



Planning Commission Meeting

November 14, 2024
6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, November 14, 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 – September 26, 2024.
2. Consideration of a Home Occupation Permit to operate a small daycare service within an existing dwelling located at 926 West 800 North in the RA-2 zone.
3. Consideration of a Preliminary Plat application for the Harmony Ridge Plat “G” subdivision consisting of 113 town home lots located at approximately 400 West 5200 South in the Planned Development (PD-3) zone.

Action Item

4. Consideration of a request for a Variance to increase the allowed height of a new dwelling located at 204 South Troy Street in the RA-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 11/6/24.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified November 6, 2024)

April Houser, Executive Secretary

Planning Commission Staff Report

Item:

2

Date:

11/14/2024

Applicant:

Alma K Marquez Valdes

Location:

926 W 800 N

Prepared By:

Jeni Crookston, Planner

Public Hearing:

No

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;
- 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.

Staff and Fire Marshall have visited and inspected the property and found that it meets the standards of the City Ordinance.

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.”

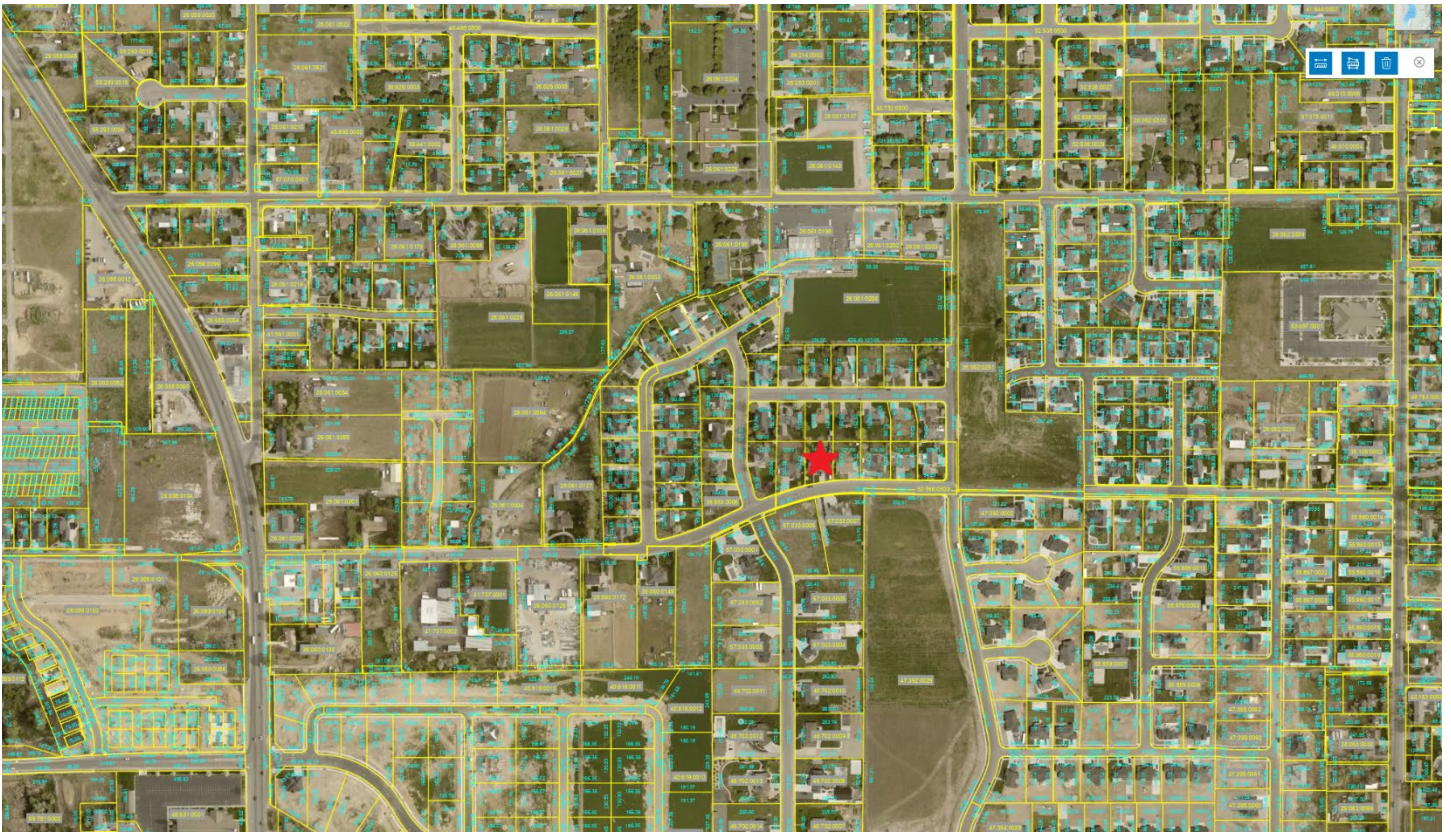
The proposed use will have 10 or fewer students, will occupy less than 500 square feet of the home and complies with the other requirements of the ordinance. With ample driveway area to accommodate pick-ups and drop-offs, traffic is not anticipated to be an issue.

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.

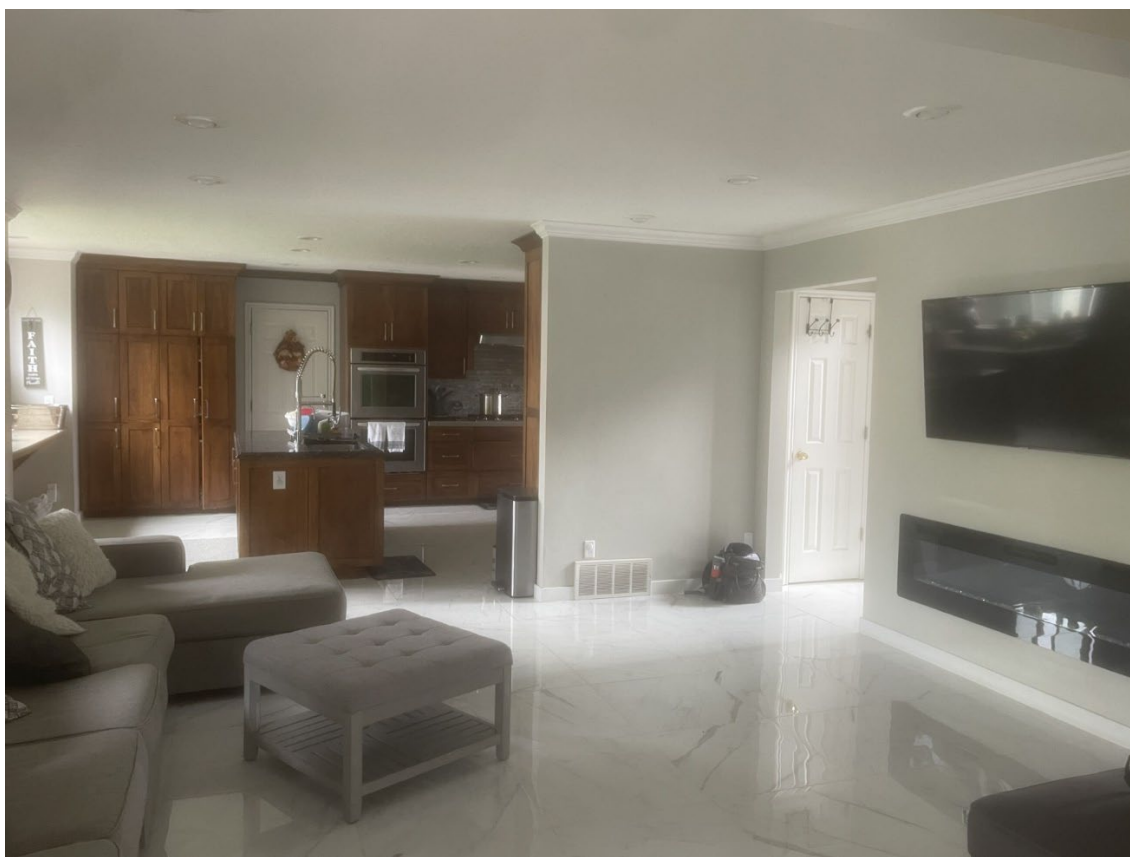
Attachment 1 - Neighborhood Map

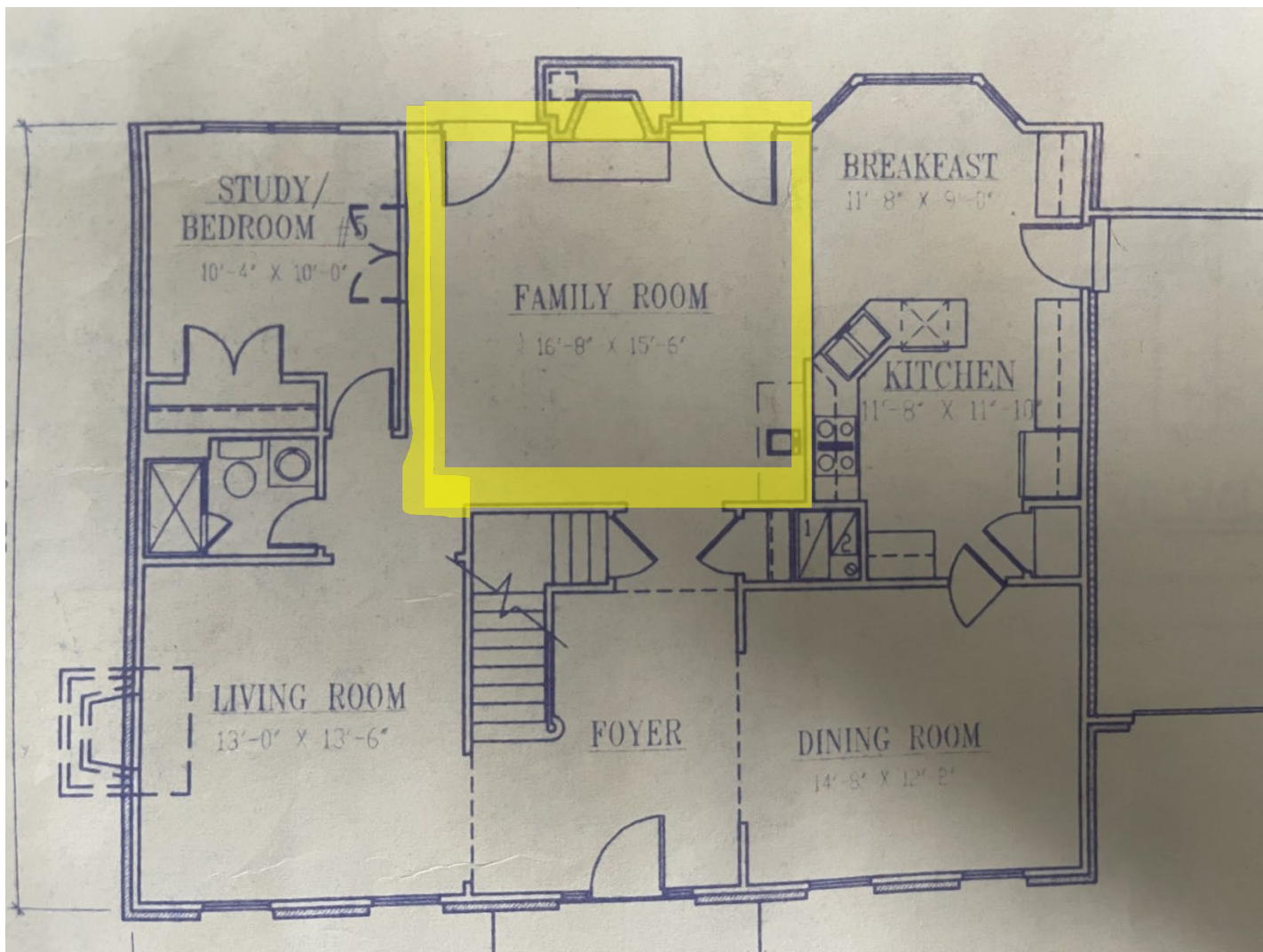


Parcel Map



Attachment 2 - Daycare Operation Area





NOTE: Total combined daycare area is under 500 square feet.

