



Planning Commission Meeting

November 9, 2023

6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, November 9, 2023, at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

The order of agenda items is subject to change at the discretion of the Planning Commission Chair.

6:00 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

Consent Item

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission may ask that any items be considered individually for purposes of Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Planning Commission Meeting Minutes – October 26, 2023.

Action Item

2. Consideration of Preliminary Plat and Project Plan approval for a flex-use industrial building located at approximately 400 South Slant Road in the Industrial and Manufacturing (I&M-1) Zone.

PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, (801) 489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 11/1/23.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified November 1, 2023)

April Houser, Executive Secretary

Planning Commission Staff Report

Item:

2

REQUEST

Consideration of a preliminary plat and project plan for a new industrial building located at 681 S Slant Road in the I&M-1 Zone.

Date:

11/9/23

BACKGROUND & DESCRIPTION

The subject parcel is just over ½ an acre in size and is located in the Alvey Drive business park. The properties to the north, east and south are zoned industrial, while the property across Slant Road to the west is zoned residential. The applicant is proposing to construct a 9,500 square foot flex-warehouse building that will include four units.

Applicant:

Templar LLC

Location:

681 S Slant Rd

EVALUATION

The I&M-1 zone and a landscape covenant that was approved with the Alvey Business Park require the following:

- 75' minimum street frontage;
- Front setback of at least 15';
- Landscape buffers along Slant Road and Alvey Drive; and
- 40' maximum building height.

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

I&M-1

The proposed project complies with these requirements and is consistent with other development in the business park.

Attachments

1. Application information.

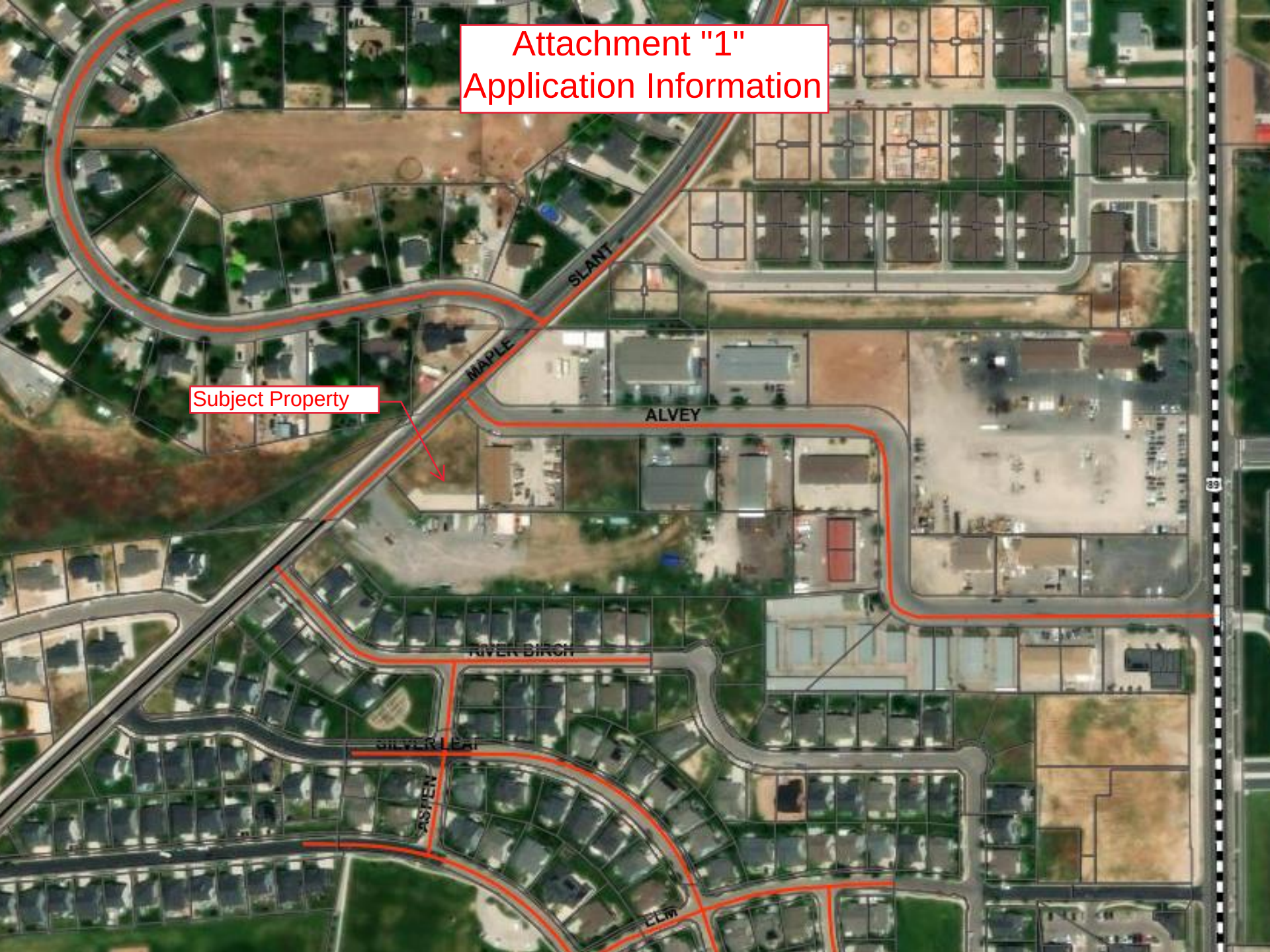
The applicant is proposing 19 parking spaces. Since the final users of the building have not yet been identified, the parking requirement will be handled through the business license application process. If the required parking for a proposed use exceeds what is provided, the proposed use would not be allowed.

