



WORK SESSION AGENDA
Wednesday, May 6, 2026 at 5:15 p.m.
Mapleton City Council Chambers
REGULAR MEETING AGENDA
Mapleton City Council Meeting
Wednesday, May 6, 2026 at 6:00 p.m.
Mapleton City Council Chambers
125 W 400 N, Mapleton, UT 84664

CITY COUNCIL WORK SESSION:

The purpose of this work session is to discuss Exploring a Public-Private Partnership

CALL TO ORDER—INVOCATION- PLEDGE OF ALLEGIANCE

CEREMONIAL ITEM: Presentation to Fire Academy graduates

PUBLIC FORUM: Members of the audience may bring to the attention of the Mayor and Council any item that is not on the agenda. Please sign in. Speakers are generally given two to three minutes, at the discretion of the Mayor to address the Council. State law prohibits the Council from acting on items that do not appear on the agenda. **The Mayor reserves the right to amend the order of the agenda items and to delete items no longer required for consideration.**

CONSENT AGENDA: Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Council may ask to remove any items from the consent agenda to be considered individually. Unless that is done, one motion may be used to adopt all recommended actions. If the public has questions or comments regarding the consent agenda, please contact staff prior to the meeting.

1. Approval of City Council meeting minutes- April 15, 2026
2. Consideration of a Resolution to approve \$30,160.90 for Rhino Pumps to repair the large pressurized irrigation pump. **Rob Hunter, Public Works Director/City Engineer**
3. Consideration of a Resolution to approve the Mapleton City contract with Kilgore Contracting for the 2026 Cross City Overlay for \$295,269.78. **Rob Hunter, Public Works Director/City Engineer**
4. Consideration of a Resolution to approve the 2026 Utah County Municipal Recreation Grant Agreement. **Logan Miner, Parks and Recreation Director**

PUBLIC HEARING ITEMS:

5. Consideration of an Ordinance to rezone approximately 56 acres of land located at 250 W 3000 S from A-2 to PRC-10 with a TDR-Receiving Site Overlay (TDR-R), to adopt the PRC-10 zoning text, and review of a concept plan for 63 residential lots. **Sean Conroy, Assistant City Administrator/Community Development Director**
6. Consideration of an Ordinance to rezone three acres of land located at 727 S Main St from A-2 to PRC-5 located at 727 S Main Street and a request to amend the PRC-5 zoning text. **Sean Conroy, Assistant City Administrator/Community Development Director**

ACTION ITEM:

7. Consideration of a Resolution adopting the tentative budget for fiscal year 2026-2027. **Bryce Oyler, Finance Director**

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS
ADJOURNMENT FROM REGULAR SESSION

CLOSED MEETING:

Mapleton City Council may adjourn the regular meeting and convene into a closed session pursuant to §52-4-205, as provided by Utah Code.



Camille Brown, City Recorder

The public is invited to participate in all Mapleton city council meetings. This meeting will also be streamed via You Tube at Mapleton City Meetings. There will be no public comment via You Tube viewing. The link for the meeting is: <https://www.youtube.com/channel/UCx8-QGmCOXWQOsZq8pGYrsAgenda>

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

A copy of the agenda was posted at the City Offices April 30, 2026, at 12:00 pm also delivered to the Mayor, City Council members. In compliance with the Americans with Disabilities Act, the city will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at 801-806-9106 at least three working days prior to the meeting.



City Council Staff Report

Date:

May 6, 2026

Applicant:

Mapleton City Public Works

Location:

E Maple St Irrigation Pond

Prepared By:

Rob Hunter, City Engineer/
Public Works Director

Public Hearing:

No

Attachments:

Repair Quote

REQUEST

Approve \$30,160.90 for Rhino Pumps to repair the large pressurized irrigation pump.

BACKGROUND & DESCRIPTION

When Mapleton City Public Works staff turned on the pressurized irrigation system in April, it became clear that although the motor was running, the actual pump mechanisms in the large pump at the irrigation pond was not working properly to create pressure in the system. Public Works staff was able to work with our SCADA controls contractor to reconfigure controls so the smaller pumps are keeping up the pressure for now. However, the large pump is especially required during the heat of the summer.

Rhino Pumps has been Mapleton's trusted water systems pump emergency repair contractor for several years. The repair quote includes removing the pump (which is large enough to require a crane), the materials and labor required to repair the pump, and reinstalling the pump. They have indicated this will be completed and reinstalled in May, which will allow the large pump to be back in use before the heat of the summer.

EVALUATION

This repair is necessary to keep the pressurized irrigation system running throughout the heat of the summer. There is adequate funds in this year's pressurized irrigation maintenance budget to cover this repair.

RECOMMENDATION

Approve \$30,160.90 for Rhino Pumps to repair the large pressurized irrigation pump.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO APPROVE \$30,160.90 FOR RHINO PUMPS TO REPAIR THE LARGE PRESSURIZED IRRIGATION PUMP

WHEREAS, the large pressurized irrigation pump at Mapleton City's irrigation pond is necessary for the adequate supply of pressurized irrigation to City residents; and

WHEREAS, the pump is in need of emergency repairs; and

WHEREAS, Rhino Pumps is a trusted emergency pump repair contractor; and

WHEREAS, funds are available in the pressurized irrigation maintenance budget to perform the repair; and

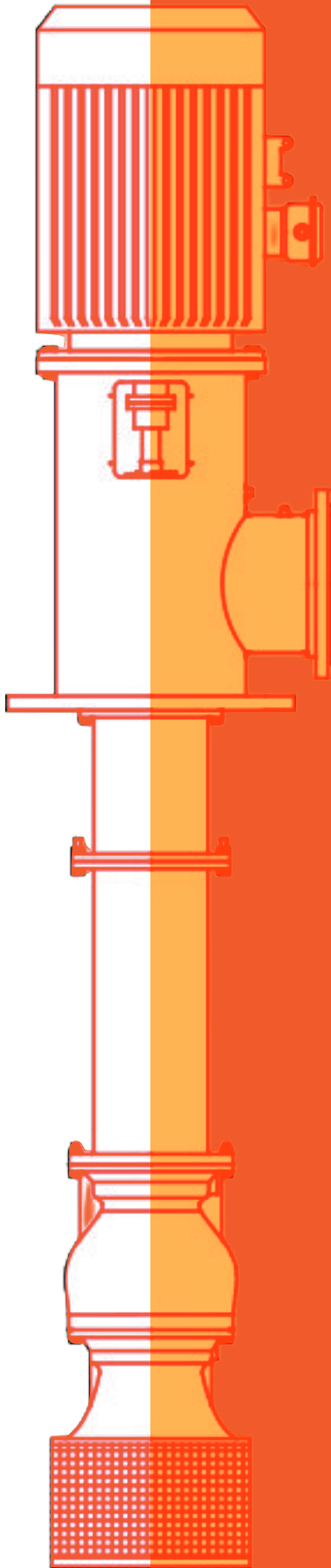
NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that: the City approves \$30,160.90 for Rhino Pumps to repair the large pressurized irrigation pump.

This resolution adopted this 6th day of May, 2026, by the City Council of Mapleton City, Utah.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder



REPAIR

RHINOPUMPS



MAPLETON

U T A H

Mapleton Goulds Vertical Turbine Short Set Repair:



453 W. 700 S.
Pleasant Grove, UT 84062
Phone (801) 321-8242
sales@rhinopumps.com

RHINOPUMPS

Quote

Customer ID

0213
Attn

Quote Date

4/21/2026
cc

Quote Number

FQ1940

Job Number

F1489

Customer Information

Mapleton City
1405 W 1600 N
Mapleton, UT 84664

Ship To Information

Mapleton City
1405 W 1600 N
Mapleton, UT 84664

Quote By: Spencer Harris

PO #:

RFQ #:

Salesperson: Spencer Harris

Phone: (801) 669-1537

Fax:

Nameplate Information

ID FE1653

Quote Information

Labor

- Pump Pulling, Tear down & Inspection
- Machining Work for Shafts, Wear Ring, and Bearings
- Sandblasting / Cleaning: Bowl and Column Assembly, Discharge Head, Impeller, Stuffing Box, Packing Gland
- Coating : Bowl and Column Assembly, and Discharge Head
- Assembly Work / Rebuild and Balancing Impeller
- Installation : Site Preparation and Foundation, Setting the Bowl and Column Assembly, Installation of the Discharge Head, Motor/ Driver Mounting, Final Connections and Hardware, Startup and Commissioning. Includes Crane Service

Total for Labor :

Material

- 416SS shaft 2-7/16 RD X 20ft 2in / 22ft 6in R/L PSQ BAR 80KSI MIN YLD AST: Pump Shaft
- 416SS shaft 1-15/16 RD X 20ft2in / 22ft 6in RLPSQ BAR 80KSI MIN YLD AST : Line Shafts and Stub Shaft
- Line Shaft Couplings
- Column, Bowl, Suction Bearings
- Wear Ring
- Bolts, Washers, Nuts and Gaskets

Total for Material :

Lead Time

10-12 Working Days ARO

Subtotal :	\$30160.90
Tax :	0.00
Total for Quote FQ1940 :	\$30160.90

TURBINE TEARDOWN FORM (Customer)

Job Info

Job #:	F1489	Sales Rep:		Date:	2026-04-17	Job Name:	Mapleton City
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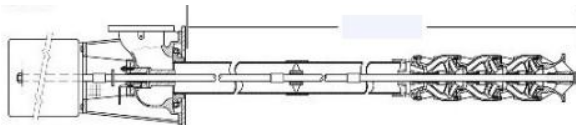
Reasons

Reason why pump was brought in:		Requested Lead Time:		RUSH
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Pump As Found Inspection

Pump Manufacturer:	Goulds Pumps	Pump Model:	VIT-FF
Serial #:	591810	Rated HP:	
Pump Size:	24"	Number of Stages:	1
RPM:		GPM:	5000
TDH:	132	Lubrication Type:	Water Lube

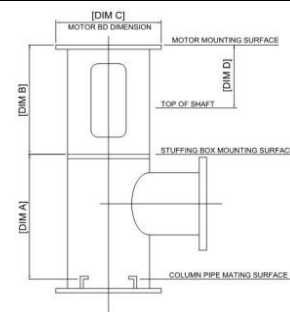
OAL



OAL	291.5
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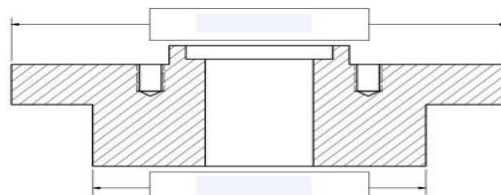
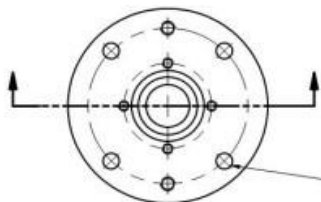
Discharge Head

Dimension A:	23.5"
Dimension B:	19-13/16"
Dimension C (BD)	18.5
Dimension D:	NA
Stuffing Box Face Run-Out:	No
Stuffing Box Register Run-Out:	No
Column Pipe Mating Surface Run-Out:	No



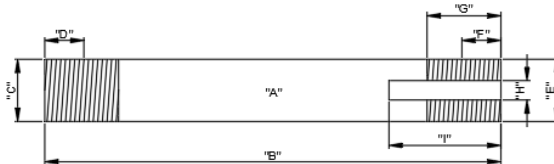
Stuffing Box

Number of Holes:	6
Hole Diameter:	0.55"
Bolt Size:	1/2" -13 X 1-1/4"
Bolt Circle:	6.5"
Stuffing Box Flange Diameter:	7.5"
Stuffing Box Register Diameter:	5.5"
Bearing ID:	1.945
Shaft Diameter:	1-15/16 in
Bearing Clearance:	0.0075
Bearing Pass/Fail:	Fail



Head Shaft

HEAD SHAFT



"A" - Diameter of Shaft:		"F" - Right Threads Pitch:	
"B" - Length of Shaft:		"G" - Right Threads Length:	
"C" - Left Threads Diameter:		"H" - Keyway Length:	
"D" - Left Threads Pitch:		"I" - Keyway Width:	
"E" - Right Threads Diameter:			
Head Shaft TIR:		Head Shaft Pass/Fail:	

Stub Shaft			
Diameter of Stub Shaft:	1-15/16 in	Left Threads Pitch:	10
Length of Stub Shaft:	56-15/16"	Right Threads Diameter:	
Left Threads Diameter:	1-15/16 in	Right Threads Pitch:	
Stub Shaft TIR:	NA	Stub Shaft Pass/Fail:	Fail

Column Pipe		
#1 Column Pipe - Quantity:	1	
#1 Column Pipe - Length (feet):	2.4	
#1 Column Pipe - Diameter	14 in	
#2 Column Pipe - Quantity:	1	
#2 Column Pipe - Length(feet):	3.3	
#2 Column Pipe - Diameter	14 in	
#3 Column Pipe - Quantity:	3	
#3 Column Pipe - Length (feet):	5	
#3 Column Pipe - Diameter	14 in	
Flanged Or Butt Thread	Flanged	
Hub Dimension:	NA	
Thickness:	NA	
Hub Diameter	NA	
Bearing ID:	NA	

Line Shaft #1			
"A" - Diameter of Shaft:	1-15/16 in	"B" - Length of Shaft:	39"
Line Shaft #1 TIR:	NA	Line Shaft #1 Pass/Fail:	Fail

Line Shaft #2			
"A" - Diameter of Shaft:	1-15/16 in	"B" - Length of Shaft:	60
Line Shaft #2 TIR:	NA	Line Shaft #2 Pass/Fail:	Fail

Column		Bowl	
Quantity	Description	Quantity	Description
04	Column shafts (3 units- 60" and 1 unit - 39")	1	Suction bearing
04	Column bearings for spiders	1	Bowl bearings
06	Couplings for shafts 1-15/16"	1	Pump shaft
12	Hex bolt SS 7/8"-9 X 2-1/2"	1	Bowl wearing
		1	Machine the impeller and balance it.
		48	Hex bolt SS 7/8"-9 X 3-3/4"
		48	Nut 7/8" - SS
		32	Hex bolt SS 7/8"-9 X 2-3/4"
		32	Lock washer 7/8" - SS

Notes



Vertical hollow shaft 250 hp motor



Motor tag



Job Info



Job Info



Pump head



Packing gland, stuffing box



Job Info



Job Info



Job Info



Information tag



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



Bowl Assembly



City Council Staff Report

Date:

May 6, 2026

Applicant:

Mapleton City Public Works

Location:

Citywide

Prepared By:

Rob Hunter, City Engineer/
Public Works Director

Public Hearing:

No

Attachments:

Bid Tabulation
Project Map

REQUEST

Approve the contract with Kilgore Contracting for the Mapleton bid amount of \$295,269.78 for the 2026 Combined City Overlay project.

BACKGROUND & DESCRIPTION

In July 2016 the City Council adopted a Road Utility Fund to be assessed for road maintenance projects. In addition to this fund, the City receives Class C road funds from the State for roadway improvements for City streets. It is the responsibility of the Public Works Director to allocate these funds to ensure the city street network is maintained and preserved in order to avoid the premature need of costly roadway reconstruction.

Mapleton City Council has indicated support for Mapleton Public Works to join Spanish Fork in joint-bid pavement maintenance projects. Larger quantities typically result in lower unit costs, meaning each City's costs should be lower than bidding these maintenance projects out individually. The 2026 Combined City Overlay project was joint bid with Spanish Fork, and was open to all qualified contractors.

See attached maps for the list of streets to be milled and overlaid with this project.

EVALUATION

Six contractors submitted bids, and Kilgore was the low bid (see attached bid tabulation). The bid for milling and overlaying the identified streets in Mapleton is \$295,269.78. Public Works will use funds available from the roadway maintenance budget for this project.

RECOMMENDATION

Approve the contract with Kilgore Contracting for the Mapleton bid amount of \$295,269.78 for the 2026 Combined City Overlay project.

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO AWARD THE 2026 COMBINED CITY OVERLAY PROJECT TO KILGORE CONTRACTING

WHEREAS, the City Council values and prioritizes well-maintained City street; and

WHEREAS, the City has a Road Utility Fund created specifically for the maintenance and preservation of City streets; and

WHEREAS, the Class C Road funds are also available to fund road maintenance projects; and

WHEREAS, Mapleton City participated in an open bid to qualified contractors for the joint 2026 Combined City Overlay project with Spanish Fork, and Kilgore Contracting was the low bidder ; and

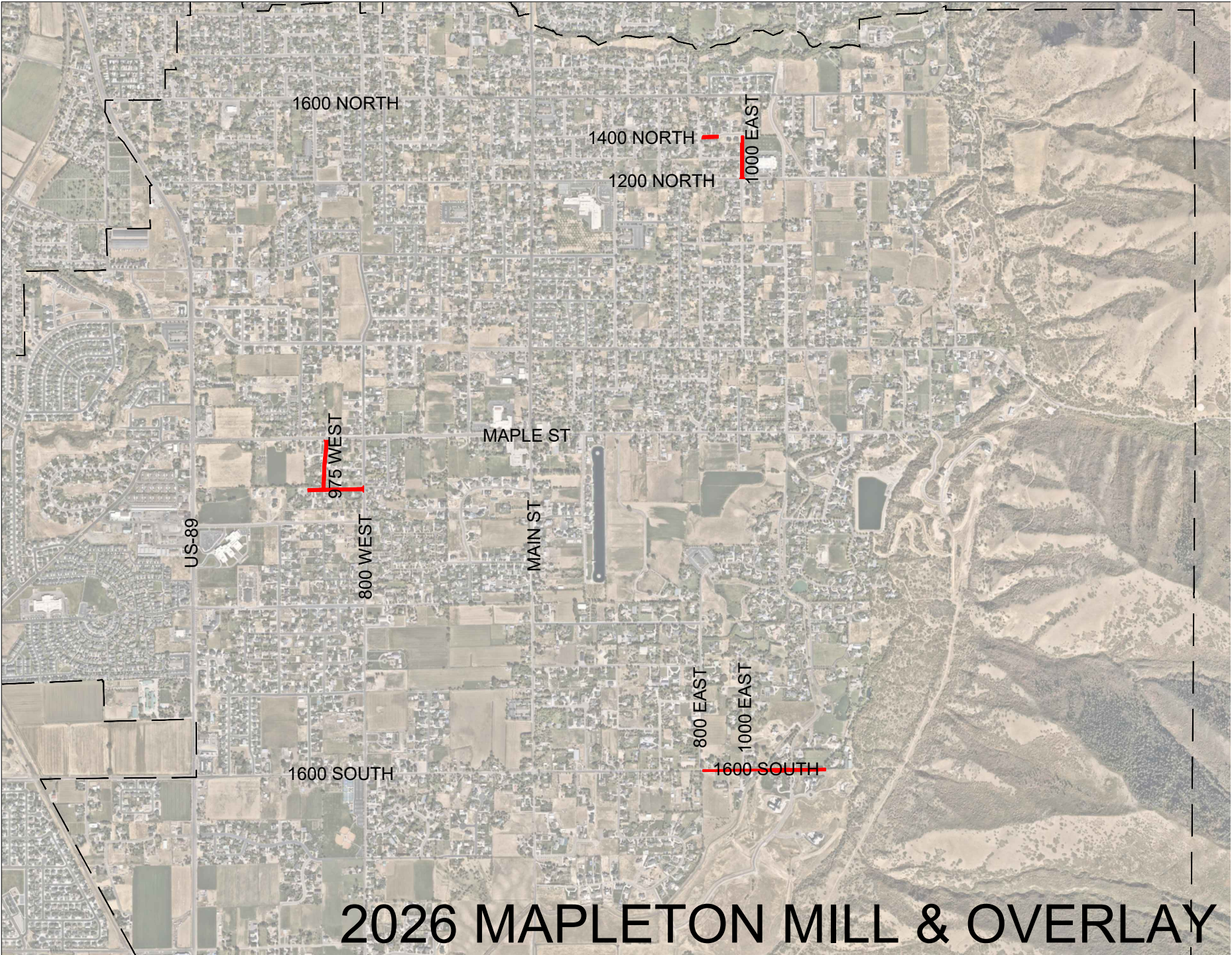
NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that: the City approves the contract with Kilgore Contracting for the Mapleton bid amount of \$295,269.78 for the 2026 Combined City Overlay project.

This resolution adopted this 6th day of May, 2026, by the City Council of Mapleton City, Utah.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder



2026 MAPLETON MILL & OVERLAY



MAPLE ST

975 WEST

250 SOUTH

400 SOUTH

LOCATION 1



160

800 EAST

1400 NORTH

1050 EAST

1300 NORTH

1000 EAST

1200 NORTH

LOCATION 2



800 EAST

1000 EAST

1600 SOUTH

NEMELKA LN

LOCATION 3

2026 CROSS CITY OVERLAY

Item	Description	Quantity	Units	Kilgore Contracting		BHI		Staker and Parsons		Black Forest Paving		Eckles Paving		Geneva Rock	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization (Spanish Fork)	1	LS	\$20,000.00	\$20,000.00	\$15,200.00	\$15,200.00	\$32,000.00	\$32,000.00	\$21,500.00	\$21,500.00	\$15,000.00	\$15,000.00	\$40,000.00	\$40,000.00
2	Traffic Control (Spanish Fork)	1	LS	\$20,000.00	\$20,000.00	\$33,200.00	\$33,200.00	\$31,000.00	\$31,000.00	\$17,500.00	\$17,500.00	\$20,000.00	\$20,000.00	\$22,000.00	\$22,000.00
3	SWPPP (Spanish Fork)	1	LS	\$2,700.00	\$2,700.00	\$5,300.00	\$5,300.00	\$1,300.00	\$1,300.00	\$3,300.00	\$3,300.00	\$4,700.00	\$4,700.00	\$6,000.00	\$6,000.00
4	Lower and Raise Manhole Collars (SF)	44	EA	\$700.00	\$30,800.00	\$725.00	\$31,900.00	\$700.00	\$30,800.00	\$930.00	\$40,920.00	\$913.00	\$40,172.00	\$950.00	\$41,800.00
5	Lower and Raise Vlve Box Collars (SF)	41	EA	\$600.00	\$24,600.00	\$618.00	\$25,338.00	\$600.00	\$24,600.00	\$825.00	\$33,825.00	\$820.00	\$33,620.00	\$700.00	\$28,700.00
6	1.5" Milling (Spanish Fork)	343491	SF	\$0.13	\$44,653.83	\$0.14	\$48,088.74	\$0.14	\$48,088.74	\$0.19	\$65,263.29	\$0.14	\$48,088.74	\$0.15	\$51,523.65
7	2" HMA Overlay (1/2" PG 58-28)(Spanish Fork)	381149	SF	\$1.11	\$423,075.39	\$1.11	\$423,075.39	\$1.15	\$438,321.35	\$1.14	\$434,509.86	\$1.24	\$472,624.76	\$1.18	\$449,755.82
8	Lane Leveling HMA (Spanish Fork)	150	TN	\$126.00	\$18,900.00	\$98.50	\$14,775.00	\$93.00	\$13,950.00	\$114.00	\$17,100.00	\$134.84	\$20,226.00	\$90.00	\$13,500.00
				TOTAL SPANISH FORK	\$584,729.22		\$596,877.13		\$620,060.09		\$633,918.15		\$654,431.50		\$653,279.47
9	Mobilization (Mapleton)	1	LS	\$12,000.00	\$12,000.00	\$13,000.00	\$13,000.00	\$19,000.00	\$19,000.00	\$13,000.00	\$13,000.00	\$9,000.00	\$9,000.00	\$28,000.00	\$28,000.00
10	Traffic Control (Mapleton)	1	LS	\$6,200.00	\$6,200.00	\$14,300.00	\$14,300.00	\$18,000.00	\$18,000.00	\$8,800.00	\$8,800.00	\$9,000.00	\$9,000.00	\$7,000.00	\$7,000.00
11	SWPPP (Mapleton)	1	LS	\$1,089.78	\$1,089.78	\$5,300.00	\$5,300.00	\$1,300.00	\$1,300.00	\$2,100.00	\$2,100.00	\$3,700.00	\$3,700.00	\$6,000.00	\$6,000.00
12	Lower and Raise Manhole Collars (Mapleton)	25	EA	\$700.00	\$17,500.00	\$725.00	\$18,125.00	\$700.00	\$17,500.00	\$930.00	\$23,250.00	\$913.00	\$22,825.00	\$950.00	\$23,750.00
13	Lower and Raise Vlve Box Collars (Mapleton)	25	EA	\$600.00	\$15,000.00	\$618.00	\$15,450.00	\$600.00	\$15,000.00	\$825.00	\$20,625.00	\$820.00	\$20,500.00	\$700.00	\$17,500.00
14	1.5" Milling (Mapleton)	183500	SF	\$0.13	\$23,855.00	\$0.14	\$25,690.00	\$0.14	\$25,690.00	\$0.20	\$36,700.00	\$0.13	\$23,855.00	\$0.15	\$27,525.00
15	2" HMA Overlay (1/2" PG 58-28)(Mapleton)	183500	SF	\$1.15	\$211,025.00	\$1.16	\$212,860.00	\$1.16	\$212,860.00	\$1.16	\$212,860.00	\$1.25	\$229,375.00	\$1.19	\$218,365.00
16	Soft Spot Detection/Preparation (Mapleton)	10	EA	\$180.00	\$1,800.00	\$222.00	\$2,220.00	\$296.00	\$2,960.00	\$130.00	\$1,300.00	\$155.75	\$1,557.50	\$100.00	\$1,000.00
17	Soft Spot Repair HMA (Mapleton)	40	TON	\$170.00	\$6,800.00	\$143.00	\$5,720.00	\$192.00	\$7,680.00	\$125.00	\$5,000.00	\$137.09	\$5,483.60	\$150.00	\$6,000.00
				TOTAL MAPLETON	\$295,269.78		\$312,665.00		\$319,990.00		\$323,635.00		\$325,296.10		\$335,140.00
	TOTAL			Total=	\$879,999.00	Total=	\$909,542.13	Total=	\$940,050.09	Total=	\$957,553.15	Total=	\$979,727.60	Total=	\$988,419.47



City Council Staff Report

Date: May 6th, 2026

Prepared By: Logan Miner
Parks and Recreation Director

Public Hearing: N/A

Attachments:
Grant Agreement

REQUEST

Approval of the 2026 Utah County Municipal Recreation Grant Agreement

BACKGROUND & DESCRIPTION

The purpose of this item is to approve the 2026 Utah County Municipal Recreation Grant Agreement between Utah County and Mapleton City.

