

# Mapleton City General Plan - Land Use Element Amended 5-6-2009

## Mapleton City • General Plan

### LAND USE ELEMENT

#### I. INTRODUCTION

The Land Use Element of the Mapleton City General Plan, prepared by the Mapleton Planning Commission, is designed to promote sound land use decisions within the jurisdiction of Mapleton City and areas surrounding Mapleton. According to the Utah Code § 10-9-302 (2) (a), the Land Use Element should designate the proposed general distribution, location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. The Utah Code further provides that a community may include a statement of the standards of population density and building intensity recommended for various land use categories.

Under that direction and authority, this Land Use Element has been prepared in order to provide the citizens, both present and future, a plan for future development patterns. If each concept, goal, and policy of the element is adhered to, the result will be a well planned, functional, and aesthetically pleasing community.

The Land Use Element of the Mapleton City General Plan is intended to be consistent with all other laws, ordinances, and resolutions of Mapleton City, the State of Utah, and the United States. If any section of this Land Use Element is found to be unlawful, the specific section may be severed with all other sections remaining valid. In all other cases of conflict, the more strict of two or more laws, ordinances, or resolutions shall apply.

The Land Use Element, which focuses on land use patterns, is just one of many elements prepared and adopted by the city. The compilation of these elements will constitute the Mapleton City General Plan which will be graphically represented by the General Plan Map. Other elements of the General Plan address such items as economic development, parks and open space, transportation, environmental protection, and other issues important to the future of the city.

#### II. PURPOSE OF THE LAND USE ELEMENT

**Background:** In 1994, the city completed a survey of residents which resulted in the formation of the Vision Statement for the City of Mapleton (i.e. Vision Statement). More than 700 surveys were collected and tabulated by volunteers to help determine the preferred direction for future development in the City. In 1996, three open houses were held to gather additional information to guide the development of Mapleton. Using this information, this Land Use Element of the General Plan is intended to promote the goals and values of the citizens of Mapleton, as embodied in the Vision Statement.

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**A.** The purpose of the Mapleton City Land Use Element is to direct land use decisions in such a manner that in the future there is sufficient land for rural residential, agricultural, commercial, industrial, and public uses. The Land Use Element shall assist decision makers in locating these uses appropriately in order to enhance the community's rural character, preserve and protect important natural resources, and enable the community to provide adequate and efficient public services in an orderly manner. The Land Use Element includes a Land Use Map suggesting future land use patterns for all locations within the Mapleton City General Plan area.

**B.** The Land Use Element of the Mapleton City General Plan will allow current and future residents, property owners, developers, elected officials, and city staff to approach, discuss, and find solutions to land use issues. The resulting objective should improve coordination and effective delivery of public services. Making decisions consistent with the Land Use element will minimize argument over the appropriateness of land use, rezoning, variances, and special exceptions.

**C.** It is the intent of Mapleton City to regulate growth in such a manner that public services and facilities required to serve future development will meet or exceed Mapleton's level of service prior to development approval. In order to accomplish this task, Mapleton City is developing a Capital Improvements Program which organizes future capital expenditures of the City. The program will indicate where the community will focus expansion of services and construction of public facilities, and provide a general timeline for completion of the improvements. For any development which requires services not currently found in the Capital Improvements Program, the developer will be responsible for installing such services. It is intended that the Capital Improvements Program be adopted as the Capital Improvements Element of the Mapleton City General Plan.

**D.** The Land Use Element also provides a framework for the organization of a Transportation Element, Economic Development Element, and a Recreation and Open Space Element. Once general land use categories have been identified in the Land Use Element, appropriately sized roads and streets can be planned in an efficient pattern to serve the community. Likewise, identification of the various types of commercial areas will allow potential applicants to locate parcels which have been designated for that purpose. Finally, the Land Use Element will identify areas of the community to be preserved in the Recreation and Open Space Element of the General Plan. The Recreation and Open Space Element will preserve environmentally sensitive areas, important viewsheds, and other natural amenities while creating an open space system that affords each resident the opportunity to participate in the recreational activities.

### **III. KEY LAND USE ELEMENT ISSUES**

As the community develops and current land use patterns change, several issues must be addressed prior to approval of rezone requests, annexation petitions, or amendments to Subdivision or Zoning Ordinances. A list of these issues are found in the next section. The list, while intended to be comprehensive, is in no way meant to be the only issues the city should consider when making decisions about the future of the community. Each application for

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rezone, annexation, or ordinance amendment must be addressed individually using this element as a guide.

