

City Council Staff Report

November 6, 2019

Applicant: Ridleys Family

Market, Johnston

Developments

Location: SW corner of
1600 S Hwy 89

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: Y

Zone: A-2, GC-1, NC-1

Attachments:

1. Application information.
2. PC Minutes.
3. Correspondence.

REQUEST

Consideration of an Ordinance approving an amendment to the General Plan from Shopping Center Commercial (SCC) and Rural Residential (RR) to Shopping Center Commercial (SCC) and Medium Density Residential (MDR), and an amendment to the zoning from General Commercial (GC-1), Neighborhood Commercial (NC-1) and Agricultural Residential (A-2) to GC-1 and Residential Agricultural (RA-2) for 18.5 acres located at approximately 1600 S and 1600 W, and review of a concept plan that includes a grocery store and a residential development.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 18.5 acres in size, has frontage on both 1600 South and Highway 89 and is currently undeveloped. The general plan designates the eastern 7 acres as Shopping Center Commercial (SCC) and the western 11.5 acres as Rural Residential (RR). The zoning of the property from east to west includes 4.3 acres of GC-1, 3.7 acres of NC-1, 5.2 acres of A-2 and 5.3 acres of A-2 with a TDR-R.

The Valley View Estates and the Rawlings subdivisions are located to the south and west of the subject property. These subdivisions include lots between one acre and just over 2.5 acres in size. These subdivisions were originally approved in the A-2 zone, but the zoning was amended in 2018 to the RA-1 zone to allow for one acre lots.

On September 12, 2019 the Planning Commission held a public hearing for an application that included the following requests:

- Maintain the general plan designation of SCC for 7 acres;
- A general plan amendment from RR to High Density Residential (HDR) for 11.5 acres;
- A zoning designation of GC-1 for 7 acres;
- A zoning designation of R-2-B with a TDR-R for 11.5 acres; and
- Review of a concept plan to include a grocery store and other commercial pads in the GC-1 zone and a residential subdivision consisting of 31 single family detached lots and 9 twin homes (18 units) in the R-2-B zone.

The Planning Commission was supportive of the commercial component of the application but was not supportive of the rezone request to R-2-B for the residential portion. The Commission recommended approval of the RA-2 zone instead of the requested R-2-B zone with conditions (see attachment "2"). The Commission recommended that the lots abutting the subdivisions to the south and west be approximately ½ an acre in size.

After hearing the comments from the public, and the recommendation of the Planning Commission, the applicant has revised their request for the residential portion of the project. They are now requesting approval of the following:

- A general plan amendment from RR to Medium Density Residential (MDR) for 11.5 acres;
- A zoning designation of RA-2 for 11.5 acres; and
- Review of a concept plan that includes 25 single family detached lots in the RA-2 zone with lots of approximately ½ acre in size along the south and west boundaries as recommended by the Planning Commission.

The commercial component of the project remains unchanged.

EVALUATION

General plan amendments and rezone requests are considered legislative actions. 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 amendment 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 for the area in question.*
- 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 general plan land use map is meant to demonstrate the City's long-term vision for how properties may develop over time. When a request for a rezone is submitted, the general plan is intended to help determine whether the request is consistent with the long-term vision for development in a particular area. When a rezone request is not consistent with the general plan, the

City Council must determine if the general plan still accurately reflects the desired development pattern for the area. If it does, the rezone request should be denied, but if it does not, the general plan should be amended as part of the rezone approval.

The current general plan designations of the site include a mix of SCC and RR. The proposed commercial uses are consistent with the intent of the SCC designation of the general plan. The corner of 1600 South and Highway 89 is identified as a key location for commercial development. Staff notes that in the 2015 MyMapleton community survey, 73% of respondents indicated that a grocery store would be beneficial to the City. Staff fully supports commercial use at this location, particularly a grocery store.

The proposed rezone request from A-2 to RA-2 is not consistent with the general plan designation of RR. Staff notes that high intensity shopping center uses, such as a grocery store, typically are not sited next to rural residential areas. The proposed site is also adjacent to Highway 89, an arterial road, and 1600 South, a collector road, both of which are managed by UDOT. The 70+ acres of property to the north has general plan designations of SSC and HDR. Based on these factors, it is staff's position that the RR designation is not the most appropriate for this site.

The Planning Commission agreed that the site was not ideal for an RR designation, but the Commission was not supportive of a general plan amendment to HDR or the rezoning to R-2-B. In other locations of the City, the general plan tiers from Low Density Residential (RA-1), to Medium Density Residential (RA-2) and then to commercial. The Commission recommended following this established pattern at this location and recommended approval of an amendment to Medium Density Residential.

Zoning: The applicant is proposing that the commercial portion of the project be located in the GC-1 zone. It is unclear why the commercial area is currently split between two separate commercial zones, but staff is supportive of the GC-1 zone for all of the commercial area of the project. The GC-1 zone allows for a wide range of commercial uses, including shopping centers and grocery stores. All new commercial development would be subject to the City's commercial design standards. Staff supports the GC-1 zone for this site.

Based on the Planning Commission's recommendation, the applicant is now requesting to rezone the western 11.5 acres to the RA-2 zone, which requires a minimum lot size of 1/3 of an acre. Staff supports the rezone to RA-2.

Concept Plan: MCC Chapter 18.12.010 requires the applicant to submit a concept plan with the rezone application. The purpose of the concept plan is to provide a general vision for how the applicant intends to develop the property. The Council is not approving or denying the concept plan at this time, but it can provide direction and/or conditions with the rezone approval related to development of the property.

Based on the existing subdivision lots to the south and west that range from one to 2.5 acres in size, the Commission recommended that the lots abutting these subdivisions be approximately ½ acre in

size before transitioning to 1/3 acre lots or the rest of the site. The applicant has revised their concept plan to implement that Planning Commission's recommendations.

STAFF RECCOMENDATION

Adopt the attached ordinance with special conditions.