The proposed grant application seeks funding to support the development of a concept-level design for a community skate park. This phase will include site evaluation, preliminary layout options, and public input to establish the overall vision, scale, and key features of the facility. Completion of a concept design will position the City to pursue future funding opportunities for final design and construction while ensuring the project reflects community priorities and best practices.

Utah County administers the Utah County Municipal Recreation Grant Program to support recreation-related projects in local communities using funds from the Tourism, Recreation, Cultural, and Convention Facilities Tax.

RECOMMENDATION

Staff recommends approving the 2026 Utah County Municipal Recreation Grant Agreement as presented.

Response Summary:

2026 MUNICIPAL RECREATION GRANT APPLICATION

Welcome to the 2026 Municipal Recreation Grant Application. The Utah County Commission is excited to offer funding to support your community recreation projects this year! The County has determined that the total new funding available for the 2026 Municipal Recreation Grant Program is \$306,000.00. Available funds have been divided among municipalities based on United States Census population estimates, with a minimum grant amount of \$1,000. These funds are payable on a reimbursement basis only.

Grant Applications are due by 11:59 p.m. on Monday, June 8, 2026.

Please complete the following application. After filling out your agency's contact information, applicants will have an opportunity to respond if they're applying for funding this year or choosing to roll forward funding into next year. Please note that agencies are limited to rollover funding for five (5) consecutive years. **All agencies must complete this application to be eligible for project or rollover funding.**

Award notices: July 1, 2026

Funding available: August 1, 2026

Reimbursement Period:

January 1 - June 30, 2027

Estimated time for application: 5 mins

Estimated time for rollover request: 1 min

Q1. Municipality:

Mapleton City

Q2. Name of Preparer/Contact Person:

Logan Miner

Q3. Mailing Address:

125 West 400 North, Mapleton, UT 84664

Q4. Phone:

801-806-9122

Q5. E-mail:

lminer@mapleton-ut.gov

Q16. Are you applying for a 2026 Municipal Grant this year?

- Yes, proceed to application

Q6. Grant Amount Requested (Total including rollover):

6000

Q7. Project Name:

Mapleton Skate Park

Q10. Project Type: (Please check all that apply.)

- Tourism Promotion
- Tourism Facility
- Cultural Facility
- Recreational Facility

Q8. Project Location:

800 North 800 West

Q9. Project Description:

Mapleton City Concept Skatepark Design

Q12. Upload a PDF file of your detailed project description.

[\[Click here\]](#)

Q11. Name of authorized preparer:

Logan Miner

Q13. Signature of Authorized Preparer:

[\[Click here\]](#)

Embedded Data:

N/A



City Council Staff Report

Date:

5/6/2026

Applicant:

Twin Hollow LLC &
John & Anne Allan

Location:

250 W 3000 S

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments:

1. Ordinance & PRC-10 text.
2. Application information.
3. Traffic Impact Study.
4. Letters of opposition.
5. Letters of support.
6. PC minutes.

REQUEST

Consideration of an Ordinance to rezone approximately 56 acres of land from A-2 to PRC-10 with a TDR-Receiving Site Overlay (TDR-R), to adopt the PRC-10 zoning text, 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.
- The use of 20 TDRs.

The City has received numerous letters both in opposition and support for the proposal (see attachments 4 & 5). In addition, the Planning Commission held a public hearing on April 23, 2026, and received further input on the project (see attachment "6"). The Planning Commission recommended approval of the application to the City Council.

EVALUATION

Rezone requests are legislative in nature. The City Council generally has 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. In evaluating the proposal, it may not be possible to find perfect alignment with every goal and policy, but it is important 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 (emphasis added):

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 (emphasis added):

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 Council 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. 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 and is less than the maximum allowed.

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 will go back to the Planning 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 subdivision.

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://cms9files.revize.com/mapletonut/South%20Hollow%20TIS.pdf?t=202603101413440&t=202603101413440>

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: The Council should consider the following questions:

- 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 Council may consider the following options:

- 1) Approve the rezone as proposed.
- 2) Approve the rezone with changes.
- 3) Continue the application with a request for changes and/or additional information.
- 4) Deny the application.

RECOMMENDATION

Adopt an ordinance approving the rezone to PRC-10 and the associated zoning text.

ORDINANCE NO. 2025-

CONSIDERATION OF AN ORDINANCE TO REZONE APPROXIMATELY 56 ACRES OF LAND FROM A-2 TO PRC-10 WITH A TDR-RECEIVING SITE OVERLAY (TDR-R), TO AND ADOPT THE PRC-10 ZONING TEXT.

WHEREAS, the applicants own approximately 56 acres of property that is currently zoned A-2;

WHEREAS, the General Plan designates the northern 15 acres as “Rural Residential” and the southern 41 acres as “Low Density Residential”; and

WHEREAS, the applicants are requesting to rezone the property to PRC-10 with a TDR-R Overlay; and

WHEREAS, the TDR ordinance indicates that properties zoned PRC are eligible to apply to become a TDR-R; and

WHEREAS, Mapleton City Code section 18.12.010.B outlines criteria for reviewing proposed rezones; and

WHEREAS, rezone requests are considered legislative in nature and the City Council generally has broad discretion when acting on legislative matters; and

WHEREAS, the Planning Commission recommended approval of the rezone on April 23, 2026.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to rezone approximately 56 acres from A-2 to PRC-10 with a TDR-R Overlay as described in exhibit “A”, and to adopt the PRC-10 zoning text as described in exhibit “B”.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,
This 6th Day of May, 2026.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder

Publication Date:

Effective Date:

Exhibit "A"
Parcel #: 41:276:0015, 27:037:0083 & 27:037:0012



**Exhibit “B”
Proposed PRC-10 Zoning Text**

Chapter 18.82K

**THE HOLLOWS SUBDIVISION, PLANNED RESIDENTIAL COMMUNITY (PRC-10)
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.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 forty thousand (40,000) square feet 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.

18.82K.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.

18.82K.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.

18.82K.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.

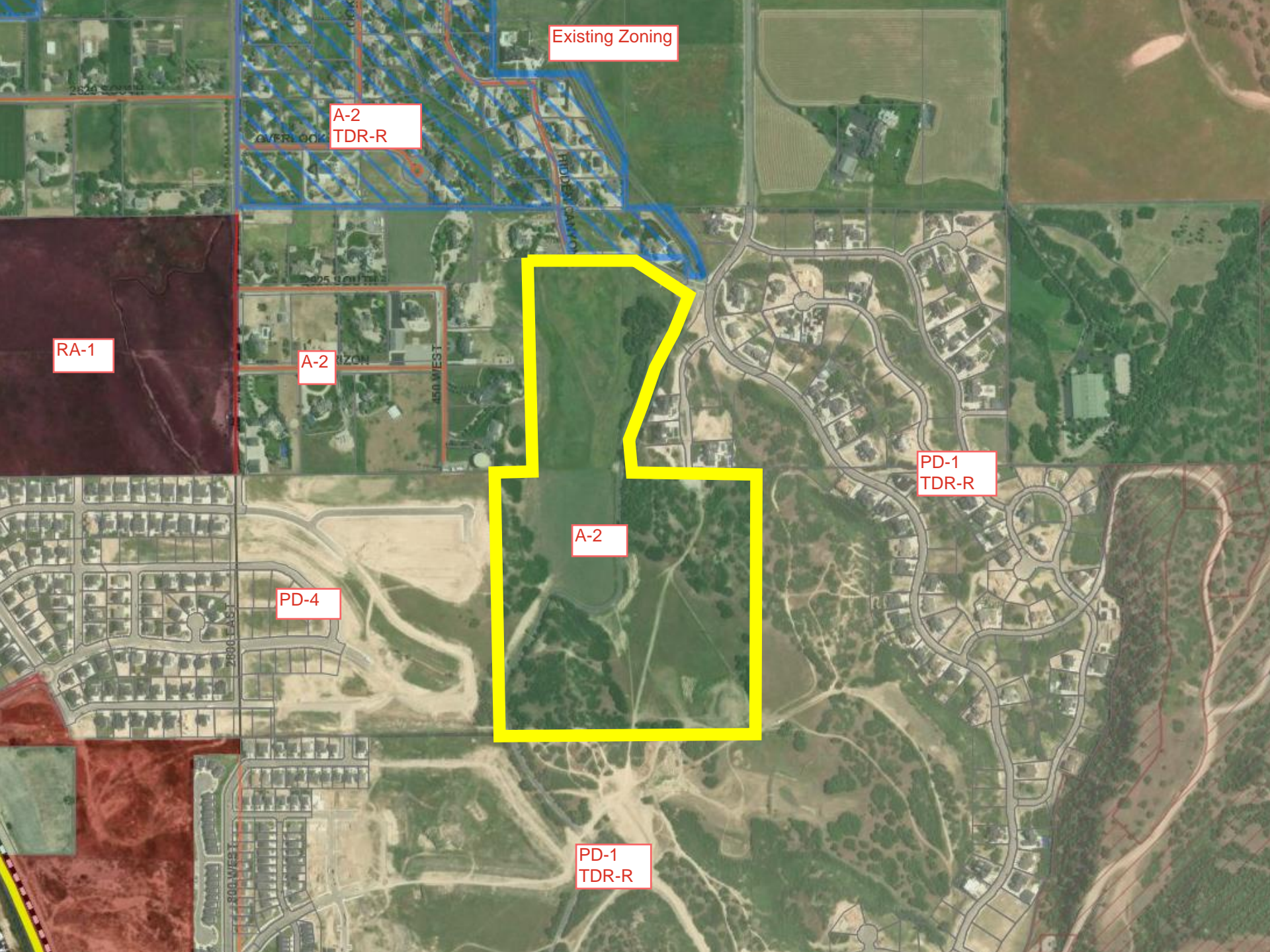
Attachment "2" Application Information

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

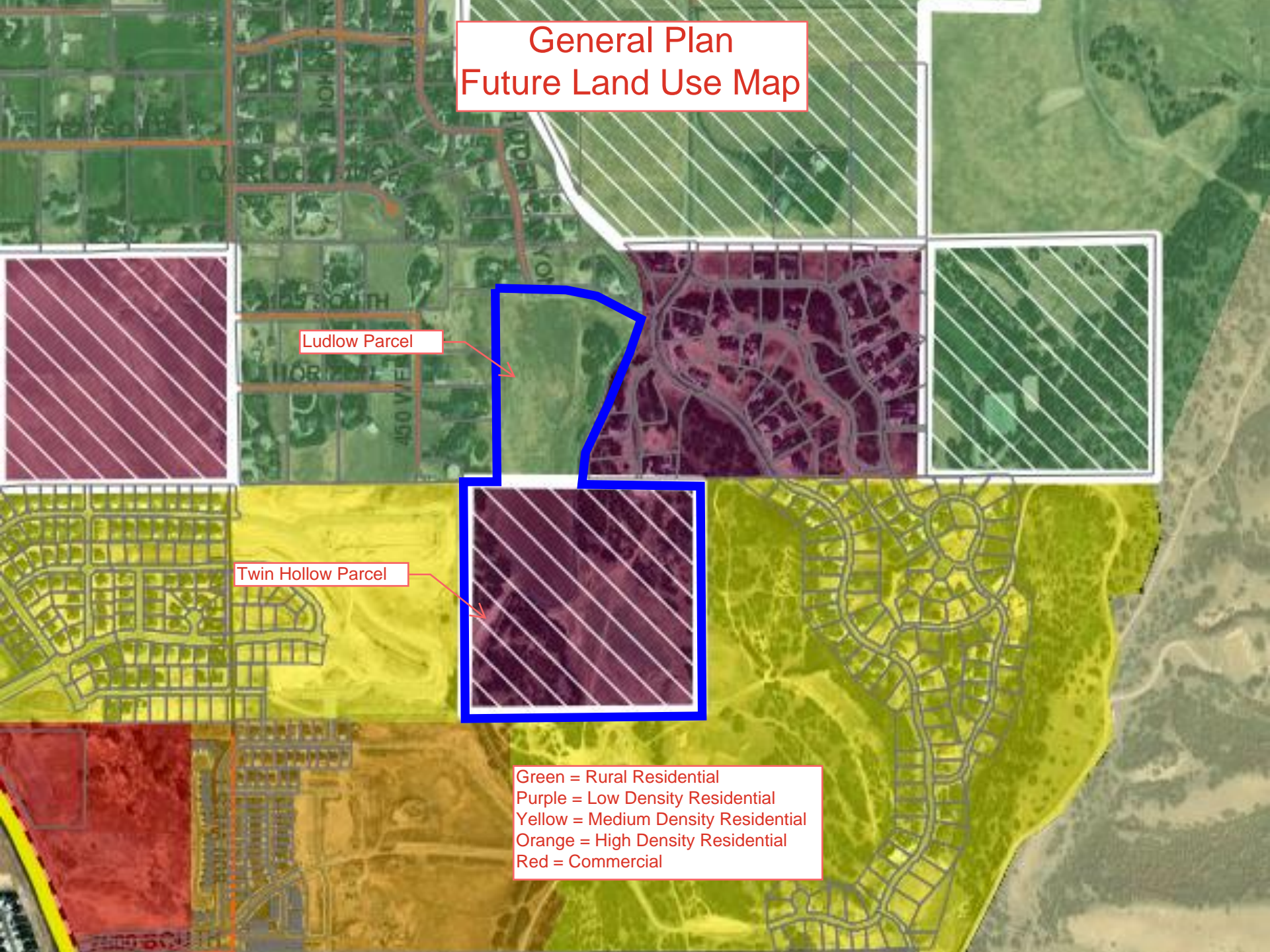
PD-1
TDR-R

General Plan Future Land Use Map

Ludlow Parcel

Twin Hollow Parcel

Green = Rural Residential
Purple = Low Density Residential
Yellow = Medium Density Residential
Orange = High Density Residential
Red = Commercial



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.

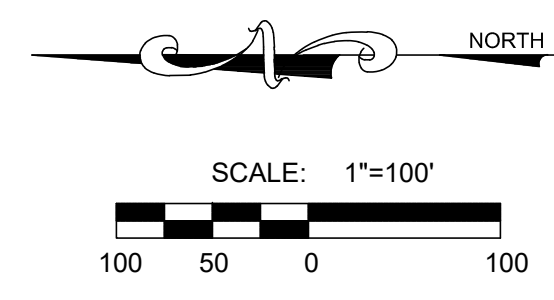
I look forward to discussing this further and kindly ask for your support in following the staff's recommendation for approval.

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

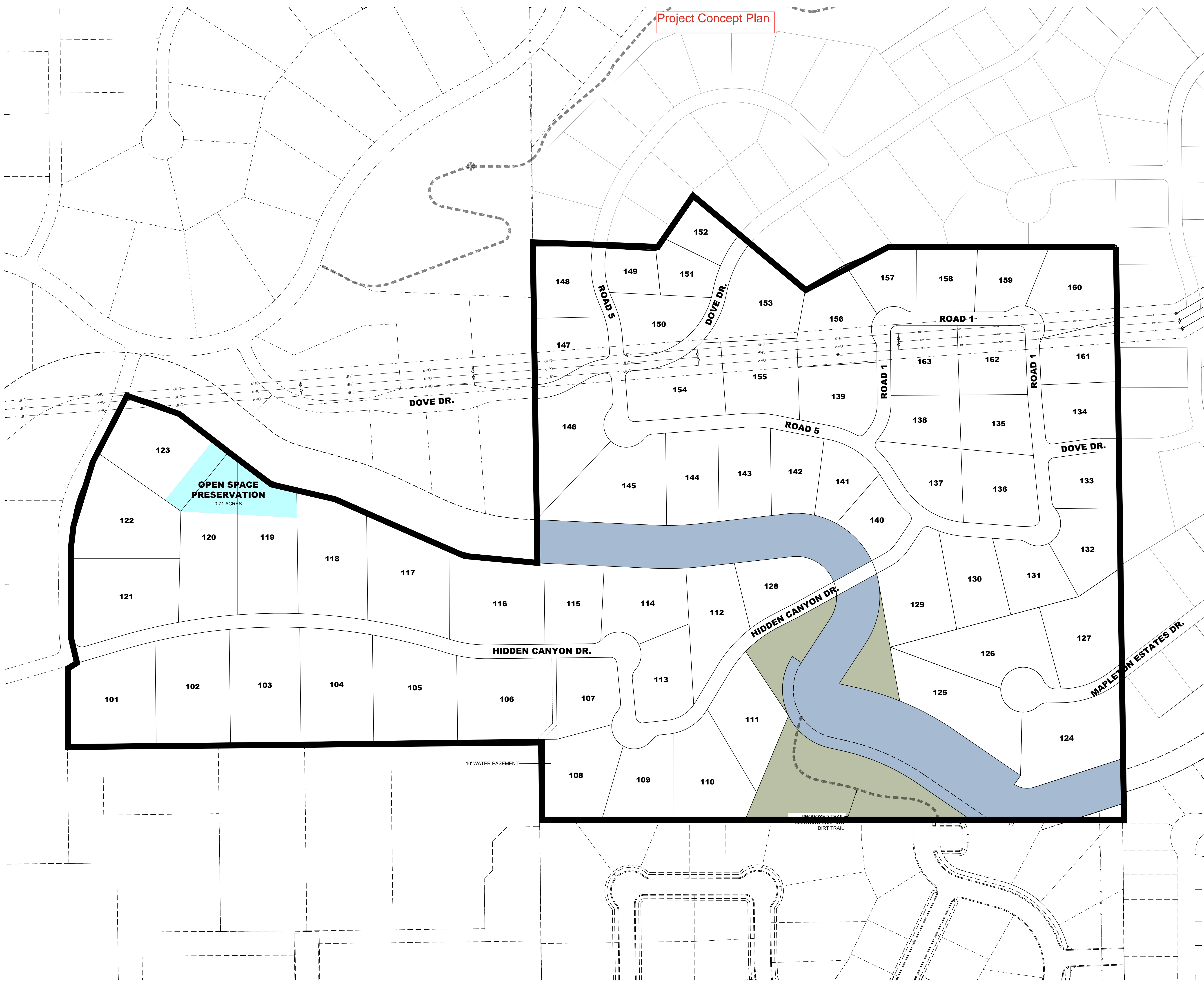


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SURVEY

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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION



TABULATIONS

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

THE HOLLOWS
MAPLETON, UTAH
OPEN SPACE EXHIBIT

REVISIONS

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LEI PROJECT #:
2022-0011

DRAWN BY:
CJI/BAP

DESIGNED BY:
NKW

SCALE:
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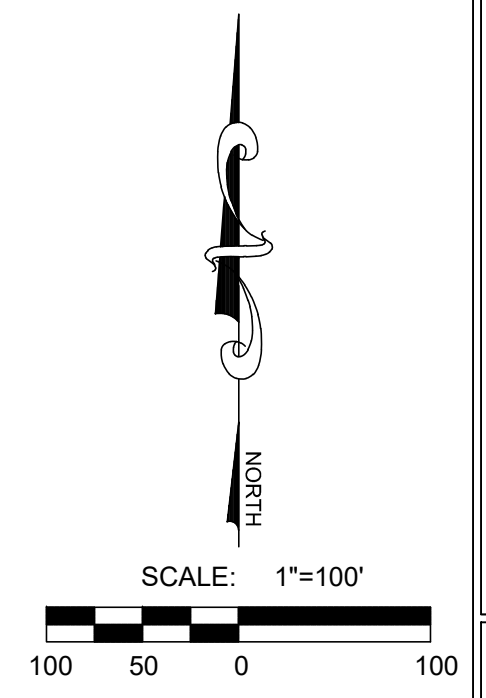
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02/24/2026

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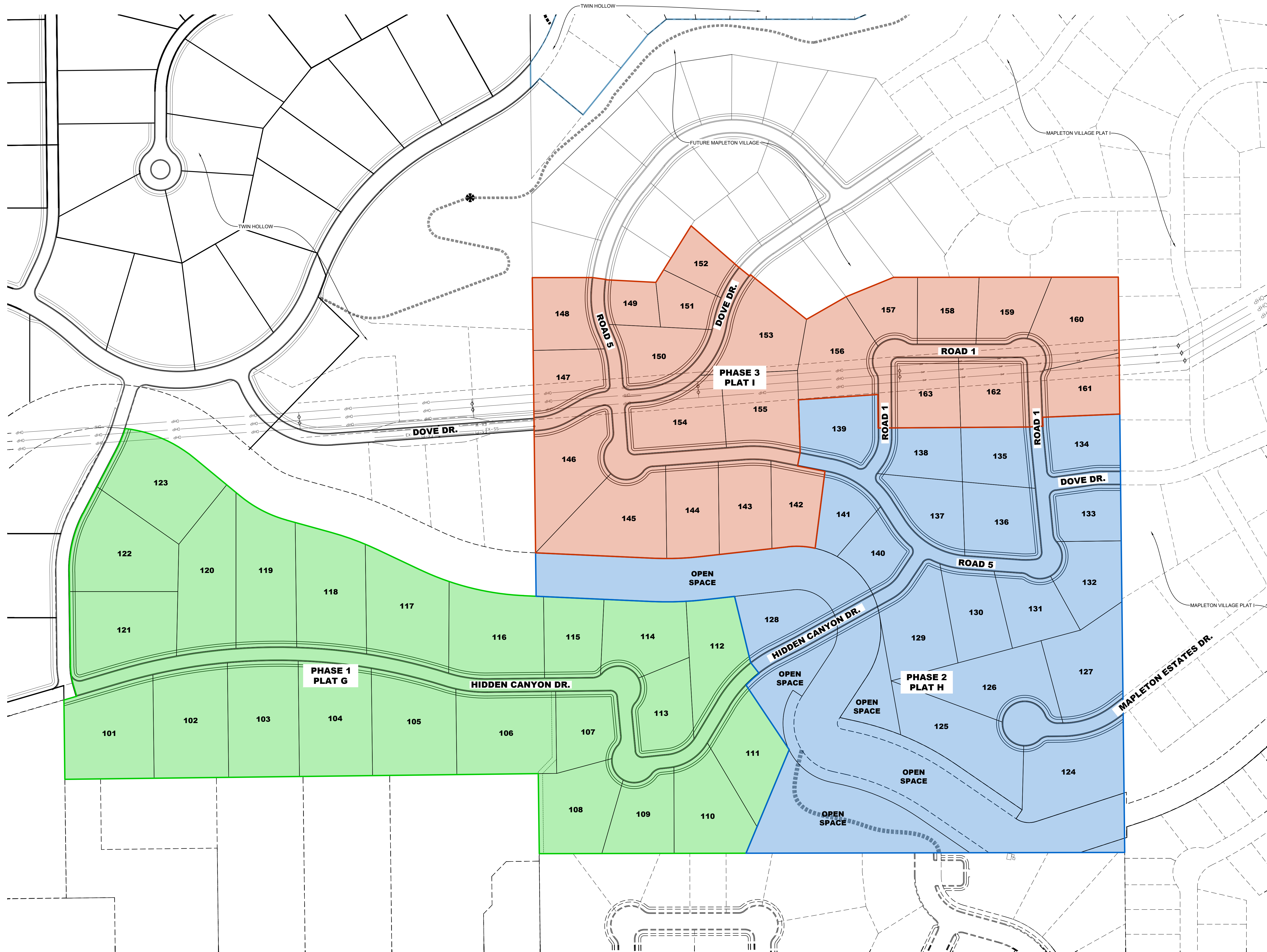
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THE HOLLOWS
MAPLETON, UTAH
OVERALL PHASING EXHIBIT



LEGEND

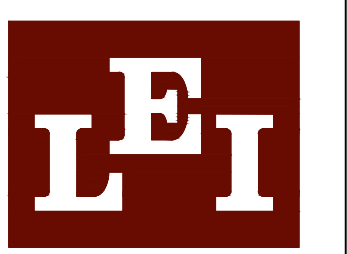
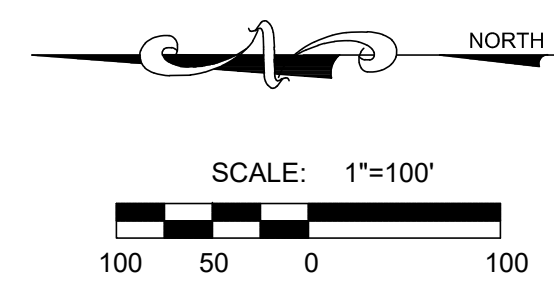
- PHASE 1
- PHASE 2
- PHASE 3

