

Planning Commission Staff Report

April 11, 2019

Item 3

Applicant: Maverik

Convenience Store, Mike
McDonald

Location: 1600 S & Hwy
89

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: N

Zone: GC-1 Zone

Attachments:

1. Standard findings.
2. Application
information.

REQUEST

Consideration of an amendment to the Whiting Commercial subdivision plat creating two new commercial lots, and consideration of Project Plan and Conditional Use Permit applications for a Maverik gas station located at 1600 South and Highway 89.

BACKGROUND AND PROJECT DESCRIPTION

The Planning Commission approved the Whiting Commercial subdivision plat on June 8, 2017 consisting of two commercial lots. The Canyon View Medical facility is currently being constructed on lot 1. On February 28, 2019 the Planning Commission recommended approval of a proposed ordinance amending site requirements for gas stations. The City Council adopted the proposed ordinance as recommended by the Planning Commission on March 6, 2019.

The applicants are now proposing the following:

- Amend the subdivision plat to create two additional commercial lots;
- Construct a Maverik gas station on the corner of 1600 South and Highway 89. The gas station will include a general store and a grill;
- Improvements along the street frontages including a 10' wide asphalt trail along Highway 89; and
- No commercial buildings are currently proposed on the remaining two lots.

The proposal requires Planning Commission approval of the amended preliminary subdivision plat, a project plan and a conditional use permit.

EVALUATION

General Plan: The General Plan designates the property as General Commercial "GC". Uses characteristic of this designation include retail, services, professional offices, and other appropriate commercial development. The proposed gas station use is consistent with the General Plan.

Subdivision: The proposal to create two additional commercial lots is consistent with the subdivision ordinance and the applicant will install all necessary improvements. Proposals for lots 2 and 3 will come back to the Commission in the future when proposed uses are determined.

Conditional Use Permit: Gas stations are identified as a conditional use in the GC-1 zone. MCC Chapter 18.64.035 states the following regarding imposing conditions:

The conditions imposed upon these uses must fall under one or more of the following categories:

- 1. Safety for persons and property;*
- 2. Health and sanitation;*
- 3. Environmental concerns;*
- 4. Compliance with the General Plan or special characteristics of the zoning district;*
- 5. Performance, specifically the developer's ability to complete the project;*
- 6. Traffic circulation and parking;*
- 7. Aesthetics, based on adopted design standards.*
- 8. Compatibility with existing uses.*

A conditional use permit is considered an administrative permit. Utah Code section 10-9a-507 states the following regarding conditional use permit review:

*“A land use authority **shall** approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” (emphasis added)*

In other words, unless there are reasonably anticipated detrimental effects that cannot be mitigated, and/or the proposal is not in compliance with adopted standards, the conditional use permit must be approved.

Commercial Design Standards: The City Council adopted the new commercial design standards (MCC Chapter 18.92) on April 19, 2017. Staff has included a discussion of each relevant chapter of the standards below followed by a brief response on how the application does or does not comply. The full standards may be reviewed on the City’s website at:

<http://mapleton.org/departments/community-development/commercial-district-rfp/>.

18.92.020 – Area Connectivity: This section encourages providing cross access between commercial lots, and pedestrian connectivity. The applicant is proposing two cross access connections to the commercial lots to the north and to the east, and will be installing sidewalk along 1600 South and the trail along Highway 89. The applicant is in compliance with this section.

18.90.030 – Site Standards: Gas stations, unlike most other buildings, are not required to be located close to the street. The proposed gas station complies with the required setbacks. Subsections “I” and “J” of this section require trash enclosures to be consistent with the architecture of the main building, at least one pedestrian bench per building, and a bike rack with a least three stalls. The applicant has addressed these requirements on the plans.

18.90.040 – Buildings: This chapter is meant to encourage high quality, aesthetically pleasing buildings. This section requires covered entrances, variation in roof lines, and quality building

materials (50% or more of stone, wood or hardy board, brick, etc., and no more than 49% stucco). 30% of the main façade must include windows. Flat roofs are not encouraged on stand-alone buildings unless variation in roof lines is proposed through the use of parapets, towers, step-backs, or accessory structures.

The proposed building includes three variations in roof lines and covered entrances. The proposed exterior materials include stone and board and batten as the primary materials and at least 30% of the front façade includes windows. The proposal is consistent with this chapter.

18.90.050 – Lighting: This chapter requires a street light for every 100 feet of frontage on a city street. The applicant will pay a fee to the City and the City will have the lights installed by Rocky Mountain Power. This section also requires all gas station canopy lighting be flush with the lower surface of the canopy to limit light pollution off the site. The canopy lighting will be reviewed during building permit submittal.

18.90.060 – Landscaping: This chapter requires a minimum of 20% of the site be landscaped and that no more than 60% of landscape area to be turf grass. Street trees are required in the planter strip along the road and in the landscape islands. The proposal is generally consistent with this chapter.

STAFF RECCOMENDATION

Approve the application with the attached special conditions.

SPECIAL CONDITIONS

1. The applicant shall submit final subdivision plans including utility plans for Final Plat approval to the Development Review Committee.
2. The building permit plans shall include a lighting plan for the gas canopy. All canopy lights shall be flush with the lower surface of the canopy or recessed to limit light pollution off the site.
3. No more than 60% of on-site landscaping shall be in turf grass. The final landscape plan shall include a note identifying the total area proposed for turf grass.
4. One tree is required in each parking lot planter.