Item:

3

Date:

11/14/24

Applicant:

Edge Homes

Location:

400 W 5200 S

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

PD-3

Attachments

1. Standard findings.
2. Approved concept.
3. Preliminary plat plans.
4. DRC comments.

REQUEST

Consideration of a Preliminary Plat application for the Harmony Ridge Plat "G" subdivision consisting of 113 town home lots in the Planned Development (PD-3) zone.

BACKGROUND & DESCRIPTION

The subject property is approximately 460 acres in size and is located at the southern end of the City with frontage on Highway 89 and Highway 6. In 2011, the City approved a development agreement and the PD-3 zoning for the Harmony Ridge project on the site. On May 17, 2023 the City Council approved several amendments to the development agreement and concept plan and authorized up to 990 residential units.

The Planning Commission has already approved plats A through F consisting of 551 units. The applicant is now requesting approval of the preliminary plat for the Harmony Ridge Plat "G" subdivision consisting of 113 town home lots.

Subdivision applications are considered administrative in nature. This means that if the application complies with City standards and the requirements of the development agreement, the applicant is entitled to an approval. Special conditions may be included to mitigate reasonably anticipated detrimental effects that may be identified.

EVALUATION

PD-3 Zone: The PD-3 zone was adopted specifically for this project. Staff has included a summary of some of the requirements below followed by a brief staff response.

- *The zone allows for a maximum of 990 residential units.*

Response: The development agreement includes a concept plan showing generally how the project will be developed with the maximum of 990 units. This phase includes 113 units and is consistent with the approved concept plan.

- *The HOA shall have an architectural review committee review building permits to ensure compliance with the adopted design guidelines.*

Response: The adopted design guidelines are meant to create quality designs and a visually interesting development. The design review will take place prior to issuance of a building permit and after the plat has been approved.

- *A minimum of 40% of the site shall be preserved as permanent open space.*

Response: The approved concept plan exceeds the 40% open space requirement. This plat does not include any of the proposed dedicated open space.

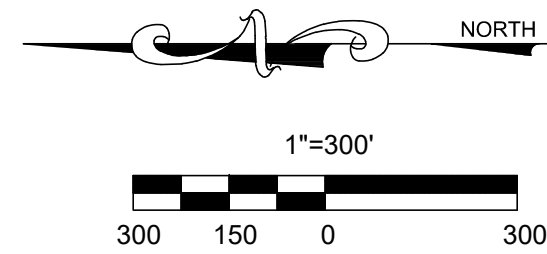
Subdivision Requirements: Subdivisions of four lots or more require review by the Planning Commission and final approval by the City Council. Final plat approval is granted by the Development Review Committee (DRC). MCC section 17.04.050.B outlines the review standards the Commission is to consider, which are included in attachment "1".

RECOMMENDATION

Approve the preliminary plat with the condition that all outstanding DRC comments be addressed prior to Final Plat approval.

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"
Approved Concept Plan



LEI

A Utah Corporation

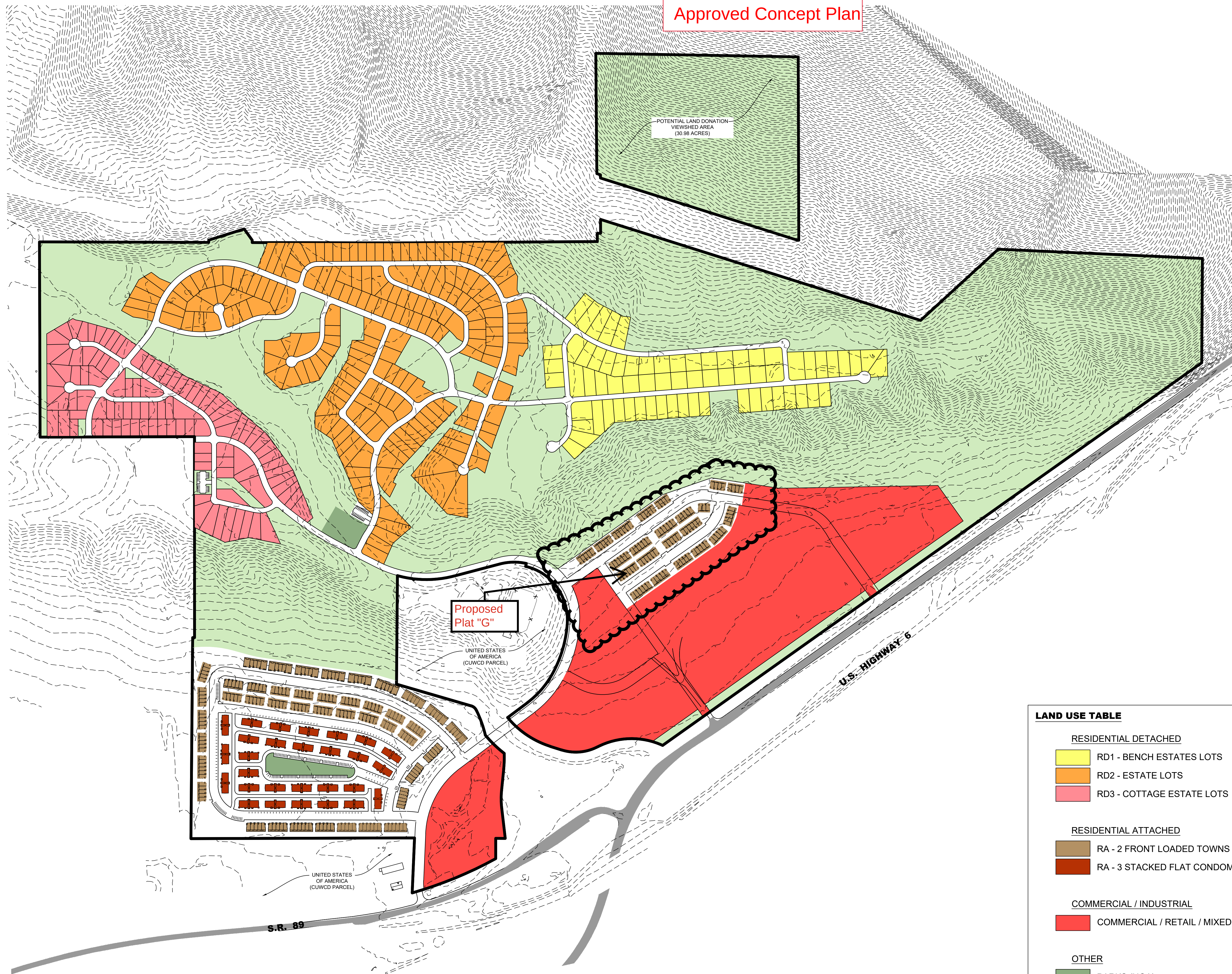
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

HARMONY RIDGE
MAPLETON, UTAH

EXHIBIT E - DENSITY PLAN



LAND USE TABLE

RESIDENTIAL DETACHED

- RD1 - BENCH ESTATES LOTS
- RD2 - ESTATE LOTS
- RD3 - COTTAGE ESTATE LOTS

RESIDENTIAL UNITS

- 68
- 205
- 103

RESIDENTIAL ATTACHED

- RA - 2 FRONT LOADED TOWNS
- RA - 3 STACKED FLAT CONDOMINIUMS

- 334
- 280

COMMERCIAL / INDUSTRIAL

- COMMERCIAL / RETAIL / MIXED

OTHER

- PARKS (HOA)
- APPROXIMATE PRESERVED OPEN SPACE / PUBLIC FACILITIES

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:
2022-0022

DRAWN BY:
TJP

DESIGNED BY:
NKW

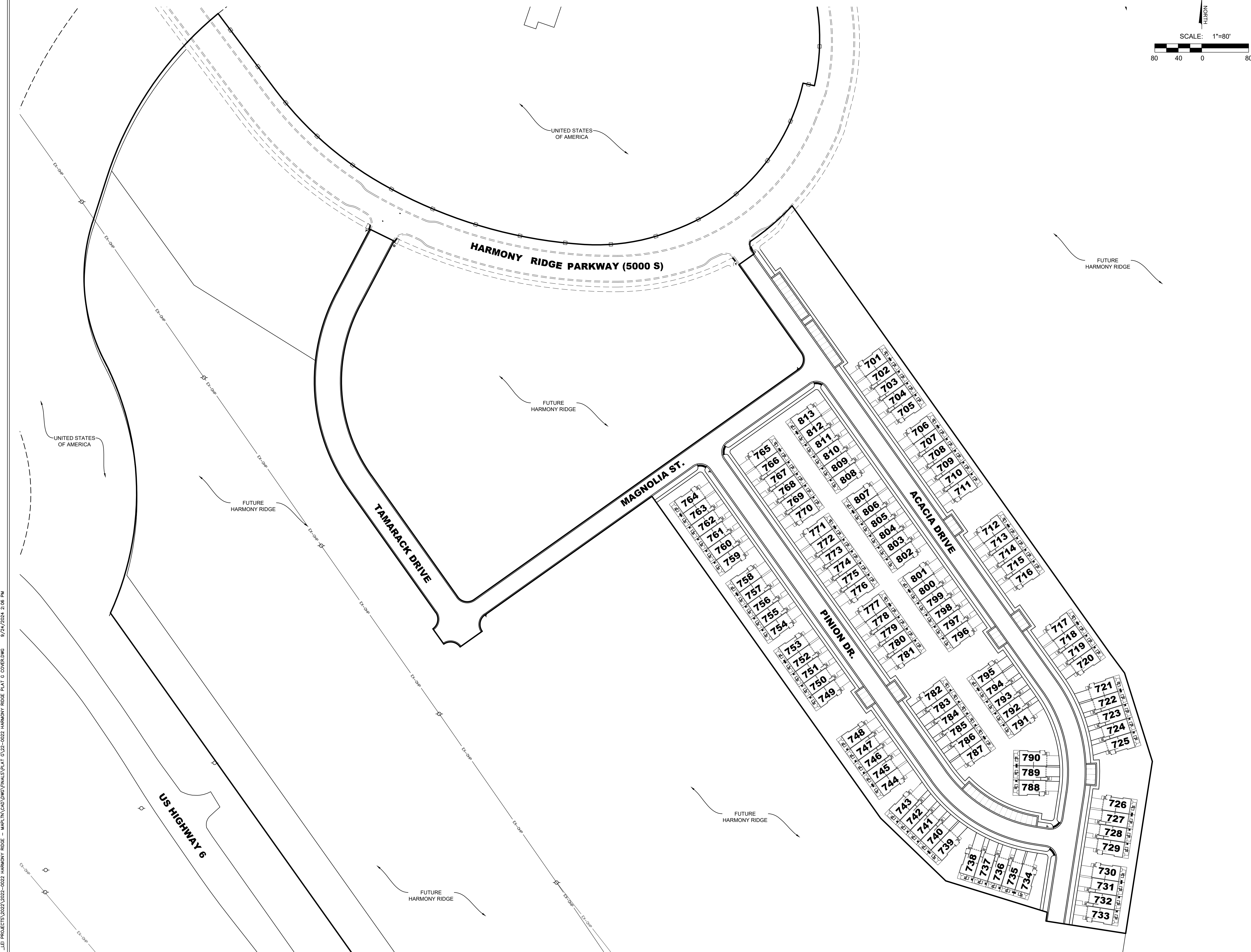
SCALE:
1"=300'

