10,285 SQ. FT.	17.05 % PROVIDED

NOTES:

- 2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
- 3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
WAREHOUSE	23,221	1 PER 2 EMPLOYEES DURING HIGHEST SHIFT + 1 PER VEHICLE IN CONNECTION TO USE
OFFICE	3,000	1 PER 300 SQ. FT.
TOTAL REQUIRED	28	
TOTAL PROVIDED	28	
ACCESSIBLE SPACES	1	(1 REQ'D 1 TO 25)

NOTE:

NO	REVISIONS	BY	DATE
1	CITY COMMENTS		03/16/26
2	CITY COMMENTS		04/07/26

CIVIL ENGINEERING + SURVEYING
CIR
 10718 S BECKSTEAD LANE, SUITE 102
 South Jordan, Utah - 801-594-6296

ALVEY BUSINESS PARK
 419 SOUTH SLANT ROAD MAPLETON, UTAH 84664
SITE PLAN

SHEET NO.	C1.0
PROJECT ID	E26-007
DATE	04/07/26
FILE NAME	PRJ-MSR
SCALE	1"=30'





SIGNAGE

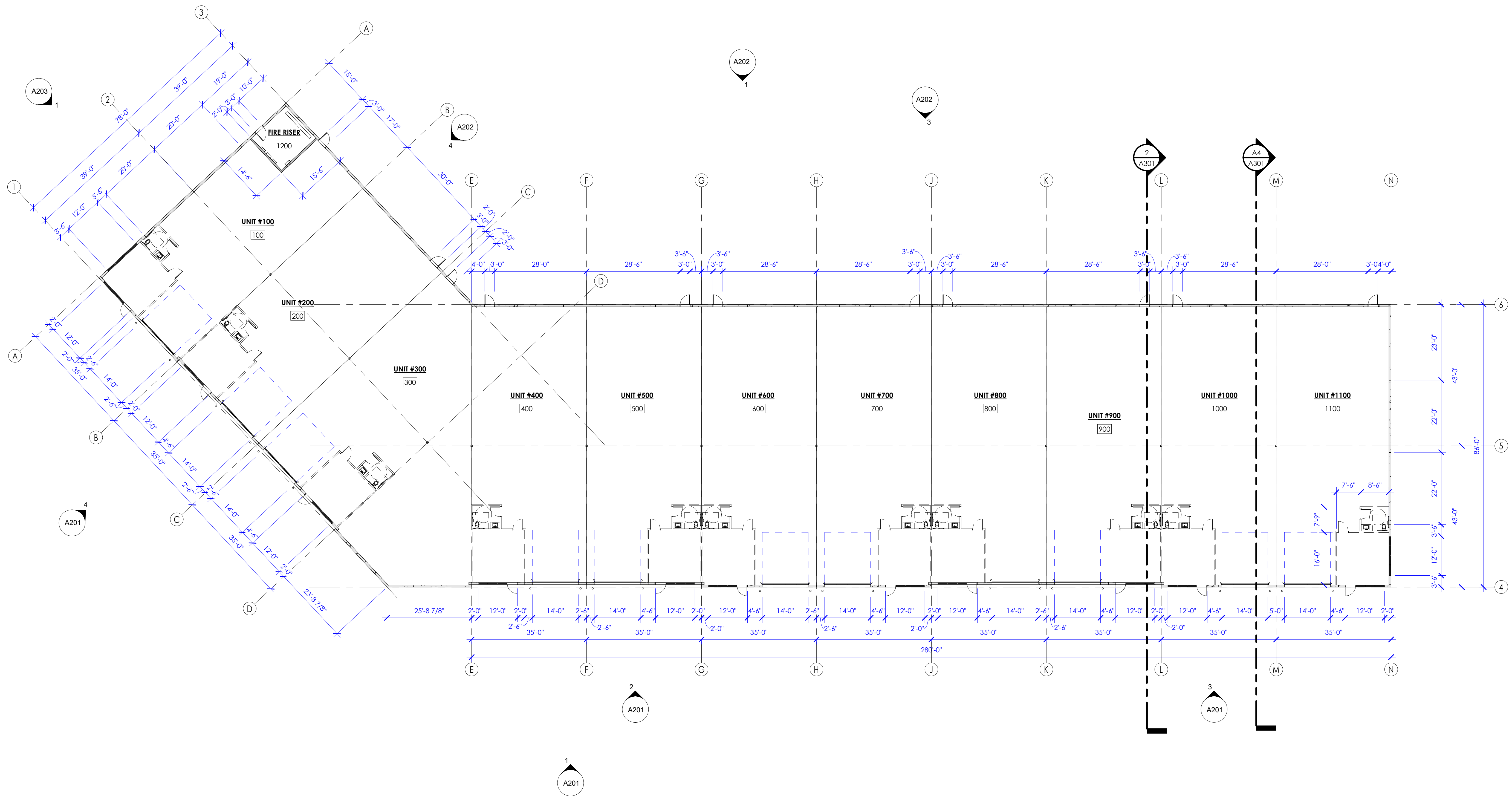
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2/12/2026 11:16:20 AM



- ### GENERAL FLOOR PLAN NOTES
1. ALL DIMENSIONS ARE TO FACE-OF-STUD UNLESS NOTED OTHERWISE. ALL EXTERIOR COLUMNS ARE DIMENSIONED TO OUTSIDE FACE OF WALL. REFER TO DETAILS FOR CLARIFICATION. SEE SHEET G002 FOR PROJECT GENERAL NOTES REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
 3. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
 4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
 5. COORDINATE WITH STRUCTURAL FRAMING PLANS FOR LOCATIONS OF COLUMNS, BEAMS, ETC.
 6. COORDINATE ALL WINDOWS HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
 7. COORDINATE WITH ELECTRICAL FOR ALL LIGHTING, POWER, & DATA REQUIREMENTS.
 8. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CALK ALL PENETRATIONS.
 9. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICES LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
 10. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
 11. DOORS SHALL BE LOCATED 6" OFF ADJACENT WALL UNLESS NOTED OTHERWISE.
 12. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT PRIOR TO ORDERING ANY EXTERIOR FINISHES. THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
 13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS SEE G004 - G007. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY THE ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
 14. ALL WALLS SHALL EXTEND TO THE UNDERSIDE OF DECK U.N.O.
 15. SEE INTERIOR DRAWINGS FOR ALL FLOOR FINISHES.
 16. PROVIDE MARKINGS & IDENTIFICATION ABOVE CEILING ON ALL RATED PARTITIONS ACCORDING TO 2021, IBC 703.5.
 17. REFER TO REFLECTED CEILING PLANS FOR BULKHEAD DIMENSIONS AND WALL TYPES.
 18. REFER TO OPENING TYPE SHEETS FOR FRAME ELEVATIONS REFERENCED IN THIS & OTHER VIEWS.
 19. APPLY THE DOOR FRAME PAINT ONLY TO THE DOOR FRAM COVERING BOTH SIDES.
 20. WHERE FLOOR MATERIAL CHANGES OCCURS BETWEEN TWO ROOMS, TRANSITION AT CENTER OF DOOR SO MATERIAL CHANGE IS NOT VISIBLE WHEN DOOR IS IN THE CLOSED POSITION.
 21. PROVIDE SOLID BLOCKING IN WALLS TO SUPPORT SHELVES, CABINETS, TV'S, OWNERS EQUIPMENT, ETC. CONTRACTOR TO COORDINATE WITH OWNER FOR ANY OWNER SUPPLIED ITEMS THAT REQUIRES BLOCKING IN THE WALLS OR CEILINGS, OR ANY OTHER SPECIAL REQUIREMENTS.
 22. DO NOT SCALE THE DRAWINGS.
 23. CEILING HEIGHT MEASURED FROM CONCRETE-SEE SECTIONS.
 24. COORDINATE WITH OWNER ON ALL OWNER PROVIDED ITEMS.
 25. COORDINATE WITH MECHANICAL DRAWINGS FOR ALL PLUMBING FIXTURES.

KEYNOTE LEGEND

MARK	DESCRIPTION	Revision Date



2/12/2026 11:16:20 AM

ALVEY BUSINESS PARK - BUILDING #1
FORGE CONTRACTORS
419 SOUTH SLANT ROAD
MAPLETON, UT 84664

MARK	DESCRIPTION	Revision Date

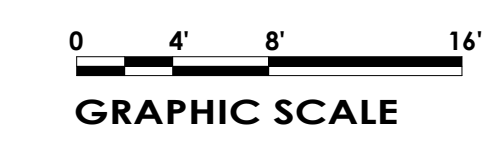
AE2024.312
MAIN LEVEL FLOOR PLAN

DATE: PROJECT ISSUE DATE
SHEET #:

A101

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A5
A101
MAIN LEVEL FLOOR PLAN
1/16" = 1'-0"



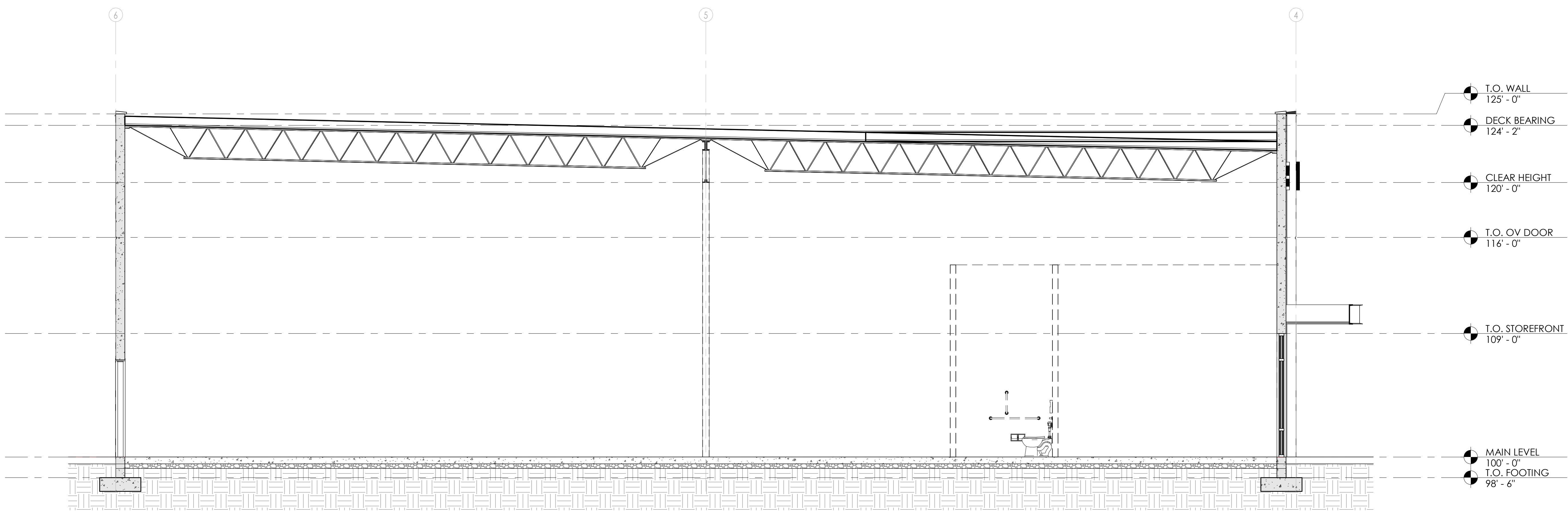
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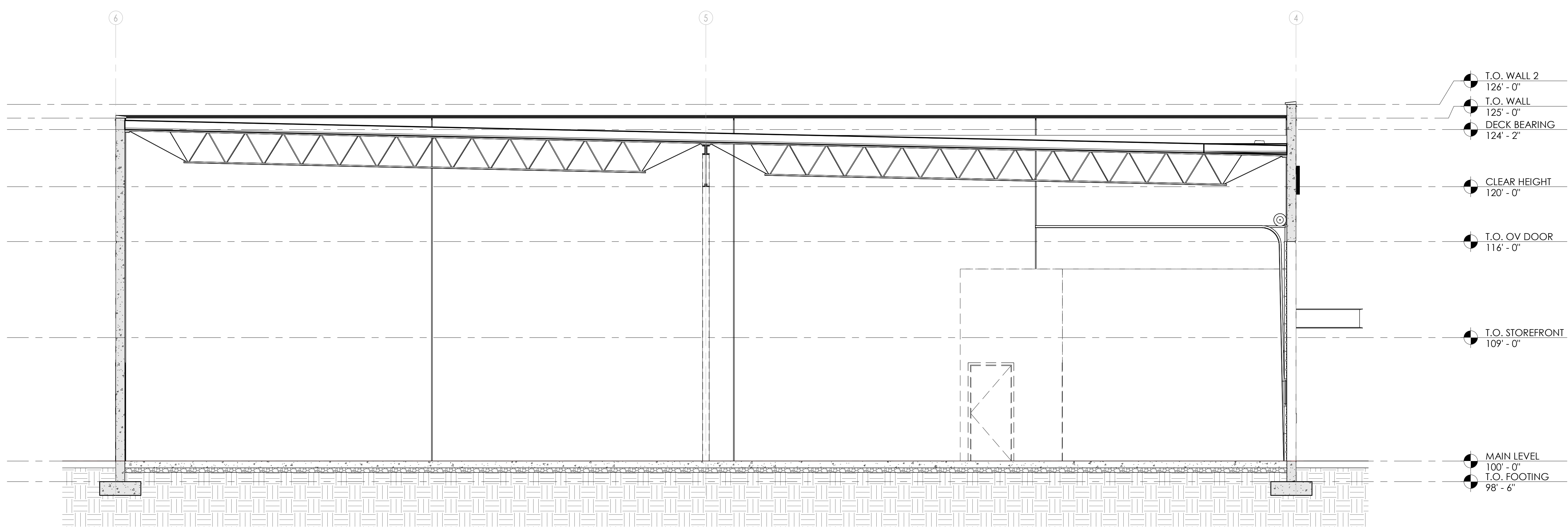
KEYNOTE LEGEND	

