



Planning Commission Meeting

March 27, 2025

6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, March 27, 2025, 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 – January 23, 2025.
2. Consideration of a Preliminary Plat application for the Harmony Ridge Plat "I" subdivision consisting of 31 lots in the Planned Development (PD-3) Zone.

Public Hearings

3. Consideration of a request to rezone approximately 7.3 acres of property located at 795 South Main Street from A-2 to RA-1 with a concept plan for 4 new 1-acre lots. The applicant is Grace Huffaker.
4. Consideration of an ordinance amending Mapleton City Code Title 18 regarding standards for Residential Accessory Buildings.

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 3/19/25.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified March 19, 2025)

April Houser, Executive Secretary

Item:

2

Date:

3/27/2025

Applicant:

Edge Homes

Location:

50 E 4500 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 "I" subdivision consisting of 31 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 H consisting of 678 units. The applicant is now requesting approval of the preliminary plat for the Harmony Ridge Plat "I" subdivision consisting of 31 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 31 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 an 18,000 square foot parcel to the City that will be included in the City's proposed 30 acre bike park. This phase will also construct the road extension that will provide access to the City's future bike.

Subdivision Requirements: Subdivisions of two lots or more require preliminary approval the Planning Commission. 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". The proposed plat is consistent with the subdivision standards.

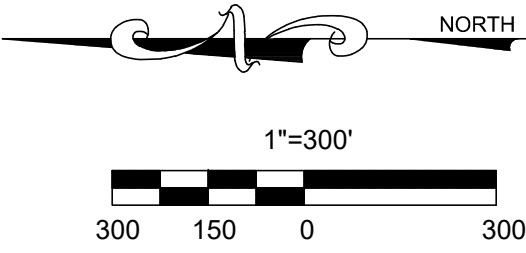
Trails: The development agreement outlines a number of trails that will be built by the applicant and maintained by Mapleton City. This phase includes an extension of the asphalt trail that leads from the entrance of Harmony Ridge to the City's future bike park.

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 and Trails Plans



LEI

A Utah Corporation

ENGINEERS

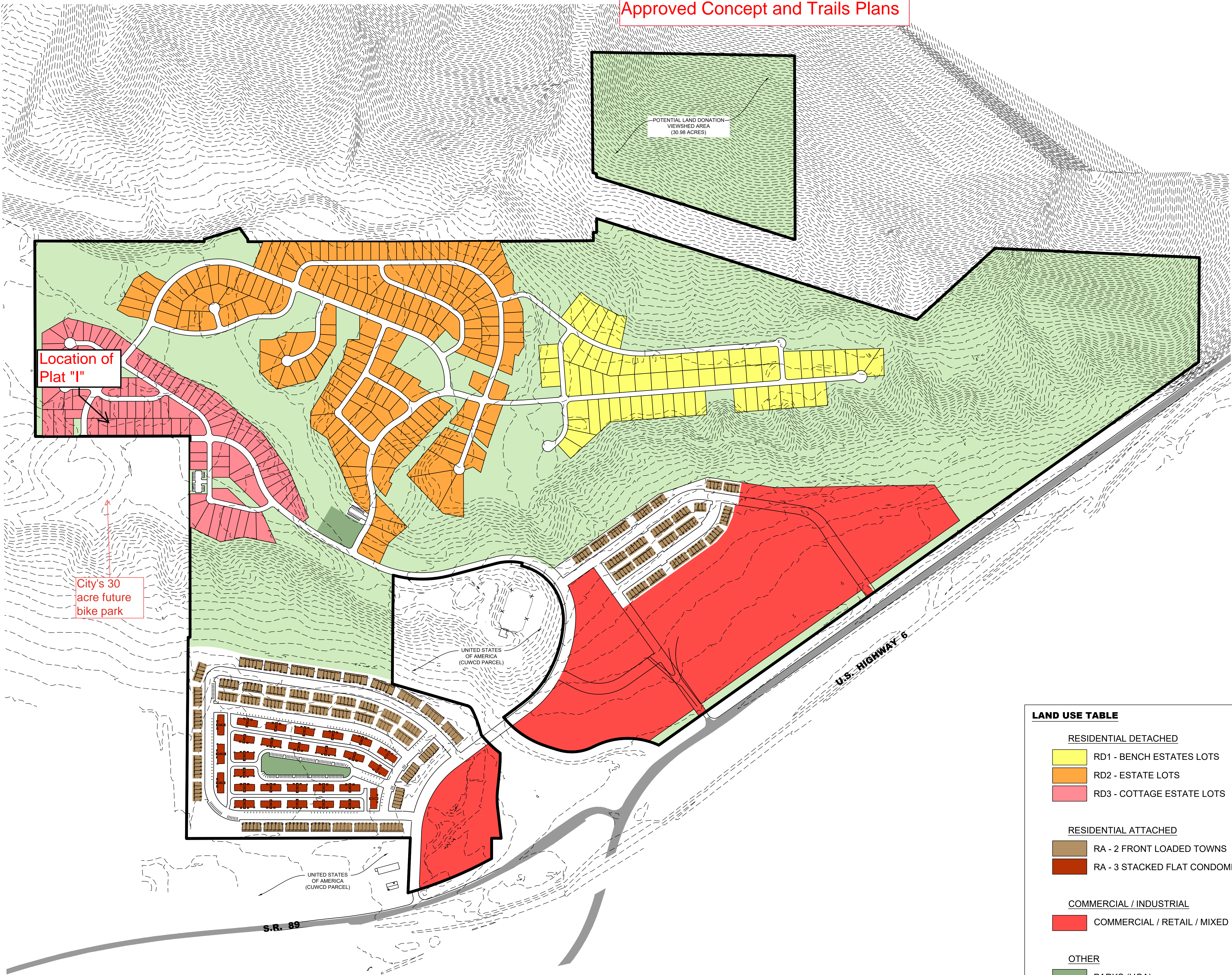
SURVEYORS

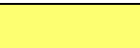







PLANNERS

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		RESIDENTIAL UNITS
	RD1 - BENCH ESTATES LOTS	68
	RD2 - ESTATE LOTS	205
	RD3 - COTTAGE ESTATE LOTS	103
RESIDENTIAL ATTACHED		
	RA - 2 FRONT LOADED TOWNS	334
	RA - 3 STACKED FLAT CONDOMINIUMS	280
COMMERCIAL / INDUSTRIAL		
	COMMERCIAL / RETAIL / MIXED	
OTHER		
	PARKS (HOA)	
	APPROXIMATE PRESERVED OPEN SPACE / PUBLIC FACILITIES	

REVISIONS	
1	-
2	-
3	-
4	-
5	-

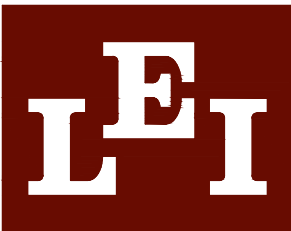
LEI PROJECT #:
2022-0022

DRAWN BY:
TJP

DESIGNED BY:
NKW

SCALE:
1"=300'

