



MAPLETON CITY CORPORATION

FREQUENTLY ASKED QUESTIONS Proposed Ensign Bickford/ Boundary Line Adjustment Mapleton City/ Spanish Fork City

1: Why change the boundary line?

The city is responding to the property owners request for future residential/commercial development in order to take advantage of a more cost effective approach to the provision of offsite infrastructure, water, sewer, power, etc.

2: Has Ensign Bickford land been completely cleaned up?

The State Department of Environmental Quality is in the final stages of certifying that the total remediation work conforms in all respects with environmental quality standards relating to commercial, industrial and residential uses. The remediation agreement can be accessed in full entitled Corrective Action Plan or the CAP. This is accessible through the city's webpage on [http://www.mapleton.org/pdf/TROJAN CONSENT AGREEMENT 10-16-95.pdf](http://www.mapleton.org/pdf/TROJAN_CONSENT_AGREEMENT_10-16-95.pdf)

3: Would the city incur any additional liability if the proposed boundary line adjustment should proceed?

No liability would attach to Mapleton City, the current land owner and any future successor would remain liable. The city's attorneys have confirmed that the development of this land would not involve the city in any liability issues.

4: What is the developer planning to put on this property?

The developer is proposing residential community and a significant commercial development.

5: Why does the developer wish to see the boundary line adjusted, so that the land is included in Mapleton City?

The developer believes that the Ensign Bickford development would compliment existing residential development already approved for approximately 600 homes at Mapleton Village. Additionally proceeding with this development within Mapleton City would enable the developer to achieve considerable capital cost savings on the provision of sewer, water and power.

6: Does the city have adequate public facilities to accommodate the proposed development?

Yes, subject to the developer meeting the full costs of expanding the existing water, sewer, power and public safety resources, which would not be provided under the normal impact fee requirements.

7: What are the benefits to Mapleton City?

The creation of additional employment; the provision of prime retail/commercial property; significantly improve the commercial tax base of the city; enables Mapleton City to play a part in influencing the level and extent of development proposed; the Ensign Bickford site would be replaced with a potentially attractive business park and retail corridor fronting Highway 6 and Highway 89.

8: What would be the disadvantages to Mapleton City?

The development would inevitably increase traffic flow on existing city road networks; loss of open space; expansion of city population; would increase demand on existing water, sewer resources and general city services.

9: What time scale would be involved with this development?

The current projected build out is anticipated to take place in the next 10 to 15 years dependent upon the prevailing economic circumstances.

10: What procedure would the city council be required to follow?

In order to proceed the city would be required to give 2 months notice of a Declaration of Intent to proceed with the boundary line adjustment which would allow a 60 day period for the receipt and analysis of public comments leading to public hearings likely to be heard at meetings held during December.

For more information, please contact:

Mapleton City Corporation
City Administrator
Bob Bradshaw
Phone: 801-489-5655
Email: rbradshaw@mapleton.org

Planning Director
Cory Branch
Phone: 801-489-6138
Email: cbranch@mapleton.org