



# Planning Commission Meeting

December 12, 2024  
6:00pm

125 West 400 North  
Mapleton, UT 84664



## **PLANNING COMMISSION AGENDA**

Thursday, December 12, 2024, at 6:00pm  
125 West Community Center Way (400 North), Mapleton, Utah 84664

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**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 – November 14, 2024.
2. Planning Commission Meeting Schedule for 2025.
3. Consideration of a Preliminary Plat application for the Harmony Ridge Plat “H” subdivision consisting of 13 lots in the Planned Development (PD-3) Zone.

### **Action Item**

4. Consideration of a Home Occupation Permit to operate fishing classes to certify anglers for professional careers in the hospitality and guiding fields at the property located at 135 East Magnolia Lane in the PRC-6 Zone.

### **Public Hearing**

5. Consideration of an ordinance amending Mapleton City Code (MCC) Section 18.84 – Supplementary Regulations.

### **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 12/5/24.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE  
(Last Modified December 5, 2024)

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**April Houser**, Executive Secretary

## **2025 Mapleton City Planning Commission Regular Annual Meeting Schedule**

Meetings are scheduled to begin at 6:00pm

| <b>Month</b>     | <b>Regular Meeting Date</b> | <b>Regular Meeting Date</b> |
|------------------|-----------------------------|-----------------------------|
| <b>January</b>   | 1/9/25                      | 1/23/25                     |
| <b>February</b>  | 2/13/25                     | 2/27/25                     |
| <b>March</b>     | 3/13/25                     | 3/27/25                     |
| <b>April</b>     | 4/10/25                     | 4/24/25                     |
| <b>May</b>       | 5/8/25                      |                             |
| <b>June</b>      | 6/12/25                     | 6/26/25                     |
| <b>July</b>      | 7/10/25                     |                             |
| <b>August</b>    | 8/14/25                     | 8/28/25                     |
| <b>September</b> | 9/11/25                     | 9/25/25                     |
| <b>October</b>   | 10/9/25                     | 10/23/25                    |
| <b>November</b>  | 11/13/25                    |                             |
| <b>December</b>  | 12/11/25                    |                             |

**Item:**

2

**Date:**

12/12/24

**Applicant:**

Edge Homes

**Location:**

50 E 5100 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 "H" subdivision consisting of 13 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 G consisting of 664 units. The applicant is now requesting approval of the preliminary plat for the Harmony Ridge Plat "H" subdivision consisting of 15 single-family detached 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 15 lots 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 includes the dedication of approximately six acres that will be maintained as natural 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".

**Trails:** The development agreement outlined a number of trails that would be built by the applicant and maintained by Mapleton City. This phase includes a natural surface trail that will extend through what is shown as parcel "B" on the plat and connect with other future phases.

## **RECOMMENDATION**

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

| <b>Attachment “1” Findings for Decision</b> |                                                                                                                                                                                                                                   |   |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| <b>No.</b>                                  | <b>Findings</b>                                                                                                                                                                                                                   |   |
| 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 and Trails Plans



LEI

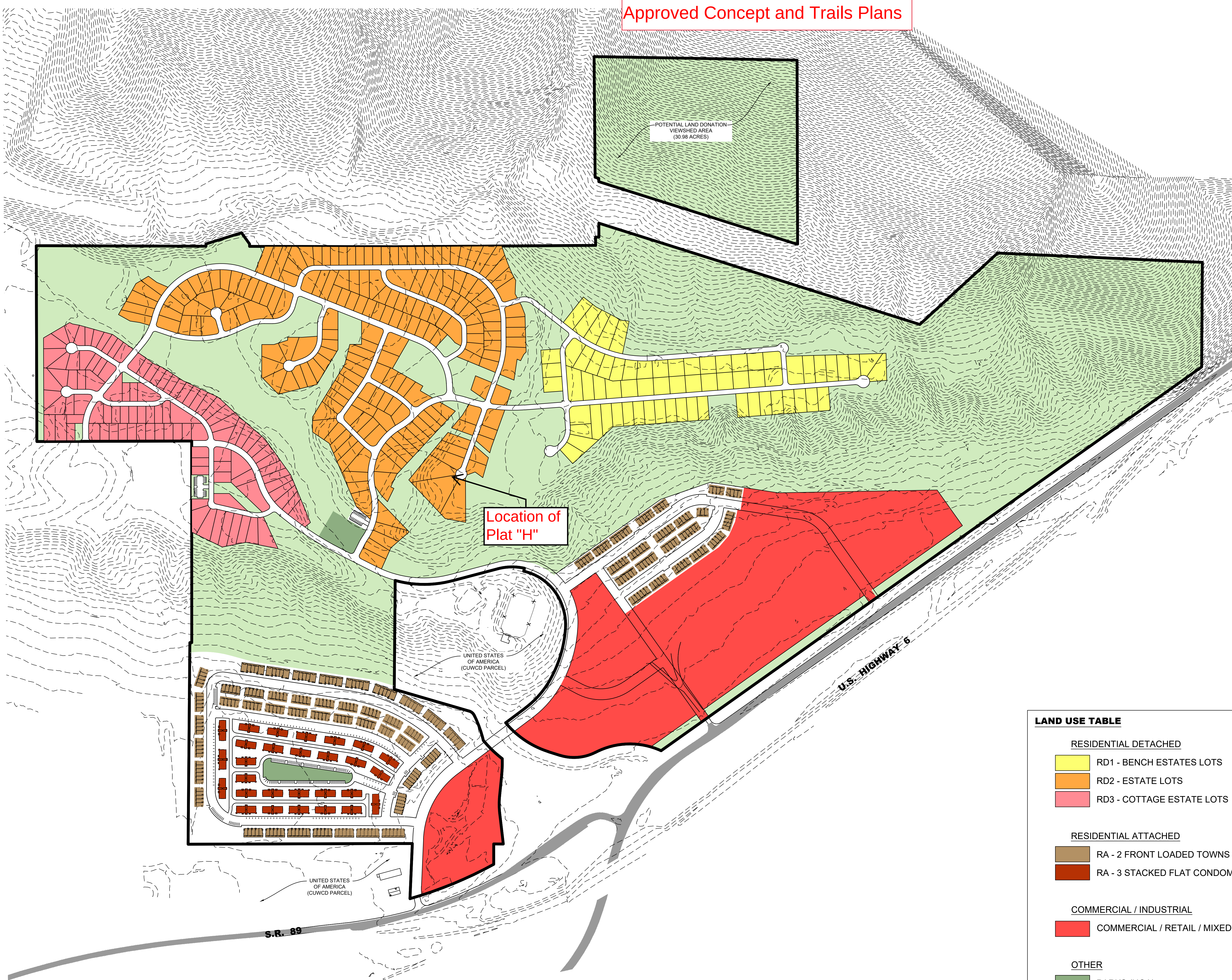
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ENGINEERS  
SURVEYORS  
PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
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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                                             |  | RESIDENTIAL UNITS |
| <div></div> RD1 - BENCH ESTATES LOTS                             |  | 68                |
| <div></div> RD2 - ESTATE LOTS                                    |  | 205               |
| <div></div> RD3 - COTTAGE ESTATE LOTS                            |  | 103               |
| RESIDENTIAL ATTACHED                                             |  |                   |
| <div></div> RA - 2 FRONT LOADED TOWNS                            |  | 334               |
| <div></div> RA - 3 STACKED FLAT CONDOMINIUMS                     |  | 280               |
| COMMERCIAL / INDUSTRIAL                                          |  |                   |
| <div></div> COMMERCIAL / RETAIL / MIXED                          |  |                   |
| OTHER                                                            |  |                   |
| <div></div> PARKS (HOA)                                          |  |                   |
| <div></div> APPROXIMATE PRESERVED OPEN SPACE / PUBLIC FACILITIES |  |                   |

REVISIONS

1

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2

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3

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4

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5

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-

-

LEI PROJECT #:  
2022-0022

DRAWN BY:  
TJP

DESIGNED BY:  
NKW

SCALE:  
1"=300'

DATE:  
5/17/2023

SHEET

E

U:\0\_LEI PROJECTS\2022\2022-0022 HARMONY RIDGE - MAPLETON\DWG\EXHIBIT E - DENSITY PLAN.DWG 5/17/2023 11:23 AM



**LEI**

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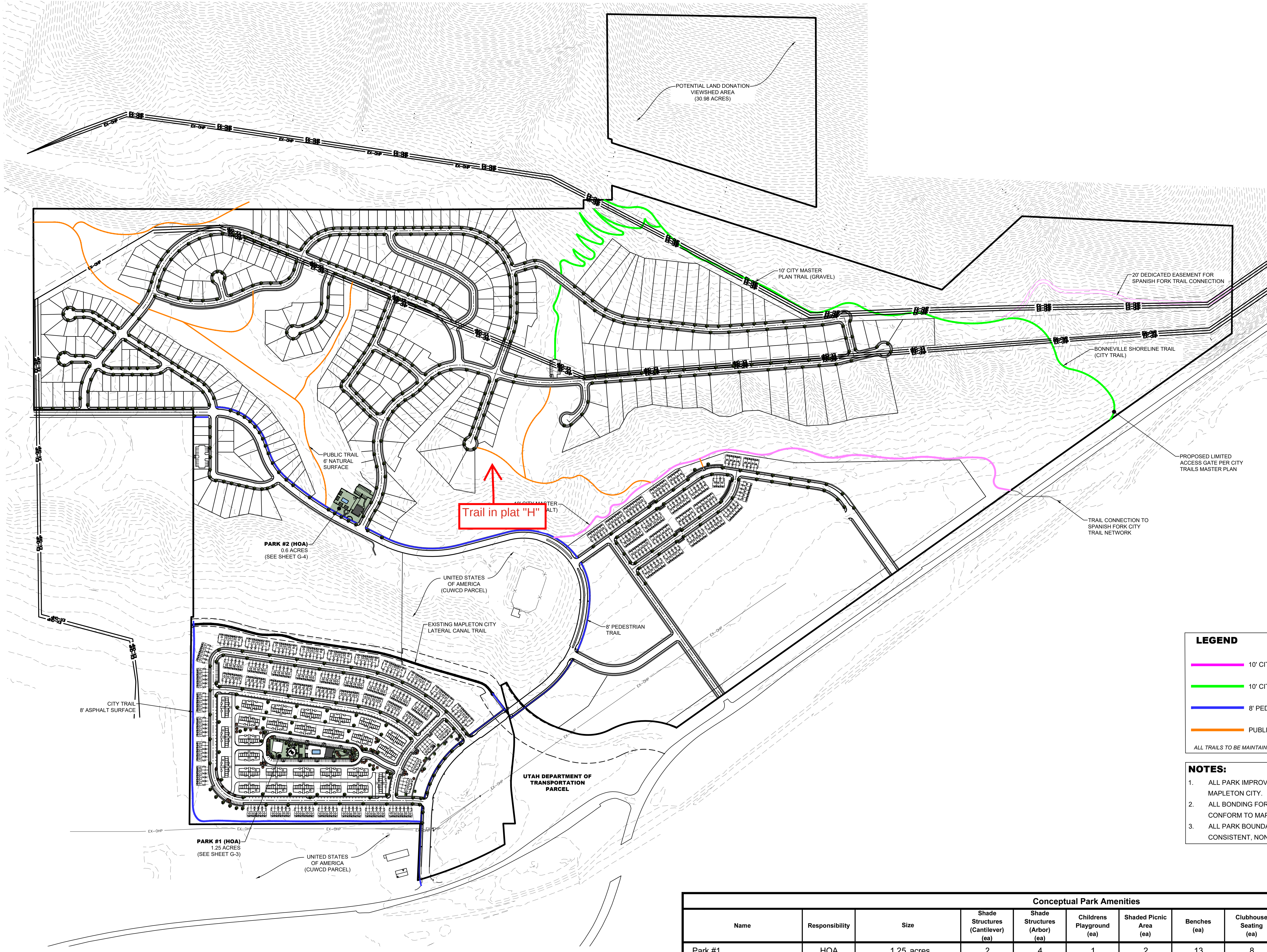
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**HARMONY RIDGE**  
MAPLETON, UTAH

EXHIBIT G-2 PARKS AND OPEN SPACE



**LEGEND**

- 10' CITY MASTER PLAN TRAIL (ASPHALT) ± 3,287 LFT.
- 10' CITY MASTER PLAN TRAIL (GRAVEL) ± 5,076 LFT.
- 8' PEDESTRIAN TRAIL ± 8,230 LFT.
- PUBLIC TRAIL - 6' NATURAL SURFACE ± 7,445 LFT.