RECOMMENDATION

Recommend approval of the preliminary plat and project plan.

Attachment "1" Application Information

Subject Property

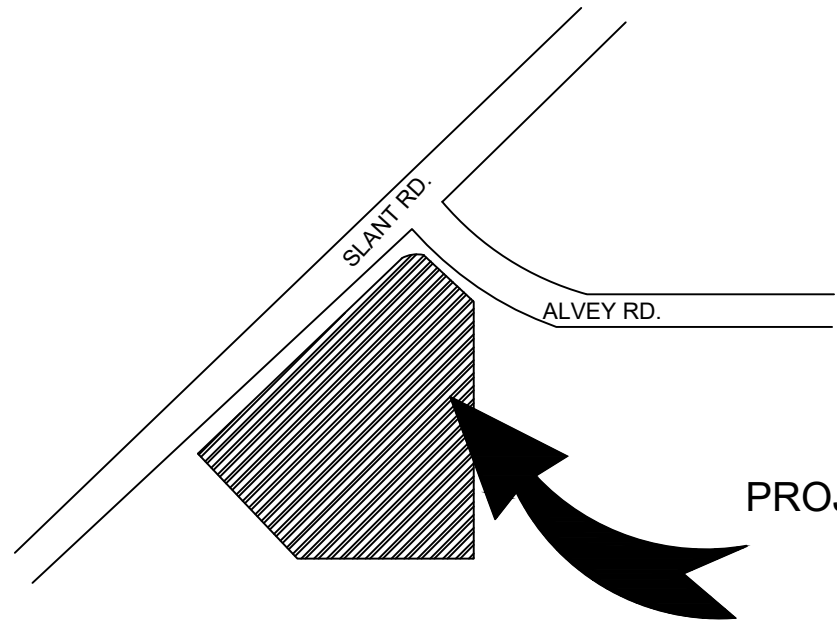


General Plan Designations
Purple/Orange = Residential
Gray = Industrial

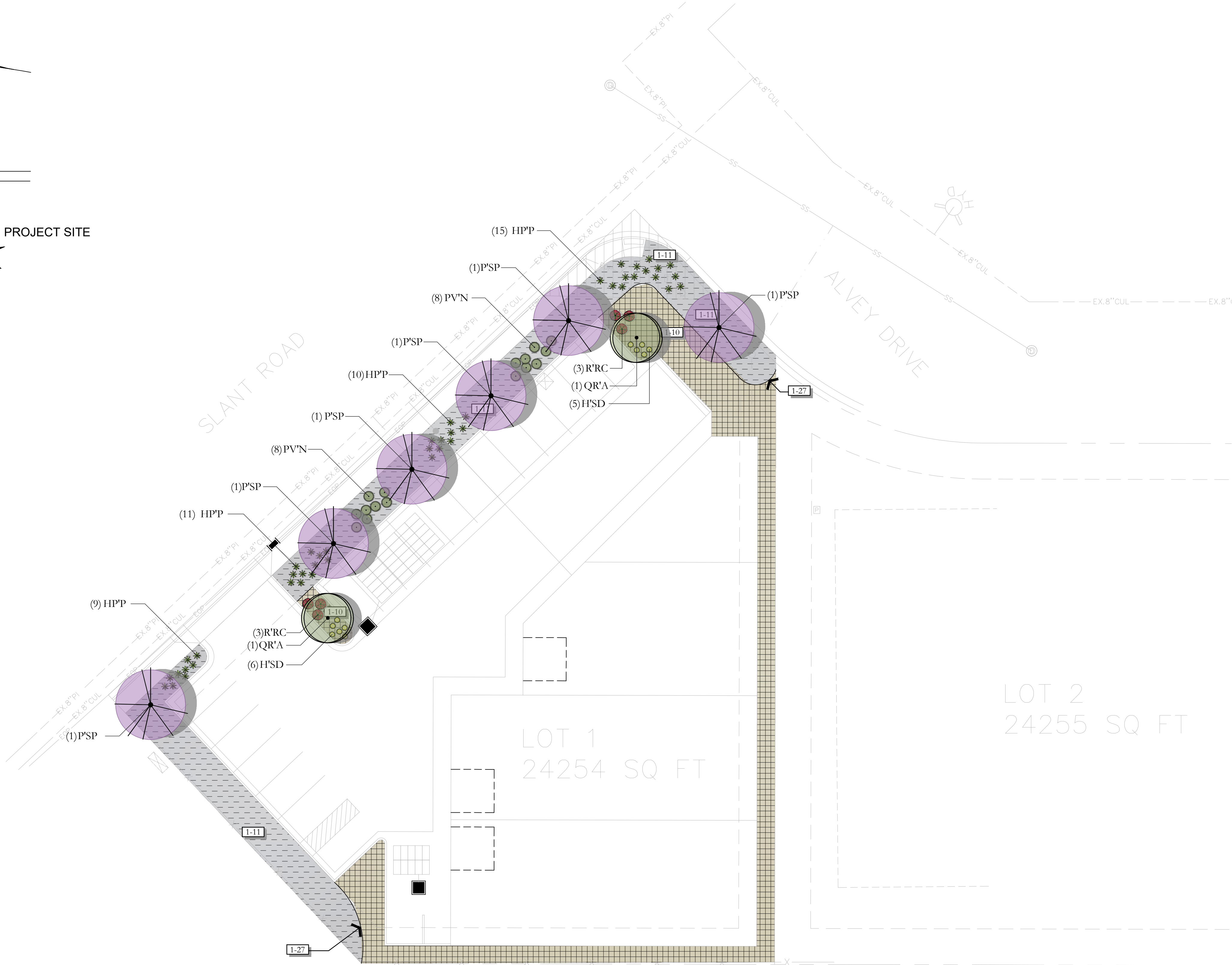
Subject Property



VICINITY MAP



PROJECT SITE



PLANT LEGEND					
(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)					
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	PSP	6	Prunus x virginiana 'P002S' TM Sucker Punch Chokecherry	B & B	2"Cal
	QRA	2	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"Cal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	HPP	45	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	PVN	16	Panicum virgatum 'North Wind' Northwind Switch Grass	1 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	HSD	11	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal	
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	RRC	6	Rosa x 'Noare' TM Flower Carpet Red Groundcover Rose	5 gal	

SITE MATERIALS LEGEND		
(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)		
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1" MINUS TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT. BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING. AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	2,995 sf
	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT. BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING. AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	2,848 sf
	6" CONCRETE MOW CURB	97 lf

7/28/2023

UT23028

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 16'

LOT 1

SLANT RD. & ALVEY DR.

MAPLETON, UTAH

CONGDON DEVELOPMENT

ATT: JEREMY CONGDON

801-615-1162

JEREMYCONGDON@KW.COM

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PKJ DESIGN GROUP

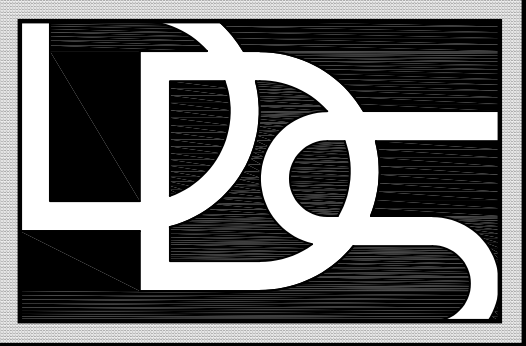
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PKJ
DESIGN GROUP
Landscape Architecture • Planning • Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

