MAPLETON
UTAH

Planning Commission Meeting

September 26, 2024

6:00pm

125 West 400 North
Mapleton, UT 84664

MAPLETON
UTAH

PLANNING COMMISSION AGENDA

Thursday, September 26, 2024, 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 Items

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 – July 25, 2024.
2. Consideration of a Home Occupation Permit to operate a small daycare service within the existing dwelling located at 926 West 800 North in the RA-2 Zone.

Action Items

3. Consideration of a Preliminary Plat application for the Maple Hills subdivision consisting of 22 lots located in the PRC-9 Zone at approximately 800 North 2000 East.
4. Consideration of a Preliminary Plat application for the Pheasant View Plat E subdivision consisting of four commercial pad sites located in the General Commercial (GC-1) Zone at approximately 1507 West 800 South.

Public Hearings

5. Consideration of a request to rezone approximately 3.1 acres located at 780 South Main Street from the A-2 to RA-1 Zone.
6. Consideration of an amendment to Mapleton City Code section 18.82.090 regarding the minimum project size requirement for a Planned Residential Community (PRC) 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 9/19/24.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified September 19, 2024)

April Houser

April Houser, Executive Secretary

MAPLETON
UTAH

Planning Commission Staff Report

Item:
2

Date:
09/26/2024

Applicant:
Alma K Marquez Valdes

Location:
926 W 800 N

Prepared By:
Jeni Crookston, Planner

Public Hearing:
Yes

Zone:
RA-2

Attachments
1. Application information.

REQUEST

Consideration of a Home Occupation Permit to operate a small daycare service within the existing dwelling located at 926 West 800 North in the RA-2 Zone.

BACKGROUND & DESCRIPTION

The subject property is approximately 0.4 acres in size and is located in the Sierra Vista Estates subdivision. The site is developed with a single-family dwelling that was constructed in approximately 1996. The property abuts single-family dwellings to the north, east, and west.

The applicant is requesting approval of a home occupation to operate a preschool within the dwelling that would include:

- Provide day care serviced for 10 children or less;
- Days of operation will be Monday through Friday; and
- Hours of operation are 6:00 am to 5:00 pm; and
- The area dedicated to the business will be less than 500 square feet.

EVALUATION

Administrative Review: A home occupation permit is considered administrative in nature. If the applicant complies with adopted standards, they are entitled to an approval. The Planning Commission may require conditions if necessary to mitigate reasonably anticipated detrimental effects.

Home Occupations: Mapleton City Code (MCC) section 18.84.380 outlines the requirements for home occupations within the City. Some of the primary requirements that apply to all home occupations include that the home occupation must be operated by the occupants of the home, that it may not utilize more than 500 square feet, that no more than six vehicles be parked on the property at one time and that the use does not produce noise, smoke, fumes, etc. that could impact neighboring properties. Regarding preschools, the ordinance states the following:

> *"Child oriented businesses such as day cares and preschools shall be limited to a maximum of ten (10) clients or students including children living in the home if participating in the preschool or daycare activities. It is recognized that during pick up and drop off times that more than six (6) vehicles may be visiting the site, however, not more than six (6) vehicles, as described in subsection 7, may remain during business*

hours with the exception of one event per year (such as a class graduation), which may exceed six (6) vehicles. The Planning Commission may limit the number of clients or students to less than ten (10) if it is determined that a property and/or road cannot safely handle the proposed increase in traffic."

The proposed use will have 10 or fewer students, will occupy less than 500 square feet of the home and complies with the other requirements of the ordinance. With ample driveway area to accommodate pick-ups and drop-offs, traffic is not anticipated to be an issue.

RECOMMENDATION

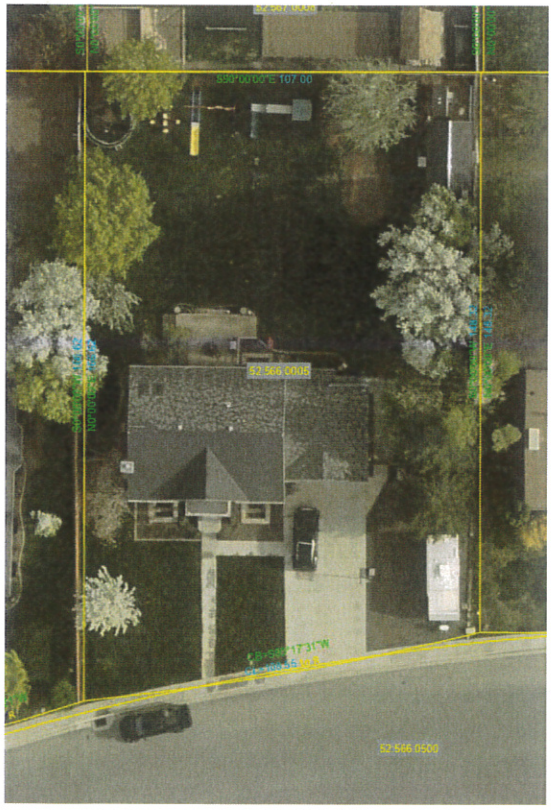
Approve the conditional use permit with the following conditions:

1. A fire inspection will be required prior to operation.
2. The use must be in compliance with MCC Section 18.84.380.
3. Applicant must provide evidence of their childcare license as required by the state.

Attachment 1 - Neighborhood Map



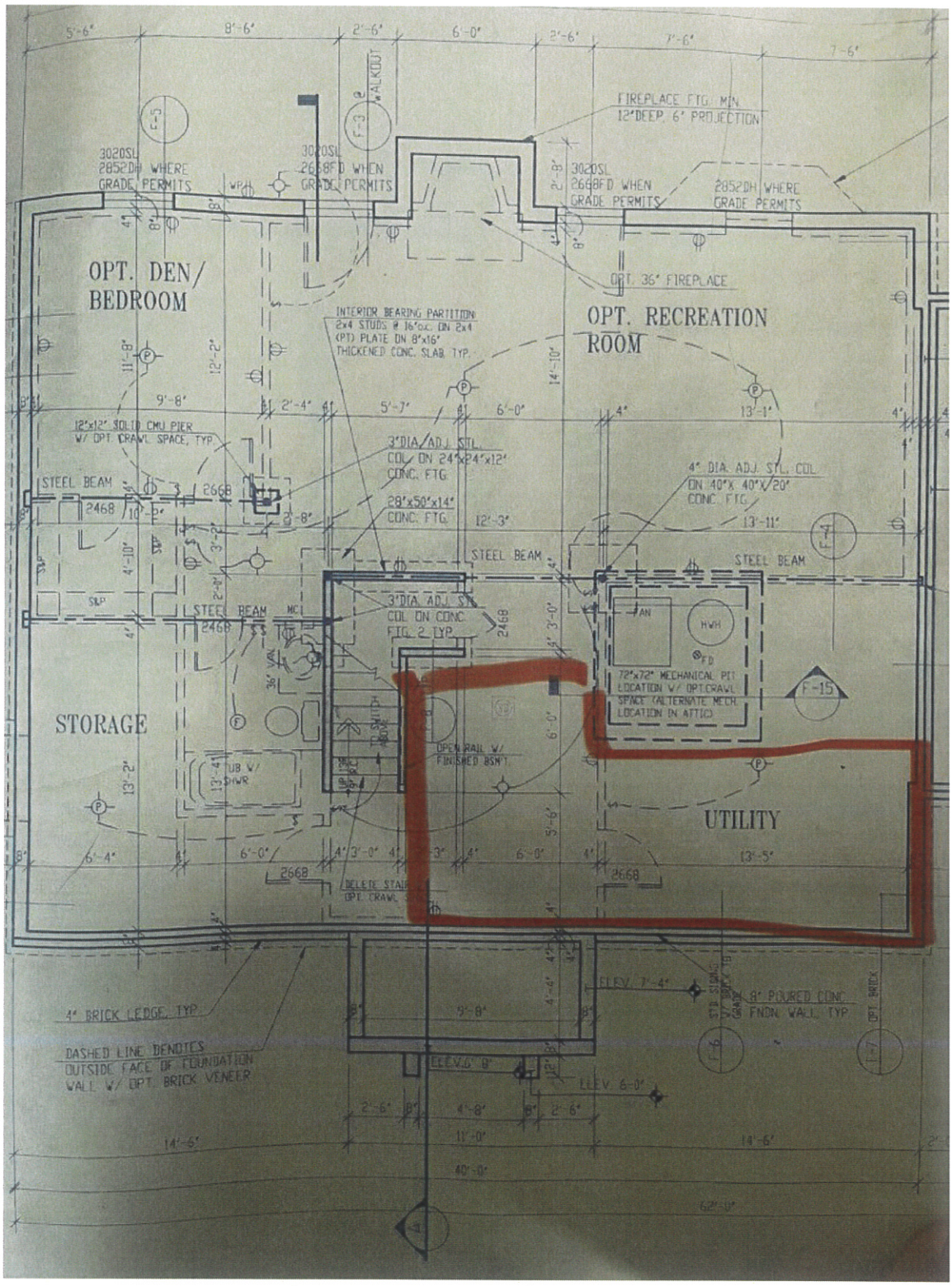
Parcel Map



Attachment 2 - Daycare Operation Area






OPT. DEN/
BEDROOM
OPT. RECREATION
ROOM
STORAGE
UTILITY
FIREPLACE FTG. MIN.
12"DEEP, 6' PROJECTION
OPT. 36" FIREPLACE
INTERIOR BEARING PARTITION
2x4 STUDS @ 16"o.c. ON 2x4
(PT) PLATE ON 8"x16"
THICKENED CONC. SLAB TYP.
12"x12" SOLID CMU PIER
W/ OPT. CRAWL SPACE, TYP.
3"DIA./ADJ. STL.
COL. ON 24"x24"x12"
CONC. FTG.
28"x50"x14"
CONC. FTG.
4" DIA. ADJ. STL. COL.
ON 40"x 40"x 20"
CONC. FTG.
STEEL BEAM
3"DIA. ADJ. STL.
COL ON CONC.
FTG. 2 TYP.
72"x72" MECHANICAL PIT
LOCATION W/ OPT. CRAWL
SPACE (ALTERNATE MECH.
LOCATION IN ATTIC)
OPEN RAIL W/
FINISHED BSMT
4" BRICK LEDGE, TYP.
DASHED LINE DENOTES
OUTSIDE FACE OF FOUNDATION
WALL W/ OPT. BRICK VENEER
ELEV. 7'-4"
8" POURED CONC.
FNDN. WALL, TYP.
ELEV. 6'-0"
ELEV. 6'-0"
WALKOUT
3020SL
2852DH WHERE
GRADE PERMITS
3020SL
2668FD WHEN
GRADE PERMITS
2852DH WHERE
GRADE PERMITS
F-15

MAPLETON
UTAH

Planning Commission Staff Report

Item:
3

Date:
9/26/2024

Applicant:
Patterson Construction

Location:
800 N 2000 E

Prepared By:
Sean Conroy, Community Development Director

Public Hearing:
No

Zone:
PRC-9

Attachments
1. Standards findings.
2. Application information.