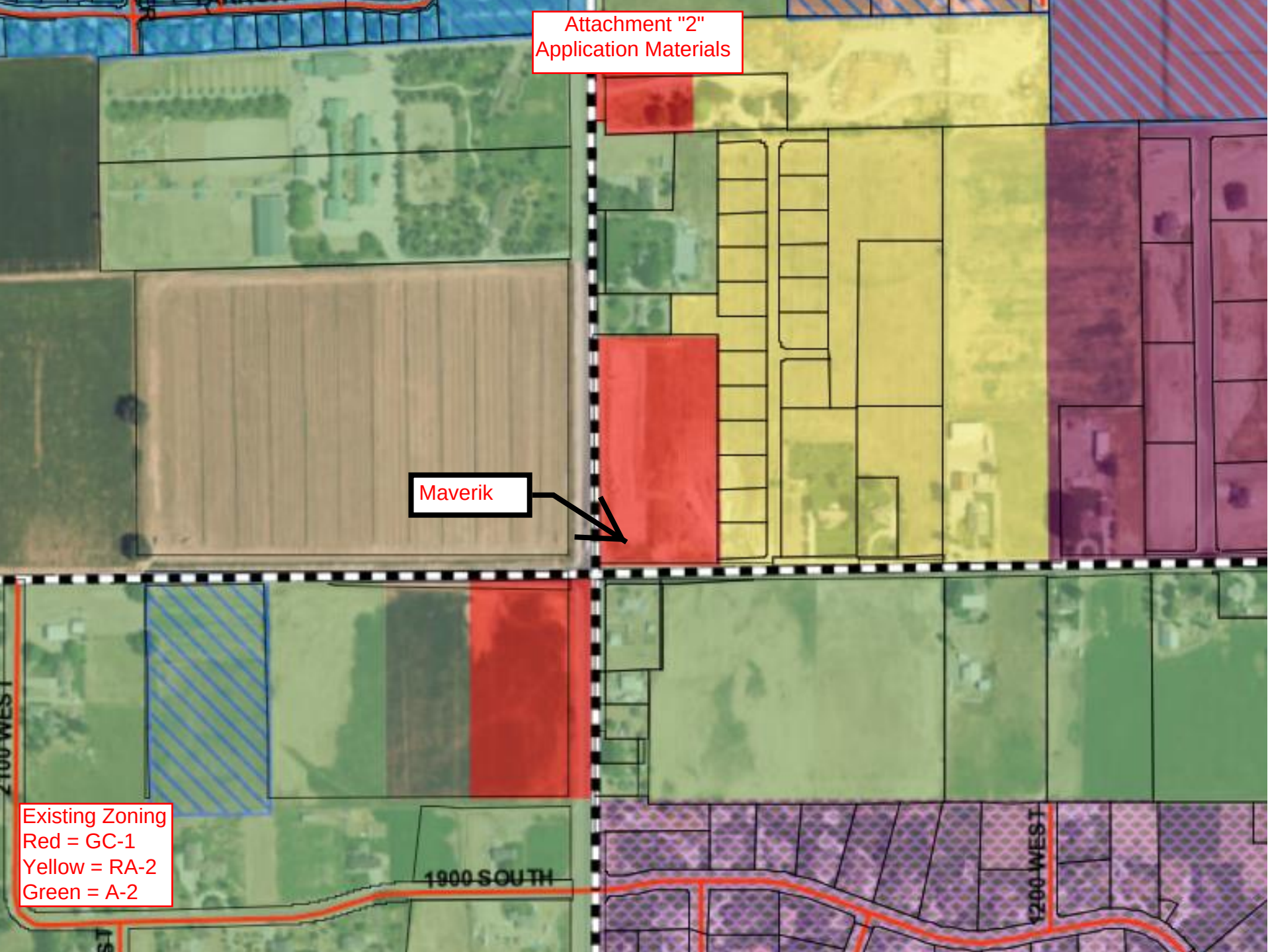
Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
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.	✓

Standard Conditional Use Permit Findings		
No.	Finding	
1.	The proposed use will not be in conflict with the City's General Plan.	✓
2.	The proposed use or combination of uses are listed as permitted or conditional uses in the applicable zoning district in which the project is located.	✓
3.	The proposed use will provide adequate ingress and egress to and from the proposed location	✓
4.	Granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.	✓
5.	The proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✓
6.	The proposed use will not be injurious to public health, safety or welfare.	✓
7.	Any special conditions included in the permit are consistent with MCC Chapter 18.32.040.	✓