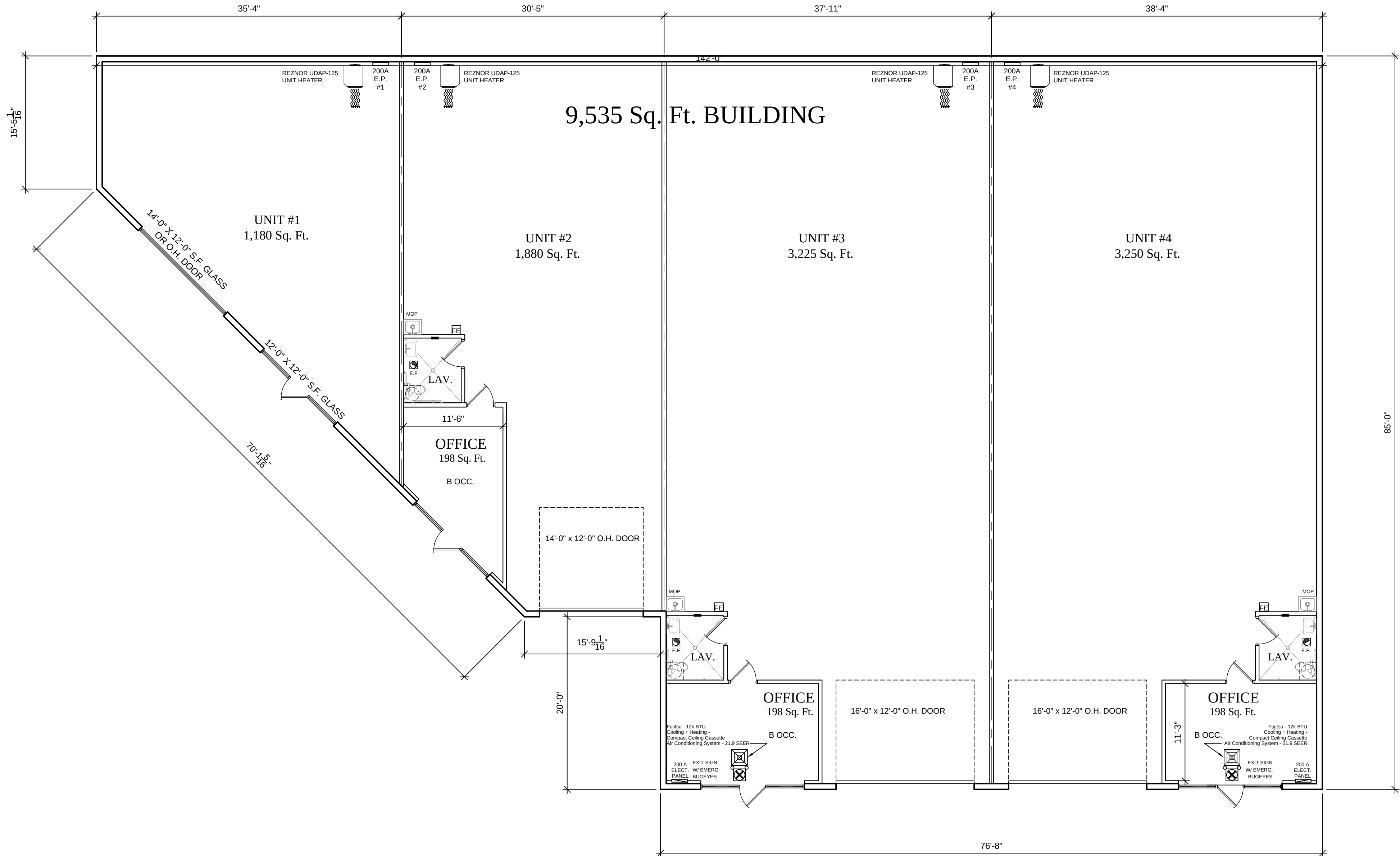
COLOR ILLUSTRATION
CITY PERMIT SET

LP-COLOR



Diversified
DESIGN SERVICES AND ENGINEERING, L.C.

6236 SOUTH TURPIN ST.
MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
Email: brandon@dds-slc.com



A NEW BUILDING FOR:

PROJECT NAME:

Congdon Development
Organa Subdivision, Lot #1
681 So. Slant Rd. Mapleton, Utah 84664

PROJECT INFO.

PROJECT NO.:	2022-058
CAD FILE NAME:	A101 Main Floor Plan V3
DRAWN BY:	BL
CHECKED BY:	
SCALE:	1/8" = 1'-0"
DATE:	10-12-2023