Prior to making land use decisions which may impact the ability of Mapleton to guide future development patterns, the following issues must be addressed by the Planning Commission and City Council:

### **1. Accommodation of Growth in Accordance with Community Goals and Objectives.**

The Land Use Element establishes a planned pattern for the development of the community in the future. It reflects historical development patterns and the current amount and type of development occurring. The Land Use Element also provides a guide for future development patterns which reflect the desires of Mapleton residents, land owners, elected officials, and staff.

### **2. Distinctive Rural Community Character.**

The residents of Mapleton, as per the Vision Statement want "...a unique community retaining a peaceful, country atmosphere through rural master planning...(that will) Promote family values and community effort in order to maintain safe and friendly neighborhoods...(that) offer a quality lifestyle for a family environment." Design guidelines, regulation of signage, landscaping requirements, street standards and design, and other policies of the community are meant to provide opportunities for unique and highly desirable qualities of livability.

### **3. Farming and Agricultural Protection.**

Mapleton desires to protect and encourage residential and commercial agriculture through appropriate zoning and density development. As stated in the Vision Statement: "We encourage...Preserving animal rights,...agriculture,...green spaces, trails,...horseback riding...", etc. Agricultural uses include commercial agriculture, the raising of livestock, "gentleman farming", as well as residential agricultural uses such as pastures, the growing of gardens, and other agricultural endeavors. Whenever development occurs in areas that border commercial agricultural land, the Planning Commission should assure that the development is done in such a way that no pressure is brought to bear on the commercial agriculture to cease from it's established and necessary practices.

### **4. Preservation of the Natural Environment and Open Space.**

Residents of Mapleton City and the Land Use Element recognize the importance of the natural environment and desirable open space in the community. The goals and objectives found in this element reflect the community's desire to protect the unique environment and provide open areas for the use and enjoyment of the residents. As stated in the vision statement: (to) "Preserve the beauty of our community and surroundings...Have well-planned and accessible, open areas...We discourage growth at the cost of open space, (and) neighborhood privacy..." Although aesthetics play an important role in preservation of the environment and open space, there are also areas within Mapleton where development is not recommended. These areas may contain steep slopes, flood plains, ridge lines, aquifer recharge areas, fault zones, other geologic hazards, and other areas important to the health and safety of Mapleton residents.

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Some, but not all of these areas are included on the most recent Utah County Hazards Map and official maps designating water recharge areas.

### **5. Infill Development.**

In order to minimize unnecessary sprawl in the development pattern and maintain reductions in overall capital expenditures, the Land Use Element supports the efficient use of public and private resources by discouraging scattered "spot" development and encouraging the "infill" development of vacant land or underdeveloped parcels in existing developed areas. Infill development should also be balanced with the desire to preserve the rural nature of the city, open spaces, ~~and~~ parks and trails.

### **6. Land Use Compatibility.**

The intent of the Zoning Ordinance is to create a pattern of compatible land uses. As the community continues to grow and expand, it may be important to maintain an organized land use pattern. By developing and mapping land use categories for areas which will be annexed in the future, the community can reduce the potential for incompatible land uses located adjacent to one another and/or neighboring communities.

### **7. Joint Planning Efforts.**

The residents and elected officials of Mapleton recognize that the community affects and is affected by surrounding areas. When land use decisions made by Mapleton may affect surrounding jurisdictions, including Utah County, every effort will be made to inform all interested parties. Conversely, Mapleton will make every effort to be informed about land use decisions that may affect the community.

### **8. Development Guidance**

Development of land will create a long term effect on the city. Mapleton residents desire to make well-informed decisions that will benefit the community. The Land Use Element provides direction and predictability for both developers and decision makers. It establishes the community's vision for the future and guides the development of land accordingly. If individual developments correspond with the Land Use Element, the residents of Mapleton can expect to create the envisioned community.

## **IV. LAND USE CATEGORIES**

In order to create an organized and beneficial growth pattern for future development in Mapleton City and for areas which have yet to be annexed, the Land Use Element includes desired future land use patterns and accounts for the impact the new development will have on the community. It is the intention of Mapleton City to plan for these areas to be compatible with adjacent land use patterns and existing zoning designations. In order to do so, general land use designations have been assigned to areas in the city and land located in the unincorporated county which may be annexed at a future date. Each of these designations is described in this section and can be found on the Mapleton City Land Use Map.

