

NOTES

Public Scoping Meeting

November 7, 6:00pm
Mapleton City Hall

ATTENDANCE: 38 signed in

SUMMARY

The meeting began with a Visual Preference Survey, where attendees were asked to score 50 images based on personal preference. The results are available on the project webpage (www.ourmapleton.org) under Public Meetings. The survey was followed by a discussion about what the public's needs and desires for Mapleton's land use and parks, recreation, open space and trails, which included an opportunity for each attendee to describe the city in a single word.

DISCUSSION/COMMENTS/QUESTIONS

The notes from the meeting follow.

General

- Email details of the survey methodology to attendees (will also post on web page).
- How are surveys weighted? *It was indicated that there will be more emphasis on statically valid survey since it is representative of the population as a whole.*
- Landmark Design should review 2015 survey, compare results.
- Need to get the word out to more people about these meetings.
- Starting the meeting at 6:00pm may be too early for many people.
- Visual preference survey was very helpful – is it possible to convert it to a digital survey?
- Want the general plan to unify, not divide the city. It all is inter-related.
- Will this plan cancel out previous agreements/rules? *It was indicated that the updated general plan will serve as the primary policy document; it will indicate changes to be made to ordinances, etc. as follow-up implementation measures. Updating the General Plan usually results in amendments to the ordinances.*
- This plan will give priorities – grants can help with implementation of changes, but they are likely to come at significant costs to the city.
- Who is going to pay for beautification efforts?
- Taxes are so high.
- Need public transit.

City Character

- Used to be called Mayberry – that is why we moved here.
- The old feeling is being lost – the city is going downhill.
- Mapleton was always a nice place.
- Mapleton is a sanctuary from bigger cities and communities – it is a place to get away from the “congested jungle” – there is still space between buildings and open areas.
- Mapleton is known as the “Highland / Alpine” of south Utah Country.
- Mapleton doesn’t look like suburbia yet – no sidewalks on every street – need public open space to help retain rural character.
- Want to preserve that “special feeling” about Mapleton – Landmark should take a close look at the local history.

Parks, Recreation, Trails and Open Space

- The NW Quadrant of the city is lacking open space and parks compared to other areas.
- Northeast quadrant of the city is missing trails and parks - trails should to connect to parks.
- The area in front of the Sheranian’s is a good place for a park; there is a need for parks and open space on the North side of town.
- Love the photos of parks – please keep parks up-to-date and nice – there is a sad little park by my house in Eagle Rock.
- Would like a splash pad.
- Love the existing trail through town - need more trails, particularly ones that are fully-separated from roadways/off road - it was noted by staff that funding has been secured to continue the existing trail to Spanish Fork.
- Trails meander in several places – would like more connections to neighborhoods
- Would like mountain bike trails similar to those found at Corner Canyon in the southeast quadrant of Salt Lake County. The SE corner of city is the obvious location.
- Need sidewalks on South Main Street.
- A wide shoulder is not sufficient for sidewalks and trails There is a need for dedicated space on roadways for pedestrian and bicycle travel.
- Need more parks and trails.
- Convert agriculture lands to conservation easements in locations where the land is not being farmed.
- Open space, animals, etc. popular on the city Instagram feed. Keep open space open.
- Used to live in Colorado, where development is always attached to green space / green belt. That should be a model for Mapleton.
- Sun Valley has a system of running trails through extensive areas of open space - a similar model would be great here.
- There is a need for more public art.
- How we going to pay for all these parks and trails? Taxes are already high.

Land Use

General

- Lots of concern regarding the desire to keep Mapleton “rural”.
- The city can’t be all things to all people. There is a need to be focused and choose what we feel like we can do and determine what will benefit the community with what it wants.
- We need to understand what surrounds us – leave room for the next land use update to determine the next ten years’ worth of change.
- We need to consider possible changes, align prioritize needs to what city wants.
- We can all say what we want to see, but how does that balance with property rights?
 - The plan needs to be balanced.
 - Addressing property rights is critical.
- Discuss as a community with facts – speak to your neighbors.
- How do we prevent zoning changes? *It was indicated that zoning changes need to be supported by the general plan, so getting the plan right is essential.*
- “Westside” residents have 4 different views on land uses along HWY 89 than the rest of the community.
- Air quality is important.
- We need commercial and residential mix so we can pay for roads, open space, parks, etc.
- Not looking to be exclusive or ritzy, just want the community to be agricultural and have lots of open space.
- Good design is important - finding the right locations for different types of uses is key.
- Need design standards - they are complicated but doable.
- Wants design freedom - not design standards
- Generally do not like modern architecture
- *An email was received indicating that the Utah Geographic and Mineral Department conducted a study commissioned by the city in Mapleton paid for study in 10984 , which indicates the city is / has extreme hazards that need to be addressed. Bryce Callisen was the author. This needs to be considered as the plan is developed.*

