

# Mapleton City Planning Commission Staff Report

Meeting Date: December 11, 2008

Item #: 4

Applicant: Steve Clement

Prepared by: Cory Branch

## **REQUEST:**

Steve Clement, agent for Van Rok, requests project plan approval in order to allow for a concrete batch plant as a temporary use on approximately three (3) acres, generally located at 4000 South Main Street, in the PD-1 (Planned Development-1 Mapleton Village District) zone.

## **FINDINGS OF FACT:**

1. Van Rok is currently operating a portable concrete batch plant on property located generally at 4000 South Main Street (property known as Mapleton Village Subdivision/Presidio Capital LLC). The plant is operating at this location working under the contract for the Mapleton water tank. The water tank project is in its final stages of completion, thus, the applicant is requesting to obtain a temporary use permit which would allow for the concrete batch plant to remain.
2. Attachment 1 includes the site plan of the plant detailing the specific operations which will take place on the site. The applicant estimates that there will be one to twelve trucks per day making four loads each.
3. Mapleton City Code, Section 18.22.020, Uses Allowed, paragraph (D) allows for concrete batch plants on a temporary basis up to two years from the date of planning commission approval and shall be restricted to conditions as outlined in the above section. (see Attachment 2 - Section 18.22.020, Uses Allowed, paragraph (D))

## **STAFF RECOMMENDATION:**

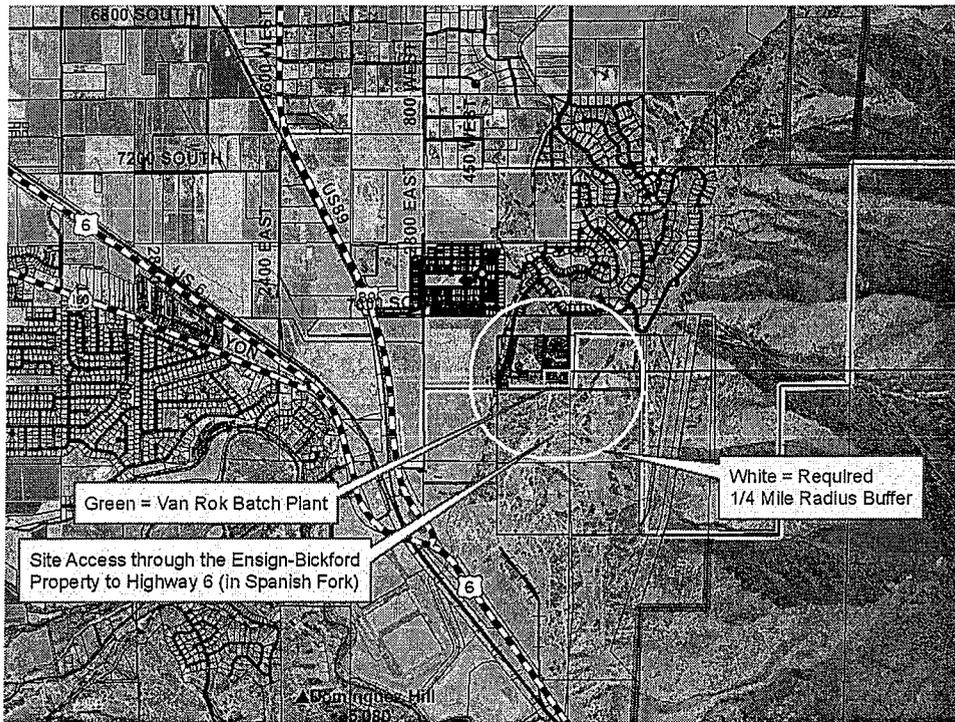
Staff recommends approval of the proposed project plan, with the condition that the applicant shall meet all conditions as outlined in Section 18.22.020, Uses Allowed, paragraph (D).

## **PLANNING COMMISSION DISCUSSION ITEMS:**

1. Does the proposed project mitigate potential safety hazards or significant adverse visual impacts to the City?
2. Does the proposed project meet all conditions as outlined in Section 18.22.020, Uses Allowed, paragraph (D)?