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ARCHITECTS & ENGINEERS
909 W SOUTH JORDAN PKWY SOUTH JORDAN UT 84095
801.746.0450
www.aeurbia.com

2/12/2026 11:06:45 AM



2 BUILDING SECTION #2
A301 1/4" = 1'-0"



A4 BUILDING SECTION #1
A301 1/4" = 1'-0"

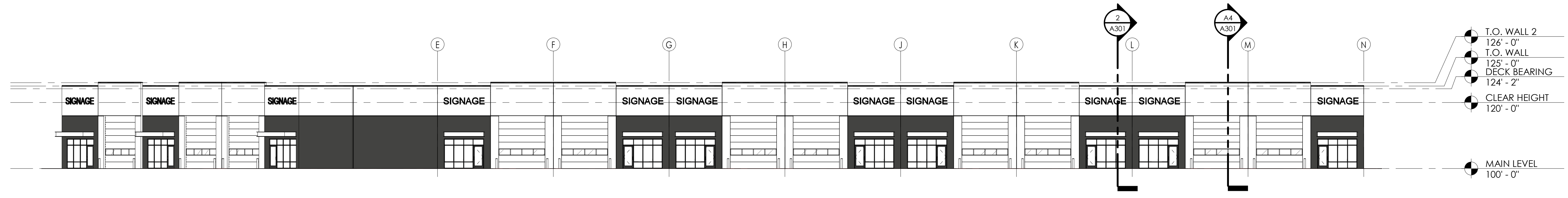
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FORGE CONTRACTORS
419 SOUTH SLANT ROAD
MAPLETON, UT 84664

MARK	REVISION	SCHEDULE	DATE

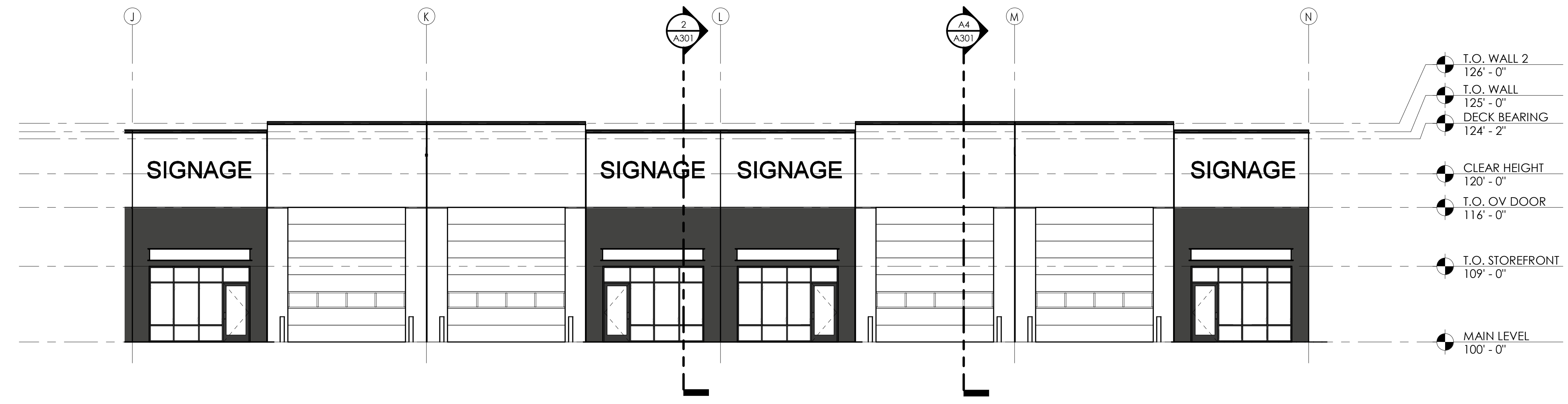
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SHEET #:
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PROJECT STATUS

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 2/12/2026 11:06:48 AM



1 SOUTH ELEVATION
1/8" = 1'-0"



2 ENLARGED SOUTH ELEVATION - RIGHT SIDE
1/8" = 1'-0"



3 ENLARGED SOUTH ELEVATION - MIDDLE SIDE
1/8" = 1'-0"



4 ENLARGED SOUTH ELEVATION - LEFT SIDE
1/8" = 1'-0"

KEYNOTE LEGEND

- GENERAL EXTERIOR FINISH NOTES:**
- ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
 - CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
 - SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.
- EXTERIOR ELEVATION COLOR:**
- [Pattern] = CMU SPLIT FACE
 - [Pattern] = CMU SMOOTH FACE ACCENT PATTERN, 'FEWTER' COLOR (TYP.)
 - [Pattern] = CMU SPLIT FACE, 'BROWN' COLOR

