

Planning Commission Staff Report

August 13, 2015

Item 3

Applicant: Staff

Location: Mapleton and Surrounding Environs

Prepared by: Brian Tucker

Public Hearing Item: Yes

Zone: Various

ATTACHMENTS

1. Draft Mapleton City Master Street Plan Map Amendments

REQUEST

Consideration of an amendment of the Master Street Plan in the Mapleton City Transportation Master Plan to include potential connections to 1600 South in Springville and ultimately to Interstate 15 and minor adjustments to acknowledge roads that have been constructed, realigned and planned since the Transportation Plan was adopted on July 20, 2010.

BACKGROUND AND PROJECT DESCRIPTION

The Mapleton City Transportation Plan was adopted on July 20, 2010 and includes a Master Street Plan Map. This Master Street Plan Map is not only valuable for developers and staff in making decisions as to the location of streets and the configuration of development plans but is also relied upon for regional transportation planning decisions by the Mountainland Association of Governments (MAG), the Metropolitan Planning Organization of which Mapleton City is a part. Metropolitan Planning Associations (MPO's) create Work Programs to illustrate to their members, the Federal Highway Administration, the Federal Transit Administration, the Utah Department of Transportation, the Utah Transit Authority and the general public where the transportation and planning resources are allocated.

Mapleton, Springville and Spanish Fork are working together to encourage MAG, UDOT and the state legislature to prioritize the creation of an additional highway exit on I-15 between Springville's 400 South exit and the HWY 6 exit in Spanish Fork. In the long term it is hoped that this interchange can be used to create a more direct mode of access to Mapleton City. The primary purpose of the proposed amendments to the street plan map is to help MAG through their traffic modeling activities to show the need for the three cities to have an additional exit from I-15 and for Mapleton to have a more direct access to the regional transportation infrastructure. In order for MAG to include proposed roads in their transportation model, the roads must be included on a city's adopted transportation plan. Mapleton's previous plan did not show any direct connections to the west or to future regional access opportunities. The primary reason for the timing of the proposed amendment is to get these access plans on Mapleton's adopted Transportation Plan.