REVISIONS

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NOT FOR
CONSTRUCTION

**THE HOLLOWES
MAPLETON, UTAH
CONCEPTUAL PLAN**

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

SHEET
1

TABULATIONS	
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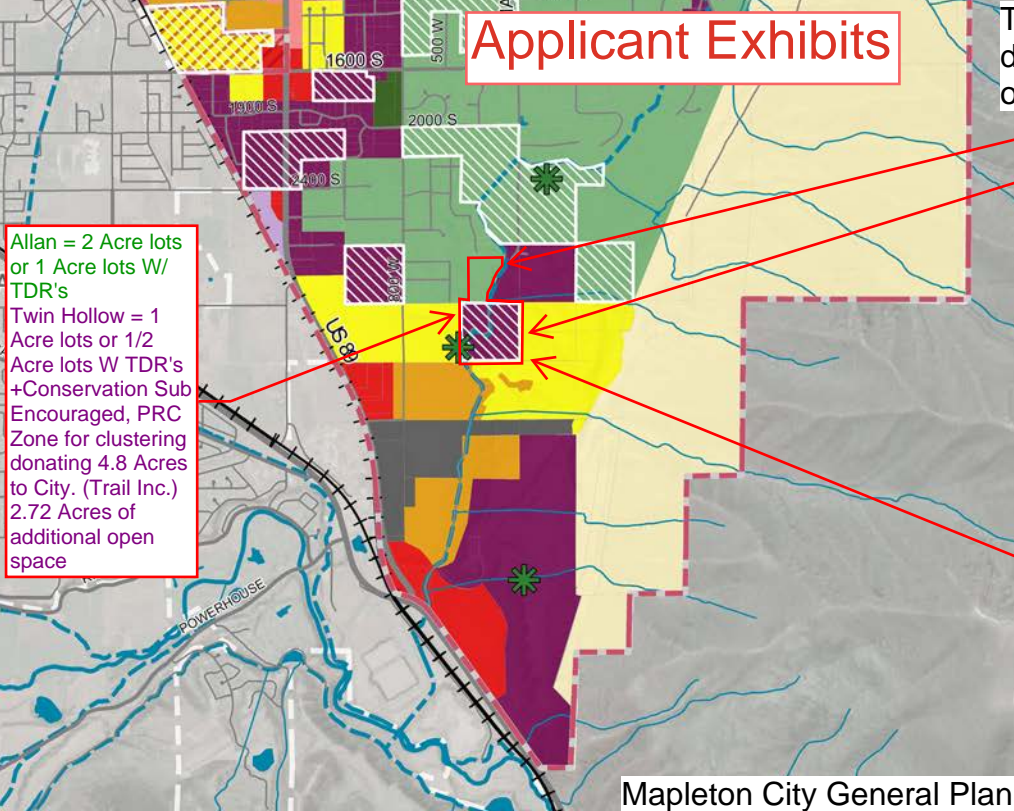
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Applicant Exhibits

This Map Shows the designated future growth of Mapleton City

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

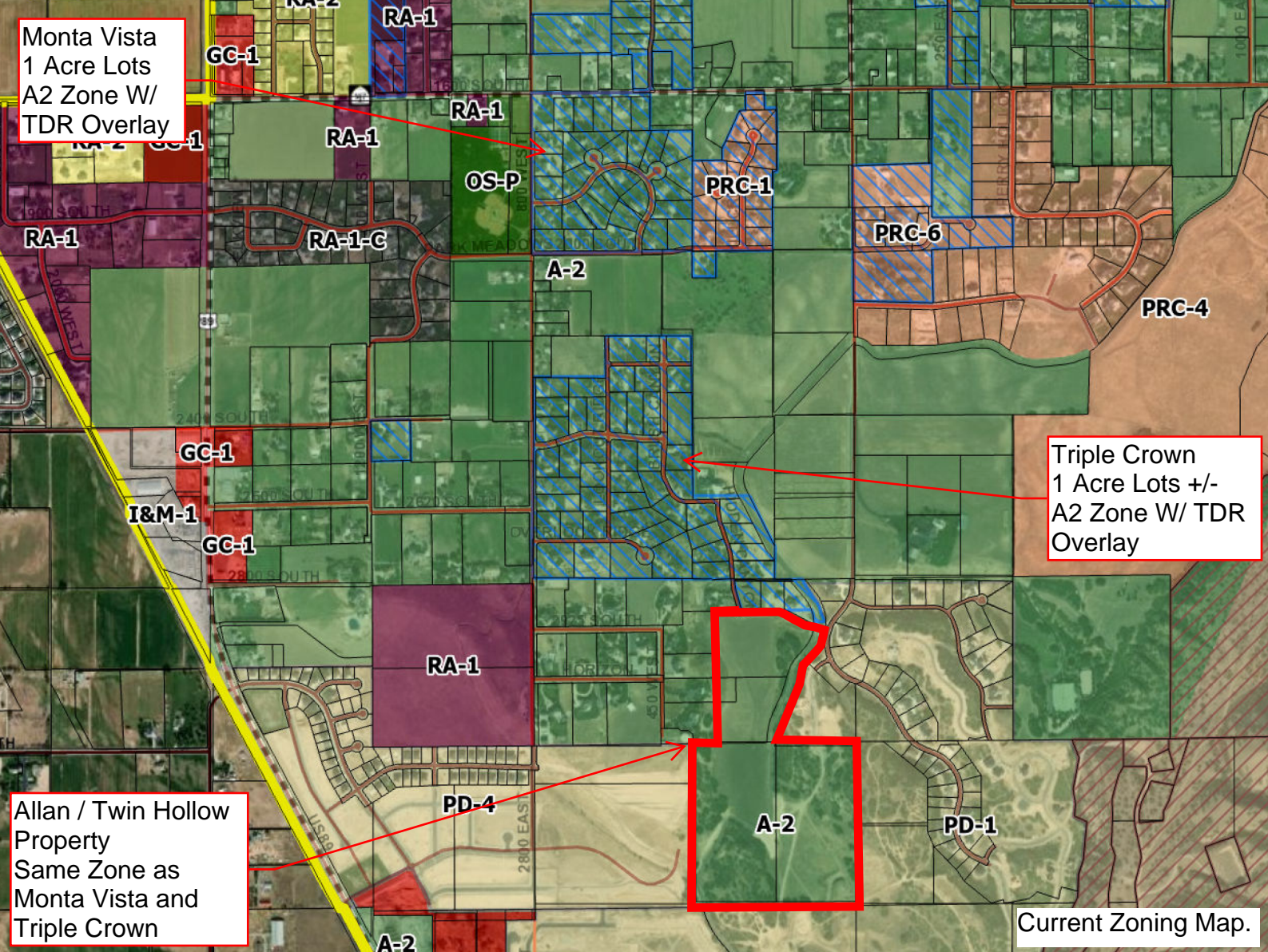
- Rural Residential (2+ acre lots or 1+ acre lots with TDRs)
- Low Density Residential (1+ acre lots or 1/2+ acre lots with TDRs)
- Medium Density Residential (1/3+ acre lots)
- High Density Residential (1/4+ acre lots or smaller with TDRs)
- Commercial
- Flex Use
- Town Center
- Industrial & Manufacturing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

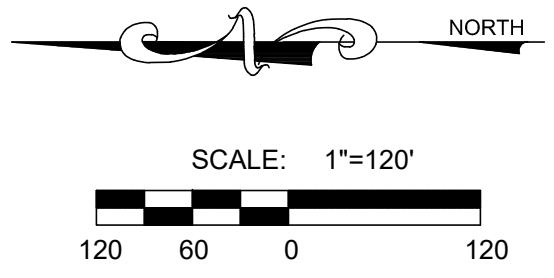
Allan / Twin Hollow
Property
Same Zone as
Monta Vista and
Triple Crown

Current Zoning Map.



CIVIL
STRUCTURAL
SURVEY

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



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 %)

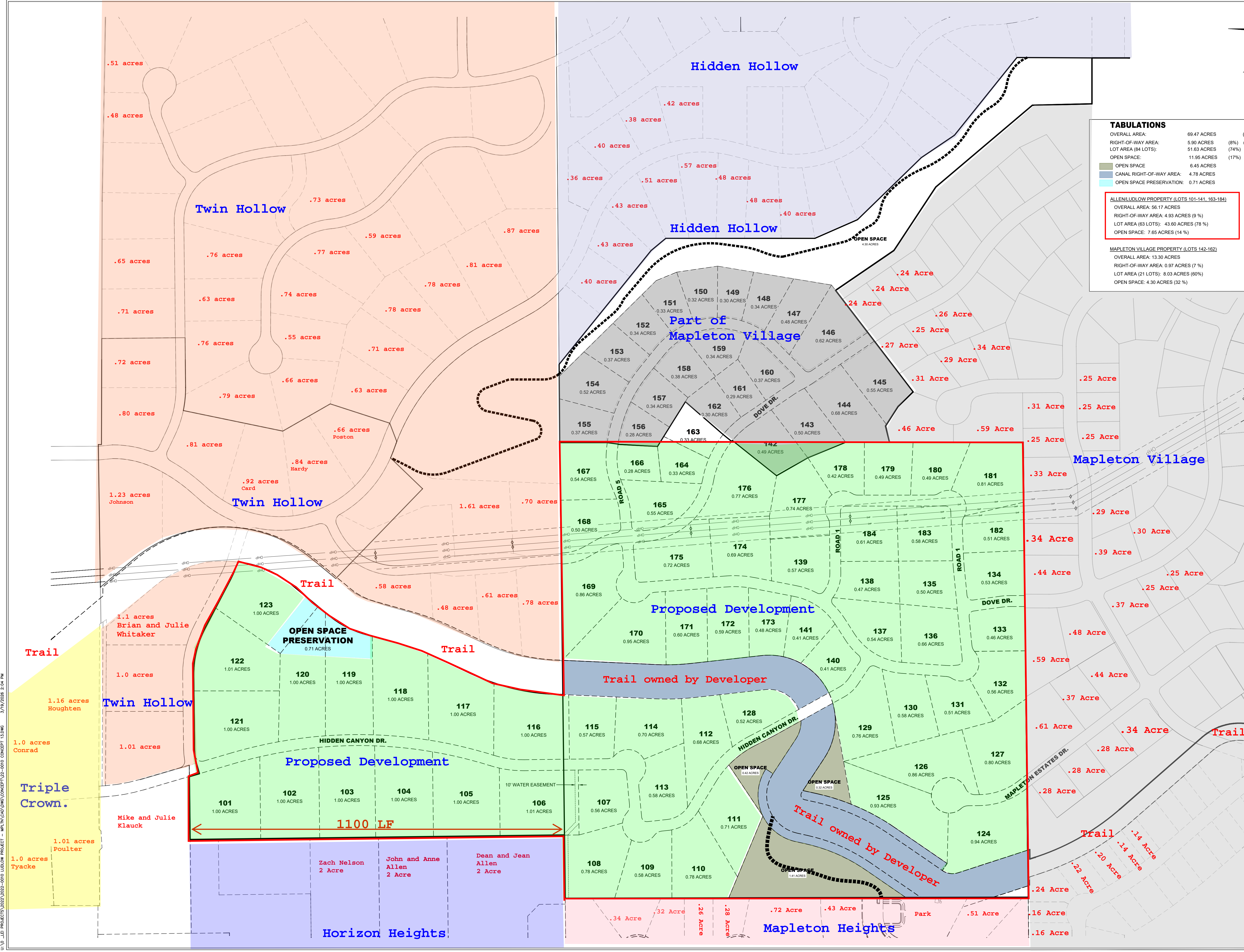
MAPLETON VILLAGE PROPERTY (LOTS 142-162)
 OVERALL AREA: 13.30 ACRES
 RIGHT-OF-WAY AREA: 0.97 ACRES (7 %)
 LOT AREA (21 LOTS): 8.03 ACRES (60%)
 OPEN SPACE: 4.30 ACRES (32 %)

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.



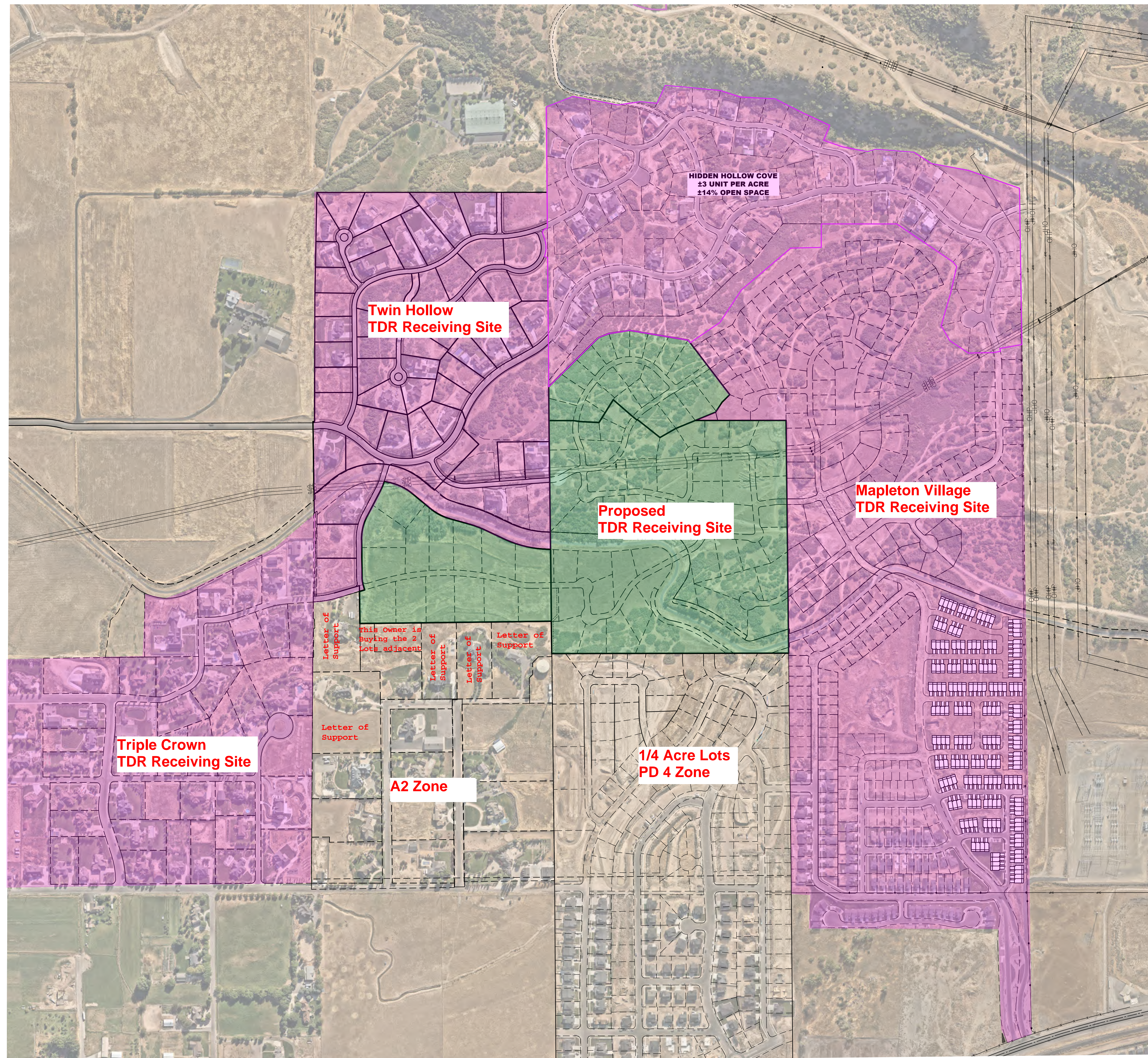
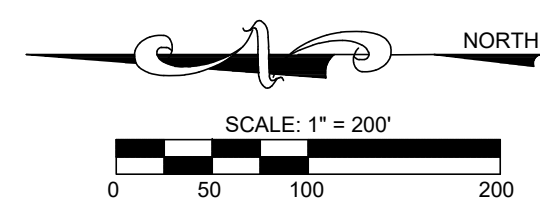
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- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

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 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	

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

TDR Receiving Site Map

U:\0_LEI_PROJECTS\2022\0022-0010 LUDLOW PROJECT - MAPLETON\CAD\DWG\CONCEPT\2-0010 CONCEPT 13.DWG 4/7/2025 10:02 AM

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,

Handwritten signature in blue ink, appearing to read "Michael & Noel Gerulat". The signature is 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 rezoning, 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

To: Mapleton City Administrators and City Council Members

From: Jane Friel

Re: Proposed Rezoning application

I am unable to attend the public hearing on Thursday, April 23 to make my voice heard in opposition to the proposed Hollow 63-lot subdivision near 250 W 3000 S in Mapleton.

I have no opposition to the future development of this land but **strongly oppose the rezoning request** that would allow more total lots across the entire property than what it is currently zoned for.

It is my hope that the City Administrators and members of the City Council will pause and hear the voice of the Mapleton citizens regarding this matter.

Thank you,
Jane Friel, 680 Monta Vista Dr

Dear Mr. Conroy,

I am a resident of the Mapleton Preserve neighborhood and respectfully urge you to **deny the proposed rezoning** of 56 acres at 250 West 3000 South (The Hollows Development). Honestly I wish it could be place in a heritage trust for land preservation. We are losing our beautiful open spaces.

This request for rezoning 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.

Joanna Orgill

Dear 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

Dave Conrad

Dear Councilmember 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.

Lauren Nelson

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)

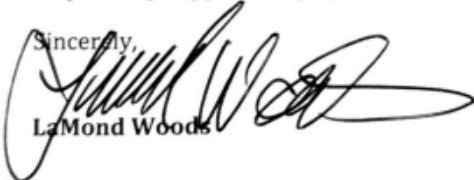
Dear Planning Commission, City Council, and Mr. Conroy,

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 ProgramMapleton'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 Bagley615 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

Mr.conroy

I would like to voice my support for this development. Kurt seamons 700east 700north born and raised in mapleton 60 years ago.

Twin Hollow llc
Allen rezone
250w3000s

I am in support..

Thanks

Kurt seamons

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

From: Cody Pickering and Steve Murdock (Murdock
Builders) 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,

We are writing to formally express our 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, we 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 we 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. We 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,

Cody Pickering and Steve Murdock owners Murdock Builders Inc

1830 E 400 N

Mapleton, Utah

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

From: Kameron Kuhni

Date: 4-23-2026

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 ProgramMapleton'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.

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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,

Kameron Kuhni

794 S Golden Leaf Way

Mapleton, Utah

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

From: Jodie Kuhni

Date: 4-23-2026

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 ProgramMapleton'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.

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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,

Jodie Kuhni

794 S Golden Leaf Way

Mapleton, Utah

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 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.

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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,

Shawn Bagley

560 South Main

Mapleton, Utah

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

From: Brent Seamons 37 east 700 north Mapleton, Utah 84664

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 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,

Brent N Seamons

Hi Sean,

We very much appreciate your email updating us about the planning commission meeting tomorrow regarding the proposed development near 250 West 3000 South. We would have liked to attend, but sadly will be out of the country until next week.

Further to our earlier email indicating that our concerns about the development had been addressed, we are NOT opposed to the proposal IF the appropriate number of TDRs required the Mapleton master plan are used.

We definitely want to assure that development in our city is controlled such that it enhances the standard of living and property values of the current residents and that the plan is not violated as we move forward. Everyone involved has invested a great deal in this city and needs to be able to rely upon the careful and honest application of the laws by the planning commission. As we understand the TDRs being retired to support the proposed development is completely consistent with the plan upon which we all rely, it would seem problematic to now say that the development is unacceptable. Everyone in the area were either owners at the time the TDR approach was implemented or acquired their property after the approach was implemented and thus had notice and relied upon the TDR approach to their advantage. It would seem to us dishonest (if not a contractual violation) to issue TDRs and then now deny their proper use in accordance with the plan outlined when the TDR approach was implemented. Again, as we understand the situation, the appropriate number of TDRs as outlined in the master plan are being retired to support the increase to 63 lots. If that is the case, we do not see a reason that the development should not be allowed.

All this said, there clearly needs to be consideration to widening main street and 1600 south to accommodate the traffic coming from the east side of the city toward 89 as the road passing through triple crown toward 89 has bends and was not designed to handle the traffic increases that have already happened on the east side of the city nor the speeds occurring on those roads. I have personally seen a number of dangerous situations created by cars traveling too fast for the winding Brush Canyon Dr. and Hidden Canyon Dr.

Again, thank you for your efforts.

Doug and Miquel Hamilton

Attn: Mapleton City Planning Commission, Mapleton City Council, Mapleton Mayor, and Planning Director Sean Conroy

My Name is: Brent Benson
3532 S Mapleton Estates Drive
Mapleton, UT 84664
Hidden Hollow Estates Lot #9

Date: April 22, 2026

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.

Brent Benson

Brent Benson Ph.D., P.E.
Principal Engineer
Benson Engineering Utah, Inc.
3532 S Mapleton Estates Drive
Mapleton, UT 84664
801-794-9225
brb@bensoneng.com

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

From: Mont Jensen

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,



Mont Jensen

373 N 400 East

Mapleton, Utah 84664

To the Planning Commission and City Council Members,

I am writing to express my support for the proposed rezone of approximately 56 acres at 250 West and 3000 South. After reviewing the plan, I believe it represents a thoughtful approach to growth that aligns well with Mapleton's vision for the future.

I've lived in Mapleton for 28 years and I own a lot in the twin hollow neighborhood and feel this will be a good transition to all of the housing that's going on to the south and west of this proposed project.

Overall, I believe this is a well-planned project.

Thank you for your time and consideration.

Sincerely,
Ryan Schramm

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

From: Savannah Alvey 768 W Triple Crown Drive 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,

Savannah Alvey

From: Alyse Case 3091 S 450 W 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.
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- **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,

Alyse Case



MAPLETON
U T A H

PLANNING COMMISSION MINUTES

April 23, 2026

PRESIDING AND CONDUCTING: TJ Uriona

Commissioners in Attendance: Spencer Croshaw
Lily Graham
Alece Nelson
Ryan Orr

Staff in Attendance: Sean Conroy, Community Development Director
Jeni Crookston, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Uriona called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given. Alternate Commissioner Ryan Orr was seated as a voting member this evening.

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

Motion: Commissioner Nelson moved to approve the February 12, 2026, Planning Commission Meeting Minutes.

Second: Commissioner Orr

Vote: Unanimous

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

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The proposal includes clustered development, open space areas, trail corridor dedication, and phased development based on access improvements.

Chairman Uriona opened the Public Hearing. Those in support of the rezone felt it was consistent with the General Plan and anticipated growth patterns in the Twin Hollow area. They felt it provided a logical transition between existing and future residential development. Provides open space, trail connectivity, and preservation of natural features. The rezone would represent an appropriate use of the TDR program and maintain density below the maximum allowed in the zone.

42 Those opposing the development had traffic concerns, particularly along 1600 South and
43 Main Street. Comments raised concerns about emergency response times, wildfire
44 evacuation routes, and the adequacy of current access points for both residents and
45 emergency vehicles. Some felt the proposed density was greater than anticipated for the
46 area and could affect the rural feel. Residents noted potential impacts including dust, noise,
47 and construction-related traffic. Concerns were raised about runoff, drainage patterns, and
48 the potential for impacts to adjacent properties. Some residents expressed concern
49 regarding overall neighborhood impacts, quality of life, and cumulative effects of continued
50 development in the area.

51
52 Mike Klauck, the applicant, provided additional information stating the project was
53 designed to align with the General Plan. It includes a reduction in density and provides
54 public benefits with open space and trail dedication. Mike also noted efforts to create a
55 transition between surrounding developments.

56
57 The Planning Commission discussed the proposal, including traffic impacts, phasing
58 limitations tied to access improvements, emergency access requirements, and consistency
59 with the General Plan and Transferable Development Right (TDR) ordinance. Sean clarified
60 the development would be phased and that full buildout would require additional access
61 improvements.

62
63 **Motion:** Commissioner Graham moved to recommend approval to the City Council to
64 rezone approximately 56 acres of land from A-2 to PRC-10 with a TDR-
65 Receiving Site Overlay (TDR-R), and the Concept Plan for 63 residential lots.
66 **Second:** Commissioner Nelson
67 **Vote:** Unanimous
68



City Council Staff Report

Date:

5/6/2026

Applicant:

Maple 340 LLC

Location:

727 S Main St

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments:

1. Ordinance & PRC-5 text.
2. Application information.
3. Correspondence.
4. PC minutes.

REQUEST

Consideration of an Ordinance 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.

The Planning Commission held a public hearing on April 23, 2026, and recommended approval of the project to the City Council (see attachment "4").

EVALUATION

Rezone requests are legislative in nature. The City Council generally has 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 City Council should consider the following questions:

- 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 Council may consider the following options:

- 1) Approve the rezone as proposed.
- 2) Approve the rezone with changes.
- 3) Continue the application with a request for changes and/or additional information.

4) Deny the request.

RECOMMENDATION

Adopt an ordinance approving the rezone to PRC-5 and the amended zoning text.

ORDINANCE NO. 2026-

CONSIDERATION OF AN ORDINANCE 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.