2/12/2026 11:06:48 AM

ALVEY BUSINESS PARK - BUILDING #1
 FORGE CONTRACTORS
 419 SOUTH SLANT ROAD
 MAPLETON, UT 84664

MARK	REVISION	SCHEDULE	DATE

AE2024.312
BUILDING ELEVATION

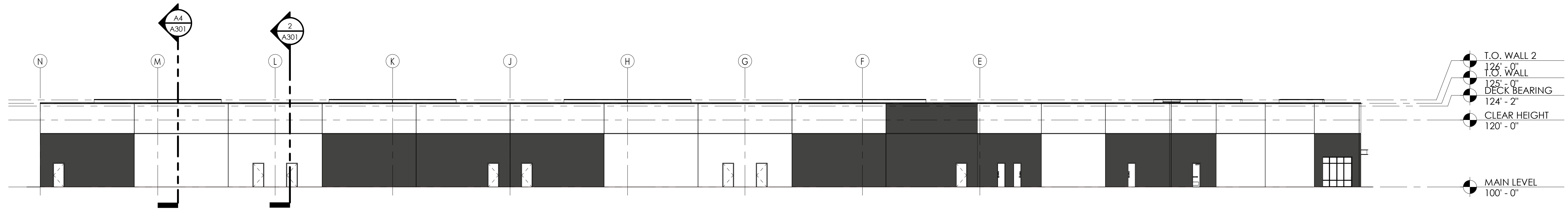
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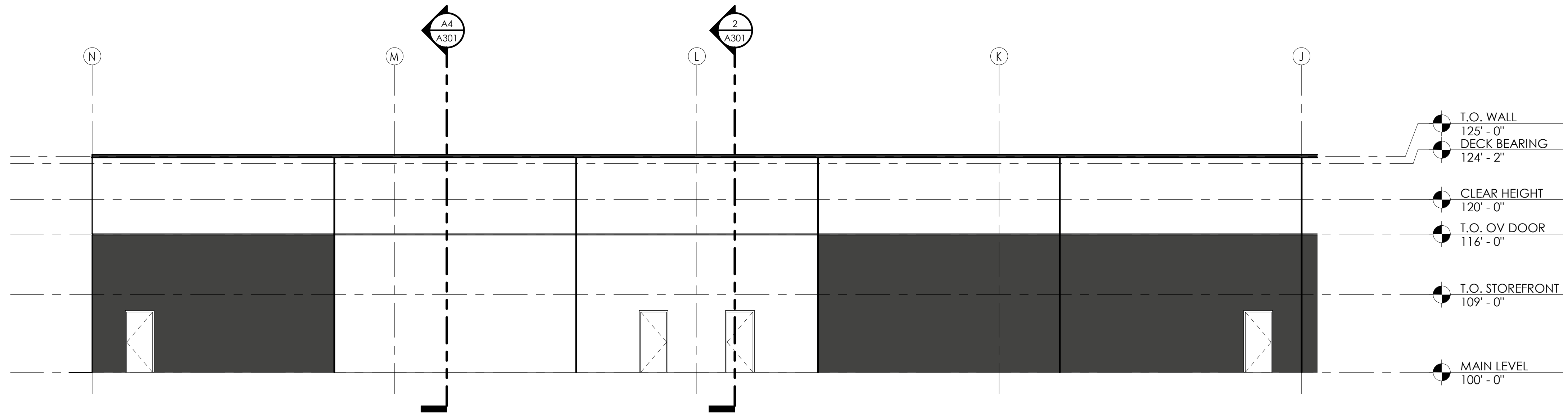
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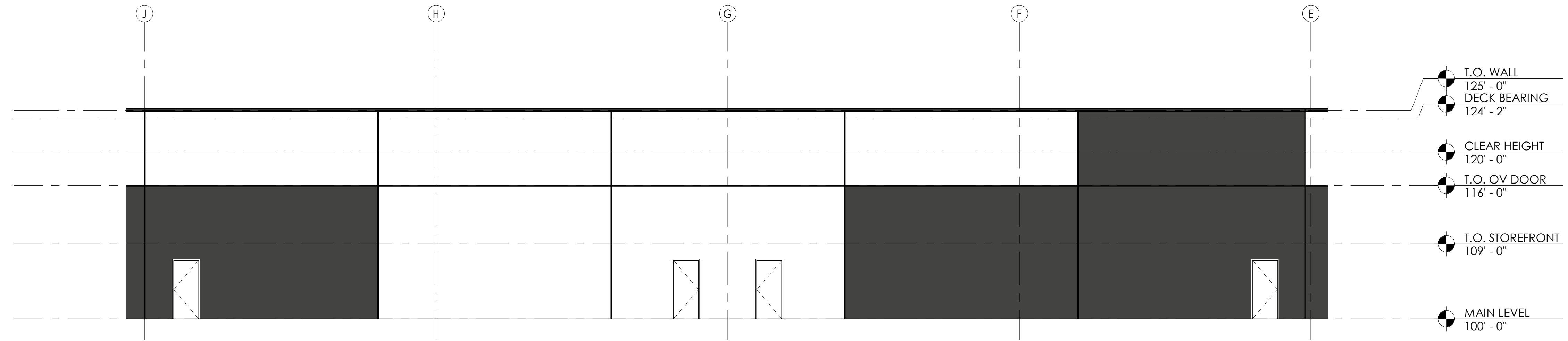
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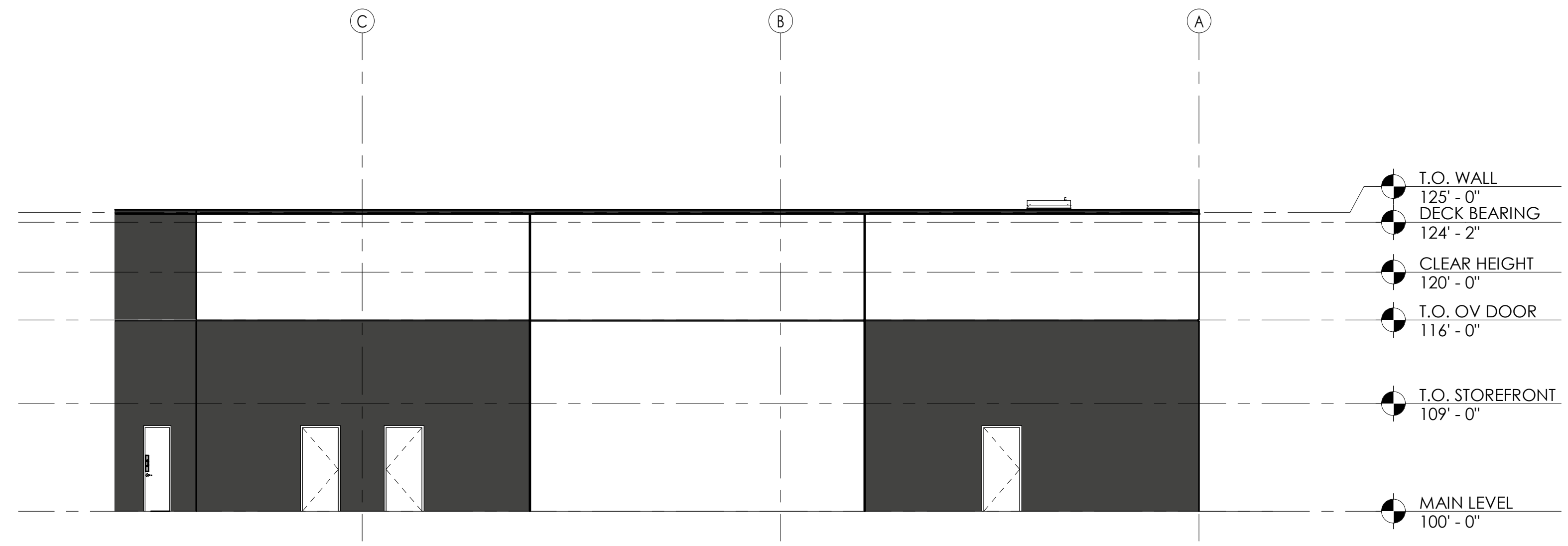
1 NORTH ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION - LEFT SIDE
1/8" = 1'-0"



3 NORTH ELEVATION - RIGHT SIDE Copy 1
1/8" = 1'-0"



4 Elevation 2 - a
1/8" = 1'-0"

KEYNOTE LEGEND

aeurbia
ARCHITECTS & ENGINEERS
909 W SOUTH JORDAN PKWY SOUTH JORDAN UT 84095
801.746.0450
www.aeurbia.com

GENERAL EXTERIOR FINISH NOTES:

- ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
- REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
- CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
- REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
- SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

EXTERIOR ELEVATION COLOR:

- [Pattern] = CMU SPLIT FACE
- [Pattern] = CMU SMOOTH FACE ACCENT PATTERN, 'FEWTER' COLOR (TYP.)
- [Pattern] = CMU SPLIT FACE, 'BROWN' COLOR

2/12/2024 11:06:49 AM

ALVEY BUSINESS PARK - BUILDING #1
FORGE CONTRACTORS
419 SOUTH SLANT ROAD
MAPLETON, UT 84664

MARK	REVISION	SCHEDULE	DATE

AE2024.312
BUILDING ELEVATION

DATE: PROJECT ISSUE DATE

SHEET #:
A202

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2
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KEYNOTE LEGEND

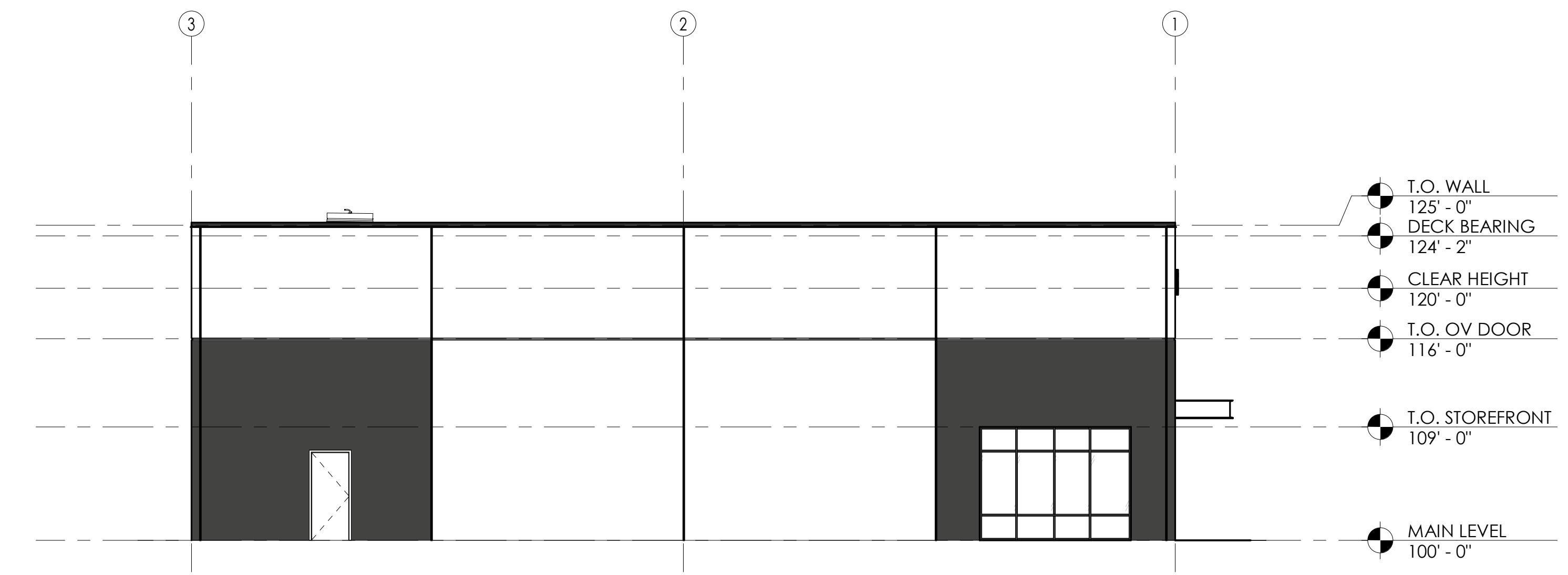


909 W SOUTH JORDAN PKWY SOUTH JORDAN, UT 84095
801.760.0450
www.aeurbia.com

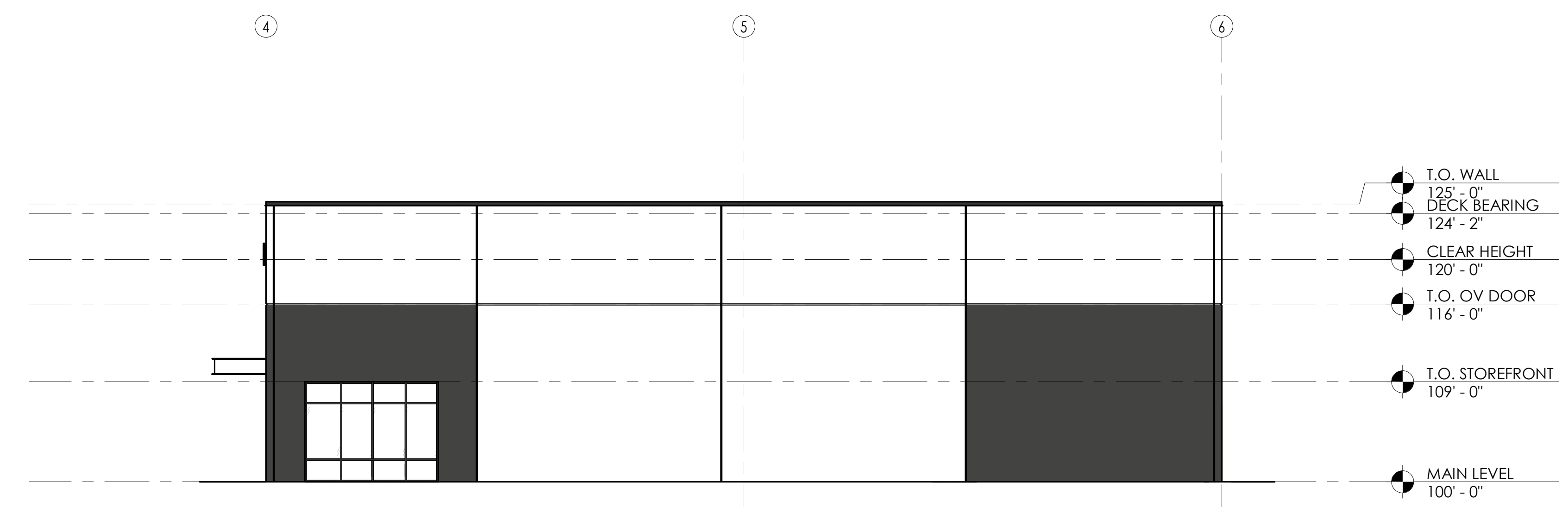
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1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
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 3. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
 4. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
 5. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.
- 2/12/2026 11:06:49 AM

- EXTERIOR ELEVATION COLOR:**
- CMU SPLIT FACE
 - CMU SMOOTH FACE ACCENT PATTERN, 'PEWTER' COLOR (TYP.)
 - CMU SPLIT FACE, 'BROWN' COLOR