ALL TRAILS TO BE MAINTAINED BY THE CITY UNLESS OTHERWISE NOTED

**NOTES:**

- ALL PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO BE APPROVED BY MAPLETON CITY.
- ALL BONDING FOR PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO CONFORM TO MAPLETON CITY STANDARDS.
- ALL PARK BOUNDARIES SHARED WITH SINGLE FAMILY LOTS SHALL HAVE CONSISTENT, NON-PRIVACY FENCING.

| Conceptual Park Amenities |                |             |                                   |                               |                           |                         |              |                        |                |                    |                       |                  |
|---------------------------|----------------|-------------|-----------------------------------|-------------------------------|---------------------------|-------------------------|--------------|------------------------|----------------|--------------------|-----------------------|------------------|
| Name                      | Responsibility | Size        | Shade Structures (Canilever) (ea) | Shade Structures (Arbor) (ea) | Childrens Playground (ea) | Shaded Picnic Area (ea) | Benches (ea) | Clubhouse Seating (ea) | Clubhouse (ea) | Swimming Pool (ea) | Pickleball Court (ea) | Parking Lot (sf) |
| Park #1                   | HOA            | 1.25 acres  | 2                                 | 4                             | 1                         | 2                       | 13           | 8                      | 1              | 1                  | 2                     | 54,410           |
| Park #2                   | HOA            | 0.60 acres  | 4                                 | 2                             | 0                         | 0                       | 0            | 0                      | 1              | 1                  | 0                     | 6,735            |
| Viewshed                  | City           | 30.98 acres | 0                                 | 0                             | 0                         | 0                       | 0            | 0                      | 0              | 0                  | 0                     | 0                |
| Total                     |                | 32.83 acres | 6                                 | 6                             | 1                         | 2                       | 13           | 8                      | 2              | 2                  | 2                     | 61,145           |

**REVISIONS**

|   |   |
|---|---|
| 1 | - |
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| 3 | - |
| 4 | - |
| 5 | - |

LEI PROJECT #:  
**2022-0022**

DRAWN BY:  
**TJP**

DESIGNED BY:  
**NKW**

SCALE:  
**1"=300'**

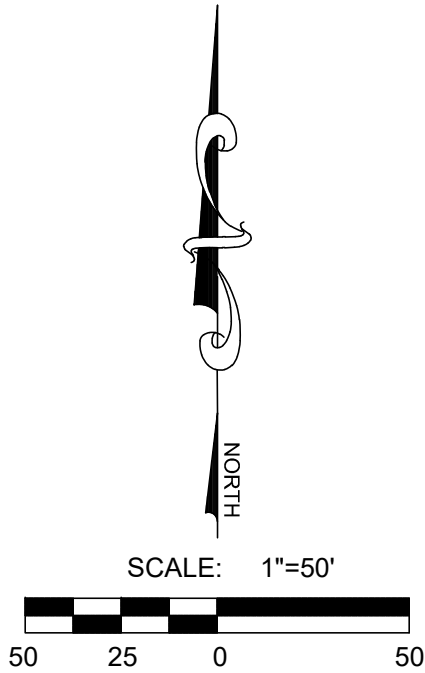
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**3/01/2023**

SHEET

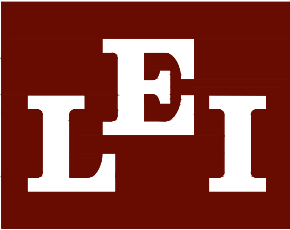
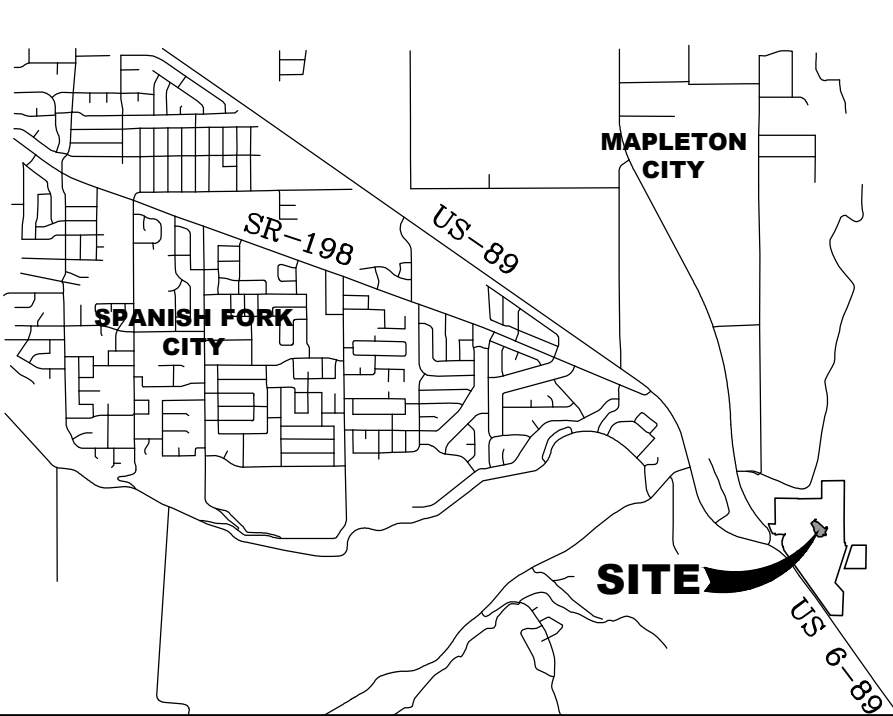
**G-2**

HARMONY RIDGE  
HARMONY RIDGE PLAT H FINAL PLANS

Attachment "3"  
Preliminary Plat



VICINITY MAP



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| COVER     | COVER                                     |
|-----------|-------------------------------------------|
| NOTES     | GENERAL NOTES                             |
|           | FINAL PLAT H (SHEET 1 OF 1)               |
| SHEET 101 | EXISTING CONDITIONS                       |
| SHEET 201 | UTILITY PLAN                              |
| SHEET 301 | GRADING PLAN                              |
| SHEET 401 | LIMBER PINE DRIVE (4900 S) PLAN & PROFILE |
| SHEET 402 | WILD ROSE DR. PLAN & PROFILE              |
| SHEET 403 | 6 FOOT TRAIL PLAN & PROFILE               |
| SHEET 601 | CONSTRUCTION DETAILS #1                   |
| SHEET 602 | CONSTRUCTION DETAILS #2                   |
| SHEET 603 | CONSTRUCTION DETAILS #3                   |

TABULATIONS:

|              |             |
|--------------|-------------|
| TOTAL AREA:  | 10.63 ACRES |
| LOT AREA:    | 3.23 ACRES  |
| STREET AREA: | 1.03 ACRES  |
| OPEN SPACE:  | 6.37 ACRES  |
| # OF UNITS   | 15 UNITS    |

LEGEND

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

HARMONY RIDGE - PLAT H FINAL  
MAPLETON, UTAH

COVER

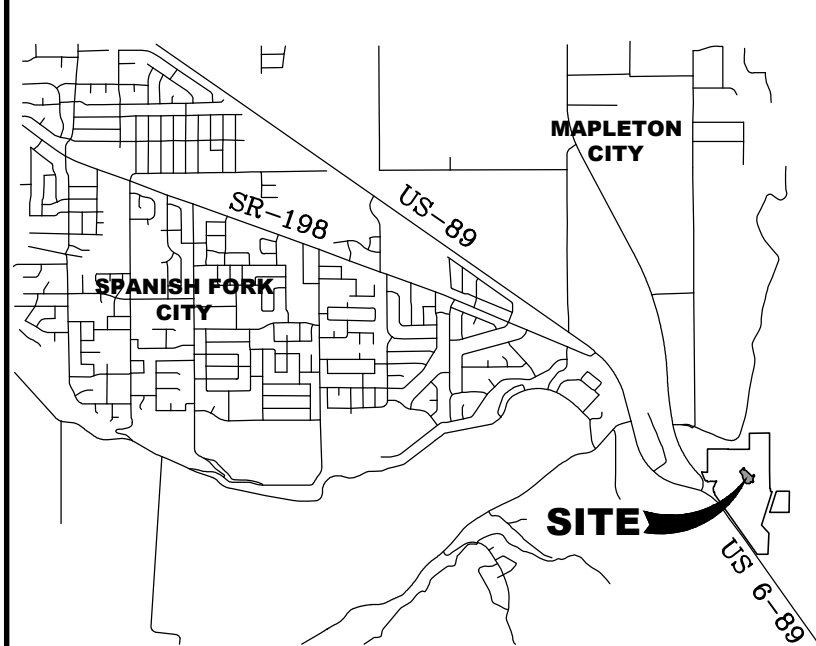
| REVISIONS |
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| 1 -       |
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| 5 -       |
| 6 -       |

LEI PROJECT #:  
**2022-0022**  
DRAWN BY:  
**CJ/BAP**  
DESIGNED BY:  
**NKW**  
SCALE:  
**1"=50'**  
DATE:  
**10/31/2024**

SHEET  
**COVER**

NOT FOR  
CONSTRUCTION

## VICINITY MAP



## LEGEND

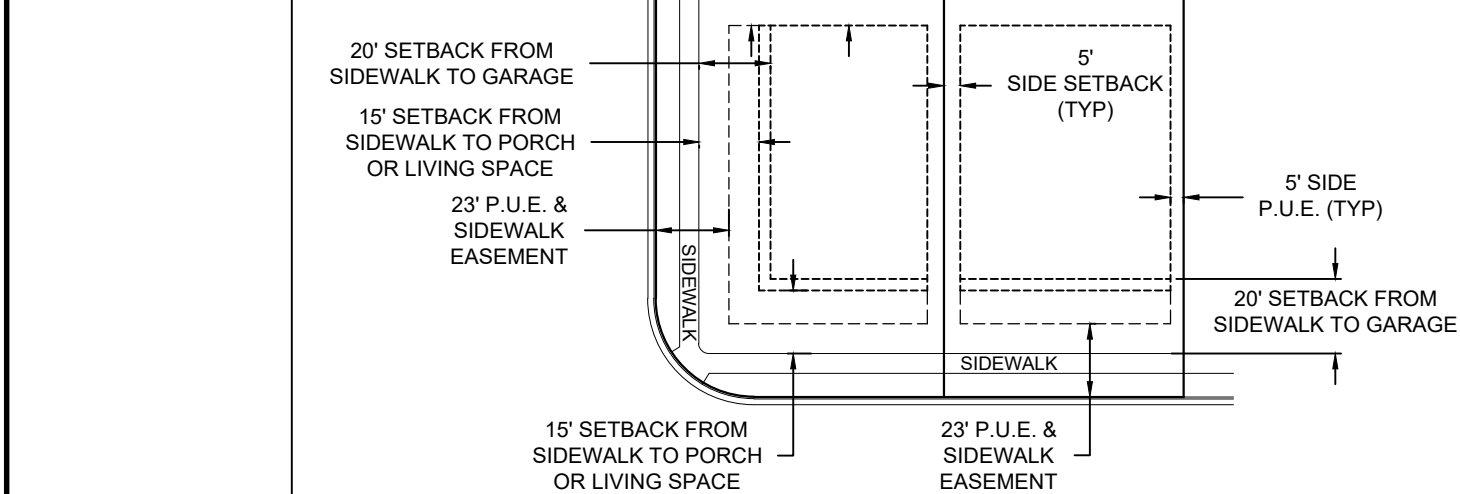
|  |                    |
|--|--------------------|
|  | BOUNDARY LINE      |
|  | CENTERLINE         |
|  | EASEMENT LINE      |
|  | EXISTING LOT LINES |
|  | PROPOSED LOT LINES |
|  | EXISTING MONUMENT  |
|  | PROPOSED MONUMENT  |
|  | NO ACCESS          |