WHEREAS, the applicant owns three acres that is currently zoned A-2; and

WHEREAS, the General Plan designates the property as “Low Density Residential”; and

WHEREAS, the General Plan encourages the preservation of open space and large-lot, single-family developments; and

WHEREAS, the existing PRC-5 zoning text was adopted for phase 1 of the Mapleton 340 Lakes project; and

WHEREAS, the proposed rezone expands the PRC-5 zone to include the subject property; and

WHEREAS, rezone requests are considered legislative in nature and the City Council generally has broad discretion when acting on legislative matters; and

WHEREAS, the Planning Commission recommended approval of the rezone on April 23, 2026.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to rezone approximately three acres from A-2 to PRC-5 as described in exhibit “A” and to amend the PRC-5 zoning text as described in exhibit “B”.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,
This 6th Day of May, 2026.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"
Parcel #: 26:071:0032

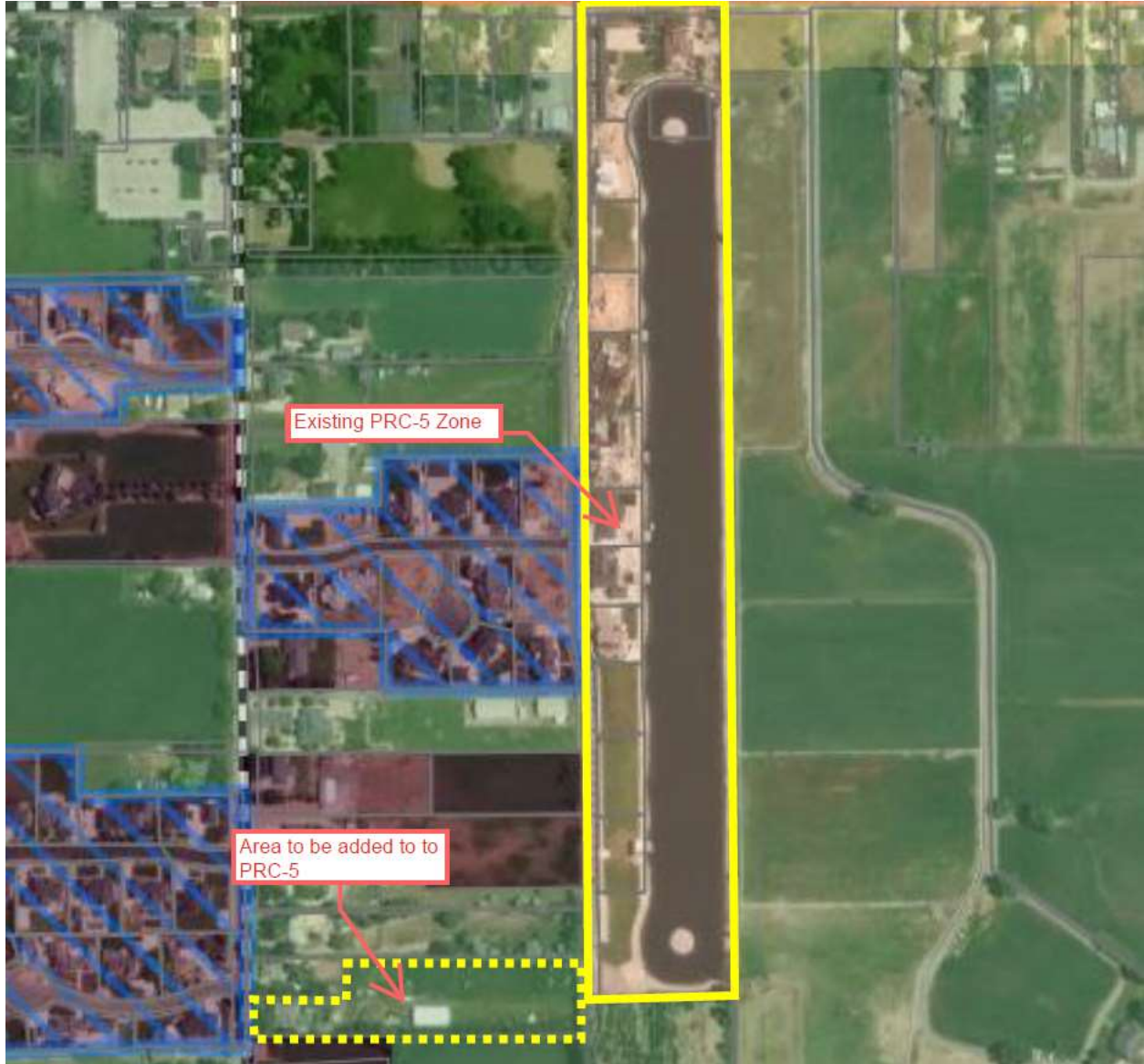


Exhibit "B"
PRC-5 Zoning Text Amendments
(changes shown in strikeout and underline)

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)

Attachment "2"
Application Information



Subject Property

Existing Zone Map

RA-1

PRC-5

RA-1
TDR-R

A-2

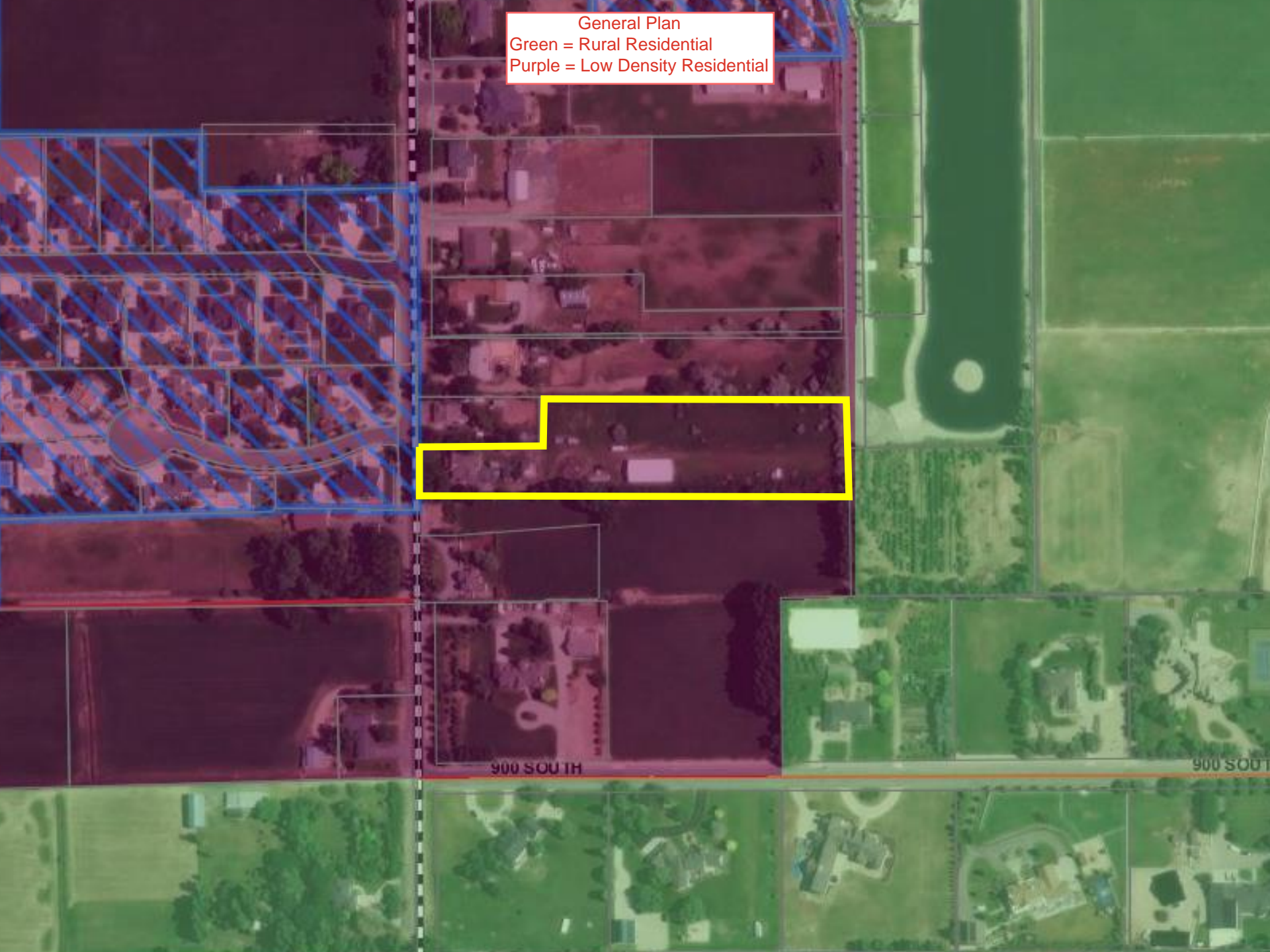
RA-1

900 SOUTH

900 SOUTH

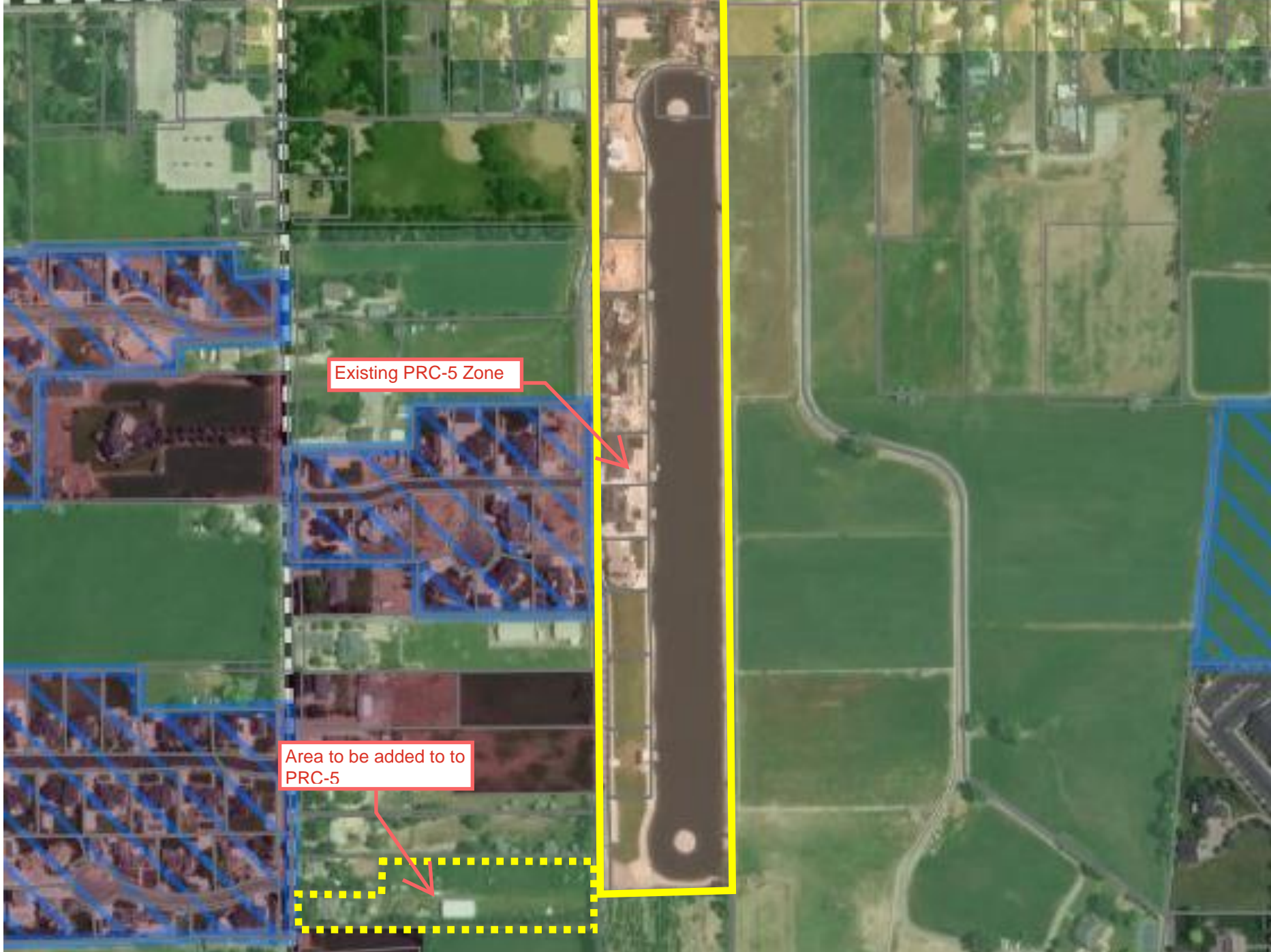


General Plan
Green = Rural Residential
Purple = Low Density Residential



900 SOUTH

900 SOUTH



Existing PRC-5 Zone

Area to be added to PRC-5

Applicant's cover letter

**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,

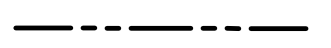
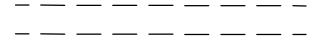
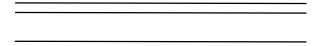
Brandon Denison

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



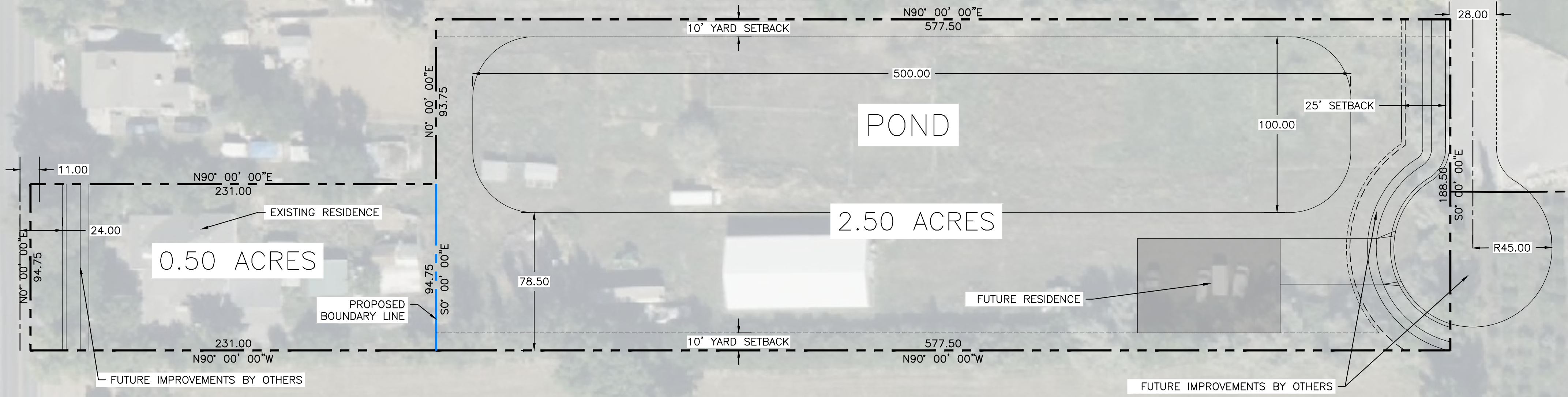
MAPLETON SUBDIVISION
CONCEPT SITE PLAN
727 SOUTH MAIN STREET, MAPLETON UT

NOT FOR
CONSTRUCTION

SHEET:
C1-0
DATE: Mar 12, 2026

S MAIN ST

S MAPLE LK DR



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



Attachment "3" **Correspondence**

To the Mapleton City Planning Commission,

Please include this formal comment in the record for tonight's meeting (April 23) regarding the 727 S Main Street rezone and PRC-5 text amendment.

I am writing this on behalf of myself and my mother, Siona Wakefield. Our property at 665 S Main St is directly north of the proposed project. Our family has owned and maintained this land since the early 1960s. For over 60 years, we have contributed to the rural fabric of Mapleton, and we are deeply concerned that this proposal threatens the viability of our property and our neighborhood's character.

We formally oppose this request for the following reasons:

1. Direct Impact on Long-Standing Agricultural Rights: As the immediate northern neighbor, our ability to maintain our A-2 lifestyle—including the keeping of livestock—is put at risk by this development. We are concerned that a "recreational lake" environment will bring in residents who are not accustomed to agricultural life, leading to nuisance complaints against our 60-year-old family operation. We ask the Commission: How will you guarantee that our "Right to Farm" is protected from the demands of this new PRC-5 development?

2. Public Health Hazard (West Nile Virus): A one-acre lake directly adjacent to our property is a significant concern for the health of our family and our animals. Utah County saw a dangerous spike in neuroinvasive West Nile Virus cases in 2025. Introducing a massive breeding ground for mosquitoes inches from our property line is a direct threat to our safety. What mandatory, permanent mitigation measures will the city require to protect the immediate neighbors from this health risk?

3. Incompatibility of the "Text Amendment": The applicant is asking to change the law (MCC 18.82F) to suit a project that doesn't fit current standards. As a family that has watched Mapleton grow for six decades, we believe that changing the rules for a single developer undermines the trust legacy residents have in the General Plan. This "resort-style" density does not belong in this historic part of town.

4. History of Conflict and Public Access: We have witnessed previous projects by this applicant where public or adjacent access was "locked down" and neighbors were aggressively confronted for simply walking near the property. We are concerned this "private lake" will lead to similar hostility along our shared property lines. We request that the City clearly define and protect all public and neighbor easements before this is even considered.

Mapleton's "Small Town" identity is built on families like ours who have stayed for generations. We ask that you honor that legacy by denying this rezone and protecting the rural character of Main Street.

Thank you,

Jarom Willie and Siona Wakefield

665 S MAIN ST

MAPLETON, UT 84664

Sean,

As a concerned Utah citizen, I am opposed to the unwise use of our very limited water resources in our desert community. Places of public use, like the Springville Reservoir or those used for water storage for the area are the exception. Allowing single individual properties in Mapleton to use that much open water for their individual use sets a bad environmental precedent and should not fit our community standards.

As a BYU professor of environmental issues, I hope that the city looks at all of the facts before allowing this project to continue. The documented average length of droughts in our area in short geological times (Thousands of years not billions) is 100 years. The past short 3-4 year droughts have been just blips on the chart. With the world facing major climate changes, communities like Mapleton should be more proactive in managing this limited resource. Our daughter in South Carolina received more snowfall this year than we did here in Mapleton. Just assessing the changes in the last 5 years should be a loud voice of warning.

We have lived amongst our very affluent neighbors for 30 years and hope that science and good sense outweighs their luxury requests like having their own personal lake.

Danny and Marilyn Raymer
629 S. Main St
801-602-0944



PLANNING COMMISSION MINUTES

April 23, 2026

PRESIDING AND CONDUCTING: TJ Uriona

Commissioners in Attendance: Spencer Croshaw
Lily Graham
Alece Nelson
Ryan Orr

Staff in Attendance: Sean Conroy, Community Development Director
Jeni Crookston, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Uriona called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given. Alternate Commissioner Ryan Orr was seated as a voting member this evening.

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

Motion: Commissioner Nelson moved to approve the February 12, 2026, Planning Commission Meeting Minutes.

Second: Commissioner Orr

Vote: Unanimous

Item 3. Consideration of a request to rezone three acres of property from A-2 to PRC-5 located at 727 South Main Street and a request to amend the PRC-5 Zoning text (MCC Section 18.82F).

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This proposal includes retaining the existing residence on Main Street and creating an additional lot with a recreational pond. No Transferable Development Rights (TDR's) are being proposed since the rezone is consistent with the General Plan. No motor vehicles will be allowed on the pond.

Brandon Denison, representing the applicant, summarized the proposed layout of the development if approved for the PRC-5 Zoning. The home currently on the property along Main Street would be on a ½ acre lot, with the remaining 2 ½ acre lot being located east of it. They plan to bond for the cost of the cul-de-sac, which will be built when the property owner to the east develops. The water for the pond will come from water shares the owner

42 **has, so it will not affect the city's water situation.**

43
44 Chairman Uriona opened the Public Hearing. Laura Jones had a concern with the current
45 home being allowed on ½ acre. She wanted the other property owners in this area to be
46 allowed to have the same flexibility with their lot sizes. Another resident had concerns
47 about the water table in this area. Sean stated that the PRC Zone allows for the flexibility of
48 lot sizes. No additional comments were made, and the Public Hearing was closed.

49
50 The pond will be designed like the ski lake. The applicant plans to do everything necessary
51 to mitigate any possible flooding to surrounding properties, helping to prevent civil issues
52 in the future.

53
54 Motion: Commissioner Nelson moved to recommend approval to the City Council to
55 rezone three acres of property from A-2 to PRC-5 located at 727 South Main
56 Street with the proposed amendments to the PRC-5 Zoning text (MCC Section
57 18.82F).

58 Second: Commissioner Graham

59 Vote: Unanimous

60
61 Item 4. Consideration of a Preliminary Plat and Project Plan for an industrial project
62 consisting of two buildings located at 1915 West Alvey Drive in the Industrial
63 (I&M-1) Zone.

64
65 Sean Conroy, Community Development Director, went over the Staff Report for those in
66 attendance. Final users of the buildings have not yet been identified. It will likely be office
67 and warehouse use. The 2 lots will have access off Slant Road and Alvey Drive. There is a
68 **6' fence and landscape buffer** required along the residential boundary.

69
70 **The applicant stated that they plan to continue the 6' vinyl fencing between these**
71 **properties and the residential homes in the Harvest Park subdivision.** Commissioner Orr
72 felt a more substantial fence should be required. Sean stated that it is not something the
73 code would be allowed to require at this time. Some of the Commissioners asked staff to
74 consider amending the ordinance to be more restrictive on required fencing in the I&M-1
75 Zones.

76
77 Motion: Commissioner Uriona moved to approve the Preliminary Plat and Project
78 Plan for an industrial project consisting of two buildings located at 1915 West
79 Alvey Drive in the Industrial (I&M-1) Zone with the conditions listed below:

- 80 1. Any outstanding Development Review Committee (DRC)
81 comments should be addressed prior to plat recording.
82 2. The six-foot vinyl fence shall be extended to the southeast corner
83 of the project.
84 3. Signage and lighting be installed to mitigate any impact on the
85 neighboring properties and conform to the disturbing the peace
86 ordinance from 10:00pm to 7:00am.
87 4. No garbage collection from 10:00pm to 7:00am.

88 5. Prior to operating, a business license application must be
89 submitted. Required parking for the proposed use will be evaluated
90 at that time.

91 Second: Commissioner Nelson

92 Vote: 4:1:0 with Commissioners Uriona, Nelson, Croshaw and Graham voting yay
93 and Commissioner Orr voting nay feeling a more durable fencing
94 requirement, similar to the General Commercial Zoning Ordinance, should be
95 required around this project to better buffer the neighboring residential
96 properties.

97
98 Item 5. Adjourn.

99

100

101

102 _____
April Houser, Executive Secretary



City Council Staff Report

Date:

5/6/2026

Prepared By:

Bryce Oyler

Public Hearing:

No

Attachments:

Tentative Budget

REQUEST

Consideration of a resolution adopting the Fiscal Year 2026-2027 Tentative Budget and move to set a public hearing for June 3, 2026, to adopt the Fiscal Year 2026-2027 Budget and set a public hearing to adopt the Proposed Tax Rate.

BACKGROUND & DESCRIPTION

Utah state law requires municipalities to adopt a tentative budget on or before its last meeting in May. I have attached the Fiscal Year 2026-2027 Tentative Budget. The following are a few highlights from the budget, if you would like more details, please reach out to myself or Cory:

- A total of 7 new positions are being requested, costing around \$550,000 additional salaries to the city.
 - o 2 Fire Engineers
 - o 2 Patrol Officers
 - o 2 Finance Clerks
 - o 1 Park Technician
- Up to 4% merit adjustment for employees that are performing well, and a 2% market adjustment (COLA) to the pay scale. Total potential expense would be around \$275,000.
- A small handful of employees will have their salaries adjusted for years of service, costing no more than \$25,000.
- The following is a highlight of proposed capital projects, paid with CIP Reserves unless otherwise specified:
 - o City Hall facility improvement: \$1,000,000
 - o Public Safety building remodel: \$400,000 (Impact Fees)
 - o Fire Station South Design: \$100,000
 - o Bike Park: \$5,000,000 (3mm Developer Contributions, 2mm Grants)
 - o Ira Allan Lighting: \$1,200,000
 - o Evans Park: \$4,000,000 (Impact Fees)
 - o Street Projects – South Main: \$1,000,000
 - o Street Projects – East Maple: \$1,000,000 (Class C Funds)
 - o Street Projects – 1200 North: \$670,000 (Class C Funds)

After adopting the Tentative Budget, Mayor and Council can propose changes prior to adopting the final budget. Please reach out to staff with any questions.

RECOMMENDATION

Approve a resolution adopting the Fiscal Year 2026-2027 Tentative Budget and move to set a public hearing for June 3, 2026, to adopt the Fiscal Year 2026-2027 Budget and set a public hearing to adopt the Proposed Tax Rate.

RESOLUTION NO. 2026-

**A RESOLUTION OF THE CITY OF MAPLETON, UTAH
ADOPTING THE FISCAL YEAR 2026-2027 TENTATIVE BUDGET AND MOVE
TO SET A PUBLIC HEARING FOR JUNE 3, 2026, TO ADOPT THE FISCAL YEAR
2026-2027 BUDGET AND SET A PUBLIC HEARING TO ADOPT THE
PROPOSED TAX RATE**

WHEREAS, the City Council is required to adopt a tentative budget on or before its last meeting in May; and

WHEREAS, a public hearing is required to be set to adopt the budget and tax rate;

NOW THEREFORE, be it resolved by the City Council of Mapleton, Utah, that the Fiscal Year 2026-2027 Tentative Budget be adopted, and a public hearing be set for June 3, 2026 to adopt the Fiscal Year 2026-2027 Budget and proposed tax rate.

Approved and adopted on May 6, 2026.