## **ATTACHMENTS:**

1. Proposed site plan
2. Section 18.22.020, Uses Allowed, paragraph (D)



Looking west at the VanRok Concrete Batch Plant Site

Attachment 1

RECEIVED

APR 2008

MAPLETON CITY



1410 WEST STATE ROAD  
PLEASANT GROVE, UT 84062  
Office: (801) 785-6083  
Fax: (801) 785-7729

Seal:

Project:

# Van Rok Concrete Plant

Mapleton, Utah

For:  
**Van Roc**

Drawing Information:

PROJECT NUMBER: 40024D  
DRAFTERS: WDA  
PROJECT MANAGER: CL

ISSUE:

MRK	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Sheet Title:

**SITE PLOT PLAN**

**1 of 1**

PROPERTY LINE

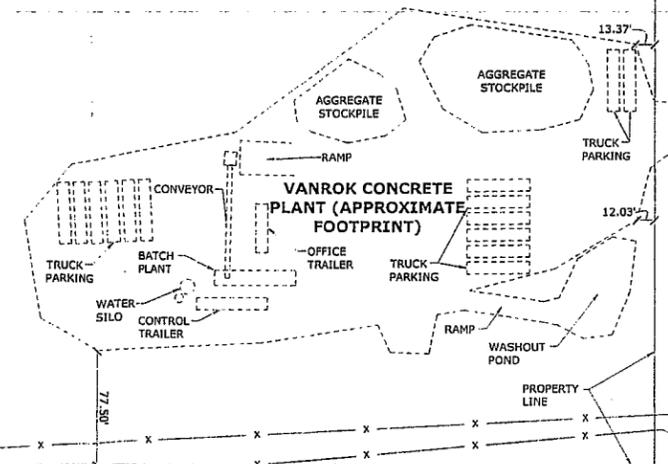
EAST QUARTER CORNER  
SECTION 27  
T8S, R3E  
SLB&M  
(FOUND BRASS CAP MONUMENT)

OHP OHP OHP OHP OHP OHP OHP OHP

MESQUITE PRESIDIO, LLC

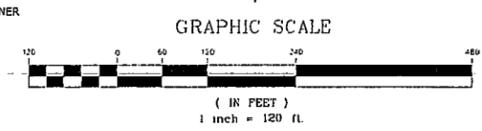
ENSIGN-BICKFORD COMPANY

ENSIGN-BICKFORD COMPANY



**LEGEND**

- OHP- OVERHEAD POWER LINE
- X- EXIST. FIELD FENCE
- SECTION CORNER



SOUTHEAST CORNER  
SECTION 27  
T8S, R3E  
SLB&M  
(FOUND BRASS CAP MONUMENT)

**ORDINANCE NO. 2008-18**

**AN ORDINANCE TO AMEND AND MODIFY PROVISIONS IN  
CHAPTER 18 OF THE MAPLETON CITY CODE.**

**WHEREAS**, section 1.01.050 of the Mapleton City Code authorizes the City to enact amendments or additions to the Code; and

**WHEREAS**, the Mapleton Planning Commission has, in accordance with Utah Code Annotated § 10-9a-302, recommended to the City Council that Chapter 18 of the City Code be amended and modified; and

**WHEREAS**, the City Council finds it necessary and advisable to revise and modify Chapter 18 of the Mapleton City Code:

**NOW, THEREFORE, BE IT ORDAINED BY THE MAPLETON CITY COUNCIL THAT  
CHAPTER 18 OF THE MAPLETON CITY CODE SHALL BE AMENDED AND  
MODIFIED AS FOLLOWS:**

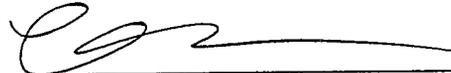
**18.22.020: USES ALLOWED:**

- D. Concrete batch plants may be granted by the planning commission on a temporary basis up to two years from the date of planning commission approval and shall be restricted by the following conditions:
1. the use shall only be allowed on property where preliminary plat approval has been granted for a subdivision by both the planning commission and city council; and
  2. the overall preliminary plat must include a minimum lot size of one hundred (100) acres; and
  3. the use shall cover not more than three (3) acres of the preliminary plat area; and
  4. a site specific temporary use permit and a site plan shall be reviewed and approved by the planning commission; and
  5. the use shall not be located closer than one-quarter (1/4) mile to any existing or proposed residential dwelling in which a Certificate of Occupancy has been issued; and
  6. permanent buildings are prohibited; and
  7. mining operations shall be prohibited; and
  8. access to the proposed use shall be allowed off of Hwy 6 and must be reviewed and approved by UDOT (Utah Department of Transportation), Mapleton City Engineer, and any other affected local governments; and
  9. a lease agreement shall be required between the property owner and business owner; and
  10. the use shall not generate noise above eighty-five (85) decibels as measured from one-quarter (1/4) mile away from the perimeter of the site; and
  11. access roads shall remain dust free; and

12. the property owner or business owner shall provide a cash bond for the restoration of the site of said use to its original condition, including cleanup, replacement of facilities, and removal of any structures. Said bond shall be determined by the city engineer; and
13. as a means of mitigating potential safety hazards or significant adverse visual impacts, the planning commission may require additional conditions; and
14. business owner shall obtain a Mapleton City business license.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 19<sup>th</sup> Day of November, 2008.



Brady

ATTEST:



Camille Brown  
City Recorder



**Publication Date:** December 8, 2008

**Effective Date:** December 28, 2008