REQUEST

Consideration of a Preliminary Plat for the Maple Hills subdivision consisting of 22 lots located in the PRC-9 zone.

BACKGROUND & DESCRIPTION

In 2018, the City Council approved the Maple Hills subdivision consisting of 26 lots on 38 acres of property zone A-2, Transferable Development Right Receiving Site (TDR-R). The project included 25 lots of roughly one acre in size and one approximately 10 acre parcel. Later, the IDL Company sold the property containing the 25 lots to Patterson Construction, and sold what was shown as the 10 acre lot to a separate entity, but increased its size to 11 acres. Patterson then purchased an additional two acre parcel.

After the original approvals some geotechnical hazards were identified that impacted the proposed lot configurations. On June 13, 2024 the Planning Commission reviewed a request to rezone the property to Planned Residential Community (PRC-9) to allow for more flexibility in lot sizes and configurations to address the geotechnical hazards. The concept plan showed a reduction in the number of lots as well as a new community trail. The Planning Commission recommended approval of the rezone to the City Council. On July 17, 2024 the City Council approved the proposed rezone with one fewer lot than was presented to the Planning Commission.

The applicant is now requesting approval for a preliminary plat that will now include:

- 22 lot lots ranging in size from .58 of an acre to 5.71 acres;
- A hiking trail leading up the Maple Bench to an existing trail that leads to Maple Canyon; and
- 10 trail-head parking spaces.

EVALUATION

Subdivision applications are considered administrative in nature. If the application complies with City standards, the applicant is entitled to an approval. Special conditions may be added in order to mitigate reasonably anticipated detrimental effects.

Land Use Element of the General Plan: The Future Land Use Map designates the site as "*Rural Residential*". This designation corresponds to the A-2 or PRC zones and allows densities that average one lot per two acres, or one lot per acre with TDRs. All of the abutting properties have the same Rural Residential designation. With 22 lots on 26 acres, the average lot size of 1.2 acres is consistent with the General Plan.

Trail: When the City went through the General Plan update in 2020, one of the key findings was the community's desire for more trails and access to natural open space. Based on this input, the Parks, Open Space and Recreation and Trails Element of the General Plan included the following goal and policies:

- *Goal 5: Implement the Recommended Trail Facilities.*
- *Policy 5.1: Assure that Mapleton's Trail System Meets Public Needs and Expectations.*
- *Policy 5.2: Require trail master planning to be incorporated into community planning, land use planning and the development review process of Mapleton City, including the development of trailheads and access to trails.*

Consistent with the goal and policies identified above, staff has been working with the applicant to provide a trail head and trail access that was not part of the original approval. The trail would lead to and through 23 acres owned by the City, as well as to an existing trail that runs north/south along the bench that connects to Maple Canyon.

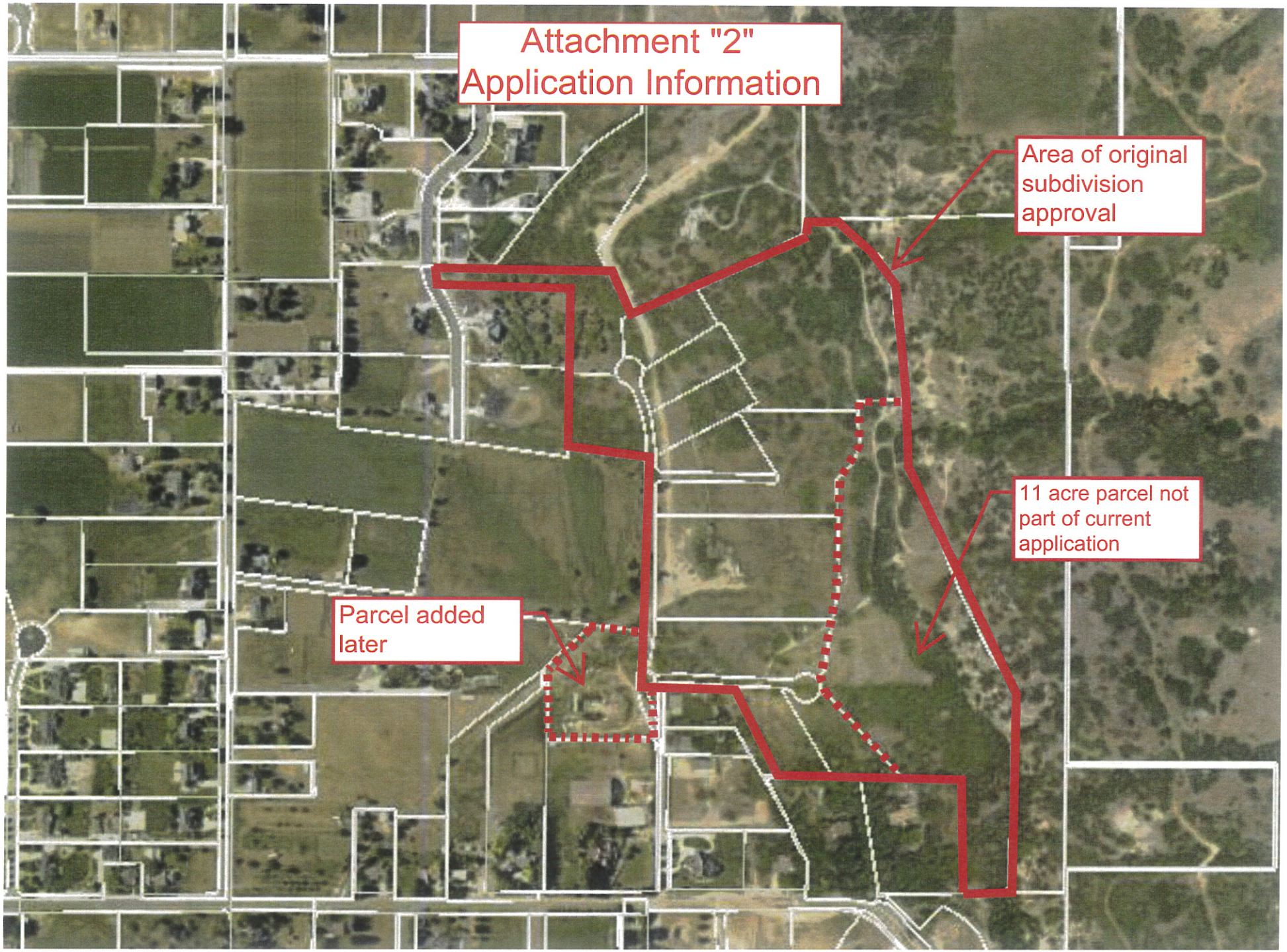
Zoning: The PRC-9 zone establishes a maximum density of 22 lots with the use of nine TDRs and requires a minimum lot size of .55 of an acre. The applicant has already submitted the required TDRs and the project complies with the density and lot size requirements.

The PRC-9 zone also requires the construction of the trail discussed previously and the protection of the non-habitable areas as identified in the geotechnical report.

RECOMMENDATION

Approve the preliminary plat with the condition that all outstanding items from the DRC comments be addressed prior to plat recording.

Attachment "1" Findings for Decision		
No.	**Findings**	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✔
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✔
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✔
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✔
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✔
6.	The project does not impose an undue financial burden on the City.	✔
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✔
8.	The project plan recognizes and accommodates the existing natural conditions.	✔
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✔
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✔


Attachment "2"
Application Information
Area of original subdivision approval
11 acre parcel not part of current application
Parcel added later

Proposed Preliminary Plat

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CURB
- PROPOSED CURB
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR
- CULINARY WATER
- PRESSURIZED IRRIG.
- SANITARY SEWER
- STORM DRAIN
- FIRE HYDRANT

TABULATIONS

PLAT	# LOTS
A-1	2
A-2	2
B-1	3
B-2	7
C	6
D	2
TOTAL	22

MAPLETON IRRIGATION NOTES

1. APPLICANT MUST NOTIFY FRANSON CIVIL ENGINEERS (FRANSON CIVIL) AT LEAST 24 HOURS BEFORE CONSTRUCTION ON MIDC FACILITIES. CALL KYLE DEVANEY WITH FRANSON CIVIL AT 801-756-0309. FAILURE TO DO SO MAY RESULT IN A $5,000 FINE.
2. ALL CONSTRUCTION MUST BE DONE TO MIDC STANDARDS.
3. MIDC CONTACT DURING CONSTRUCTION: MIKE MINER, PRESIDENT 801-376-1454
4. BOXES SHALL HAVE METAL SIGN ATTACHED TO GRATE THAT READS:

   PROPERTY OF MAPLETON IRRIGATION DISTRICT & COMPANY
   IRRIGATION BOX MAY NOT BE FENCED WITHIN PROPERTY
   COMPANY MUST HAVE ACCESS FROM CITY STREET

5. ALL BACKFILL MATERIALS WITHIN THE MIDC EASEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. IF COMPACTION OF THE BACKFILL MATERIALS AROUND THE MIDC PIPELINE CANNOT MEET THIS REQUIREMENTS THEN FLOWABLE FILL IS AN ACCEPTABLE ALTERNATIVE.
6. PIPES OR OTHER UTILITIES RUNNING PARALLEL TO THE IRRIGATION PIPE IN A SHARED EASEMENT SHALL BE PLACED A MINIMUM OF 5 FEET HORIZONTALLY FROM THE IRRIGATION PIPE.
7. PIPES CROSSING PERPENDICULARLY OVER OR UNDER THE IRRIGATION PIPE SHALL HAVE A MINIMUM 1-FOOT VERTICAL CLEARANCE.
8. PIPES ENTERING BOXES SHALL BE CONCRETED ON THE OUTSIDE AND GROUTED ON THE INSIDE.