DATE:
5/17/2023



- A Utah Corporation -

ENGINEERS

SURVEYORS

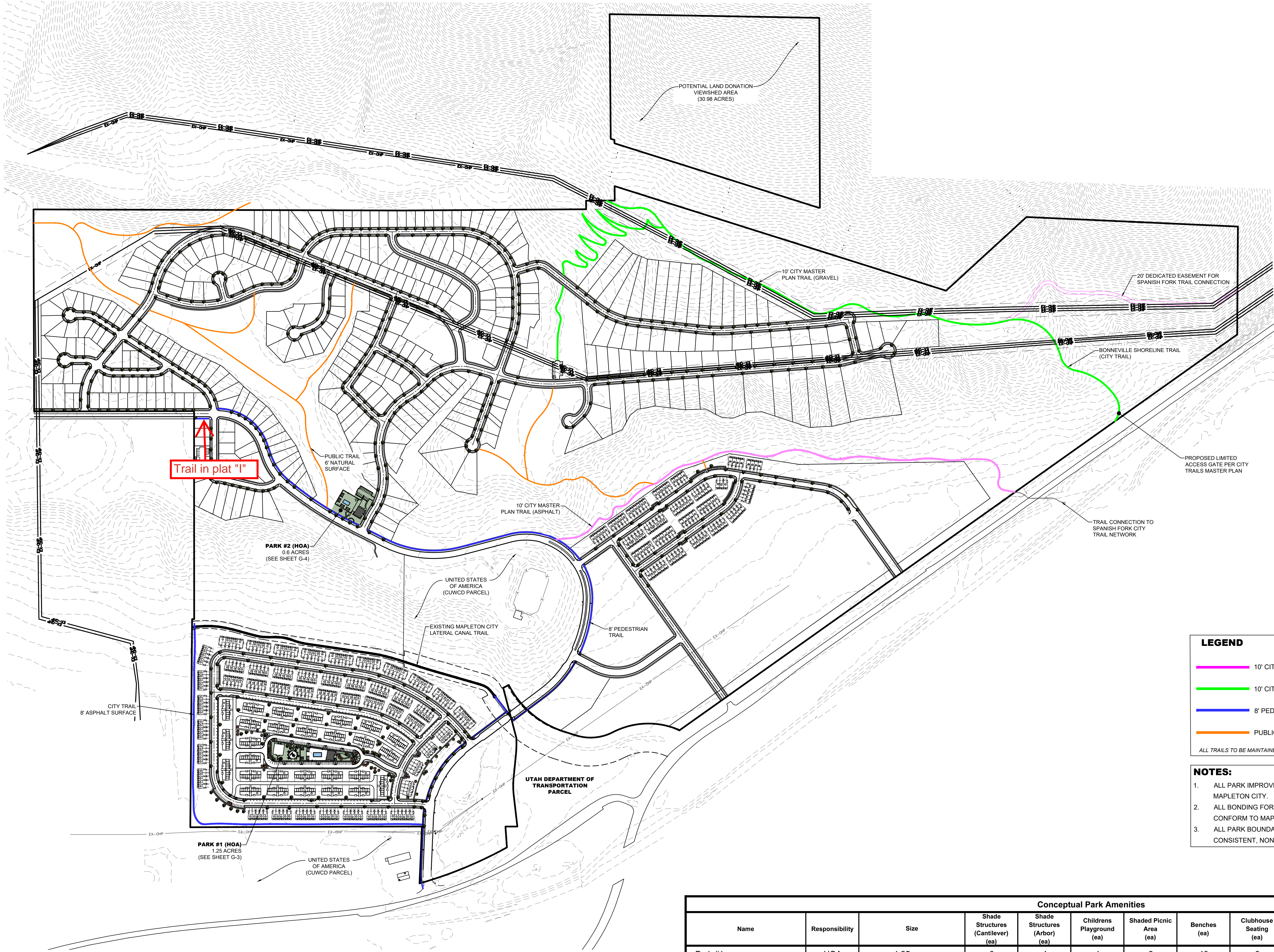
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NOT FOR
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HARMONY RIDGE
MAPLETON, UTAH

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

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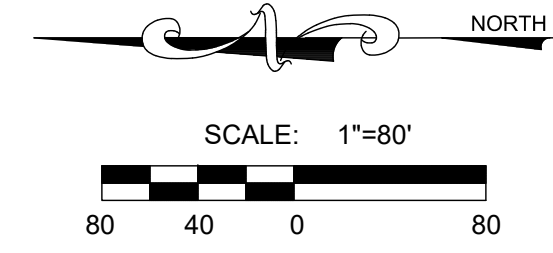
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3/01/2023

SHEET

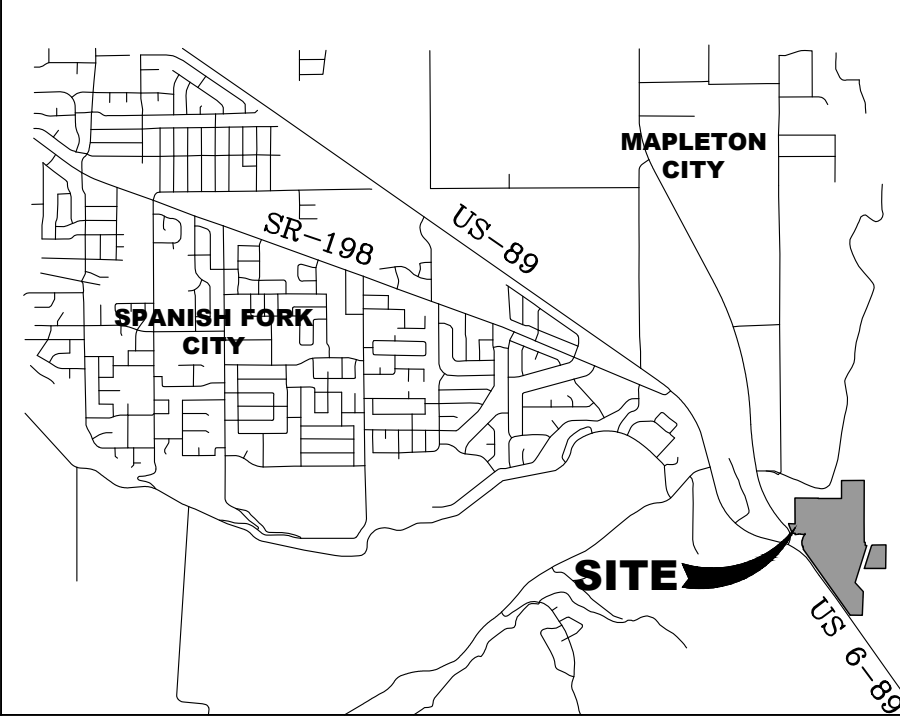
G-2

HARMONY RIDGE

PLAT I FINAL PLANS



VICINITY MAP



CIVIL STRUCTURAL SURVEY

3302 N. Main Street
Spanish Fork, UT 84660
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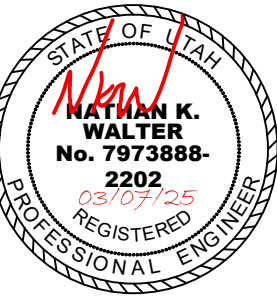