SPECIAL CONDITIONS

1. The preliminary plat application for the western 11.5 acres shall be consistent with the requirements of the RA-2 zone and include lots approximately ½ an acre in size along the south and west property lines as depicted in the concept plan.
2. The right-of-way along 1600 South shall include a planter strip at least six feet wide and an eight-foot wide asphalt trail along the entire frontage. A six-foot tall site obscuring fence or wall along the 1600 South frontage of the residential portion of the project shall also be required.
3. A note shall be added to the plat alerting potential buyers that neighboring properties have animal rights.

ORDINANCE NO. 2019-

AN ORDINANCE APPROVING AN AMENDMENT TO THE GENERAL PLAN FROM SHOPPING CENTER COMMERCIAL (SCC) AND RURAL RESIDENTIAL (RR) TO SHOPPING CENTER COMMERCIAL (SCC) AND MEDIUM DENSITY RESIDENTIAL (MDR), AND AN AMENDMENT TO THE ZONING FROM GENERAL COMMERCIAL (GC-1), NEIGHBORHOOD COMMERCIAL (NC-1) AND AGRICULTURAL RESIDENTIAL (A-2) TO GC-1 AND RESIDENTIAL AGRICULTURAL (RA-2) FOR 18.5 ACRES LOCATED AT APPROXIMATELY 1600 SOUTH AND 1600 WEST

WHEREAS, the subject property is approximately 18.5 acres in size; and

WHEREAS, the general plan designates the eastern 7 acres as Shopping Center Commercial (SCC) and the western 11.5 acres as Rural Residential (RR); and

WHEREAS, the zoning of the property from east to west includes 4.3 acres of GC-1, 3.7 acres of NC-1, 5.2 acres of A-2 and 5.3 acres of A-2 with a TDR-R; and

WHEREAS, the applicant is requesting amendments to the general plan to designate the property as SCC and MDR and the zoning to GC-1 and RA-2; and

WHEREAS, Mapleton City Code Section 18.12.010.B provides the guidelines the Council should consider when reviewing requests to amend the general plan and zoning; and

WHEREAS, the Planning Commission has recommended approval of the application; and

WHEREAS, the amendments as approved would replace all previous general plan and zoning designations including any overlays.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve an amendment of the general plan from SCC and RR to SCC and MDR and the zoning from GC-1, NC-1, A-2 and A-2 TDR-R, to GC-1 and RA-2 as described in exhibit "A" with the conditions outlined in the staff report dated 11-6-19.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

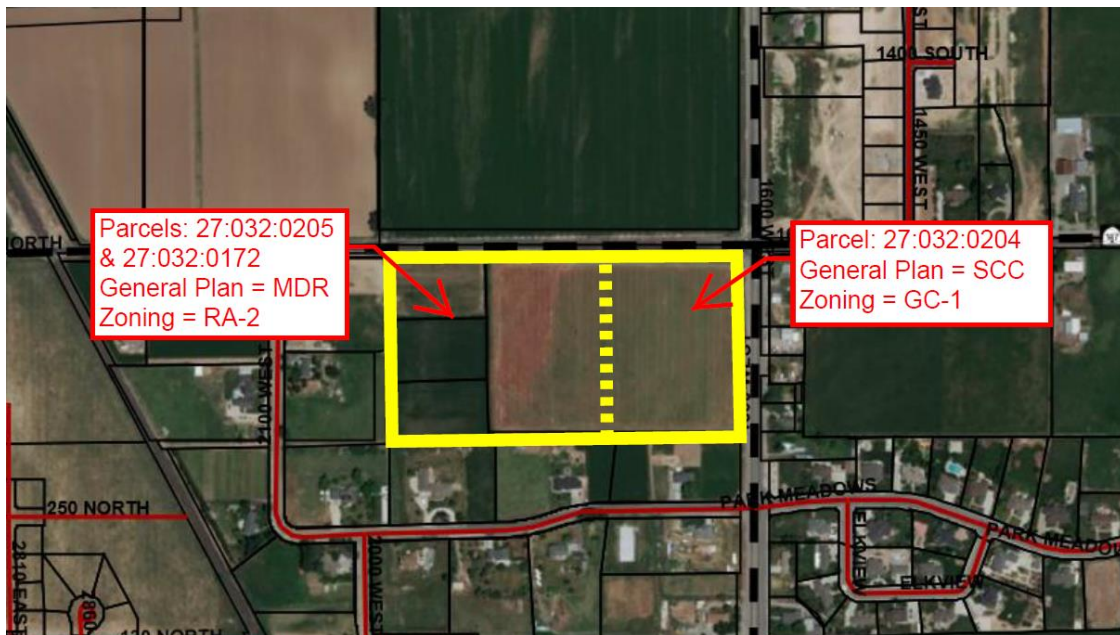
This 6th Day of November, 2019.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"



Attachment "1"