SHEET INDEX

C0	COVER
C1.1	PRELIMINARY OVERALL LAYOUT
C1.2	PRELIMINARY SUBDIVISION PHASE B-1
C1.3	PRELIMINARY SUBDIVISION PHASE B-2 & C
C1.4	PRELIMINARY SUBDIVISION PHASE D
C2	OVERALL UTILITY PLAN
C3	OVERALL GRADING PLAN
C4	EX MAPLE HILLS LANE - DEMO PLAN
C5	MAPLE HILLS LANE
C6	SWPPP
D1-D3	CONSTRUCTION DETAILS

LOCATION OF PROJECT



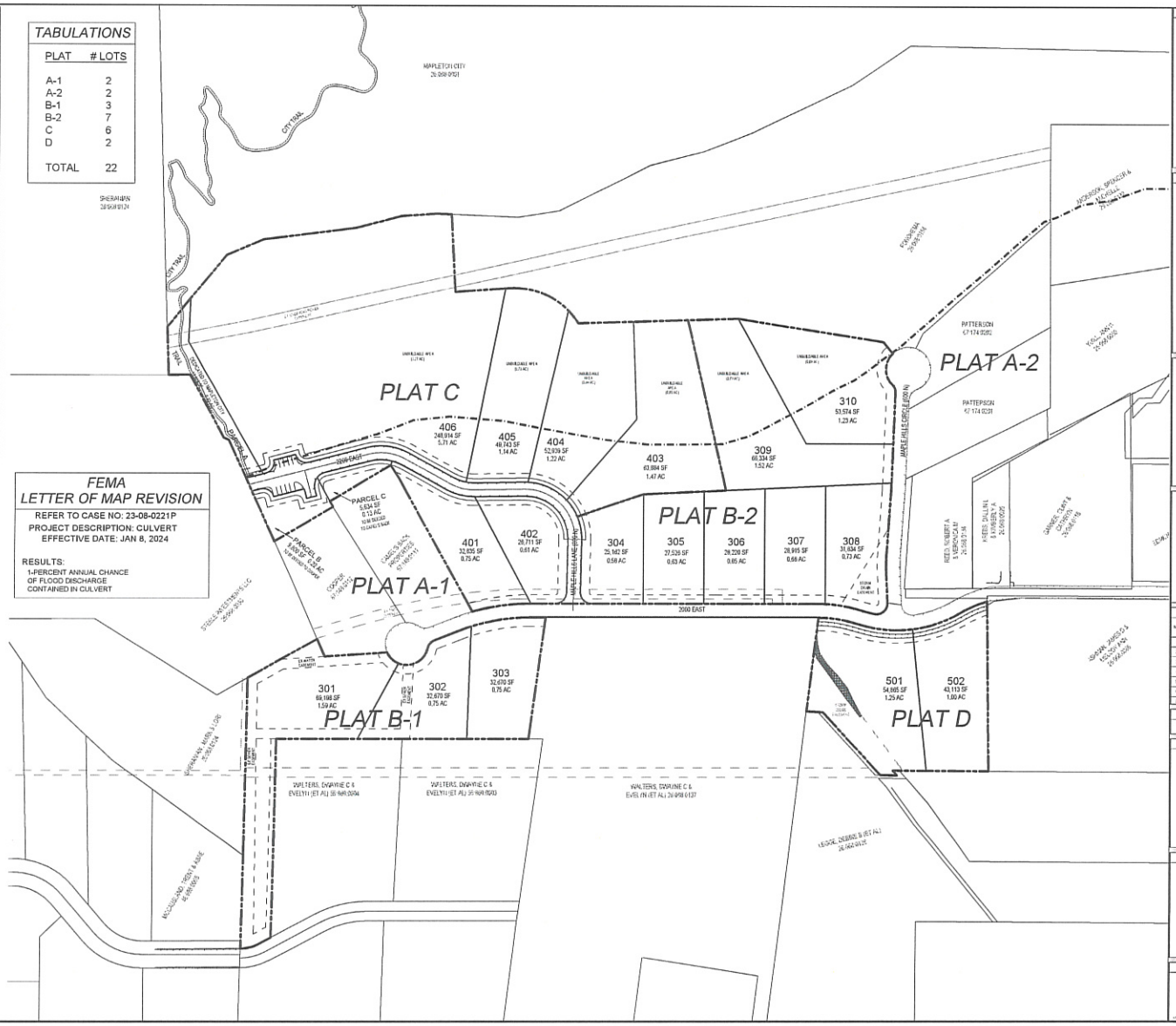
VICINITY SKETCH

SCALE 1"=200'

FEMA LETTER OF MAP REVISION

REFER TO CASE NO: 23-08-0221P
PROJECT DESCRIPTION: CULVERT
EFFECTIVE DATE: JAN 8, 2024

RESULTS:
1-PERCENT ANNUAL CHANCE OF FLOOD DISCHARGE CONTAINED IN CULVERT



DEVELOPMENT

MAPLE HILLS ESTATES

DEVELOPER

PATTERSON HOMES
www.phutah.com
11938 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine, UT 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
AMEND PRELIM	09-05-2024