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Each district has different characteristics which help to define what type of development is intended to occur in the future. The General Plan Land Use Districts should not be confused with Zones or Zoning Districts. The zoning ordinance and zoning map identify specific tracts of land and what uses are allowed in the tract. At the present time, all land located within the municipal boundary has been assigned zoning. Current zoning and the requirements of each zone may be found in the Zoning Ordinance of Mapleton City. The Land Use Element is intended to be consistent with the Zoning Ordinance and all other laws, ordinances, and resolutions of Mapleton City, the State of Utah, and the United States.

The Land Use Element is related to and supports the Zoning Ordinance. The purpose of the Zoning Ordinance is to promote the health, safety and welfare of the community, encourage and facilitate orderly growth and development, protect the tax base, lessen congestion in the streets, prevent the over-crowding of land, secure economy in governmental expenditures and facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements, promote an attractive and wholesome environment, and encourage the most appropriate use of land.

### **Rationale**

The Land Use Element has been developed to meet the following factors: 1. The Vision Statement and other citizen input opportunities which incorporate residents' desires, 2. Preserve rural character while managing the growth in Mapleton, 3. Water Availability, 4. Sewer availability, and, 5. Road availability.

Currently, Mapleton appears to have a maximum sewer capacity to support a community of approximately 4,185 households. Road conditions vary throughout the community, with those to the north of Maple Street more developed than those to the south of Maple Street. However, the Mapleton City Transportation Plan calls for future roads and road improvements throughout the southern part of Mapleton. As directed by the Mapleton Vision Statement, the following land use designations are intended to preserve rural character while managing the growth occurring in Mapleton.

### **Land Use Designations**

#### **1. Rural Residential (RR) (Equivalent to the A-2 and PRC Zones)**

The RR Category is established to protect sensitive areas of the community and preserve lands for agricultural and livestock raising purposes. This land is characterized by environmentally conscious development design and open fields and farms devoted to the production of food, fiber, and animal products. Uses may include barns, corrals, row crops, livestock raising, houses of worship, and residential dwellings.

The objectives in the RR Category are to protect and preserve the natural environment, encourage the continued use of agricultural land for agricultural purposes, discourage commercial and industrial uses, and other uses which impede: 1. Environmental protection; 2. Agricultural use; 3. Protection against soil and groundwater pollution; and 4. Efficient cost of providing governmental services. Non-residential uses which would have a lesser impact than residential development may be considered. In order to allow animals and residential

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agricultural uses on all lots, lots smaller than 1 acre should not be allowed, even with TDR's or development agreements.

Single family residential development is allowed in the RR Category at a minimum of 2 acres per dwelling (exclusive of roads).

Densities higher than 2 acres/unit, but not higher than 1 unit/acre may be allowed pursuant to a development agreement or with the use of "Transferable Development Rights" (TDRs) and zone overlay of TDR-R. PRC zones are also permitted, with or without the use of TDRs.

### **2. Low Density (LDR) Residential (Equivalent to the RA-1, RA-1-C, and PRC Zones)**

The characteristics of this category include low density single family homes with ample open spaces and setback requirements meant to provide adequate spacing between dwellings, and houses of worship. Developments will be designed to maintain a minimum lot size of one dwelling per acre. The clustering of homes is encouraged according to established criteria to maintain an open feel. A higher density than one dwelling per acre may be allowed pursuant to a development agreement or with the use of "Transferable Development Rights" (TDR's) and zone overlay of TDR-R. PRC zones are also permitted, with or without the use of TDRs. Since animals and agricultural uses are allowed in the area, new developments should be sensitive to the agricultural environment and be designed accordingly. In order to allow animals and residential agricultural uses on all lots, lots smaller than 21,780 square feet should not be allowed, even with TDR's or development agreements. Pedestrian access by means of sidewalks, trails or paths should be provided by all new development along with parks and other recreational facilities.

### **3. Medium Density (MDR) Residential (Equivalent to the RA-2, R-1-B, and PRD Zones)**

This designation shall have a minimum lot size of 14,500 square feet, but may include Planned Unit Development zones with overall densities of 12,000 square feet per unit with the use of TDRs. Planned Unit Development zones not utilizing TDRs shall not exceed densities of 14,500 square feet per unit. Uses characteristic of this designation primarily include single family dwellings. Twin homes may be included in Planned Unit Developments. Houses of worship shall also be included in this designation. Zones for Planned Unit Developments shall only be allowed in an area located between 800 North to 1600 South east of Highway 89 commercial corridor to 1100 West.

