

Planning Commission Staff Report

February 28, 2019

Item 8

Applicant: Maverik

Convenience Store

Location: N/A

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: Y

Zone: Commercial Zones

Attachments:

1. Proposed amendments.
2. Draft site plan.
3. CC minutes dated 1/16/19.

REQUEST

Consideration of an amendment to Mapleton City Code (MCC) Chapter 18.92.030.B for site standards related to gas stations.

BACKGROUND AND PROJECT DESCRIPTION

In 2017, the City Council adopted new commercial design standards that would apply to all new commercial buildings within the City. Chapter 3 of the design standards focuses on site standards. The standards state that *“Good site design is a crucial component of place making and in establishing the character of a community.”* The standards require that new buildings be located close to the street with parking located to the side or rear. This is meant to create a more aesthetic street scape and a more pedestrian friendly environment.

In January of this year, Maverik approach staff about the potential of building a new gas station at the corner of 1600 South and Highway 89. Staff indicated to the applicant that the City’s design standards would require the convenience store to be built close to the street with the gas canopy and parking located behind the building. The applicants were concerned with this requirement and requested to have a discussion with the City Council.

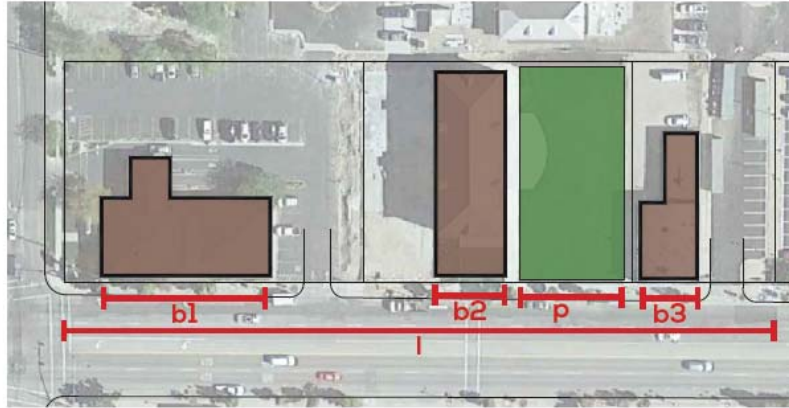
On January 16, 2019 the applicant met with the City Council. The applicants expressed their concerns from a business model prospective and also pointed out that having the gas canopy and pumping area at the rear of the site would likely have a greater negative impact on the adjacent residences to the east. The applicants proposed to create some additional landscaping features at the front of the lot if the Council would consider amending the ordinance regarding building placement. The Council indicated that it would be open to amending the ordinance for gas stations only, provided the final landscaping design exceeded the City’s adopted standards.

The proposed text amendment creates an exception for gas stations as discussed with the City Council. If the text amendment is adopted by the City Council, the applicant would then return to the Planning Commission for approval of a subdivision plat amendment, conditional use permit and project plan approvals.

STAFF RECCOMENDATION

Recommend approval of the proposed amendments.

CHAPTER 3: SITE STANDARDS



B. Required Building Street Frontages Table

Street	Hwy 89	800 N.	Maple Street	400 N.	1600 S.	Other Streets in commercial zone
Required Building Street Frontage	40%	55%	65%	65%	55%	55%

The required building street frontage percentage is calculated as follows:

Building Frontage Formula

$$\frac{b1 + b2 + b3...}{l - p}$$

b = building length
p = public plazas length
l = length of block or parcel

All new buildings and projects shall meet required building street frontage. This applies to all new construction projects from 1 single parcel up to multiple parcels and larger projects with the exception of gas stations.