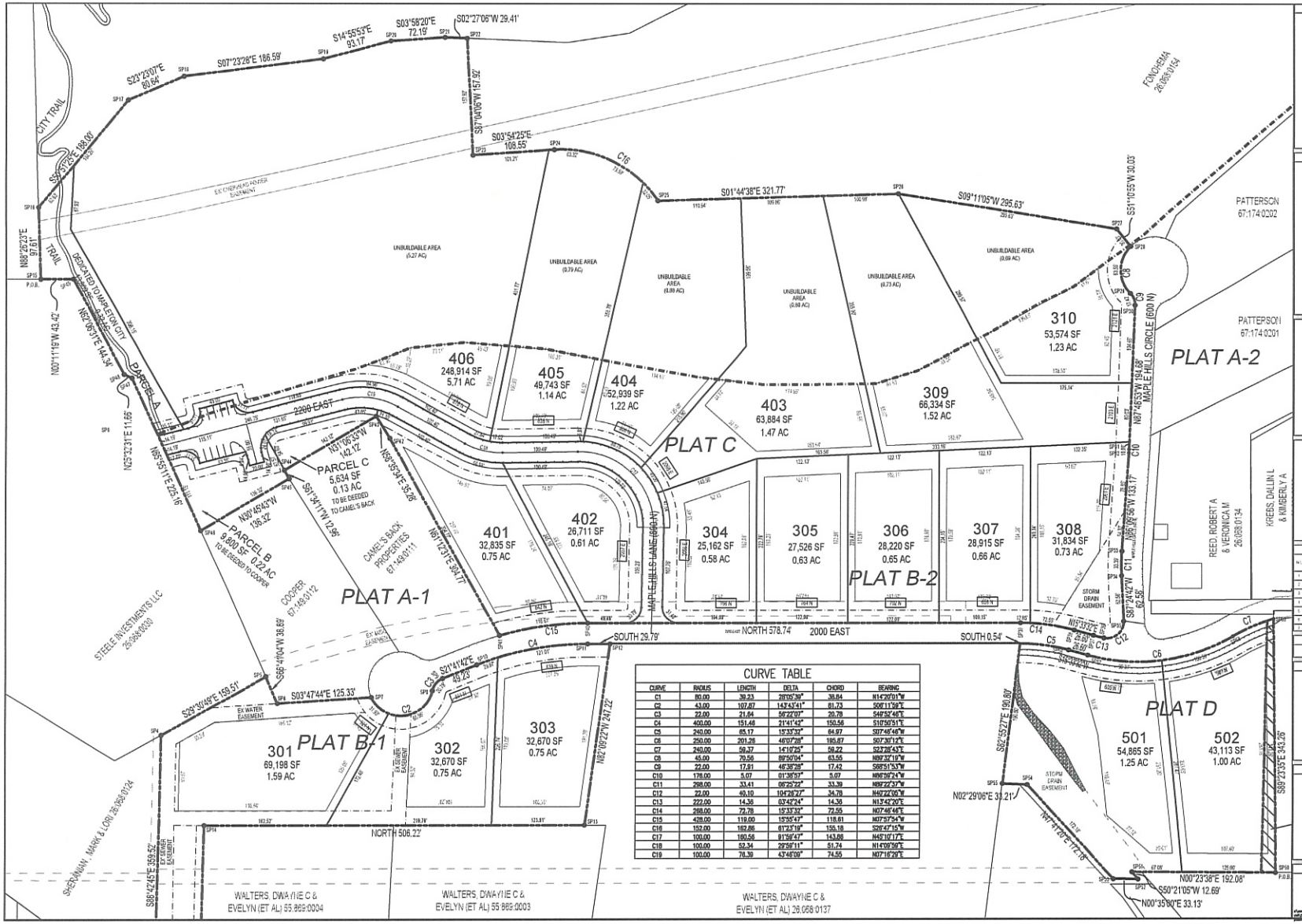
PROJECT

MAPLE HILLS ESTATES

DESCRIPTION

AMENDED PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
COVER	C0



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	80.00	39.23	28°05'39"	38.84	N14°20'01"W
C2	43.00	107.87	143°43'41"	81.73	S06°11'59"E
C3	22.00	21.84	56°22'01"	20.78	S40°57'40"E
C4	400.00	151.48	21°41'43"	150.56	S10°50'51"E
C5	240.00	65.17	15°33'39"	64.97	S07°46'46"W
C6	250.00	201.26	46°07'28"	195.87	S07°30'12"E
C7	240.00	59.37	14°10'25"	59.22	S23°28'43"E
C8	45.00	70.58	89°50'04"	63.55	N89°32'19"W
C9	22.00	17.91	46°36'28"	17.42	S68°51'53"W
C10	178.00	5.07	01°38'57"	5.07	N86°39'24"W
C11	298.00	33.41	06°25'22"	33.39	N89°22'37"W
C12	22.00	40.10	104°26'27"	34.78	N40°22'06"W
C13	222.00	14.36	03°42'24"	14.36	N13°42'20"E
C14	298.00	72.78	15°37'39"	72.55	N07°46'46"E
C15	428.00	119.00	15°55'47"	118.61	N07°57'54"W
C16	152.00	162.86	61°23'19"	155.18	S26°47'15"W
C17	100.00	160.56	91°59'43"	143.88	N45°16'17"E
C18	100.00	52.34	29°58'11"	51.74	N14°06'59"E
C19	100.00	76.39	43°46'08"	74.55	N07°16'26"E

DEVELOPMENT

MAPLE HILLS ESTATES

DEVELOPER

PATTERSON HOMES
www.phutah.com
11688 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

Berg CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine, UT 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
1		
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SEAL

STATE OF UTAH
343692
09-05-2024
REGISTERED PROFESSIONAL ENGINEER

ACTION	DATE
AMEND PRELIM	09-05-2024

PROJECT

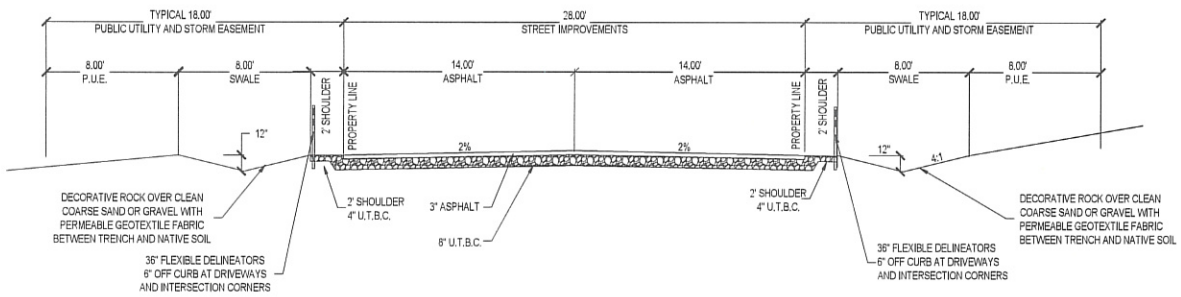
MAPLE HILLS ESTATES

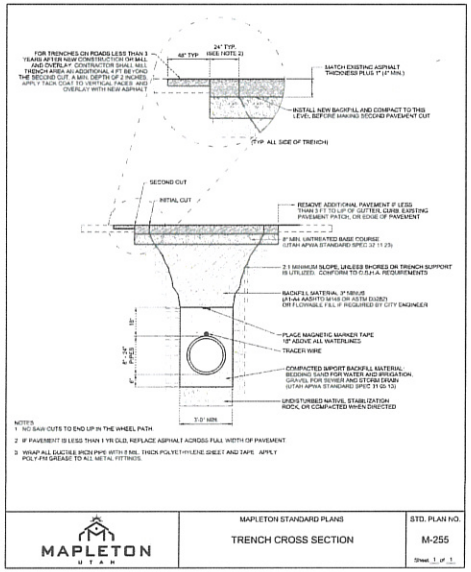
DESCRIPTION

AMENDED PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
LAYOUT	C1.1

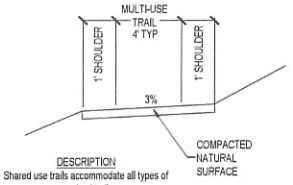
COUNTRY LANE CROSS SECTION





MAPLETON UTAH	MAPLETON STANDARD PLANS TRENCH CROSS SECTION	STD. PLAN NO. M-255 Sheet 1 of 1

MULTI-USE TRAIL SECTION



DESCRIPTION
Shared use trails accommodate all types of nonmotorized trail users (commonly hikers, bicyclists, and equestrians)

DEVELOPMENT

MAPLE HILLS ESTATES

DEVELOPER

PATTERSON HOMES
www.phutah.com

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

N

0 15 30 60 90
SCALE: 1"= 30'

berg
CIVIL ENGINEERING
1018 N Deer Crest Lane
Alpine, UT 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS

NO.	DATE	DESCRIPTION
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SEAL

STATE OF UTAH
343802
09-05-2024
REGISTERED ENGINEER

ACTION	DATE
AMEND PRELIM	09-05-2024

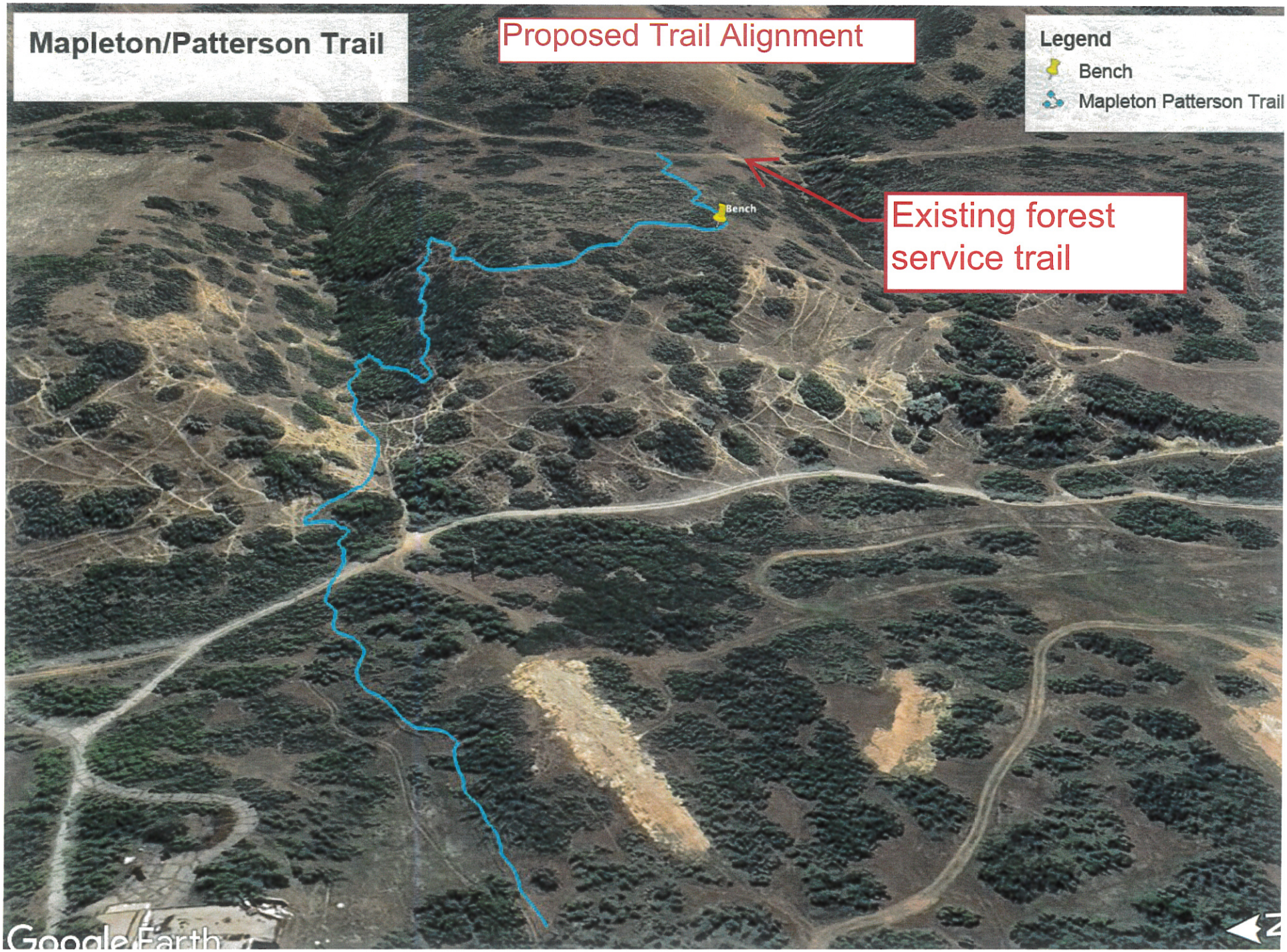
PROJECT

MAPLE HILLS ESTATES

DESCRIPTION

AMENDED PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
DETAILS	D1


Mapleton/Patterson Trail
Proposed Trail Alignment
Legend
Bench
Mapleton Patterson Trail
Bench
Existing forest service trail
Google Earth

MAPLETON
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Development Review Committee Minutes

September 3, 2024

On August 21, 2024, plans were submitted for the Maple Hills subdivision plats B-1, B2, C & D consisting of 18 lots. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards.