## CURVE TABLE

| CURVE | RADIUS | DELTA      | LENGTH | CHORD              |
|-------|--------|------------|--------|--------------------|
| C1    | 280.00 | 39°24'49"  | 192.61 | N5°32'48"E 188.84  |
| C2    | 280.00 | 12°17'20"  | 60.06  | N31°23'53"E 59.94  |
| C3    | 280.00 | 51°42'09"  | 252.67 | N11°41'29"E 244.18 |
| C4    | 300.00 | 51°42'41"  | 270.76 | N11°41'13"E 261.66 |
| C5    | 300.00 | 14°06'35"  | 73.88  | S7°06'50"E 73.69   |
| C6    | 300.00 | 37°36'06"  | 196.88 | S18°44'30"W 193.37 |
| C7    | 120.00 | 1°02'32"   | 2.18   | S37°01'17"W 2.18   |
| C8    | 120.00 | 29°16'45"  | 61.32  | S21°51'39"W 60.66  |
| C9    | 120.00 | 11°35'38"  | 24.28  | S1°25'28"W 24.24   |
| C10   | 120.00 | 41°54'54"  | 87.79  | S16°35'06"W 85.84  |
| C11   | 100.00 | 41°54'54"  | 73.16  | S16°35'06"W 71.54  |
| C12   | 33.00  | 93°56'21"  | 54.11  | N42°35'50"E 48.25  |
| C13   | 234.00 | 17°28'30"  | 71.37  | S81°41'45"E 71.09  |
| C14   | 234.00 | 1°45'34"   | 7.19   | S72°04'43"E 7.19   |
| C15   | 234.00 | 19°14'04"  | 78.56  | S80°48'58"E 78.19  |
| C16   | 250.00 | 19°14'04"  | 83.93  | S80°48'58"E 83.53  |
| C17   | 266.00 | 19°14'04"  | 89.30  | S80°48'58"E 88.88  |
| C18   | 37.00  | 271°08'46" | 175.10 | S71°18'14"W 51.80  |
| C19   | 116.00 | 27°02'49"  | 54.76  | S57°40'31"E 54.25  |
| C20   | 116.00 | 25°27'21"  | 51.54  | S31°25'26"E 51.11  |
| C21   | 116.00 | 52°30'10"  | 106.30 | S44°56'51"E 102.62 |
| C22   | 100.00 | 52°30'10"  | 91.63  | S44°56'51"E 88.46  |
| C23   | 84.00  | 52°30'10"  | 76.97  | S44°56'51"E 74.31  |
| C24   | 33.00  | 45°34'23"  | 26.25  | S4°05'26"W 25.56   |
| C25   | 37.00  | 12°30'53"  | 8.08   | N20°37'11"E 8.07   |
| C26   | 37.00  | 52°34'52"  | 33.96  | N11°55'42"W 32.78  |
| C27   | 37.00  | 49°38'17"  | 32.05  | N63°02'16"W 31.06  |
| C28   | 37.00  | 50°11'17"  | 32.41  | S67°02'57"W 31.38  |
| C29   | 37.00  | 54°20'54"  | 35.10  | S14°46'52"W 33.80  |
| C30   | 37.00  | 51°52'33"  | 33.50  | S38°19'52"E 32.37  |
| C31   | 33.00  | 45°34'23"  | 26.25  | N41°28'57"W 25.56  |

| LINE | DIRECTION   | LENGTH |
|------|-------------|--------|
| L1   | S89°34'00"W | 28.30  |
| L2   | N85°37'39"E | 16.00  |
| L3   | N85°37'39"E | 16.00  |
| L4   | S0°26'00"E  | 16.00  |
| L5   | S0°26'00"E  | 16.00  |
| L6   | S2°30'06"E  | 20.00  |
| L7   | S2°30'06"E  | 20.00  |
| L8   | N75°58'22"E | 20.00  |
| L9   | N75°58'22"E | 20.00  |
| L10  | S87°29'54"W | 50.87  |
| L11  | N89°34'00"E | 17.54  |
| L12  | N89°34'00"E | 52.49  |

## TYPICAL SETBACK &amp; P.U.E. DETAIL



## NOTES

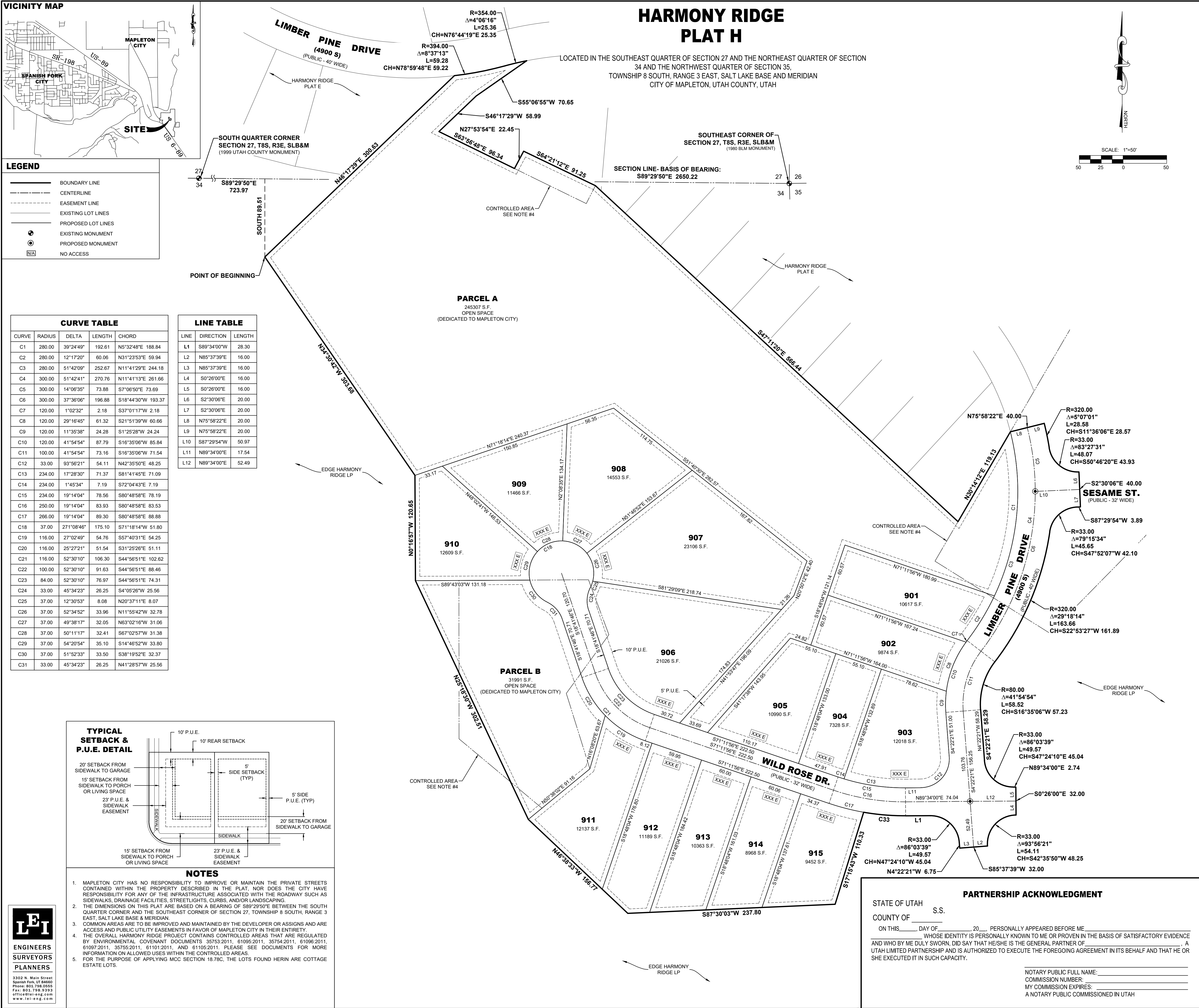
- MAPLETON CITY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE PLAT, NOR DOES THE CITY HAVE RESPONSIBILITY FOR ANY OF THE INFRASTRUCTURE ASSOCIATED WITH THE ROADWAY SUCH AS SIDEWALKS, DRAINAGE FACILITIES, STREETLIGHTS, CURBS, AND/OR LANDSCAPING.
- 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 COVENANTS 35753.2011, 61095.2011, 35754.2011, 61096.2011, 61097.2011, 35755.2011, AND 61101.2011. PLEASE SEE DOCUMENTS FOR MORE INFORMATION ON ALLOWED USES WITHIN THE CONTROLLED AREAS.
- FOR THE PURPOSE OF APPLYING MCC SECTION 18.76C, THE LOTS FOUND HEREIN ARE COTTAGE ESTATE LOTS.



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HARMONY RIDGE  
PLAT H

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN  
CITY OF MAPLETON, UTAH COUNTY, UTAH



## SURVEYOR'S CERTIFICATE

I, RYAN 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 OWNERS(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 THE SOUTHWEST QUARTER OF SECTION 26, THE SOUTHEAST QUARTER OF SECTION 27, THE NORTHEAST QUARTER OF SECTION 34, AND THE NORTHWEST QUARTER OF SECTION 35, 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 BEING LOCATED S89°29'50"E ALONG THE SECTION LINE 723.97 FEET AND SOUTH 89.51 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID BOUNDARY THE FOLLOWING ELEVEN COURSES: N48°17'29"E 300.63 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 59.28 FEET WITH A RADIUS OF 394.00 FEET THROUGH A CENTRAL ANGLE OF 08°37'13"; CHORD: N78°59'48"E 59.22 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 25.36 FEET WITH A RADIUS OF 354.00 FEET THROUGH A CENTRAL ANGLE OF 04°06'16"; CHORD: N76°44'19"E 25.35 FEET; THENCE S55°06'55"W 70.65 FEET; THENCE S46°17'29"W 58.99 FEET; THENCE S63°56'48"E 96.34 FEET; THENCE N27°53'54"E 22.45 FEET; THENCE S64°21'12"E 91.25 FEET; THENCE S47°11'20"E 566.44 FEET; THENCE N30°14'12"E 118.13 FEET; THENCE N75°58'22"E 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 28.59 FEET WITH A RADIUS OF 320.00 FEET THROUGH A CENTRAL ANGLE OF 05°07'01"; CHORD: S11°36'06"E 28.57 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 48.07 FEET WITH A RADIUS OF 33.00 FEET THROUGH A CENTRAL ANGLE OF 83°27'31"; CHORD: S50°46'20"E 43.93 FEET; THENCE S02°30'06"E 40.00 FEET; THENCE S87°29'54"W 3.89 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 45.65 FEET WITH A RADIUS OF 33.00 FEET THROUGH A CENTRAL ANGLE OF 79°15'34"; CHORD: S47°52'07"W 42.10 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 163.66 FEET WITH A RADIUS OF 320.00 FEET THROUGH A CENTRAL ANGLE OF 29°18'14"; CHORD: S22°53'27"W 161.89 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 58.52 FEET WITH A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 41°54'54"; CHORD: S16°35'06"W 57.23 FEET; THENCE S04°22'21"E 58.29 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 49.57 FEET WITH A RADIUS OF 33.00 FEET THROUGH A CENTRAL ANGLE OF 86°03'39"; CHORD: S47°24'10"E 45.04 FEET; THENCE N89°34'00"E 2.74 FEET; THENCE S00°26'00"E 32.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 54.11 FEET WITH A RADIUS OF 33.00 FEET THROUGH A CENTRAL ANGLE OF 93°56'21"; CHORD: S42°35'50"W 48.25 FEET; THENCE S85°37'39"W 32.00 FEET; THENCE N04°22'21"W 6.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 49.57 FEET WITH A RADIUS OF 320.00 FEET THROUGH A CENTRAL ANGLE OF 86°03'39"; CHORD: N47°24'10"W 45.04 FEET; THENCE S89°34'00"W 28.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 48.32 FEET WITH A RADIUS OF 266.00 FEET THROUGH A CENTRAL ANGLE OF 10°24'29"; CHORD: N85°13'45"W 48.25 FEET; THENCE S17°15'43"W 110.33 FEET; THENCE S87°30'03"W 237.80 FEET; THENCE N46°38'33"W 156.77 FEET; THENCE N25°18'30"W 302.51 FEET; THENCE N00°16'57"W 120.65 FEET; THENCE N34°30'42"W 303.68 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.63 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 \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ OF \_\_\_\_\_ LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE 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 H

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF SECTION 35,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN  
CITY OF MAPLETON, UTAH COUNTY, UTAH

SCALE: 1"=50' SHEET 1 OF 1

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

This form approved by Utah County and the municipalities therein.