Attachment "2"
Application Materials

Maverik

Existing Zoning
Red = GC-1
Yellow = RA-2
Green = A-2



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CONSTRUCTION DOCUMENTS

MAVERIK-MAPLETON #0164

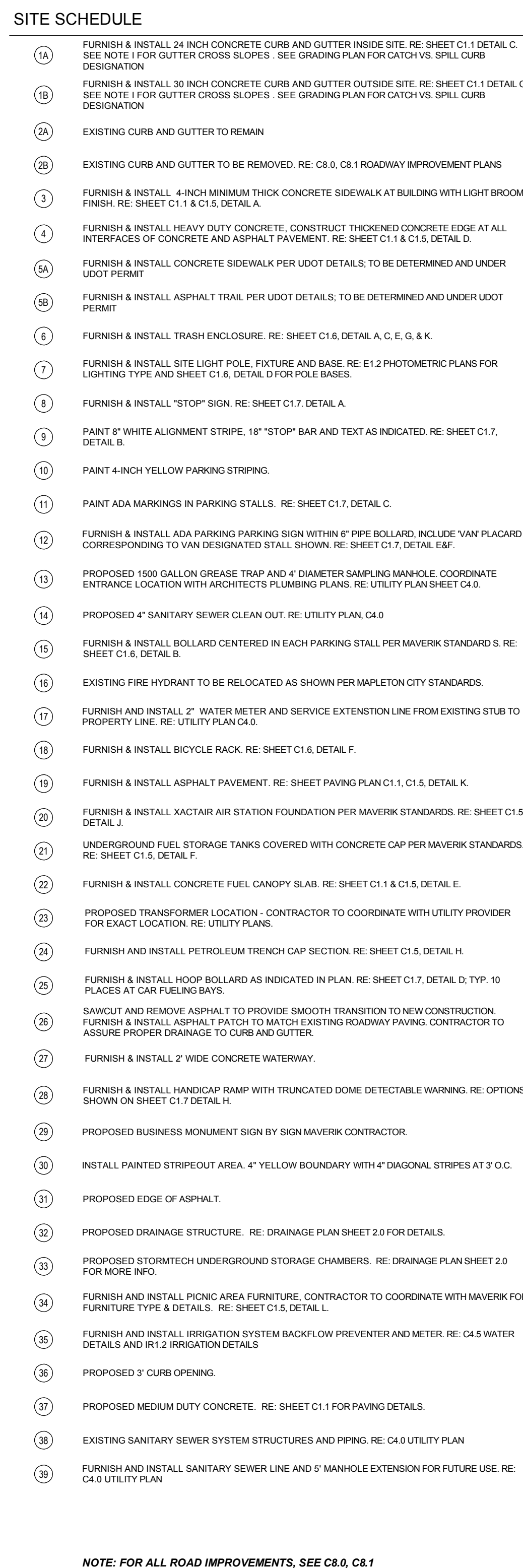
NORTHEAST CORNER 1600 SOUTH 1600 WEST
MAPLETON, UTAH COUNTY, UT 84664

[illegible]

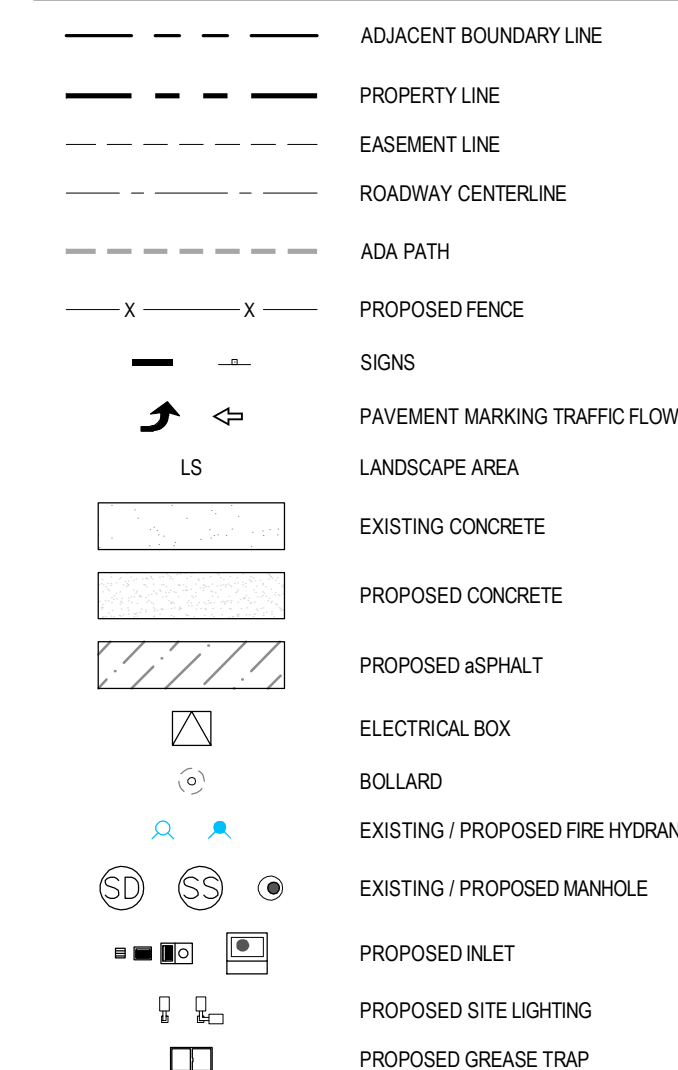
Project No:	MAV000015.02
Drawn By:	DJS
Checked By:	DRP
Date:	4/1/2019

SITE PLAN

C1.0



SITE LEGEND



LEGAL DESCRIPTION

ALL OF LOT 1 OF WHITING COMMERCIAL FINAL PLAT "B" SUBDIVISION, AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE.

BASIS OF BEARING

TWO FOUND SECTION CORNER MONUMENTS WERE FOUND AT THE WEST 1/4 CORNER AND SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. LINE BEARING NORTH 0°17'02" WEST BETWEEN THESE TWO MONUMENTS WAS USED AS THE BASIS OF BEARINGS.

BENCHMARK

A FOUND SECTION CORNER MONUMENT AT THE INTERSECTION OF 1600 SOUTH STREET AND 1600 WEST STREET WAS USED AS THE BENCHMARK FOR THIS PROJECT. ELEVATION=4719.52

SOIL PREPARATION & PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER CARDNO
PROJECT
DATED: FEBRU

THE CONTRACTOR WILL FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

NOTE: MAINTAIN MINIMUM 24" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND SANITARY SEWERS AND LATERALS. AN 18" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN STORM SEWER AS WELL AS IRRIGATION LINES.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF BOTH EXISTING UTILITIES, EITHER THROUGH A POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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CONSTRUCTION DOCUMENTS