Therin Garrett
Mayor

ATTEST:

Camille Brown
City Recorder

Mapleton City
Tentative Budget
July 1, 2026 - June 30, 2027
5/6/2026

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
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Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
General Fund Summary

	6/30/2024	6/30/2025	6/30/2026	6/30/2027	\$ Change from	% Change from
	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2025-2026	FY 2025-2026
	Actual	Actual	Budgeted	Adopted	Final Budget	Final Budget
<u>General Fund Departments</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Budget</u>		
Legislature	99,545	62,807	71,754	91,131	19,377	27.0%
Administration	1,101,943	942,357	1,299,882	1,391,571	91,689	7.1%
Finance	283,451	350,606	608,623	668,516	59,893	9.8%
Court	57,881	60,775	64,355	67,895	3,540	5.5%
Community Development	660,272	715,484	835,025	927,274	92,249	11.0%
Police	2,115,927	2,228,684	2,398,569	2,706,731	308,162	12.8%
Fire	1,397,254	1,480,944	1,720,571	1,995,914	275,343	16.0%
Streets	458,744	826,712	1,015,094	995,069	(20,025)	(2.0%)
Parks	834,195	1,106,455	1,222,928	1,269,425	46,497	3.8%
Recreation	770,259	917,404	856,132	937,538	81,406	9.5%
Museum	17,925	9,456	45,850	85,950	40,100	87.5%
Library	48,665	71,750	78,900	78,900	-	0.0%
Community Contributions	23,066	26,192	24,700	24,700	-	0.0%
Transfers & Reserves	3,950,650	4,441,652	3,474,044	3,325,906	(148,139)	(4.3%)
Total General Fund Expenditures	11,819,778	13,241,280	13,716,427	14,566,521	850,094	6.2%
Total General Fund Revenues	11,819,778	13,241,280	13,716,427	14,566,521	850,094	6.2%
Surplus/(Deficit)	(0)	0	-	-	0	

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
General Fund Revenues

	FY 2023-2024 Actual Revenues	FY 2024-2025 Actual Revenues	FY 2025-2026 Approved Budget	FY 2026-2027 Adopted Budget	\$ Change from FY 2025-2026 Final Budget	% Change from FY 2025-2026 Final Budget
TAX & FRANCHISE FEE REVENUES						
10-31-10 CURRENT YEAR PROPERTY TAX	2,997,050	3,228,355	3,395,406	3,600,000	204,594	6.0%
10-31-20 PRIOR YEAR PROPERTY TAXES	242,965	307,252	150,000	150,000	-	0.0%
10-31-21 GREENBELT ROLLBACK TAXES	70,266	1,296	100,000	100,000	-	0.0%
10-31-25 FEE IN LIEU ON VEHICLES	169,976	190,422	160,000	160,000	-	0.0%
10-31-30 SALES AND USE TAXES	2,639,130	2,779,234	2,400,000	2,950,000	550,000	22.9%
10-31-40 COMCAST FRANCHISE FEES	78,740	66,881	80,000	80,000	-	0.0%
10-31-41 MUNI TELECOMMUNICATIONS TAX	49,113	57,859	45,000	45,000	-	0.0%
10-31-42 ROCKY MTN POWER ENERGY TAX	438,384	545,294	450,000	545,400	95,400	21.2%
10-31-43 QUESTAR ENERGY TAX	360,296	262,205	300,000	300,000	-	0.0%
10-31-44 STRAWBERRY ENERGY TAX	4,909	5,932	2,500	2,500	-	0.0%
SUBTOTAL - TAX & FRANCHISE FEES	7,050,829	7,444,729	7,082,906	7,932,900	849,994	12.0%
LICENSE AND PERMIT REVENUES						
10-32-10 BUSINESS LICENSES & PERMITS	16,187	17,697	22,000	22,000	-	0.0%
10-32-21 BUILDING CONSTRUCTION PERMITS	690,118	751,808	645,000	625,000	(20,000)	(3.1%)
10-32-22 PLAN CHECK FEE	36	-	-	-	-	0.0%
10-32-23 REINSPECTION FEE/BLDG PERMIT	4,625	5,650	3,500	3,500	-	0.0%
10-32-24 ACCESSORY APARTMENT PERMIT	3,914	1,672	2,500	2,500	-	0.0%
10-32-25 DOG LICENSE	110	100	200	200	-	0.0%
10-32-28 EXCAVATION PERMIT	8,104	13,494	10,000	10,000	-	0.0%
SUBTOTAL - LICENSE & PERMIT	723,095	790,422	683,200	663,200	(20,000)	(2.9%)
RECREATION FEES						
10-33-65 BASEBALL/SOFTBALL	27,061	46,951	27,000	42,000	15,000	55.6%
10-33-66 GIRLS SOFTBALL	4,842	8,867	-	-	-	0.0%
10-33-67 BASKETBALL	25,045	31,245	45,000	40,000	(5,000)	(11.1%)
10-33-69 GIRLS BASKETBALL	5,775	9,211	-	-	-	0.0%
10-33-70 SOCCER	66,546	88,948	60,000	75,000	15,000	25.0%
10-33-72 YOGA/KICKBOXING	1,774	1,061	-	-	-	0.0%
10-33-73 TENNIS	3,368	357	2,500	3,600	1,100	44.0%
10-33-74 RAD	-	-	-	-	-	0.0%
10-33-76 SUMMER PROGRAMS	5,021	12,004	5,000	18,500	13,500	270.0%
10-33-77 VOLLEYBALL	15,895	19,522	15,000	21,000	6,000	40.0%
10-33-78 GYMNASTICS/TUMBLING	-	-	2,500	2,500	-	0.0%
10-33-79 WRESTLING	3,770	-	500	500	-	0.0%
10-33-80 ART	1,848	1,168	5,000	-	(5,000)	(100.0%)
10-33-81 FLAG FOOTBALL	16,235	13,358	11,000	15,000	4,000	36.4%
10-33-82 RECREATION PROGRAMS - MISC	-	-	-	-	-	0.0%
10-33-84 DANCE	-	-	-	-	-	0.0%
10-33-85 TRACK AND CROSS COUNTRY	-	-	12,000	12,000	-	0.0%
10-33-86 HOCKEY	-	-	10,000	24,000	14,000	140.0%
10-33-88 LACROSSE	-	-	-	-	-	0.0%
10-33-90 ARCHERY	-	-	-	-	-	0.0%
10-33-92 MAPLETON RUNNING CLUB	-	-	-	-	-	0.0%
10-33-93 PICKLEBALL REVENUE	5,386	11,291	6,000	18,000	12,000	200.0%
10-33-94 THEATRE	2,147	121	4,000	43,000	39,000	975.0%
10-33-95 COMMUNITY PROGRAMS	-	20,264	-	-	-	0.0%
RECREATION PROGRAMS FEES-TOTAL	184,713	264,368	205,500	315,100	109,600	53.3%
CHARGES FOR SERVICES						
10-34-13 PLAN COMM, BOA, FILING FEES	43,407	21,925	25,000	25,000	-	0.0%
10-34-16 GENERAL POLICE SERVICES	3,922	2,233	1,200	1,200	-	0.0%
10-34-65 MEMORIAL HALL RENTALS	10,045	5,222	5,000	20,000	15,000	300.0%
10-34-74 PARK/PAVILION RENTALS	11,852	26,549	20,000	10,000	(10,000)	(50.0%)
10-34-75 HARVEST PARK RECEPTION RENTALS	55,358	71,644	75,000	85,000	10,000	13.3%
10-34-77 TRAFFIC SCHOOL FEES	-	-	1,000	1,000	-	0.0%
10-34-78 FEES - CERT	-	-	-	-	-	0.0%
10-34-81 TOWER LEASE/MONTHLY RECEIPTS	36,140	38,225	35,000	35,000	-	0.0%
SUBTOTAL - CHARGES FOR SERVICES	160,725	165,798	162,200	177,200	15,000	9.2%
COURT FINES						
10-35-11 COURT FINES/NO SURCHARGE	-	-	-	-	-	0.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
General Fund Revenues

	FY 2023-2024 Actual Revenues	FY 2024-2025 Actual Revenues	FY 2025-2026 Approved Budget	FY 2026-2027 Adopted Budget	\$ Change from FY 2025-2026 Final Budget	% Change from FY 2025-2026 Final Budget
FEES FOR SPECIAL & MISCELLANEOUS						
10-36-10 INTEREST EARNINGS	1,559,132	1,455,576	1,200,000	1,200,000	-	0.0%
10-36-11 ROAD EXTENSIONS/SIGNAGE	-	-	-	-	-	0.0%
10-36-12 STREET LIGHT EXTENSIONS	-	-	-	-	-	0.0%
10-36-13 ENGINEERING INSPECTION FEES	72,000	91,400	85,000	85,000	-	0.0%
10-36-17 CITY YOUTH COUNCIL	7,471	2,719	6,800	6,800	-	0.0%
10-36-20 LIBRARY CENTER DONATION	-	-	-	-	-	0.0%
10-36-24 PARKS AND REC SPONSOR DONATIONS	4,436	4,369	18,000	20,000	2,000	11.1%
10-36-25 DONATIONS - PIONEER DAYS	74,112	68,233	85,000	90,000	5,000	5.9%
10-36-38 CREDIT CARD SERVICE FEE	20,423	7,983	3,500	3,500	-	0.0%
10-36-40 INSURANCE CLAIMS	-	-	3,500	3,500	-	0.0%
10-36-50 SALE/SALVAGE - VEHICLES	2,550	165,992	50,000	50,000	-	0.0%
10-36-51 SALE/SALVAGE - EQUIPMENT	-	16,623	-	-	-	0.0%
10-36-60 PIONEER DAYS	37,232	34,499	20,000	35,000	15,000	75.0%
10-36-61 HISTORICAL SOCIETY REVENUE RECOGNITION	-	-	-	-	-	0.0%
10-36-65 RACES	14,958	16,112	14,000	-	(14,000)	(100.0%)
10-36-67 PIONEER DAYS TOURNAMENTS	2,238	3,418	2,500	2,500	-	0.0%
10-36-68 5K FUN RUN	4,262	-	5,000	2,500	(2,500)	(50.0%)
10-36-69 LIBRARY BOOK SALES	-	-	100	100	-	0.0%
10-36-70 LITERACY CNTR TUTORING	-	-	50	50	-	0.0%
10-36-81 PROCEEDS FROM SALE OF LAND	-	-	-	-	-	0.0%
10-36-82 APPAREL/PUZZLE'S	26,484	4,593	15,000	15,000	-	0.0%
10-36-90 SUNDRY	141,722	92,356	100,000	100,000	-	0.0%
10-36-95 INSURANCE REIMBURSEMENT	2,545	14,885	12,000	12,000	-	0.0%
10-36-97 AMBULANCE PAYMENTS	539,752	946,613	650,000	650,000	-	0.0%
10-36-99 FIRE SERVICES REVENUE	-	-	1,500	1,500	-	0.0%
SUBTOTAL - FEES FOR SERVICES	2,514,099	2,925,719	2,271,950	2,277,450	5,500	0.2%
INTERGOVERNMENTAL REVENUES						
10-37-12 COUNTY FIRE	21,720	113,200	90,000	110,000	20,000	22.2%
10-37-14 WITNESS FEES	19	56	37	37	-	0.0%
10-37-15 REIMBURSABLE FIRE SERVICES	-	-	5,000	5,000	-	0.0%
10-37-16 PROSECUTOR SPLIT	323	182	1,200	1,200	-	0.0%
10-37-17 POLICE DEPT INTERVIEW CLASS	-	-	-	-	-	0.0%
10-37-18 POLICE O/T REIMBURSEMENTS	120	60	5,000	5,000	-	0.0%
10-37-19 JUSTICE COURT GRANT	-	-	-	-	-	0.0%
10-37-21 NEBO POLICE OFFICER	10,000	170,000	90,000	90,000	-	0.0%
10-37-56 CLASS 'C' ROAD FUND ALLOTMENT	724,430	865,000	740,000	740,000	-	0.0%
10-37-58 STATE LIQUOR ALLOTMENT	8,203	10,641	6,000	6,000	-	0.0%
10-37-60 EMS GRANTS	-	10,739	4,000	4,000	-	0.0%
10-37-61 RECREATION & PARKS GRANTS	-	-	-	-	-	0.0%
10-37-63 FD GRANT REVENUE	5,000	-	-	-	-	0.0%
10-37-64 MASS TRANSIT ALLOTMENT	247,307	258,871	250,000	250,000	-	0.0%
10-37-67 HISTORICAL SOCIETY GRANT	6,252	-	-	-	-	0.0%
10-37-68 PUBLIC TRANSIT TAX	43,510	107,560	110,000	110,000	-	0.0%
10-37-71 PUBLIC SAFETY - CCJJAG GRANT	10,000	4,500	-	-	-	0.0%
10-37-73 ARPA ALLOTMENT	-	-	-	-	-	0.0%
SUBTOTAL - INTERGOVERNMENT	1,076,882	1,540,808	1,301,237	1,321,237	20,000	1.5%
TRANSFERS, RESERVES, & OTHER SOURCES						
10-38-80 OPERATING XFERS - GF & EF'S/UTILITY USAGE	109,434	109,434	109,434	109,434	-	0.0%
10-38-81 SALE OF EASEMENT - CELL TOWER	-	-	-	-	-	0.0%
10-38-93 TRANSFER FROM ROAD FUND FOR STREET MAINT	-	-	-	-	-	0.0%
SUBTOTAL - TRANSFERS, ETC	109,434	109,434	109,434	109,434	-	0.0%
TOTAL - GENERAL FUND REVENUES/OTHER SOURCES	11,819,778	13,241,280	11,816,427	12,796,521	980,094	8.3%
10-38-52 APPROPRIATION OF CLASS C FUND BALANCE	-	-	1,900,000	1,770,000	(130,000)	(6.8%)
10-38-90 APPROPRIATION OF GF BALANCE - OPERATIONS	-	-	-	-	-	0.0%
10-38-90 TRANSFER OVER 35% LIMIT TO CIP	-	-	-	-	-	0.0%
10-38-90 APPROPRIATION OF GF BALANCE - RESURFACE	-	-	-	-	-	0.0%
SUBTOTAL - APPROPRIATION OF GF BALANCE	-	-	1,900,000	1,770,000	(130,000)	(6.8%)
TOTAL - GENERAL FUND REVENUES AND APPROPRIATIONS	11,819,778	13,241,280	13,716,427	14,566,521	850,094	6.2%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Legislature

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Expenditures	Expenditures	Budget	Budget	Final Budget	Final Budget
10-43-11	SALARIES AND WAGES	39,998	38,281	-	-	-	0.0%
10-43-12	MAYOR/COUNCIL SALARIES	-	-	36,000	54,000	18,000	50.0%
10-43-13	MAYOR/COUNCIL BENEFITS	3,149	2,920	2,754	4,131	1,377	50.0%
10-43-14	MISC. EXPENSES	-	-	-	-	-	0.0%
10-43-21	SUBSCRIPTIONS AND MEMBERSHIPS	21,455	18,375	10,000	10,000	-	0.0%
10-43-23	TRAVEL AND TRAINING	3,999	3,232	5,000	5,000	-	0.0%
10-43-28	TELEPHONE	-	-	-	-	-	0.0%
10-43-69	UNEXPECTED PROJECTS - CARRYOVER ACCT	30,943	-	18,000	18,000	-	0.0%
TOTAL - LEGISLATURE		99,545	62,807	71,754	91,131	19,377	27.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Administration

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Expenditures	Expenditures	Budget	Budget	Final Budget	Final Budget
10-44-11	SALARIES AND WAGES	301,183	319,291	395,128	426,734	31,606	8.0%
10-44-13	EMPLOYEE BENEFITS	145,139	147,116	138,030	198,113	60,083	43.5%
10-44-14	CAR ALLOWANCE	3,717	3,454	4,200	4,200	-	0.0%
10-44-15	HRPR ACTIVITIES	24,667	27,285	35,000	35,000	-	0.0%
10-44-16	COLLEGE TUITION	-	-	-	-	-	0.0%
10-44-17	OVERTIME	1,235	1,371	-	-	-	0.0%
10-44-19	EDUCATION	-	2,751	-	-	-	0.0%
10-44-20	POSTAGE	2,066	2,025	1,800	1,800	-	0.0%
10-44-21	SUBSCRIPTIONS AND MEMBERSHIPS	2,278	5,812	5,500	5,500	-	0.0%
10-44-22	PUBLIC NOTICES	-	-	1,500	1,500	-	0.0%
10-44-23	TRAVEL AND TRAINING	3,187	5,875	6,000	6,000	-	0.0%
10-44-24	OFFICE SUPPLIES & EXPENSES	5,523	6,805	4,000	4,000	-	0.0%
10-44-25	EQUIPMENT, SUPPLIES & MAINTENANCE	2,525	2,876	5,000	5,000	-	0.0%
10-44-26	BUILDING & GROUNDS	55,307	66,396	80,000	80,000	-	0.0%
10-44-27	UTILITIES	37,287	36,461	32,724	32,724	-	0.0%
10-44-28	TELEPHONE	7,293	7,621	10,200	10,200	-	0.0%
10-44-32	ATTORNEY FEES - PUBLIC DEFENDER	-	-	-	-	-	0.0%
10-44-33	ATTORNEY FEES - GENERAL	20,296	23,120	100,000	100,000	-	0.0%
10-44-34	ATTORNEY FEES -PROSECUTOR	-	-	-	-	-	0.0%
10-44-35	PROFESSIONAL AND TECHNICAL	31,406	6,780	120,000	120,000	-	0.0%
10-44-36	COMPUTER CHARGES	15,692	26,739	20,000	20,000	-	0.0%
10-44-37	WEBSITE MAINTENANCE	3,900	3,900	10,000	10,000	-	0.0%
10-44-38	CUSTODIAL SERVICE	22,027	14,497	13,000	13,000	-	0.0%
10-44-39	URBAN DEER PROGRAM	-	2,448	6,500	6,500	-	0.0%
10-44-46	VEHICLES - MAINTENANCE & REPAIR	1,745	2,713	2,200	2,200	-	0.0%
10-44-47	VEHICLES - FUEL	405	342	1,000	1,000	-	0.0%
10-44-51	INSURANCE	178,094	184,557	180,000	180,000	-	0.0%
10-44-60	CODIFY CODES	4,526	587	6,000	6,000	-	0.0%
10-44-62	PIONEER DAY CELEBRATION	162,289	14,309	-	-	-	0.0%
10-44-63	CITY ELECTIONS	19,523	-	52,000	52,000	-	0.0%
10-44-64	WELLNESS PROGRAM	14,606	12,408	16,100	16,100	-	0.0%
10-44-65	EMERGENCY COMMUNICATIONS CERT	756	-	1,000	1,000	-	0.0%
10-44-67	NEWSLETTER - PRINTING & POSTAGE	6,171	6,310	8,000	8,000	-	0.0%
10-44-76	COMPUTER HARDWARE & SOFTWARE	-	-	10,000	10,000	-	0.0%
10-44-84	CLAIMS	3,065	1,119	-	-	-	0.0%
10-44-85	COMMUNICATIONS	6,011	6,481	17,500	17,500	-	0.0%
10-44-86	INNOVATIVE INCENTIVE PROGRAM	-	-	7,500	7,500	-	0.0%
10-44-87	MARKETING	20,023	909	10,000	10,000	-	0.0%
TOTAL - ADMINISTRATION		1,101,943	942,357	1,299,882	1,391,571	91,689	7.1%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Finance

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Expenditures	Expenditures	Budget	Budget	Final Budget	Final Budget
10-45-11	SALARIES AND WAGES	135,235	143,489	130,917	168,861	37,944	29.0%
10-45-13	EMPLOYEE BENEFITS	55,987	56,093	42,156	64,105	21,949	52.1%
10-45-14	MISC. EXPENSES	1	-	250	250	-	0.0%
10-45-15	HRPR ACTIVITIES	-	-	200	200	-	0.0%
10-45-17	OVERTIME	229	172	1,500	1,500	-	0.0%
10-45-20	POSTAGE	2,030	2,025	2,000	2,000	-	0.0%
10-45-21	SUBSCRIPTIONS AND MEMBERSHIPS	1,115	689	1,000	1,000	-	0.0%
10-45-22	PUBLIC NOTICES	315	357	500	500	-	0.0%
10-45-23	TRAVEL AND TRAINING	2,482	3,898	7,000	7,000	-	0.0%
10-45-24	OFFICE SUPPLIES & EXPENSES	2,387	3,276	6,000	6,000	-	0.0%
10-45-25	EQUIPMENT, SUPPLIES & MAINTENANCE	484	1,663	2,000	2,000	-	0.0%
10-45-28	TELEPHONE	1,277	1,318	2,000	2,000	-	0.0%
10-45-34	AUDITOR FEES	13,600	19,400	18,000	18,000	-	0.0%
10-45-35	PROFESSIONAL AND TECHNICAL	17,490	11,381	30,000	30,000	-	0.0%
10-45-36	COMPUTER CHARGES	14,542	18,231	14,000	14,000	-	0.0%
10-45-47	VEHICLES - FUEL	-	-	100	100	-	0.0%
10-45-53	UNCLAIMED PROPERTY EXPENSE	-	-	1,000	1,000	-	0.0%
10-45-54	BAD DEBT EXPENSE	36,278	88,614	350,000	350,000	-	0.0%
TOTAL - FINANCE		283,451	350,606	608,623	668,516	59,893	9.8%

Mapleton City
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Tentative Budget

Court

		6/30/2024	6/30/2025	6/30/2026	6/30/2027		
		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Expenditures	Expenditures	Budget	Budget	Final Budget	Final Budget
10-42-11	SALARIES	-	-	-	-	-	0.0%
10-42-12	CONTRACTED JUDICIAL SERVICES	57,881	60,775	64,355	67,895	3,540	5.5%
10-42-13	EMPLOYEE BENEFITS	-	-	-	-	-	0.0%
10-42-23	TRAVEL/TRAINING	-	-	-	-	-	0.0%
10-42-24	OFFICE SUPPLIES & EXPENSES	-	-	-	-	-	0.0%
10-42-31	PROFESSIONAL & TECHNICAL	-	-	-	-	-	0.0%
10-42-37	CONTRACTUAL BAILIFF	-	-	-	-	-	0.0%
10-42-40	WITNESS FEES	-	-	-	-	-	0.0%
10-42-41	JURY FEES	-	-	-	-	-	0.0%
10-42-55	GRANT EXPENDITURE	-	-	-	-	-	0.0%
TOTAL - COURT		57,881	60,775	64,355	67,895	3,540	5.5%

Mapleton City
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Tentative Budget

Community Development

	6/30/2024	6/30/2025	6/30/2026	6/30/2027		
	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
	Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
	Expenditures	Expenditures	Budget	Budget	Final Budget	Final Budget

10-52-11	SALARIES AND WAGES	393,063	418,175	482,325	579,610	97,285	20.2%
10-52-13	EMPLOYEE BENEFITS	188,690	188,717	248,925	298,889	49,964	20.1%
10-52-14	MISCELLANEOUS EXPENSE	441	145	4,500	4,500	-	0.0%
10-52-17	OVERTIME	991	554	5,000	5,000	-	0.0%
10-52-21	SUBSCRIPTIONS AND MEMBERSHIPS	6,581	4,052	2,000	2,000	-	0.0%
10-52-22	PUBLIC NOTICES	-	-	500	500	-	0.0%
10-52-23	TRAVEL & TRAINING	6,864	4,215	4,500	4,500	-	0.0%
10-52-24	OFFICE SUPPLIES	2,512	1,298	1,800	1,800	-	0.0%
10-52-25	EQUIPMENT, SUPPLIES & MAINTENANCE	2,638	1,645	3,500	3,500	-	0.0%
10-52-28	TELEPHONE	4,275	3,258	3,800	3,800	-	0.0%
10-52-29	TRAINING	1,100	-	1,000	1,000	-	0.0%
10-52-35	PROFESSIONAL AND TECHNICAL	606	199	1,000	1,000	-	0.0%
10-52-36	COMPUTER SUPPORT	10,703	14,082	11,500	11,500	-	0.0%
10-52-38	BUILDING INSPECTION SERVICES	37,636	75,550	55,000	-	(55,000)	(100.0%)
10-52-47	VEHICLES-FUEL	3,973	3,318	3,500	3,500	-	0.0%
10-52-51	PLANNING COMMISSION MEETINGS	150	175	175	175	-	0.0%
10-52-60	IBC CODE BOOKS	-	-	3,000	3,000	-	0.0%
10-52-62	MISCELLANEOUS SERVICES	49	100	3,000	3,000	-	0.0%
TOTAL - COMMUNITY DEVELOPMENT		660,272	715,484	835,025	927,274	92,249	11.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Police

		6/30/2024	6/30/2025	6/30/2026	6/30/2027	\$ Change from	% Change from
		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2025-2026	FY 2025-2026
		Actual	Actual	Approved	Adopted	Final Budget	Final Budget
		Expenditures	Expenditures	Budget	Budget		
10-54-11	SALARIES	1,037,712	1,103,201	1,189,257	1,363,128	173,871	14.6%
10-54-12	PART TIME/RESERVE OFFICERS	1,584	810	-	-	-	0.0%
10-54-13	EMPLOYEE BENEFITS	645,815	676,164	790,329	912,877	122,548	15.5%
10-54-14	UNIFORM CLEANING ALLOWANCE	1,350	1,342	2,400	2,400	-	0.0%
10-54-15	REIMBURSABLE OVERTIME	-	60	5,000	5,000	-	0.0%
10-54-17	REGULAR OVERTIME	34,429	28,846	35,000	50,000	15,000	42.9%
10-54-18	UNIFORMS	8,861	7,198	11,500	15,000	3,500	30.4%
10-54-19	HOLIDAY OVERTIME	25,232	26,279	15,000	35,000	20,000	133.3%
10-54-20	FIREARMS & AMMUNITION	3,648	4,146	3,500	5,500	2,000	57.1%
10-54-21	SUBSCRIPTIONS & MEMBERSHIPS	19,715	16,114	5,000	20,000	15,000	300.0%
10-54-23	TRAVEL	2,052	2,333	2,000	3,000	1,000	50.0%
10-54-24	OFFICE EXPENSE & SUPPLIES	1,897	2,889	3,000	3,250	250	8.3%
10-54-25	EQUIPMENT, SUPPLIES & MAINTENA	4,917	2,717	8,000	8,000	-	0.0%
10-54-26	BUILDINGS AND GROUNDS	26,600	36,248	35,000	17,500	(17,500)	(50.0%)
10-54-27	UTILITIES	29,972	31,323	37,000	18,500	(18,500)	(50.0%)
10-54-28	TELEPHONE	14,969	17,279	10,500	18,000	7,500	71.4%
10-54-31	PROFESSIONAL SERVICES	2,549	2,271	3,000	3,000	-	0.0%
10-54-34	DISPATCH MAINTENANCE FEE	20,156	9,295	27,970	27,970	-	0.0%
10-54-35	CONTRACTUAL SERVICES/DISPATCH	100,934	103,638	108,613	54,307	(54,307)	(50.0%)
10-54-36	ANIMAL SHELTER FEE	30,763	23,137	28,000	28,000	-	0.0%
10-54-46	VEHICLES - MAINTENANCE & REPAI	13,319	20,232	12,000	20,000	8,000	66.7%
10-54-47	VEHICLES - FUEL	38,591	36,444	24,000	38,000	14,000	58.3%
10-54-48	POLICE OFFICER TRAINING	8,033	8,833	5,000	12,000	7,000	140.0%
10-54-50	D.A.R.E. ANTI-DRUG PROGRAM	1,705	2,675	2,000	2,800	800	40.0%
10-54-51	LIQUOR LAW ACTIVITIES	4,190	23,695	6,000	6,000	-	0.0%
10-54-55	POLICE GRANTS	2,835	15,198	-	-	-	0.0%
10-54-65	SPECIAL DEPARTMENT SUPPLIES	7,365	2,567	4,000	5,000	1,000	25.0%
10-54-66	C.E.R.T. PROGRAM	2,211	1,658	4,000	-	(4,000)	(100.0%)
10-54-72	COMPUTERS	16,488	17,277	9,000	20,000	11,000	122.2%
10-54-75	CHIEF LUNCHEON	-	527	500	500	-	0.0%
10-54-81	DRUG TASK FORCE	3,304	-	6,000	6,000	-	0.0%
10-54-83	K-9 EXPENSES	4,732	4,287	6,000	6,000	-	0.0%
TOTAL - POLICE		2,115,927	2,228,684	2,398,569	2,706,731	308,162	12.8%

**Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget**

Fire

	6/30/2024	6/30/2025	6/30/2026	6/30/2027	\$ Change from	% Change from
	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2025-2026	FY 2025-2026
	Actual	Actual	Approved	Adopted	Final Budget	Final Budget
	Expenditures	Expenditures	Budget	Budget		
10-55-11 SALARIES - FULL TIME	341,305	397,346	492,350	654,937	162,587	33.0%
10-55-12 PART TIME WAGES	399,881	416,327	519,761	443,000	(76,761)	(14.8%)
10-55-13 EMPLOYEE BENEFITS	188,255	207,915	276,240	362,091	85,851	31.1%
10-55-15 VOLUNTEER SALARY	114,722	120,277	90,731	100,591	9,860	10.9%
10-55-17 REGULAR OVERTIME	49,663	50,685	50,000	50,000	-	0.0%
10-55-18 UNIFORMS	11,574	12,405	13,000	13,000	-	0.0%
10-55-21 SUBSCRIPTIONS & MEMBERSHIPS	9,713	11,121	16,000	16,000	-	0.0%
10-55-23 TRAVEL	69	626	3,500	3,500	-	0.0%
10-55-24 OFFICE EXPENSE & SUPPLIES	6,896	8,125	6,000	6,000	-	0.0%
10-55-25 EQUIPMENT, SUPPLIES & MAINTENANCE	58,480	51,296	53,300	53,300	-	0.0%
10-55-26 BUILDINGS AND GROUNDS	-	-	-	17,500	17,500	100.0%
10-55-27 UTILITIES	-	-	-	18,500	18,500	100.0%
10-55-28 TELEPHONE	8,033	6,685	11,000	11,000	-	0.0%
10-55-34 DISPATCH MAINTENANCE FEE	-	-	-	3,000	3,000	100.0%
10-55-35 CONTRACTURAL SERVICES-DISPATCH	4,552	4,122	3,500	54,307	50,807	1451.6%
10-55-36 COMPUTER CHARGES	5,882	7,131	7,182	7,182	-	0.0%
10-55-45 RADIO AND PAGER REPAIRS	27,668	6,837	5,000	5,000	-	0.0%
10-55-46 VEHICLES - MAINTENANCE & REPAIR	38,865	48,785	31,000	31,000	-	0.0%
10-55-47 VEHICLES - FUEL	14,251	14,690	15,000	15,000	-	0.0%
10-55-51 EVENTS/OUTREACH	8,382	5,825	8,382	8,382	-	0.0%
10-55-52 INSURANCE BILLING (GOLD CROSS)	25,952	23,558	25,000	25,000	-	0.0%
10-55-53 MEDICARE/MEDICAID PAYMENTS	11,877	14,214	23,000	23,000	-	0.0%
10-55-61 MISCELLANEOUS	1,733	1,998	1,800	1,800	-	0.0%
10-55-62 TRAINING	30,659	34,546	31,250	31,250	-	0.0%
10-55-63 GRANT EXPENDITURES	6,487	3,941	6,500	6,500	-	0.0%
10-55-64 COMMUNITY CPR-FIRST AID CLASS	1,208	60	1,500	1,500	-	0.0%
10-55-66 C.E.R.T.	-	-	-	4,000	4,000	100.0%
10-55-74 EQUIPMENT MAINTENANCE/INSPECTION	6,000	9,103	6,000	6,000	-	0.0%
10-55-75 LIFE SAFETY EQUIPMENT	25,148	23,326	23,575	23,575	-	0.0%
10-55-76 WILDFIRE RESPONSE	-	-	-	-	-	0.0%
10-55-77 BAD DEBT	-	-	-	-	-	0.0%
TOTAL - FIRE	1,397,254	1,480,944	1,720,571	1,995,914	275,343	16.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Streets

		FY 2023-2024 Actual Expenditures	FY 2024-2025 Actual Expenditures	FY 2025-2026 Approved Budget	FY 2026-2027 Adopted Budget	\$ Change from FY 2025-2026 Final Budget	% Change from FY 2025-2026 Final Budget
10-60-11	SALARIES	107,283	128,063	179,302	174,178	(5,124)	(2.9%)
10-60-13	EMPLOYEE BENEFITS	48,698	54,014	100,596	95,093	(5,503)	(5.5%)
10-60-14	MISC EXPENSE / PROTECTIVE CLOTHING	793	987	1,873	2,061	188	10.0%
10-60-17	OVERTIME/ON CALL	4,429	4,782	8,381	7,623	(758)	(9.0%)
10-60-21	SUBSCRIPTIONS & MEMBERSHIPS	1,124	823	2,808	2,554	(254)	(9.0%)
10-60-23	TRAVEL, TRAINING & MEETINGS	700	947	2,298	2,091	(207)	(9.0%)
10-60-24	OFFICE SUPPLIES	174	534	514	639	125	24.4%
10-60-25	EQUIPMENT, MATERIALS AND SUPPLIES	20,723	9,594	15,600	15,600	-	0.0%
10-60-26	BUILDING MAINTENANCE	687	2,299	3,098	3,197	99	3.2%
10-60-27	UTILITIES	12,196	14,238	12,480	13,500	1,020	8.2%
10-60-28	TELEPHONE	150	298	-	-	-	0.0%
10-60-29	ELECTRICITY - STREET LIGHTS (ROCKY MTN)	89,084	104,640	110,250	120,000	9,750	8.8%
10-60-31	PROFESSIONAL SERVICES	22,938	100,738	160,000	150,000	(10,000)	(6.3%)
10-60-32	BLUE STAKES SERVICES	-	371	956	922	(34)	(3.5%)
10-60-36	COMPUTERS/SOFTWARE	4,313	2,081	6,825	6,149	(676)	(9.9%)
10-60-42	ROAD MAINTENANCE - C ROADS	23,999	45,762	32,000	40,000	8,000	25.0%
10-60-43	SIDEWALKS/CURBS - C ROADS	39,729	226,183	100,000	200,000	100,000	100.0%
10-60-46	VEHICLES/SNOW PLOW - MAINT & REPAIR	3,011	2,998	5,200	5,165	(35)	(0.7%)
10-60-47	VEHICLES - FUEL	7,167	4,156	6,500	6,149	(351)	(5.4%)
10-60-51	GIS	2,987	1,505	3,900	6,149	2,249	57.7%
10-60-52	INSTALL STREET LIGHTS & 3 YR UTILITY	-	39,695	172,513	50,000	(122,513)	(71.0%)
10-60-61	SIGNS-MAINT,REPAIR,TRAFFIC CNTRL - C ROADS	21,318	28,129	30,000	32,000	2,000	6.7%
10-60-72	LEASE/FINANCE VEHICLES	-	-	-	-	-	0.0%
10-60-74	EQUIPMENT, MATERIALS AND SUPPLIES	-	-	-	-	-	0.0%
10-60-78	SNOW - SALT (C ROADS)	39,531	32,358	50,000	50,000	-	0.0%
10-60-79	SNOW PLOW MAINTENANCE	7,713	21,517	10,000	12,000	2,000	20.0%
TOTAL - STREETS		458,744	826,712	1,015,094	995,069	(20,025)	(2.0%)

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Parks

		FY 2023-2024 Actual Expenditures	FY 2024-2025 Actual Expenditures	FY 2025-2026 Approved Budget	FY 2026-2027 Adopted Budget	\$ Change from FY 2025-2026 Final Budget	% Change from FY 2025-2026 Final Budget
10-64-11	SALARIES - FULL TIME	224,639	274,344	359,868	424,582	64,714	18.0%
10-64-12	PART TIME SALARIES & WAGES	39,065	51,012	55,000	70,000	15,000	27.3%
10-64-13	EMPLOYEE BENEFITS	119,600	123,781	173,360	197,343	23,983	13.8%
10-64-14	PROTECTIVE CLOTHING	4,093	5,921	6,000	7,000	1,000	16.7%
10-64-15	PARKS & RECREATION VEHICLES	-	4,333	5,000	5,000	-	0.0%
10-64-17	ON CALL	38,519	41,628	42,000	46,500	4,500	10.7%
10-64-20	MEMORIAL HALL BUILDINGS AND GROUNDS	12,275	6,774	7,000	7,000	-	0.0%
10-64-21	SUBSCRIPTIONS & MEMBERSHIPS	1,434	964	4,200	5,000	800	19.0%
10-64-22	EDUCATION, TRAVEL & TRAINING	2,162	3,464	4,000	5,000	1,000	25.0%
10-64-23	CONTRACTED SERVICES	1,809	415	25,000	33,500	8,500	34.0%
10-64-24	OFFICE SUPPLIES	479	368	3,000	3,000	-	0.0%
10-64-25	EQUIPMENT SUPPLIES & MAINT.	9,009	11,184	12,000	12,000	-	0.0%
10-64-26	BUILDING & GROUNDS	41,826	43,535	43,000	53,000	10,000	23.3%
10-64-27	UTILITIES	124,516	121,891	125,000	125,000	-	0.0%
10-64-28	TELEPHONES	8,281	8,192	7,500	7,500	-	0.0%
10-64-29	CONTRACTED LAWN SERVICES	20,232	23,669	27,000	29,500	2,500	9.3%
10-64-30	TREES HORTICULTURE	31,235	19,799	32,000	32,000	-	0.0%
10-64-35	PROFESSIONAL AND TECHNICAL	15,000	15,750	16,500	16,500	-	0.0%
10-64-36	COMPUTERS	6,402	35,014	7,500	7,500	-	0.0%
10-64-37	HARVEST PARK EVENT CENTER BLDG & GRNDS	37,765	146,628	100,000	50,000	(50,000)	(50.0%)
10-64-40	RECREATION & PARKS GRANTS	5,925	-	21,000	5,000	(16,000)	(76.2%)
10-64-45	EXERCISE EQUIPMENT MAINTENANCE	978	20	-	-	-	0.0%
10-64-46	VEHICLES - MAINTENANCE & REPAIR	13,466	12,729	16,000	16,000	-	0.0%
10-64-47	VEHICLES - FUEL	15,601	14,217	18,000	18,000	-	0.0%
10-64-49	ARTS & HUMANITIES	-	-	-	-	-	0.0%
10-64-55	SHADE TREE BEAUTIFICATION	-	-	-	-	-	0.0%
10-64-60	TURF PRODUCTS	18,463	15,237	16,000	16,000	-	0.0%
10-64-61	MAPLETON PARKWAY TRAIL	1,772	2,565	21,000	6,000	(15,000)	(71.4%)
10-64-69	DEPARTMENT EXPENSE	2,684	2,545	2,500	3,000	500	20.0%
10-64-72	BALLFIELD SUPPLIES	-	-	-	-	-	0.0%
10-64-73	SPRINKLER PARTS	-	-	-	-	-	0.0%
10-64-74	EQUIPMENT PURCHASES	18,542	21,325	20,000	20,000	-	0.0%
10-64-78	PARK IMPROVEMENTS	15,064	97,635	48,500	43,500	(5,000)	(10.3%)
10-64-82	SPRINKLER CONTROL UPGRADES	3,358	1,516	5,000	5,000	-	0.0%
TOTAL - PARKS & RECREATION		834,195	1,106,455	1,222,928	1,269,425	46,497	3.8%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Recreation

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Expenditures	Expenditures	Budget	Budget	Final Budget	Final Budget
10-65-11	SALARIES - FULL TIME	236,154	255,906	252,028	263,145	11,117	4.4%
10-65-12	PART TIME SALARIES AND WAGES	64,391	83,878	79,800	79,800	-	0.0%
10-65-13	EMPLOYEE BENEFITS	118,756	146,325	99,354	101,893	2,539	2.6%
10-65-14	CAR ALLOWANCE	-	-	-	-	-	0.0%
10-65-17	ON CALL	9,400	11,333	15,000	15,000	-	0.0%
10-65-27	UTILITIES	660	660	-	-	-	0.0%
10-65-40	WRESTLING	532	-	1,000	1,000	-	0.0%
10-65-42	OFFICE SUPPLIES	2,319	1,873	4,000	4,000	-	0.0%
10-65-44	EDUCATION, TRAVEL & TRAINING	6,556	7,478	10,000	10,000	-	0.0%
10-65-45	DEPARTMENT EXPENSES	2,112	14,194	2,500	2,500	-	0.0%
10-65-47	VEHICLES - FUEL	1,465	1,723	6,000	2,500	(3,500)	(58.3%)
10-65-48	SPRING SOCCER	1,889	602	-	-	-	0.0%
10-65-50	SOCCER	21,509	49,133	30,000	19,000	(11,000)	(36.7%)
10-65-51	WALKING PROGRAM	-	-	-	-	-	0.0%
10-65-52	BASEBALL/SOFTBALL	28,718	33,811	30,000	29,000	(1,000)	(3.3%)
10-65-53	GIRLS SOFTBALL	4,035	-	-	-	-	0.0%
10-65-54	BASKETBALL	11,654	10,205	15,000	14,000	(1,000)	(6.7%)
10-65-55	GIRLS BASKETBALL	28	112	-	-	-	0.0%
10-65-56	TENNIS	433	344	2,000	1,000	(1,000)	(50.0%)
10-65-57	CONCESSION EXPENSES	876	3,049	10,000	2,500	(7,500)	(75.0%)
10-65-59	SUMMER PROGRAMS	2,143	6,952	15,950	10,000	(5,950)	(37.3%)
10-65-60	VOLLEYBALL	3,229	4,083	9,500	5,500	(4,000)	(42.1%)
10-65-61	FLAG FOOTBALL	3,264	4,337	5,000	5,000	-	0.0%
10-65-62	GYMNASTICS/TUMBLING	-	-	15,000	15,000	-	0.0%
10-65-63	COMMUNITY EVENTS	949	16,604	26,000	41,000	15,000	57.7%
10-65-66	STREET HOCKEY	-	-	-	11,000	11,000	100.0%
10-65-67	PICKLE BALL	2,723	1,873	5,000	3,000	(2,000)	(40.0%)
10-65-70	ONLINE FEES	5,000	20,664	20,500	20,500	-	0.0%
10-65-71	MOONLIGHT HALF MARATHON	660	-	-	-	-	0.0%
10-65-72	TRACK & FIELD/CROSS COUNTRY	3,816	4,028	5,500	5,200	(300)	(5.5%)
10-65-73	EXERCISE EQUIPMENT	3,586	743	5,000	2,500	(2,500)	(50.0%)
10-65-75	SPECIAL EVENTS	26,061	20,528	22,000	-	(22,000)	(100.0%)
10-65-76	PIONEER DAY CELEBRATION	202,256	207,900	150,000	240,000	90,000	60.0%
10-65-77	MARKETING AND ADVERTISING	-	5,290	6,000	6,000	-	0.0%
10-65-89	COMMUNITY PROGRAMS	3,888	3,690	11,500	5,000	(6,500)	(56.5%)
10-65-90	COMMUNITY CLASSES	1,199	86	2,500	2,500	-	0.0%
10-65-91	COMMUNITY THEATRE	-	-	-	20,000	20,000	100.0%
TOTAL - RECREATION		770,259	917,404	856,132	937,538	81,406	9.5%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Towne Square

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Expenditures	Expenditures	Budget	Budget	Final Budget	Final Budget
10-69-12	PART TIME SALARIES & WAGES	-	-	5,200	6,240	1,040	20.0%
10-69-13	EMPLOYEE BENEFITS	-	-	-	1,560	1,560	100.0%
10-69-26	BUILDING & GROUNDS	4,755	399	5,000	50,000	45,000	900.0%
10-69-27	SPECIAL EVENTS	4,406	2,847	6,400	6,400	-	0.0%
10-69-29	SECURITY SYSTEM	734	841	10,000	2,500	(7,500)	(75.0%)
10-69-37	TOWNE SQUARE UTILITIES	2,006	641	4,250	4,250	-	0.0%
10-69-56	HISTORICAL PRESERVE. COMM. EXP	3,247	99	7,500	7,500	-	0.0%
10-69-57	TOWNE SQUARE EXPENSES	2,778	4,629	7,500	7,500	-	0.0%
TOTAL - MUSEUM		17,925	9,456	45,850	85,950	40,100	87.5%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Library

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Expenditures	Expenditures	Budget	Budget	Final Budget	Final Budget
10-80-10	SALARIES - LITERACY CENTER STAFF	-	-	-	-	-	0.0%
10-80-11	SALARIES - CITY LIBRARY STAFF	40,667	61,641	68,000	68,000	-	0.0%
10-80-12	BOOKMOBILE - COUNTY AUDITOR OFFICE	-	1,030	1,000	1,000	-	0.0%
10-80-13	EMPLOYEE BENEFITS	3,188	4,708	5,000	5,000	-	0.0%
10-80-24	OFFICE SUPPLIES & EXPENSES	2,100	2,076	2,500	2,500	-	0.0%
10-80-60	SUMMER READING PROGRAMS	1,514	1,195	1,200	1,200	-	0.0%
10-80-61	BOOKS-START UP	-	-	-	-	-	0.0%
10-80-62	BOOK PURCHASES	1,196	1,099	1,200	1,200	-	0.0%
TOTAL - LIBRARY		48,665	71,750	78,900	78,900	-	0.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Community Contributions

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Expenditures	Expenditures	Budget	Budget	Final Budget	Final Budget
10-90-64	SENIOR CITIZENS-OPERATIONS EXP.	14,607	10,549	13,000	13,000	-	0.0%
10-90-68	CITY YOUTH COUNCIL	5,859	10,544	8,500	8,500	-	0.0%
10-90-69	MISS SPRINGVILLE PAGEANT	2,600	5,100	3,200	3,200	-	0.0%
10-90-70	YOUTH COUNCIL-HUMANITARIAN PROJECT	-	-	-	-	-	0.0%
TOTAL - COMMUNITY CONTRIBUTIONS		23,066	26,192	24,700	24,700	-	0.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Transfers and Reserves

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Transfers	Transfers	Budget	Budget	Final Budget	Final Budget
10-99-01	TRANSFER TO DEBT SERVICE FUND	-	-	-	-	-	0.0%
10-99-02	TRANSFER TO CAPITAL PROJECT FUND (GF Departments Vehicle Replacement)	187,776	420,061	515,000	487,000	(28,000)	(5.4%)
10-99-02	TRANSFER TO CAPITAL PROJECT FUND (GF Departments Equipment Replacement)	-			-	-	0.0%
10-99-02	TRANSFER TO CAPITAL PROJECT FUND (PARKS AND REC RESERVE)	25,000	25,000	25,000	25,000	-	0.0%
10-99-02	TRANSFER TO CAPITAL PROJECT FUND (Over 35% Reserves to CIP)	2,880,874	3,508,591	634,044	-	(634,044)	(100.0%)
10-99-02	TRANSFER TO ROAD FUND (Remaining balance of xfer from road fund (20) to street dept. in GF last year for street projects)	857,000		1,900,000	-	(1,900,000)	(100.0%)
10-99-02	TRANSFER TO CAPITAL PROJECTS FUND (Streets Projects)	-	-	-	1,770,000	1,770,000	100.0%
10-99-03	TRANSFER CLASS 'C' TO ROAD FUND (Road projects)	-	488,000	400,000	400,000	-	0.0%
10-99-08	INCREASE GENERAL FUND RESERVES	-	-	-	643,906	643,906	100.0%
TOTAL - TRANSFERS AND RESERVES		3,950,650	4,441,652	3,474,044	3,325,906	(148,138)	(4.3%)

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Street / Road Fund

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
<u>REVENUES</u>		Revenue/Exp	Revenue/Exp	Budget	Budget	Final Budget	Final Budget
20-37-11	ROAD UTILITY FEE	387,963	419,271	425,000	425,000	-	0.0%
20-38-33	TRANSFER FROM CLASS 'C' REVENUES	400,000	400,000	400,000	-	(400,000)	(100.0%)
20-38-33	TRANSFER FROM CIP RESERVES	-	-	-	-	-	0.0%
20-38-33	TRANSFER FROM GENERAL FUND	-	-	-	400,000	400,000	100.0%
20-38-90	Appropriation of Fund Balance	-	-	43,936	1,200,000	1,156,064	2631.2%
TOTAL REVENUES		787,963	819,271	868,936	2,025,000	1,156,064	133.0%

<u>EXPENDITURES</u>							
20-60-40	BAD DEBT EXPENSE	87	-	-	-	-	0.0%
20-74-40	STREETS / ROAD PROJECTS	300,009	486,075	2,000,000	2,000,000	-	0.0%
TOTAL STREETS / ROAD PROJECTS		300,096	486,075	2,000,000	2,000,000	-	0.0%

TOTAL - STREET / ROAD FUND	487,867	333,196	(1,131,064)	25,000	1,156,064	0.0%
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Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
RAP SALES Tax Fund - Recreation Art and Park

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
<u>REVENUES</u>		Revenue/Exp	Revenue/Exp	Budget	Budget	Final Budget	Final Budget
21-37-11	RAP SALES TAX REVENUE	-	-	120,000	120,000	-	0.0%
21-38-33	TRANSFER FROM GENERAL FUND	-	-	-	-	-	0.0%
21-38-90	APPROPRIATION OF FUND BALANCE	-	-	-	-	-	0.0%
	TOTAL REVENUES	-	-	120,000	120,000	-	0.0%

<u>EXPENDITURES</u>							
21-70-15	PARKS - TRAILS AND OPEN SPACE	-	-	-	59,400	59,400	100.0%
21-70-16	RECREATION	-	-	-	4,200	4,200	100.0%
20-70-17	LIBRARY	-	-	-	-	-	0.0%
21-70-18	ARTS	-	-	-	55,800	55,800	100.0%
21-70-19		-	-	-	-	-	0.0%
	TOTAL EXPENDITURES	-	-	-	-	-	0.0%

TOTAL RAP SALES TAX FUND	-	-	120,000	120,000	-	0.0%
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Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Debt Service

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
REVENUES		Revenue/Exp	Revenue/Exp	Budget	Budget	Final Budget	Final Budget
31-36-10	INTEREST	-	-	-	-	-	0.0%
31-38-33	CONTRIBUTION FROM GENERAL FUND	-	-	-	-	-	0.0%
31-38-56	CONTRIBUTION FROM MCN CAP PROJ FUND	827,601	1,099,933	522,545	522,545	-	0.0%
31-38-36	TRANSFER FROM CAPITAL PROJECT	-	-	-	-	-	0.0%
TOTAL REVENUES		827,601	1,099,933	522,545	522,545	-	0.0%

DEBT SERVICE		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Revenue/Exp	Revenue/Exp	Budget	Budget	Final Budget	Final Budget
31-56-15	2021 REVENUE BOND PRINCIPAL	-	315,000	-	-	-	0.0%
31-56-25	2021 REVENUE BOND INTEREST	258,186	249,188	522,545	522,545	-	0.0%
31-56-90	MCN BOND ADMINISTRATION FEES	5,000	6,500	-	-	-	0.0%
31-56-91	MCN BOND ADMINISTRATION FEES	-	-	-	-	-	0.0%
TOTAL 2010 DEBT SERVICE		263,186	570,688	522,545	522,545	-	0.0%
TOTAL - DEBT SERVICE		564,415	529,245	-	-	-	0.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Capital Improvements/Projects Fund

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
REVENUES		Revenue/Exp	Revenue/Exp	Budget	Budget	Final Budget	Final Budget
45-34-18	PARK ANNEXATION FEE	505,259	317,605	350,000		(350,000)	(100.0%)
45-34-23	PUBLIC SAFETY ANNEXATION FEE	56,509	35,726	40,000		(40,000)	(100.0%)
45-34-19	HARMONY RIDGE ANNEXATION FEE	468,756	1,689,477	1,300,000		(1,300,000)	(100.0%)
45-34-20	HARMONY RIDGE - BIKE PARK	-	-	-	3,500,000	3,500,000	100.0%
45-35-05	PARK GRANTS	10,891	-	-	1,500,000	1,500,000	100.0%
45-36-10	INTEREST/OTHER	222,718	253,799	175,000		(175,000)	(100.0%)
45-36-11	INT-DR HORTON ANNEX FEES	3,027	2,827	-		-	0.0%
45-36-25	SUNDRY	-	-	-		-	0.0%
45-38-33	TRANSFER FROM GENERAL FUND	3,806,530	2,552,896	425,949	-	(425,949)	(100.0%)
45-38-33	TRANSFER FROM GENERAL FUND (General Expenses and GF Departments Vehicle Replacement)			480,000	487,000	7,000	1.5%
45-38-33	TRANSFER FROM GENERAL FUND			-	-	-	0.0%
45-38-33	TRANSFER FROM GF RESERVES - (Parks and Rec Reserve)			25,000		(25,000)	(100.0%)
45-38-33	TRANSFER FROM GF RESERVES (CLASS C FUND BALANCE)			1,900,000	1,770,000	(130,000)	(6.8%)
45-38-51	TRANSFER FROM WATER FUND - (Vehicle Replacement)	465,000	191,509	101,135	112,681	11,546	11.4%
45-38-53	TRANSFER FROM SEWER FUND - (Vehicle Replacement)	465,000	448,000	135,835	82,854	(52,981)	(39.0%)
45-38-53	TRANSFER FROM SEWER FUND - (Additional Vehicles)	-	-	-	-	-	0.0%
45-38-57	TRANSFER FROM PI FUND - (Vehicle Replacement)	179,000	69,151	56,186	72,911	16,725	29.8%
45-38-58	TRANSFER FROM STORM WATER - (Vehicle Replacement)	83,000	133,000	20,227	23,199	2,972	14.7%
45-38-59	TRANSFER FROM MCN - (Vehicle Replacement)	-	-	-	13,400	13,400	100.0%
45-38-90	APPROPRIATION OF FUND BALANCE (Vehicle Replacement Reserves)	-	-	1,385,060	-	(1,385,060)	(100.0%)
45-38-90	APPROPRIATION OF FUND BALANCE	-	-	-	3,768,634	3,768,634	100.0%
45-38-91	APPROPRIATION OF PARK IMPACT FEE RESERVES	-	-	-	3,754,000	3,754,000	100.0%
TOTAL REVENUES - CAPITAL PROJ.		6,265,690	5,693,990	6,394,392	15,084,679	8,690,287	135.9%