Community Development Division

Sean Conroy, Community Development Director
Phone: (801) 806-9101
Email: sconroy@mapleton.org

1. Include a note on the final plat that no habitable structures shall be permitted within the graben area.
2. The plans show that you are proposing to phase the project. You will need to provide a full plan set per phase for final plat approval.

Engineering and Public Works Division

Rob Hunter, P.E. Public Works Director/City Engineer
Phone (801) 489-6253
Email: rhunter@mapleton.org
Seth Barrus, P.E. Assistant City Engineer
Phone (801) 489-6253
Email: sbarrus@mapleton.org

Required Modifications to Plans

1. Update drawings to include a demolition plan on its own page.

Streets/Sidewalks

1. Temporary Turnaround needed at the end of Maple Hills Lane.

Fiber

1. Once the power plans are in place, coordinate with the Mapleton City Network fiber team to put together a fiber design for the phase. Your contact will be Phil Holmes (pholmes@mapleton.org).

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Sewer

1. Fix the sewer lateral linework for lot 404 on sheet C5.
2. Maintain 5' of separation between sewer and PI. Sheet C5. But ensure with that change that 10' of separation between sewer and water is maintained.

Pressurized Irrigation

1. Note on lot 402 needs to be changed to "cap at tee between services". Since it's a double service, one service for Lot 402 needs to remain.

Storm Drain

1. With the design layout change, update to include storm drain calculations in a stormwater report to ensure the sizing of the chambers and swales is sufficient to contain the generated stormwater from a proposed 100-year 24-hour storm in this area. Include the proposed volume of each system of stormtech chambers on the plans, preferably somewhere on the table on sheet D3. The volume of the swales can just be listed in the stormwater calculations somewhere.
2. Update stormtech chambers detail to include the inspection port. (Sheet D3)
3. Update the stormtech chambers cross section detail to match the swale material, rather than showing it being installed below roadbase and asphalt. (Sheet D3)
4. Update to include wording on the 3x3 box inlets that pretreatment is necessary for any inlet just prior to any stormtech chambers facility.

Culinary Water

N/A

Streetlights

N/A

Details

1. Update details on sheet D1 and D2 to match most recent details on Mapleton's website: https://cms9files.revize.com/mapletonut/Document_Center/Departments/Public%20Works/Engineering%20&%20Development/2023_PWDesignStandards.pdf
2. Remove blank page.

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Informational Items

These items are intended for reference purposes only. Notice to proceed with construction will not be given until these items are either noted on the plans or discussed in a pre-construction meeting).

An excavation permit, available online at www.mapleton.org will be required for all work performed in the city right-of-way.

A 2" conduit system with services to each home will be required in the PUE. Please note such on the plans. Contractor to contact Public Works for details.

All utility crossings will be marked with etchings in the back of curb.

Public Works inspections will be required on all utilities prior to backfill. Inspections will include GPS data collection of all fittings and appurtenances.

Please follow APWA standards and specifications unless otherwise identified in the Mapleton City Supplement to APWA Standards and Specifications available online at www.mapleton.org.

A Storm Water Pollution Prevention Plan (SWPPP) permit will be required. Please contact JD Shepherd at Mapleton City Public Works with questions.

Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.

Any work on dry utilities including but not limited to power, gas, and communications will be coordinated and approved by the relevant utility company and must be installed within the public utility easement.

Concrete Collars will be required on all valves and manholes in the roadway.

Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.

Please ensure 10' separation between culinary water and sanitary sewer lines.

A maintenance plan and agreement will be required and recorded for all storm drain retention basins.

A note must be placed on the plans to identify any existing fences and/or improvements on adjacent properties. If construction requires the removal of or results in damage to these items, they must be replaced before the final development inspection can be completed.

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A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.

FYI, Prior to plat recording:

- ☐ Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- ☐ Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (see attached bond estimate) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (10% durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.

Plat B-1

- ☐ Payment of engineering inspection fee of $200.
- ☐ Pay water impact fee of $1,417.
- ☐ Pay sewer impact fee of $3,156.91
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for $50 per page + $2 per lot.
- ☐ Contact post office regarding mailboxes.

Plat B-2

- ☐ Payment of engineering inspection fee of $1,400
- ☐ Pay water impact fee of $9,919.
- ☐ Pay sewer impact fee of $22,098.37.
- ☐ Pay any rollback taxes if applicable
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for $50 per page + $2 per lot.
- ☐ Contact post office regarding mailboxes.

Plat C

- ☐ Payment of engineering inspection fee of $1,200
- ☐ Pay water impact fee of $8,502.
- ☐ Pay sewer impact fee of $18,941.46
- ☐ Pay any rollback taxes if applicable
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for $50 per page + $2 per lot.
- ☐ Contact post office regarding mailboxes.

MAPLETON
UTAH

Plat D

- ☐ Payment of engineering inspection fee of $400
- ☐ Pay water impact fee of $2,834.
- ☐ Pay sewer impact fee of $6.313.82.
- ☐ Pay any rollback taxes if applicable
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for $50 per page + $2 per lot.
- ☐ Contact post office regarding mailboxes.

MAPLETON
UTAH

Planning Commission Staff Report

Item:
4

Date:
9/26/24

Applicant:
Warren Orthodontics

Location:
1507 W 800 S

Prepared By:
Sean Conroy, Community Development Director

Public Hearing:
No

Zone:
GC-1

Attachments
1. Standard findings.
2. Application information.

REQUEST

Consideration of a Preliminary Plat application for the Pheasant View Plat "E" subdivision consisting of four commercial pad sites located in the General Commercial (GC-1) zone at approximately 1507 W 800 S.

BACKGROUND & DESCRIPTION

In 2014, the City approved the Pheasant View Plat "B" commercial subdivision which included project plan approval for what is now the Spring Gardens Assisted Living Facility (formerly the Abbington) on a 1.6 acre lot and a 1.2 acre lot along Highway 89. The concept plan showed four future commercial pad sites on the 1.2 acre lot.

The applicant is requesting approval for the Pheasant View Plat "E" subdivision, which would formally create the four separate commercial pad sites as shown on the original concept plan. The applicant intends to develop and/or sell the individual pad sites for commercial use. The final commercial uses have not yet been identified.

EVALUATION

General Plan: The General Plan designates this site as "Flex Use". This designation is meant to allow either a commercial zone or a residential zone. The current zoning is General Commercial (GC-1), which is consistent with the General Plan.

Goal 5 of the General Plan encourages a diverse and appropriate amount of commercial uses along Highway 89. The applicant anticipates that the commercial spaces will be primarily professional office, but could be other uses as allowed in the GC-1 zone. The project is consistent with the General Plan.

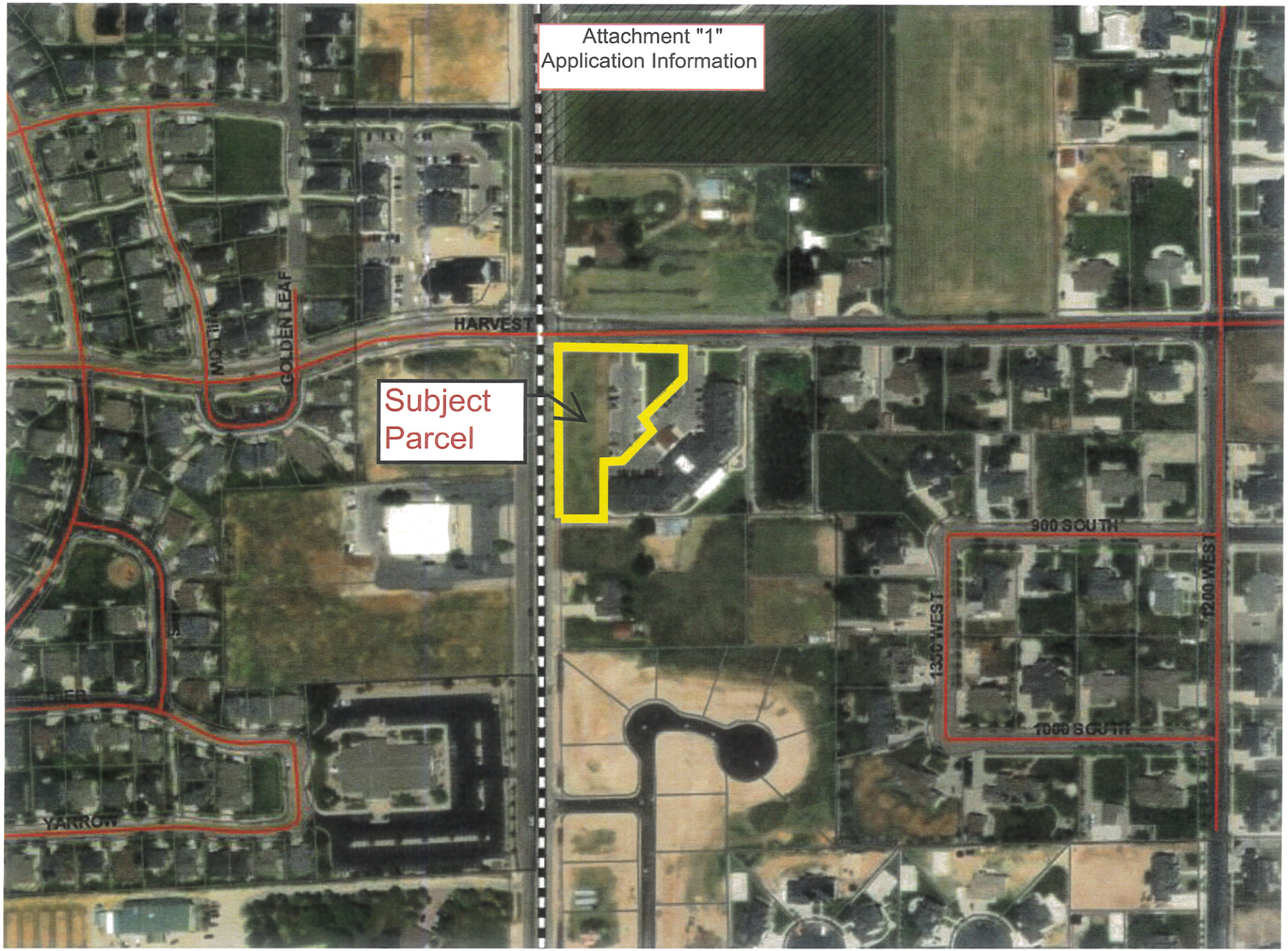
Zoning: The GC-1 zone does not have a minimum lot size but does require a minimum of 75 feet of frontage. The site has sufficient frontage along both Highway 89 and 800 South. The GC-1 zone allows for a wide variety of commercial activity including retail, office and service type uses. The primary limiting factor to what will be allowed on each of the pad sites will be parking, which is addressed in more detail below.