Sean Conroy

Application Information

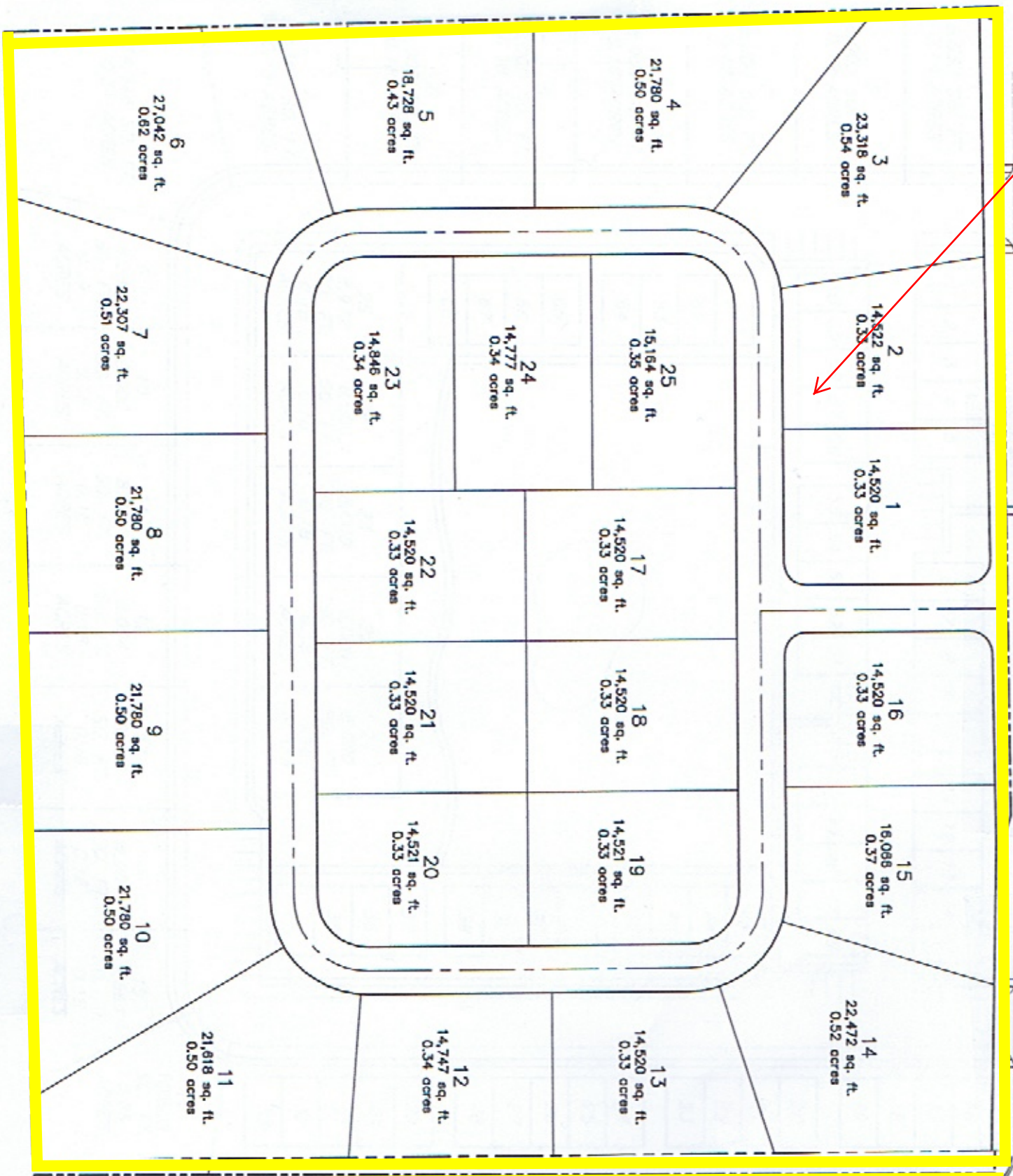
From: Ryan Johnston
Sent: Monday, October 21, 2019 7:08 PM
To: Sean Conroy
Cc: Jonathan Reid
Subject: Rezone Application

Sean,

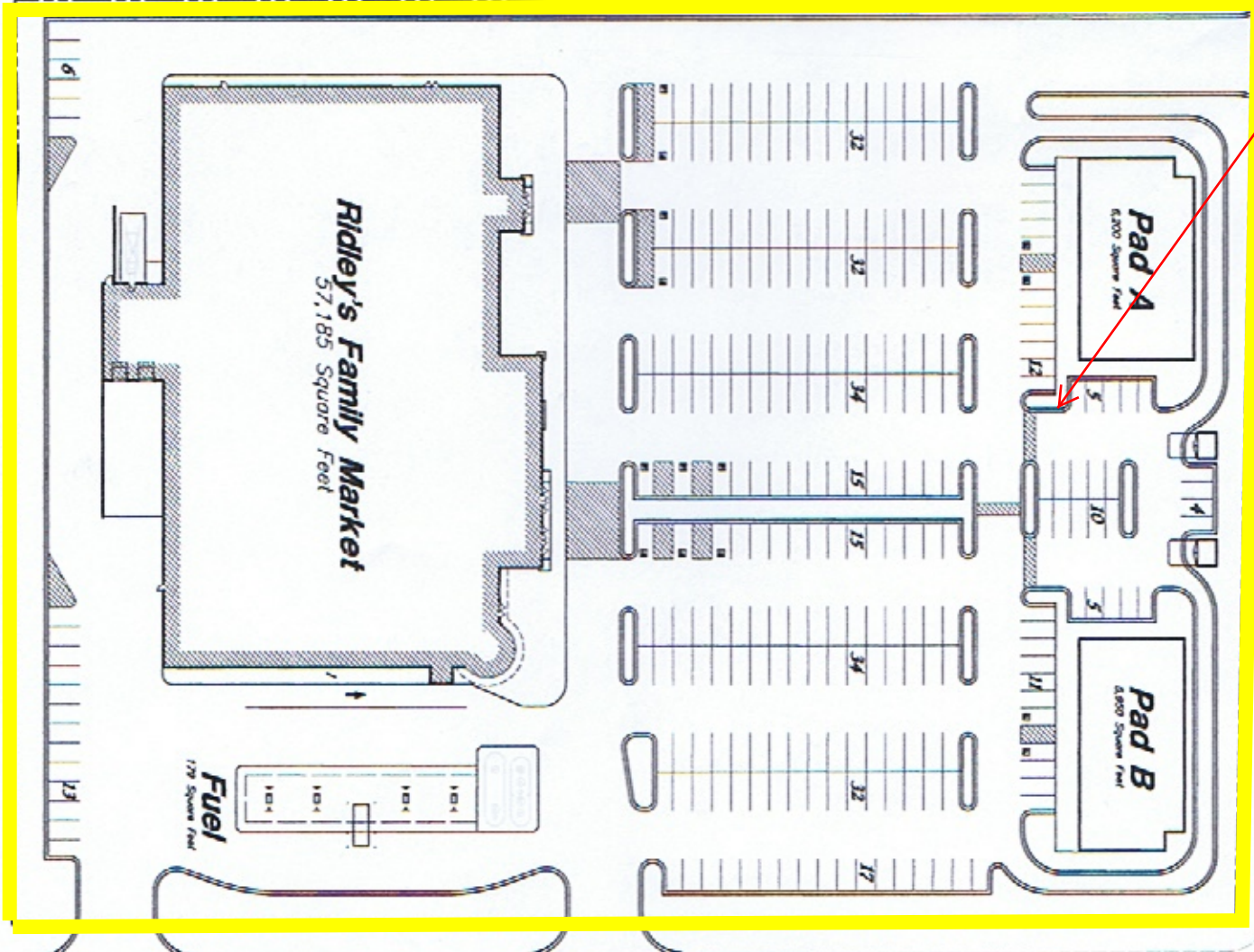
Under our current joint rezone application with Ridley's we would like to change our existing application from the R2-B request to the RA-2 zone to follow the direction given by the planning commission. The preliminary plat application for the western 11.5 acres will be consistent with the requirement of the RA-2 zone. We are working on a new concept plan that we will provide to the city that meets the zoning requirements for the RA-2 zone.