REVISIONS

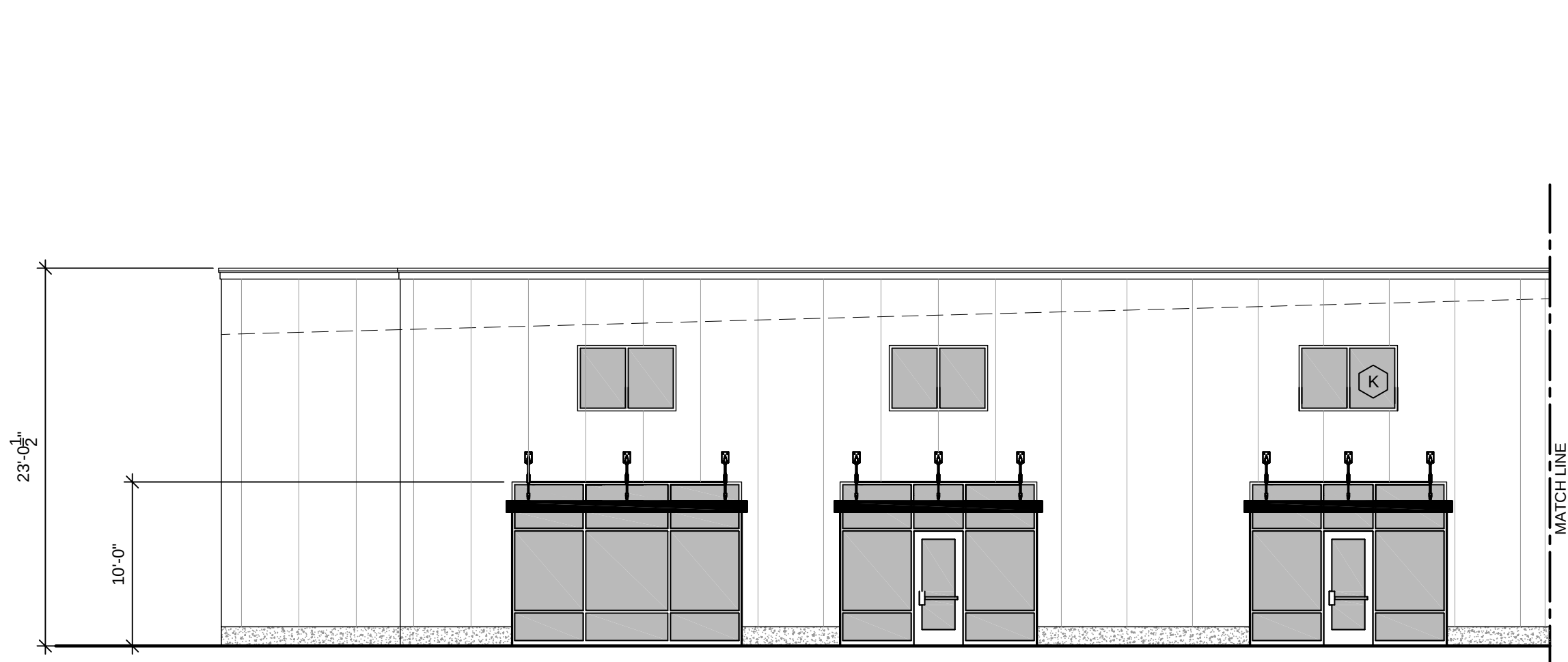
REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SHEET TITLE:

PRELIMINARY
MAIN FLOOR PLAN

A 101

SHEET 1 OF 2



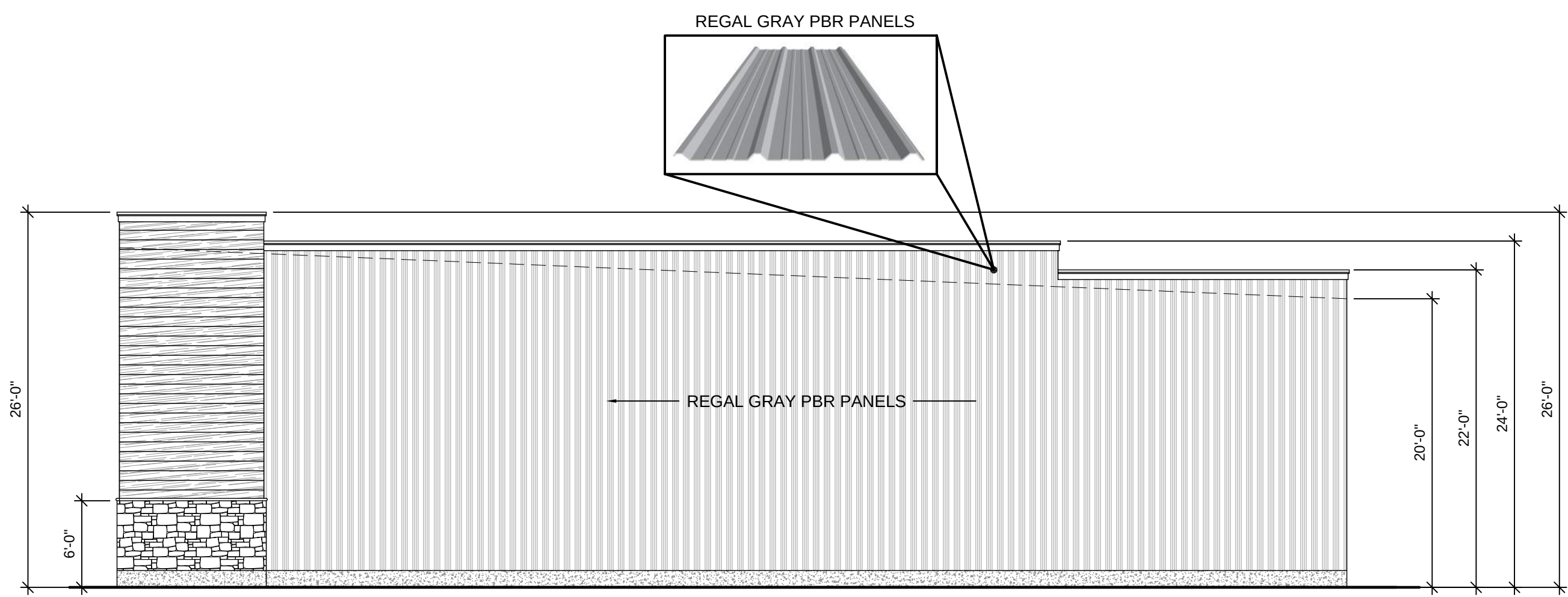
NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