### **4. High Density Residential (HDR) (Equivalent to the R-2, SDP, and PD Zones)**

This designation shall have minimum lot sizes of less than 14,500 square feet. The purpose of this category is to help provide affordable housing and will take place as a result of transfer of development rights, multi-family dwellings, or accessory apartments. It is intended that this category comprise a relatively low percentage of land within Mapleton and that it will occur where and when the need arises. Other uses characteristic of this designation include houses of worship. Areas in this designation shall primarily be located on the west of the General Commercial area on Highway 89, in the southern limits of the city, and in the north-central area of the city. Specific development plans and planned developments may

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allow for clustered housing and townhomes.

### **5. General Commercial (Equivalent to the GC-1, SDP, and PD Zones)**

The Highway 89 corridor between 1200 North to the southern annexation boundary of the city will develop primarily as commercial area. This area is designed to maintain a 300-foot deep corridor on both sides of Highway 89, measured from the road centerline, and wider or narrower in certain areas considering current and proposed future land uses. Since these areas abut Highway 89, the Utah Department of Transportation (UDOT) should be involved in planning projects along the Highway.

Uses characteristic of this category are retail goods and services, shopping centers, professional offices, office parks, and other appropriate commercial uses. Mixed use commercial/residential shall be permitted as specific zoning ordinances allow. Uses not characteristic of this designation are heavy commercial/manufacturing and warehouses. Uses will be surrounded by ample landscaping that shields the businesses from Highway 89 and provides ample room for pedestrians. Developments should allow for a pedestrian trail on the east side of Highway 89 with at least a 30 feet deep landscaped area. The design shall be pedestrian friendly and shall fit the rural character of the community.

### **6. Shopping Center Commercial**

The major intersections of Highway 89, where possible, should specifically be reserved for shopping centers. This includes the intersections of Highway 89 with 800 North, Maple Street, and 1600 South. These areas should be squares measuring approximately 1200' north to south and 1200' east to west, for approximately 8 acre areas on each corner of the intersections. Since these areas abut Highway 89, the Utah Department of Transportation (UDOT) should be involved in planning projects along the Highway. Uses characteristic of this designation include a variety of large chain grocery stores, retail/wholesale chains, department stores, shops, and service businesses grouped into architecturally harmonious buildings. Developments should allow for a pedestrian trail on the east side of Highway 89 with at least a 30 feet deep landscaped area, providing continuity with the General Commercial areas. Developments shall incorporate cross-access easements to allow for safe traffic circulation without having to re-enter public streets.

### **7. Central Business District (Equivalent to the CC-1 Zone)**

The purpose of the Central Business District Designation is to create a commercial area centered around the Public Facilities areas encompassing the city center building. This area is designed to be an island of commercial uses near the historic center of Mapleton, in close proximity to public uses, which encourages a friendly atmosphere for pedestrians, with adequate parking which does not detract from the streetscape. The types of retail will be limited to neighborhood-type commercial uses. The design shall follow "heritage" streetscape guidelines that reflect early Utah architecture, be pedestrian friendly, and will create a community gathering place. The Central Business District area roughly includes the area between Main Street and 300 West and Maple and 400 North.

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### **8. Industrial and Manufacturing (Equivalent to the I&M-1 and M&HM-1 Zones)**

The purpose of the Industrial and Manufacturing designation is to provide areas for light and heavy industrial activities which have a more intense land use than those in the General Commercial designation. Uses characteristic of the designation are commercial, storage facilities, warehousing, manufacturing and retail industrial businesses. The site and building design shall fit with the general rural character of the community by incorporating attractive facades and landscaping, and shall not cause threats to the public health, safety, or welfare.

### **9. Public Facilities (Equivalent to the OS-P and PF Zone)**

The purpose of the Public Facilities designation is to set aside lands used for the benefit of the community. These areas should be acquired and held by Mapleton City in perpetuity where possible. These areas should provide developed community gathering places for recreation, city business, civil meetings, and education. Specific uses include public schools, city facilities, utility company facilities, cemeteries, parks, open space, recreation buildings, and land designated for these purposes. City-owned parks, open space, and recreation buildings in the Public Facilities area may be used as TDR sending (TDR-S) sites.

### **10. Critical Environment (Equivalent to the CE-1 Zone)**

The purpose of this designation is to protect Mapleton's most sensitive lands from development. Uses characteristic of this designation are naturally preserved areas in federal, state, or municipal ownership, private agriculture and single family homes. Because the Land Use Element primarily addresses land development, it is important to reiterate the community members' desires to protect the natural environment and open space found within the community as indicated by the Vision Statement. Development of sensitive areas, such as steep slopes, flood plains, ridge lines, aquifer recharge zone, fault zones, and other areas containing geologic hazards will be avoided to the extent possible. It is the city's desire to transfer bench development rights to locations off the bench. If property owners desire to develop their land rather than sell their development rights, lots for single family homes should be at least 3 acres in size, in order to reduce impact on the land. Building sites should be located on geologically safe parts of each lot, and shall not include natural slopes over thirty percent.