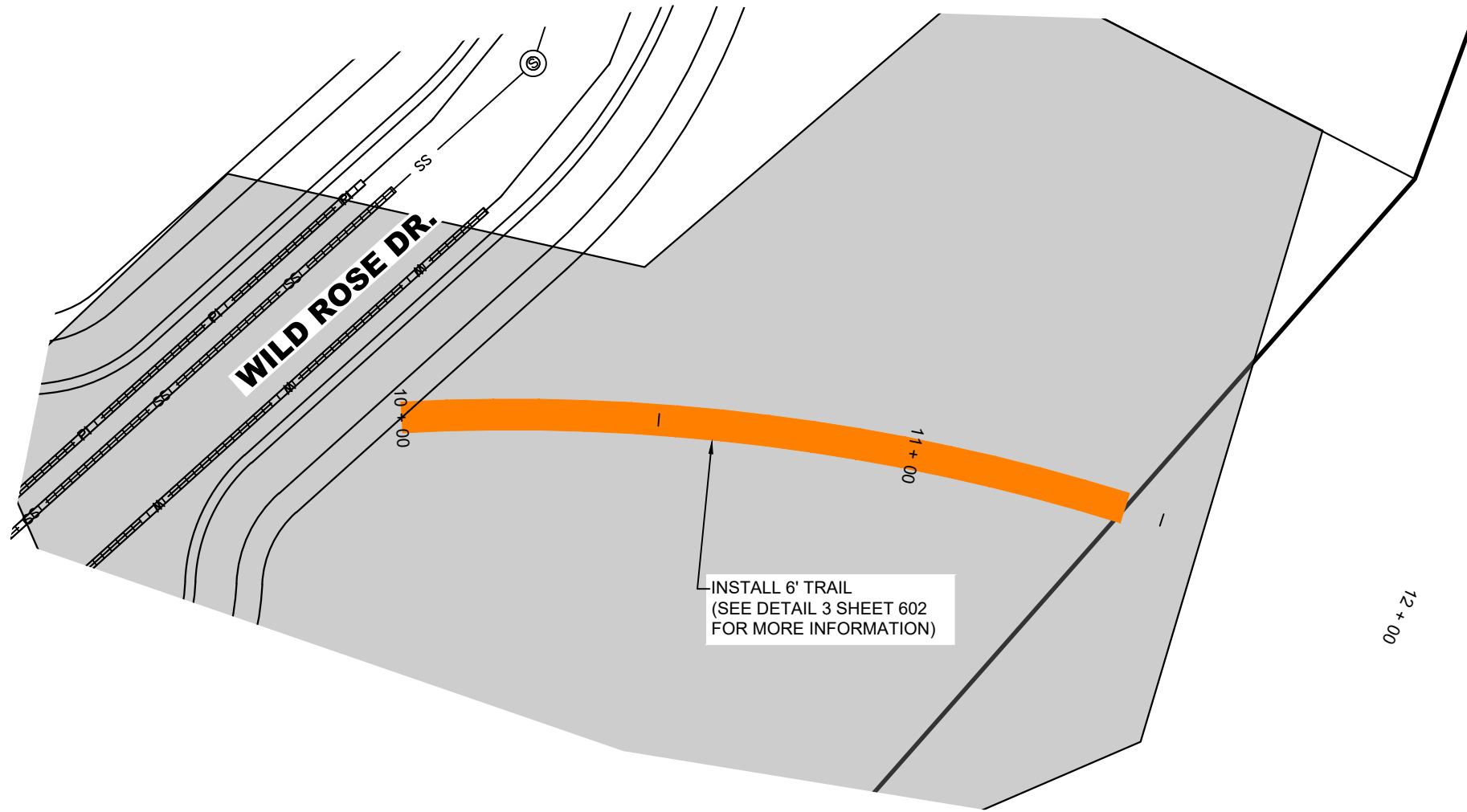
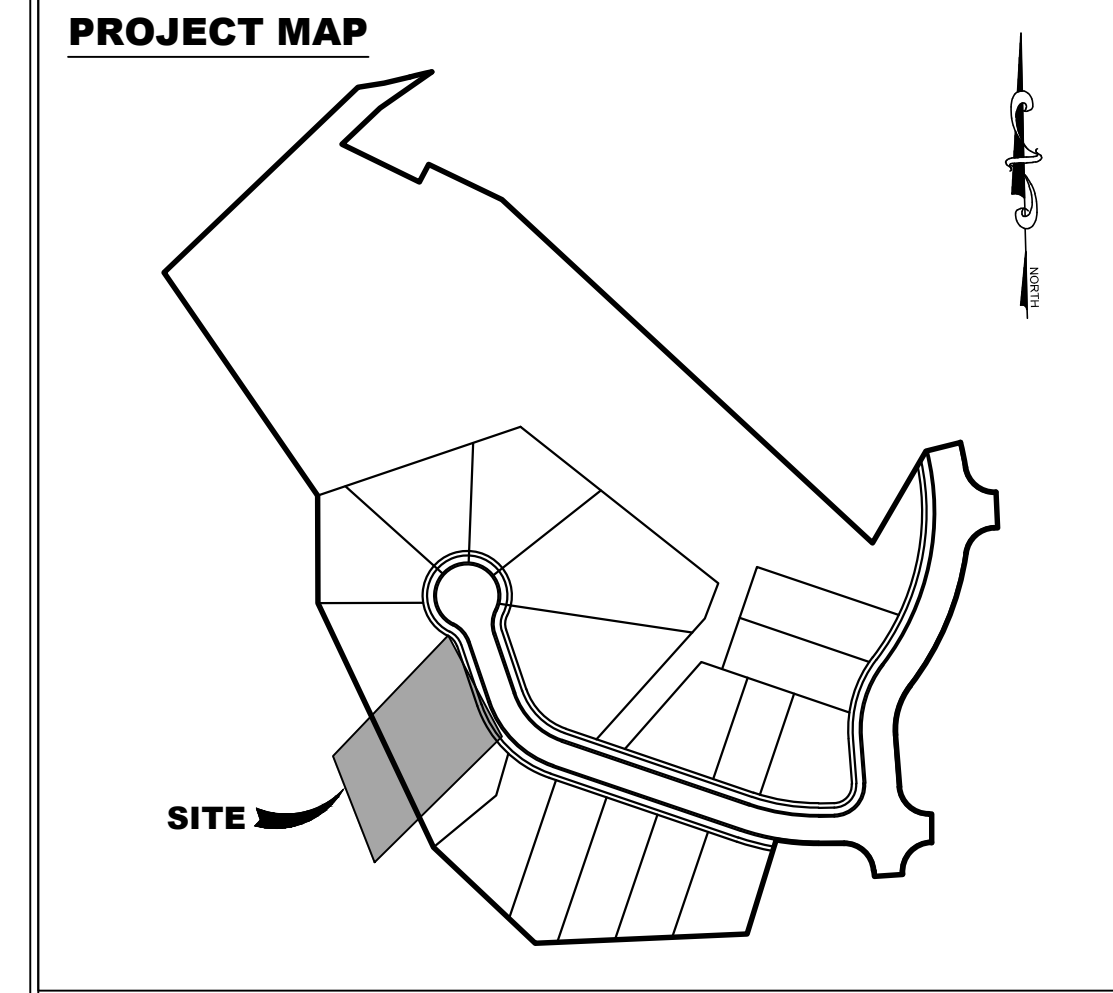
LEI #22-0022

## PARTNERSHIP ACKNOWLEDGMENT

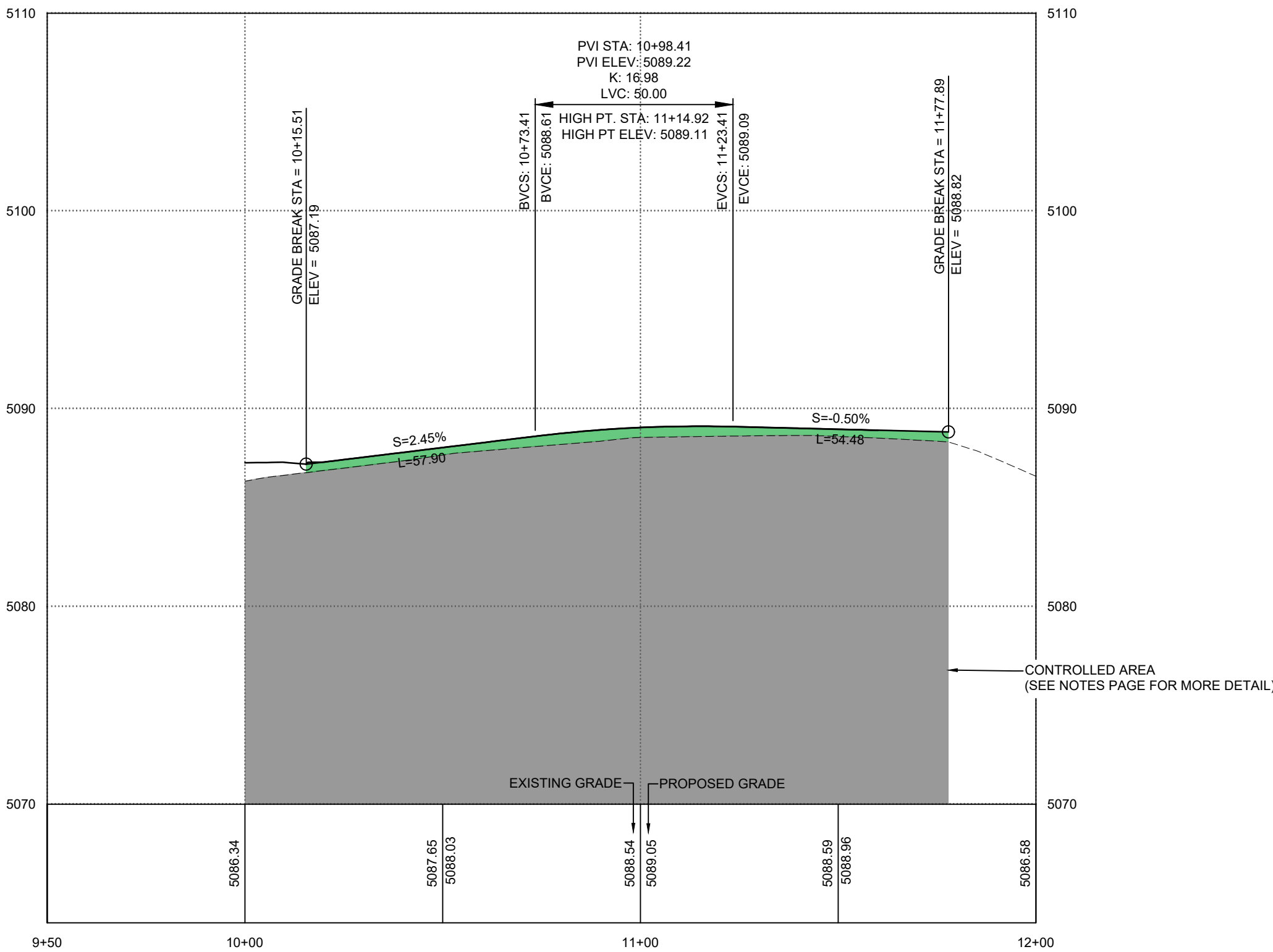
STATE OF UTAH \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE GENERAL PARTNER OF \_\_\_\_\_, A UTAH LIMITED PARTNERSHIP AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

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

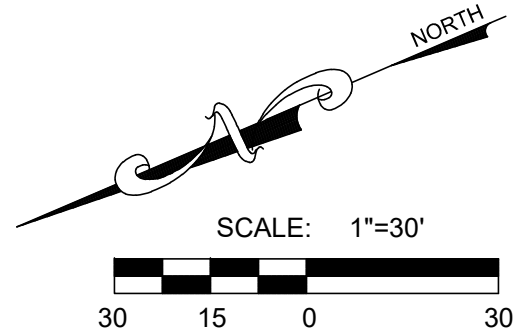
U:\0\_LEI PROJECTS\2022\2022-0022 HARMONY RIDGE - MAPLETON\CAD\DWG\FINALS\PLAT H\22-0022 HARMONY RIDGE - MAPLETON\CAD\DWG\FINALS\PLAT H P&PWG 10/31/2024 10:16 AM



**6 FOOT TRAIL PLAN VIEW**



**6 FOOT TRAIL PROFILE VIEW**



- 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 H FINAL**  
MAPLETON, UTAH

**6 FOOT TRAIL PLAN & PROFILE**

**REVISIONS**

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

LEI PROJECT #:

**2022-0022**

DRAWN BY:

**CJI/BAP**

DESIGNED BY:

**NKW**

SCALE:

**1"=30'**

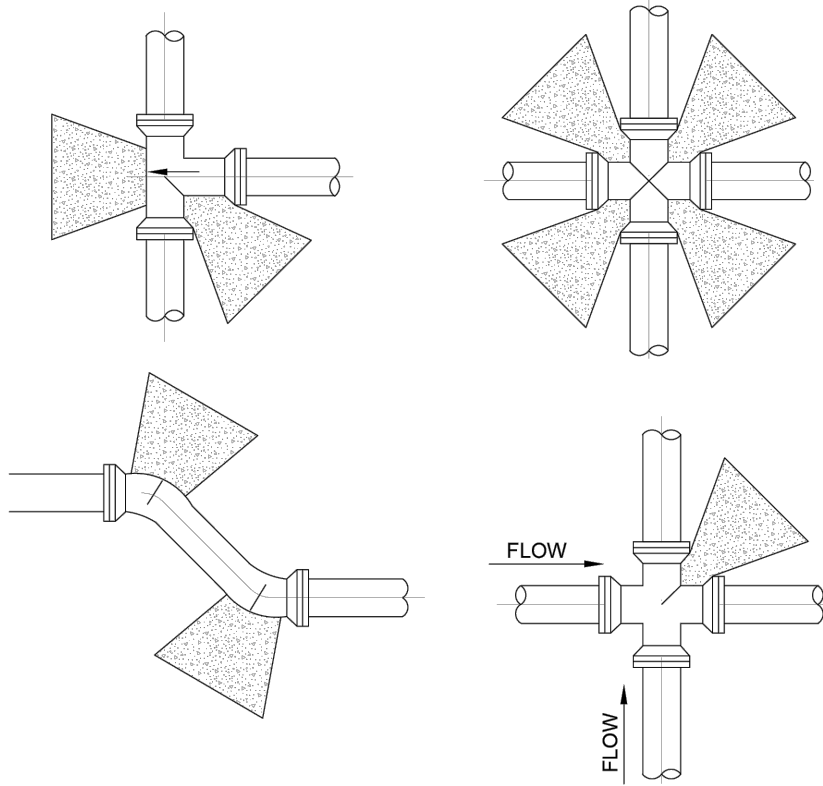
DATE:

**10/31/2024**

SHEET

**403**

| THRUST BLOCK<br>MINIMUM BEARING AREA IN SQUARE FEET |                         |             |             |               |                |
|-----------------------------------------------------|-------------------------|-------------|-------------|---------------|----------------|
| SIZE OF PIPE                                        | TEES<br>VALVES<br>PLUGS | 90°<br>BEND | 45°<br>BEND | 22.5°<br>BEND | 11.25°<br>BEND |
| 4"                                                  | 2                       | 3           | 2           | 2             | 2              |
| 6"                                                  | 4                       | 5.5         | 3           | 1.5           | 1              |
| 8"                                                  | 6.5                     | 9.5         | 5           | 2.75          | 1.5            |
| 12"                                                 | 14                      | 20          | 11          | 5.5           | 3              |
| 14"                                                 | 19                      | 26.5        | 14.5        | 7.5           | 4              |
| 18"                                                 | 26                      | 43          | 23.5        | 12            | 11             |



THRUST BLOCK NOTES:

1. INSPECTION: PRIOR TO BACKFILLING AROUND THRUST BLOCK, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 33 05 20.
3. CONCRETE: CLASS 3,000 MINIMUM PER APWA 03 30 04. POUR CONCRETE AGAINST UNDISTURBED SOIL.
4. PIPE JOINTS: DO NOT COVER WITH CONCRETE. LEAVE COMPLETELY ACCESSIBLE.
5. GREASE: APPLY POLY-FM GREASE TO ALL BURIED METAL SURFACES. WRAP WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE WRAP.
6. SPECIAL CONSTRUCTION REQUIREMENTS:
  - A. THRUST DESIGN FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE SPECIAL DESIGN.
  - B. BEARING AREAS, VOLUMES, AND SPECIAL THRUST BLOCKING DETAILS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER THIS PLAN.
  - C. REINFORCING STEEL BARS TO BE EPOXY COATED AT LEAST 15 MILS THICK. MINIMUM STRESS YIELD STRENGTH OF THE DOWN BARS IS 70,000 PSI.
  - D. LOCKING RESTRAINTS DEVICES WILL BE USED ON ALL MJ FITTINGS IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.

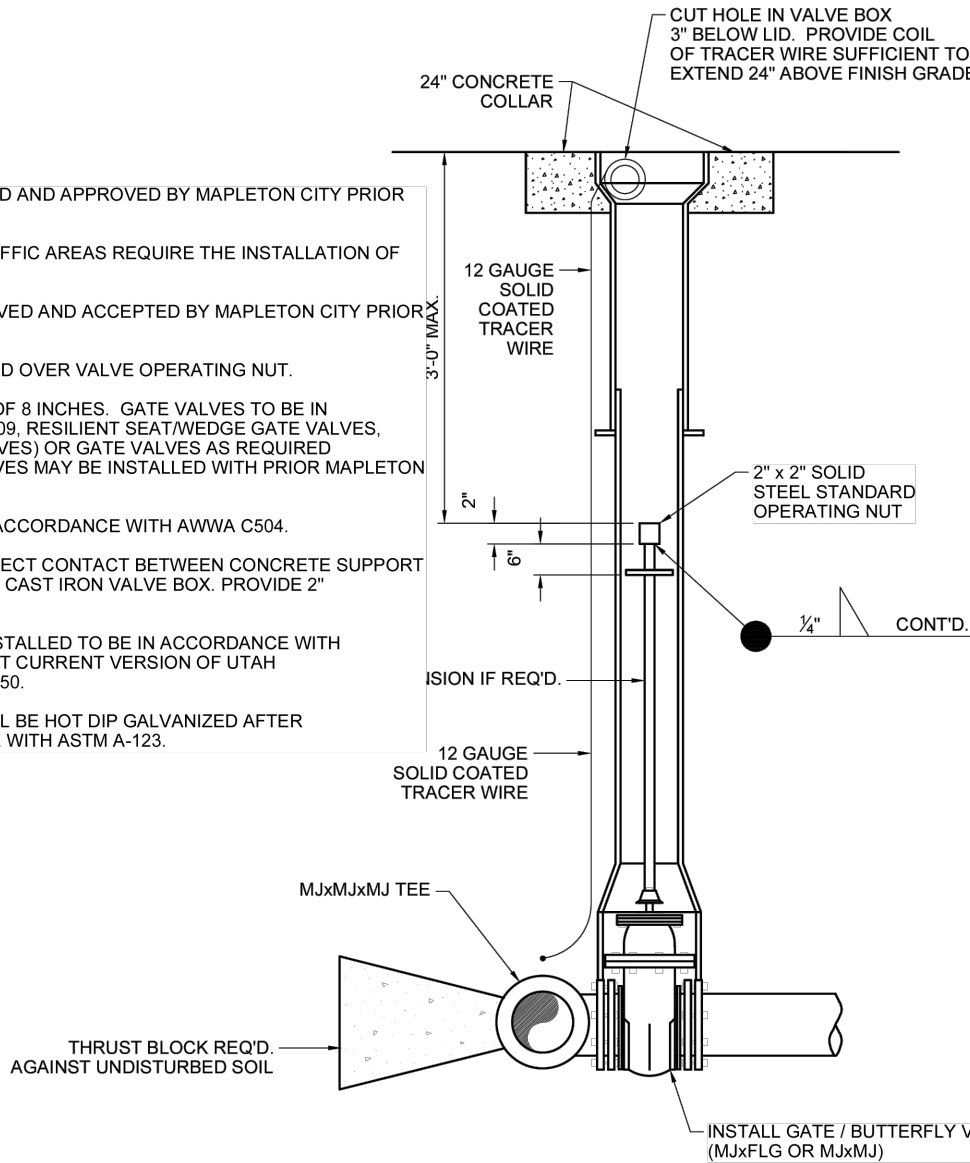


MAPLETON STANDARD PLANS  
THRUST BLOCKS

STD. PLAN NO.  
M-561  
Sheet 1 of 1

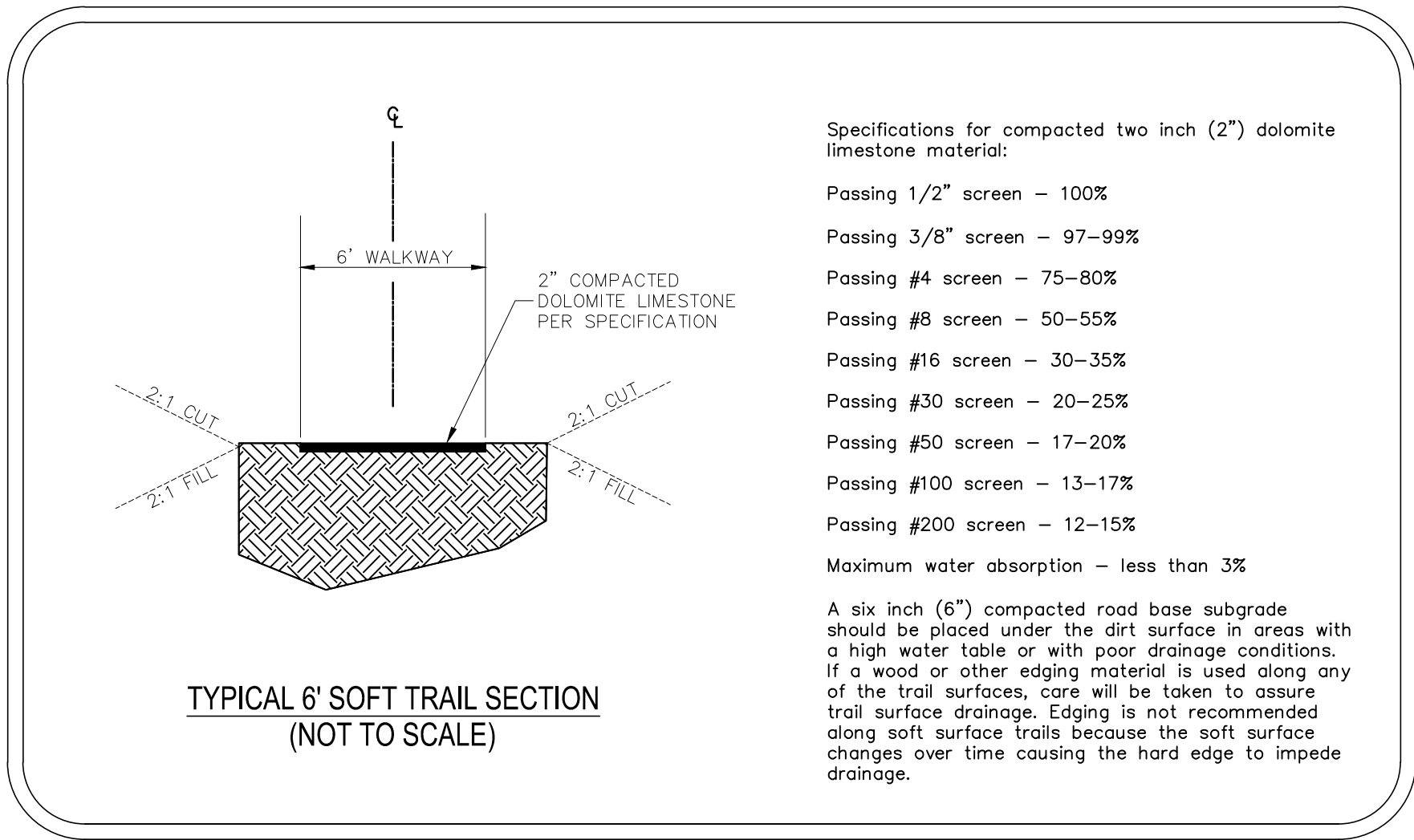
VALVE NOTES:

1. ALL WORK MUST BE INSPECTED AND APPROVED BY MAPLETON CITY PRIOR TO BACKFILL.
2. ALL VALVES INSTALLED IN TRAFFIC AREAS REQUIRE THE INSTALLATION OF TRAFFIC LIDS.
3. SUBSTITUTIONS TO BE APPROVED AND ACCEPTED BY MAPLETON CITY PRIOR TO INSTALLATION.
4. VALVE BOXES TO BE CENTERED OVER VALVE OPERATING NUT.
5. GATE VALVES MAXIMUM SIZE OF 8 INCHES. GATE VALVES TO BE IN ACCORDANCE WITH AWWA C208. RESILIENT SEAT/WEDGE GATE VALVES, PARALLEL SEAT (TAPPING VALVES) OR GATE VALVES AS REQUIRED. RESILIENT SEAT TAPPING VALVES MAY BE INSTALLED WITH PRIOR MAPLETON CITY APPROVAL.
6. BUTTERFLY VALVES TO BE IN ACCORDANCE WITH AWWA C504.
7. INSURE THAT THERE IS NO DIRECT CONTACT BETWEEN CONCRETE SUPPORT AND THE ADJUSTABLE 2 PIECE CAST IRON VALVE BOX. PROVIDE 2" CLEARANCE PER DETAIL.
8. ALL WORK AND MATERIALS INSTALLED TO BE IN ACCORDANCE WITH MAPLETON CITY AND THE MOST CURRENT VERSION OF UTAH ADMINISTRATIVE RULE R-309-550.
9. STEM EXTENSION FINISH SHALL BE HOT DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A-123.