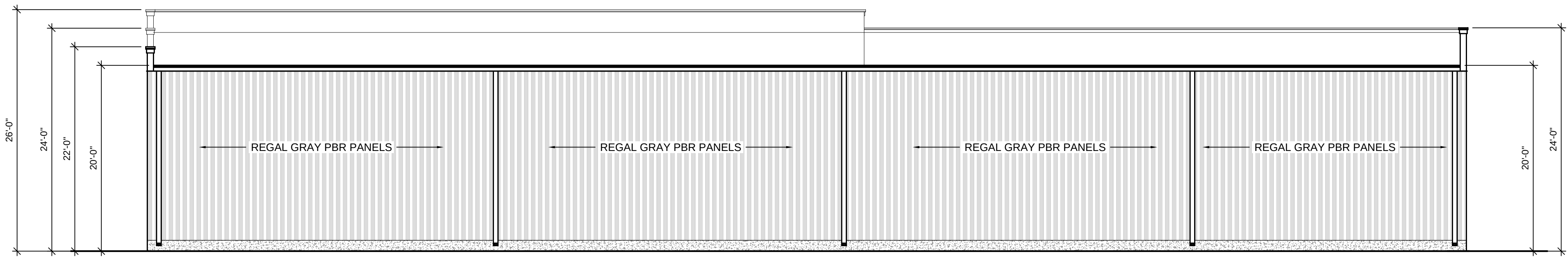
WEST ELEVATION

SCALE: 1/8" = 1'-0"



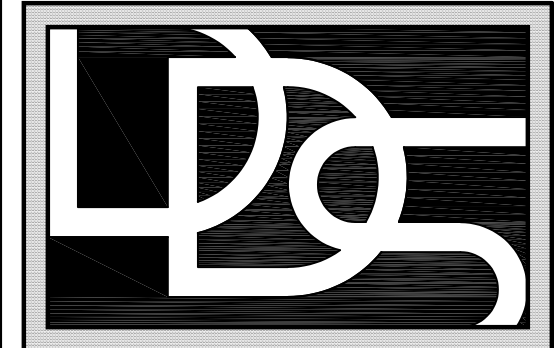
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



Diversified

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MURRAY, UTAH 84107
TELEPHONE (801) 347-2369
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A NEW BUILDING FOR:

PROJECT NAME:

Congdon Development
Organa Subdivision, Lot #1
681 So. Slant Rd. Mapleton, Utah 84664

PROJECT INFO.

PROJECT NO.:	2022-058
CAD FILE NAME:	A201 Elevations V1
DRAWN BY:	BL
CHECKED BY:	
SCALE:	1/8" = 1'-0"
DATE:	10-12-2023

REVISIONS

REV	DATE	DESCRIPTION
Δ	DATE	DESCRIPTION

SHEET TITLE:

PRELIMINARY
EXTERIOR ELEVATIONS

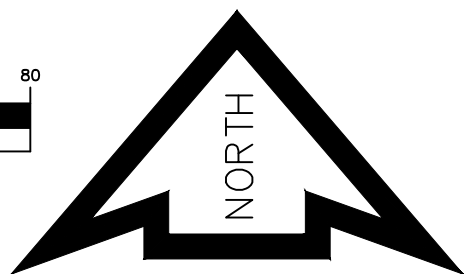
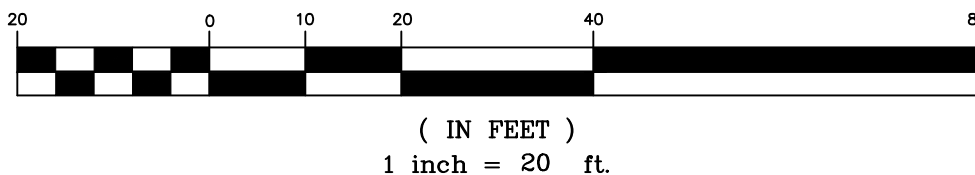
A 201

SHEET 2 OF 2

ORGANA
PLAT B, P.U.D.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 8
SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

GRAPHIC SCALE



SYMBOL LEGEND

- FOUND UTAH COUNTY MONUMENT
- SET NEW REBAR & CAP (OR FOUND EXISTING REBAR & CAP)
- NOTHING SET
- FOUND PLUG OR SET PLUG ON LOT LINE EXTENSION
- SECTION/TIE LINE
- LOT/R.O.W. LINE
- PUBLIC UTILITY EASEMENT
- SUBDIVISION BOUNDARY
- EXISTING ADJOINERS
- PRIVATE AREA
- COMMON AREA