Thanks,

Ryan Johnston



Proposed RA-2



Proposed GC-1

1600 West

A close-up photograph of a textured surface, possibly a wall or a piece of fabric, with a yellow border. A red arrow points to a specific area on the right side of the image. The texture is mottled and uneven, with various shades of brown and green. The left side of the image shows a vertical line, possibly a seam or a joint.

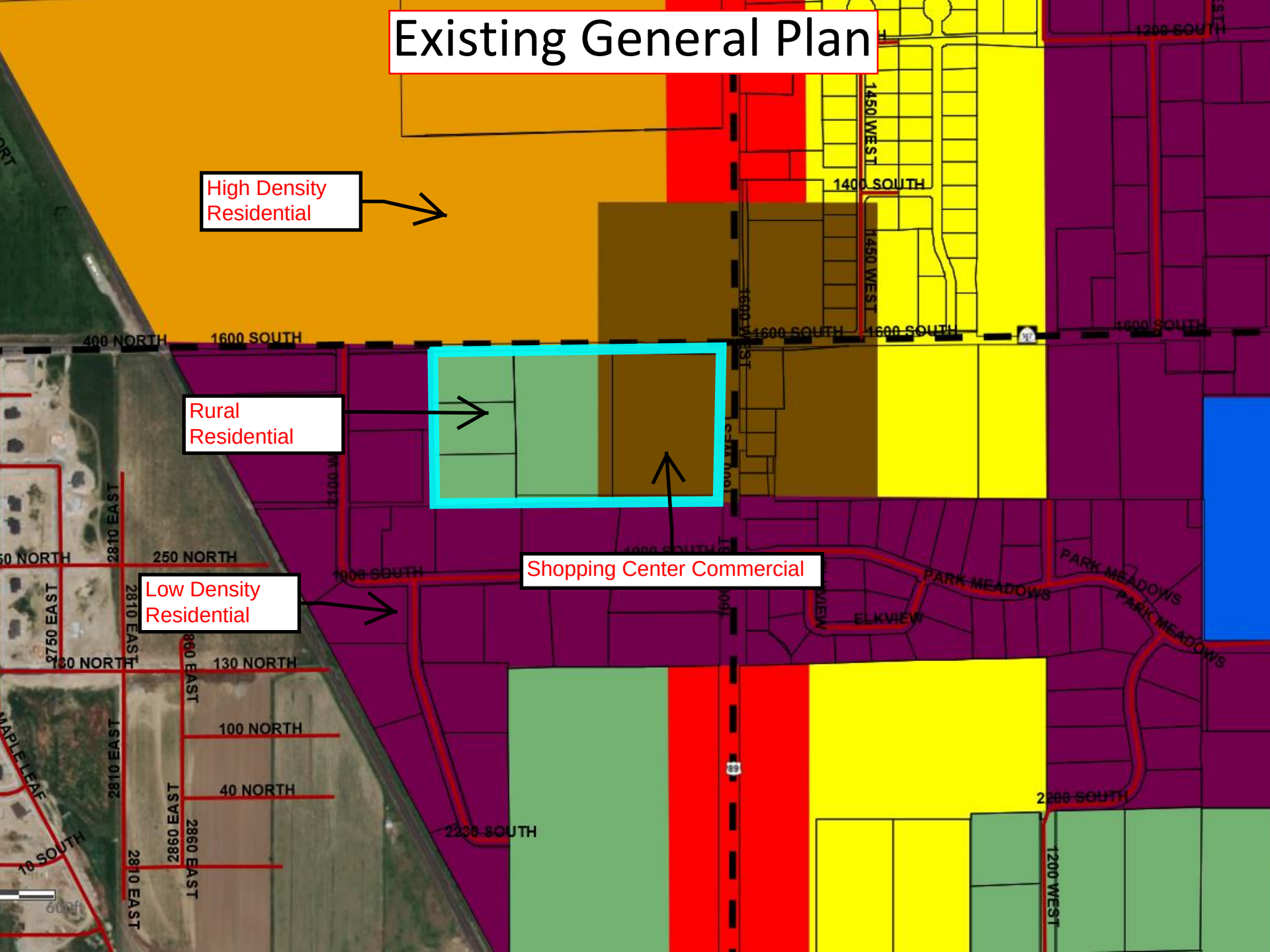
Existing General Plan

High Density Residential

Rural Residential

Low Density Residential

Shopping Center Commercial



[illegible]

[illegible]

Attachment "2"

MAPLETON CITY PLANNING COMMISSION MINUTES September 12, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Jake Lake
Rich Lewis
Golden Murray

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Therin Garrett called the meeting to order at 6:00pm. An Invocation and Pledge of Allegiance was given.

Alternate Commissioners Jake Lake and Rich Lewis were seated as voting members.

Item 1. Planning Commission Meeting Minutes – August 22, 2019.

Motion: Commissioner Lewis moved to approve the August 22, 2019 Planning Commission Meeting Minutes.

Second: Commissioner Lake

Vote: Unanimous

Item 2. Consideration of a Home Occupation Permit for “Lisa Keck Foot Zone Therapy” to operate a Foot Zone Therapy business at 127 South Doubleday Street in the Residential (R-2) Zone.

Motion: Commissioner Lewis moved to approve the Home Occupation Permit for “Lisa Keck Foot Zone Therapy” to operate a Foot Zone Therapy business at 127 South Doubleday Street in the Residential (R-2) Zone, with the conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. The business shall operate on an appointment only basis to minimize the amount of traffic and on-street parking associated with the business.
3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
4. The applicant shall provide the City with a copy of their certification from or through the Utah Foot Zone Association.
5. With the exception of activities that are clearly incidental and secondary to the foot zone therapy, the home occupation shall be conducted within the confines of the structure.