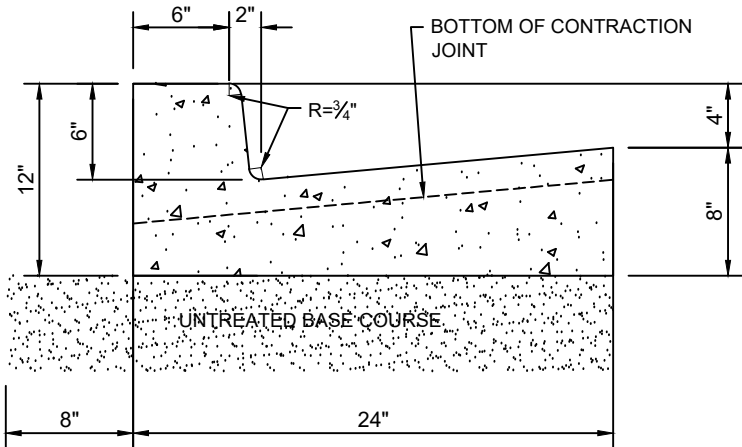


MAPLETON STANDARD PLANS  
WATER VALVE

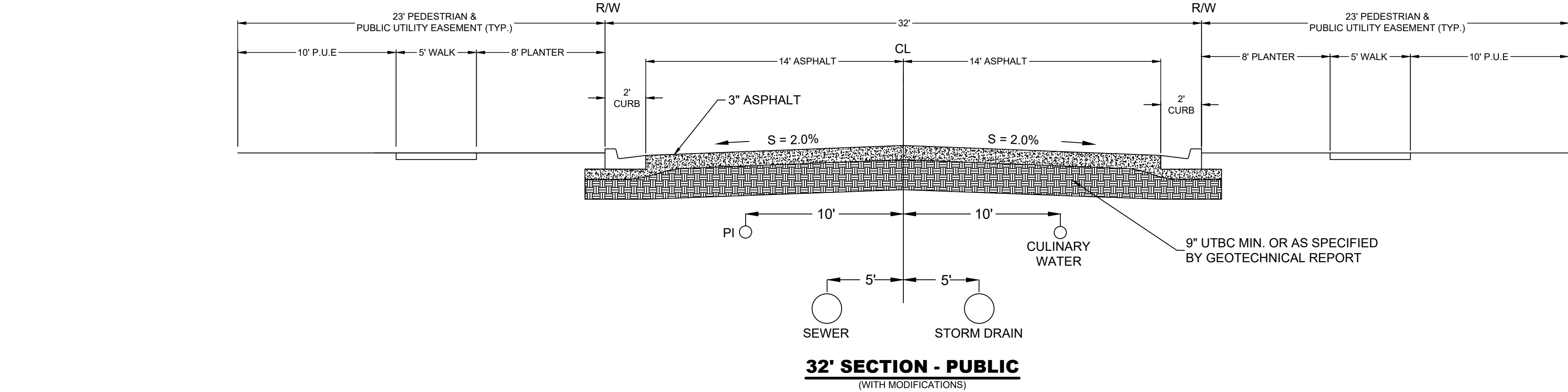
STD. PLAN NO.  
M-574  
Sheet 1 of 1



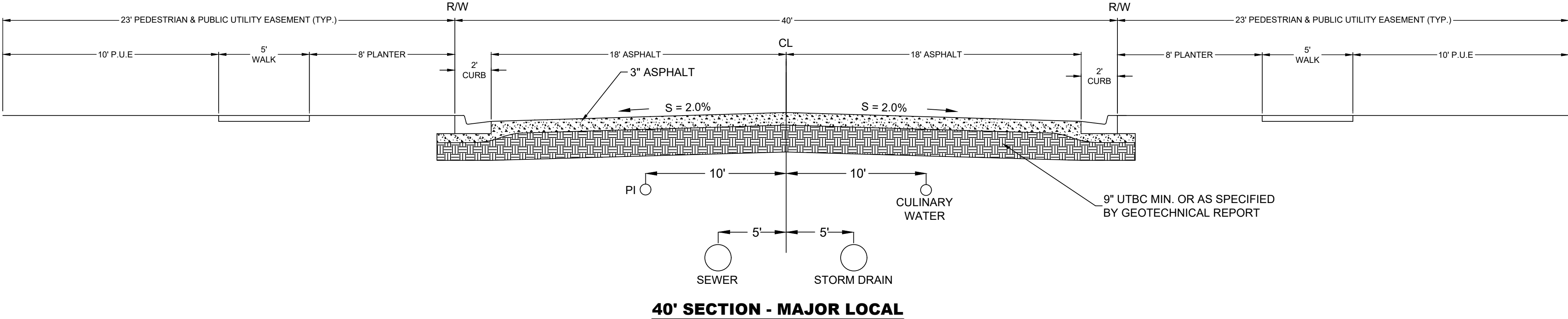
3 6' SOFT TRAIL CROSS SECTION



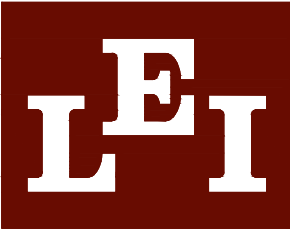
24" HIGH BACK FLOW CURB & GUTTER



32' SECTION - PUBLIC  
(WITH MODIFICATIONS)



40' SECTION - MAJOR LOCAL



- 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 H 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:  
10/31/2024

SHEET

602



## Development Review Committee Minutes

November 14, 2024

On November 5, 2024, plans were submitted for the Harmony Ridge Plat "H" subdivision consisting of 15 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](mailto:sconroy@mapleton.org)

1. Please include the attached addresses on the final plat.
2. Change note on open space parcel to owned and maintained by HOA.
3. Change note 5 to indicate that these lots are "estate lots" rather than "cottage estate lots".

### Engineering and Public Works Division

---

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

### Engineering Reports

#### Required Modifications to Plans

1. Final version of the plans will need a professional engineering stamp.

#### Streets/Sidewalks

1. Update plans to include the installation of street and traffic signs at the Sesame Street intersection.
2. Update Limber Pine Drive and Wild Rose Dr intersection to show stop and street sign symbols on the East leg of the intersection. (Sheet 402)



### **Sewer**

1. Include the sewer lateral coring note, currently shown on the overall utility page, on sheet 402 as well.

### **Storm Drain**

1. Double inlets are required on streets with 5% or greater slopes. The inlets on Limber Pine Drive need to be changed to be double inlets. (Sheet 401)

### **Pressurized Irrigation**

1. Show and label the cap fitting at the end of the cul-de-sac on sheet 402.

### **Streetlights**

1. If allowed by the controlling documents for the control areas, update plans to include installation of a streetlight at the Sesame Street intersection.

### **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](http://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](http://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 \$3,000.
- ☐ 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.
- ☐ The water dedication requirement for this phase is 12.18 (5.25 indoor, 6.93 outdoor). Half of the outdoor water requirement, or 3.47 acre-feet must be purchased from the City's ULS allocation. The remaining will be deducted from your total credit.
- ☐ Contact post office regarding cluster mailbox.

# Planning Commission Staff Report

---

**Item:**

3

**Date:**

12/12/2024

**Applicant:**

Kate Allen

**Location:**

135 E Magnolia Lane

**Prepared By:**

Jeni Crookston, Planner

**Public Hearing:**

No

**Zone:**

PRC-6

**Attachments**

1. Application information.

**REQUEST**

Consideration of a Home Occupation Permit to operate fishing classes to certify for professional careers in the hospitality and guiding fields at a property located at 135 E Magnolia Lane in the PRC-6 zone.

**BACKGROUND & DESCRIPTION**

The subject property is approximately 2 acres in size and is located in the Magnolia Lane subdivision. The site is developed with a single-family dwelling. The property abuts single-family homes on the north and west as well as undeveloped parcels to the south and east.

The applicant is requesting approval of a home occupation to operate educational instruction and classes pertaining to fishing at the dwelling that would include:

- Provide classes for 6 participants or less;
- Days of operation will be generally on Saturday, but may have occasional classes on Thursdays or Fridays;
- Hours of operation are 10:00 am to 4:00 pm; and
- There will be two components of the classes. The primary component will be inside the dwelling. The secondary component will be outside in the yard where students may practice casting.

**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.

MCC Section 18.84.380.F indicates that Planning Commission approval is required for businesses that are conducted outdoors. As the Commission reviews this application it must determine whether the proposed business is consistent with the zoning ordinance.

**Home Occupations:** Mapleton City Code (MCC) section 18.84.380 outlines the requirements for home occupations. The purpose of the ordinance is to allow for a *“modest level of business activity... that will not adversely affect, undermine, injure or otherwise significantly depreciate the residential character of the area.”*

The following are the main requirements that apply to the applicant's business:

- The activities of the home occupation shall be conducted by members of the residing family. Provided that not more than one (1) person, not a member of the residing family, may be engaged in the home occupation.
- Not more than six (6) students are allowed per session.
- Not more than six (6) cars (including those owned by the resident family) may be parked at the residence at any one time and such vehicles shall be parked within the driveway or in front of the residence. Clients of the home occupation shall not park or store vehicles at the premises overnight.

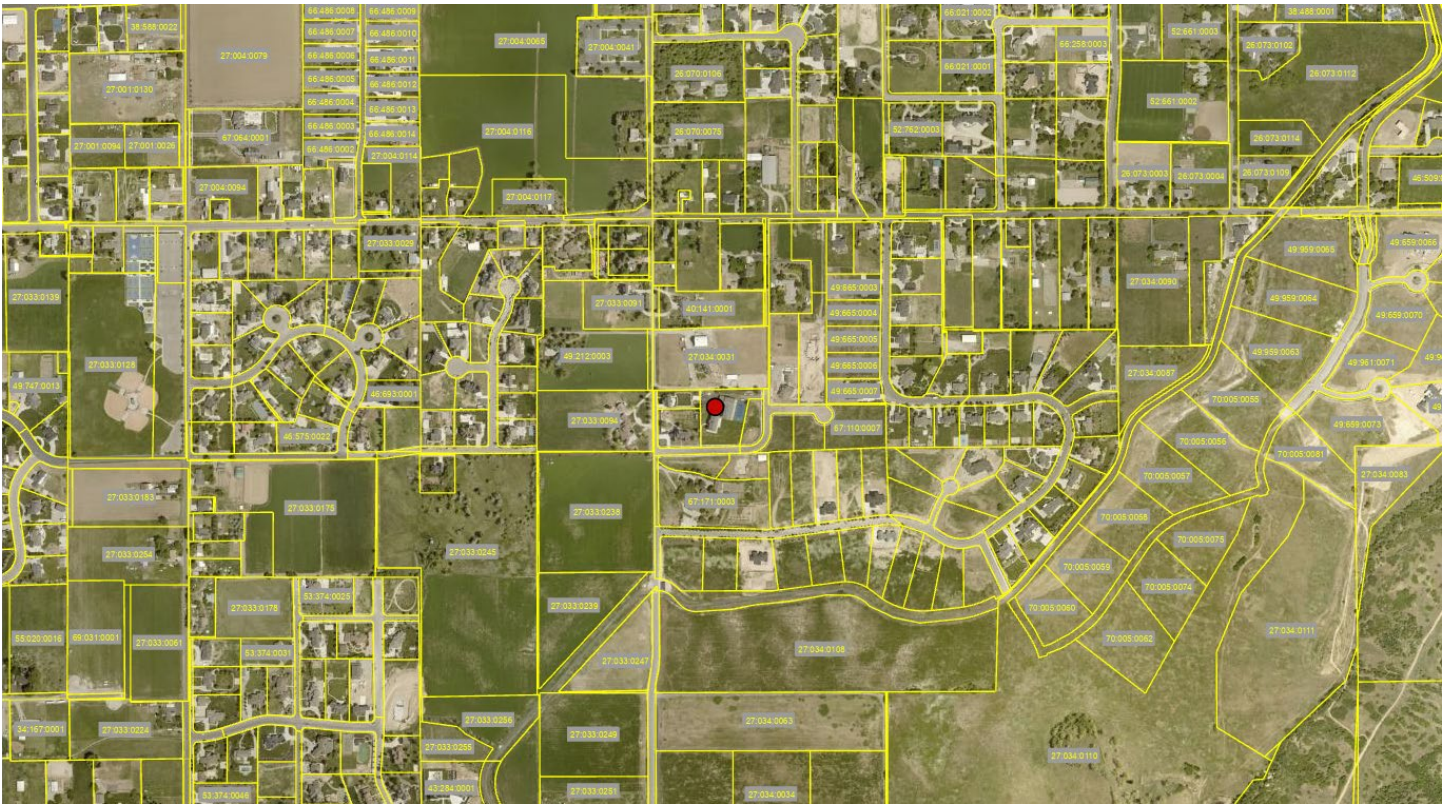
The proposed use will have six (6) or fewer students, will occupy approximately 500 square feet of the home and complies with the other requirements of the ordinance. With ample driveway area to accommodate parking, traffic is not anticipated to be an issue.