NORTHEAST CORNER
SECTION 16, T8S, R3E, SLB&M
(FOUND BRASS CAP)

SECTION LINE - BASIS OF BEARING (NAD 27)
N 00°18'38" W 2649.32'
N 00°18'38" W 167.16'

EAST QUARTER CORNER
SECTION 16, T8S, R3E, SLB&M
(FOUND BRASS CAP)

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

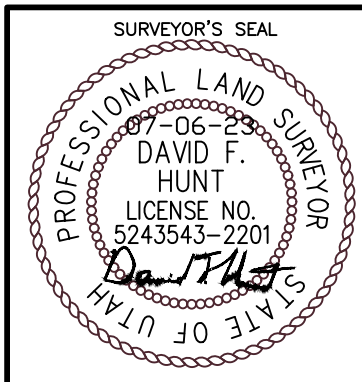
ALL OF LOT 1, PLAT A, ORGANA SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 11032 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING LOCATED NORTH 1174.16 FEET, WEST 1295.45 FEET AND NORTH 89°52'22" WEST 164.53 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°52'22" WEST 114.78 FEET; THENCE NORTH 43°17'10" WEST 95.51 FEET; THENCE NORTH 46°42'50" EAST 183.02 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 88°17'10" E 21.21 FEET); THENCE SOUTH 43°17'10" EAST 31.66 FEET THENCE ALONG THE ARC OF A 85.00-FOOT RADIUS CURVE TO THE LEFT 6.32 FEET (CHORD BEARS S 45°25'06" E 6.32 FEET); THENCE SOUTH 00°07'38" WEST 167.16 FEET TO THE POINT OF BEGINNING.

AREA = 24,254 SQ. FT. OR 0.5568 ACRES

OF LOTS = 4

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)



David F. Hunt
SURVEYOR
(See Seal Below)

07-06-23
DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, PURSUANT TO UTAH CODE 10-9a-604(1), THE OWNER HEREBY CONVEYS THE COMMON AREA TO

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20____.

JEREMIAH BENJAMIN HARRIS

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC NAME _____ PRINT FULL NAME

NOTARY PUBLIC AND COMMISSION NUMBER _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES _____

NOTARY PUBLIC SIGNATURE
(See Seal Below)

NOTARY PUBLIC SEAL

LEGISLATIVE BODY ACCEPTANCE

THE CITY OF MAPLETON APPROVES THIS SUBDIVISION AND HEREBY APPROVES AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20 ____.

APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED _____
PLANNING COMMISSION CHAIR

APPROVED _____
MAYOR

ATTEST _____
CLERK/RECORDER
(See Seal Below)

APPROVED _____
CITY ENGINEER
(See Seal Below)

ATTEST _____
CLERK/RECORDER
(See Seal Below)

PLAT "B" P.U.D.

ORGANA
A PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 8
SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