EXPENDITURES

45-44-15	GENERAL MASTER PLAN UPDATE	-	-	-	-	-	0.0%
45-44-11	FACILITIES - CITY HALL	-	-	-	1,000,000	1,000,000	100.0%
45-44-73	LAND PURCHASE	25,000	-	-	-	-	0.0%
45-52-02	COMM DEV VEHICLES	-	-	-	60,000	60,000	100.0%
45-52-04	EQUIPMENT	-	-	-	-	-	0.0%
45-52-05	FACILITIES - FIRE STATION 2	-	-	-	100,000	100,000	100.0%
45-54-01	POLICE VEHICLES	-	60,442	-	185,685	185,685	100.0%
45-54-02	POLICE EQUIPMENT	-	-	-	7,500	7,500	100.0%
45-54-05	POLICE VEHICLE UPGRADES	-	-	-	-	-	0.0%
45-54-06	POLICE - IMPACT FEE STUDY	-	-	-	-	-	0.0%
45-55-01	FIRE TRUCKS EQUIPMENT	8,627	66,045	500,000	-	(500,000)	(100.0%)
45-55-09	FIRE EQUIPMENT	-	32,482	80,000	55,000	(25,000)	(31.3%)
45-55-10	FIRE EQUIPMENT - SCBA	84,522	-	-	-	-	0.0%
45-60-01	PUBLIC WORKS - DUMP TRUCK/HEAVY DUTY	754,322	23,365	-	-	-	0.0%
45-60-02	PUBLIC WORKS - SERVICE UTILITY TRUCK	80,338	230,070	415,000	-	(415,000)	(100.0%)
45-60-03	PUBLIC WORKS - PICKUP TRUCK	-	-	-	-	-	0.0%
45-60-04	PUBLIC WORKS - EQUIPMENT	81,804	-	35,000	-	(35,000)	(100.0%)
45-60-05	STREET MAINTENANCE MASTER PLAN	-	-	-	2,770,000	2,770,000	100.0%
45-60-09	STREETS VEHICLES	(0)	-	-	305,000	305,000	100.0%
45-60-14	ROAD PROJECTS	7,098	-	2,000,000	-	(2,000,000)	(100.0%)
45-60-15	STREET LIGHT	201,313	-	-	-	-	0.0%
45-64-02	PARKS AND RECREATION FACILITIES	-	967,678	-	-	-	0.0%
45-64-04	PARK IMPROVEMENTS - BIKE PARK	-	-	1,500,000	5,000,000	3,500,000	233.3%
45-64-11	PARK IMPROVEMENTS	-	-	2,052,000	1,200,000	(852,000)	(41.5%)
45-64-15	PARK DEVELOPMENT - VEHICLES	3,725	154,502	72,000	115,000	43,000	59.7%
45-64-25	PARKS EQUIPMENT	85,000	166,374	87,000	152,000	65,000	74.7%
45-64-26	PARKS AND REC RESERVE EXPENSE	27,829	-	-	-	-	0.0%
45-95-01	INCREASE VEHICLE REPLACEMENT RESERVE	-	-	-	355,494	355,494	100.0%
45-95-03	INCREASE PARK AND REC RESERVE	-	-	-	25,000	25,000	100.0%
45-95-05	INCREASE PARK ANNEX FEE RESERVES	-	-	-	-	-	0.0%
45-95-07	INCREASE PUBLIC SAFETY ANNEX FEE RSRVS	-	-	-	-	-	0.0%
45-95-55	FIRE VEHICLE REPLACE RESERVE	-	-	-	-	-	0.0%
45-95-61	STREET VEHICLE/EQUIP LEASES	-	-	-	-	-	0.0%
45-95-64	PARKS VEHICLE REPLACEMENT RESERVE	-	-	-	-	-	0.0%
TOTAL EXPENDITURES - CAPITAL PROJ		1,359,577	1,700,958	6,741,000	11,330,679	4,589,679	68.1%
CAPITAL PROJECTS-SURPLUS/(DEFICIT)		4,906,113	3,993,032	(346,608)	-	346,608	0.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Capital Improvements/Projects - Impact Fees

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Revenue/Exp	Revenue/Exp	Budget	Budget	Final Budget	Final Budget
IMPACT FEE REVENUE							
45-34-17	PARK IMPACT FEES	560,956	441,201	540,000	586,000	46,000	8.5%
45-34-22	PUBLIC SAFETY IMPACT FEES	64,048	64,897	60,000	60,000	-	0.0%
TOTAL REVENUES - IMPACT FEES		625,004	506,098	600,000	646,000	46,000	7.7%
IMPACT FEE EXPENDITURES							
45-54-06	IMPACT FEE STUDY	-	-	-	-	-	0.0%
45-54-08	PUBLIC SAFETY BUILDING (IF BUYIN)	75	-	-	400,000	400,000	100.0%
45-54-10	PUBLIC SAFETY RADIO UPGRADES	63,748	-	-	-	-	0.0%
45-54-11	PUBLIC SAFETY - GYM EQUIPMENT	5,461	-	-	-	-	0.0%
45-64-03	PARK DEVELOPMENT - PARKS FACILITY (IMPACT FEES)	51,415	1,634,249	-	4,000,000	4,000,000	100.0%
45-64-14	PARK DEVELOPMENT	43,771	247,548	-	-	-	0.0%
TOTAL EXPENDITURES - IMPACT FEES		164,469	1,881,798	-	4,400,000	4,400,000	100.0%
TRANSFERS INTO IMPACT FEE RESERVES							
45-95-02	INCREASE PUBLIC SAFETY IMPACT FEE RESERVES	-	-	-	-	-	0.0%
45-95-04	INCREASE PARK IMPACT FEE RESERVES	-	-	-	-	-	0.0%
TOTAL TRANSFERS INTO/(UTILIZE) IMPACT FEE RESER		-	-	-	-	-	0.0%
IMPACT FEES-SURPLUS/(DEFICIT)		460,535	(1,375,700)	600,000	-	(600,000)	(100.0%)

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
MCN CAPITAL PROJECTS FUND

		6/30/2024	6/30/2025	6/30/2026	6/30/2027	\$ Change from	% Change from
		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	FY 2025-2026	FY 2025-2026
		Actual	Actual	Approved	Adopted	Final Budget	Final Budget
		Revenue/Exp	Revenue/Exp	Budget	Budget		
REVENUES							
46-36-10	INTEREST	593,282	85,142	-	-	-	0.0%
46-36-22	PROCEEDS FROM LOAN	10,945,000	6,000,000	-	-	-	0.0%
46-36-25	BOND PREMIUM	19,400	-	-	-	-	0.0%
46-37-11	MAPLETON CITY NETWORK UTILITY BILLING REVENUE	390,798	1,222,238	-	-	-	0.0%
46-38-33							
46-38-90	APPROPRIATION OF FUND BALANCE	3,717,845	5,373,648	1,522,545	-	(1,522,545)	(100.0%)
TOTAL MAPLETON CITY NETWORK REVENUES		15,666,325	12,681,028	1,522,545	-	(1,522,545)	(100.0%)
EXPENSES							
46-70-11	SALARIES	477,733	516,521	-	-	-	0.0%
46-70-13	EMPLOYEE BENEFITS	176,797	198,930	-	-	-	0.0%
46-70-17	OVERTIME/ON CALL	33,025	31,362	-	-	-	0.0%
46-70-14	MISC EXPENSE / PROTECTIVE CLOTHING	6,419	9,516	-	-	-	0.0%
46-70-15	SYSTEM MAINTENANCE	-	-	-	-	-	0.0%
46-70-21	SUBSCRIPTIONS & MEMBERSHIPS	-	-	-	-	-	0.0%
46-70-23	TRAVEL, TRAINING & MEETINGS	738	5,490	-	-	-	0.0%
46-70-24	OFFICE SUPPLIES	4,670	923	-	-	-	0.0%
46-70-25	EQUIPMENT, MATERIALS AND SUPPLIES	11,785	117,163	-	-	-	0.0%
46-70-26	BUILDING MAINTENANCE	-	-	-	-	-	0.0%
46-70-27	UTILITIES	120,478	194,140	-	-	-	0.0%
46-70-28	SCADA SYSTEMS	3,850	6,242	-	-	-	0.0%
46-70-29	UTILITIES	-	-	-	-	-	0.0%
46-70-30	UTILITIES	7,351	-	-	-	-	0.0%
46-70-31	PROFESSIONAL SERVICES	127	13,681	-	-	-	0.0%
46-70-32	LEGAL FEES	-	-	-	-	-	0.0%
46-70-35	BLUE STAKES SERVICES AND RIGHT OF WAY FEES POLE ATTACH	-	2,502	-	-	-	0.0%
46-70-36	COMPUTER/SOFTWARE	17,008	35,357	-	-	-	0.0%
46-70-37	ONT TRANSPONDERS & METERS	-	-	-	-	-	0.0%
46-70-46	VEHICLE MAINTENANCE	2,542	2,820	-	-	-	0.0%
46-70-47	VEHICLES - FUEL	10,907	9,255	-	-	-	0.0%
46-70-51	GIS / DRAFTING	-	6,825	-	-	-	0.0%
46-70-53	DEPRECIATION	-	-	-	-	-	0.0%
46-70-74	EQUIPMENT, SUPPLIES, PURCHASES	2,181	3,704	-	-	-	0.0%
TOTAL EXPENDITURES		875,611	1,154,430	-	-	-	0.0%
EXPENSES							
46-73-11	SALARIES	-	-	-	-	-	0.0%
46-73-13	EMPLOYEE BENEFITS	-	-	-	-	-	0.0%
46-73-14	CAR ALLOWANCE	-	-	-	-	-	0.0%
46-73-17	OVERTIME	-	-	-	-	-	0.0%
46-73-20	POSTAGE	-	-	-	-	-	0.0%
46-73-22	UTILITY BILLINGS-PRINTING	-	-	-	-	-	0.0%
46-73-24	OFFICE SUPPLIES & EXPENSES	-	-	-	-	-	0.0%
46-73-28	CELL PHONE	-	-	-	-	-	0.0%
46-73-36	COMPUTER CHARGES	-	-	-	-	-	0.0%
46-73-38	CREDIT CARD CHARGES	-	-	-	-	-	0.0%
46-73-51	INSURANCE	-	-	-	-	-	0.0%
TOTAL BILLINGS & COLLECTIONS		-	-	-	-	-	0.0%
EXPENSES							
46-74-20	WIFI AND ONT EQUIPMENT	-	-	-	-	-	0.0%
46-74-30	MAPLETON CITY NETWORK BACKBONE CONSTRUCTION AND MATERIALS	96,772	324,881	-	-	-	0.0%
46-74-31	FUSION SPLICER	-	-	-	-	-	0.0%
46-74-32	OSP EQUIPMENT AND MATERIALS	11,747,273	1,726,480	700,000	-	(700,000)	(100.0%)
46-74-33	NOC EQUIPMENT AND CONSTRUCTION	17,984	-	100,000	-	(100,000)	(100.0%)
46-74-34	MCN BACKBONE ENGINEERING	-	-	100,000	-	(100,000)	(100.0%)
46-74-40	NEW SUBDIVISION CONSTRUCTION	-	139,262	100,000	-	(100,000)	(100.0%)
46-74-52	OTDR TESTER	-	-	-	-	-	0.0%
46-74-53	VEHICLE PURCHASE	-	-	-	-	-	0.0%
TOTAL - MAPLETON CITY NETWORKTAL PROJECTS		11,862,030	2,190,623	1,000,000	-	(1,000,000)	(100.0%)
EXPENSES							
46-74-10	2021 BOND PRINCIPLE PAYMENTS	-	-	-	-	-	0.0%
46-74-44	TRANSFER FOR CITY USAGE OF UTILITY	-	-	-	-	-	0.0%
46-74-70	TRANSFER TO DEBT SERVICE - BOND PAYMENT	827,601	1,099,933	522,545	-	(522,545)	(100.0%)
46-75-20	COST OF ISSUANCE	-	-	-	-	-	0.0%
TOTAL DEBT SERVICE & TRANSFERS		827,601	1,099,933	522,545	-	(522,545)	(100.0%)
TOTAL MAPLETON CITY NETWORK FUND EXPENDITURES		13,565,242	4,444,986	1,522,545	-	(1,522,545)	(100.0%)
46-99-08 (46-2981)	INCREASE/DECREASE FUND BALANCE RESERVES	2,101,083	8,236,042	-	-	-	0.0%
MAPLETON CITY NETWORK FUND - SURPLUS/(DEFICIT)		-	-	-	-	-	0.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Water Fund

		FY 2023-2024 Actual Revenue	FY 2024-2025 Actual Revenue	FY 2025-2026 Approved Budget	FY 2026-2027 Adopted Budget	\$ Change from FY 2025-2026 Final Budget	% Change from FY 2025-2026 Final Budget
REVENUES							
51-36-10	INTEREST EARNINGS	186,297	176,093	10,000	10,000	-	0.0%
51-36-11	INT-WATER DR HORTON ANNEX FEES	8,098	7,562	-	-	-	0.0%
51-36-20	SALE OF NON CAPTIAL ASSET	-	-	-	-	-	0.0%
51-37-11	WATER UTILITY BILLING REVENUE	2,264,441.13	2,624,672.85	2,700,000	2,900,000	200,000	7.4%
51-37-11	PAYMENT FROM GF FOR CITY UTILITY USAGE	12,792	12,792	12,792	12,792	-	0.0%
51-37-13	WATER CONNECTION FEES	218,780	244,900	340,000	340,000	-	0.0%
51-37-14	WATER IMPACT FEES	153,545	59,981	140,000	140,000	-	0.0%
51-37-15	PENALTY REVENUE	15,515	22,345	10,000	10,000	-	0.0%
51-37-16	LATE NOTICE/SHUTOFF FEES	13,581	17,580	10,000	10,000	-	0.0%
51-37-17	WATER ANNEXATION FEE	93,522	29,757	50,000	50,000	-	0.0%
51-37-25	INTEREST ON EBCo/PRESIDIO AGREEMENT	13,291	38,311	10,000	10,000	-	0.0%
51-37-26	PRINCIPAL ON EBCo/PRESIDIO AGREEMENT	61,062	63,132	35,000	35,000	-	0.0%
51-37-90	SUNDRY & LEGAL COLLECTION FEES	1,775	6,293	500	500	-	0.0%
51-37-92	WATER GRANTS	2,000,000	-	-	-	-	0.0%
51-38-10	DEVELOPER CONTRIBUTIONS	1,534,900	1,147,149	-	-	-	0.0%
51-38-15	TRANSFER FROM OTHER FUNDS	-	-	-	-	-	0.0%
51-38-90	APPROPRIATION OF FUND BALANCE RESERVES	-	-	1,664,050	275,967	(1,388,083)	(83.4%)
51-38-91	APPROPRIATION OF IMPACT FEE RESERVES	-	-	-	-	-	0.0%
	TOTAL WATER FUND REVENUES	6,577,599	4,450,567	4,982,342	3,794,259	(1,188,083)	(23.8%)
EXPENSES							
51-70-11	SALARIES	521,524	613,202	551,697	493,505	(58,192)	(10.5%)
51-70-13	EMPLOYEE BENEFITS	203,833	278,925	314,219	273,595	(40,624)	(12.9%)
51-70-17	OVERTIME/ON CALL	20,814	22,475	37,977	34,206	(3,771)	(9.9%)
51-70-14	MISC EXPENSE / PROTECTIVE CLOTHING	3,769	4,907	8,300	5,769	(2,531)	(30.5%)
51-70-15	SYSTEM MAINTENANCE	140,104	123,893	160,000	160,000	-	0.0%
51-70-21	SUBSCRIPTIONS & MEMBERSHIPS	10,894	6,850	8,300	8,300	-	0.0%
51-70-22	SUVMA MEMBERSHIP	1,495	1,366	1,400	1,400	-	0.0%
51-70-23	TRAVEL, TRAINING & MEETINGS	10,212	8,232	6,800	6,800	-	0.0%
51-70-24	OFFICE SUPPLIES	1,061	3,006	2,500	1,790	(710)	(28.4%)
51-70-25	EQUIPMENT, MATERIALS AND SUPPLIES	71,368	62,923	80,000	80,000	-	0.0%
51-70-26	BUILDING MAINTENANCE	4,178	8,346	10,000	8,952	(1,048)	(10.5%)
51-70-27	UTILITIES	5,790	4,312	5,000	5,000	-	0.0%
51-70-28	SCADA SYSTEMS	703	1,401	3,504	3,504	-	0.0%
51-70-29	UTILITIES WELLS/TANKS	234,450	256,351	300,000	300,000	-	0.0%
51-70-31	PROFESSIONAL SERVICES	41,787	62,129	80,000	80,000	-	0.0%
51-70-32	WATER RIGHTS LEGAL FEES	1,400	150	4,677	4,677	-	0.0%
51-70-34	AUDITOR FEES	-	-	1,339	1,339	-	0.0%
51-70-35	BLUE STAKES SERVICES	5,553	2,375	2,321	2,944	623	26.9%
51-70-36	COMPUTERS/SOFTWARE	38,245	45,907	45,000	43,016	(1,984)	(4.4%)
51-70-46	VEHICLE MAINTENANCE	13,061	12,982	16,487	14,948	(1,539)	(9.3%)
51-70-47	VEHICLES - FUEL	17,365	19,757	20,211	17,427	(2,784)	(13.8%)
51-70-51	GIS	8,983	7,152	12,000	17,216	5,216	43.5%
51-70-53	DEPRECIATION	1,072,026	1,150,553	1,072,025	1,300,000	227,975	21.3%
51-70-61	COMPUTERS/SOFTWARE	-	258	-	-	-	0.0%
51-70-75	METERS, TRANSPONDERS, MAINTENANCE	-	118,036	60,000	80,000	20,000	33.3%
	TOTAL WATER OPERATIONS	2,428,615	2,815,490	2,803,756	2,944,391	140,635	5.0%
BILLING & COLLECTIONS EXPENSES							
51-73-11	SALARIES	54,318	54,790	44,904	58,841	13,937	31.0%
51-73-13	EMPLOYEE BENEFITS	21,893	21,727	19,211	29,065	9,854	51.3%
51-73-14	CAR ALLOWANCE	496	461	500	500	-	0.0%
51-73-17	OVERTIME	183	138	250	250	-	0.0%
51-73-20	BAD DEBT EXPENSE	(10,556)	390	500	500	-	0.0%
51-73-22	POSTAGE - WATER BILLINGS	9,449	11,238	10,000	15,000	5,000	50.0%
51-73-36	COMPUTER CHARGES	3,915	2,836	4,000	4,000	-	0.0%
51-73-38	CREDIT CARD CHARGES	23,169	20,960	20,000	25,000	5,000	25.0%
51-73-51	INSURANCE	-	-	7,500	7,500	-	0.0%
	TOTAL BILLING & COLLECTIONS	102,866	112,539	106,865	140,656	33,791	31.6%

Mapleton City Tentative Budget - Water Fund - Continued

		FY 2023-2024 Actual Expenses	FY 2024-2025 Actual Expenses	FY 2025-2026 Approved Budget	FY 2026-2027 Adopted Budget	\$ Change from FY 2025-2026 Final Budget	% Change from FY 2025-2026 Final Budget
WATER CAPITAL PROJECTS							
51-74-05	WATER RIGHTS MASTER PLAN	-	-	-	-	-	0.0%
51-74-09	EMERGENCY RESPONSE PLAN	-	-	-	-	-	0.0%
51-74-64	REDEVELOP SERVICEBERRY SPRING (63.59 IF)	-	-	-	-	-	0.0%
51-74-08	WATER STUDY	-	-	-	-	-	0.0%
51-74-50	WATER MASTER PLAN	-	-	-	-	-	0.0%
51-74-76	WATER LINE REPLACEMENT	-	-	1,300,000	-	(1,300,000)	(100.0%)
51-74-82	SCADA System Upgrades	10,117	-	100,000	-	(100,000)	(100.0%)
51-74-47	NEW WATER MODEL	-	-	-	-	-	0.0%
51-74-48	CROWD CANYON DEDICATED PUMP LINE (64.48 IF)	1,200	-	-	-	-	0.0%
51-74-67	BUILDING IMPROVEMENTS	19,552	-	-	-	-	0.0%
51-74-90	PUBLIC WORKS SHOP	-	-	-	-	-	0.0%
51-74-93	TRANSPONDERS & METERS - NEW	-	-	220,000	250,000	30,000	13.6%
	TOTAL CAPITAL PROJECTS	30,869	-	1,620,000	250,000	(1,370,000)	(84.6%)
DEBT SERVICE & TRANSFERS							
51-75-13	2020 WATER REVENUE BOND-PRINCIPAL	-	-	285,000	286,000	1,000	0.4%
51-75-44	TRANSFER TO GF FOR CITY USAGE OF UTILITY	12,792	12,792	12,792	12,792	-	0.0%
51-75-45	TRANSFER TO CAPITAL PROJECTS FUND (VEHICLE REPLACEMENT)	465,000	191,509	101,135	112,681	11,546	11.4%
51-75-46	TRANSFER TO PI	400,000	150,000	-	-	-	-
51-75-53	2020 WATER REVENUE BOND-INTEREST	22,603	17,727	12,753	7,700	(5,054)	(39.6%)
51-75-90	BOND ADMINISTRATION FEES	-	-	3,500	3,500	-	0.0%
51-75-92	2020 WATER BOND AMORTIZATION COSTS	4,884	4,884	-	-	-	0.0%
	TOTAL DEBT SERVICE & TRANSFERS	905,279	376,912	415,180	422,673	7,493	1.8%
	TOTAL WATER FUND EXPENSES	3,467,629	3,304,940	4,945,802	3,757,719	(1,188,083)	(24.0%)
51-99-08	INCREASE FUND BALANCE	3,109,970	1,144,931	(1,652,570)	-	1,652,570	0.0%
51-99-09	WATER IMPACT FEE - SURPLUS/(DEFICIT)	-	-	1,639,110	36,540	(1,602,570)	(97.8%)
51-99-10	ANNEXATION FEE - SURPLUS/(DEFICIT)	-	697	50,000	-	(50,000)	(100.0%)
	WATER FUND - SURPLUS/(DEFICIT)	-	-	-	-	-	0.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Solid Waste

		FY 2023-2024 Actual Revenue/Exp	FY 2024-2025 Actual Revenue/Exp	FY 2025-2026 Approved Budget	FY 2026-2027 Adopted Budget	\$ Change from FY 2025-2026 Final Budget	% Change from FY 2025-2026 Final Budget
REVENUES							
52-37-11	SOLID WASTE UTILITY BILLING REVENUE	779,669	852,452	874,764	1,186,800	312,036	35.7%
52-37-50	INCREASE JOINT VENTURE EQUITY	(111,732)	(27,153)	-	-	-	0.0%
52-38-50	APPROPRIATION OF SOLID WASTE RESERVES	-	-	-	17,285	17,285	100.0%
	TOTAL SOLID WASTE COLLECTION REVENUES	667,937	825,299	874,764	1,204,085	329,321	37.6%
EXPENSES							
52-73-11	SALARIES	28,229	30,388	26,860	82,537	55,677	207.3%
52-73-13	EMPLOYEE BENEFITS	11,097	13,500	12,247	39,299	27,052	220.9%
52-73-20	POSTAGE-UTILITY BILLING	9,375	11,086	7,000	7,000	-	0.0%
52-73-17	OVERTIME	183	138	600	600	-	0.0%
52-73-24	OFFICE EXPENSE & SUPPLIES	-	-	100	100	-	0.0%
52-73-32	COLLECTION CHARGES	697,549	837,542	916,940	1,050,000	133,060	14.5%
52-73-34	DUMP FEES	10	15,993	550	550	-	0.0%
52-73-35	RECYCLING DUMPSTER FEES	-	-	-	-	-	0.0%
52-73-36	COMPUTER CHARGES	3,525	2,836	4,000	4,000	-	0.0%
52-73-38	SUVSWD SUBSIDY	19,300	36,212	40,000	20,000	(20,000)	(50.0%)
	TOTAL SOLID WASTE EXPENSES	769,268	947,695	1,008,297	1,204,085	195,788	19.4%
52-99-08 (52-2981)	INCREASE/DECREASE FUND BALANCE RESERVES	(101,330)	(122,396)	(133,533)	-	133,533	0.0%
	SOLID WASTE - SURPLUS/(DEFICIT)	-	-	-	-	-	0.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Sewer Fund

		FY 2023-2024 Actual Revenue	FY 2024-2025 Actual Revenue	FY 2025-2026 Approved Budget	FY 2026-2027 Adopted Budget	\$ Change from FY 2025-2026 Final Budget	% Change from FY 2025-2026 Final Budget
REVENUES							
53-36-10	INTEREST	394,394	211,258	15,000	15,000	-	0.0%
53-36-11	INTEREST DR HORTON ANNEXATION FEE	4,859	4,537	-	-	-	0.0%
53-36-22	INTEREST SF CONSTRUCTION ESCROW	-	123,362	50,000	50,000	-	0.0%
53-36-90	SEWER SUNDRY REVENUE	-	-	-	-	-	0.0%
53-37-11	SEWER UTILITY BILLING REVENUE	2,745,654.85	3,500,771.57	3,778,406	3,928,000	149,594	4.0%
53-37-11	PAYMENT FROM GF FOR CITY UTILITY USAGE	1,101	2,935	2,935	2,935	-	0.0%
53-37-13	SEWER CONNECTION FEES	89,750	95,000	105,000	105,000	-	0.0%
53-37-16	SEWER IMPACT FEES	383,122	437,727	150,000	150,000	-	0.0%
53-37-17	SEWER ANNEXATION FEE	208,356	66,295	150,000	150,000	-	0.0%
53-37-20	HARMONY RIDGE SEWER FEE	519,543	396,928	900,000	900,000	-	0.0%
53-37-21	INTEREST EARNINGS	-	-	-	-	-	0.0%
53-37-50	INCREASE JOINT VENTURE EQUITY	-	-	-	-	-	0.0%
53-38-10	DEVELOPER CONTRIBUTIONS	1,253,300	1,339,403	-	-	-	0.0%
53-38-12	CAPTIAL CONTRIBUTIONS	-	-	-	-	-	0.0%
53-38-15	CONTRIBUTION FROM OTHER FUNDS	403,601	-	-	-	-	0.0%
53-38-33	CONTRIBUTION FROM OTHER FUNDS	-	-	-	-	-	0.0%
53-38-90	APPROPRIATION OF FUND RESERVES	-	-	-	-	-	0.0%
53-38-20	APPROPRIATION OF IMPACT FEE RESERVES	-	-	1,911,061	911,061	(1,000,000)	(52.3%)
TOTAL SEWER FUND REVENUES		6,003,680	6,178,217	7,062,402	6,211,996	(850,406)	(12.0%)