6. No signs shall be placed on the property without a sign permit.
7. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
8. If the proposed use is abandoned for a period of six months or more, the use permit will become null and void.

Second: Commissioner Lake

Vote: Unanimous

Item 3.

Consideration of an amendment to the General Plan from Shopping Center Commercial and Rural Residential to Shopping Center Commercial and High Density residential and an amendment to the zoning from General Commercial (GC-1), Neighborhood Commercial (NC-1) and Agricultural Residential (A-2) with a Transferable Development Right (TDR) Overlay to GC-1 and Residential (R-2-B) with a TDR Overlay for 18.5 acres located at approximately 1600 South and 1600 West.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. A neighborhood meeting was held, after the initial submittal, between the developers and residents in the area. After those discussions the proposed concept plan this evening was submitted. Sean went over the existing Zoning and General Plan Designation as well as what is being proposed by the applicants. The plan provided tonight is just preliminary. Staff is fully supportive of the commercial component. 73% of respondents from a previous survey were supportive of a grocery store in Mapleton. Staff would support an RA-2 Zone for the residential area, with a Medium Density General Plan Designation, which would not allow for any higher density than 1/3-acre lots. The applicants have stated that even though it would not be their preference, they are willing to work with the RA-2 Zone proposal given by Staff this evening. UDOT handles the maintenance for Highway 89 and 1600 South. **Commissioner Murray** asked what the relationship was between Ridley's and Johnston Development. Sean stated that it would be a good question for the applicant.

Donald Ridley, with Ridley Properties, stated that they are separate entities from Johnston Development, but are working together on this project that they hope works for everyone. **Commissioner Murray** asked what Mr. Ridley's experience was with residential homes next to their stores. He stated that there are no problems that have been experienced between higher density and residential single family lots abutting their stores. Donald stated that once they get zoning in place they will move forward with more analysis as to the best way to layout the property. **Ryan Johnston**, with Johnston Developments, has been working with Ridley's on another development in Utah County, in addition to this request tonight. The original concept was denser with a 2.5-acre open space parcel. Residents in the area felt this was too dense. After holding the neighborhood meeting, they came to this proposal and feel it is a middle ground for everyone involved. Though the applicants feel that their proposal fits, they are willing to follow the direction given to them by staff.

Chairman Garrett opened up the Public Hearing. **Shiloh Sorensen** lives on the opposite end of Mapleton but has been part of 7 previous developments in the City in. He feels this is an integrity

issue, and fully supports the RA-2 Zone being proposed by Staff. Mr. Sorensen understands the need for a tax base, but it shouldn't come at the integrity of the General Plan and vision of Mapleton. **Simon Gravehead** lives relatively close to this development. He appreciates Sean keeping the neighbors in the loop on this project. Mr. Gravehead feels the high-density homes next to 2-acre lots would be disheartening. There are properties already in the area that utilize animal rights, which they would not want to have affected by a new development coming in the area. The 1/3-acre zoning would be more acceptable. Simon would like a grocery store in Mapleton. **Michelle Guyman** is buying a home in the Whiting Cove Subdivision. She is coming from Vineyard and chose Mapleton based off the General Plan. Mrs. Guyman had concerns about traffic, and the worry that if high density is continually allowed developers are going to come forward at a high rate. **Gina Harness** lives by this development and is concerned about the traffic flow. When there is a train the traffic backs up immensely in this area along 1600 South. She feels the traffic needs to be addressed before the property is approved and developed. **Jill Cox** lives on the corner of Park Meadows Drive and Highway 89. Her and her husband have concerns with the noise that could potentially come from this development. Traffic was another worry, especially with the High School in the area. Anything lower than Medium Density was opposed by Mrs. Cox. **Dan Stratton** was concerned with the City having no control over the railroad. He does not want to live next to high density and does not want these small lots abutting his. Mr. Stratton felt the 1/3-acre zoning should not be allowed and that less density should go in similar to their 2-acre lots. **Eddie Rawlings** supports what has been said by other concerned citizens. He is aware that something will be built on this property and hopes there will be some type of fencing surrounding the proposed grocery store. Sean stated that a fence or wall is being proposed as a requirement around the development. **Jill Sherman** lives by this property and has animals that will be about the development. She understands that progress is going to happen, but they have rights as well. They enjoy having animals and hope not to have any problems keeping them. She feels the 1/3-acre lots are an improvement but wouldn't mind seeing some 1/2-acre lots thrown in as well. She does not want any higher density than that, or projects that would include shared wall buildings like condos and townhomes. Jill does not feel that members of the Planning Commission and City Council taking part in rezones and development for personal reasons to be appropriate. **Karen McWiggins** thinks it is a terrible thing to have a property zoned one way, and then to allow a rezone to take place giving higher density projects the ability to come in to Mapleton. **Ginny Stewart** agreed with the concerns given this evening. Her home is located to the rear of Ridley's. She is worried about the possible noise and traffic. Residents in the area feel like they have to compromise, but they do not. **Tammy Pugmire** is a big supporter of not changing zoning. It is difficult for her to understand why residents have to compromise. The Planning Commission and City Council are not obligated to grant these rezones. **Ryan Johnston** recognizes zone changes are hard, but other properties in the area have recently rezoned their property from A-2 to RA-1. **Lorna Newbold** stated that there are 3 Walmart Stores close by. She does not feel a grocery store is needed in Mapleton. Traffic is a major concern, as well as the possible lack of success a grocery store may have here. **Brandon Wickes** would not have an issue with the proposed density. What he does have a problem with is that Mapleton does not seem to value Mapleton's vision of being a rural community. If that is the direction the City is going, he is okay with that, but would not plan to stay in the Mapleton. He feels there are a lot of traffic issues already throughout the City, so he would ask that we start making intentional decisions. **Patrick Hagen** feels less density has been made clear in Mapleton. He feels there is a disconnect sometimes between the Planning Commission and City Council. Mr. Hagen feels there are right and wrong ways to do things and

this may not be the right way. No additional comments were given, and the Public Hearing was closed.