INCLUDING A VACATION OF LOT 1, PLAT A,
ORGANA SUBDIVISION

MAPLETON CITY, _____ UTAH COUNTY, UTAH

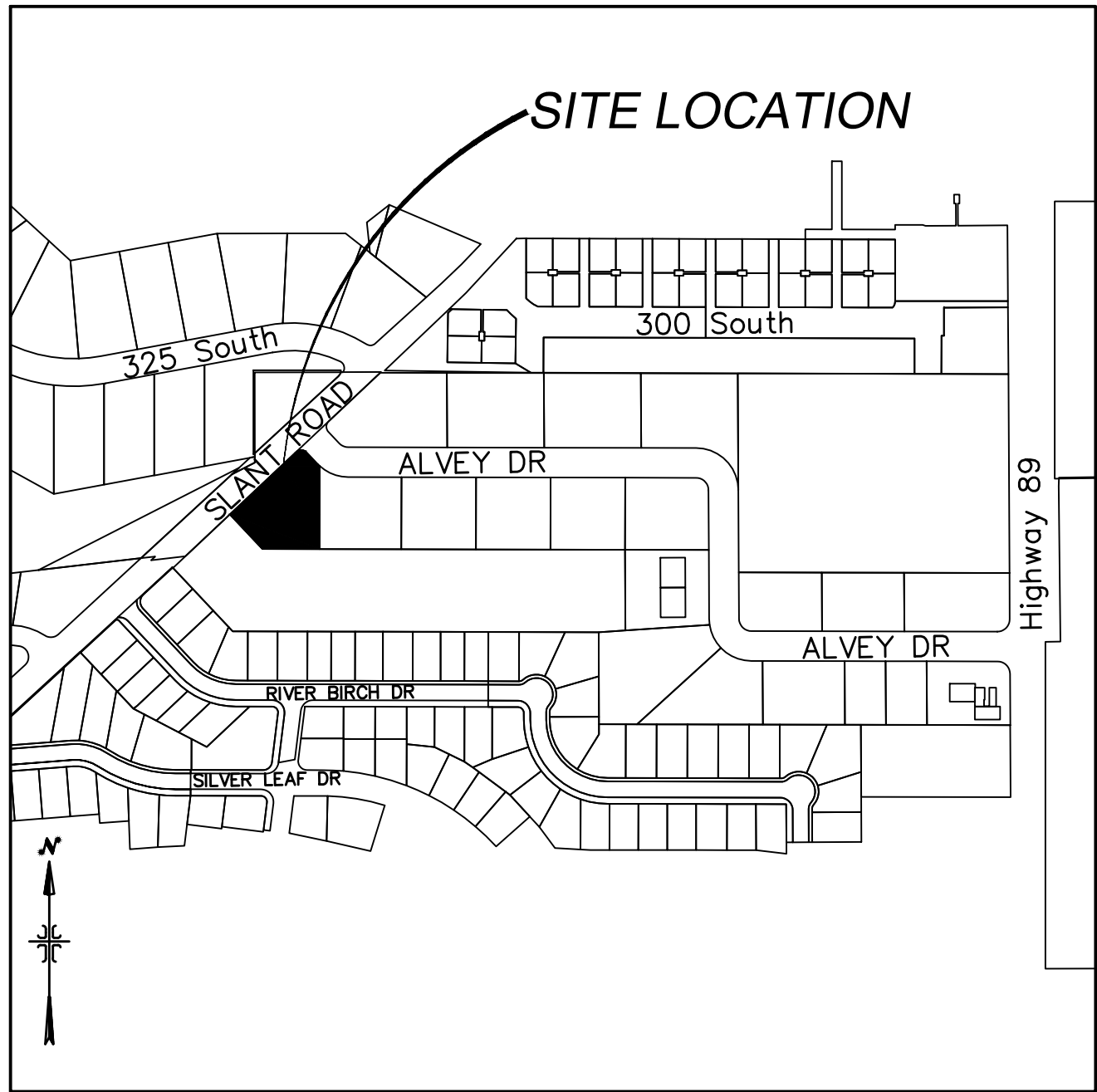
SCALE: 1" = 20 FEET

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER

SITE LOCATION



VICINITY MAP
-NTS-

TABULATIONS

CURRENT ZONE = I&M-1 INDUSTRIAL AND MANUFACTURING
OF LOTS = 4
TOTAL AREA = 0.5568 ACRES
STREET DEDICATED AREA = 0.00 ACRES
OPEN SPACE AREA = 0 ACRES
DENSITY = 7.1839 LOTS/ACRE
LANE MILES = 0.0464 MILES

SETBACKS

FRONT (BUILDING SETBACK) = 30'
SIDE (STREET) = 15'
SIDES = 5'
REAR = 5'

NOTES:

- ALL CONSTRUCTION IS TO BE CONSISTENT WITH MAPLETON CITY STANDARDS.
- ALL BUILDINGS CONSTRUCTED ARE TO HAVE FLOOR SLABS A MINIMUM OF 3 FEET ABOVE THE GROUND WATER ELEVATION, PER THE APPROVED SITE PLAN.
- THE GRADING AND DRAINAGE PLAN MUST BE APPROVED BEFORE BUILDING PERMIT IS ISSUED.
- EACH LOT IS SERVICED BY ONE EXISTING SEWER LATERAL, ONE CULINARY WATER SERVICE, ONE PRESSURIZED IRRIGATION SERVICE, AND INDIVIDUAL POWER, GAS, & COMMUNICATION SERVICES.
- IF A GEOTECHNICAL ENGINEERING INVESTIGATION IS COMPLETED, ALL FINDINGS AND RECOMMENDATIONS OF THIS REPORT SHOULD BE FOLLOWED.
- PLEASE SEE THE IMPROVEMENT PLANS FOR PARKING, ACCESS, IMPROVEMENTS, ETC.
- THE LOT LINES SHOWN WILL BE THE MIDDLE OF THE PARTITION WALL FOR THE BUILDING UNITS.
- THE HOA WILL BE RESPONSIBLE FOR LANDSCAPING MAINTENANCE, IMPROVEMENT MAINTENANCE, COMMON AREA UPKEEP, SNOW REMOVAL, ETC. AS DEFINED IN THE C,C,&R'S.

SLANT ROAD

ALVEY DRIVE

COMMON AREA
15,006 sq. ft.

LOT 2, PLAT A
ORGANA SUBDIVISION
MAP 11032

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA ANGLE
C1	23.56'	15.00'	S88°17'10"E	21.21'	89°58'58"
C2	6.32'	85.00'	S45°25'06"E	6.32'	4°15'39"

LINE TABLE

LINE	LENGTH	BEARING
L1	25.28'	N78°43'10"E