DATE:
5/17/2023

SHEET

E

HARMONY RIDGE
HARMONY RIDGE PLAT G FINAL PLANS



VICINITY MAP

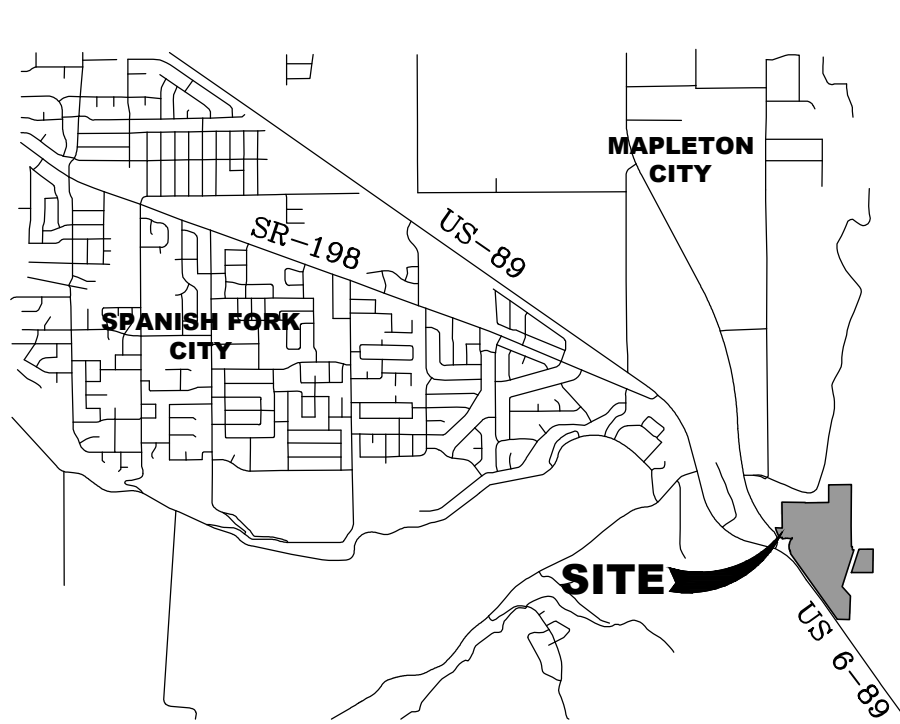


TABLE OF CONTENTS

SHEET 101	COVER
SHEET 102	GENERAL NOTES
	FINAL PLAT G (SHEET 1 OF 2)
	FINAL PLAT G (SHEET 2 OF 2)
SHEET 103	EXISTING CONDITIONS
SHEET 201	UTILITY PLAN
SHEET 301	OVERALL GRADING PLAN
SHEET 302	INTERSECTION & PARKING DETAILS
SHEET 303	ROAD SUPER DETAIL
SHEET 304	BUILDING GRADING PLAN #1
SHEET 305	BUILDING GRADING PLAN #2
SHEET 306	BUILDING GRADING PLAN #3
SHEET 307	BUILDING GRADING PLAN #4
SHEET 308	BUILDING GRADING PLAN #5
SHEET 401	TAMARACK DRIVE PLAN & PROFILE #1
SHEET 402	TAMARACK DRIVE PLAN & PROFILE #2
SHEET 403	PINION DR. DR. PLAN & PROFILE
SHEET 404	ACACIA DRIVE PLAN & PROFILE #1
SHEET 405	ACACIA DRIVE PLAN & PROFILE #2
SHEET 406	MAGNOLIA ST. PLAN & PROFILE #1
SHEET 407	MAGNOLIA ST. PLAN & PROFILE #2
SHEET 408	OFFSITE SEWER PLAN & PROFILE #1
SHEET 409	OFFSITE SEWER PLAN & PROFILE #2
SHEET 410	TEMPORARY STORM BASIN PLAN & PROFILES
SHEET 501	SIGNAGE & STRIPING PLAN
SHEET 600	CONSTRUCTION DETAILS #1
SHEET 601	CONSTRUCTION DETAILS #2

TABULATIONS:

TOTAL AREA:	12.46 ACRES
LOT AREA:	4.88 ACRES
STREET AREA:	3.01 ACRES
OPEN SPACE:	4.57 ACRES
# OF UNITS	113 UNITS
FRONT LOADED TOWNHOMES:	113 UNITS
PLAT D PARKING REQUIRED:	29 STALLS (1 PER 4 UNITS)
PLAT D PARKING PROVIDED:	59 STALLS

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
EX SS	SS	SEWER PIPE
EX SM	SM	SEWER MANHOLE
EX SD	SD	SEWER SERVICE
EX ST	ST	STORM DRAIN PIPE (RCP)
EX SI	SI	STORM DRAIN MANHOLE
EX CI	CI	CURB INLET
EX CB	CB	COMBO BOX
EX W	W	4"x4" CATCH BASIN
EX W	W	3"x3" CATCH BASIN
EX W	W	INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
EX W	W	45" PIPE ELBOW (W)
EX W	W	22.5" PIPE ELBOW (W)
EX W	W	11.25" PIPE ELBOW (W)
EX W	W	FIRE HYDRANT
EX W	W	SERVICE & METER (W)
EX W	W	PRV (W)
EX W	W	AIR-VAC VALVE (W)
EX W	W	BLOW-OFF (W)
EX W	W	TEMP. BLOW-OFF (W)
EX W	W	VALVE (W & SW)
EX W	W	TEE
EX W	W	CROSS
EX W	W	PRESSURIZED IRRIGATION
EX W	W	45" PIPE ELBOW (PI)
EX W	W	22.5" PIPE ELBOW (PI)
EX W	W	11.25" PIPE ELBOW (PI)
EX W	W	SINGLE SW SERVICE
EX W	W	DUAL SW SERVICE
EX W	W	AIR-VAC VALVE (PI)
EX W	W	BLOW-OFF (SW)
EX W	W	TEMP. BLOW-OFF (PI)
EX W	W	STOP SIGN
EX W	W	STREET SIGN
EX W	W	MONUMENT
EX W	W	FENCE
EX W	W	STREET LIGHT
EX W	W	POWER POLE
EX W	W	DITCH
EX W	W	FIBER OPTIC
EX W	W	GAS
EX W	W	OVERHEAD POWER
EX W	W	FLOW ARROW
EX W	W	CONTOURS

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NOT FOR
CONSTRUCTION

HARMONY RIDGE - PLAT G FINAL
MAPLETON, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -
6 -