MAVERIK-MAPLETON #0164

NORTHEAST CORNER 1600 SOUTH 1600 WEST
MAPLETON, UTAH COUNTY, UT 84664

LANDSCAPE CALCULATIONS

AREAS OF REQUIRED LANDSCAPING	AREA	FORMULA	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
TOTAL REQUIRED LANDSCAPE AREA	64,495 SF	20% OF TOTAL SITE AREA (12,900 SF TOTAL SITE)	12,900 SF REQUIRED	15,455 SF PROVIDED
REQUIRED INTERIOR PARKING ISLAND LOT TREES AND SHRUBS	1,587 SF	1 TREE PER 120 SF OF LANDSCAPE AREA	13 TREES	3 TREES
REQUIRED PARK STRIP TREES (HIGHWAY 89)	240 LF	1 TREE EVERY 30 LF	8 TREES	7 TREES NOTE: PARK STRIP TREE REQUIREMENT CANNOT BE MET DUE TO UTILITIES
REQUIRED PARK STRIP TREES (1600 SOUTH ST.)	182 LF	1 TREE EVERY 30 LF	6 TREES	4 TREES NOTE: PARK STRIP TREE REQUIREMENT CANNOT BE MET DUE TO UTILITIES

TOTAL TREES REQUIRED: 27 TOTAL TREES PROVIDED: 14

PLANTING LEGEND

LEGEND	
ABBREV. BOTANIC NAME	COMMON NAME

DECIDUOUS TREES

GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE
PLAC	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD PLANETREE
ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA

ORNAMENTAL TREES

ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE
PRVI	PRUNUS VIRGINIANA 'SHUBERT'	CANADA RED CHERRY

UPRIGHT JUNIPERS

JUCH	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER
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DECIDUOUS SHRUBS

CHNA	CHRYSTHAMNUS NAUSEOSUS	RABBITBRUSH
FAPA	FALLUGIA PARADOXA	APACHE PLUME
PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
PHOP	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK

EVERGREEN SHRUBS

JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
PIMU	PINUS MUGO V. PUMILO	MUGO PINE
YUFI	YUCCA FILAMENTOSA 'GOLDEN SWORD'	GOLDEN SWORD YUCCA

ORNAMENTAL GRASSES

CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
HESE	HELICOTRICHON SEMPERVIRENS	BLUE AVENA

SOD

	FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)
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MULCH

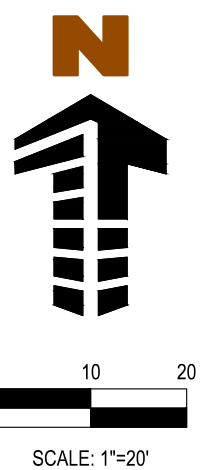
	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH ROCK MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS
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EDGING

	STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES
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**NOTE: UTILITIES EXIST NEAR STREET TREES,
DESIGNER WAS TOLD TO SHOW STREET TREES
KNOWING UTILITIES ARE IN THE WAY. MAVERIK WILL
WORK WITH CITY TO LOCATE STREET TREES.**

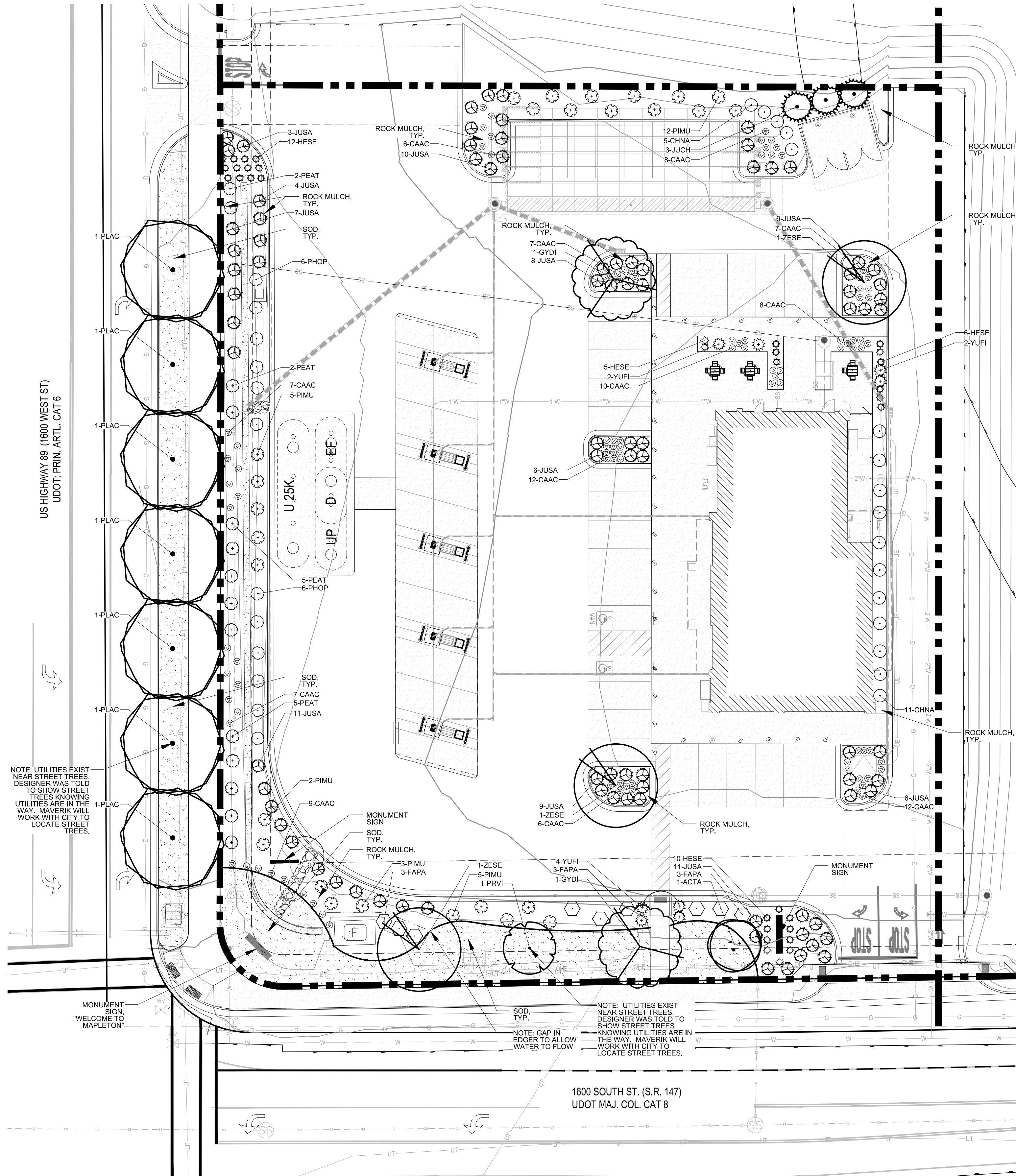
CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS.
CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING
THEIR LOCATION PRIOR TO CONSTRUCTION.