Commissioner Lake asked for clarification on what would be allowed under current zoning. Sean went over the zoning map that was part of the presentation this evening. The property to the north is currently in the county. If annexed into Mapleton, based off of the current General Plan, High Density Residential could be proposed in that area. The State has requirements that every city must adopt a housing plan allowing for all types of income levels. That topic would not be part of this development this evening. Commissioner Lake is supportive of the Ridley's Grocery Store. **Commissioner's Murray and Lewis** were also supportive of the grocery store in this area. These stores have a nice feel to them and would meet the design standards Mapleton has in place. **Chairman Garrett** was in support of this as well. Ridley's can restrict delivery times if necessary. This type of restriction would be done at the time of Conditional Use and Plat approval. Commissioner Lewis was in line with the RA-2 rezone for 1/3-acre lots. He was not supportive of the R-2-B proposal. Commissioner Murray stated that the worry of Ridley's not making it financially is the same type of issue as homes in Mapleton can have. Most of the residents in Mapleton have benefited from rezones. Individual property owners have the right to develop their property. If it is within the General Plan, they have a right to do so. It is typically a preference to gradually work the density changes down with more of a lot size buffer. Commissioner Lake opposes the R-2-B Zoning but is in favor of a step to go from an RA-1 to an RA-2 Zone. Chairman Garrett echoes these comments and would be in favor of the RA-2 Zone with some possible restrictions requiring a little larger lot abutting the adjacent 2-acre parcels. This area is tricky with the A-2 zoning next to commercial. It's conceptually hard to make a buffer happen easily in this area. The animal rights in place should not be affected by this development. Those animal rights are in place and would not be removed. The City would absolutely keep those rights in place. It was asked that a note be put on the plat stating that animal rights are on the properties to the south and west of this development.

Motion: Commissioner Murray moved to maintain the General Plan Designation of Shopping Center Commercial (SCC) and approving the General Commercial (GC-1) zone for the eastern 7 acres and approving a General Plan Designation of Medium Density Residential (MDR) and Zoning Designation of Residential Agricultural (RA-2) for the western 11.5 acres with the special conditions listed below to the City Council:

1. All lots abutting the south and west property lines shall be at least 1/2 acre in size;
2. A note shall be added to the plat alerting potential buyers that neighboring properties have animal rights.
3. The preliminary plat application for the western 11.5 acres shall be consistent with the requirements of the RA-2 zone.
4. A six-foot tall site obscuring fence or wall shall be constructed along the south and west boundaries of the project as a buffer for the existing subdivisions.
5. The right-of-way along 1600 South shall include a planter strip at least six feet wide and an eight-foot wide asphalt trail along the entire frontage. A six-foot tall site obscuring fence or wall along the 1600

South frontage of the residential portion of the project shall also be required.

Second: Commissioner Lewis
Vote: Unanimous

Attachment "3" Correspondence

Sea
From
Sent
To:
Subj

Note, all correspondence received before applicant revised plans to RA-2

Hi Sean, Mayor and City Council,

I want to express my concern with the Ridley's re-zoning proposal. I don't have a problem with the commercial zone on the corner of 1600 W and 1600 S. It makes sense for a central location to draw from surrounding population. I am sure that is why it has been zoned as commercial. I do however have a problem with the re-zoning of A2 to R-2-B. It doesn't not fit the area at all. I believe any high density south of 1600 south is totally out of place. Except the purposed development close to the mouth of the canyon. South Mapleton is where most of the farmland still remain being farmer. Whether it be large plots being farmed or our small two+ acre parcels of land where we "farm" by having horses, cattle, sheep, chickens or bees. All the noises and wonderful smells that go along with it. "Spot zoning" a small parcel of land as high density area next to rural "farm land" just because it backs to commercial doesn't make sense. If we want Mapleton to continue to have that "farmland feel" we need to protect the farmland areas. Zoning should graduate down from A2 to low-density to med-density to high-density. Again having two acre plots next to high-density doesn't make any since. Please protect the farmland feel of Mapleton.

Thank you for your time,

Sincerely,

Dedee Dart

Sean Conroy

From: Kasey Beck
Sent: Wednesday, September 11, 2019 9:54 PM
To: Sean Conroy
Subject: 1600 S Proposal

Hello,

I just wanted to voice my opinion that I am not interested in changing the zoning in the proposed 1600 S development to accommodate a city councilman making more money on a deal. Other citizens have to live with the current zoning laws so I don't think a city official should receive special treatment. My support is for keeping the zoning the way it is and keeping Mapleton the great community it is.

I do have a question, is there an urgent need for additional city funds? Is the city in debt or in need for special projects? Where can I see the current city revenue and budget?

Thanks,
Kasey

Sean Conroy

From: PAUL
Sent: Wednesday, September 11, 2019 1:09 PM
To: Sean Conroy
Subject: 18 arce property 1600 s & Hwy 89

Sean,

What I would like to see is all Residential with 1/3 to 1/2 acre lots for the entire 18 acres since we are rezoning anyway. I believe that the smaller lots and twin homes would decrease the value of the surrounding properties. I would rather not have the supermarket. The supermarket will bring in extra traffic in the area that is already busy.