ALVEY BUSINESS PARK - BUILDING #1
FORGE CONTRACTORS
419 SOUTH SLANT ROAD
MAPLETON, UT 84664



1 ENLARGED WEST ELEVATION
A203 1/8" = 1'-0"



2 ENLARGED EAST ELEVATION
A203 1/8" = 1'-0"

MARK	DESCRIPTION	Revision Date

AE2024.312

BUILDING ELEVATION

DATE: PROJECT ISSUE DATE

SHEET #:

A203

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PROJECT STATUS

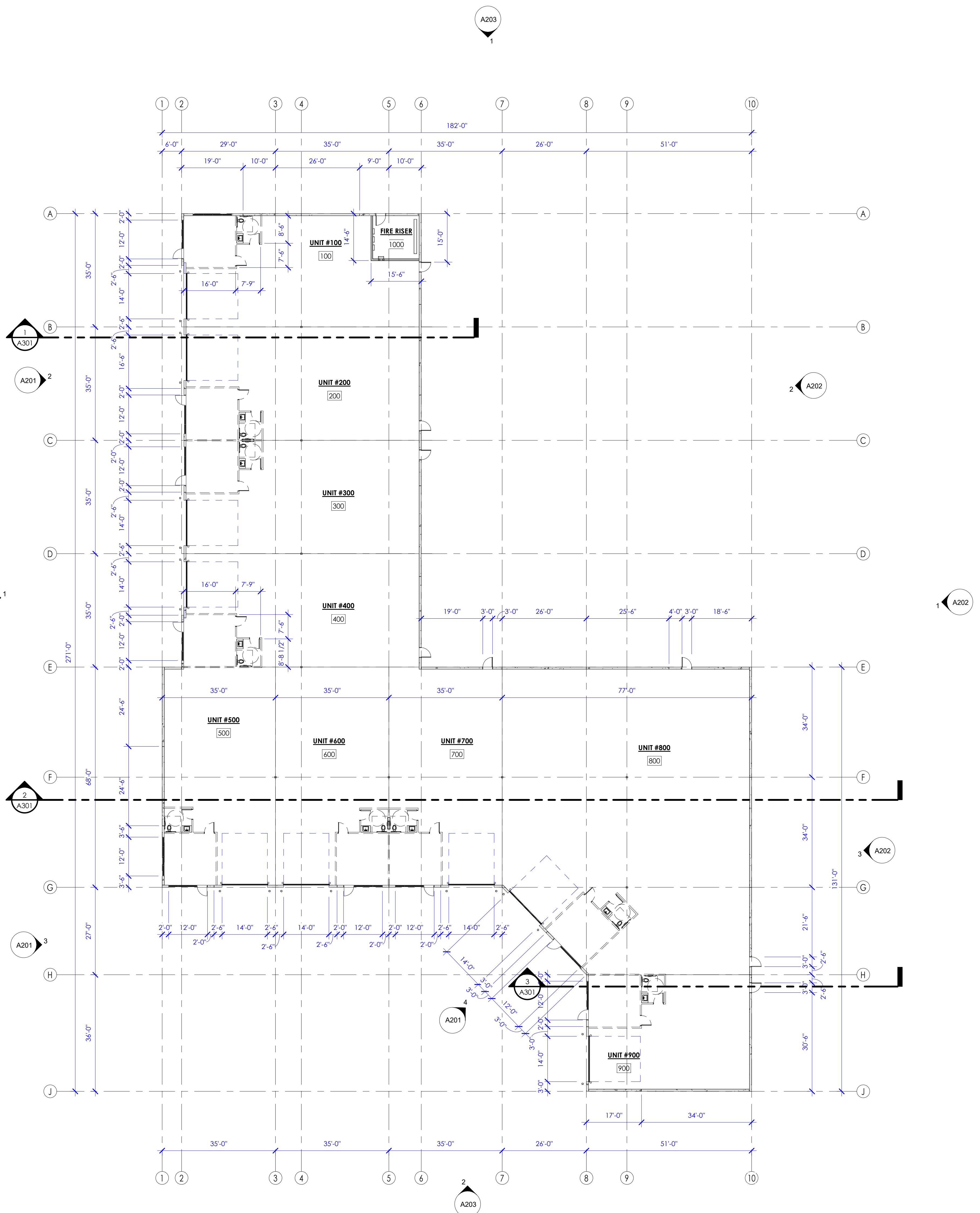


SIGNAGE

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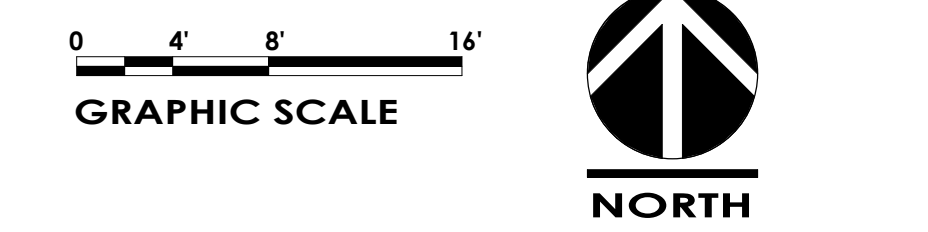
2/12/2026 11:26:02 AM
D
C
B
A



A5
A101 MAIN LEVEL FLOOR PLAN
1/16" = 1'-0"

- GENERAL FLOOR PLAN NOTES**
1. ALL DIMENSIONS ARE TO FACE-OF-STUD UNLESS NOTED OTHERWISE. ALL EXTERIOR COLUMNS ARE DIMENSIONED TO OUTSIDE FACE OF WALL. REFER TO DETAILS FOR CLARIFICATION. SEE SHEET G202 FOR PROJECT GENERAL NOTES REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
 3. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
 4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
 5. COORDINATE WITH STRUCTURAL FRAMING PLANS FOR LOCATIONS OF COLUMNS, BEAMS, ETC.
 6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
 7. COORDINATE WITH ELECTRICAL FOR ALL LIGHTING, POWER, & DATA REQUIREMENTS.
 8. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CALK ALL PENETRATIONS. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICES LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
 9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
 10. DOORS SHALL BE LOCATED 6" OFF ADJACENT WALL UNLESS NOTED OTHERWISE.
 11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT PRIOR TO ORDERING ANY EXTERIOR FINISHES. THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
 12. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS SEE G004 - G007. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY THE ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
 13. ALL WALLS SHALL EXTEND TO THE UNDERSIDE OF DECK U.N.O.
 14. SEE INTERIOR DRAWINGS FOR ALL FLOOR FINISHES.
 15. PROVIDE MARKINGS & IDENTIFICATION ABOVE CEILING ON ALL RATED PARTITIONS ACCORDING TO 2021, IBC 703.5.
 16. REFER TO REFLECTED CEILING PLANS FOR BULKHEAD DIMENSIONS AND WALL TYPES.
 17. REFER TO OPENING TYPE SHEETS FOR FRAME ELEVATIONS REFERENCED IN THIS & OTHER VIEWS.
 18. APPLY THE DOOR FRAME PAINT ONLY TO THE DOOR FRAM COVERING BOTH SIDES.
 19. WHERE FLOOR MATERIAL CHANGES OCCURS BETWEEN TWO ROOMS, TRANSITION AT CENTER OF DOOR SO MATERIAL CHANGE IS NOT VISIBLE WHEN DOOR IS IN THE CLOSED POSITION. PROVIDE SOLID BLOCKING IN WALLS TO SUPPORT SHELVES, CABINETS, TV'S, OWNERS EQUIPMENT, ETC. CONTRACTOR TO COORDINATE WITH OWNER FOR ANY OWNER SUPPLIED ITEMS THAT REQUIRES BLOCKING IN THE WALLS OR CEILINGS, OR ANY OTHER SPECIAL REQUIREMENTS.
 20. DO NOT SCALE THE DRAWINGS.
 21. CEILING HEIGHT MEASURED FROM CONCRETE-SEE SECTIONS.
 22. COORDINATE WITH OWNER ON ALL OWNER PROVIDED ITEMS.
 23. COORDINATE WITH MECHANICAL DRAWINGS FOR ALL PLUMBING FIXTURES.

KEYNOTE LEGEND



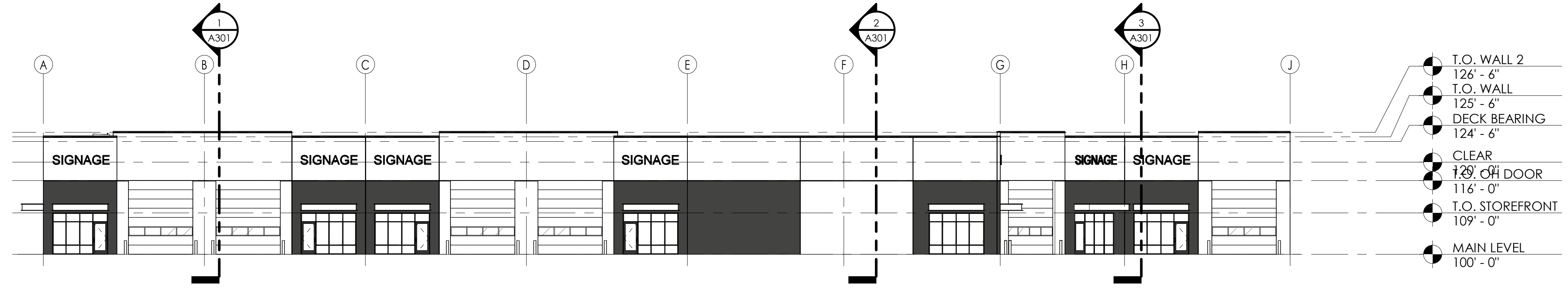
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ALVEY BUSINESS PARK - BUILDING #2
FORGE CONTRACTORS
1815 W. ASHCROFT BLVD. SALT LAKE CITY, UT 84119
419 SOUTH SLANT ROAD
MAPLETON, UT 84664

MARK	REVISION	SCHEDULE	DATE

AE2024.312
MAIN LEVEL FLOOR PLAN
DATE: PROJECT ISSUE DATE
SHEET #:
A101
PROJECT STATUS
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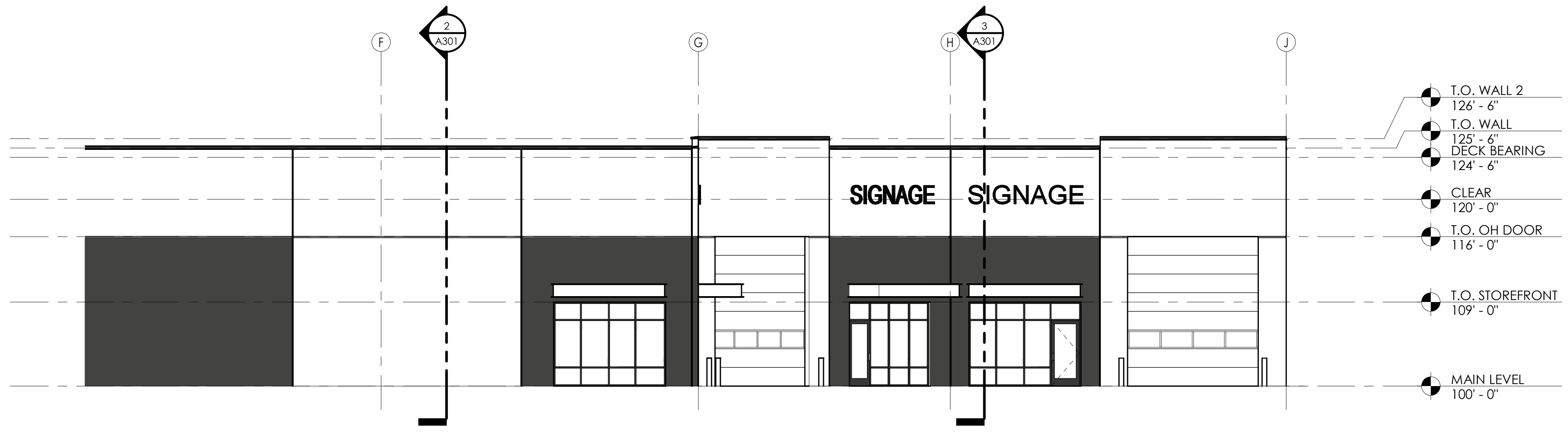
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 2/12/2026 11:26:05 AM