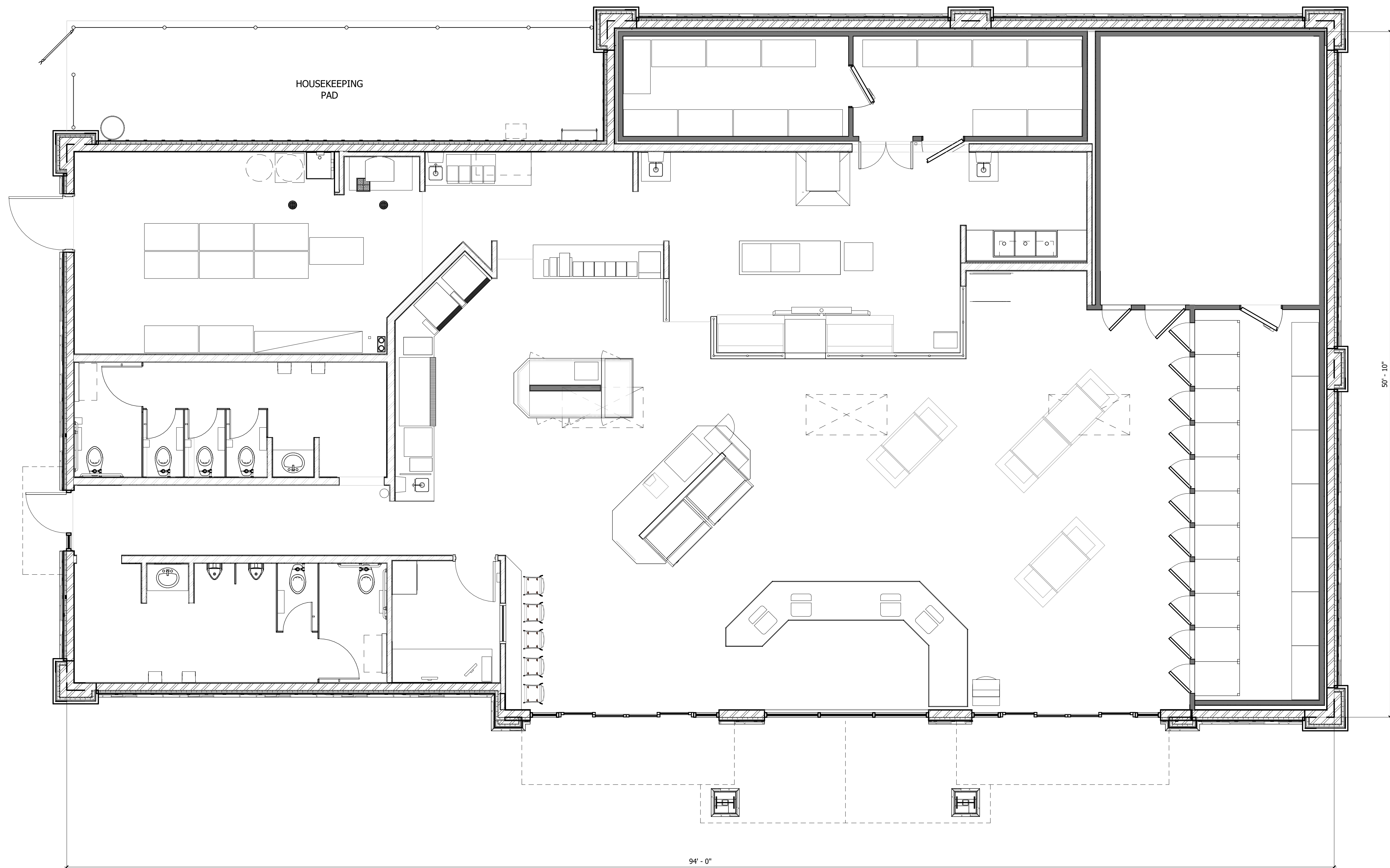
Project No:	---
Drawn By:	EDN
Checked By:	TDN
Date:	#####

LANDSCAPE PLAN

L1.0



4-AwswerkUT, Mapdeten - MAV15 - 1600 S 1650 WCADD3, CD/MAV15 - 1.0 - Landscape Planning - Eric Newell - 4/1/2019



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_0119
Building Square Footage: 4,425 SF