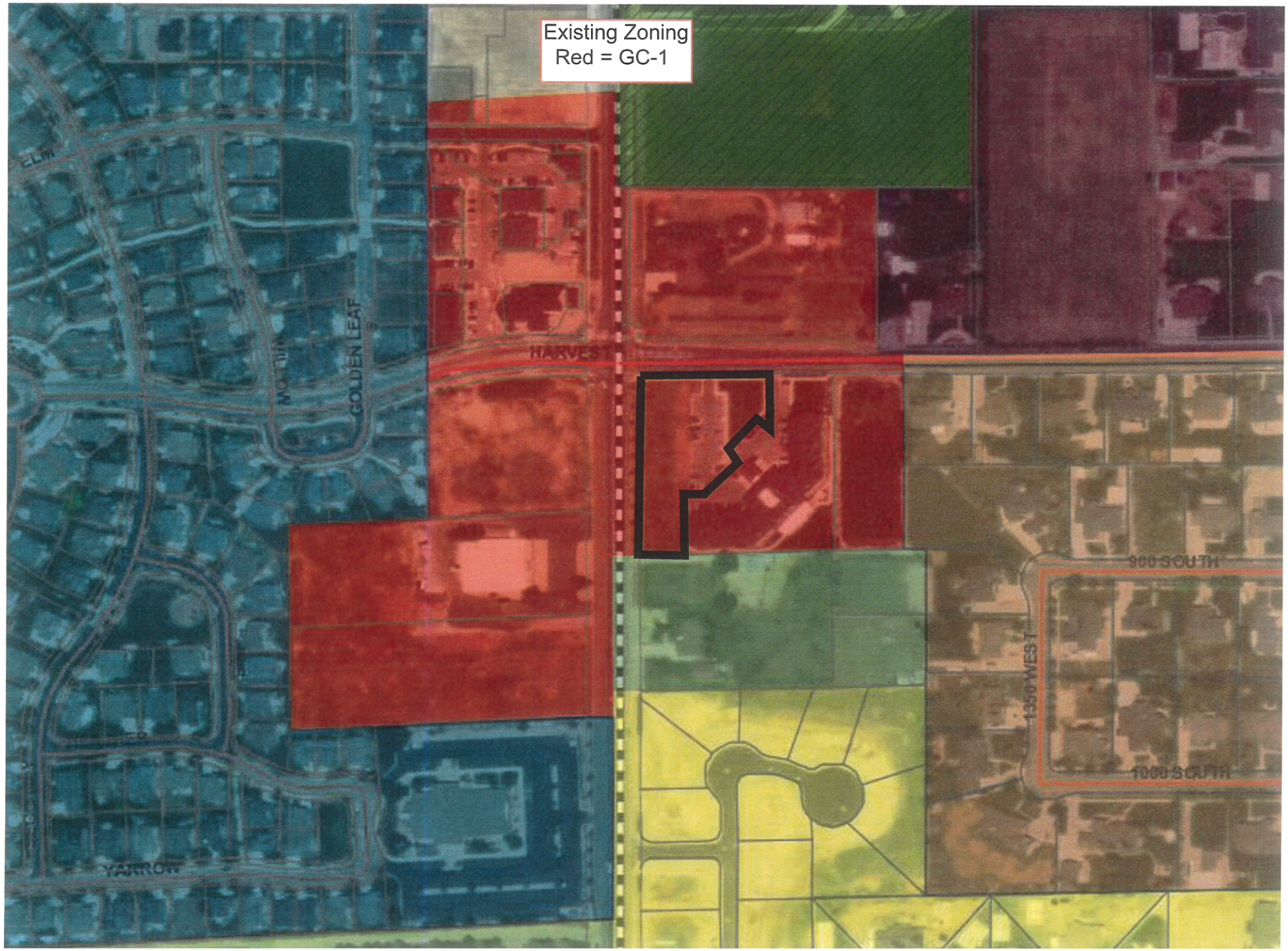
Subdivision: The Planning Commission is the final land use authority for preliminary subdivision applications. Final plat approval is then granted by the Development Review Committee (DRC). MCC section 17.04.050.B outlines the review standards the Commisison is to consider, which are included in attachment "1". Most of the subdivision improvements (curb, gutter, sidewalk, trail, & utilities) were installed when the assisted living facility was constructed.

Commercial Design Standards & Parking: Prior to construction of any structure for this project, a project plan application will be required. As part of the project plan application, the Planning Commission will review the architectural and site plans in accordance with the adopted commercial design standards. Required parking will also be examined based on the proposed commercial uses. The applicant is providing 62 total parking spaces in addition to the spaces that already existing on the assisted living facilty parcel. The original plat indicated that all parking between the applicant's property and the assisted living facilty would be shared. The commercial design standards identify how many parking spaces shall be required for each type of use. For example, medical/dental offices require one space per 150 square feet of floor area, whereas general office space requires one space per 250 square feet. Retail uses require one space per 300 square feet. The types of uses allowed on each pad site may be limited by the total number of parking spaces available.

RECOMMENDATION

Approve the preliminary plat with the condition that the DRC comments be addressed prior to plat recording.


Attachment "1"
Application Information
Subject Parcel
HARVEST
GOLDEN LEAF
900 SOUTH
1000 SOUTH
1350 WEST
1200 WEST
YARROW


Existing Zoning
Red = GC-1
ELM
GOLDEN LEAF
HARVEST
900 SOUTH
1350 WEST
1000 SOUTH
YARROW

S:\SOSKPROJ\695-1219\dwg\1219-Colored Site Plan rl.dwg 1/20/2014

ABBINGTON SENIOR COMMUNITY @ MAPLETON - SITE PLAN

Concept Plan Submitted with 2014 approvals showing 4 commercial pad sites

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

1600 WEST

SEAL

A.L.M. & ASSOCIATES, INC.
ENGINEERING · SURVEYING · DEVELOPMENT · PLANNING
2230 NORTH UNIVERSITY PARKWAY, BUILDING 6D, PROVO, UTAH 84604 PH.(801)374-6262

ABBINGTON SENIOR COMMUNITY @ MAPLETON
WW MANAGEMENT
SITE PLAN

NO.	REVISION	DATE

C1.2
SHEETS
Proj.# 695-1219

2024 Proposed Preliminary Plat

LEGEND

- UTAH COUNTY MONUMENT
- SET 5/8" REBAR & CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- XXX X — ADDRESSES
- 1 — PROPOSED LOT NUMBERS
- [N00°00'00"E] — BEARING
- COMMON AREA/OPEN SPACE
- LIMITED COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT
- UNDERGROUND RETENTION DRAINAGE SYSTEM EASEMENT
- CROSS PARKING EASEMENT FOR 8 STALLS IN FAVOR OF LOT 2

DATA TABLE

TOTAL ACREAGE= 1.29 ACRES
TOTAL # OF UNITS= 4
LANDSCAPING= 0.35 ACRES
% LANDSCAPING= 27.13%
TOTAL ACREAGE OF UNITS= 0.33 ACRES
ACREAGE OF COMMON AREA= 0.75 ACRES

NOTES

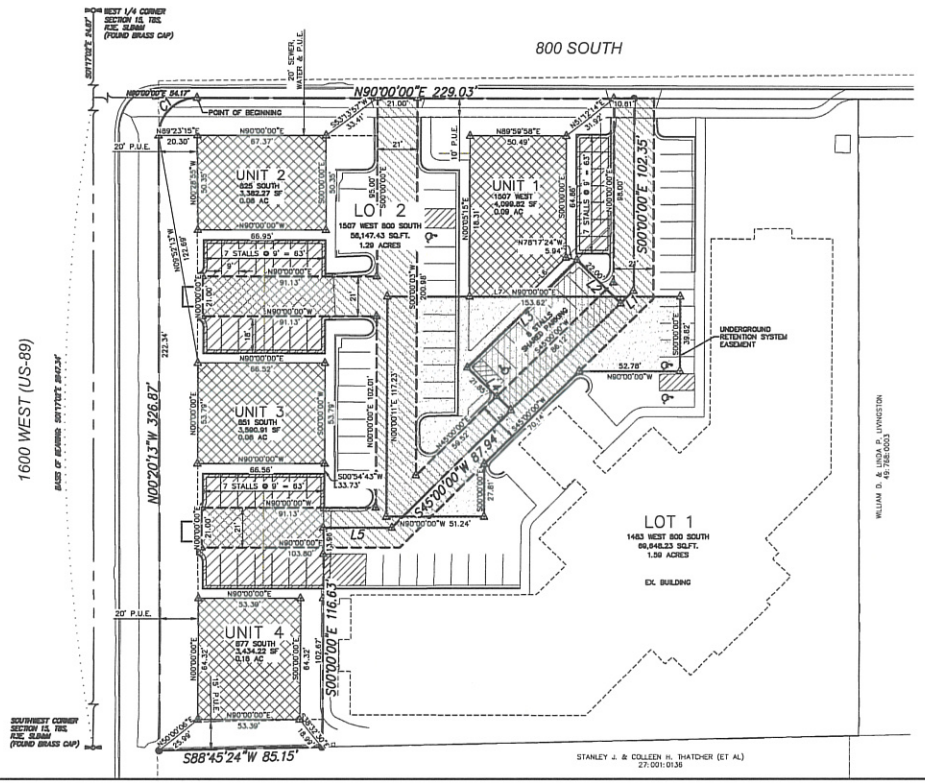
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
3. ALL PARKING WITHIN THIS PLAT IS TO BE SHARED BETWEEN LOTS 1 & 2 AND SUBJECT TO A CROSS PARKING AGREEMENT.
4. PROPOSED USES ON PAD SITES AND BUILDING AREAS MAY BE LIMITED BY THE AVAILABLE PARKING.