Attachment "2"
Draft Site Plan



STORE #: TBD
MAVERIK, INC.
1600 WEST & 1600 SOUTH
MAPLETON, UTAH

SITE DATA

PARKING:	34 STALLS PROVIDED (2 A.D.A.) (Not incl. gas canopy locations)	
PARCEL AREA:	64,348 SQ. FT.	1.48 ACRES
BUILDING AREA:	4,425 SQ. FT.	0.10 ACRES
ASPHALT AREA:	32,000 SQ. FT.	0.73 ACRES
LANDSCAPE AREA:	12,887 SQ. FT.	0.30 ACRES
	LANDSCAPE CALCULATION	20.0%

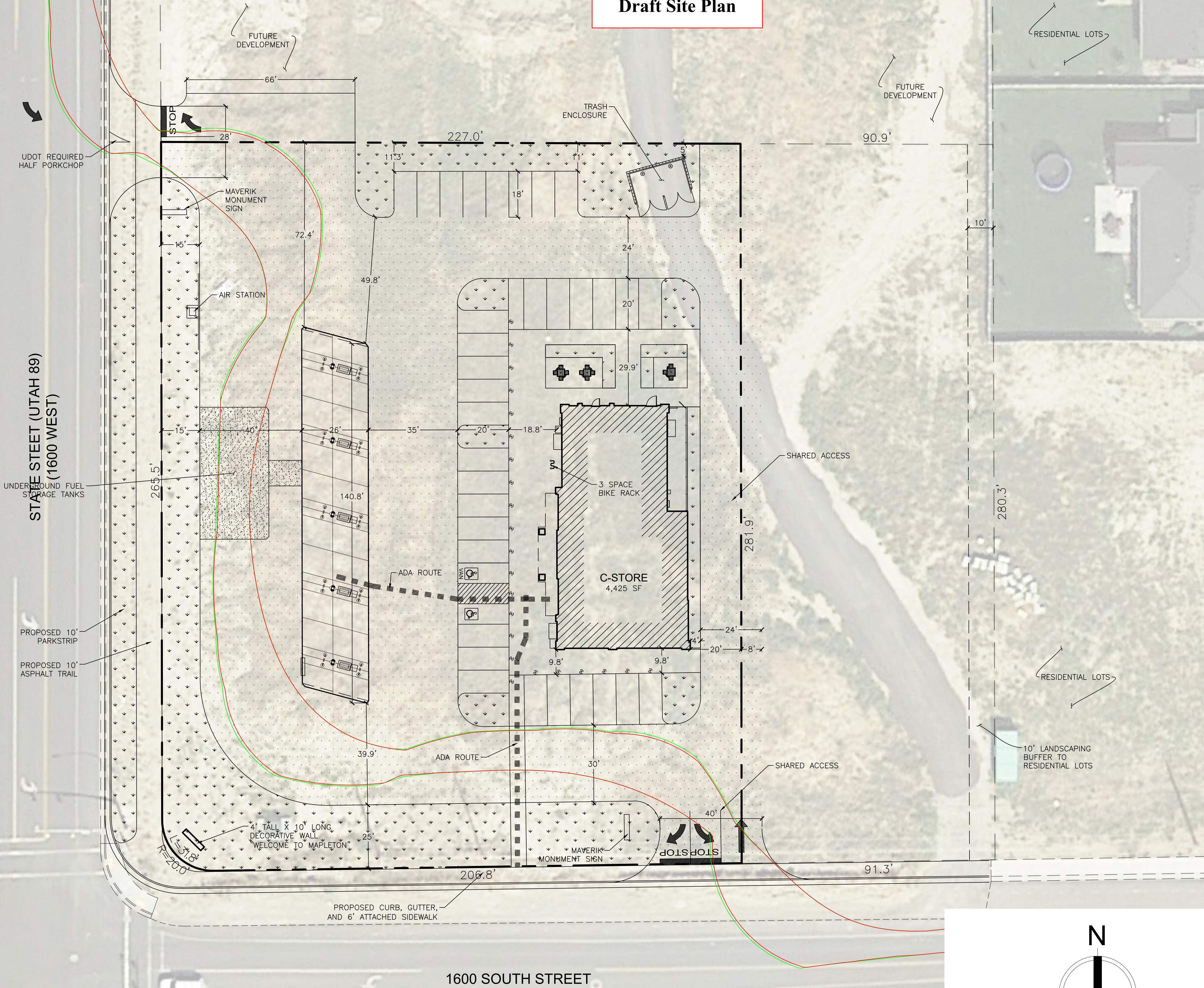


- NOTES:
- AREAS AND DIMENSIONS PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED BY A SURVEY
 - THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
 - THE BOUNDARIES OF THE PROPERTY SHOWN ON THIS DRAWING WERE CREATED FROM SCALED INFORMATION AND SHOULD NOT BE CONSIDERED ACCURATE.