#### **RECOMMENDATION**

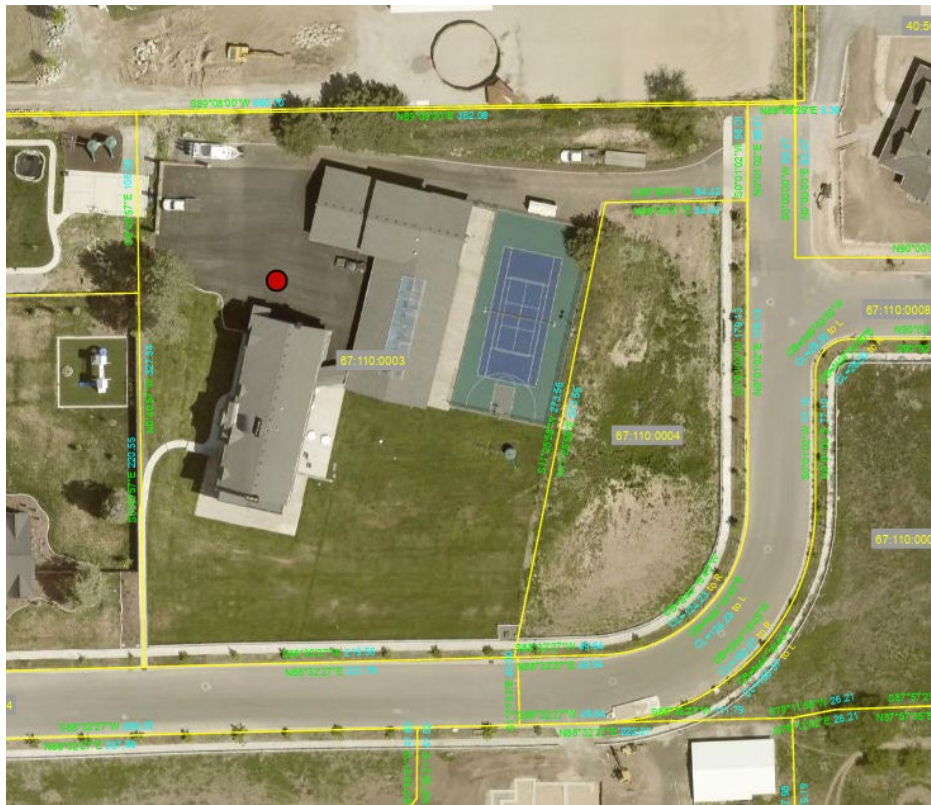
Approve the conditional use permit with the following conditions:

1. The use must be in compliance with MCC Section 18.84.380.
2. Group lessons shall not exceed six (6) students per session.
3. The lessons shall be organized to ensure that no more than six (6) vehicles are parked on-site at a time.

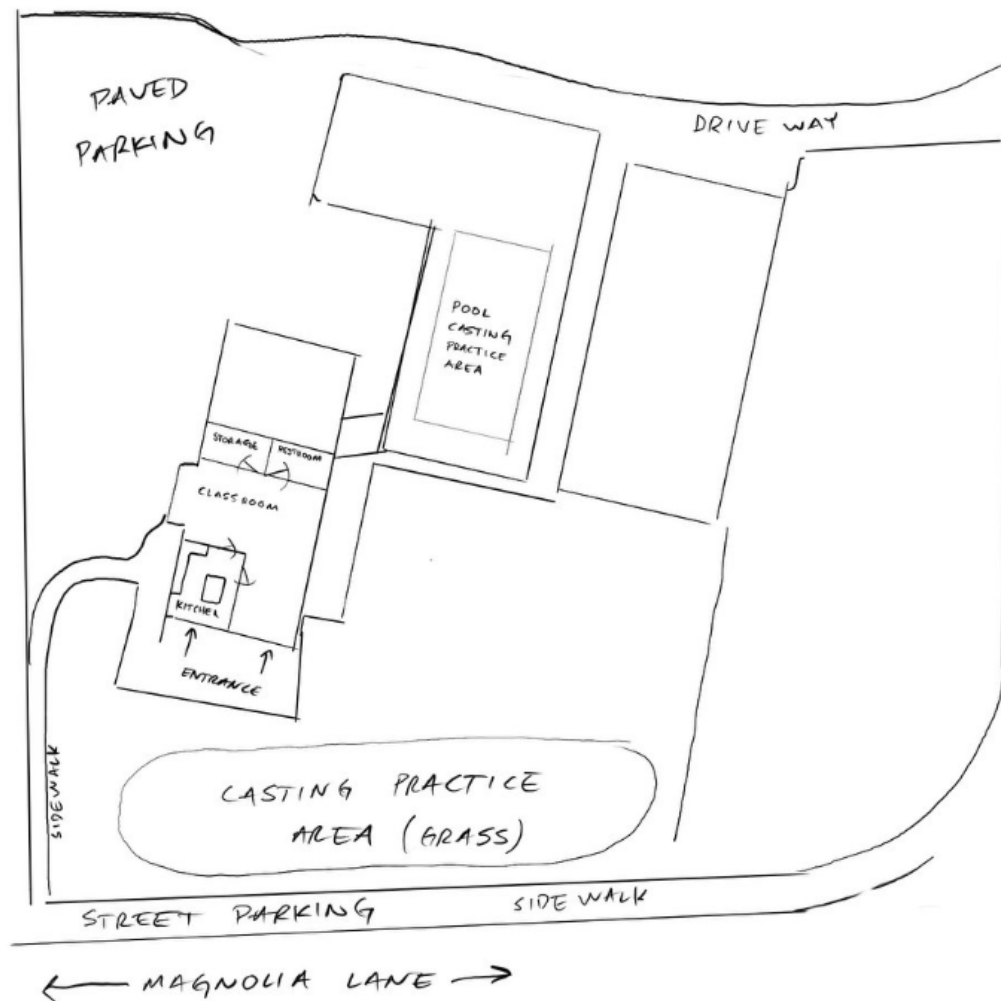
## Attachment 1 - Neighborhood Map



## Parcel Map



# Site Plan



**Item:**

4

**REQUEST**

Consideration of an ordinance amending Mapleton City Code (MCC) Section 18.84 – Supplementary Regulations.

**Date:**

12/12/24

**BACKGROUND & DESCRIPTION**

MCC Section 18.84 contains a variety of zoning provisions. Staff is proposing several amendments to eliminate redundancy, to clarify requirements, or to make changes based on current practice. Staff has summarized each of the proposed changes below. See attachment “1” for the full language of each proposed amendment.

**Applicant:**

Mapleton City

**Location:**

N/A

**Prepared By:**

Sean Conroy, Community  
Development Director

**Public Hearing:**

Yes

**Zone:**

N/A

**Attachments**

**Section 18.84.030:** This section indicates that no more than one single-family dwelling is allowed in any single family zone. Staff has added an amendment to clarify that an accessory apartment is not considered a single family dwelling for the purpose of this section.

**Section 18.84.080:** This section prohibits the keeping of noxious weeds, garbage and refuse on a lot. Staff has added an amendment to indicate that any weed or grass that is considered a fire hazard shall be kept no taller than six inches in height.

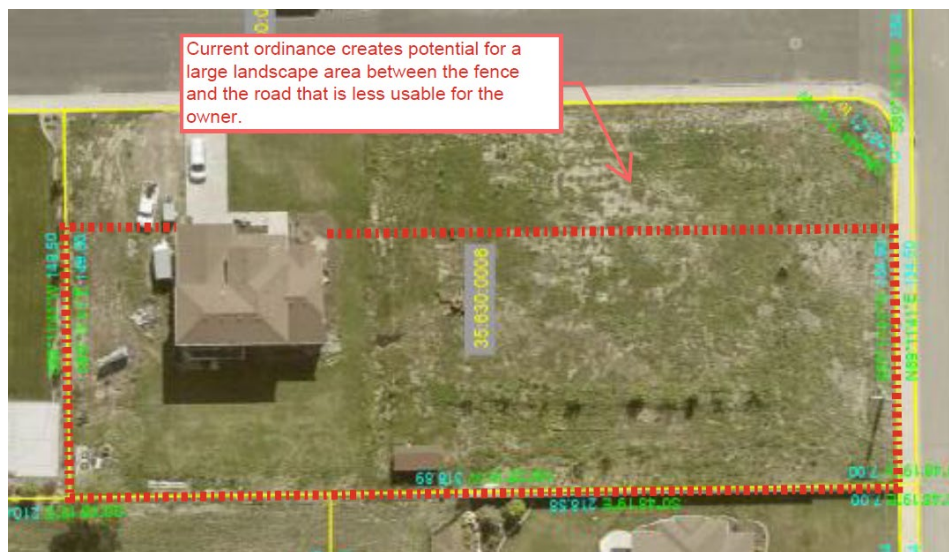
**Section 18.84.090:** This section indicates that additional height may be allowed for public buildings such as schools, municipal buildings or churches provided the building is setback from the required setback at least one foot for every additional foot of height requested. Staff has added an amendment clarifying that the additional setback is from the side and rear property lines only.

**Section 18.84.100:** This section includes a reference to fence heights. Staff is proposing to eliminate this section since section 18.84.130 contains a more thorough fencing ordinance. This section is unnecessary.

**18.84.130:** This section contains the City’s fencing standards. The ordinance currently limits the height of a fence in a front yard to three feet if it is solid or four feet if it is open (split rail, wrought iron, etc.). Staff is proposing to amend the requirement to allow up to five feet in height for open fencing in the front yard. There are many instances, particularly on larger lots, that split rail fencing have been installed. This fencing typically is around five feet in height (see photo example below). This type of fencing often contributes to the rural atmosphere encouraged in the City’s General Plan.



The second proposed amendment deals with corner lots. On a corner lot, the current ordinance allows for a six foot fence starting from the front corners of the home to create an enclosed rear yard. Staff is proposing to expand the area in which a six foot fence could be built for corner lots when one frontage is at least 1.5 times the length of the other frontage and when the home is facing the longer frontage. The diagrams below provide more insight into this proposal.



This amendment would benefit the property owner, but may be less aesthetically pleasing for the general public.

The third proposed amendment to the fencing standards would allow deer fencing in a rear yard to extend up to eight feet in height provided anything above six feet in height be non site obscuring.

**18.84.140:** This section currently requires that each lot abut a public city street. The proposed amendment just clarifies that a lot may also abut an approved private street.

**18.84.150:** This section allows for an exception to the front and side yard setback requirements under limited circumstances. Staff is unaware of any instances where this exception has been granted and is recommending eliminating the exception.

**18.84.200 and 211:** These sections prohibit manufactured and mobile homes except within an approved mobile home park. Recent changes to state law require that cities allow manufactured homes in all residential zones. The proposed amendments eliminate the prohibition on manufactured homes in accordance with state law.

**18.84.230 & 18.26.020:** Section 18.84.230 indicates that accessory buildings cannot cover more than 30% of any rear yard. Staff is proposing to move this requirement to section 18.26.020 that includes other provisions regarding the placement of accessory buildings so that they are all in one place in the code.

**18.84.290:** This section outlines various landscaping requirements. However, section 18.90 contains a more thorough landscaping ordinance. Staff is proposing to eliminate section 18.84.290 to avoid confusion and redundancy with section 18.90.

**18.84.340:** This section requires a geotechnical report be submitted to the Planning Commission for various types of construction. Staff is proposing to eliminate this section since the city engineer and building official are already tasked with reviewing geotechnical reports with new subdivisions and new construction. This section is unnecessary.

**18.84.410:** This section outlines the requirements for owner occupied accessory apartments. This section currently requires that a lot be at least one acre in size to have an accessory apartment. Staff is proposing that we reduce the minimum lot size to ½ an acre. This would allow more more opportunities for accessory apartments. Also, section 18.84.415 currently allows an apartment on ½ acre lots if it is designated for family use only (i.e. mother-in-law apartment). This is difficult to enforce and staff would prefer to just allow accessory apartments on lots of ½ an acre or larger without the family use only limitation.

Section 18.84.410 also includes a provision that a detached accessory apartment must be located behind the main dwelling on the site. The purpose of this requirement is to ensure that the accessory apartment be subordinate to the main dwelling. However, the code does not indicate what “behind” means. Staff is proposing language that would clarify that the accessory apartment must be located at least 10 feet behind the front wall of the main dwelling.

**18.84.415:** This section allows for a detached apartment on a ½ acre lot provided it is for family use only as mentioned previously. If the Commission recommends allowing accessory apartments on ½ acre lots, staff recommends eliminating this section as it would no longer be needed.

**18.84.430:** This section currently prohibits the keeping of shipping and cargo containers within the City. Staff supports continuing to prohibit them in general. However, shipping containers are now being modified and repurposed in a variety of ways to be used as buildings, swimming pools, and other structures. Staff is

proposing some exceptions to address the different ways they may be used. The proposed exceptions would include:

- Short-term use;
- When kept within a fully enclosed building; or
- When the container has been modified or repurposed through the issuance of a building permit in a residential zone, or through project plan approval in a residential zone.

**RECOMMENDATION**

Recommend approval of the proposed amendments to the City Council.