LEI PROJECT #:	2022-0022
DRAWN BY:	CJ/BAP
DESIGNED BY:	NKW
SCALE:	1"=80'
DATE:	9/24/2024

HARMONY RIDGE PLAT G

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

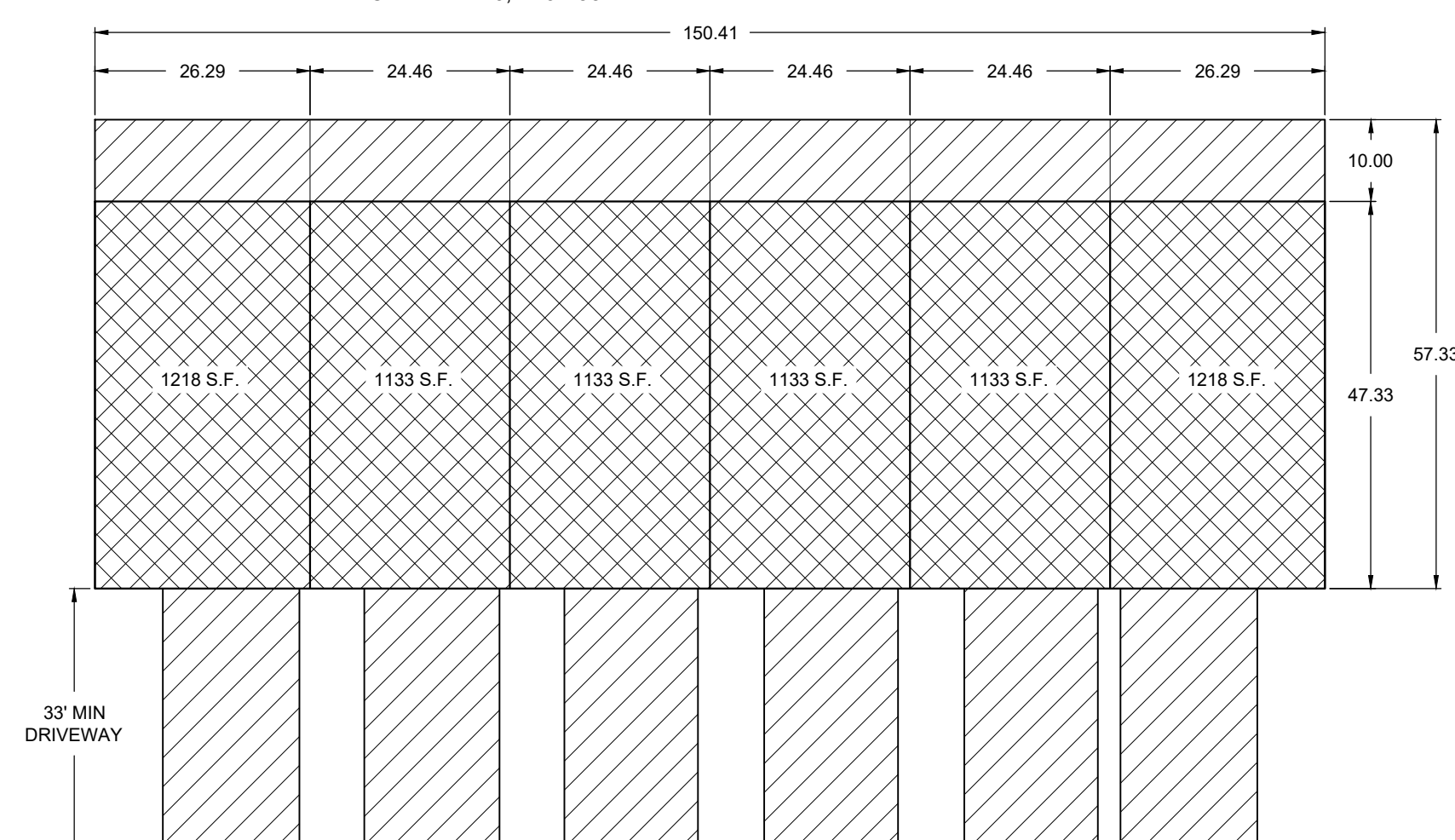
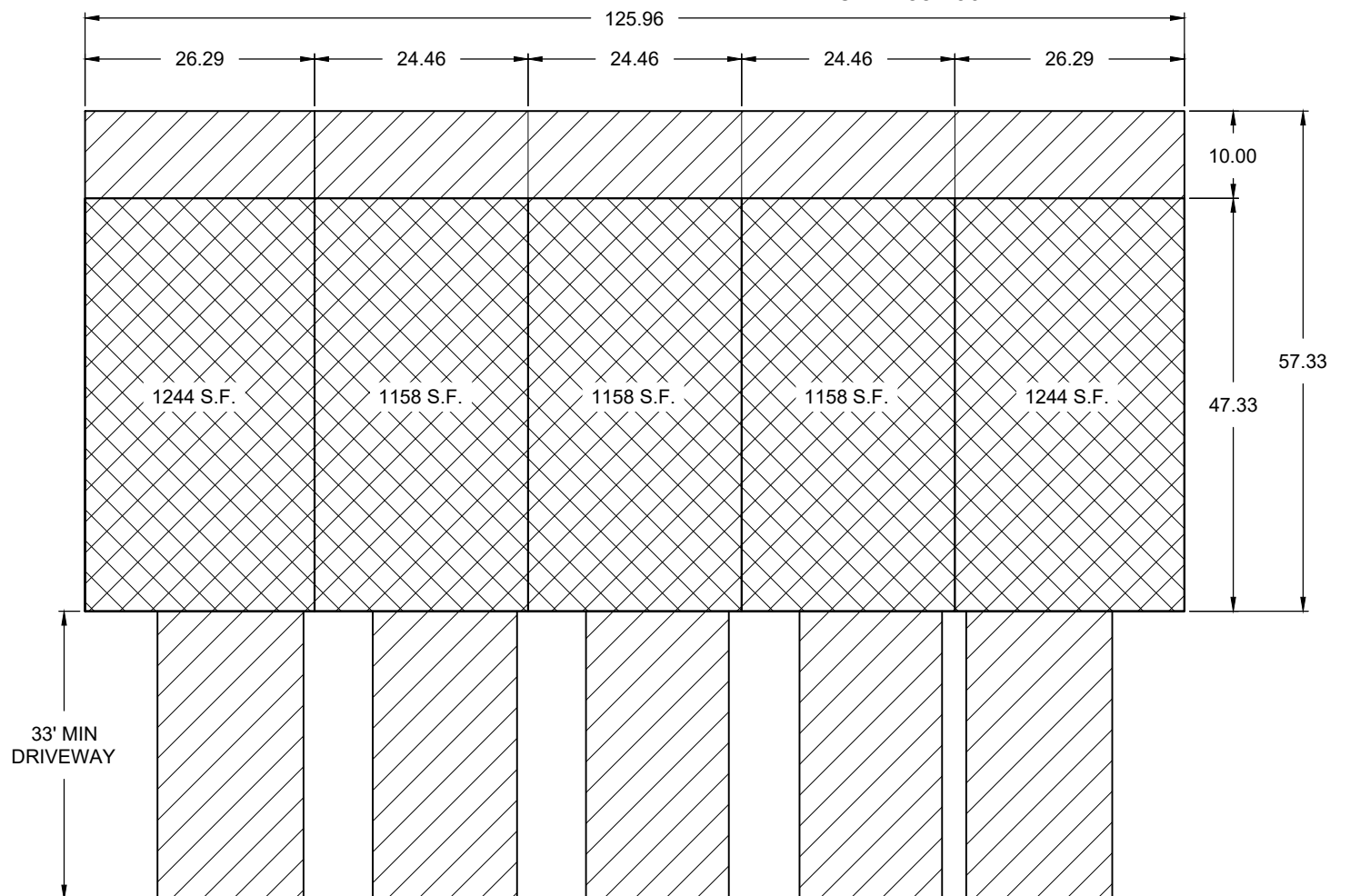
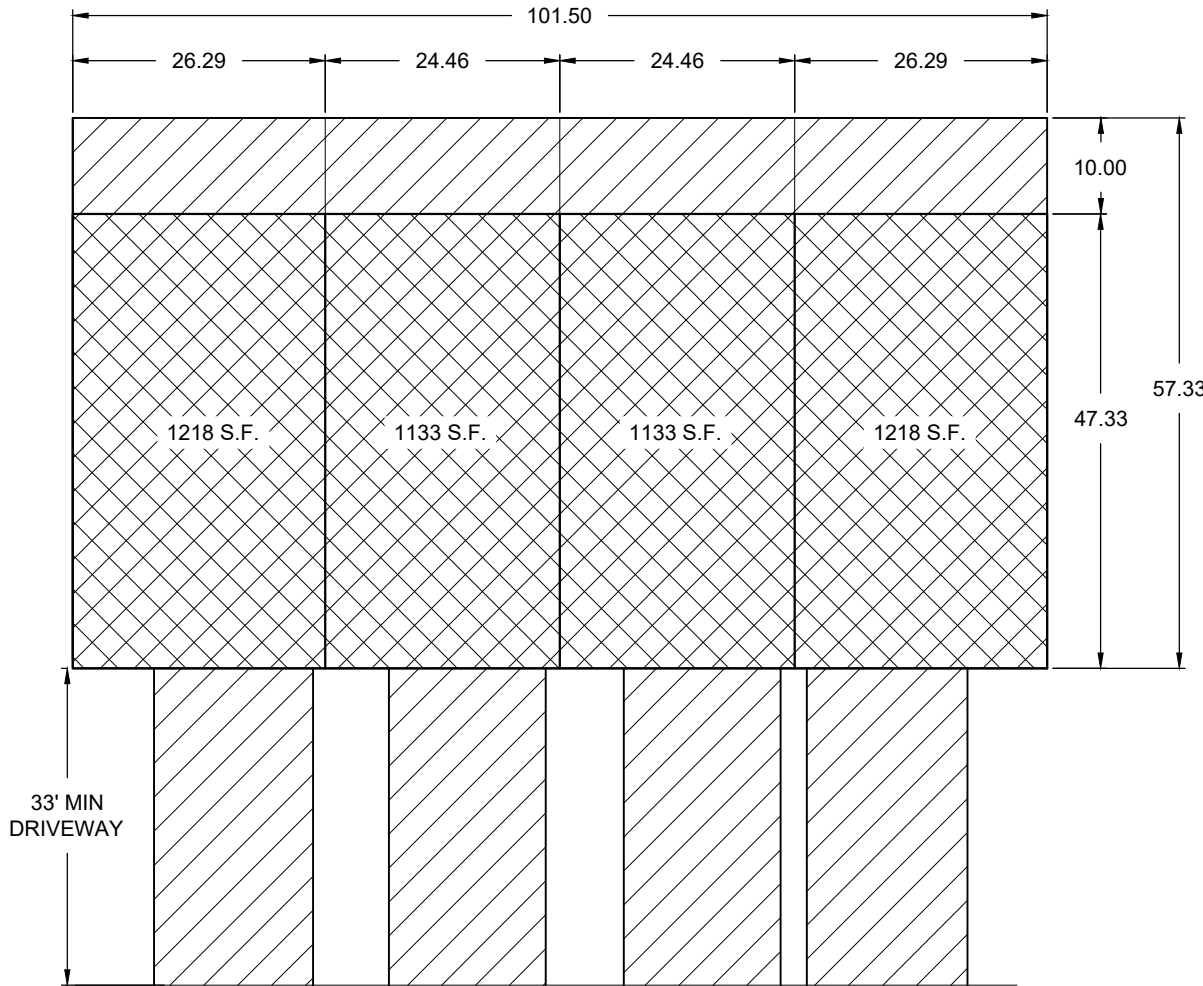
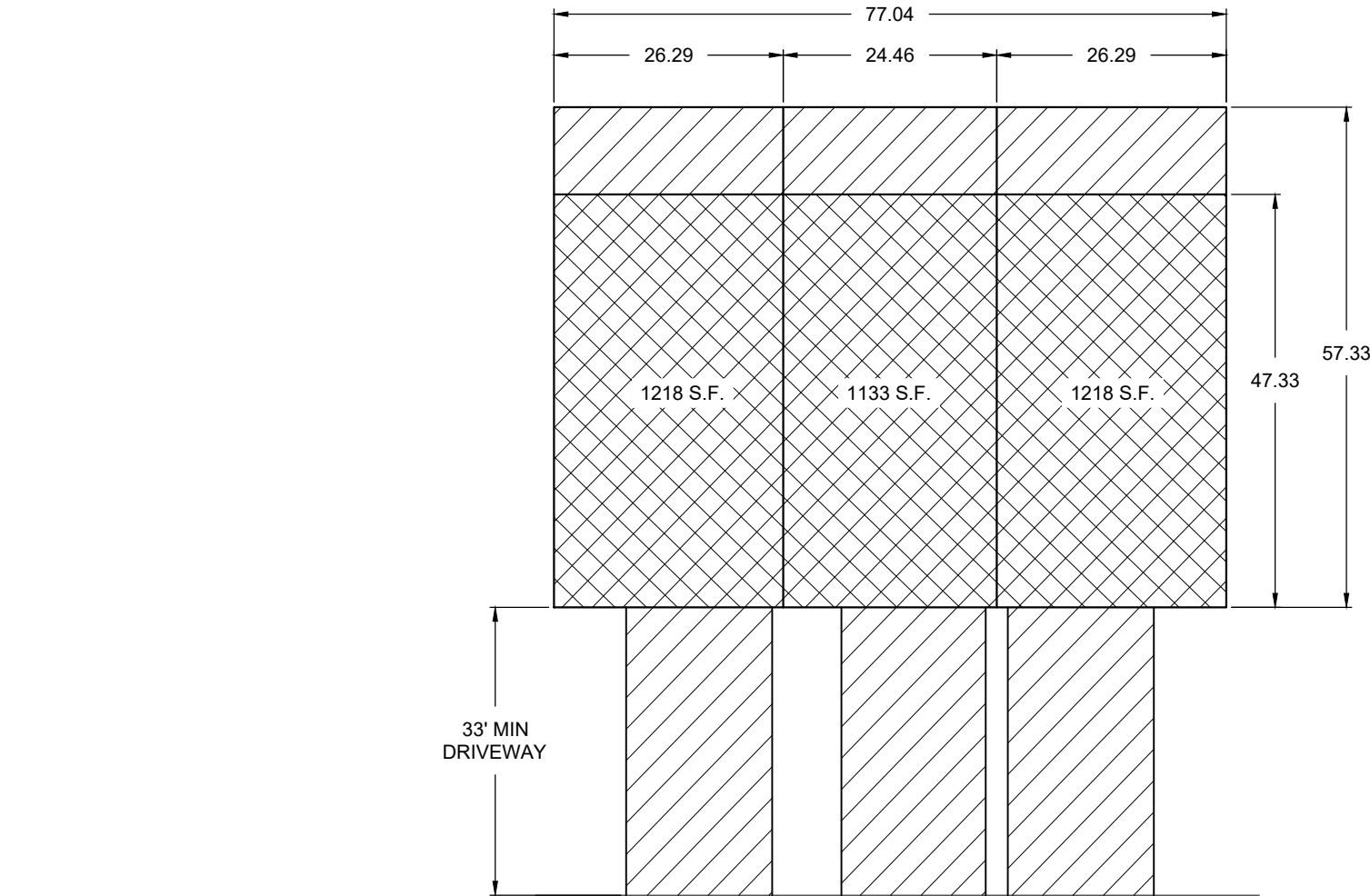
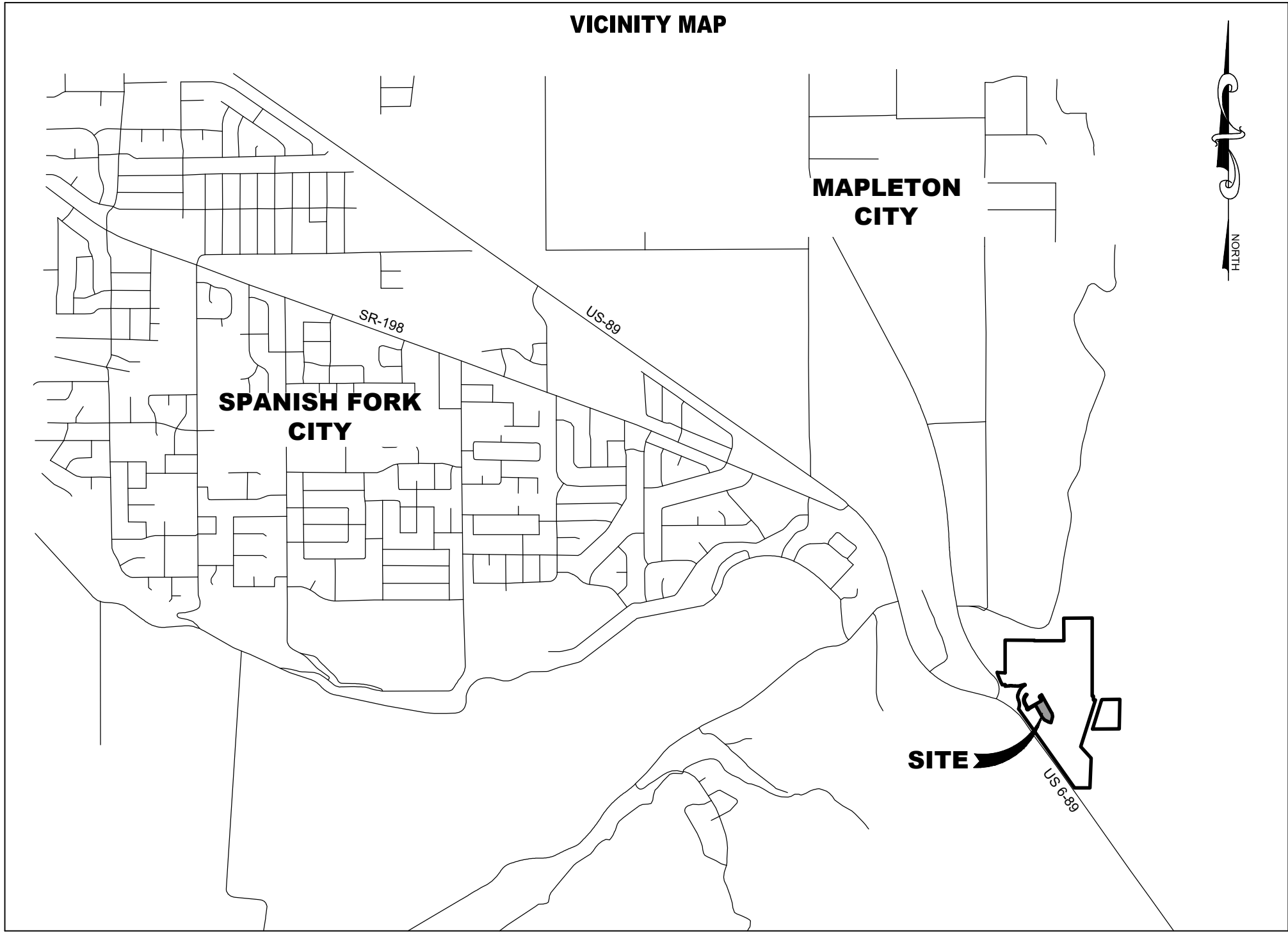
- NOTES**
- MAPLETON CITY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE PLAT, NOR DOES THE CITY HAVE RESPONSIBILITY FOR ANY OF THE INFRASTRUCTURE ASSOCIATED WITH THE ROADWAY SUCH AS SIDEWALKS, DRAINAGE FACILITIES, STREETLIGHTS, CURBS, AND/OR LANDSCAPING.
 - THE DIMENSIONS ON THIS PLAT ARE BASED ON A BEARING OF S89°29'50"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
 - COMMON AREAS ARE TO BE IMPROVED AND MAINTAINED BY THE DEVELOPER OR ASSIGNS AND ARE ACCESS AND PUBLIC UTILITY EASEMENTS IN FAVOR OF MAPLETON CITY IN THEIR ENTIRETY.
 - THE OVERALL HARMONY RIDGE PROJECT CONTAINS CONTROLLED AREAS THAT ARE REGULATED BY ENVIRONMENTAL COVENANT DOCUMENTS 35753:2011, 61095:2011, 35754:2011, 61096:2011, 61097:2011, 35755:2011, 61101:2011, AND 61105:2011. PLEASE SEE DOCUMENTS FOR MORE INFORMATION ON ALLOWED USES WITHIN THE CONTROLLED AREAS.