#	DATE	DESCRIPTION
6	02/12/2019	CONCEPTUAL SITE PLAN 04 UPDATE
5	02/05/2019	CONCEPTUAL SITE PLAN 04
4	01/29/2019	CONCEPTUAL SITE PLAN
3	01/21/2019	CONCEPTUAL SITE PLAN
2	12/04/2018	CONCEPTUAL SITE PLAN
1	11/06/2018	CONCEPTUAL SITE PLAN

Conceptual Site Plan 04

Option A



**MAPLETON CITY
CITY COUNCIL MINUTES
JANUARY 16, 2019**

PRESIDING AND CONDUCTING: Mayor Dallas Hakes

Members in Attendance: Reid Carlson
Scott Hansen
Jim Lundberg
Mike Nelson
Jonathan Reid

Staff in Attendance: Cory Branch, City Administrator
Camille Brown, City Recorder
Sean Conroy, Community Development Director
John Jackson, Public Safety Director/Police Chief

Minutes Taken by: Camille Brown, City Recorder

The items may not have been heard in the order below.

Mayor Hakes called the meeting to order at 7:05 p.m. Cl. Hansen gave the invocation and Cl. Reid led the Pledge of Allegiance.

OPEN FORUM: No comments were made.

APPROVAL OF MINUTES:

Item 1. **Approval of City Council Meeting Minutes December 19, 2018**
Motion: Cl. Carlson moved to approve the minutes of the December 19, 2018 City Council meeting with the amendments by Cl. Carlson.
Second: Cl. Lundberg seconded the motion.
Vote: Passed 5:0

PUBLIC HEARING ITEMS:

Item 2. **Consideration of an Ordinance amending Mapleton City Code Chapter 17 creating an exemption to subdivision improvement requirements in certain circumstances.**

Sean Conroy Community Development Director reviewed the staff report for those in attendance. When lots are created the developer is required to install improvements. By approving this the City Engineer would waive improvements for a single lot in an existing subdivision. Cl. Lundberg would like to add additional language that would preclude developers from applying this situation to an additional lot in the same area and that the City Engineer would have to have something before him. A one-time exemption cannot be used for the potential of other lots to be subdivided.

The public hearing was opened at 7:12 pm, no comments were made.

Motion: Cl. Lundberg moved to approve an ordinance amending Mapleton City Code Chapter 17 creating an exemption to subdivision improvement requirements in

certain circumstances consistent with the language presented tonight with addition to section c1 that limits it to a one-time exemption per property.

Second: Cl. Nelson seconded the motion.

Cl. Hansen Aye

Cl. Carlson Aye

Cl. Reid Aye

Cl. Nelson Aye

Cl. Lundberg Aye

Vote: Passed 5:0

Ordinance No. 2018-01

Item 3. Consideration of a Resolution amending the Transportation Master Plan to delete a minor local road at approximately 2200 East just south of Maple Canyon Road.

Sean Conroy, Community Development Director, reviewed the staff report for those in attendance.

The public hearing opened at 7:14 pm and no comments were made.

Motion: Cl. Nelson moved to approve Resolution amending the Transportation Master Plan to delete a minor local road at approximately 2200 East just south of Maple Canyon Road as shown in the exhibit.

Second: Cl. Reid seconded the motion.

Cl. Carlson Aye

Cl. Reid Aye

Cl. Nelson Aye

Cl. Lundberg Aye

Cl. Hansen Aye

Resolution No. 2019-01

Item 4. Consideration of a Resolution to adopt amendments to the Fiscal Year 2018-19 budget.

Cory Branch, City Administrator proposed that this item be continued to the February 6th meeting.

Motion: Cl. Nelson made a motion to continue the item to the February 6th city council meeting.

Second: Cl. Reid seconded the motion.

Cl. Reid Aye

Cl. Nelson Aye

Cl. Lundberg Aye

Cl. Hansen Aye

Cl. Carlson Aye

Vote: Passed 5:0

DISCUSSION ITEMS:

Item 5. A discussion item regarding site design standards that apply to new commercial buildings along Highway 89.