1 WEST ELEVATION
1/16" = 1'-0"



2 ENLARGED WEST ELEVATION - LEFT SIDE
1/8" = 1'-0"



3 ENLARGED WEST ELEVATION - RIGHT SIDE
1/8" = 1'-0"



4 ENLARGED WEST ELEVATION - CORNER SIDE
1/8" = 1'-0"

KEYNOTE LEGEND	

- GENERAL EXTERIOR FINISH NOTES:**
- ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
 - REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
 - CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
 - REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
 - SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

EXTERIOR ELEVATION COLOR:

	= CMU SPLIT FACE
	= CMU SMOOTH FACE ACCENT PATTERN, 'PEWTER' COLOR (TYP.)
	= CMU SPLIT FACE, 'BROWN' COLOR

urbia
 ARCHITECTS & ENGINEERS

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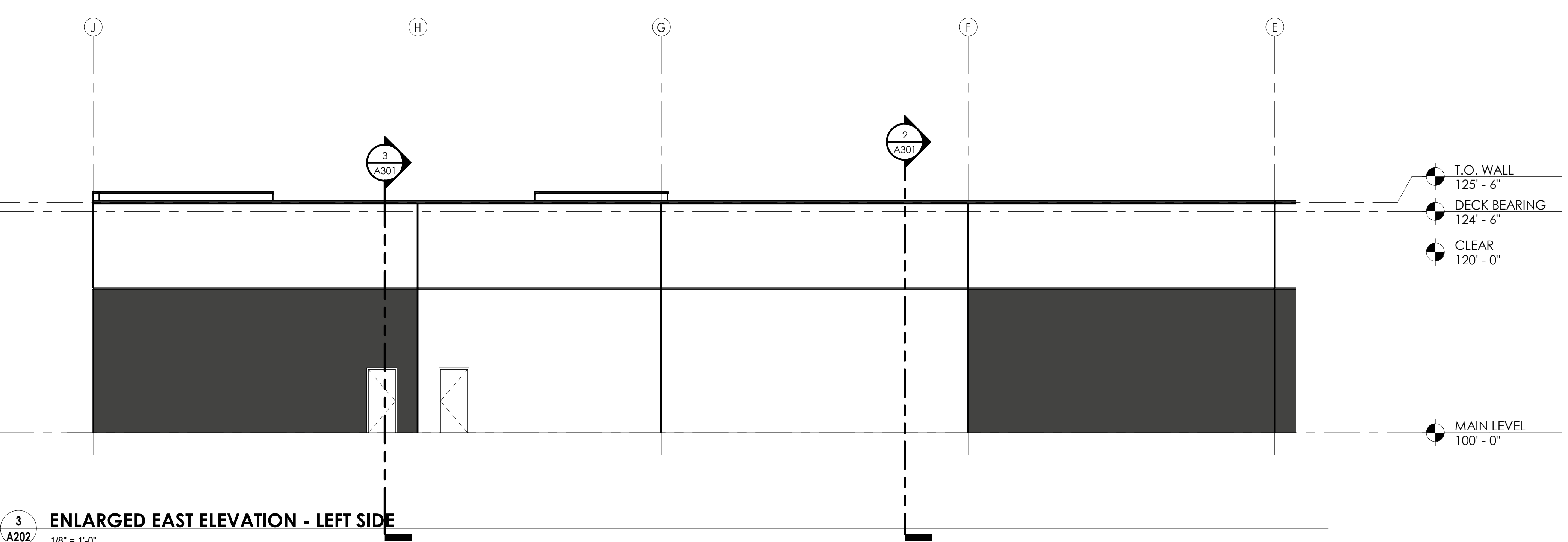
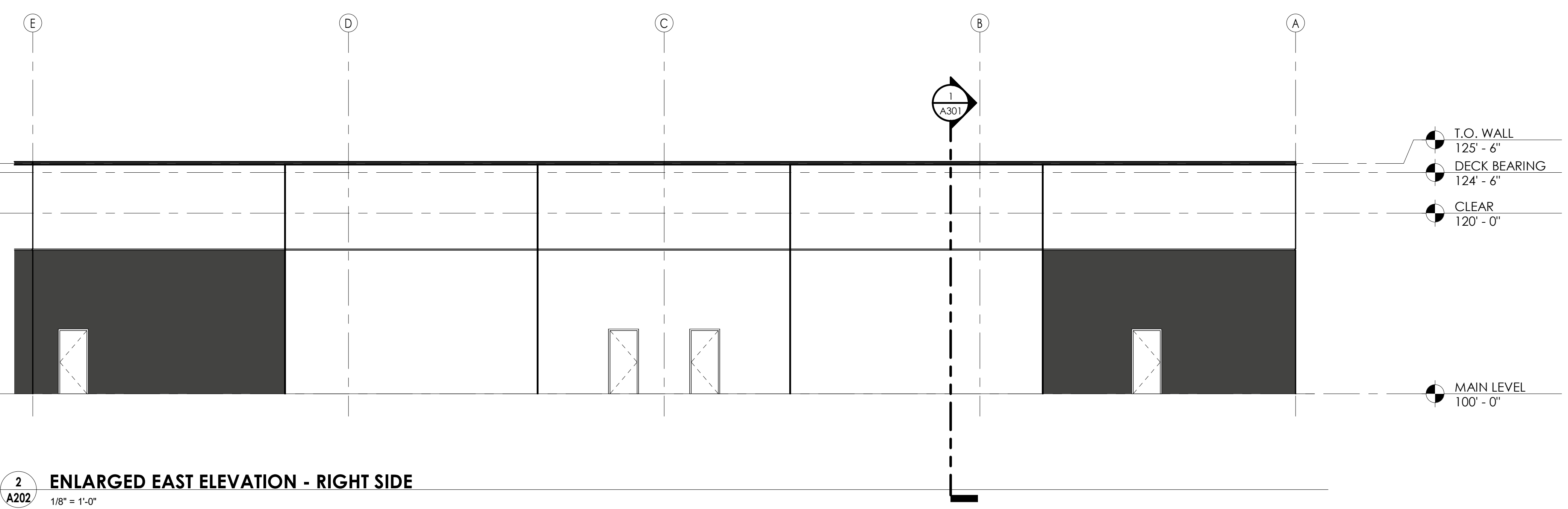
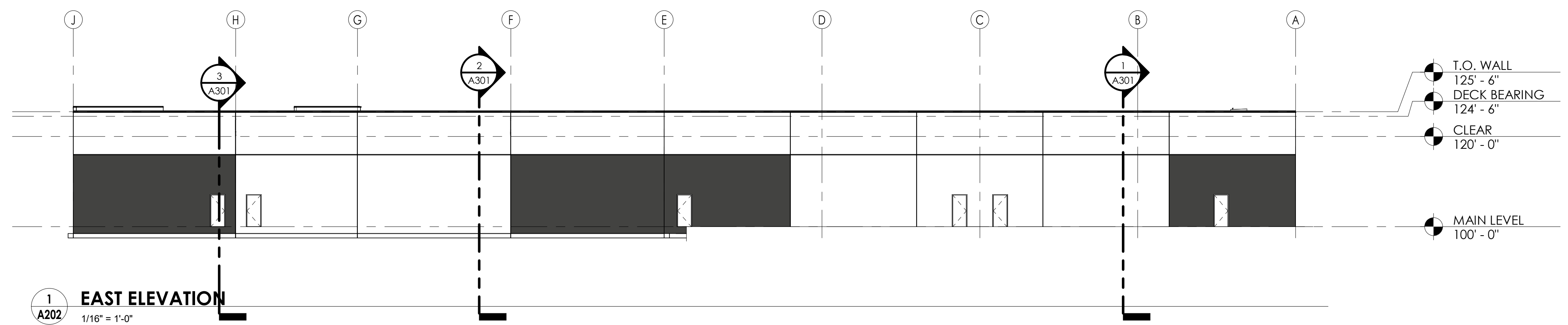
ALVEY BUSINESS PARK - BUILDING #2
 FORGE CONTRACTORS
 419 SOUTH SLANT ROAD
 MAPLETON, UT 84664

MARK	DESCRIPTION	Revision Date

AE2024.312
BUILDING ELEVATION
 DATE: PROJECT ISSUE DATE
 SHEET #: **A201**
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PROJECT STATUS

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KEYNOTE LEGEND	

- GENERAL EXTERIOR FINISH NOTES:**
- ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
 - REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
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 - REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
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EXTERIOR ELEVATION COLOR:

	= CMU SPLIT FACE
	= CMU SMOOTH FACE ACCENT PATTERN, 'PEWTER' COLOR (TYP.)
	= CMU SPLIT FACE, 'BROWN' COLOR



2/12/2024 11:26:06 AM

ALVEY BUSINESS PARK - BUILDING #2
 FORGE CONTRACTORS
 419 SOUTH SLANT ROAD
 MAPLETON, UT 84664

MARK	DESCRIPTION	Revision Date

AE2024.312
BUILDING ELEVATION
 DATE: PROJECT ISSUE DATE
 SHEET #:
A202
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PROJECT STATUS