LEGEND

LIMITED COMMON AREA

PRIVATE AREA

COMMON AREA
(EXCLUDES BUILDING LOTS & PUBLIC ROADWAYS)



SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN MAPLETON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF HARMONY RIDGE PLAT E, SAID POINT LOCATED S89°29'50"E ALONG THE SECTION LINE 1681.49 FEET AND SOUTH 1155.35 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: N64°37'30"E 32.00 FEET; THENCE N35°22'30"W 6.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 17.16 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 49°08'46", CHORD: N10°48'07"W 16.63 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 93.99 FEET WITH A RADIUS OF 410.00 FEET THROUGH A CENTRAL ANGLE OF 13°08'06", CHORD: N49°31'45"E 93.79 FEET; THENCE S35°22'30"E 937.02 FEET; THENCE S38°38'07"E 40.58 FEET; THENCE S17°24'43"E 157.82 FEET; THENCE S08°48'11"W 296.72 FEET; THENCE N81°11'14"W 137.50 FEET; THENCE N08°48'11"E 15.16 FEET; THENCE N72°47'41"W 181.21 FEET; THENCE N46°05'10"W 154.17 FEET; THENCE N35°23'08"W 672.75 FEET; THENCE S54°37'30"W 349.11 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 31.42 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S09°37'30"W 28.28 FEET; THENCE S54°37'30"W 46.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 31.42 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N80°22'30"W 28.28 FEET; THENCE N35°22'30"W 32.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 31.42 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N09°37'30"E 28.28 FEET; THENCE N35°22'30"W 254.16 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 356.13 FEET WITH A RADIUS OF 323.00 FEET THROUGH A CENTRAL ANGLE OF 63°10'19", CHORD: N03°47'20"W 338.36 FEET; THENCE N27°47'49"E 122.71 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF HARMONY RIDGE PLAT E; THENCE S63°53'30"E ALONG SAID BOUNDARY 46.02 FEET; THENCE S27°47'49"W 124.07 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 305.41 FEET WITH A RADIUS OF 277.00 FEET THROUGH A CENTRAL ANGLE OF 63°10'19", CHORD: S03°47'20"E 290.17 FEET; THENCE S35°22'30"E 254.16 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 31.42 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S80°22'30"E 28.28 FEET; THENCE N54°37'30"E 678.29 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 31.42 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: N09°37'30"E 28.28 FEET; THENCE N35°22'30"W 184.21 FEET TO THE POINT OF BEGINNING. CONTAINS: ±12.46 ACRES.

DATE _____ SURVEYOR _____
(See Seal Below)

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS 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, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH _____
COUNTY OF _____ S.S.

ON THIS _____ DAY OF _____, A.D. 20 _____, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (SHE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (SHE EXECUTED IT IN SUCH CAPACITY).

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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. 20 _____

APPROVED BY _____

APPROVED _____ ENGINEER _____ ATTEST _____ CLERK-RECORDER _____
(See Seal Below) (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20 _____ BY THE _____ PLANNING COMMISSION

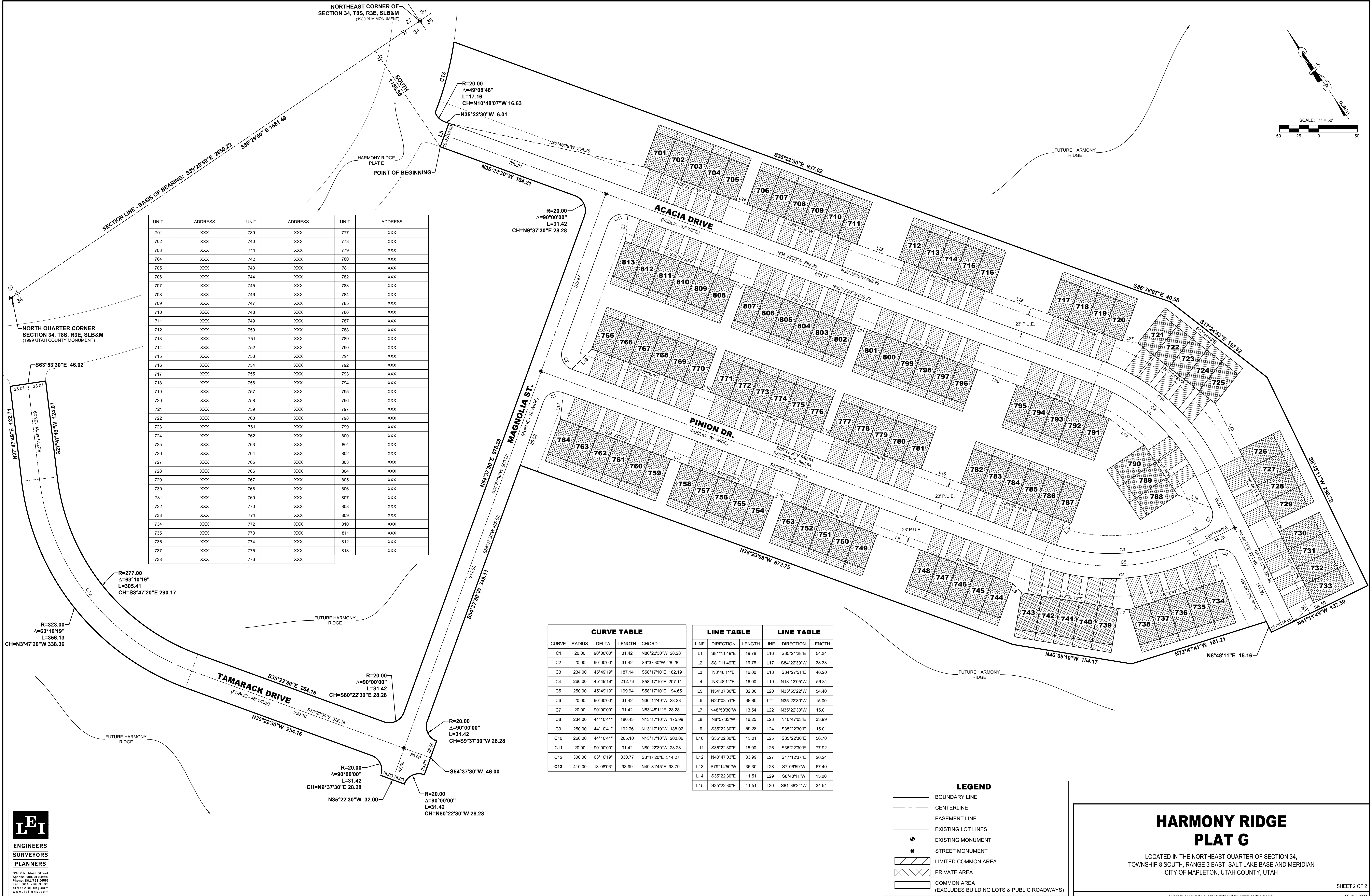
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