*(Amended 5/6/2009 by Ordinance 2009-05)*

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### LAND USE ELEMENT GOALS AND POLICIES

#### **Goal #1: Make land use decisions that conform to the Mapleton General Plan.**

**Policy A:** As each proposed development is reviewed by the staff, Planning Commission and City Council, reference to each relevant element in the General Plan, and the Vision Statement will occur prior to final approval.

**Policy B:** Each applicant will be required to demonstrate how the proposed development is consistent with the General Plan and Vision Statement.

#### **Goal #2: Maintain consistency between the General Plan and the Zoning Ordinance.**

**Policy A:** The Planning Commission will review the General Plan, Subdivision Ordinance and Zoning Ordinances in order to maintain consistency between these documents and minimize any potential conflict in making land use decisions.

**Policy B:** The Mapleton Planning Commission will review the land use element at least once every five years and will recommend updating when needed.

#### **Goal #3: Preserve the integrity of the Land Use Element by requiring all developments and zone changes to be consistent with the General Plan.**

**Policy A:** The Planning Commission will not recommend approval of any development or zone change which is inconsistent with the General Plan, nor will the City Council approve any zone change inconsistent with the General Plan.

**Policy B:** If a development or zone change is found to be beneficial to the community by the Planning Commission, the Planning Commission will recommend that the General Plan and Land Use Element be amended, through proper procedure, prior to approval of the development or zone change.

#### **Goal #4: Provide established levels of service to residents of the city.**

**Policy A:** Mapleton City will correct existing deficiencies in the provisions of public services at the adopted Level of Service (LOS).

**Policy B:** Private development will participate in the provision of public services through exactions, dedications, impact fees and other reasonable means.

#### **Goal #5: Encourage the transfer of TDR's off the mountainsides.**

**Policy A:** Mapleton City has adopted a transfer of development rights ordinance.

**Policy B:** Mapleton City shall vigorously support its' TDR ordinance

**Policy C:** Mapleton City shall vigorously support its CE-1 ordinance.

#### **Goal #6: Encourage the preservation and planting of trees.**

**Policy A:** Mapleton City will encourage developers to preserve as many trees as possible within a project.

**Policy B:** Mapleton City shall require a minimum number of trees and other landscaping in all appropriate projects within the City.

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### **Goal #7: Preserve a peaceful, country, rural atmosphere.**

**Policy A:** Strive for unity between individual development projects.

**Policy B:** Locate development in configurations and in areas that will preserve and enhance open space character and a rural, agricultural atmosphere in the community.

**Policy C:** All development within Mapleton City should recognize the open view amenities of Mapleton and should not degrade public views and vistas.

**Policy D:** Continue support for the City Beautification Committee and involve them in community design or beautification issues or programs addressed in this element.

**Policy E:** Retain rural features by way of open area, alternatives to curb, gutter, and sidewalk, planting strips, rail or log fences, trees, shrubs, etc.

**Policy F:** Mapleton will distribute high density housing throughout the community in order to minimize the impact on Mapleton's rural character.

### **Goal #8 Encourage a pedestrian friendly environment.**

**Policy A:** All development will be designed in a manner that promotes non-motorized transportation (i.e. walking, biking, equestrian, etc.).

### **Goal #9: Encourage the clustered concept of city planning and development.**

**Policy A:** Locate public buildings, such as elementary schools, churches, etc. so they form the nucleus or center of each neighborhood.

**Policy B:** Neighborhoods should be bounded by major thoroughfares or natural features such as agricultural open space.

**Policy C:** Residential areas should be grouped into neighborhoods and planned in relation to public facilities.

**Policy D:** Encourage clustered subdivisions.

**Policy E:** Provide flexibility in setback and side-yard requirements to allow for creative use of residential lots while maintaining land use densities.

**Policy F:** Encourage clustering of residential units on non-environmentally sensitive portions of parcels and the use of dedications, transfers of development rights, and money-in-lieu of dedication to achieve on-and off-site environmental, open space, corridor and conservancy objectives.