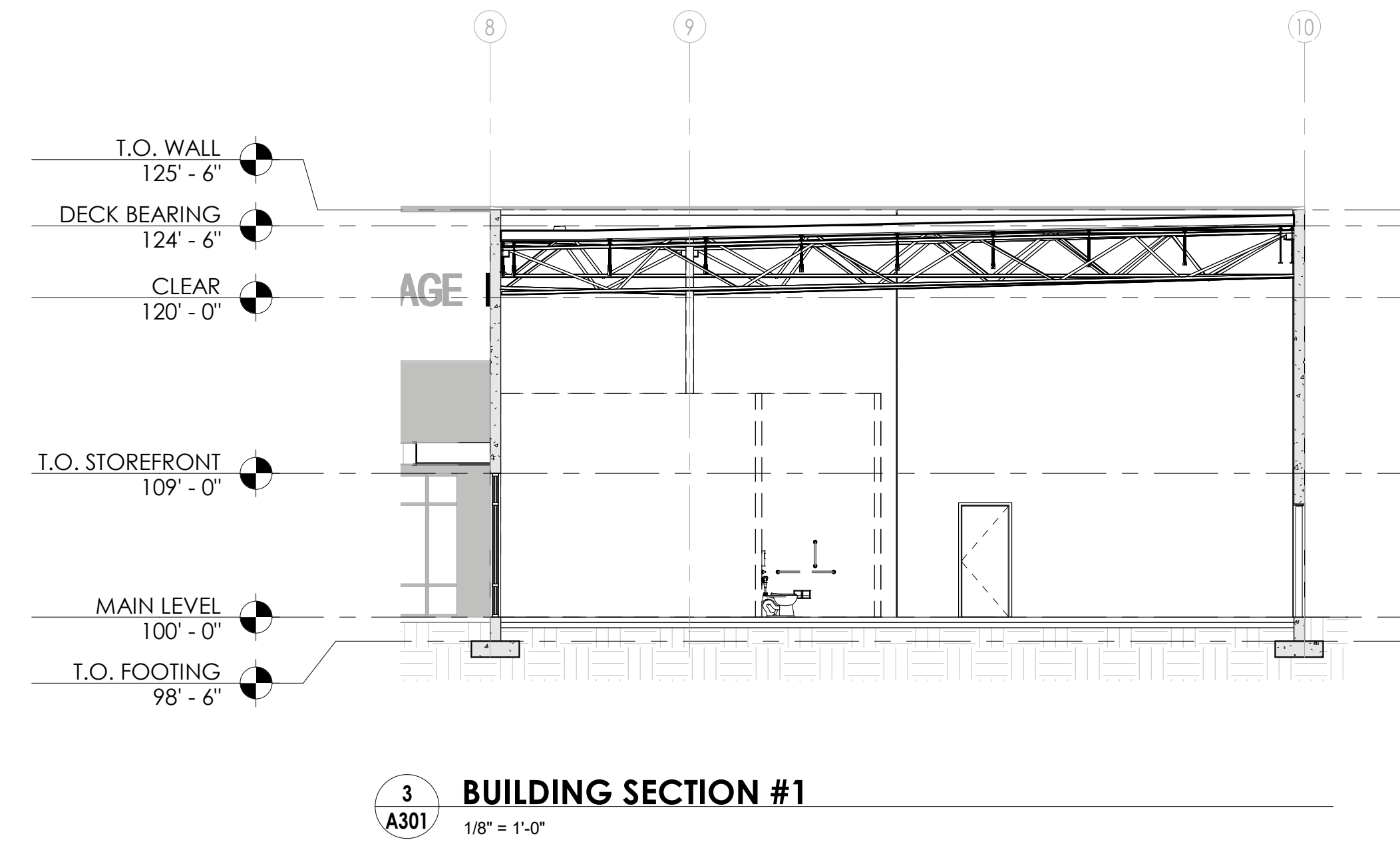
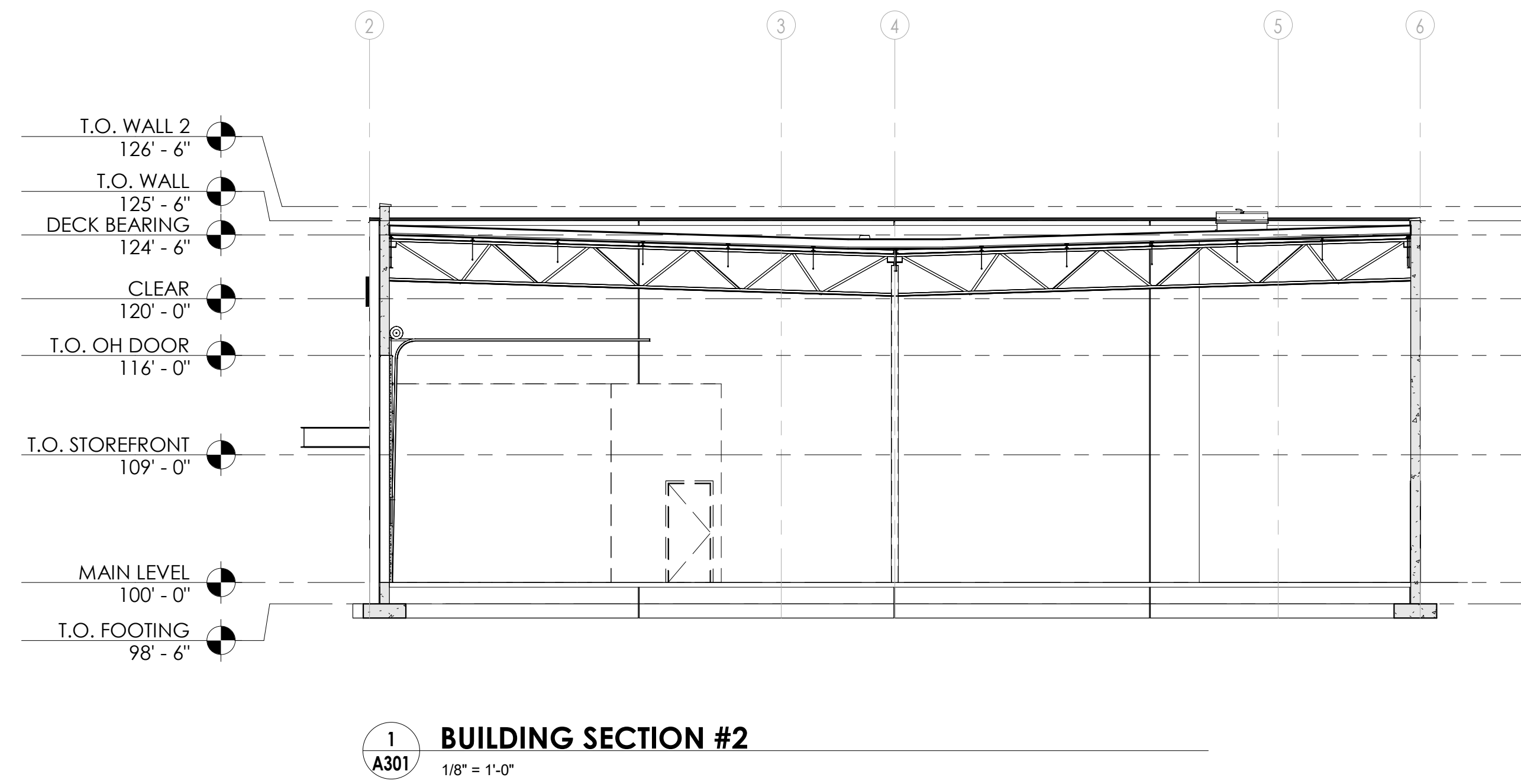
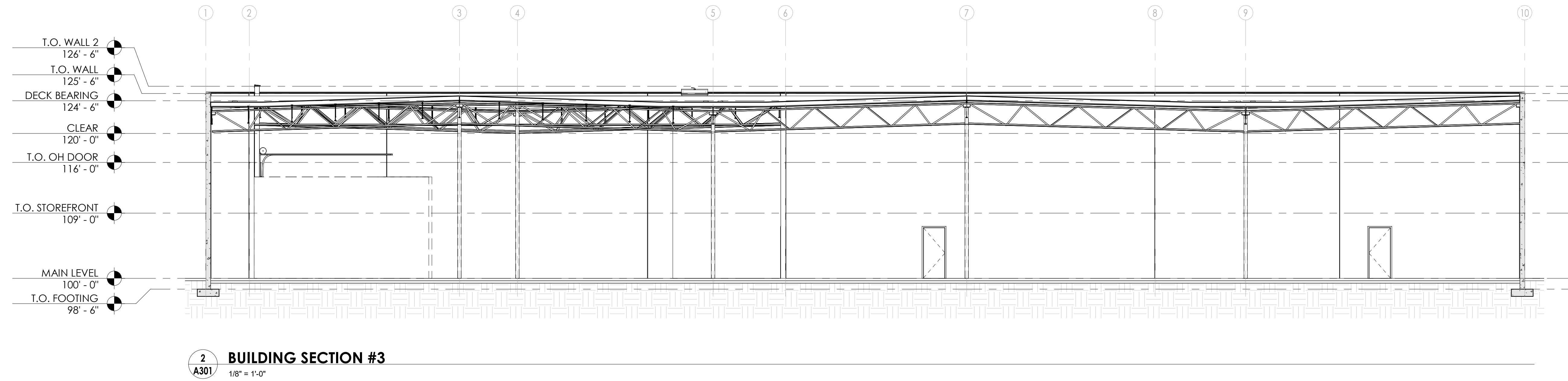
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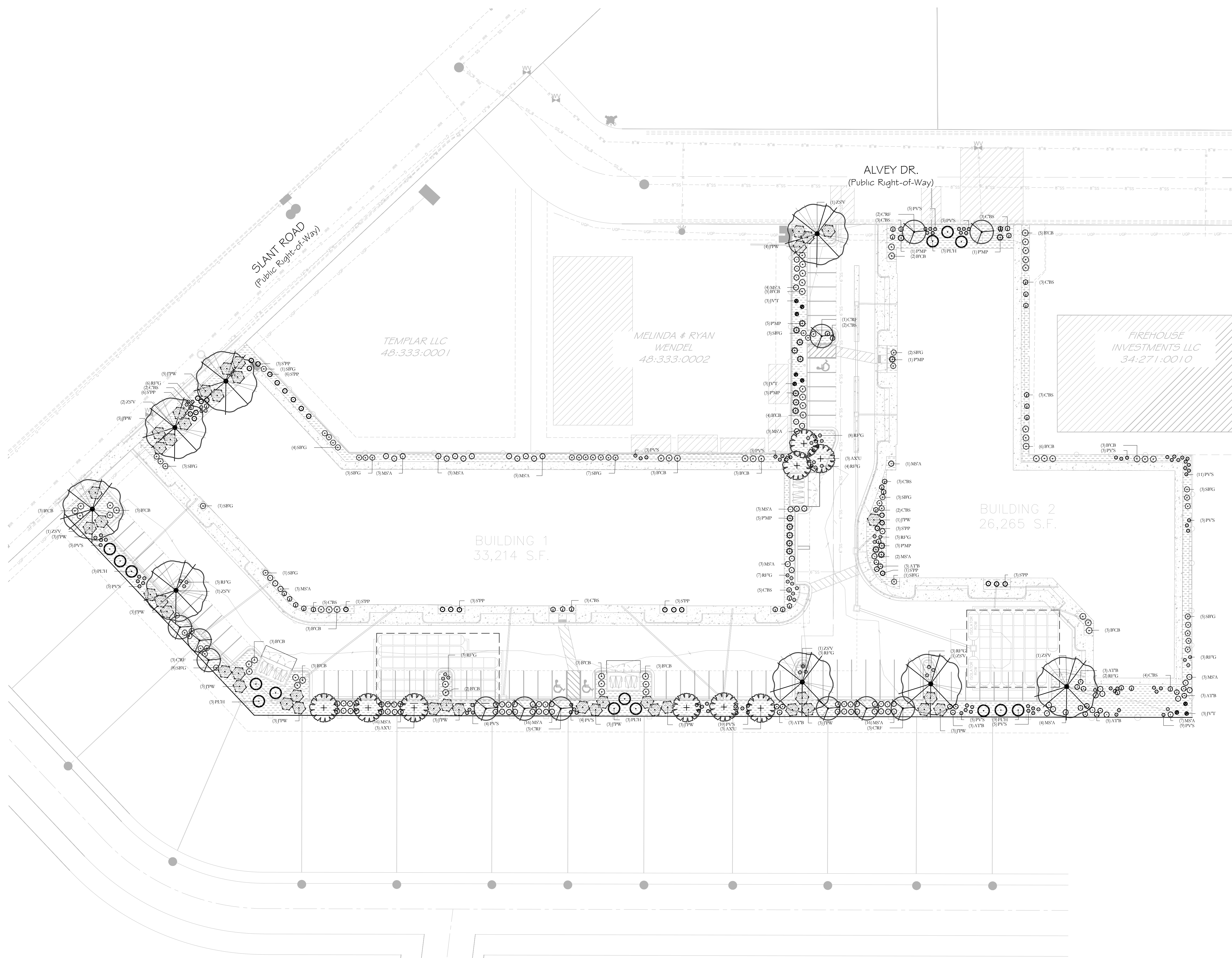
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ALVEY BUSINESS PARK - BUILDING #2
FORGE CONTRACTORS
419 SOUTH SLANT ROAD
MAPLETON, UT 84664



