

# Planning Commission Staff Report

May 28, 2020

## Item 3

**Applicant:** Mapleton City

**Location:** N/A

**Prepared by:** Sean Conroy,  
Community Development  
Director

**Public Hearing:** Y

**Zone:** All

**Attachments:**

1. Draft Land Use and  
Parks and Recreation  
Elements.

### REQUEST

Consideration of a recommendation to the City Council regarding the updated Land Use and Parks and Recreation Elements of the General Plan.

### BACKGROUND AND PROJECT DESCRIPTION

In the fall of 2019, the City hired Landmark Design to assist in the update of the Land Use Element of the General Plan and the creation of the Parks and Recreation Element of the General Plan. As these elements play a crucial role in providing a vision and guidance on how the City should develop over time, it was vital to receive as much public input as possible to ensure buy-in from the community. The following steps were taken, or are still being taken, to receive public input:

- A project website was created (ourmapleton.org) that includes information and updates on the project, allows the public to sign up for email updates and allows comments and questions to be submitted.
- A steering committee made up of 16 members of the community was established to provide oversight and to give direction.
- A public scoping meeting was held on 11/7/19 to identify key issues and areas of focus.
- A statistically valid scientific survey was administered to receive feedback on key land use and parks and recreation topics.
- On 2/20/2020 a public open house has held to receive additional feedback on key issues.
- An online interactive tool called Social Pinpoint has been available throughout the update process to solicit comments, concerns and suggestions.
- The draft plans were presented to the public through an online meeting on 5/12/2020.
- The draft plans have been available for public review since 5/4/2020.
- Public hearings will be held by the Planning Commission (this meeting) and City Council prior to final adoptions of the plans.

The Planning Commission is responsible for reviewing the draft plans and making recommendations to the City Council. The draft plans can be reviewed by going to the following link:

<https://www.ourmapleton.org/draft-plan.html>

Staff recommends that as the Commission reviews the plans, that it pays particular attention to the following sections:

- Pages 27-31: Future land use map and descriptions of each land use category.
- Pages 37-40: Land Use goals and policies.
- Pages 54-58: Meeting existing and future park needs.
- Pages 66-70: Discussion on open space.
- Pages 101-104: Parks and Rec goals and policies.

Landmark Design will make a presentation to the Commission at the meeting and be available to take questions.

## **EVALUATION**

**Land Use Element:** The Future Land Use Map found on page 27 is a key component of the plan. For most of the City, the Future Land Use Map remains unchanged. However, here is a summary of the some of the key changes that are being proposed:

- All of the “High Density Residential” designations east of Highway 89, and many of them west of Highway 89 have been replaced with a designation of “Medium Density Residential.
- A “Flex” designation has been created and applied to areas along Highway 89 and to a portion of the commercial parcel north of City Hall. The intent of this designation is to allow flexibility for property owners to determine if they want to develop the property as residential or commercial.
- Some residential designations were changed to make more logic transitions to adjacent residential properties.
- Some commercial designations were eliminated to avoid having one continuous strip of commercial along highway 89.
- Many large undeveloped parcels include an overlay designation that encourages conservation subdivisions. The purpose of this designation is to encourage developments to include larger areas of dedicated open space to help maintain the rural character of the City.

**Parks and Recreation Element:** The key recommendations in the parks plan include:

- Seek to acquire open space as opportunities arise. These opportunities will come primarily through the implementation of the recommendations in the Land Use Element for conservation subdivisions.
- Upgrade existing parks to meet minimum park standards for the type and purpose for each park.
- A future level-of-service goal of 4 park acres per 1,000 residents.
- Establish a trails committee to develop a detailed trails plan.
- Set aside money each year in the budget for deferred maintenance and other park needs.
- Seek to establish new parks in areas that are currently underserved with park space. Map 3-3 shows distribution areas of existing and future parks and includes recommended locations for new parks. The recommended locations are meant to be general.

It is important to note that the general plan is advisory in nature and is meant to provide policy guidance on a number of topics, including the development of future ordinances. Ordinances, such as zoning laws, are one of the primary tools to implement and codify the goals and policies of the general plan. Therefore, staff will be bringing to the Commission proposed ordinances from time to time as the City moves to implement the plans.

### **RECOMMENDATION**

Recommend that the City Council adopt the Land Use and Parks and Recreation elements of the general plan as proposed.