**Attachment "1"**  
**(Changes shown highlighted and with strikeout and underline)**

**18.84.030: EACH LOT TO INCLUDE ONLY ONE DWELLING:**

Only one building which contains a single-family dwelling shall be located and maintained on a "lot" in any single-family zone as defined in this title. For the purpose of this section, an accessory apartment is not considered a single-family dwelling.

**18.84.080: STORAGE OF TRASH, ABANDONED, WRECKED, OR JUNKED VEHICLES; IMPEDING STREET; MISCELLANEOUS MATERIALS:**

K. 1. A person may not maintain or store on any property within Mapleton City:

a. Injurious or noxious weeds, or weeds or grasses that constitute an existing or potential fire hazard. Weed abatement compliance shall be accomplished by pulling, discing, plowing or mowing weeds within six (6) inches of the ground;

b. Garbage;

c. Refuse; or

d. Unsightly or deleterious objects or structures.

**18.84.090: ADDITIONAL HEIGHT ALLOWED FOR PUBLIC BUILDINGS:**

Public buildings and churches may be erected to any height provided the building is set back from required side and rear yard building setback lines a distance of at least one foot (1') for each additional foot of building height above the maximum height otherwise permitted in the zone in which the building is located.

**18.84.100: HEIGHT OF MAIN BUILDINGS AND FENCES:**

A. No dwelling shall be erected which has a ceiling height of less than seven feet six inches (7'6") or one story above grade, whichever is greater.

~~B. No fence or wall shall be constructed higher than forty two inches (42") above the street in any required front or side yard setback that fronts on a street, with a maximum height of six feet (6').~~

**18.84.130: FENCING STANDARDS:**

The term "fence" shall include any tangible barrier, latticework, screen, wall, hedge, or continuous growth of shrubs or trees with the purpose of, or having the effect of, preventing passage or view across the fence line. Notwithstanding the provisions of this section, a fence, wall, screen, hedge or other material serving as a fence, may not create a sight distance hazard to vehicular or pedestrian traffic as determined by the city engineer.

A. Front Yard/Side Yard: A fence made of materials which are sight obscuring may be built to a maximum of three feet (3') in any required front/side yard perimeter. A fence made of materials which are not sight obscuring (at least 50 percent open) may be built to a maximum of five feet (5') ~~four feet (4')~~ in any required front/side yard. If an existing home is located on the property, the front/side yard perimeter is measured from the front property line to the front edge of the existing home. The fencing may slope upward to connect with a higher rear yard fence. The length of a sloped fence section shall not exceed a maximum of ten feet (10').

B. Rear Yard: A fence in a rear yard may be built to a maximum of six feet (6'). If an existing home is located on the property, the rear yard perimeter is measured from the front edge of the existing home to the rear property line.

C. Corner Lots: A fence not more than six feet (6') high may be constructed in the rear yard as defined in subsection B, "Rear Yard", of this section adjacent to a public street on a corner lot, if it does not obstruct clear view of intersecting streets as defined in subsection D, "Clear Sight Triangle", of this section. When a corner lot includes one frontage that is at least one and a half times longer than the other frontage, and the home on the lot faces the longer frontage, the rear yard may be expanded to include one side of the front yard beginning at least fifteen feet (15') from the front corner of the home.

D. Deer Fencing: Fencing installed to keep urban deer populations out of rear yards may be constructed to a maximum of eight feet (8') in height in rear yards provided any portion of the fence over six feet (6') in height is non sight obscuring (at least 50 percent open).

~~D~~E. Clear Sight Triangle: At intersections of alleys and driveways (this includes private driveways and adjacent private driveways), the triangle shall be defined by drawing a line between two (2) points that are a minimum of fifteen feet (15') from the intersection along the property lines. At intersections of public streets, the triangle shall be defined by drawing a line between the two (2) points that are a minimum of thirty feet (30') from the intersection along the property lines.

~~E~~F. Larger Clear Sight Triangle: Larger clear vision triangles may be required where local streets enter arterial streets, major collector streets, or parkways, except that "clear vision triangles" need not be maintained at signed or signalized intersections in the community center. "Clear vision triangles" may also be waived at signed or signalized intersections in neighborhood centers.

~~F~~G. Grade Differences: Where there is a difference in the grade of the properties on either side of a fence, wall or other similar structure, the height of the fence shall be measured from the natural grade of the property upon which it is located.

~~G~~H. Retaining Walls: Where a retaining wall protects a cut below or a fill above the natural grade and is located on the line separating lots or properties, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

~~H~~I. Double Frontage Lots: A fence or wall may be erected in the rear yard of a double frontage lot.

~~I~~J. Fire Hydrants And Mailboxes: Fire hydrants and mailboxes shall be accessible from the public streets and may not be enclosed behind fences. Location of the fire hydrant shall be in accordance with the uniform fire code.

~~JK.~~ Exceptions: The provisions of this section shall not apply to certain other fences including tennis court backstops or patio enclosures as approved by the planning commission, if it is determined that the fences do not create a hazard or violation of other sections of the city ordinances.

~~KL.~~ Sidewalk Setback: If a sidewalk or paved trail exists parallel to the fence, the fence shall be setback at least twelve inches (12") from the back of the sidewalk. The area between the fence and sidewalk shall be landscaped or covered with mulch, bark, gravel or landscape rocks and include a weed barrier.

**18.84.140: LOTS TO ABUT UPON A PUBLIC ~~OR PRIVATE~~ STREET:**

At least one side of each zoning lot shall abut upon and have direct access to a designated ~~public~~ city street ~~or an approved private street~~. The minimum lot width and the length of the side abutting on the street shall conform to the minimum standards of the zone in which it is located.

**~~18.84.150: EXCEPTION TO FRONT AND SIDE SETBACK REQUIREMENTS:~~**

~~The setback from the street for any dwelling located between two (2) existing dwellings in any residential zone may be the same as the average for said two (2) existing dwellings, provided the existing dwellings are on the same side of the street, and are located within one hundred fifty feet (150') of each other. (Ord. 2002-05, 3-20-2002)~~

**18.84.200: ~~MANUFACTURED AND~~ MOBILE HOMES PROHIBITED; EXCEPTIONS:**

It shall be unlawful for any person to place, keep, or maintain any ~~manufactured dwelling or~~ mobile home within the city and use the same for human habitation except in compliance with one or more of the following conditions:

**18.84.211: STORAGE OF MOBILE AND MANUFACTURED HOMES PROHIBITED:**

It shall be unlawful to place, keep, maintain or store any mobile home ~~or manufactured home~~ within the city except in a properly licensed mobile home sales establishment. Provided that this section shall not be interpreted so as to prohibit the placement and storage of recreation vehicles (i.e., campers, travel trailers, fifth wheel, boats, etc.) adjacent to a dwelling by the owner or occupant thereof.

**~~18.84.230: AREA OF ACCESSORY BUILDINGS:~~**

~~No accessory buildings or group of accessory buildings in a residential zone shall cover more than thirty percent (30%) of the rear yard.~~

**18.26.020: EXCEPTION TO SIDE AND REAR SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES IN RESIDENTIAL ZONES:**

Accessory buildings on residential lots shall comply with the front yard and side yard; corner lot setback requirements, and the building height requirements for the zone in which the building is located ~~and shall not cover more than thirty percent (30%) of the rear yard~~. Accessory buildings shall be set back at least ten feet (10') from the side and rear property lines, unless the rear yard faces a public street, in which case the

setback shall be the same as the required front yard setback. An accessory building may be located no closer than three feet (3') from the side and/or rear property lines if the following conditions are met:

#### **18.84.290: LANDSCAPING:**

—A. Purpose: The purpose of the landscaping requirements in this title shall be to enhance, conserve, and stabilize property values by encouraging pleasant and attractive surroundings in all zones of the city and thus create the necessary atmosphere for the orderly development of a uniformly pleasant community. Landscaping also contributes to the relief of heat, noise, and glare through the proper placement of green plants and trees.

—B. Scope Of Requirements: Landscaping shall comply with the requirements set forth in this title for the specific use or location.

—C. Maintenance: Required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plantings. Required landscaped areas shall be provided with a suitable permanent method for watering or sprinkling of plants. This watering system shall consist of piped water lines terminating in an appropriate number of sprinklers or hose bibs to ensure sufficient amount of water for plants within the landscaped area.

—D. Screening Requirements: Where landscaped screening is required, said screening shall consist of evergreen shrubs, closely spaced and maintained at substantially the specified height of the required screening. When not otherwise specified, screening shall consist of mature shrubs and shall be maintained at a height of from four (4) to six feet (6').

—E. Plot Plan Required: Where landscaping is required in this title, a plot plan showing the proposed landscape development, watering system and use of the property shall be submitted to the planning and zoning director. The same plot plan used to show parking layout or other requirements for the issuance of a building permit may be used providing all proposed landscaping is adequately detailed on the plot plan. The planning and zoning director may disapprove such plans if he determines that they are not consistent with the purposes of this title.

—F. Nonconforming Status: Any use of property, which, on the effective date of the ordinance codified in this chapter, is nonconforming only as to the regulations relating to landscaping may be continued in the same manner as if the landscaping was conforming.

#### **18.84.340: MAJOR STRUCTURES TO BE APPROVED; SITE INVESTIGATION REQUIRED:**

Prior to the issuance of a building permit and/or the construction of any multiple-family dwelling, any church, school or similar high-occupancy structure, or any critical facility, a detailed site investigation, prepared by a qualified geotechnical consultant shall be submitted by the applicant approved by the Planning Commission. No such structure or facility shall be permitted on the affected portion of any site for which the investigation shows evidence of ground surface rupture, deformation or slope movement. (Ord. 2002-05, 3-20-2002)

#### **18.84.410: OWNER OCCUPIED ACCESSORY APARTMENTS:**

E. Detached Buildings: An accessory apartment may be permitted in a detached building with the following limitations:

1. The property must be at least twenty ~~one thousand seven hundred and eighty~~ **forty-three thousand five hundred and sixty (21,780 43,560)** square feet in size or larger.
2. The maximum interior floor area of the accessory apartment shall not exceed forty percent (40%) of the square footage of primary dwelling or the following, whichever is less:
  - a. One thousand (1,000) square feet for lots between ~~twenty one thousand seven hundred and eighty (21,780)~~ **forty-three thousand five hundred and sixty (43,560)** square feet and eighty-seven thousand one hundred and nineteen (87,119) square feet.
  - b. Twelve hundred (1,200) square feet for lots of eighty-seven thousand one hundred and twenty (87,120) square feet or larger.
3. The ~~front wall of the~~ detached structure shall be located **at least ten (10) feet** behind the ~~front wall of the~~ primary dwelling on the property.

#### **18.84.415: MULTIPLE KITCHENS PERMITTED:**

A. The number of kitchens on a parcel or lot that includes a dwelling unit is regulated as provided under this section.

B. 1. An owner of a parcel or lot that includes a dwelling unit shall apply for a building permit with the Department of Community Development for each kitchen within the dwelling unit.

~~2. An owner of a parcel or lot that includes accessory building(s)/structure(s) on the parcel or lot shall apply for a building permit with the Department of Community Development for each kitchen that is located in the accessory building(s)/structure(s). Only one accessory building/structure may allow for living quarters if:~~

~~— a. The accessory building/structure is located on a parcel or lot of twenty thousand (20,000) square feet or more unless specifically prohibited by the zone text;~~

~~— b. The size of the living quarter shall not exceed fifty percent (50%) of the total size of the accessory building/structure, and the living quarter may not exceed one thousand (1,000) square feet; and~~

~~— c. Only family members, as defined under section 18.08.010 of this title, are residing in the primary dwelling unit and accessory building/structure.~~

#### **18.84.430: PORTABLE SHIPPING AND CARGO STORAGE CONTAINERS:**

A. ~~Mapleton City prohibits the placing of shipping and cargo storage units used for shipping in all zones of Mapleton City with the exception of the commercial zone and the industrial manufacturing zone, where these units are being used for shipping merchandise, receiving merchandise or in construction sites for a period not to exceed one hundred twenty (120) days. Violation of this section shall be a class B misdemeanor and will be prosecuted as such.~~

**The placement of shipping containers and cargo storage units is prohibited in all zones with the following exceptions:**

1. The shipping container or cargo storage unit is kept on the property for a period of seven (7) days or less in any residential zone and one hundred and twenty (120) days or less in a commercial or industrial zone where these units are being used for shipping merchandise, receiving merchandise or in construction sites.

2. The shipping container or cargo storage unit is kept entirely within an existing structure.

3. The shipping container or cargo storage unit has been modified and repurposed through the issuance of a building permit in any residential zone or through a project plan approval by the Planning Commission in any commercial or industrial zone. When proposed to be used as an enclosed structure, the container must be modified to include windows, doors and/or other architectural enhancements to minimize the industrial appearance.