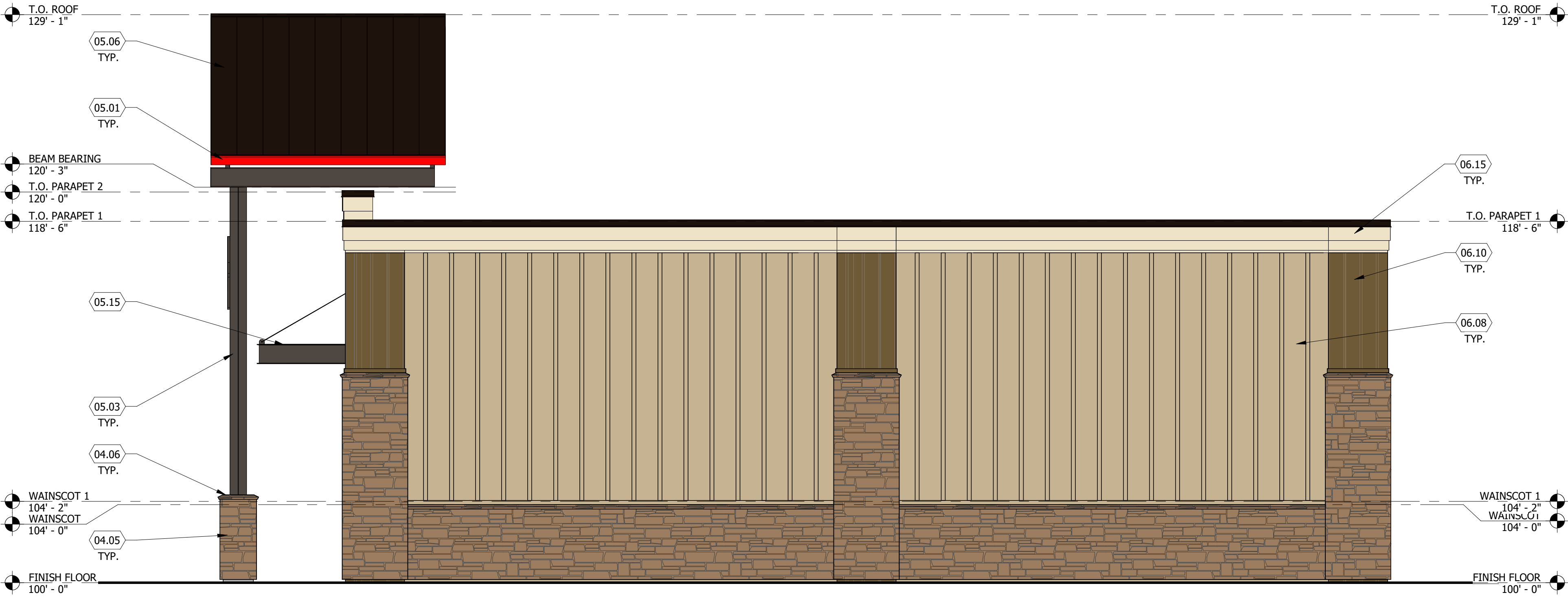
A-1 | FLOOR PLAN



Base Camp
185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

- 04.05 CULTURED STONE VENEER, CHARDONNAY, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, CHARDONNAY, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER, BRITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MEDIUM BRONZE
- 05.10 PRE-FINISHED METAL EAVE FLASHING BY ROOF MANUFACTURER, MEDIUM BRONZE
- 05.15 PRE-FABRICATED AWNING, COLOR P-7
- 06.08 FIBER CEMENT BOARD & BATTEN SIDING, AUTUMN TAN
- 06.10 FIBER CEMENT BOARD & BATTEN SIDING, CHESTNUT BROWN
- 06.15 FIBER CEMENT BOARD & BATTEN SIDING, SAIL CLOTH
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 08.26 STOREFRONT SYSTEM WITH SPANDREL GLAZING



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



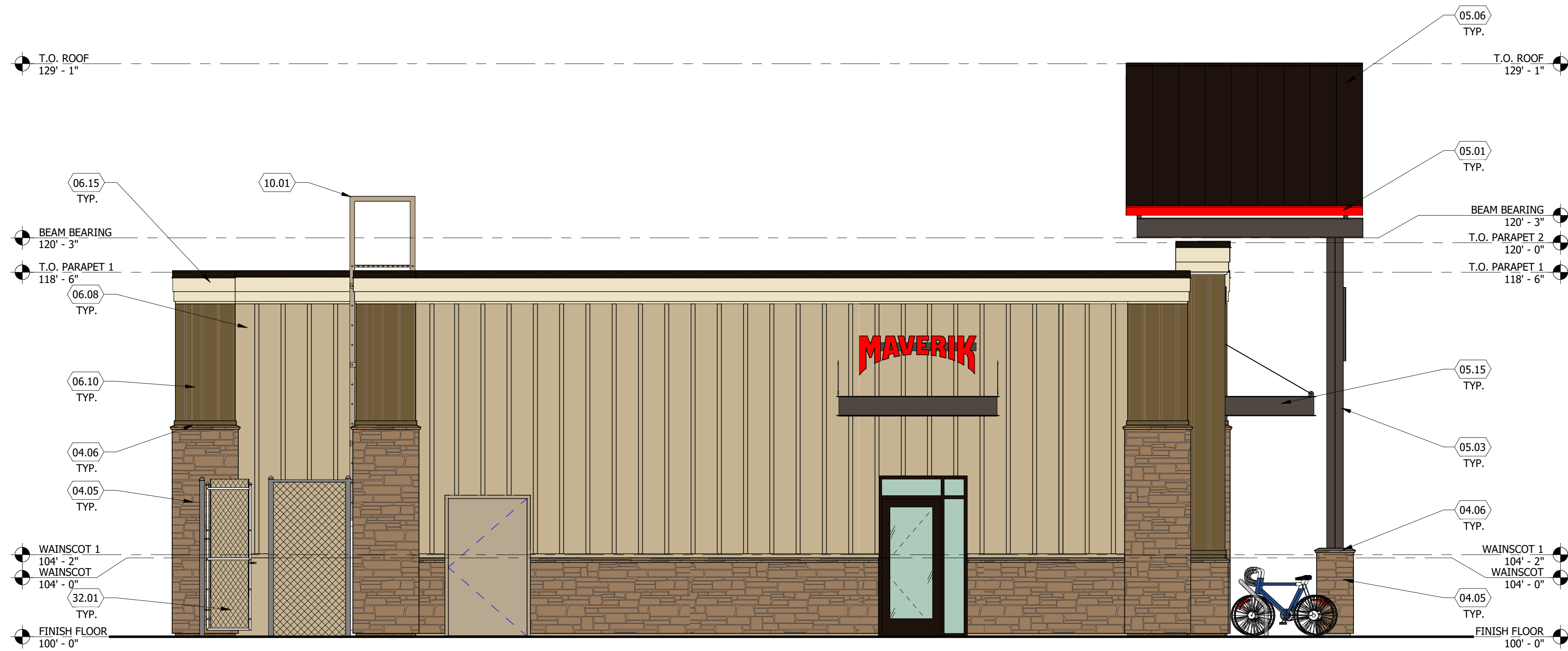
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 40_L_RR_0119
Building Square Footage: 4,425 SF