### **Goal #10: Provide a reasonable choice of residential types throughout Mapleton.**

**Policy A:** Manufactured housing will be permitted in all residential areas of Mapleton provided it meets all house size requirements, standards and codes.

**Policy B:** Group homes will be required to comply with the residential character of an area. Development applications for group homes will be conditional uses and assessed on their individual merits.

**Policy C :** Mapleton will continue to encourage affordable housing opportunities that satisfy the physical, social, and economic needs of Mapleton's residents by 1. Encouraging the development of housing for citizens with special needs, such as senior citizens; 2. Encourage the use of federal and state programs that help low and moderate income level home buyers purchase housing units and 3. Encouraging coordination with other agencies concerned with fair housing

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issues.

### **Goal #11: Increase community pride by improving the appearance of all residential areas.**

**Policy A:** Require street-side tree planting for each lot in new subdivision areas.

**Policy B:** Develop and implement a shade tree and landscape ordinance to encourage quality environment.

**Policy C:** Develop and maintain zone-specific infrastructure improvements consistent with the intent of each zone.

### **Goal #12: Establish and Maintain a high aesthetic commercial design standard within Mapleton.**

**Policy A:** Commercial development shall contain visual unity by low profile, well-landscaped perimeters (not scattered green strips throughout parking areas), uniform design standards, signage, and lighting restrictions.

**Policy B:** Commercial development shall have a low impact on the community by having noise controls, limited traffic access points, cooperative off-street traffic flow between businesses.

**Policy C:** Mapleton shall require the design of new commercial developments as integrated centers, or compatible infill, rather than as small individual strip development projects.

**Policy D:** Mapleton shall focus its highway commercial development in the following priority: 1. The intersection of 800 North and Highway 89; 2. The intersection of Maple Street and the Highway 89; 3. The intersection of 1600 South and the Highway 89; 4. 2400 South and Highway 89; and 400 North between Main Street and 1600 West.

**Policy E:** Strip commercial development will be discouraged in favor of a pattern of alternating land uses along major arterial streets (Highway 89 and 400 North) with “nodes” of commercial development separated by other uses such as residential, institutional or office, in accordance with the transportation element.

**Policy F:** Site and building design standards and building and style codes will be included in the Zoning Ordinance to ensure that commercial centers include appropriate setbacks, parking and loading facilities, and screening and landscaping to minimize impacts on the surrounding neighborhoods and to encourage maximum compatibility and fit with adjoining land use and development.

**Policy G:** Mapleton will develop the tools necessary to allow compatible commercial uses within residential neighborhoods.

### **Goal #13: To have a variety of aesthetically pleasing industrial and manufacturing uses within Mapleton.**

**Policy A:** Industrial land shall be located in areas appropriate to its special needs and constraints including consideration of: topography, site size, transportation access, commuter access for home to work trips, utilities, air and water quality considerations, proximity to supportive and related land uses; and compatibility with neighboring uses.

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**Policy B:** Mapleton City shall adopt building and style codes for industrial areas.

**Policy C:** Industrial development shall contain visual unity by low profile, well-landscaped perimeters-not scattered green strips throughout parking area, uniform design standards, signage, and lighting restrictions.

**Policy D:** Industrial development shall have a low impact on the community by having noise controls, limited traffic access points, cooperative off-street traffic flow between businesses.

**Policy E:** Site and building design standards and building and style codes will be included in the Zoning Ordinance to ensure that commercial centers include appropriate setbacks, parking and loading facilities, and screening and landscaping to minimize impacts on the surrounding neighborhoods and to encourage maximum compatibility and fit with adjoining land use and development.

**Goal #14: Mapleton will encourage the preservation of rights to own animals.**

**Policy A:** Mapleton shall periodically review its ordinances to ensure compatibility between agricultural uses and non-agricultural growth and preservation of rights to own animals.

**Policy B:** Mapleton will make an effort to keep the community “animal friendly”.

**Goal #15: Mapleton will encourage the continuation of farming.**

**Policy A:** Mapleton shall allow\_ the use of clustering; infill housing, urban growth boundaries and other methods to\_discourage the conversion of agricultural land to residential uses.

**Policy B:** Mapleton will assist in providing information to newcomers about community norms regarding agriculture and animal rights.

**Goal #16: Mapleton will encourage the acquisition and development of a cemetery.**

**Goal #17: Mapleton will take steps to protect its aquifer.**

**Policy A:** Mapleton will adopt ordinances to protect its aquifer, wellhead and spring areas and ground water.

**Policy B:** Mapleton will make an effort to educate the community on how to protect its water sources.