Residential

Affordability

- Affordability is an issue – the city is too expensive, and it is resulting in a lack of diversity.
- Home building is challenging – hard to build anything under \$500,000 - \$600,000.
- There is a connection between housing costs and land – the costs are higher here in part because the land is desirable and therefore - expensive.

- Conveniences, places to eat and shop – how do you get service workers to fill these position if they cannot afford to live here?
- Important to house our workers, keep young people here.
- Want to see specific numbers related to affordable housing - high density isn't necessarily affordable.
- State regulations for affordable housing - do we meet them or exceed them?
- There is an acute need for entry level housing options - finding the right location and the correct form (single family, townhome, multi-family, etc.) is essential.
- Have legal mother-in-law apartment. this is a good option for helping to pay expensive mortgages and to provide housing options for aging homeowners, their children and tenants. It is essential that accessory dwelling units (ADU's) are regulated to be a good solution for providing affordable housing options.

Density

- Love Mapleton, but don't like the smaller lots that are becoming more common.
- Need to find out if the community wants high density. It seems that is all being located on one side of city (the westside), which doesn't have a voice in those decisions.
- Transfer of Development Rights (TDR's) are in place and can't be eliminated. How they are handled and where they are permitted in the future may be change.
- If we aren't careful Mapleton may go the way of Vineyard (too dense) - everyone who lives here chose this lifestyle. Other cities can accommodate affordable housing.
- Lived in Orem - UVU was encroaching, which resulted in illegal apartments and a large apartments buildings. We finally left there and moved to Mapleton where there is still open land and nice neighborhood s– don't want Mapleton to change.
- Chose Mapleton because of its big lots. Springville and Spanish Fork have high density - let is remain there.
- Good to have housing diversity and options for residents - needs to be good balance. There were a lot of good examples in visually preference survey – whatever comes in should be done beautifully, eg. higher density options without losing Mayberry.
- Condominium project – zoning didn't allow what they were proposing. The city needs to follow established plans, zoning laws and ordinances.
- Harvest Park – fine with the density there. Even though it is denser, there are good people living there.
- 2,400 units exist, and 2,400 more units are proposed at south end of the city. Mapleton has agreements in place - wants to know if these can be re-considered and/or re-negotiated. Renegotiate.
- Vision 1/2 to 1/4 acre are really good size residential lots for our city.
- Homes should be smaller than the land they sit on - small lots make the city look crowded.
- Do not allow more density than currently zoned. Do not modify zoning.

Design/Form

- The City is being parceled out into grids – would like more unique layouts, more creative layouts and living options.
- Affordable housing can be done beautifully with open space – like Daybreak.
- Residential development should have more variety - there is no need for everything to look the same.

Commercial

- What to develop commercially is a big challenge. If we don't have more commercial uses, the costs for living here will continue to rise.
- How much commercial do we need? How much can we support?
- Can we be a shopping destination ever? What could we add?
- Need realistic numbers regarding the commercial impact and benefits on the tax base. Some studies indicate that agricultural uses provide the most benefit. Is this true?
- How much commercial development is needed to support the city without more residential?
- Own a commercial lot on 89 – there is so little commercial today, and I would like to develop it in the right way.

Describe Mapleton in One Word

- Beautiful (x5)
- Rural (x3)
- Scenic (x3)
- Peaceful (x2)
- Country (x2)
- Home (x2)
- "Gone to Pot"
- Alpine
- Tight knit community
- Picturesque
- Agriculture
- Clean
- Quiet
- Unique space in Utah Valley
- Sanctuary
- Opportunity
- Mountain
- Beautiful views of mountains
- Lucky / Blessed