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SHEET 202	UTILITY PLAN #2
SHEET 301	GRADING PLAN #1
SHEET 302	GRADING PLAN #2
SHEET 401	HARMONY RIDGE PARKWAY (4800 S.) PLAN & PROFILE #1
SHEET 402	HARMONY RIDGE PARKWAY (4800 S.) PLAN & PROFILE #2
SHEET 403	HARMONY RIDGE PARKWAY (4800 S.) PLAN & PROFILE #3
SHEET 404	LINDEN LANE (4525 S.) PLAN & PROFILE
SHEET 405	SESAME STREET PLAN & PROFILE
SHEET 406	MAPLETON ESTATES DR. PLAN & PROFILE
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SHEET 601	CONSTRUCTION DETAILS #1
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PLAT I TABULATIONS:

TOTAL AREA: 7.29 ACRES
LOT AREA: 5.99 ACRES
STREET AREA: 0.90 ACRES
OPEN SPACE: 0.4 ACRES
OF UNITS: 31 UNITS
OF PARCELS: 2

ROAD DEDICATION TABULATIONS:

TOTAL AREA: 0.53 ACRES
LOT AREA: 0 ACRES
STREET AREA: 0.53 ACRES
OPEN SPACE: 0 ACRES

LEGEND

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

HARMONY RIDGE - PLAT I FINAL

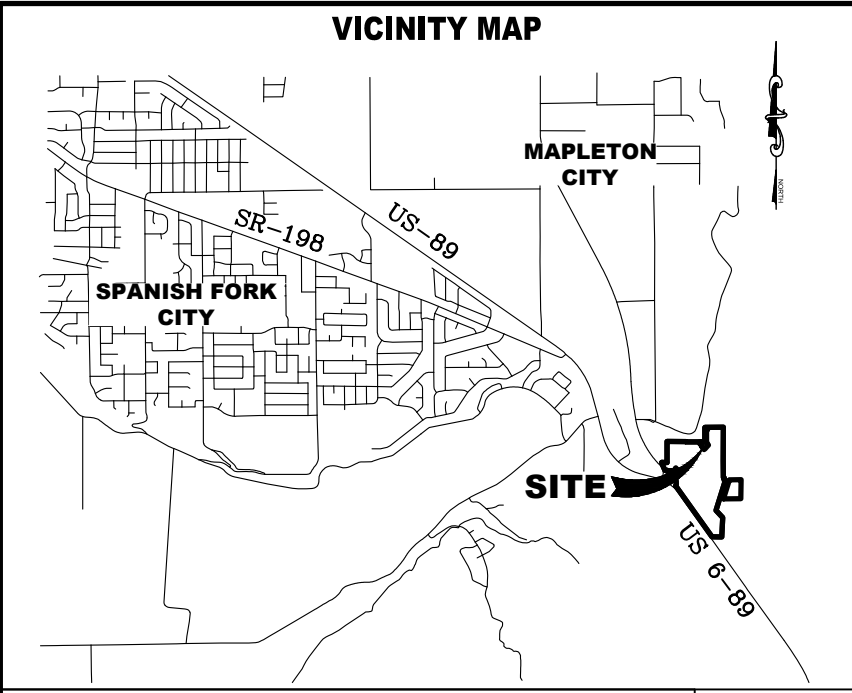
MAPLETON, UTAH

COVER

REVISIONS
1 -
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6 -

LEI PROJECT #:
2022-0022
DRAWN BY:
CJI/BAP
DESIGNED BY:
NKW
SCALE:
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DATE:
03/07/2025

SHEET
COVER

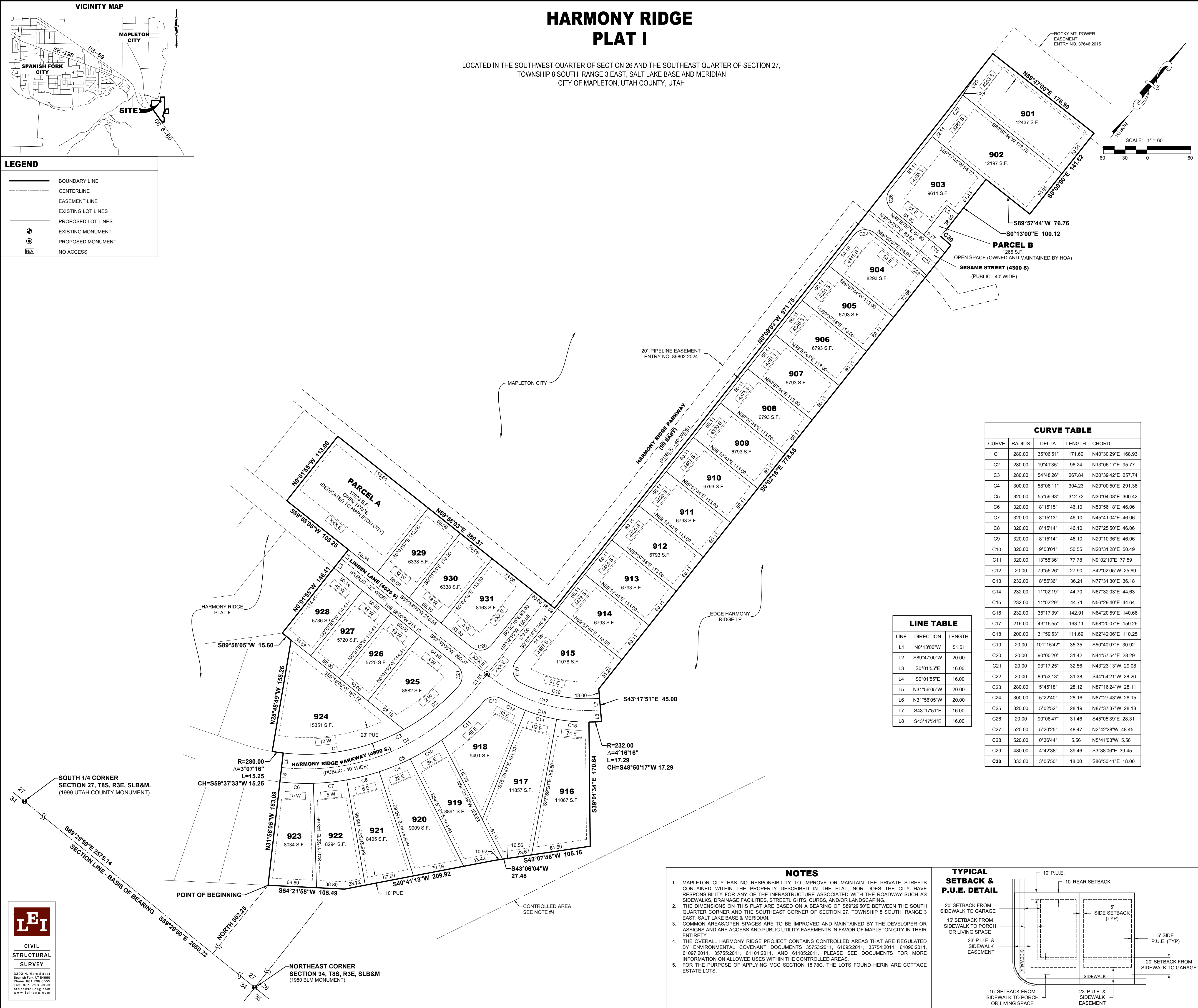


LEGEND

—	BOUNDARY LINE
- - -	CENTERLINE
- - - - -	EASEMENT LINE
- - - - -	EXISTING LOT LINES
- - - - -	PROPOSED LOT LINES
●	EXISTING MONUMENT
○	PROPOSED MONUMENT
N/A	NO ACCESS