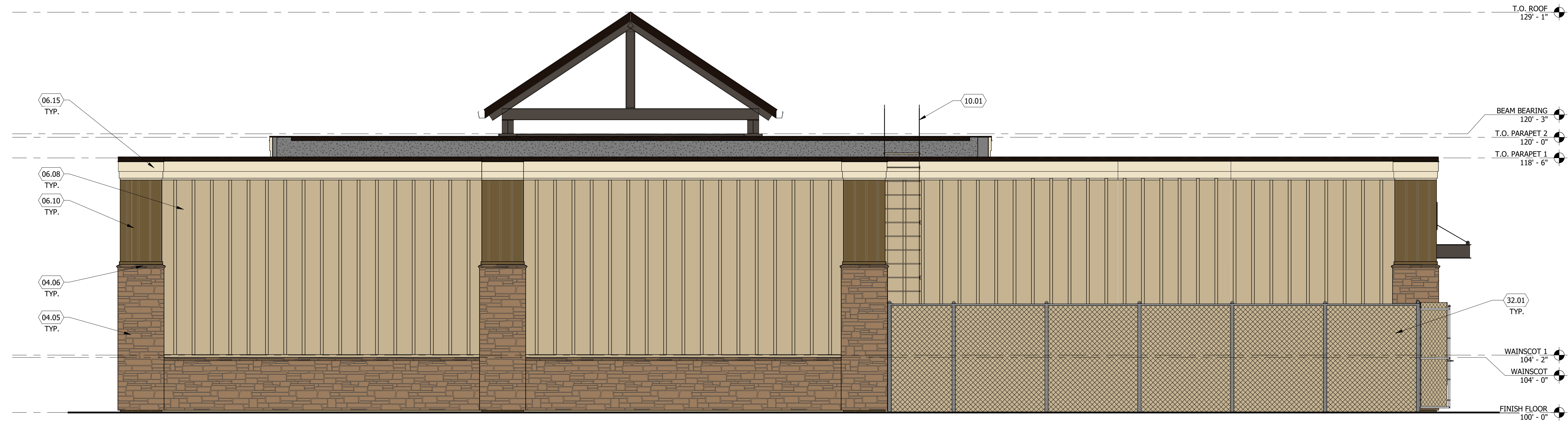


Base Camp
185 S. State Street
Salt Lake City, Utah 84111



KEYED NOTES	
04.05	CULTURED STONE VENEER, CHARDONNAY, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, CHARDONNAY, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.06	MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MEDIUM BRONZE
05.15	PRE-FABRICATED AWNING, COLOR P-7
06.08	FIBER CEMENT BOARD & BATTEN SIDING, AUTUMN TAN
06.10	FIBER CEMENT BOARD & BATTEN SIDING, CHESTNUT BROWN
06.15	FIBER CEMENT BOARD & BATTEN SIDING, SAIL CLOTH
10.01	ROOF ACCESS LADDER W/ SECURITY GATE. COLOR TO MATCH SIDING BB-1
32.01	CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR, AUTUMN TAN