If Mapleton needs a supermarket put it across the street from the gas station at Maple and hwy 89. Also talking about Ridley's did they not close two stores in Orem and sell the one in Highland, leaving only the Eagle Mtn store in Utah county.

thanks, just wanted my opinion expressed

Paul

Sean Conroy

From: Eddy Rawlings < >
Sent: Tuesday, September 10, 2019 10:42 PM
To: Sean Conroy
Subject: Shopping Center & High-Density Housing

Hello and Good Day Sean Conroy,

This development will be adjacent to our home and property; we've been informed of the plans and have been following the proposals and concerns from others as they arise. My wife and I are very aware of the growth that has-and-will occur here in the city of Mapleton. We have maintained a fairly neutral position as we listen to the positive and negative comments from those that have shared their opinions. I'd like to voice my concern regarding our family's rural lifestyle, and hope that the future development does not affect us in an adverse way. Currently we have what some call a Hobby Farm, horses, chickens, rabbits, a small orchard, barns, and a pasture. Our expectation is that this life style will not have to change due to the developing properties that surround us. Many of our neighbors have similar arrangements, such as, a popular berry patch, horse riding, chickens and other livestock such as milking cows. When we moved to Mapleton years ago, we were informed by the city, of a nearby dairy farm, as well as a sheep farm, it was brought to our attention that this area had full functioning farms. Over the years' things have changed, and today the farms are much smaller, and perhaps not as active; however, large tractors and farming equipment continue to travel the roadways of Mapleton. I hope that our new neighbors and grocery store are aware of the nearby agriculture and animals, and that most wish to keep the wonderful lifestyle that comes with living on a small hobby farm.

Mapleton is my home and my family has enjoyed this beautiful community. I do understand that change and growth is likely, if not inevitable. Please inform those that wish to grow with Mapleton City, do so in a way that allows us to keep the things which we now enjoy.

Thank you for the chance to be heard.

Eddy Rawlings and Family
1721 South 2100 West
Mapleton, Utah!!!

Sean Conroy

From: Lorna Newbold · >
Sent: Tuesday, September 10, 2019 9:32 PM
To: Sean Conroy
Subject: Concerns regarding 1600 S. and Highway 89 Property

Sean,

Recently we received a letter in the mail regarding the property situation at 1600 S. and Highway 89. On Facebook today I saw a possible compromise to the proposal which I found disappointing.

The property owner is currently a city council member. He knew when he made his purchase what the property was zoned for, and he also knew this area had already recently been rezoned. The impression is that there is a conflict of interest with some of the members of city council. I understand he doesn't sit in during the vote, but he is also relying on his relationships with others to pass his agenda. We have a city plan for a reason. It should be followed and enforced.

Bottom line, the city won't benefit from this proposed zoning change, and in fact it may be more detrimental to the area. We as neighbors will have nothing to gain from it but more congestion in our neighborhoods and unwanted traffic. This intersection is already busy and is only getting busier, especially during school hours. There has been numerous accidents at the intersection already. As more commercial development happens along the highway the increase in traffic will happen as well. I understand all that. With increased density, it will only increase traffic, crime, and road wear which is an added cost to the city.

Mapleton is growing rapidly. If we want to keep the look and feel that attracted us here in the first place, we need to make smart choices now. Stick to the plan that is in place for our area. At this point, why as a city do we feel the need to compromise. The property owner hasn't considered the interest of the neighborhoods when he proposed his plan in the first place. So please hear our voice now. This is not what we want.

I do want to thank you for all you do and for taking the time to listen to frustrated citizens as myself. I appreciate your efforts and for informing us as neighbors of the situation.

Sincerely,

Lorna Newbold

Sean Conroy

From: Russ Prows <
Sent: Tuesday, September 10, 2019 9:04 PM
To: Sean Conroy
Subject: Zone change

Sean

I have heard that you are considering changing the zoning at 1600 south and highway 89. I live in park meadows. I would prefer to not have high density housing and no zone change in that area.

Thanks
Russ Prows

[Sent from Yahoo Mail for iPhone](#)

Sean Conroy

From: Cori Prows
Sent: Tuesday, September 10, 2019 9:03 PM
To: Sean Conroy
Subject: Zone Change

Hi Sean,

Hopefully you've gotten a lot of emails about the zone change, I'd like to add to the list of people that don't want to see High Density housing at 1600 South and Highway 89- I'd prefer no zone change at all.

Thanks,

Cori Prows

1970 S Elkview Circle

Mapleton, UT 84664

Sean Conroy

From: Kirk Newbold >
Sent: Monday, September 09, 2019 10:09 PM
To: Sean Conroy
Subject: Zoning amendments

Dear Mr. Conroy,

I have been a resident of Mapleton City for 18 years and have thoroughly enjoyed the open spaces and rural feel of our community. The reason that I am contacting you is to let you know of my opinion and feelings towards the recent plans to develop land at the 1600 south and highway 89 corner.

1: If land has been zoned for a certain size lot, then it should remain as such. I am adamantly against rezoning, AGAIN, this property to allow the owner/developer to make more money. If he bought it zoned a specific way, then develop it as such. Higher density housing will in the long run just cheapen our city, cause more turnover, increase crime, create more traffic on our rural roads. We will end up paying more for additional police force, and road repair as a result. This type of high density rezoning has been attempted twice before within the last year or so and it has failed.

2: The plan for a Ridley's market on that corner or any place in Mapleton will end in failure. I don't believe that it will survive with so many cheaper options available within a 5-8 minute drive. In addition, the gas  option at the Ridleys will need to be constantly cheaper than anywhere else or it won't survive either. Especially with a supposed Maverick just across the road.

I understand that the city needs more revenue but it seems to me that sufficient thought and research had not been done or hasn't been explained sufficiently to the public. It seems to me that the city and/or the developer is doing what is available at this time in order to get the property developed as soon as possible. In my opinion Mapleton city doesn't have to be hasty just because other cities around us are growing so fast. Mapleton is different than Springville and Spanish Fork. I like it that way and I know that a majority of my neighbors feel the same way. That's why we chose to live here. If I just wanted to live in Spanish or Springville, I'd be there now.

Thank you for your consideration to just nix this proposal and leave the zoning as is. Let the developer figure it out as zoned and let's keep Mapleton how we like it and how it's always been.

Sincerely,

Kirk Newbold

Sent from my iPhone

Sean Conroy

From: Jeanee Stewart
Sent: Thursday, September 05, 2019 5:49 PM
To: Sean Conroy
Subject: 1600 S and Highway 89

Mr. Conroy,

I want you to know that I am against the rezoning of the property behind my home. I think it is wrong for these developers to come in and be able to do whatever they want. Mr. Johnston and Mr. Reid bought the land zoned at 2+ acre. I do not think the new plan they have presented is right. Please consider the property owners rights that live in the area.