HARMONY RIDGE PLAT I

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH



CURVE TABLE

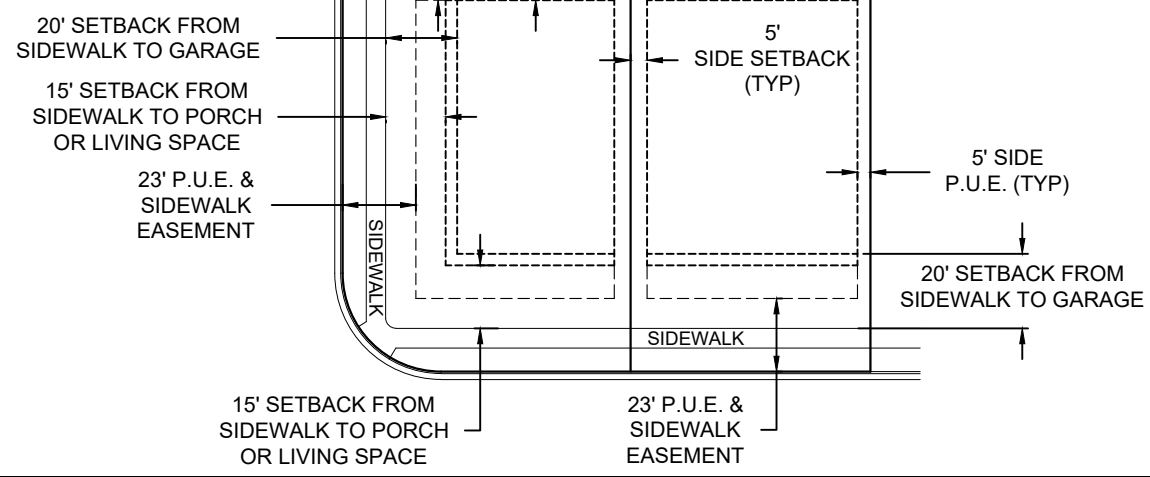
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	280.00	35°06'51"	171.60	N40°30'29"E 168.93
C2	280.00	19°41'35"	96.24	N13°06'17"E 95.77
C3	280.00	54°48'26"	267.84	N30°39'42"E 257.74
C4	300.00	58°06'11"	304.23	N29°00'50"E 291.36
C5	320.00	55°59'33"	312.72	N30°04'08"E 300.42
C6	320.00	8°15'15"	46.10	N53°56'18"E 46.06
C7	320.00	8°15'13"	46.10	N45°41'04"E 46.06
C8	320.00	8°15'14"	46.10	N37°25'50"E 46.06
C9	320.00	8°15'14"	46.10	N29°10'36"E 46.06
C10	320.00	9°03'01"	50.55	N20°31'28"E 50.49
C11	320.00	13°55'36"	77.78	N9°02'10"E 77.59
C12	20.00	79°55'28"	27.90	S42°02'05"W 25.69
C13	232.00	8°56'36"	36.21	N77°31'30"E 36.18
C14	232.00	11°02'19"	44.70	N67°32'03"E 44.63
C15	232.00	11°02'29"	44.71	N56°29'40"E 44.64
C16	232.00	35°17'39"	142.91	N64°20'59"E 140.66
C17	216.00	43°15'55"	163.11	N68°20'07"E 159.28
C18	200.00	31°59'53"	111.69	N62°42'06"E 110.25
C19	20.00	101°15'42"	35.35	S50°40'07"E 30.92
C20	20.00	90°00'20"	31.42	N44°57'54"E 28.29
C21	20.00	93°17'25"	32.56	N43°23'13"W 29.08
C22	20.00	89°53'13"	31.38	S44°54'21"W 28.26
C23	280.00	5°45'18"	28.12	N87°16'24"W 28.11
C24	300.00	5°22'40"	28.16	N87°27'43"W 28.15
C25	320.00	5°02'52"	28.19	N87°37'37"W 28.18
C26	20.00	90°06'47"	31.46	S45°05'38"E 28.31
C27	520.00	5°20'25"	48.47	N2°42'28"W 48.45
C28	520.00	0°36'44"	5.56	N5°41'03"W 5.56
C29	480.00	4°42'38"	39.46	S3°38'06"E 39.45
C30	333.00	3°05'50"	18.00	S86°50'41"E 18.00

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N0°13'00"W	51.51
L2	S89°47'00"W	20.00
L3	S0°01'55"E	16.00
L4	S0°01'55"E	16.00
L5	N31°56'05"W	20.00
L6	N31°56'05"W	20.00
L7	S43°17'51"E	16.00
L8	S43°17'51"E	16.00

- 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/OPEN SPACES 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.
 - FOR THE PURPOSE OF APPLYING MCC SECTION 18.78C, THE LOTS FOUND HEREIN ARE COTTAGE ESTATE LOTS.

TYPICAL SETBACK & P.U.E. DETAIL



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 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 THE SOUTHWEST QUARTER OF SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN MAPLETON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°29'50"E ALONG THE SECTION LINE 2575.14 FEET AND NORTH 802.25 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N31°56'05"W 183.09 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 15.25 FEET WITH A RADIUS OF 280.00 FEET THROUGH A CENTRAL ANGLE OF 03°07'16", CHORD: S59°37'33"W 15.25 FEET; THENCE N28°48'49"W 155.26 FEET; THENCE S89°58'05"W 15.60 FEET; THENCE N00°01'55"W 146.41 FEET; THENCE S89°58'05"W 108.25 FEET; THENCE N00°01'55"W 113.00 FEET; THENCE N89°58'03"E 380.37 FEET; THENCE N00°09'03"W 971.75 FEET; THENCE N89°47'00"E 176.90 FEET; THENCE SOUTH 141.82 FEET; THENCE S89°57'44"W 76.76 FEET; THENCE S00°13'00"E 100.12 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 18.00 FEET WITH A RADIUS OF 333.00 FEET THROUGH A CENTRAL ANGLE OF 03°05'50", CHORD: S86°50'41"E 18.00 FEET; THENCE S00°02'16"E 778.55 FEET; THENCE S43°17'51"E 45.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 17.29 FEET WITH A RADIUS OF 232.00 FEET THROUGH A CENTRAL ANGLE OF 04°16'16", CHORD: S48°50'17"W 17.29 FEET; THENCE S39°01'34"E 170.64 FEET; THENCE S43°07'46"W 105.16 FEET; THENCE S43°06'04"W 27.48 FEET; THENCE S40°41'13"W 209.92 FEET; THENCE S54°21'55"W 105.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: 27.29 ACRES.
OF LOTS: 31

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 _____ S.S.
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 _____ 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 _____ ATTEST _____

ENGINEER (See Seal Below) CLERK-RECORDER (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 I

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH



- A Utah Corporation -

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HARMONY RIDGE - PLAT I FINAL

MAPLETON, UTAH

CONSTRUCTION DETAILS #3

REVISIONS

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

LEI PROJECT #:

2022-0022

DRAWN BY:

CJI/BAP

DESIGNED BY:

NKW

SCALE:

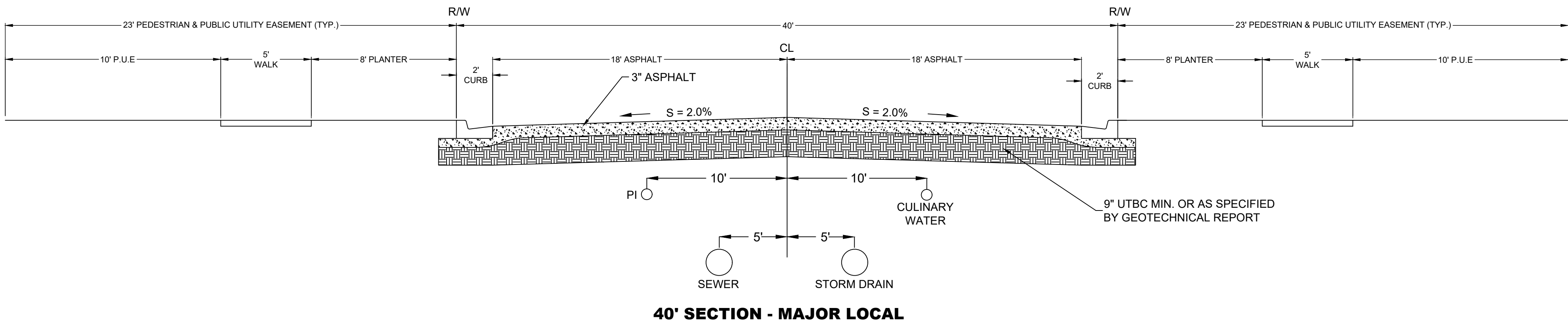
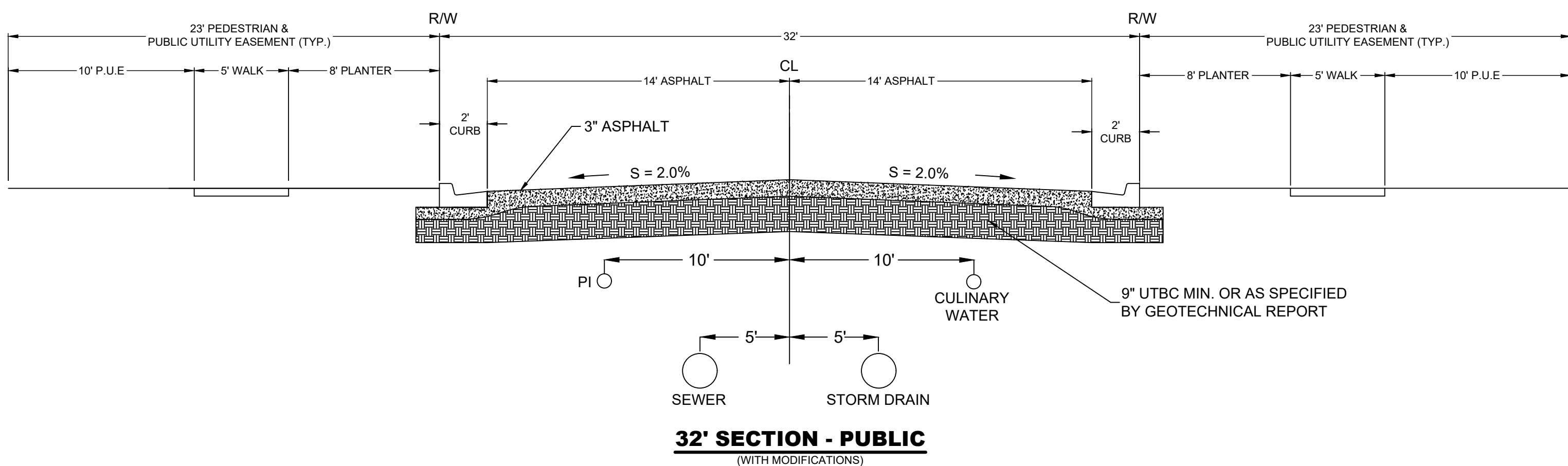
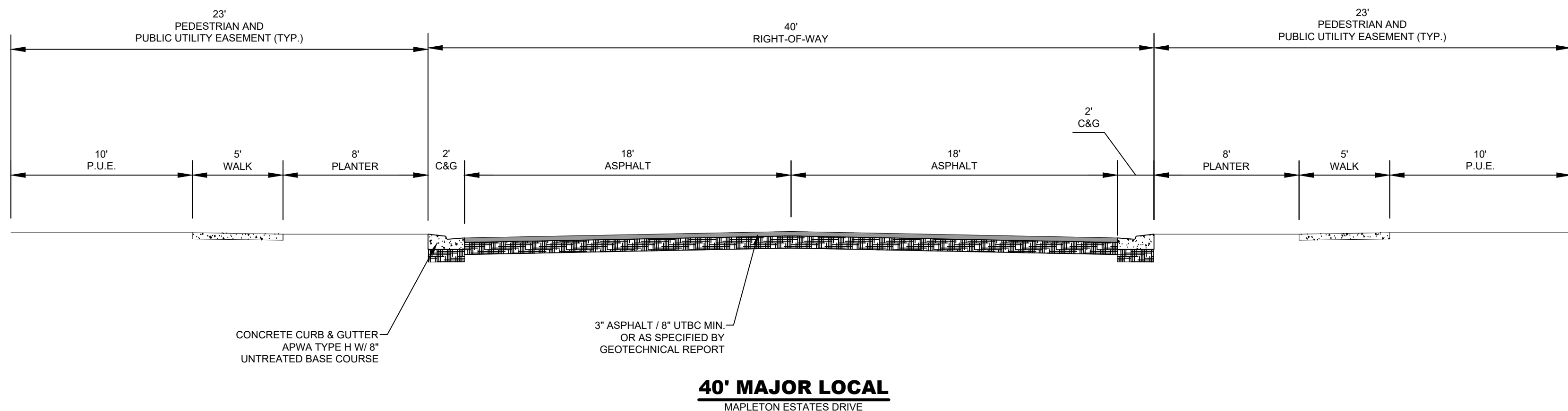
N.T.S.

DATE:

03/07/2025

SHEET

603



Item:

3

Date:

3/27/2025

Applicant:

Grace Huffaker

Location:

795 South Main

Prepared By:

Jeni Crookston, Planner

Public Hearing:

Yes

Zone:

A-2, RA-1

Attachments

1. Application information.

REQUEST

Consideration of a request to rezone three parcels encompassing 7.3 acres located at approximately 795 South Main Street from A-2 to RA-1.

BACKGROUND & DESCRIPTION

The subject property has four parcels and is roughly 8.3 acres in size. The properties are all owned by the applicant and include the following:

- The property located at 795 South Main is one acre in size and is developed with a single-family home. This property is already zoned RA-1.
- Behind the residence located at 795 South Main is a vacant 2.67 acre parcel that is zoned A-2.
- The property located at 99 East 900 South is 2.31 acres in size and is developed with a single-family home. It is currently zoned A-2 and is lot 8 of the Maple Farms Estates Development.
- The vacant parcel to the east of lot 8 fronts 900 South and is 2.3 acres in size and is zoned A-2. This lot is lot 7 of the Maple Farms Estates Development.