OWNER/DEVELOPER
ADAM LEE
801-367-1970
dradamlee@yahoo.com

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
-NTS-



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.54'	20.00'	28.37'	N44°49'53"E	90°20'52"

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S45°00'00"W	9.47'
L2	N45°00'00"W	32.50'
L3	S45°00'00"W	81.00'
L4	S45°00'00"E	32.50'
L5	N90°00'00"W	35.82'
L6	S45°08'12"W	29.10'
L7	N90°00'00"W	29.87'

NORTH
0 15 30 60
(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

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 SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED S00°17'02"E 24.87 FEET AND EAST 54.17 FEET FROM THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 229.03 FEET; THENCE SOUTH 102.35 FEET; THENCE S45°00'00"W 9.47 FEET; THENCE N45°00'00"W 32.50 FEET; THENCE S45°00'00"W 81.00 FEET; THENCE S45°00'00"E 32.50 FEET; THENCE S45°00'00"W 87.94 FEET; THENCE WEST 29.10 FEET; THENCE SOUTH 116.63 FEET; THENCE S88°45'24"W 85.15 FEET; THENCE N00°20'13"W 326.87 FEET; THENCE 31.54 FEET ALONG THE ARC OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS N44°49'53"E 28.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.29 ACRES.

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS_____ DAY OF _____. A.D. 2024.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE_____DAY OF_____, A.D. 2024 PERSONALLY APPEARED BEFORE ME_____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE_____OF_____AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID_____BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID_____ ACKNOWLEDGED TO ME THAT SAID_____EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY 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. 2024.

APPROVED _____ CITY MANAGER

APPROVED _____ CITY ATTORNEY

APPROVED _____ ENGINEER (SEE SEAL)

ATTEST _____ CLERK-RECORDER

APPROVED _____ COMMUNITY DEVELOPMENT DIRECTOR

PHEASANT VIEW PLAT "E"

AN AMENDMENT OF PHEASANT VIEW PLAT "B", LOT 2
MAPLETON, UTAH

CONTAINING 2 LOTS, 4 UNITS AND 1.29 ACRES.
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL

MAPLETON
UTAH

Development Review Committee Minutes

September 3, 2024

On August 21, 2024, revised plans were submitted for the Pheasant View Plat "B" subdivision consisting of four commercial pad sites located at approximately 800 S Hwy 89. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards.

Engineering and Public Works Division

Rob Hunter, P.E. Public Works Director/City Engineer
Phone (801) 489-6253
Email: rhunter@mapleton.org
Seth Barrus, P.E. Assistant City Engineer
Phone (801) 489-6253
Email: sbarrus@mapleton.org

General

1. The streetlights will be the contractor's responsibility to install. It is also the responsibility of the contractor to coordinate with Rocky Mountain Power to ensure power is run to these lights. Please update drawings to include a note indicating it's the contractor's responsibility to coordinate with RMP requirements for getting power to these streetlights.

Sewer

1. All wastewater generated in Mapleton is collected and sent to the Spanish Fork Wastewater Treatment Plant. As such, their pretreatment department has asked that all entities with potential nonresidential wastewater fill out a pretreatment questionnaire. Once this questionnaire has been filled out, ***please provide an indication that it's been submitted.*** The questionnaire can be found and filled out by following this link: https://form.jotform.com/91347014000137.

Pressurized Irrigation

1. "Future PI (By Others)" and "Future PI Drain (By Others)" can be changed to Existing. It was installed about 2 weeks ago.
2. The 8" PI line shown in the highway does not exist nor will it be future. It can be removed from the drawing. (Sheet No.3)

MAPLETON
UTAH

Culinary Water

1. With the proposed layout of the three water meters on the north side of Unit 2, update the drawing to include a note requiring the labeling of meter lids with the address the meter goes to.

Details

1. Remove redundant APWA water service detail.

Informational Items

These items are intended for reference purposes only. Notice to proceed with construction will not be given until these items are either noted on the plans or discussed in a pre-construction meeting).

An excavation permit, available online at www.mapleton.org will be required for all work performed in the city right-of-way.

A 2" conduit system with services to each home will be required in the PUE. Please note such on the plans. Contractor to contact Public Works for details.

All utility crossings will be marked with etchings in the back of curb.

Public Works inspections will be required on all utilities prior to backfill. Inspections will include GPS data collection of all fittings and appurtenances.

Please follow APWA standards and specifications unless otherwise identified in the Mapleton City Supplement to APWA Standards and Specifications available online at www.mapleton.org.

A Storm Water Pollution Prevention Plan (SWPPP) permit will be required. Please contact JD Shepherd at Mapleton City Public Works with questions.

Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.

Any work on dry utilities including but not limited to power, gas, and communications will be coordinated and approved by the relevant utility company and must be installed within the public utility easement.

Concrete Collars will be required on all valves and manholes in the roadway.

Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.

MAPLETON
UTAH

Please ensure 10' separation between culinary water and sanitary sewer lines.

A maintenance plan and agreement will be required and recorded for all storm drain retention basins.

A note must be placed on the plans to identify any existing fences and/or improvements on adjacent properties. If construction requires the removal of or results in damage to these items, they must be replaced before the final development inspection can be completed.

A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.

FYI, Prior to plat recording:

- ☐ Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- ☐ Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (see attached bond estimate) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (10% durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- ☐ Payment of engineering inspection fee of $800.
- ☐ Submit .9 of an acre-foot of water for outdoor water dedication.
- ☐ Indoor water dedication and impact fees will be determined based on proposed use and required at building permit submittal.
- ☐ Ensure taxes are up to date.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for $50 per page + $2 per lot.
- ☐ Contact post office regarding cluster mailbox.

MAPLETON
UTAH

Planning Commission Staff Report

Item:
5

Date:
9/26/24

Applicant:
Cory Andersen

Location:
780 S Main

Prepared By:
Jeni Crookston, Planner

Public Hearing:
Yes

Zone:
A-2

Attachments
1. Application information.

REQUEST

Consideration of a request to rezone a 3.1 acre parcel located at 780 S Main Street from A-2 to RA-1 with a Transferable Development Right Receiving Site Overlay (TDR-R).

BACKGROUND & DESCRIPTION

The subject property is approximately 3.1 acres in size and is located on the corner of 800 South and Main Street. The property is developed with a single-family. The property has frontage on Main Street and there is a dirt farm road on the west side that will eventually become an extension of 800 South.

The applicant is requesting that the property be rezoned from A-2 to RA-1 with a TDR-R overlay with the intent of subdividing the parcel into three lots at some point in the future.

EVALUATION

Rezone requests are considered legislative actions. The Planning Commission and City Council generally have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken (to approve or deny) will promote or protect the general welfare of the community, and is supported by city ordinances and policies.

Mapleton City Code Section 18.12.010.B provides the following list of guidelines to be used in reviewing rezone requests:

1. Public purpose for the amendment in question.
2. Confirmation that the public purpose is best served by the amendment in question.
3. Compatibility of the proposed amendment with general plan policies, goals, and objectives.
4. Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.
5. Potential of the proposed amendment to hinder or obstruct attainment of the general plan's articulated policies.
6. Adverse impacts on adjacent landowners.
7. Verification of correctness in the original zoning or general plan
8. In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.

General Plan: The Future Land Use Map designates the site as "Low Density Residential". This designation corresponds to the RA-1 zone and allows for one acre lots or half acre lots with TDRs. All of the abutting properties have the same Low Density designation. The applicant's request is consistent with the General Plan.