HARMONY RIDGE PLAT G

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

SHEET 1 OF 2

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



UNIT	ADDRESS	UNIT	ADDRESS	UNIT	ADDRESS
701	XXX	739	XXX	777	XXX
702	XXX	740	XXX	778	XXX
703	XXX	741	XXX	779	XXX
704	XXX	742	XXX	780	XXX
705	XXX	743	XXX	781	XXX
706	XXX	744	XXX	782	XXX
707	XXX	745	XXX	783	XXX
708	XXX	746	XXX	784	XXX
709	XXX	747	XXX	785	XXX
710	XXX	748	XXX	786	XXX
711	XXX	749	XXX	787	XXX
712	XXX	750	XXX	788	XXX
713	XXX	751	XXX	789	XXX
714	XXX	752	XXX	790	XXX
715	XXX	753	XXX	791	XXX
716	XXX	754	XXX	792	XXX
717	XXX	755	XXX	793	XXX
718	XXX	756	XXX	794	XXX
719	XXX	757	XXX	795	XXX
720	XXX	758	XXX	796	XXX
721	XXX	759	XXX	797	XXX
722	XXX	760	XXX	798	XXX
723	XXX	761	XXX	799	XXX
724	XXX	762	XXX	800	XXX
725	XXX	763	XXX	801	XXX
726	XXX	764	XXX	802	XXX
727	XXX	765	XXX	803	XXX
728	XXX	766	XXX	804	XXX
729	XXX	767	XXX	805	XXX
730	XXX	768	XXX	806	XXX
731	XXX	769	XXX	807	XXX
732	XXX	770	XXX	808	XXX
733	XXX	771	XXX	809	XXX
734	XXX	772	XXX	810	XXX
735	XXX	773	XXX	811	XXX
736	XXX	774	XXX	812	XXX
737	XXX	775	XXX	813	XXX
738	XXX	776	XXX		

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	20.00	90°00'00"	31.42	N80°22'30"W 28.28
C2	20.00	90°00'00"	31.42	S9°37'30"W 28.28
C3	234.00	45°49'19"	187.14	S58°17'10"E 182.19
C4	266.00	45°49'19"	212.73	S68°17'10"E 207.11
C5	250.00	45°49'19"	199.94	S58°17'10"E 194.65
C6	20.00	90°00'00"	31.42	N36°11'49"W 28.28
C7	20.00	90°00'00"	31.42	N53°48'11"E 28.28
C8	234.00	44°10'41"	180.43	N13°17'10"W 175.99
C9	250.00	44°10'41"	192.76	N13°17'10"W 188.02
C10	266.00	44°10'41"	205.10	N13°17'10"W 200.06
C11	20.00	90°00'00"	31.42	N80°22'30"W 28.28
C12	300.00	63°10'19"	330.77	S3°47'20"E 314.27
C13	410.00	13°08'06"	93.99	N49°31'45"E 93.79

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S81°11'49"E	19.78	L16	S35°21'28"E	54.34
L2	S81°11'49"E	19.78	L17	S84°22'39"W	38.33
L3	N8°48'11"E	16.00	L18	S34°27'51"E	46.20
L4	N8°48'11"E	16.00	L19	N18°13'05"W	56.31
L5	N54°37'30"E	32.00	L20	N33°55'22"W	54.40
L6	N20°03'51"E	38.80	L21	N35°22'30"W	15.00
L7	N48°50'30"W	13.54	L22	N35°22'30"W	15.01
L8	N8°57'33"W	16.25	L23	N40°47'03"E	33.99
L9	S35°22'30"E	59.28	L24	S35°22'30"E	15.01
L10	S35°22'30"E	15.01	L25	S35°22'30"E	56.70
L11	S35°22'30"E	15.00	L26	S35°22'30"E	77.92
L12	N40°47'03"E	33.99	L27	S47°12'37"E	20.24
L13	S79°14'50"W	36.30	L28	S7°06'59"W	67.40
L14	S35°22'30"E	11.51	L29	S8°48'11"W	15.00
L15	S35°22'30"E	11.51	L30	S81°38'24"W	34.54



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

HARMONY RIDGE - PLAT D FINAL

MAPLETON, UTAH

CONSTRUCTION DETAILS #2

REVISIONS

1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:

2022-0022

DRAWN BY:

CJI/BAP

DESIGNED BY:

NKW

SCALE:

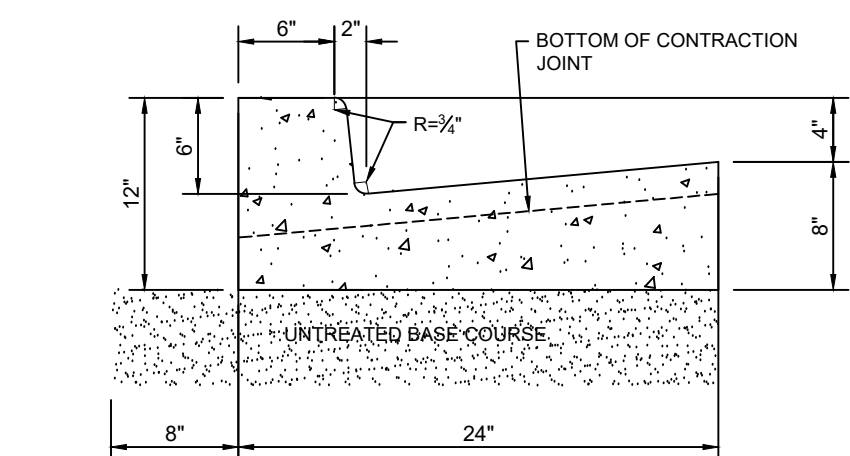
N.T.S.

DATE:

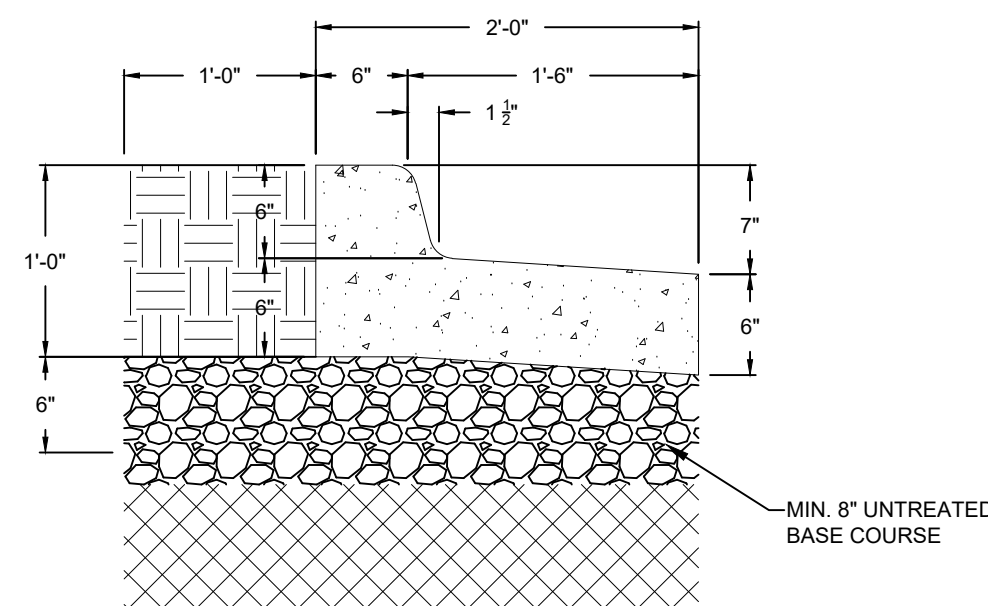
9/24/2024

SHEET

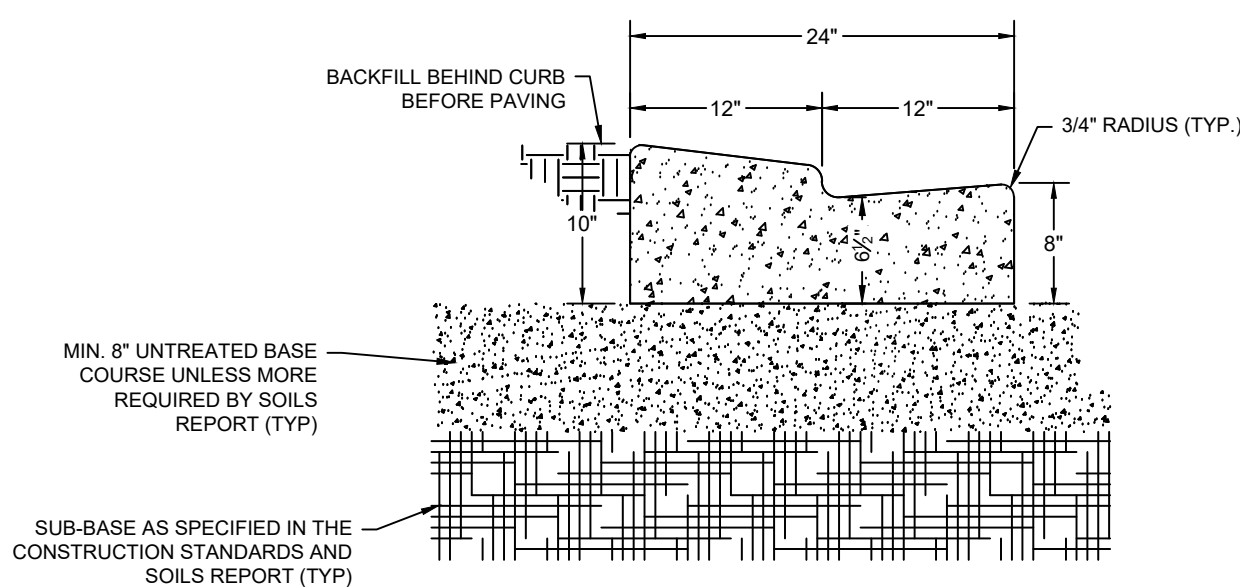
601



24" HIGH BACK FLOW CURB & GUTTER

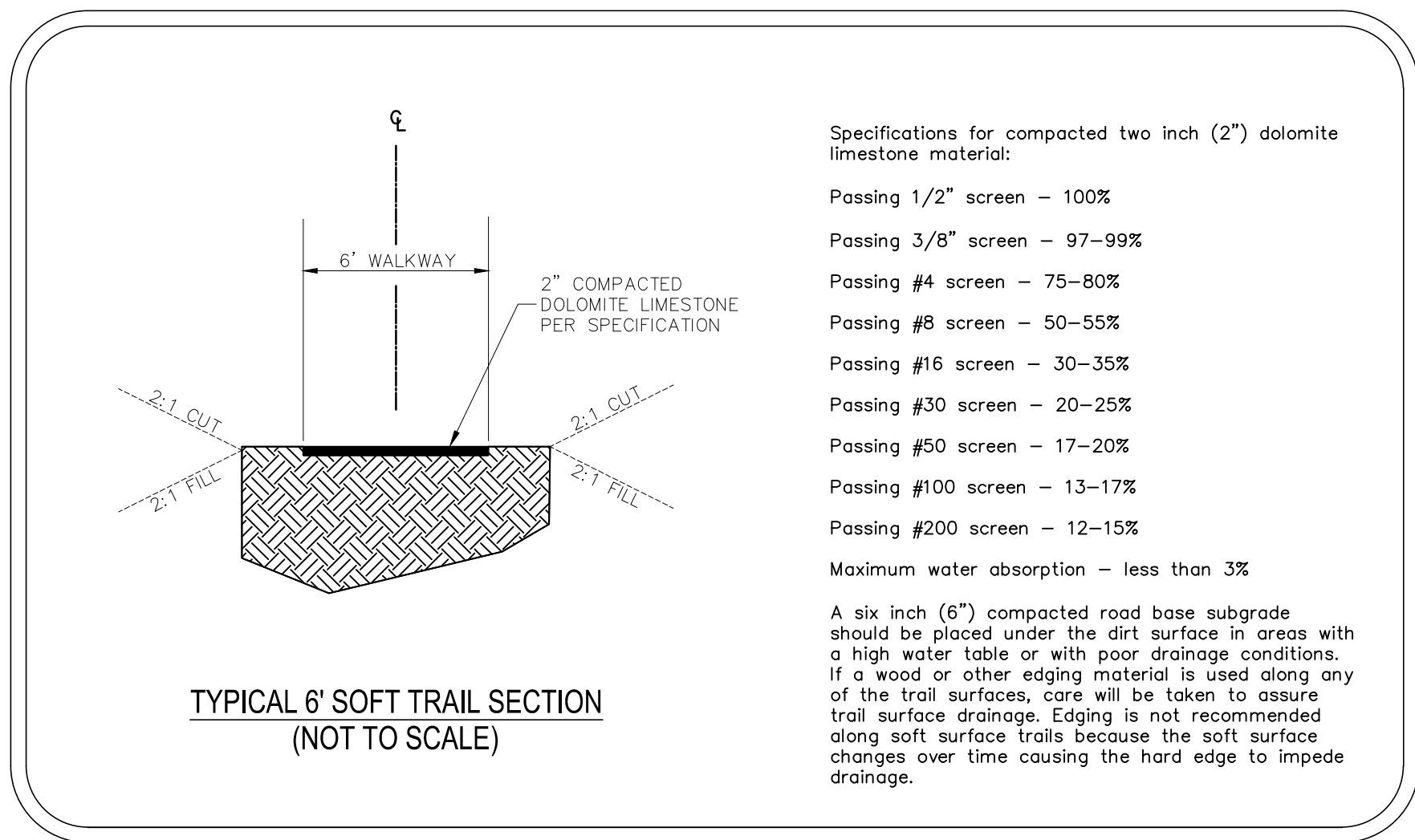


24" HIGH BACK SHED CURB & GUTTER

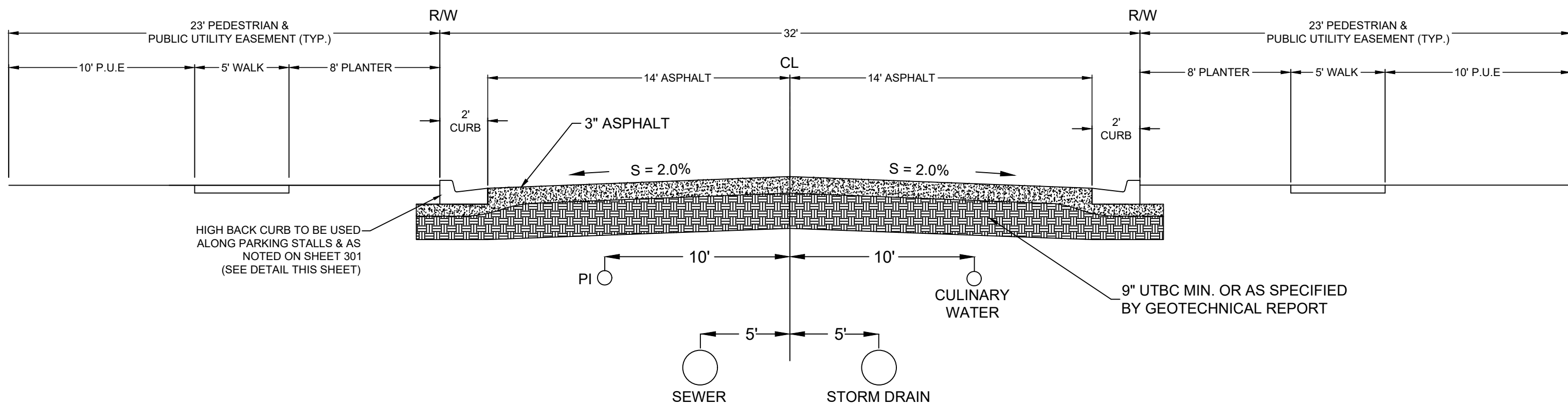
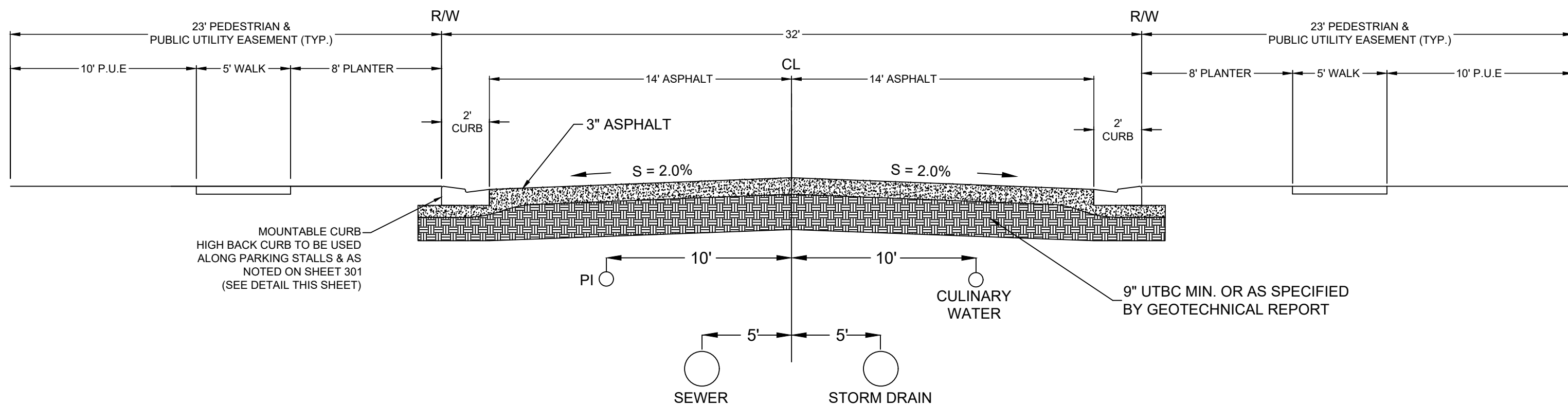


24" MOUNTABLE CONVEY CURB & GUTTER

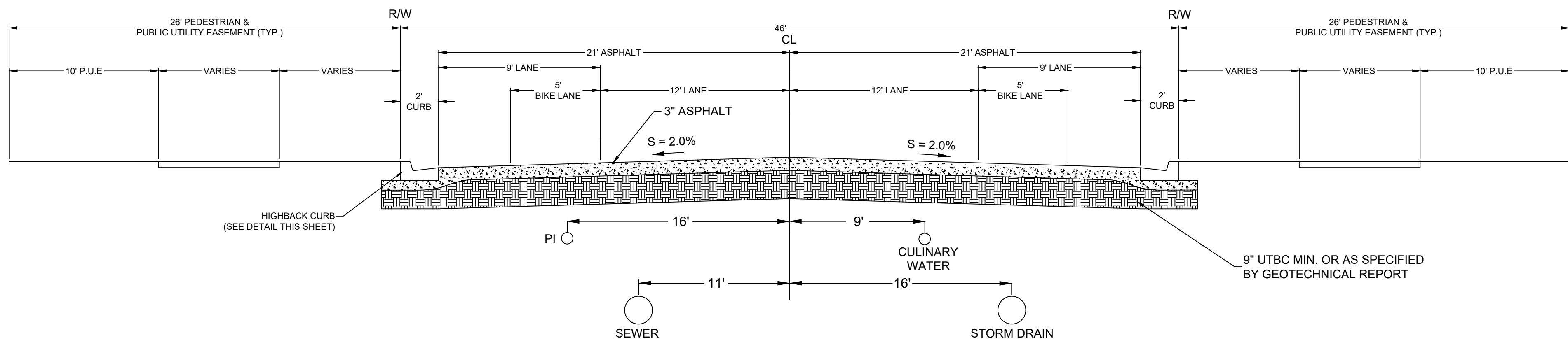
1 CURB & GUTTER DETAILS



2 6' SOFT TRAIL CROSS SECTION

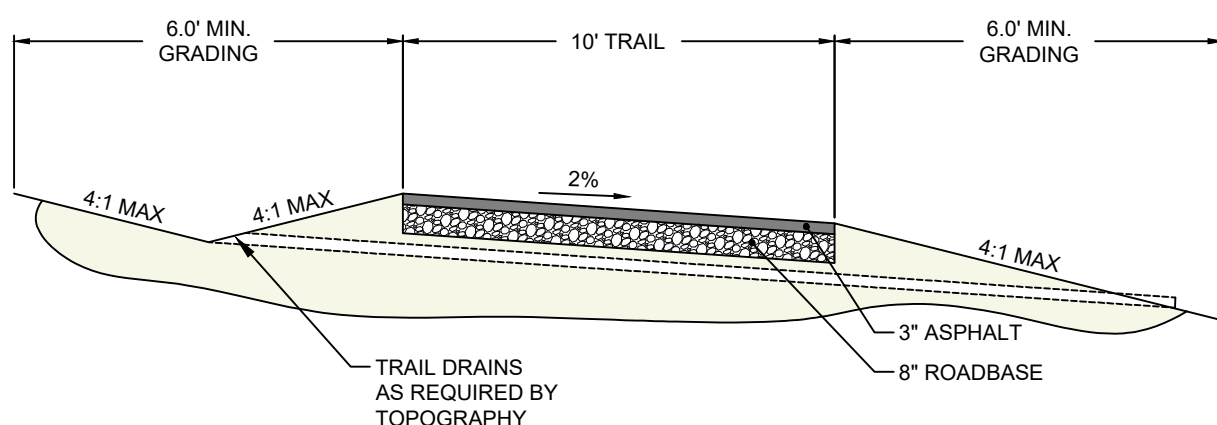


32' SECTION - HIGH BACK CURB
(WITH MODIFICATIONS)



46' COLLECTOR
(WITH MODIFICATIONS)

3 CROSS SECTION DETAILS



NOTES:

- 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
- REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
- WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.

4 10' ASPHALT TRAIL DETAIL



Development Review Committee Minutes

October 23, 2024

On October 7, 2024, plans were submitted for the Harmony Ridge Plat "G" subdivision consisting of 113 townhome 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. Please include the attached addresses on the final plat.
2. Please provide the total irrigable acreage for a determination of the outdoor water needs.
3. Once plat is recorded, Edge will record a Deed of Trust for the secured parcel as described in the development agreement.
4. The preliminary plat will require planning commission 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

Engineering Reports

1. In the submitted geotechnical and stormwater reports, there weren't any test pit locations that were dug where Phase G and the future commercial phase is going to be built. The report will need to be revised or a new one done to ensure these areas are covered.
 - a. Tied to that is what sort of percolation rates/soil types can we expect to see at these temporary retention ponds? The storm drain report says under the "Retention Basin" heading that "the infiltration rate at this site was found to be 30-in/hr. This rate was reduced by a safety factor of 6 to 5 in/hr." But was this infiltration rate based on a previous phase? Or was there a new



infiltration rate determined based on new tests run at this new phase? The reduced 5 in/hr assumes the existing soil is sand, which can't be corroborated until there are soil samples procured.

Required Modifications to Plans

1. Fix matchline on sheet 405. Should be "Matchline Sheet 404".
2. Fix sheet reference numbers on the Building Grading Plan #1 page. (Sheet 304).

Streets/Sidewalks

1. Looking at the configuration of the intersection of Tamarack Drive and Magnolia Street, it's difficult to tell which direction will generate the most traffic. This intersection will eventually need to be stop-controlled on two of the legs. For now, the intersection can stay as is without a stop or yield sign.
2. ADA ramp or some kind of other ADA access to the East side of Acacia Drive from the West side required.