The applicant is requesting approval to rezone the remaining 7.3 acres from A-2 to RA-1 with the intent of subdividing the vacant parcels into four new lots. The applicant is proposing a concept plan with the following:

- Leave the existing home on a one-acre parcel at 795 South Main.
- Construct a new road from Main Street heading east to the end of the property. The road will be located on the north side of the 795 South Main property.
- Create two new one acre lots that would front on the new road.
- The existing home on lot 8 (99 E 900 S) would remain on a 2.31 acre lot.
- Subdivide the vacant parcel, lot 7 of the Maple Farms Estates Development, into two new one acre lots. Both would front 900 South.

EVALUATION

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

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

1. *Public purpose for the amendment in question.*
2. *Confirmation that the public purpose is best served by the amendment in question.*

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

General Plan: The Future Land Use Map identifies all of the subject property as "Low Density Residential". This density corresponds to the RA-1 zone and contemplates lots of one acre in size or more. The proposed rezone is consistent with the Future Land Use Map. The General Plan also includes goals and policies that are meant to help provide guidance on rezone applications, including the following:

- **Goal 2:** Continue the established focus on large lot, single-family residential uses as the primary means for preserving Mapleton's rural character.
- **Policy 2:1:** Maintain and protect established residential districts and neighborhoods.

While staff supports the rezone request for the northern two acres, staff is concerned with the request to rezone lot 7 and 8 of the Maple Farms Estates subdivision. This subdivision was developed in 1990 with 31 two plus acre lots. Lot seven is the only undeveloped lot. Given that these lots are already part of a subdivision, and all other lots in the subdivision must remain at two acres, staff is concerned with the rezone request for these two lots. The Commission should discuss whether the rezoning of these two lots is appropriate.

Zoning and Concept Plan: The existing A-2 zoning requires two acres per lot with 200 feet of frontage on a public road. The rezone to RA-1 would allow for one acre lots with 125 feet of frontage on a public road. The proposed concept plan is consistent with the RA-1 zone. Staff notes that while the concept plan does not show lot 8 of the Maple Farms subdivision being subdivided, it could be subdivided in the future if rezoned to RA-1.

Subdivision: The concept plan is provided to help the Planning Commission understand the intent of the applicant. The Commission is not approving the subdivision at this time. If the rezone application is approved, the applicant would then submit a preliminary subdivision application for review by the Commission. However, if the Commission has concerns with the concept plan, it can discuss them as part of the review of this rezone request.

Staff notes the following issues that will need to be addressed with the subdivision application:

- Mapleton City Code (MCC) section 17.12.050 indicates that offsets in street intersections shall be at least 150' apart. This is why the new proposed road starts further south than the property line to be at least 150' from the existing 710 South road located to the north of the project. The location and design of the proposed new road would leave a small remnant parcel between the new road and the neighbor's lot to the north. MCC section 17.12.070.E indicates that a remnant parcel cannot be left by a subdivision and must be joined with an adjacent lot. The applicant will need to work with the neighbor to the north to transfer the remnant parcel to them.
- UDOT (Main St is a UDOT street) will likely require that the neighbor's driveway to the north be relocated from Main Street to the new proposed road to avoid conflicts on Main Street. The applicant will need to work with the neighbor to remedy this situation.

RECOMMENDATION

- Recommend approval of the rezone request for the 2.31 acres located behind the existing home on 795 S Main Street to the City Council.
- Determine whether the request to rezone lots 7 and 8 of the Maple Farms Estates subdivision is consistent with the General Plan.

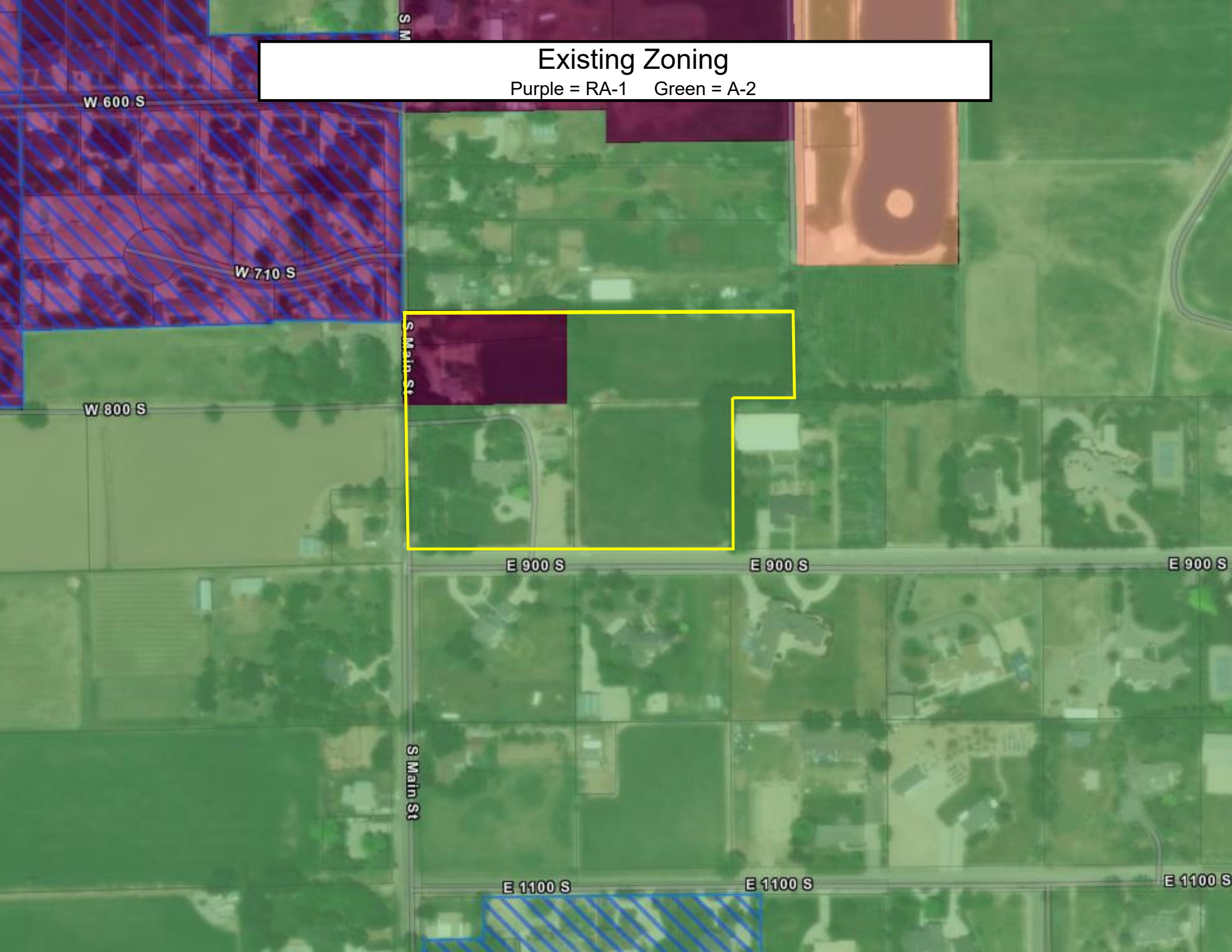
ATTACHMENT 1 – APPLICATION INFORMATION

Reason for zone/general plan change:

Redevelopment of parcels owned by the Huffakers. Parcel 26:071:0083 is already zoned RA-1 and this zone change will bring the surrounding parcels into the same zone. The proposal is consistent with the General plan, with the assumption that the intent of the general plan was to extend the RA-1 zone to 900 South, a logical boundary. The Huffakers intend to subdivide each of the parcels included in the rezone from 2, 2 acre lots to 4, 1 acre lots.