MARK	DESCRIPTION	REVISION DATE

AE2024.312
BUILDING SECTIONS
DATE: PROJECT ISSUE DATE
SHEET #: **A301**
PROJECT STATUS
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PLANT MATERIALS

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	CONT	CAL	SIZE	BOTANICAL / COMMON NAME
CONIFERS						
	JVT	9	B & B		6"	Juniperus virginiana 'Taylor' Taylor Eastern Redcedar
	PLH	15	B & B		6"	Pinus leucodermis 'Heldreichii' Bosnian Pine
DECIDUOUS TREES						
	AXU	9	B & B	2"	Cal	Acer truncatum x platanoides 'JFS-KW187' Urban Sunser® Maple
	CRF	12	B & B	2"	Cal	Carpinus caroliniana 'Uxbridge' Rising Fire® American Hornbeam
	ZSV	8	B & B	2"	Cal	Zelkova serrata 'Village Green' Village Green Zelkova
DECIDUOUS SHRUBS						
	B'CB	57	5 gal			Berberis thunbergii 'Monomb'™ Cherry Bomb Japanese Barberry
	C'BS	38	5 gal			Caryopteris x clandonensis 'Blauer Splat' Sapphire Surf™ Bluebeard
	SPP	29	3 gal			Symphoricarpos x doorenbosii 'Kolmpica' Pinky Promise™ Snowberry
	SB'G	45	5 gal			Spiraea betulifolia 'Tor Gold'™ Glow Girl Birchleaf Spirea
EVERGREEN SHRUBS						
	J'PW	42	5 gal			Juniperus horizontalis 'Prince of Wales' Prince Of Wales Juniper
	P'MP	19	5 gal			Pinus mugo 'Mops' Mops Mugo Pine
GRASSES						
	MS'A	94	1 gal			Miscanthus sinensis 'Adagio' Adagio Dwarf Maiden Grass
	PV'S	82	1 gal			Panicum virgatum 'Shenandoah' Shenandoah Switch Grass
PERENNIALS						
	AT'B	20	1 gal			Asclepias tuberosa Butterfly Milkweed
	RF'G	45	1 gal			Rudbeckia fulgida 'Goldsturm' Black-eyed Susan

SITE MATERIALS

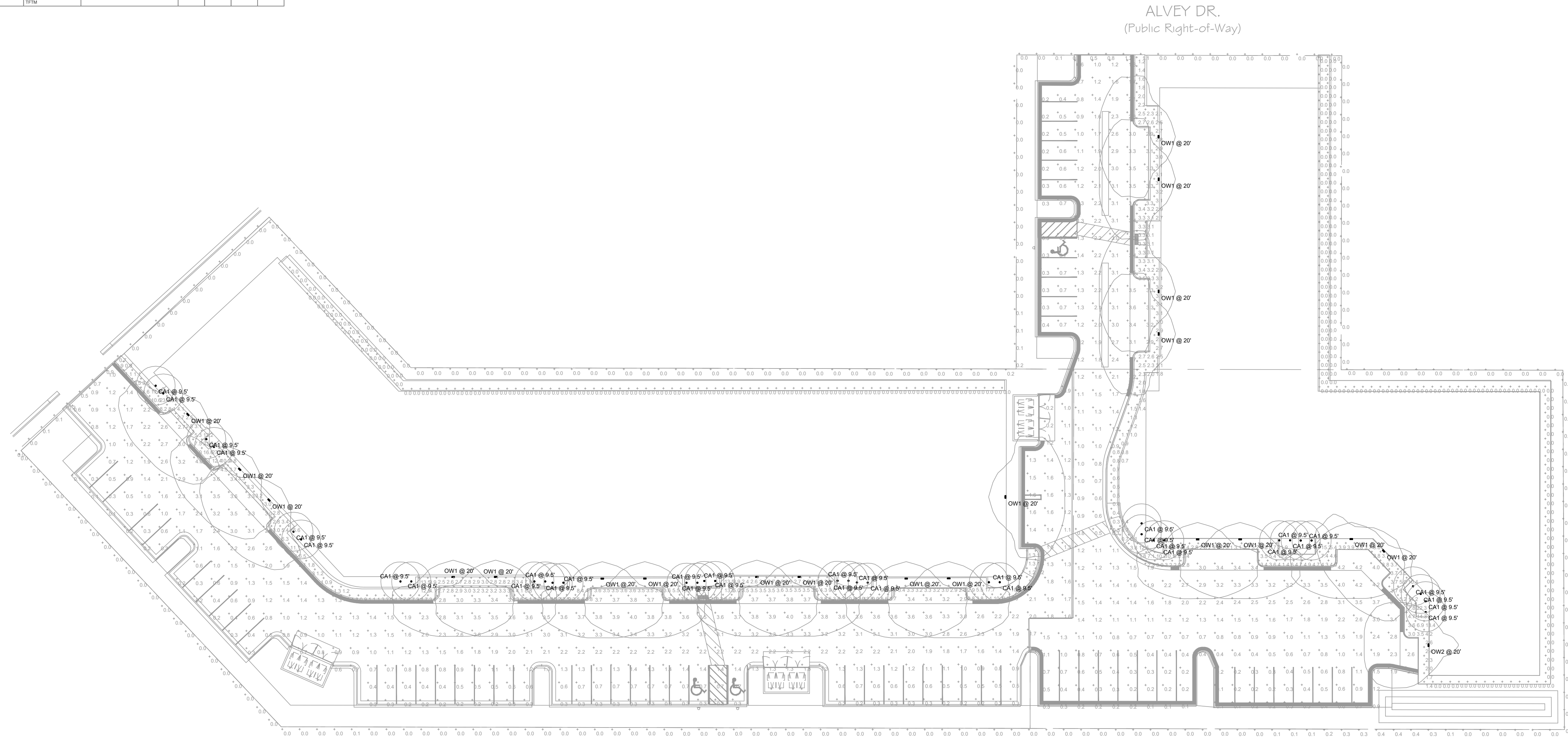
(NOTE: SITE MATERIAL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
	L-114	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	22,003

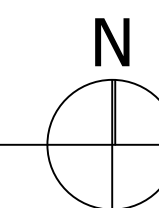
ISSUE DATE 3/16/2026	PROJECT NUMBER UT26021	PLAN INFORMATION THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 2/10/2026	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT SHAWN EATON SHAWN@AEURBIA.COM	LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP	LICENSE STAMP JEREMY ANSWORTH 3/16/2026 STATE OF UTAH	DRAWING INFO PLOT DATE: 3/16/2026 CITY PERMIT SET LP-100
NO. REVISION DATE 1 XXXX XX-XX-XX 2 3 4		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		<h1>ALVEY BUSINESS PARK</h1> <h2>419 SOUTH SLANT ROAD</h2> <h2>MAPLETON, UTAH</h2>		COPYRIGHT: PKJ DESIGN GROUP THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OUTSIDE BOUNDRY LINE	+	0.0 fc	1.2 fc	0.0 fc	N/A	N/A
PARKING LOT 1	+	1.7 fc	4.0 fc	0.1 fc	40.0:1	17.0:1
PARKING LOT 2	+	1.5 fc	4.2 fc	0.1 fc	42.0:1	15.0:1
WALKWAY 1.0	+	5.5 fc	27.0 fc	0.9 fc	30.0:1	6.1:1
WALKWAY 1.2	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
WALKWAY 2	+	2.1 fc	24.6 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	Light Loss Factor	Wattage
□	OW1	25	Lithonia Lighting	DSW1 P9 30K BCGR T24	7000 3000K BCGR Type 2 Medium	1	8000	1	48.25
○	CA1	34	Lithonia Lighting	LDM 10115 L08AR L85	6W LDM 1000K 100MM CLEAR 85MA SPECULAR REFLECTOR CR80	1	1464	1	17.50
□	OW2	1	Lithonia Lighting	DSW1 P9 30K BCGR T24M	7000 3000K BCGR Forward Throw Medium	1	8275	1	48.25



1 PHOTOMETRIC SITE PLAN
 SCALE: 1" = 30'-0"



76 W 13775 S, STE 3
 DRAPER, UT 84020
 (801) 618-9656
 eric@elementalelectricalengineers.com

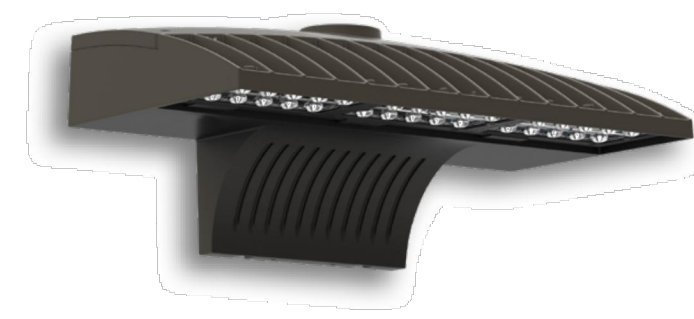
REVISIONS	DESCRIPTION
MARK DATE	

ALVEY BUSINESS PARK
 419 SOUTH SLANT ROAD - MAPLETON
 MAPLETON, UTAH 84664

SHEET TITLE:

SITE
 PHOTOMETRIC

ES001



d^{series}

D-Series Size 2 LED Wall Luminaire

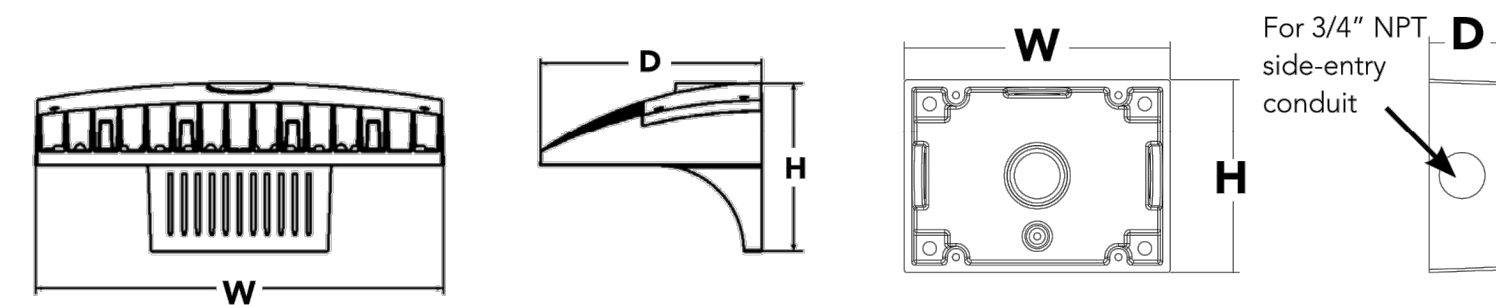


Specifications Luminaire

Width: 18-1/2" (47.0 cm)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)

Back Box (BBW)

Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)