Fiber

Sewer

1. SMH 763 and SMH 1251 (Sheet 409 and 407) are required to be 60" since the entering and existing pipes flow at 90° in the manholes.
2. What's the future sewer plan for Southeast of the Tamarack Drive/Magnolia St intersection? If sewer will eventually flow to SMH 1254, then a stub and a manhole out past the proposed asphalt are required at this phase. (Sheet 407)
 - a. Same situation for Magnolia Street on sheet 405.

Storm Drain

1. The minimum allowable slope for SD lines is 0.4%. Update the slope between SDMH 906 and SDMH 921 on sheet 401.
2. What's the plan for future development Southwest of this phase? If the commercial phase is planning on just being sold off to another entity, then these plans need to be updated so that all the generated stormwater from this phase is taken care of on the phase, not temporarily in these ponds and then longterm in a future phase.
 - a. Taking that into consideration, moving the temporary pond from currently being proposed right in the alignment for future Tamarack Drive to a different location where a future road wouldn't go, would be preferable. But let's have that conversation if you feel differently.
 - b. If the conversation ends up deciding to keep that temporary pond where it is now, update the plans to include the installation of an access road (just with some roadbase would be fine) to the pond for maintenance purposes. Also update to include a trash rack on the outlet and potentially some riprap in that same location.



3. SD inlets need to be placed on both sides of the street at a distance of no more than 400'. Inlet 1018 and inlet 1100 are currently shown 414' apart (sheet 404).
4. Double inlets shall be placed at low points of vertical street curves, and on streets with 5% or greater slopes. There are multiple places on the plans where this standard needs to be met. (Sheet 407)

Pressurized Irrigation

1. Taking future development into consideration, if any of the future Harmony Ridge locations will have landscaping, it might be worth it to stub 2" services where needed.
2. Call out culinary cross fitting at the Tamarack Drive/Magnolia St intersection. (Sheet 401)
3. Call out tee fitting at the Acacia/Magnolia intersection. (Sheet 407)

Culinary Water

1. Valves are needed on the stub legs of the Tamarack Drive/Magnolia St intersection. (Sheet 201)
2. Call out culinary cross fitting at the Tamarack Drive/Magnolia St intersection. (Sheet 401)
3. Call out tee fittings at all applicable intersection locations. (Sheet 407 and 403)

Streetlights

1. 2 streetlights are required at every 4-way intersection. Update the Magnolia Street/Tamarack Drive intersection to meet this requirement.
2. Streetlights are required at every 300' spacing for collector streets. Update Tamarack Drive to meet this 300' spacing requirement.

Details

1. Update details to include the double catch basin inlet.

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.

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 \$22,600.
- ☐ Payment of slurry seal fees of \$.30 a square foot of public asphalt.
- ☐ Pay all 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.
- ☐ Half of the outdoor water requirement must be purchased from the City's ULS allocation. The remaining will be deducted from your total credit.
- ☐ Contact post office regarding cluster mailbox.
- ☐ Payments to be included with building permit per lot:
 - Boundary Adjustment Fee = \$6,334.54 (fee increases in 2025).
 - Sewer Payment - \$3,294.12

Planning Commission Staff Report

Item:

4

Date:

11/14/24

Applicant:

Home Sweet Home by
Mitch

Location:

204 S Troy St

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

RA-1-C

Attachments

1. Application information.

REQUEST

Consideration of a request for a Variance to increase the allowed height of a new dwelling located at 204 S Troy Street in the RA-1 zone.

BACKGROUND & DESCRIPTION

The subject lot is approximately ½ an acre in size and is located within the Maple Bench Estates subdivision. The lot has frontage on both Krissa Street and Troy Street. The lot slopes steeply from Troy Street down to Krissa Street in excess of 20%. Several feet of fill was brought in to create a more level building pad towards to the top of the lot.

The applicant is proposing to construct a new single-family dwelling on the lot. Due to the steepness of the site, there are portions of the dwelling that would exceed the maximum allowed height of 40 feet. The applicant is requesting a variance for the excess height.

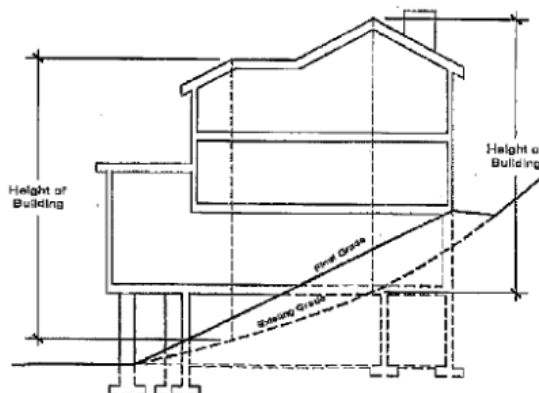
EVALUATION

The review of variance requests are subject to Utah Code Section 10-9a-702 and Mapleton City Code (MCC) 18.84.360. Staff has included the standards from MCC section 18.84.360 below followed by a brief staff response.

The Planning Commission may only grant a variance to waive or modify the requirements of a land use ordinance as applied to a parcel of property if:

1. Literal enforcement of the ordinance would cause an unreasonable hardship, as defined in Utah Code section 10-9a-702, for the applicant that is not necessary to carry out the general purpose of the land use ordinances;

RESPONSE: The MCC indicates that the height of a building is measured as a plumb vertical distance from any point on the roof to the existing (natural) or final grade directly below, whichever is more restrictive. See diagram below.



As currently proposed, the tallest point on the dwelling would be less than 30' above the upper street (Troy St). However, since the natural grade slopes downward significantly, the western portion of the dwelling would be over the maximum height requirement. Literal enforcement of the height requirement would create an unreasonable hardship on this lot. This finding can be met.

2. There are special circumstances, as defined in Utah Code section 10-9a-702, attached to the property that do not generally apply to other properties in the same zone;

Response: The most common examples of “special circumstances” would include irregular lot shape or topographic challenges. In this case, the steepness of the lot would constitute a special circumstance that makes it impractical to build within the City’s maximum height requirement. This finding can be met.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;

Response: The property right in question is the ability to build a reasonable home on the lot. The majority of properties within the RA-1 zone do not have the topographic challenges that the subject lot does. Granting the variance will allow the subject lot to have substantially the same property right as lots without similar topographic challenges in the RA-1 zone. This finding can be met.

4. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and

Response: Staff has not identified any reason why the proposed variance would substantially affect the General Plan or be contrary to the public interest. This finding can be met.

5. The spirit of the land use ordinance is observed and substantial justice done.

Response: Height limitations are meant to reduce mass and bulk and maintain an aesthetic environment from the street. Given that the proposed dwelling will be less than 40 feet in height above Troy Street, it appears the spirit of the land use ordinance will be observed. Staff does recommend that the dwelling does not exceed 40 feet in height above the elevation of the existing fill. This will help avoid excessive mass as seen from the Krissa Street on the lower side.

RECOMMENDATION

Grant the variance with the condition that the dwelling not exceed 40 feet in height above the elevation of the existing fill.

Application Information

Maple Street

Subject Lot





View from Krissa St
and area of fill

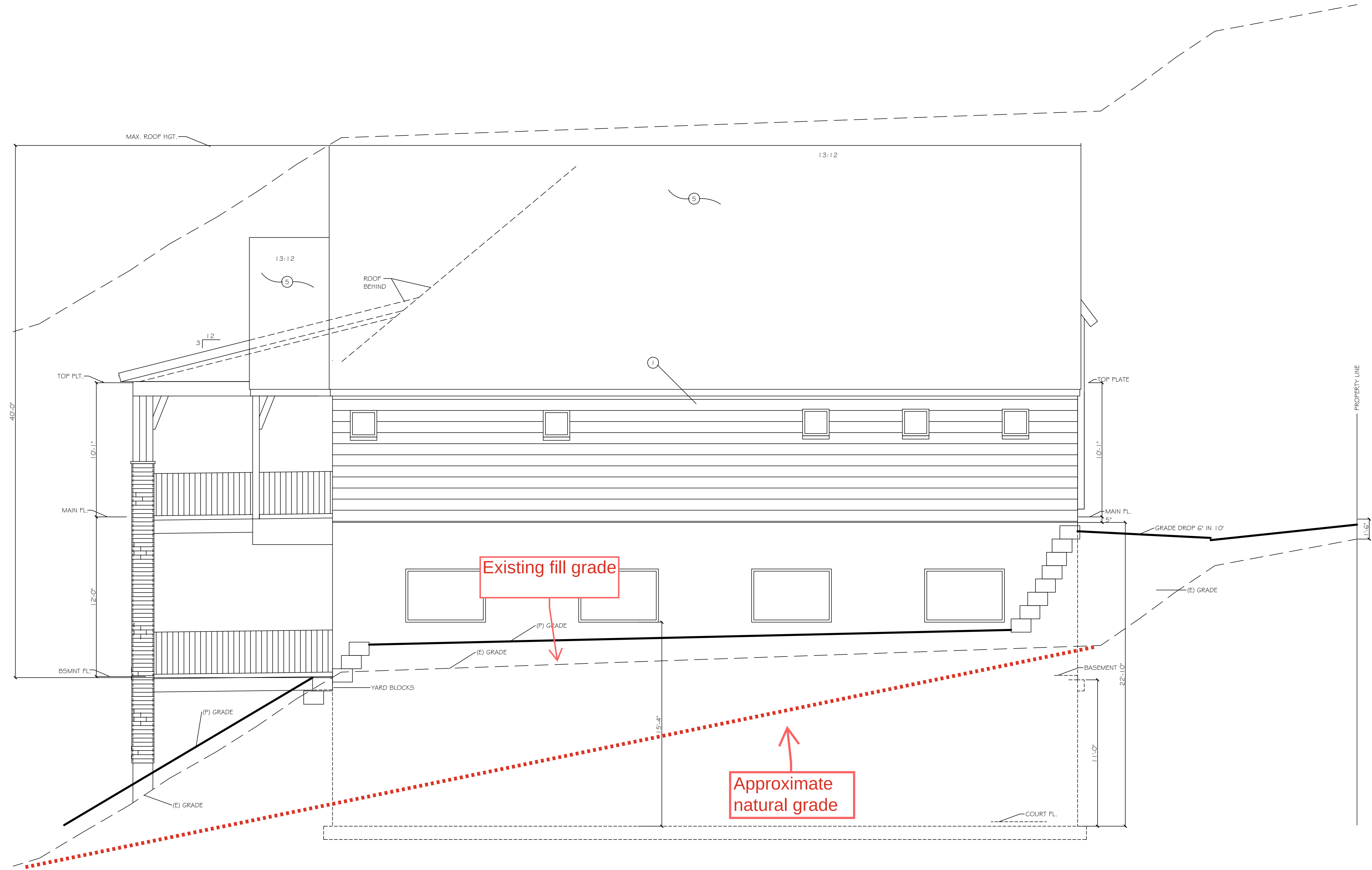


View from Troy St and
area of fill

would be 40' from existing fill grade.

REAR ELEVATION

KEY OF NOTES	
1	7" CEMENT HORIZ. SIDING BY JAMES HARDIE
2	VERT. CEMENT BAT-N-BRD SIDING BY JAMES HARDIE
3	STUCCO EXTERIOR
4	THIN BRICK
5	ASPHALT ROOF SHINGLES
6	METAL ROOFING
7	CULTURED STONE



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

HOME SWEET HOME

A RESIDENCE FOR:

GREEN

LOCATION:

183 S. KRISTA ST., MAPLETON, UTAH

LEFT SIDE ELEVATION

CONTRACTOR
TO VERIFY ALL
CONDITIONS &
DIMENSIONS.

2C

J. FISK DESIGNS L.C.

785 SO. 200 E. SPRINGVILLE, UTAH 84663

801-356-9769