Existing Zoning

Purple = RA-1 Green = A-2



General Plan

Purple = Low Density Residential

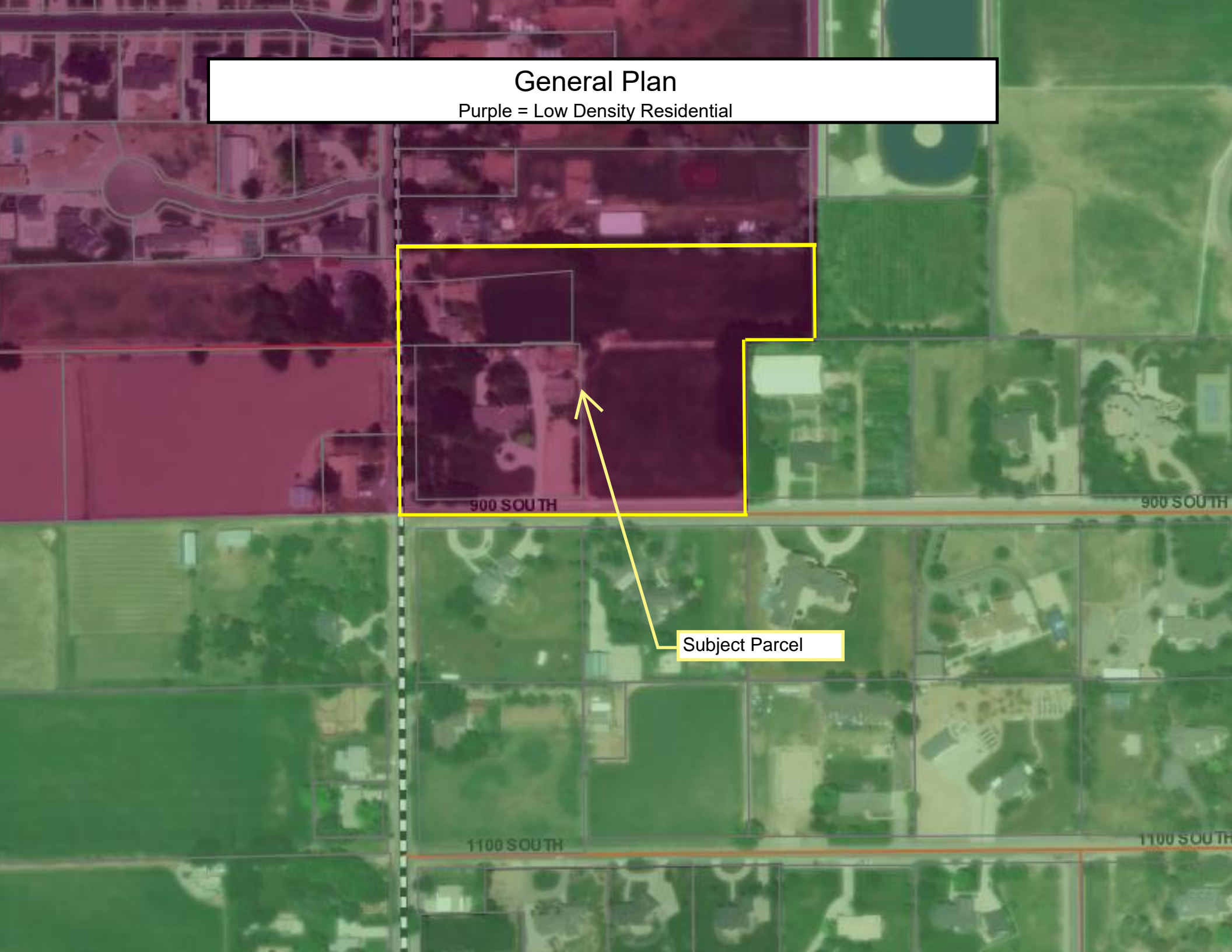
900 SOUTH

900 SOUTH

Subject Parcel

1100 SOUTH

1100 SOUTH

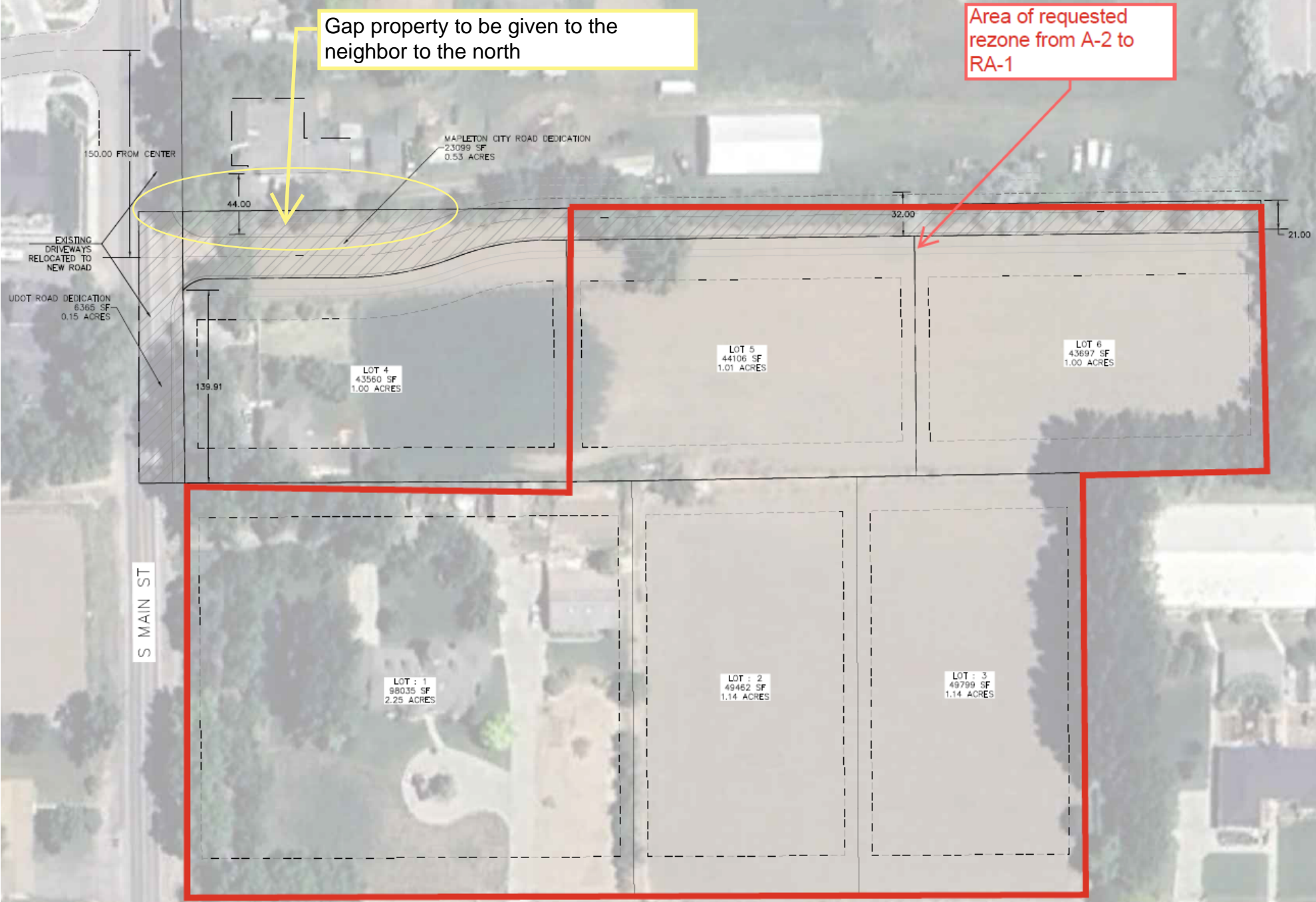


Proposed Concept

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

Gap property to be given to the neighbor to the north

Area of requested rezone from A-2 to RA-1



Item:

4

Date:

3/27/25

Applicant:

Mapleton City

Location:

N/A

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

Residential

Attachments:

1. Draft ordinance.

REQUEST

Consideration of an ordinance amending Mapleton City Code (MCC) Title 18 regarding standards for residential accessory buildings.

BACKGROUND & DESCRIPTION

The City has seen significant growth in building permits for accessory buildings including large accessory buildings for uses such as barns, shops, indoor swimming pools, sports courts, apartments, etc. Currently there are a variety of sections in the zoning ordinance that regulate the size and placement of accessory buildings in residential zones. In most zones the main requirements include:

- Accessory buildings cannot cover more than 30% of the rear yard;
- Accessory buildings that are less than 15' in height may be as close as 3' to a side and/or rear property line; and
- Accessory buildings 15' in height or taller must be setback at least 10 feet from the side and rear property lines.

Some property owners have recently complained about the size of an accessory building that was built in their neighborhood. While the building does comply with current standards, it has caused staff to reevaluate the regulations to help ensure that there is a balance between property rights and impacts to adjacent landowners. Staff is proposing the following amendments:

- To eliminate confusion and redundancy, place all requirements for accessory buildings in section 18.84.230;
- Reduce the allowable rear yard coverage of accessory buildings from 30% to 20%; and
- For accessory buildings that are 25' in height or taller, require that they comply with the standard rear yard setback of the zone in which they are located (typically 25').

The Planning Commission is advisory to the City Council on this application.

EVALUATION

Coverage: The existing allowance for accessory buildings to cover up to 30% of a rear yard does seem excessive, especially if the buildings can be as close as 10 feet to a rear property line. The table below shows some average examples of various sizes of lots and how big an accessory building could be under the current standard of 30% allowance, and what they would be if the allowance was reduced to 20% or 15%.

Zone	Typical Lot Size	*Typical Rear Yard	*30% Coverage	*20% Coverage	*15 % Coverage
R-2	1/4 acre	3,100	930	620	465
RA-2	1/3 acre	5,700	1,710	1,140	855
RA-1, TDR	1/2 acre	10,000	3,000	2,000	1,500
RA-1	1 acre	27,500	8,250	5,500	4,125
A-2	2 acre	51,800	15,540	10,360	7,770

*Area shown in square feet

For example, under the current allowance a typical 1/2-acre lot could build a 3,000 square foot building in the rear yard. At 20% coverage the allowance would be reduced to 2,000 square feet and at 15% it would be reduced to 1,500 square feet. Staff is recommending a reduction to the allowable coverage to 20%, but staff could also support a reduction to 15% if the Commission determines would be more appropriate.

Setbacks & Height: In most zones, the maximum height is 40' for all buildings (accessory or main dwelling). The rear setback for a dwelling is typically 25' regardless of the height of the building. Accessory buildings can be as close as 3' to a rear property line if they are less than 15' tall and as close as 10' for heights between 15' and 40'. It does seem inconsistent to require a 40' tall dwelling to be setback 25' but to allow a 40' tall accessory building as close as 10'. Staff is recommending the following:

- Buildings less than 15' may be as close as 3' to side and rear property lines as currently allowed;
- Buildings between 15' and 25' may be as close as 10' from the side and rear property lines; and
- Buildings 25' and taller shall comply with the rear yard setback of the zone (typically 25').

Staff believes that reducing the allowable rear yard coverage and requiring an increased setback for taller buildings will still allow ample opportunities for property owners to build accessory buildings while also being more considerate of adjacent property owners.

RECOMMENDATION

Recommend approval of the proposed amendments to the City Council.

Attachment “1”
changes shown in strikeout and underline

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.~~

Accessory buildings in a residential zone shall comply with the following requirements:

- A. Coverage: No accessory building or group of accessory buildings shall cover more than twenty percent (20%) of the rear yard of the lot and shall not exceed the total allowed coverage allowed within the zone in which the lot is located.
- B. Height and setbacks:
 - 1. Height shall be measured as identified in the zone in which the building is located.
 - 2. All accessory buildings shall comply with the front yard and side yard, corner lot setback requirements of the zone in which the building is located.
 - 3. An accessory building that is less than fifteen feet in height shall have a side and rear yard setback of at least three feet (3').
 - 4. An accessory building that is fifteen feet (15') in height but less than twenty-five feet (25') in height shall comply with the side yard setback of the zone in which the building(s) is located. The rear yard setback shall be at least ten feet (10').
 - 5. An accessory building that is twenty-five feet (25') in height or taller shall comply with the side and rear yard setbacks as established in the zone in which the building is located. In no case shall an accessory building be taller than the maximum allowed height of the zone in which the building is located.
- C. Public Utility Easement (PUE): If any accessory structure must be removed, relocated, or otherwise modified in any manner in order to access public utilities within a PUE, the property owner shall bear the full expense of such removal, relocation or modification, together with all costs of restoration.
- D. Drainage: All roof drainage shall be retained on site and not directed at adjacent parcels.

~~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. 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:~~

- ~~—A. The building shall be less than fifteen feet (15') tall;~~
- ~~—B. All roof drainage shall be directed away from any adjacent property lines and shall be drained to the property wherein the building is located;~~
- ~~—C. The side and/or rear property line is not facing a public street; and~~
- ~~—D. The building will not be placed over any land designated as a utility easement upon which any underground utility line or system shall have been constructed.~~

Conforming changes to sections 18.30.020, 18.32.050, 18.36.040, 18.36.060, 18.48.050, 18.50.060, 18.56A.030, 18.56B.020, 18.78A.030, 18.78B.040, 18.78C.080.020, 18.78D.050, 18.78D.050, 18.82A.070, 18.82C.050, 18.82C.070, 18.82D.050, 18.82D.060, 18.82D.070, 18.82F.070, 18.82G.060, 18.82H.070, 18.82I.070, and 18.82J.070 will be made to reference the new requirements in 18.84.230.

Example of Proposed Changes

3' setback if less than 15' tall

10' setback if
between 15' & 24'
tall

20% max
coverage in rear

25' setback if over 24' tall