Sean Conroy Community Development Director reviewed the staff report for those in attendance. There is an applicant requesting to construct a Maverick and allow the gas pumps to be located off the street with the building behind. The city standards do have a design exception, but staff's opinion is if the council is in agreeance with this, they should recommend not to use a design exception and propose a code amendment.

Shay Bertola, applicant, stated that he would like to point out why they would like to go with this plan. With the gas pumps on the east side this would place them closer to residential homes. The fuel areas

would produce more noise, smells and fumes. Shay stated that they would do a decorative wall that says Welcome to Mapleton. Cl. Lundberg would like to see where the access points would be. Shay stated that there would be one on the south and one on the west. Mayor Hakes stated that the city doesn't have much commercial right now. We are trying to accomplish a different feel from the adjacent bigger cities. The city would need to be careful and whatever is done, needs to be done right. We want that different feel in Mapleton. Cl. Hansen inquired if there are different concept plans or are they all the same. Cl. Lundberg would like to see all the components on the concept plan.

Mike McDonald stated that he would retain ownership of the middle parcel in this area. He does think that this would fully meet city standards. Sean would propose that the access road behind the building be eliminated. Sean stated that the standards would be that if someone wanted to get gas they would have to go back out onto the highway to access the corner business. Cl. Nelson inquired if it being on the corner could be a different spec. Sean stated that the corners are the most important area. Cl. Lundberg stated that if this is turned it looks like a squared parcel. They stated that it is more rectangle. He likes the building sitting more back and what type of buffer exists on that corner. Cl. Lundberg proposed that the applicant go back to the drawing board and bring back another concept plan. Sean stated that there will be an asphalt trail in the front of the building with trees.

Item 6. Reece DeMille with Republic Service will address the current Residential Solid Waste Collection and Disposal Services Contract.

Cory Branch, City Administrator, turned the time over to Reece DeMille. Reece stated that he has been working with Cory and Mapleton City's current contract is up on June 30, 2019. Numbers have been run and Republic Service would need to increase the existing rates. They didn't want to have to do that, but our price for the second container is low. The latest bid was Mapleton's rate is \$5.49 for the first and \$2.71 for additional toters. If the contract is extended for 5 yrs. and add .45 to the second container this would amount to a \$6,680.00 a year increase. Cory stated that the city has been with Republic Service since 1996. Cory stated that if the council has additional questions, let him know by the end of this week.

Item 7. A discussion item addressing the proposed relocation of the Solid Waste Transfer Station from Springville to Spanish Fork.

Reid Carlson, City Council, presented a power point presentation on the Solid Waste Transfer Station and their proposed move to Spanish Fork.

ACTION ITEM:

Item 8. Consideration of a Resolution to adopt the Mapleton City 2019 Annual Meeting Schedule for the Mapleton City Council and Planning Commission.

Camille Brown, City Recorder, reviewed the staff report for those in attendance.

Motion: Cl. Lundberg moved to approve a resolution to adopt the Mapleton City 2019 Annual Meeting Schedule for the Mapleton City Council and Planning Commission.

Second: Cl. Nelson seconded the motion.

Cl. Nelson Aye

Cl. Lundberg Aye

Cl. Hansen Aye

Cl. Carlson Aye

Cl. Reid Aye

Vote: Passed 5:0

Resolution 2019-02

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS:

Sean Conroy circulated a copy of the building permit activity for calendar year 2018.

Chief Jackson stated that there have been a couple of obstacles come up with the urban deer program for this year. Every so often the DWR is requesting to test the head of the deer. This is slowing down Humphries Archery. The DWR and Humphries will need to get this resolved before the city can move forward.

Cl. Reid reminded everyone of the Chamber of Commerce Dinner on January 23rd at 6:30 pm. If anyone wants to attend let Cl. Reid know.

Cory Branch reported that the Salamanders are not available on July 20th, however the Party Crashers are available. The council agreed that Stacey Child could move forward with booking the Party Crasher for the Pioneer Day Celebration.

Motion: Cl. Nelson moved to close the open session and open a closed meeting pursuant to U.C.A. §52-4-205 for the discussion of personnel.

Second: Cl. Hansen seconded the motion

Vote: Passed unanimously at 8:20pm

APPROVED: February 6, 2019



Camille Brown, City Recorder