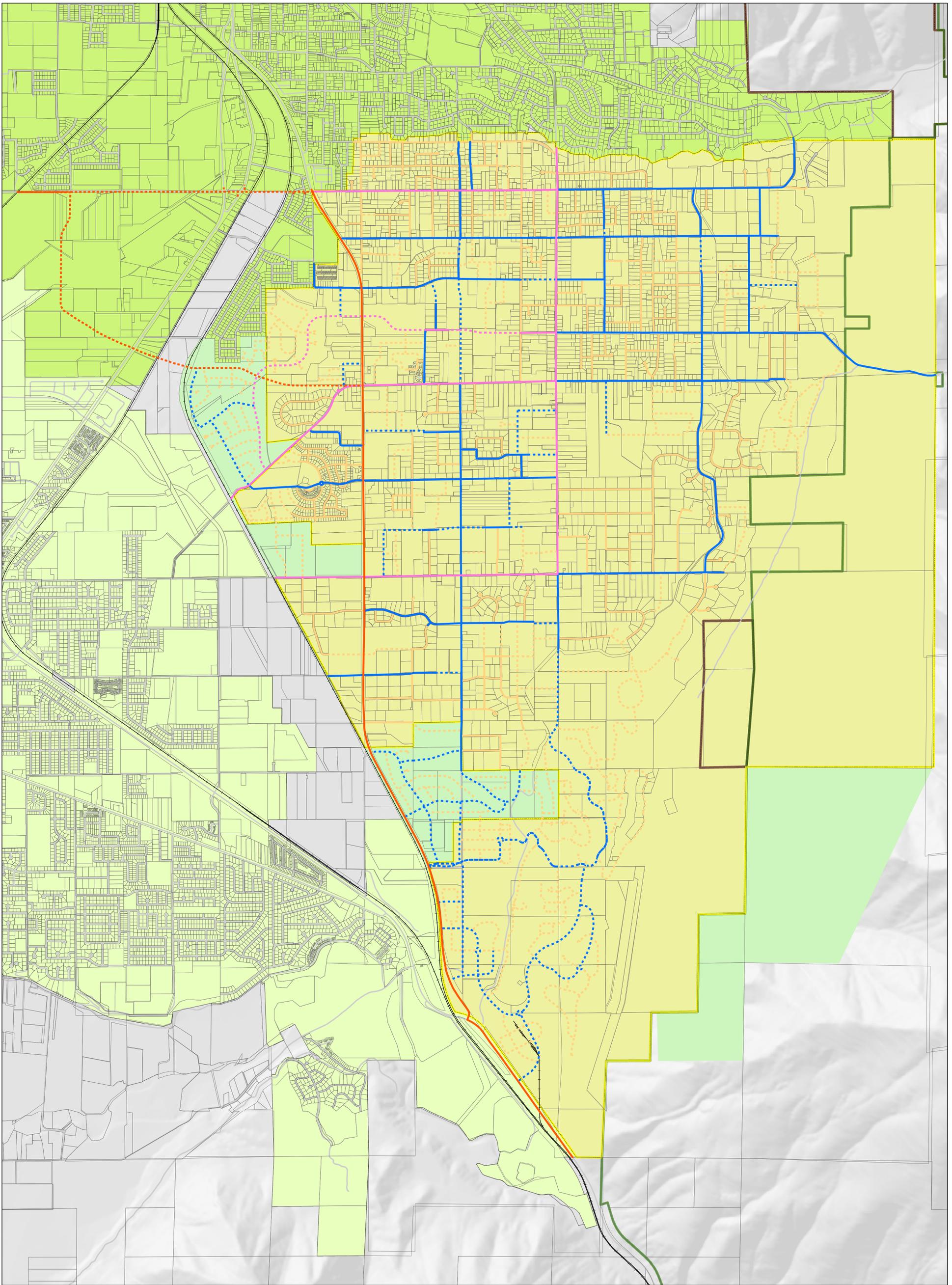
As part of the Springville-Spanish Fork Area Transportation Study a number of options were analyzed to connect 1600 South in Springville to Mapleton in a more direct manner. Included on the proposed master street plan are the two preferred alternatives of both Springville and the Mapleton City Staff. In the long term Staff is committed to creating a direct connection to Maple Street. However, given the likely costs of such a

connection and what MAG believes to be a near term lack of justification in terms of current need, it is likely that in the interim a more direct connection between 1600 South in Springville and 1600 North in Mapleton will be more easily justified by projected usage in the traffic modeling. Therefore Staff proposes the inclusion of both the 1600 North and Maple Street connections on the adopted plan.

In addition to the amendments for regional transportation planning purposes, the proposed map amendments include roads that have been constructed since the plan was last adopted and road alignments that have been amended as part of the approval of the various development proposals since 2010. The obvious ramifications of these decisions by the City Council, through the recommendations of the Planning Commission, have also been amended in the proposed plan.

STAFF RECCOMENDATION

Recommend approval of the amended Mapleton City Master Street Plan Map to the City Council as presented.

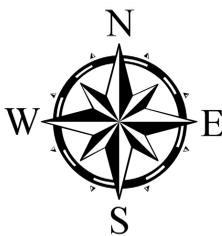


Map #1 Mapleton City Master Street Plan Map



MAPLETON CITY CORPORATION

Mapleton City makes no warranty with respect to the accuracy, completeness, or usefulness of this map. Mapleton City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of this data. For additional information, please contact Mapleton City. Last Updated 8/5/2015



0 0.25 0.5 1 Miles

Legend

- Existing Arterial Road (UDOT)
- - - Proposed Arterial Road
- Existing Collector Road - 66'-80' ROW
- - - Proposed Collector Road - 66'-80' ROW
- Existing Major Local Road - 56'-66' ROW
- - - Proposed Major Local Road - 56'-66' ROW
- Existing Minor Local Road
- - - Proposed Minor Local Road
- Tax Parcels
- Mapleton Boundary
- Other Roads
- Uinta National Forest
- Annexation Declaration Areas
- Mapleton
- Spanish Fork
- Springville