Catalog Number	
Notes	
Type	OW1

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	P1 4200 Lumens	27K 2700K	70CRI 70CRI	T2S Type 2 Short	MVOLT	Shipped included	Shipped installed
	P2 5300 Lumens	30K 3000K	80CRI 80CRI ³	T2M Type 2 Medium	120 ⁵	SRM Surface mounting bracket	PE Photoelectric cell, button type ⁷
	P3 6100 Lumens	35K 3500K	AMCRI Amber CRI	T3LG Type 3 Low Glare ⁴	208 ⁵		PER NEMA twist-lock receptacle only (control ordered separately) ⁸
	P4 7200 Lumens	40K 4000K		T3M Type 3 Medium	240 ⁵		PER5 Five-wire receptacle only (control ordered separate) ^{8,9}
	P5 8200 Lumens	50K 5000K		T4M Type 4 Medium	277 ⁵	Shipped separately ¹⁵	PER7 Seven-wire receptacle only (control ordered separate) ^{8,9}
	P6 10000 Lumens	57K 5700K	AMBPC Amber PC ¹	TFTM Forward Throw Medium	347 ^{5,6}	BBW Surface-mounted back box (for conduit entry)	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
	P7 14300 Lumens	57K 5700K	AMBLW Amber LW ²	BLC3 Back Light Control Type 3 ⁴	480 ^{5,6}		PIR 180° motion/ambient light sensor, <15' mtg ht ^{10,11}

Other Options	Finish (required)
Shipped installed	
SF Single fuse (120, 277, 347V) ⁵	DDBXD Dark bronze
DF Double fuse (208, 240, 480V) ⁵	DBLXD Black
HS House-side shield	DNAXD Natural aluminum
SPD Separate surge protection ¹³	DWHXD White
	DSSXD Sandstone
	DBLBXD Textured black
	DNATXD Textured natural aluminum
	DSSXD Textured sandstone
	DWHGXD Textured white
	DSSTXD Textured sandstone



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXW2-LED Rev. 12/12/24 Page 1 of 4



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C. Accommodates 12"-24" joist spacing. Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling. Max ceiling thickness 1-1/2".
OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional. LED light source concealed with diffusing optical lens. General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image. Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.
ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available. 0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled. 70% lumen maintenance at 60,000 hours.
LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.
BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.
WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

A+ Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06AR LSS MVOLT EZ10

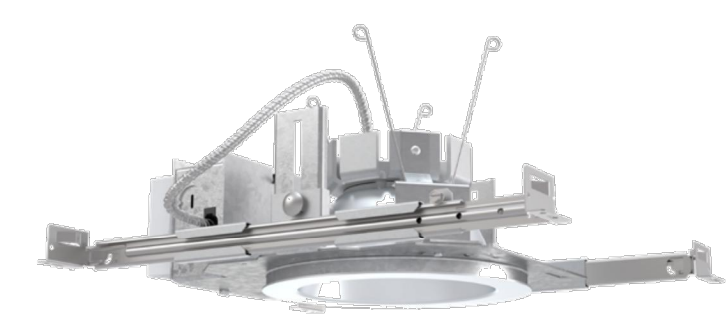
LDN6 Series	Color temperature	Lumens ¹	Aperture/Trim Color	Finish	Voltage
LDN6 6" round	27/ 2700K	05 500 lumens	L06 Downlight	LSS Semi-specular	MVOLT Multi-volt
	30/ 3000K	07 750 lumens	LW6 Wallwash	LD Matte diffuse	120 120V
	35/ 3500K	10 1000 lumens		LS Specular	277 277V
	40/ 4000K	15 1500 lumens			347 ³ 347V
	50/ 5000K	20 2000 lumens			

Driver	Options
GZ10 0-10V driver dims to 10%	SF ⁴ Single fuse
GZ1 0-10V driver dims to 1%	TRW ⁵ White painted flange
D10 Minimum dimming 10% driver for use with JOT	TRBL ⁵ Black painted flange
D1 Minimum dimming 1% driver for use with JOT	EL ⁶ Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	ELR ⁶ Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELSD ⁶ Emergency battery pack with self-diagnostics, integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
EDAB eldoLED DALI SOLDRIVE dim to dark	ELRSD ⁶ Emergency battery pack with self-diagnostics, remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS
	E10WCP ⁶ Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS
	E10WCP ⁶ Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS
	NPP16D ⁷ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
	NPP16DER ⁷ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
	N80 ⁸ nLight™ Lumen Compensation
	JOT ¹³ Wireless room control with "Just One Touch" pairing
	NPS80EZ ⁷ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
	NPS80EZER ⁷ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	HAO ¹¹ High ambient option
	CP ¹² Chicago Plenum
	RRL___ RELOC® ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Available only in RRLA, RRLB, RRLAE, and RRLC125. Refer to RRL spec sheet on www.acuitybrands.com for the RELOC product specifications.
	NLTAIR2 ¹⁰ nLight® Air enabled
	NLTAIRER2 ¹⁰ nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
	NLTAIREM2 ¹⁰ nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.
	BAA Buy America(n) Act Compliant
	90CRI High CRI (90+)

Accessories: Order as separate catalog number.
PS105SCP FMC Power Sentry battery pack, T20 compliant, field installable, 10w constant power
EAC ISSM 375 Compact interruptible emergency AC power system
EAC ISSM 125 Compact interruptible emergency AC power system
GRA68 JZ Oversized trim ring with 8" outside diameter ¹

- Notes**
- Overall height varies based on lumen package; refer to dimensional chart on page 3.
 - Not available with finishes.
 - Not available with emergency options.
 - Must specify voltage 120V or 277V.
 - Available with clear (AR) reflector only.
 - 12.5" of plenum depth or top access required for battery pack maintenance.
 - Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
 - Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
 - Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP-16DER or N80 options.
 - NLTAIR2, NLTAIRER2 and NLTAIREM2 not recommended for metal ceiling installations.
 - Fixture height is 6.5" for all lumen packages with HAO.
 - Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
 - Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.

Catalog Number	
Notes	
Type	CA1



LDN6

6" Open and WallWash LED Non-IC New Construction Downlight



elemental
 ELECTRICAL ENGINEERS
 #26029
 76 W 13775 S, STE 3
 DRAPER, UT 84020
 (801) 618-9656
eric@elementalelectricalengineers.com

REVISIONS	DESCRIPTION
MARK DATE	

ORDERING INFORMATION
Example: LDN6 35/15 L06AR LSS MVOLT EZ10

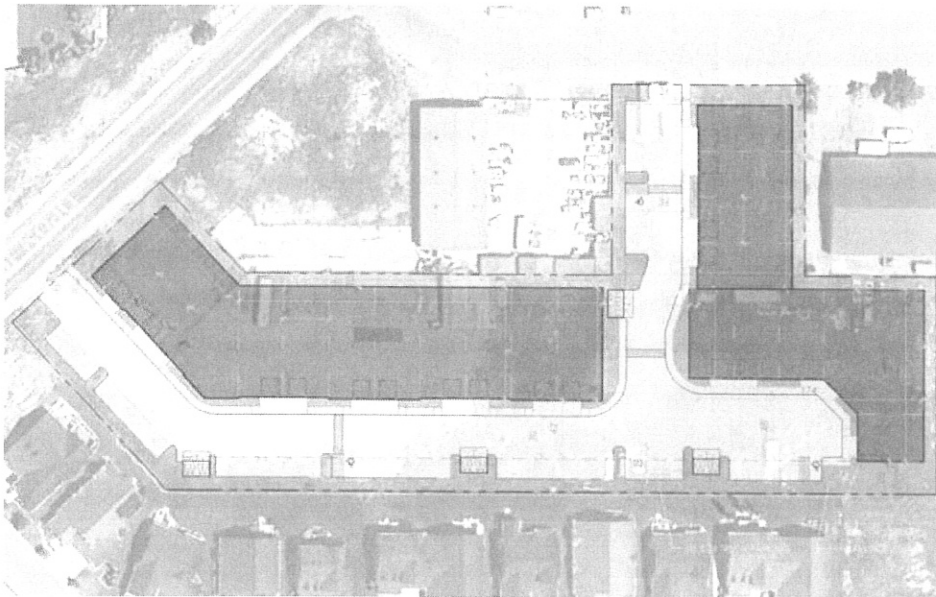
ALVEY BUSINESS PARK
 419 SOUTH SLANT ROAD - MAPLETON
 MAPLETON, UTAH 84664

SHEET TITLE:

ES002

Alvey Business Park

Traffic Impact Study



Mapleton, Utah

March 6, 2026

UT26-3199



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Alvey Business Park development located in Mapleton, Utah. The development is located east of Slant Road, between Alvey Drive and River Birch Road.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2026) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

Intersection		Level of Service			
		Existing (2026)			
		Background		Plus Project	
		AM	PM	AM	PM
1	Alvey Drive / Slant Road	a	a	a	a
2	Alvey Drive / 1600 West	a	b	b	b
3	Project Access 1 / Slant Road	-	-	a	a
4	Project Access 2 / Alvey Drive	-	-	a	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, March 2026

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
<ul style="list-style-type: none"> The development will consist of approximately 59,500 sq. ft. of flex office space. The project is anticipated to generate approximately 594 weekday daily trips, including 56 trips in the morning peak hour, and 48 trips in the evening peak hour 		
2026	Background	Plus Project
Findings	<ul style="list-style-type: none"> Acceptable LOS 	<ul style="list-style-type: none"> Acceptable LOS

Attachment "3"
Correspondence

To whom it may concern,

As a resident whose home is directly behind this plat, I urge Mapleton to not approve the plans as written. I understand that this plat has been zoned for over 20 years for light industrial, and that it is unlikely to change (as much as I would prefer Mapleton to keep industrial out of the city).

However, the plans as written have parking being directly next to an established neighborhood alongside a trash dumpster that will be used for industrial use. This is untenable for the people who live there, the children who play in those back yards, and the owners who would like to keep their property values somewhat intact. Having idling cars, and the smell of garbage wafting into your back yard and homes is not something that Mapleton should celebrate or encourage.

I urge the commission to deny the plans as written in order to adjust it to keep these specific disruptions away from homes.

Thank you for your consideration,

Mark Youngquist
801-471-8135

Dear Sean Conroy,

Thank you for the opportunity to share our thoughts regarding the proposed development. We appreciate the time and effort being invested into this project and hope to offer a few constructive suggestions that we believe would benefit both the development and the surrounding neighborhood.

We respectfully request consideration for positioning the building approximately nine feet from the property line, with landscaping elements such as decorative rock and trees installed between the structure and existing fences to create a comfortable and visually appealing buffer.

To help preserve privacy for nearby residents, we kindly ask that no windows be placed on

the rear-facing side of the building. If security lighting is required, we would appreciate consideration of ground-mounted, upward -directed lighting rather than fixtures placed high on the building, as this would help minimize light spill into neighboring properties.

Additionally, we would welcome the installation of privacy trees and a new sound-reducing fence along the back of the building. With attractive masonry or brick elements would further enhance the overall appearance of the building while providing lasting value to both the project and the community.

To address noise concerns and improve privacy, we also recommend orienting the open face of the building toward the north. This layout may better support compliance with local noise standards while allowing nearby residents to continue enjoying their backyards without feeling exposed to parking areas, adjacent activity, or direct views into the neighborhood.

We believe these thoughtful adjustments could create a positive outcome for everyone involved and strengthen the relationship between the new development and the existing community.

Thank you for your time, consideration, and willingness to work collaboratively. We truly appreciate your attention to these matters.

Sincerely,

Theron and Ronda Prsbrey