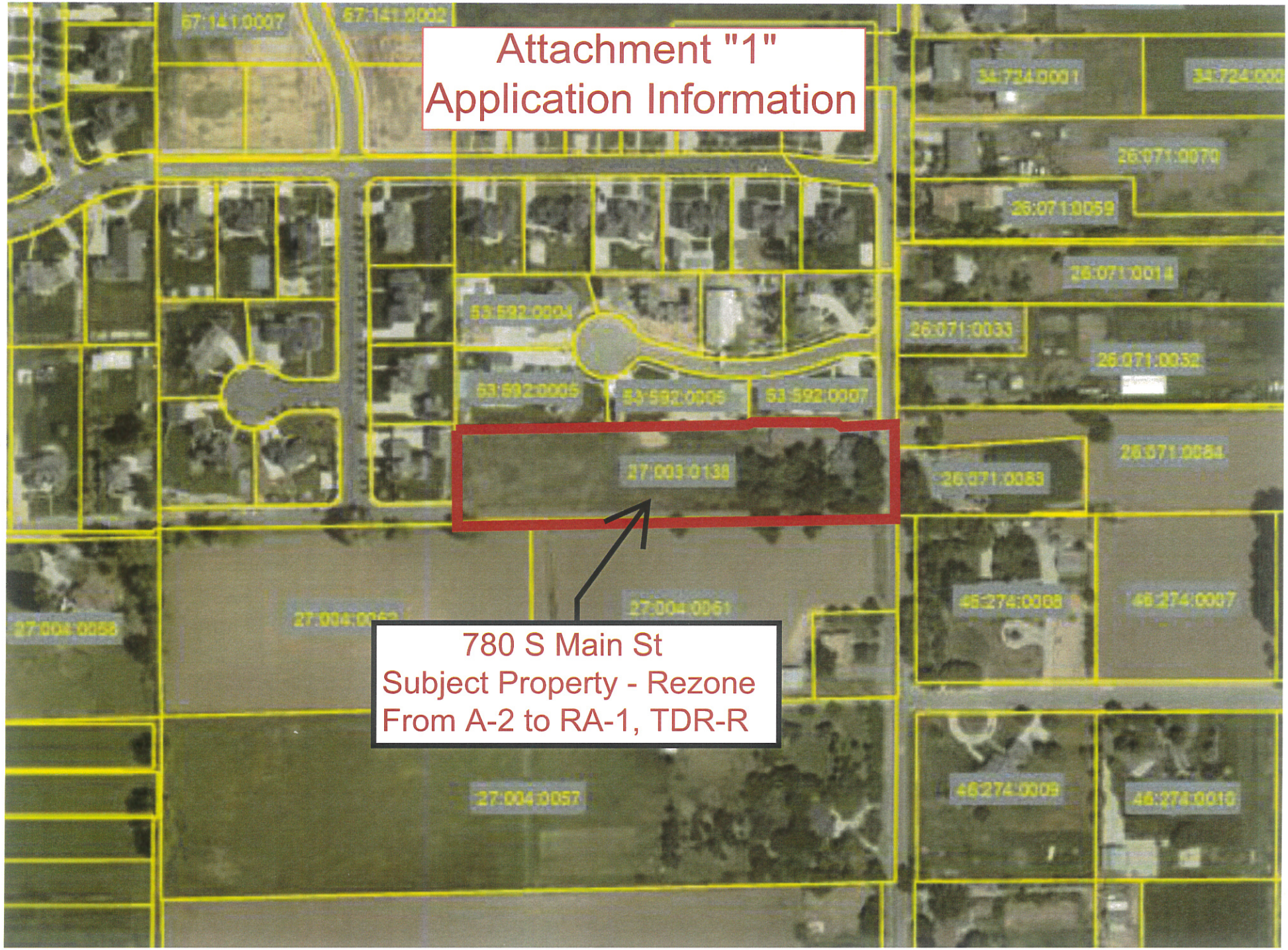
Zoning: The TDR ordinance indicates that properties in the RA-1 zone are eligible to become a TDR-R. Several neighboring subdivisions have already been approved as TDR receiving sites including Thatchill, Diamond Back, Copperhead, Silver Leafe Cove and Maple Leaf Cove. The rezone request is consistent with the development pattern of the area.

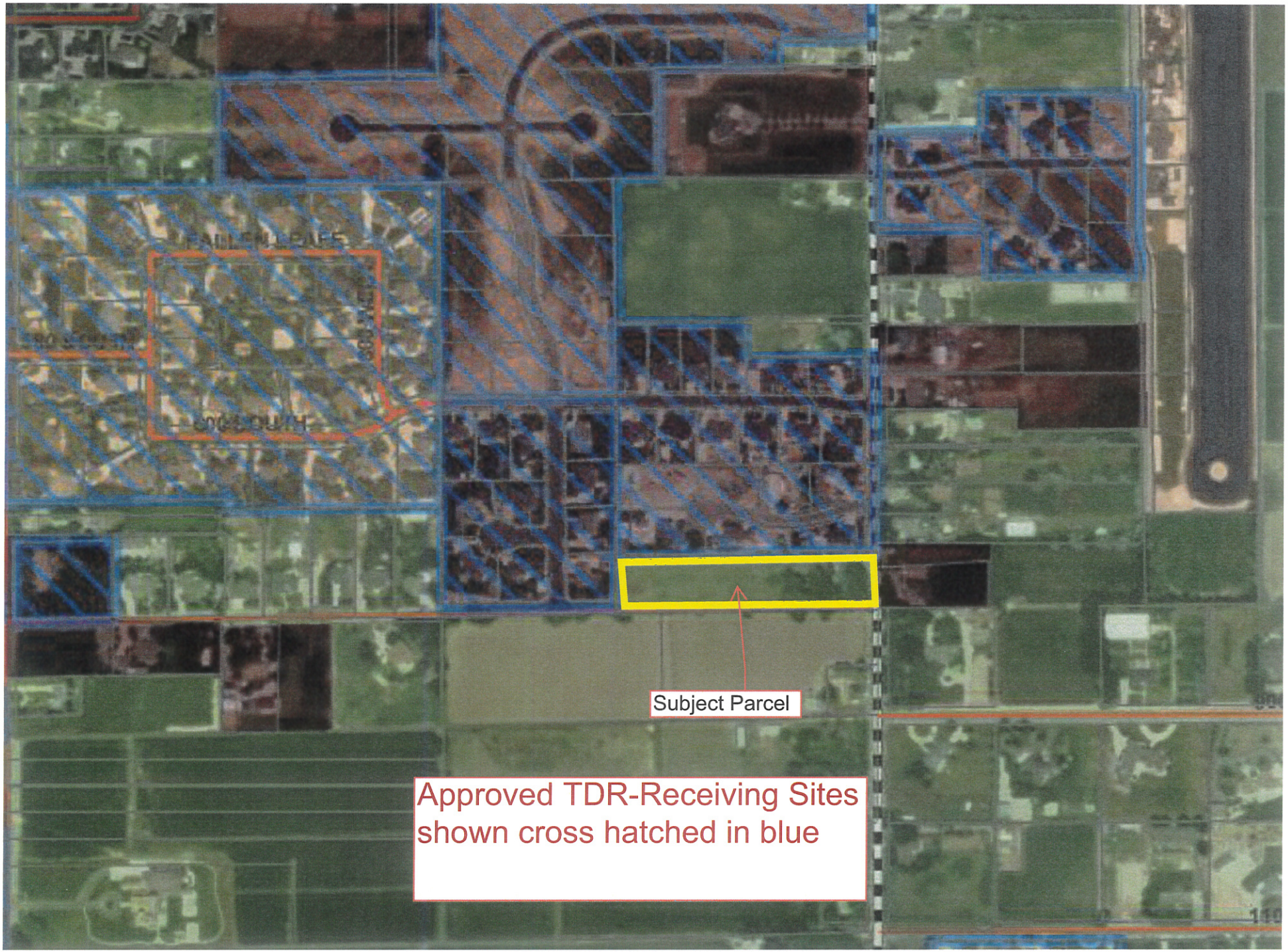
Subdivision: At such time as the applicant desires to subdivide the property, a subdivision application would be required. As part of the subdivision, the applicant's portion of 800 South would be constructed as well as improvements along Main Street. Staff has also added a special condition that if the parcel is otherwise modified through a boundary line agreement to leave the house on less than the current 3.1 acres that the applicant would dedication the 800 South right-of-way to the City and construct the improvements along Main Street.

RECOMMENDATION

Recommend approval of the rezone request to the City Council with the following condition:

1. If the parcel is modified through a boundary line agreement to leave the house on less than the current 3.1 acres without creating new building lots that the applicant would dedicate the 800 South right-of-way to the City and construct the curb, gutter and sidewalk improvements along Main Street.


Attachment "1"
Application Information
67:141:0007
67:141:0002
34:724:0001
26:071:0070
26:071:0059
26:071:0014
53:592:0004
26:071:0033
26:071:0032
53:592:0005
53:592:0006
53:592:0007
27:003:0138
26:071:0084
26:071:0083
46:274:0008
46:274:0007
27:004:0061
27:004:0057
46:274:0009
46:274:0010
780 S Main St
Subject Property - Rezone
From A-2 to RA-1, TDR-R


Subject Parcel
Approved TDR-Receiving Sites
shown cross hatched in blue


Possible 3 Lot Concept
53:592:0004
53:592:0002
53:592:0001
53:592:0008
53:592:0005
53:592:0006
53:592:0007
Lot 3
Lot 2
Lot 1
27:003:0138
27:004:0061

MAPLETON
UTAH

Planning Commission Staff Report

Item:
6

Date:
9/26/24

Applicant:
Mapleton City

Location:
N/A

Prepared By:
Sean Conroy, Community Development Director

Public Hearing:
Yes

Zone:
PRC

Attachments
N/A

REQUEST

Consideration of an amendment to Mapleton City Code section 18.82.090 regarding the minimum project size requirement for a Planned Residential Community (PRC) zone.

BACKGROUND & DESCRIPTION

Mapleton City Code (MCC) section 18.82 outlines the requirements to apply for a Planned Residential Community (PRC) zone. MCC Section 18.82.090 states the following:

> "The minimum size requirement for any project applying for the PRC Zone shall be no less than fifteen (15) acres. Parcels with less than fifteen (15) acres may be combined with other adjacent parcels to meet the minimum acreage requirements. The City Council may waive this requirement upon recommendation from the Planning Commission if the parcel proposed to be rezoned is surrounded by existing development directly adjacent to the proposed project on at least three (3) sides. However, in no case shall the minimum project site be less than ten (10) acres."

During the recent review of the Maple Hills PRC-9 rezone, some members of the public suggested that the City eliminate the waiver stated above allowing PRC zones on projects of between 10 to 15 acres. The City Council expressed support for the suggested amenments. Staff is now proposing the following amendment to MCC Section 18.82.090 (changes shown in strikeout):

> "The minimum size requirement for any project applying for the PRC Zone shall be no less than fifteen (15) acres. Parcels with less than fifteen (15) acres may be combined with other adjacent parcels to meet the minimum acreage requirements. ~~The City Council may waive this requirement upon recommendation from the Planning Commission if the parcel proposed to be rezoned is surrounded by existing development directly adjacent to the proposed project on at least three (3) sides. However, in no case shall the minimum project site be less than ten (10) acres.~~"

The City has approved PRC zones for nine projects, none of which are less than fifteen acres.

RECOMMENDATION

Recommend approval of the proposed amendment to the City Council.