We have bees, horses, cows, and chickens etc. We feel that our rights to have those may be taken away when someone complains. We also feel that our property values will go down with high density housing. We have found much research to prove it is true. We moved here for a country like feel knowing that the property in question was zoned the same as our homes.

Many of us also feel that the city planning commission and city council members are using these offices to their advantage and we feel that this is not right.

Jeanee Stewart

Sean Conroy

From: Simon Greathead
Sent: Friday, September 06, 2019 4:10 PM
To: Sean Conroy; Mayor
Cc: Jeanee Stewart; Simon Greathead; 'brookegreathead@yahoo.com'
Subject: Ridley's Project - Simon Greathead

Hi Sean/Mayor Hakes,

In preparation for the Planning Commission meeting on September 12th I wanted to air my concerns in a thoughtful, hopefully balanced email regarding the Ridley's zoning issue.

Point 1 – Lets Learn from History. The current zoning of the land, from what I understand, is commercial and residential (2 acre lots). I believe when this zoning decision was made, it was done so to rightly take advantage of the commercial property on the corner of the highway and 1600 S., whilst at the same time protecting the rural nature of the 2 acre lots for neighbors who had bought in immediate vicinity. I trust those bordering the Ridley's project bought their homes in the locations they did to enjoy the benefits of a rural lifestyle (animal rights, quiet neighbors, quiet roads etc.) I believe our predecessors were correct and intentional in their zoning decision, and any change should be an improvement if one is to be made at all. I do not believe the current Ridley's proposal aligns with what the original drafters believed was in the best interest of Mapletonians. Our predecessors were right, we should uphold their decision, commercial and residential (2 acre lots) OR close to.

Point 2 – Good Faith. The lots purchased and built on to the south and west of the Ridley's Project done so over the past several decades have been done in good faith, by families who anticipated the Ridley's land to be developed "as was" zoned (commercial and 2 acre residential). By rezoning to a new higher density zone tells the communities of Mapleton that you can buy land, but the city will rezone on your border at will. I suggest this type of approach to zoning in our city is not good practice, should be avoided, and causes distrust between residents and city officials.

Point 3 – Livelihoods. The research is somewhat spotty at best on this issue, but I disagree with the developer's comments at the neighborhood meeting on this issue that he had confidence that house prices would not be negatively impacted. My take is that surrounding house prices of those with 2 acres will be depressed if they border high density housing (busier, increased crime, noisier etc.). I can only imagine how some of my neighbors are feeling, their financial futures tied up in their homes being threatened. To some, this could have a significantly negative impact on their futures. I will not hang the financial futures of my neighbors at the door of the developers pockets, that price is just too high.

Point 4 – Erosion of Safe and Secure Neighborhoods. I am in support of a grocery store and commercial property development as prescribed in the current zoning for the land, but I am against high density housing as submitted by the developer for the reasons of over-parking, increased crime and the transient nature of smaller homes. I believe the average home in the neighborhood surrounding the property has been lived in approximately 8-10 years. These types homes bring stability to our neighborhoods, the Ridley's proposal would bring increased instability and increased crime. There is no doubt that the purchasing, selling, renting and leasing of smaller homes under the high density proposal will bring about further crime, family and neighbor disturbance, and other negative impacts of a more transient lifestyle. This is a serious issue for most of us in Mapleton who value quiet, crime free neighborhoods.

Point 5 – Think on the Animals. Mapletonian's love their animals and animal rights. Most rural communities with livestock, animals, etc. are significantly better off in quieter rural communities with lower noise pollution, human interactions, and air pollution. I suggest animals do better in a lower density setting than high density settings. If there were to be a re-zoning, this may begin eroding animal rights across Mapleton properties as we see an increase in animal

conflicts (noise, smell, negative interactions etc.) between low density animal owners and their high density neighbors. This would not bode well for most Mapletonian's.

Point 6 – We Lost a Seat at the Table. A Voice for the People. We must be careful not to set a negative precedent for our future leaders. This issue of high density housing not wanted close to rural neighborhoods in Mapleton is the second such incident in our recent history. Change is inevitable, we get it, but we ask that it be done so with caution, given the possibility of significant negative impacts, some unknown. Having weighed this issue, the developer knew full well the current zoning on the land but seemingly did not comprehend the negativity associated with his high density proposal from neighbors. This is simply poor due diligence. Unfortunately, I believe the neighborhoods around the Ridley property have felt under significant pressure to defend their rights. This leads me to my final issue, sadly this is not a zero sum game, we the people have lost a seat at the table...because that seat is filled by the developer. I am very concerned that although the developer is not voting, his vote is lost, his voice is lost on behalf of the people. I believe the Mapleton Planning Department and City Council would do well to vote in support of the voice of the people, no high density for the Ridley's project, rational and reasonable commercial and residential zoning and rezoning based on what is best for most people.

Sean/Dallas, I hope I was not too long winded. I believe strongly that the current plan is still insufficient to retain the good will of neighbors and what is best for Mapleton and its residents. I look forward to seeing you on the 12th, and most especially thanks for keeping me in the loop. Very much appreciated.

Mapleton is a fantastic city, keep up the great work.

BW

Simon Greathead

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Sean Conroy

From: Roxanne Underwood >
Sent: Saturday, September 07, 2019 10:27 AM
To: Sean Conroy
Subject: Property at 1600 S and Hwy 89

Sean,

I am writing to express concern about the present proposal at 1600 S and Hwy 89. Those of us who live in the neighborhood adjacent to this 18 acre property are deeply concerned about the proposal to change it to High Density Housing. We moved here for a rural feel, to have animal rights and plenty of room. Moving in high density-housing, regardless of what the proposal looks like goes against what has been here for many years.

We have horses, cows, chickens, goats, and bees in this area, and demand to keep the animal rights as has been here for some time. Any type of development that is higher density than what we are right now puts those rights at risk. We wish to keep Mapleton rural.

High density also brings with it an increase in crime, high traffic, noise, etc.

High density will also decrease the current home values of those in the surrounding areas.

This is NOT what our neighborhood is about. This is not what our community is about.

We are deeply opposed to change the zoning to high density, we will voice our concerns until we are heard.

Sincerely,
Roxanne Shumway