EXPENSES

SEWER OPERATIONS EXPENSES							
53-70-11	SALARIES	243,666	287,055	344,811	362,872	18,061	5.2%
53-70-13	EMPLOYEE BENEFITS	96,193	131,017	193,454	198,110	4,656	2.4%
53-70-17	OVERTIME/ON CALL	9,743	10,520	23,736	25,152	1,416	6.0%
53-70-14	CAR ALLOWANCE / PROTECTIVE CLOTHING	2,038	2,538	3,500	4,043	543	15.5%
53-70-15	SYSTEM MAINTENANCE	58,348	71,752	200,000	200,000	-	0.0%
53-70-21	SUBSCRIPTIONS & MEMBERSHIPS	3,403	1,096	5,401	5,401	-	0.0%
53-70-23	TRAVEL, TRAINING & MEETINGS	2,846	3,338	4,478	4,478	-	0.0%
53-70-24	OFFICE SUPPLIES	450	1,383	1,012	1,255	243	24.0%
53-70-25	EQUIPMENT, MATERIALS AND SUPPLIES	7,763	9,297	20,000	20,000	-	0.0%
53-70-26	BUILDING MAINTENANCE	1,760	4,895	6,300	6,273	(27)	(0.4%)
53-70-27	UTILITIES	2,962	2,121	5,000	5,000	-	0.0%
53-70-28	SCADA SYSTEMS	329	656	2,628	2,628	-	0.0%
53-70-29	UTILITIES - LIFT STATION	12,522	18,202	24,500	24,500	-	0.0%
53-70-31	PROFESSIONAL SERVICES	-	-	2,488	200,000	197,512	7938.6%
53-70-32	SEWER PROCESSING CHARGES	386,356	437,048	712,000	720,000	8,000	1.1%
53-70-33	EASEMENT RENT- RAILROAD	5,073	677	573	1,000	427	74.5%
53-70-35	BLUE STAKES SERVICES	-	1,076	2,138	2,063	(75)	(3.5%)
53-70-36	COMPUTERS/SOFTWARE	7,555	5,667	12,542	12,105	(437)	(3.5%)
53-70-46	VEHICLE MAINTENANCE	6,918	7,007	10,000	10,133	133	1.3%
53-70-47	VEHICLES - FUEL	6,816	10,762	12,601	12,164	(437)	(3.5%)
53-70-51	GIS	4,757	3,896	7,610	12,173	4,563	60.0%
53-70-53	DEPRECIATION	975,602	1,021,988	975,602	1,120,000	144,398	14.8%
53-70-72	LEASE/FINANCE VEHICLES	-	-	-	-	-	0.0%
53-70-60	MISC EXPENSE	1,650	(2,363)	-	-	-	0.0%
TOTAL SEWER OPERATIONS		1,836,749	2,029,627	2,570,374	2,949,350	378,976	14.7%

Mapleton City Adopted Budget - Sewer Fund - Continued

		FY 2023-2024 Actual Expenses	FY 2024-2025 Actual Expenses	FY 2025-2026 Approved Budget	FY 2026-2027 Adopted Budget	\$ Change from FY 2025-2026 Final Budget	% Change from FY 2025-2026 Final Budget
SEWER BILLINGS & COLLECTIONS							
53-73-11	SALARIES	34,951	35,843	30,987	44,371	13,384	43.2%
53-73-13	EMPLOYEE BENEFITS	14,631	14,690	13,999	22,666	8,667	61.9%
53-73-17	OVERTIME	183	138	200	200	-	0.0%
53-73-20	POSTAGE	-	70	-	-	-	0.0%
53-73-21	UTILITY BILLINGS-PRINTING	9,375	11,156	6,000	6,000	-	0.0%
53-73-24	OFFICE SUPPLIES & EXPENSES	-	-	500	500	-	0.0%
53-73-28	CELL PHONE	-	-	-	-	-	0.0%
53-73-36	COMPUTER CHARGES	3,525	2,836	3,500	3,500	-	0.0%
53-73-38	CREDIT CARD CHARGES	13,008	20,960	22,000	22,000	-	0.0%
53-73-51	INSURANCE	-	-	-	-	-	0.0%
	TOTAL BILLINGS & COLLECTIONS	75,672	85,692	77,186	99,235	22,049	28.6%
SEWER CAPITAL PROJECTS							
53-74-20	HARMONY RIDGE SEWER CONTRACT TO SP FORK	-	-	933,333	933,333	-	0.0%
53-74-32	MAPLETON FLATS RECONSTRUCTION	17,053	-	-	-	-	0.0%
53-74-41	SPANISH FORK TRUNK LINE - (Impact Fees)	-	-	-	100,000	100,000	100.0%
53-74-52	SCADA UPGRADES	-	-	100,000	100,000	-	0.0%
53-74-59	SEWER TRUNK LINE REPLACEMENT	-	-	1,000,000	-	(1,000,000)	(100.0%)
53-74-85	PUBLIC WORKS SHOP - (IMPACT FEES)	-	-	500,000	250,000	(250,000)	(50.0%)
	TOTAL CAPITAL PROJECTS	17,053	-	1,600,000	1,383,333	(216,667)	(13.5%)
DEBT SERVICE & TRANSFERS							
53-74-44	TRANSFER FOR CITY USAGE OF UTILITY	2,935	2,935	2,935	2,935	-	0.0%
53-74-45	TRANSFER TO CAPITAL PROJECTS FUND (VEHICLE REPLACEMENT)	465,000	448,000	135,835	82,854	(52,981)	(39.0%)
53-75-13	2020 SEWER REV NOTE - PRINCIPLE	-	-	635,000	635,000	-	0.0%
53-75-53	2020 SEWER REV NOTE-INTEREST	230,085	469,076	449,680	449,680	-	0.0%
53-75-56	2024 SEWER REV NOTE-INTEREST	70,802	249,493	238,875	238,875	-	0.0%
53-75-57	2024 SEWER REV NOTE - PRINCIPLE	-	0	155,000	155,000	-	0.0%
53-75-58	2024 DWQ SEWER NOTE - INTEREST	-	8,147	10,080	10,080	-	0.0%
53-75-90	BOND ADMINISTRATION FEES	600	1,500	-	-	-	0.0%
	TOTAL DEBT SERVICE	769,422	1,179,151	1,627,405	1,574,424	(52,981)	(3.3%)
	TOTAL SEWER FUND EXPENSES	2,698,896	3,294,469	5,874,965	6,006,342	131,377	2.2%
53-99-08 (53-2981)	INCREASE FUND BALANCE	3,304,784	2,829,142	1,037,437	205,654	(981,783)	(80.2%)
53-99-09	SEWER IMPACT FEE - SURPLUS/(DEFICIT)	-	54,605	-	-	-	0.0%
53-99-10	ANNEXATION FEE - SURPLUS/(DEFICIT)	-	-	150,000	-	(150,000)	(100.0%)
	SEWER FUND - SURPLUS/(DEFICIT)	-	0	-	-	-	0.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Mapleton Fiber

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Revenue/Exp	Revenue/Exp	Budget	Budget	Final Budget	Final Budget
REVENUES							
56-37-11	MAPLETON FIBER UTILITY BILLING REVENUE	-	-	1,944,000	2,963,250	1,019,250	52.4%
56-38-50	APPROPRIATION OF MAPLETON FIBER RESERVES	-	-	-	-	-	0.0%
	TOTAL MAPLETON FIBER REVENUES	-	-	1,944,000	2,963,250	1,019,250	52.4%
EXPENSES							
56-70-11	SALARIES	-	-	593,371	597,582	4,211	0.7%
56-70-13	EMPLOYEE BENEFITS	-	-	334,799	335,156	357	0.1%
56-70-17	OVERTIME/ON CALL	-	-	3,816	7,042	3,226	84.6%
56-70-14	MISC EXPENSE / PROTECTIVE CLOTHING	-	-	4,000	6,000	2,000	50.0%
56-70-15	SYSTEM MAINTENANCE	-	-	2,500	2,500	-	0.0%
56-70-21	SUBSCRIPTIONS & MEMBERSHIPS	-	-	-	-	-	0.0%
56-70-23	TRAVEL, TRAINING, & MEETINGS	-	-	6,000	6,000	-	0.0%
56-70-24	OFFICE SUPPLIES	-	-	3,200	3,200	-	0.0%
56-70-25	EQUIPMENT, MATERIALS & SUPPLIES	-	-	100,000	125,000	25,000	25.0%
56-70-26	BUILDING MAINTENANCE	-	-	-	-	-	0.0%
56-70-27	UTILITIES	-	-	160,000	175,000	15,000	9.4%
56-70-28	CELL PHONE	-	-	-	4,000	4,000	100.0%
56-70-31	PROFESSIONAL SERVICES	-	-	-	60,000	60,000	100.0%
56-70-33	UTILISYNC SOFTWARE	-	-	-	-	-	0.0%
56-70-35	BLUE STAKES SERVICES	-	-	3,500	3,500	-	0.0%
56-70-36	COMPUTERS/SOFTWARE	-	-	50,000	50,000	-	0.0%
56-70-46	VEHICLE MAINTENANCE	-	-	4,000	4,000	-	0.0%
56-70-47	VEHICLES - FUEL	-	-	10,000	10,000	-	0.0%
56-70-51	GIS	-	-	-	-	-	0.0%
56-70-53	DEPRECIATION	-	-	-	-	-	0.0%
56-70-72	LEASE/FINANCE VEHICLES	-	-	-	-	-	0.0%
56-70-74	MATERIALS & SUPPLIES	-	-	4,000	10,000	6,000	150.0%
56-70-90	SWEEPER TRUCK MAINTENANCE	-	-	-	-	-	0.0%
	TOTAL MAPLETON FIBER OPERATIONS	-	-	1,279,186	1,398,980	119,794	9.4%
BILLING & COLLECTIONS EXPENSES							
56-73-11	SALARIES	-	-	11,955	24,391	12,436	104.0%
56-73-13	EMPLOYEE BENEFITS	-	-	4,817	13,268	8,451	175.4%
56-73-14	CAR ALLOWANCE	-	-	-	-	-	0.0%
56-73-17	OVERTIME	-	-	-	-	-	0.0%
56-73-20	POSTAGE - UTILITY BILLING	-	-	50	50	-	0.0%
56-73-24	OFFICE EXPENSE & SUPPLIES	-	-	-	-	-	0.0%
56-73-36	COMPUTER CHARGES	-	-	-	-	-	0.0%
56-73-74	MATERIALS & SUPPLIES	-	-	500	500	-	0.0%
	TOTAL BILLINGS & COLLECTIONS	-	-	17,322	38,208	20,886	120.6%
MAPLETON FIBER CAPITAL PROJECTS AND TRANSFERS							
56-74-44	TRANSFER FOR CITY USAGE OF UTILITY	-	-	-	-	-	0.0%
56-74-50	TRANSFER TO CAPITAL PROJECTS FUND (VEHICLE REPLACEMENT)	-	-	-	13,400	13,400	100.0%
56-75-10	2021 MCN REVENUE BOND - INTEREST	-	-	239,738	230,138	(9,601)	(4.0%)
56-75-20	2021 MCN REVENUE BOND - PRINCIPAL	-	-	320,000	330,000	10,000	3.1%
	2023 MCN REVENUE BOND - INTEREST	-	-	-	522,545	522,545	100.0%
	2023 MCN REVENUE BOND - PRINCIPAL	-	-	-	317,000	317,000	100.0%
56-75-90	BOND ADMIN FEES	-	-	-	-	-	0.0%
	TOTAL CAPITAL PROJECTS	-	-	559,738	1,413,082	853,344	152.5%
	TOTAL MAPLETON FIBER FUND EXPENSES	-	-	1,856,246	2,850,271	994,025	53.6%
56-99-08 (56-2981)	INCREASE/DECREASE FUND BALANCE RESERVES	-	-	87,754	112,979	25,225	28.7%
	MAPLETON FIBER - SURPLUS/(DEFICIT)	-	-	-	-	-	0.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Storm Water

		FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027	\$ Change from	% Change from
		Actual	Actual	Approved	Adopted	FY 2025-2026	FY 2025-2026
		Revenue/Exp	Revenue/Exp	Budget	Budget	Final Budget	Final Budget
REVENUES							
57-37-11	STORM WATER UTILITY BILLING REVENUE	239,611.45	257,239.90	540,000	576,000	36,000	6.7%
57-37-11	PAYMENT FROM GF FOR CITY UTILITY USAGE	1,101	2,935	2,935	2,935	-	0.0%
57-37-14	STORM WATER IMPACT FEE	-	-	-	195,000	195,000	100.0%
57-37-27	LAND DISTURBANCE FEE (SWIPP)	101,950	118,500	125,000	125,000	-	0.0%
57-38-15	CAPITAL CONTRIBUTION	-	52,390	-	-	-	0.0%
57-38-13	TRANSFER FROM GF RESERVE - (Unemployment benefit payout)	-	-	-	-	-	0.0%
57-38-50	APPROPRIATION OF STORM WATER RESERVES	-	-	-	-	-	0.0%
	TOTAL STORM WATER REVENUES	342,662	431,065	667,935	898,935	231,000	34.6%
EXPENSES							
57-70-11	SALARIES	43,617	53,017	55,435	101,604	46,169	83.3%
57-70-13	EMPLOYEE BENEFITS	16,405	25,410	31,102	55,471	24,369	78.4%
57-70-17	OVERTIME/ON CALL	1,771	1,913	3,816	7,042	3,226	84.6%
57-70-14	MISC EXPENSE / PROTECTIVE CLOTHING	1,071	639	563	1,174	611	108.6%
57-70-15	SYSTEM MAINTENANCE	8,857	2,520	-	-	-	0.0%
57-70-21	SUBSCRIPTIONS & MEMBERSHIPS	3,521	3,599	3,785	4,456	671	17.7%
57-70-23	TRAVEL, TRAINING, & MEETINGS	1,515	343	717	717	-	0.0%
57-70-24	OFFICE SUPPLIES	73	248	161	364	203	126.4%
57-70-25	EQUIPMENT, MATERIALS & SUPPLIES	6,053	6,309	10,000	12,000	2,000	20.0%
57-70-26	BUILDING MAINTENANCE	286	800	1,050	1,822	772	73.6%
57-70-27	UTILITIES	5,885	7,743	9,450	9,450	-	0.0%
57-70-28	CELL PHONE	60	119	70	70	-	0.0%
57-70-31	PROFESSIONAL SERVICES	43	2,080	2,500	3,000	500	20.0%
57-70-33	UTILISYNC SOFTWARE	-	-	-	-	-	0.0%
57-70-35	BLUE STAKES SERVICES	-	175	339	599	260	76.8%
57-70-36	COMPUTERS/SOFTWARE	3,529	3,177	2,090	3,505	1,415	67.7%
57-70-46	VEHICLE MAINTENANCE	1,802	11,101	1,672	2,944	1,272	76.1%
57-70-47	VEHICLES - FUEL	1,288	1,855	2,010	3,505	1,495	74.4%
57-70-48	COUNTY ASSESSMENT FEE	-	-	1,750	1,750	-	0.0%
57-70-49	DUMP FEES	-	-	1,589	2,000	411	25.9%
57-70-51	GIS	774	634	1,251	3,505	2,254	180.1%
57-70-53	DEPRECIATION	30,273	42,285	35,000	48,000	13,000	37.1%
57-70-72	LEASE/FINANCE VEHICLES	-	-	-	-	-	0.0%
57-70-74	MATERIALS & SUPPLIES	-	-	-	-	-	0.0%
57-70-90	SWEEPER TRUCK MAINTENANCE	-	-	10,000	10,000	-	0.0%
	TOTAL STORM WATER OPERATIONS	126,825	163,966	174,350	272,979	98,629	56.6%
BILLING & COLLECTIONS EXPENSES							
57-73-11	SALARIES	38,741	39,249	44,905	58,841	13,936	31.0%
57-73-13	EMPLOYEE BENEFITS	15,676	15,603	19,211	28,009	8,798	45.8%
57-73-14	CAR ALLOWANCE	248	230	250	250	-	0.0%
57-73-17	OVERTIME	183	138	208	208	-	0.0%
57-73-20	POSTAGE - UTILITY BILLING	54	-	50	50	-	0.0%
57-73-24	OFFICE EXPENSE & SUPPLIES	-	-	-	-	-	0.0%
57-73-36	COMPUTER CHARGES	3,525	2,836	3,640	3,640	-	0.0%
57-73-74	MATERIALS & SUPPLIES	-	-	1,040	1,040	-	0.0%
	TOTAL BILLINGS & COLLECTIONS	58,427	58,056	69,304	92,038	22,734	32.8%
STORM WATER CAPITAL PROJECTS AND TRANSFERS							
57-74-03	MASTER PLAN STUDY	-	-	-	-	-	0.0%
57-74-04	MASTER PLAN STORM DRAIN IMPROVEMENTS	-	4,050	275,000	275,000	-	-
57-74-05	MISC STORM DRAIN IMPROVEMENTS	-	-	120,000	120,000	-	-
57-74-44	TRANSFER FOR CITY USAGE OF UTILITY	180	180	180	180	-	0.0%
57-74-50	TRANSFER TO CAPITAL PROJECTS FUND (VEHICLE REPLACEMENT)	179,000	69,151	20,227	23,199	2,972	14.7%
57-74-50	TRANSFER TO CAPITAL PROJECTS FUND (VEHICLE ADDITIONS)	-	-	-	-	-	0.0%
	TOTAL CAPITAL PROJECTS	179,180	73,381	415,407	418,379	2,972	0.7%
	TOTAL STORM WATER FUND EXPENSES	364,432	295,402	659,061	783,396	124,335	18.9%
57-99-08 (57-2981)	INCREASE/DECREASE FUND BALANCE RESERVES	(21,770)	135,663	8,874	115,539	106,665	1202.0%
	STORM WATER - SURPLUS/(DEFICIT)	-	-	-	-	-	0.0%

Mapleton City
July 1, 2026 - June 30, 2027
Tentative Budget
Pressurized Irrigation

		FY 2023-2024 Actual Revenue/Exp	FY 2024-2025 Actual Revenue/Exp	FY 2025-2026 Approved Budget	FY 2026-2027 Adopted Budget	\$ Change from FY 2025-2026 Final Budget	% Change from FY 2025-2026 Final Budget
REVENUES							
58-36-10	INTEREST	86,874	172,644	50,000	50,000	-	0.0%
58-36-11	INTEREST DR HORTON	440	411	-	-	-	0.0%
58-36-90	SUNDRY	-	-	-	-	-	0.0%
58-37-11	PRESSURIZED IRRIGATION UTILITY BILLING REVENUE	1,111,316.98	1,392,685.23	1,500,000	1,750,000	250,000	16.7%
58-37-11	PAYMENT FROM GF FOR CITY UTILITY USAGE	1,101	2,935	2,935	2,935	-	0.0%
58-37-13	CONNECTION FEES	60,350	89,100	75,000	75,000	-	0.0%
58-37-14	PI IMPACT FEES	889,258	755,692	750,000	750,000	-	0.0%
58-37-17	ANNEXATION FEES	767,990	540,216	600,000	600,000	-	0.0%
58-38-10	DEVELOPER CONTRIBUTIONS	1,163,500	793,179	-	-	-	0.0%
58-38-13	TRANSFER FROM GENERAL FUND	-	-	-	-	-	0.0%
58-38-14	TRANSFER FROM WATER RESERVE	400,000	150,000	-	-	-	0.0%
58-38-15	CAPITAL CONTRIBUTIONS	-	-	-	-	-	0.0%
58-38-90	APPROPRIATION OF FUND RESERVES	-	-	845,261	344,527	(500,734)	(59.2%)
58-38-91	APPROPRIATION OF IMPACT FEE RESERVES	-	-	998,500	548,500	(450,000)	(45.1%)
	TOTAL PRESSURIZED IRRIGATION REVENUES	4,480,830	3,896,863	4,821,696	4,120,962	(700,734)	(14.5%)
EXPENSES							
58-70-11	SALARIES	187,931	222,615	263,542	339,477	75,935	28.8%
58-70-13	EMPLOYEE BENEFITS	73,453	102,581	141,444	177,270	35,826	25.3%
58-70-17	OVERTIME/ON CALL	7,529	8,129	17,090	22,134	5,044	29.5%
58-70-14	MISC EXPENSE / PROTECTIVE CLOTHING	1,378	1,714	2,520	3,709	1,189	47.2%
58-70-15	SYSTEM MAINTENANCE	11,940	9,741	100,000	50,000	(50,000)	(50.0%)
58-70-21	SUBSCRIPTIONS & MEMBERSHIPS	2,995	736	3,739	4,597	858	23.0%
58-70-23	TRAVEL, TRAINING & MEETINGS	1,467	908	3,060	3,763	703	23.0%
58-70-24	OFFICE SUPPLIES	302	929	1,000	1,151	151	15.1%
58-70-25	EQUIPMENT, MATERIALS AND SUPPLIES	32,667	62,448	35,000	35,000	-	0.0%
58-70-26	BUILDING MAINTENANCE	1,184	3,419	4,500	5,755	1,255	27.9%
58-70-27	UTILITIES	2,004	1,439	3,000	3,000	-	0.0%
58-70-28	SCADA SYSTEMS	254	507	1,168	1,168	-	0.0%
58-70-29	UTILITIES - PUMPS	-	-	-	-	-	0.0%
58-70-30	UTILITIES - POND	20,314	26,288	38,000	55,000	17,000	44.7%
58-70-31	PROFESSIONAL SERVICES	2,340	694	2,500	10,000	7,500	300.0%
58-70-32	WATER RIGHTS LEGAL FEES	-	-	-	-	-	0.0%
58-70-35	BLUE STAKES SERVICES	-	723	1,446	1,893	447	30.9%
58-70-36	COMPUTER/SOFTWARE	11,470	9,672	11,000	35,067	24,067	218.8%
58-70-37	TRANSPONDERS & METERS	-	62,651	35,000	50,000	15,000	42.9%
58-70-46	VEHICLE MAINTENANCE	5,026	4,970	7,200	9,297	2,097	29.1%
58-70-47	VEHICLES - FUEL	4,650	7,226	9,000	11,067	2,067	23.0%
58-70-51	GIS	3,194	2,616	5,400	11,067	5,667	105.0%
58-70-53	DEPRECIATION	801,219	885,430	850,000	915,000	65,000	7.6%
58-70-60	IRRIGATION WATER LEASE FEES/WATER SHARES	206,287	221,338	300,000	300,000	-	0.0%
58-70-74	EQUIPMENT, SUPPLIES, PURCHASES	-	-	-	-	-	0.0%
	TOTAL EXPENDITURES	1,377,605	1,636,771	1,835,609	2,045,416	209,807	11.4%

Mapleton City Final Budget - Pressurized Irrigation Fund - Continued

		FY 2023-2024 Actual Expenses	FY 2024-2025 Actual Expenses	FY 2025-2026 Approved Budget	FY 2026-2027 Adopted Budget	\$ Change from FY 2025-2026 Final Budget	% Change from FY 2025-2026 Final Budget
PI BILLINGS & COLLECTIONS							
58-73-11	SALARIES	54,318	54,790	44,905	58,841	13,936	31.0%
58-73-13	EMPLOYEE BENEFITS	21,891	21,726	19,211	28,009	8,798	45.8%
58-73-14	CAR ALLOWANCE	496	461	525	525	-	0.0%
58-73-17	OVERTIME	183	138	233	233	-	0.0%
58-73-20	POSTAGE	-	-	-	-	-	0.0%
58-73-22	UTILITY BILLINGS-PRINTING	9,375	11,156	9,500	9,500	-	0.0%
58-73-38	CREDIT CARD CHARGES	12,000	10,906	12,000	12,000	-	0.0%
58-73-51	INSURANCE	-	-	-	-	-	0.0%
	TOTAL BILLINGS & COLLECTIONS	98,263	99,176	86,374	109,108	22,734	26.3%
CAPITAL PROJECTS							
58-74-21	PI MODEL	-	-	-	-	-	0.0%
58-74-30	TRANSPONDERS & METERS - NEW CONSTRUCTION IMPACT FEES	-	-	250,000	300,000	50,000	20.0%
58-74-56	PI MASTER PLAN	-	-	-	-	-	0.0%
58-74-65	PUBLIC WORKS BUILDINGS	-	-	1,000,000	500,000	(500,000)	(50.0%)
58-74-62	MASTER PLAN PROJECTS	-	-	1,500,000	1,000,000	(500,000)	(33.3%)
	TOTAL - CAPITAL PROJECTS	-	-	2,750,000	1,800,000	(950,000)	(34.5%)
DEBT SERVICE & TRANSFERS							
58-74-44	TRANSFER FOR CITY USAGE OF UTILITY	93,527	93,527	93,527	93,527	-	0.0%
58-74-45	TRANSFER TO CAPITAL PROJECTS FUND (VEHICLE REPLACEMENT)	83,000	133,000	56,186	72,911	16,725	29.8%
58-74-45	TRANSFER TO CAPITAL PROJECTS FUND (VEHICLE ADDITIONS)	-	-	-	-	-	0.0%
	TOTAL DEBT SERVICE & TRANSFERS	176,527	226,527	149,713	166,438	16,725	11.2%
	TOTAL PI FUND EXPENDITURES	1,652,393	1,962,474	4,821,696	4,120,962	(700,734)	(14.5%)
58-99-08	INCREASE/DECREASE FUND BALANCE RESERVES	2,828,436	1,914,859	(600,000)	-	600,000	0.0%
58-99-09	INCREASE PI IMPACT FEE RESERVES	-	19,492	-	-	-	0.0%
58-99-10	INCREASE PI ANNEXATION FEE RESERVES	1	38	600,000	-	(600,000)	(100.0%)
	PI FUND - SURPLUS/(DEFICIT)	-	-	-	-	-	0.0%