2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

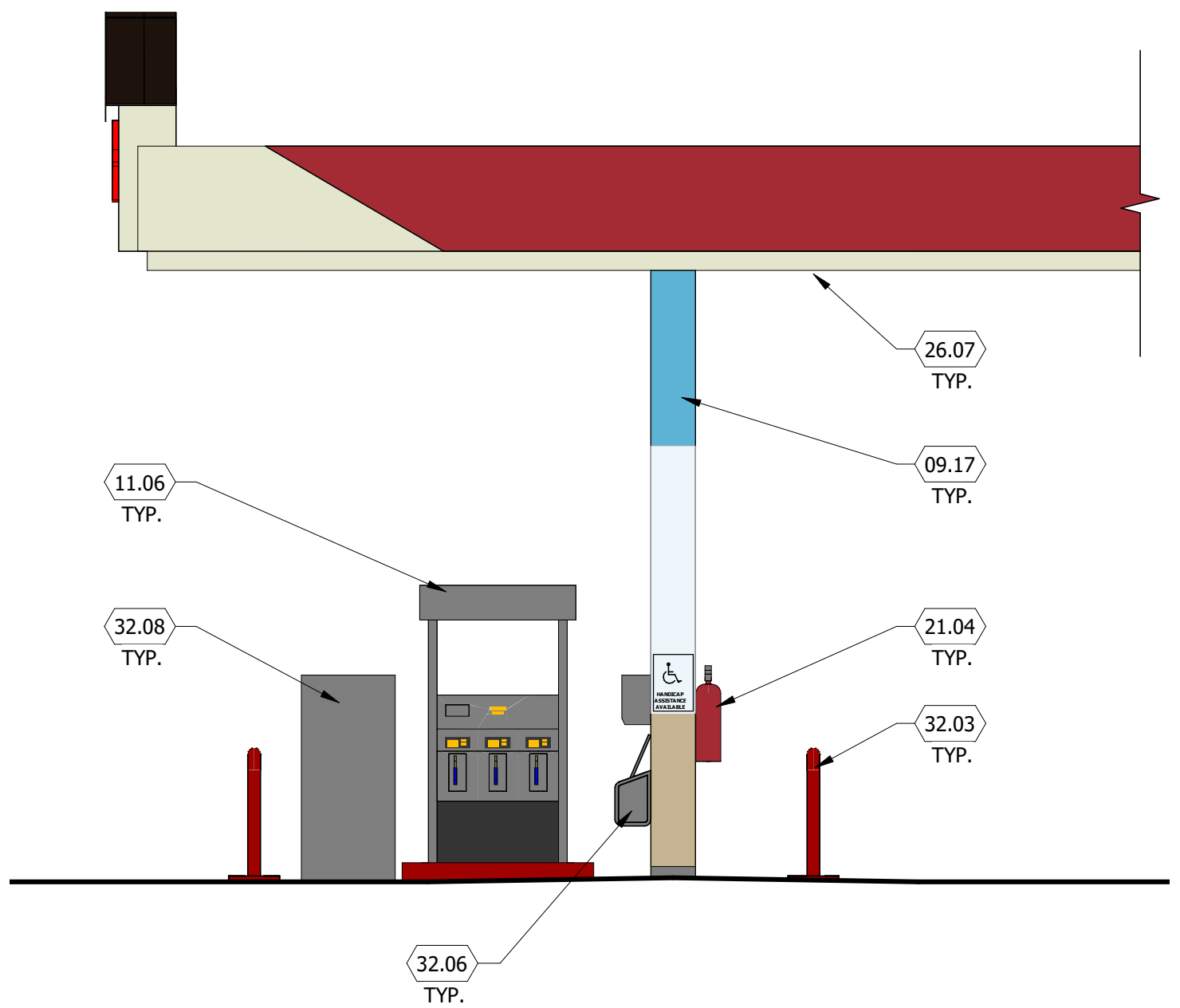
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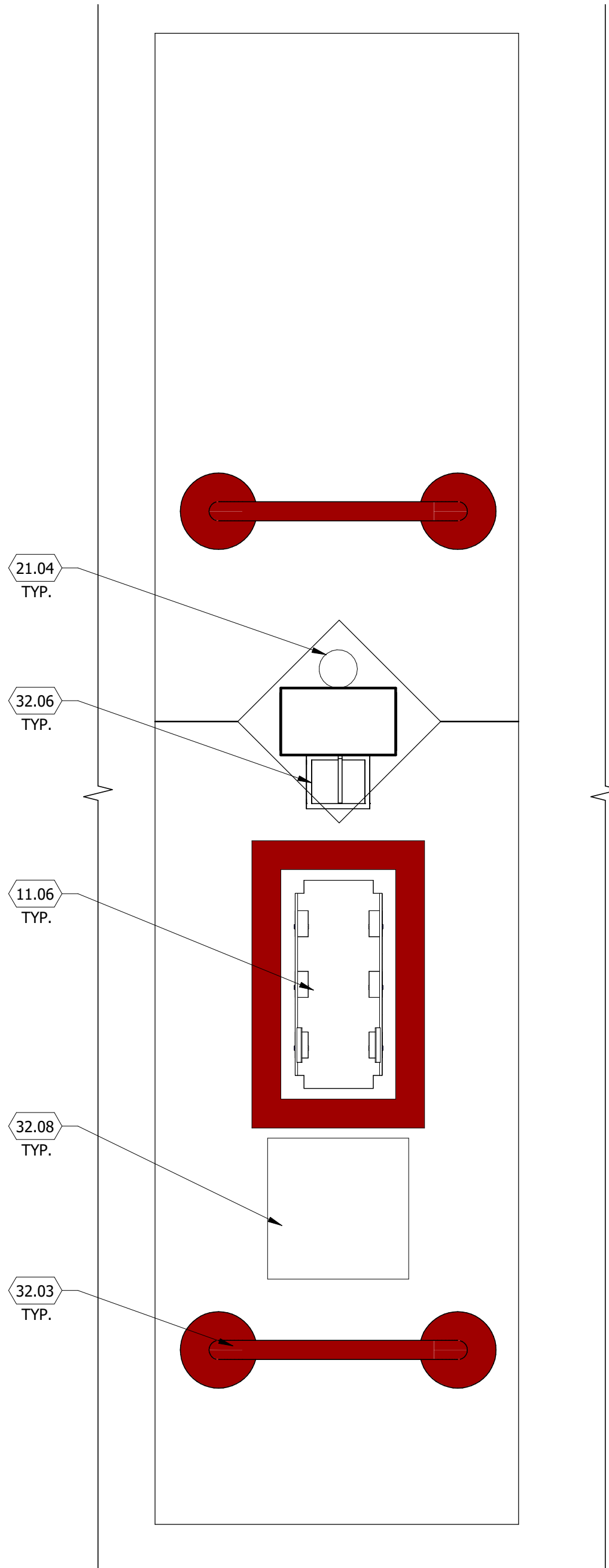
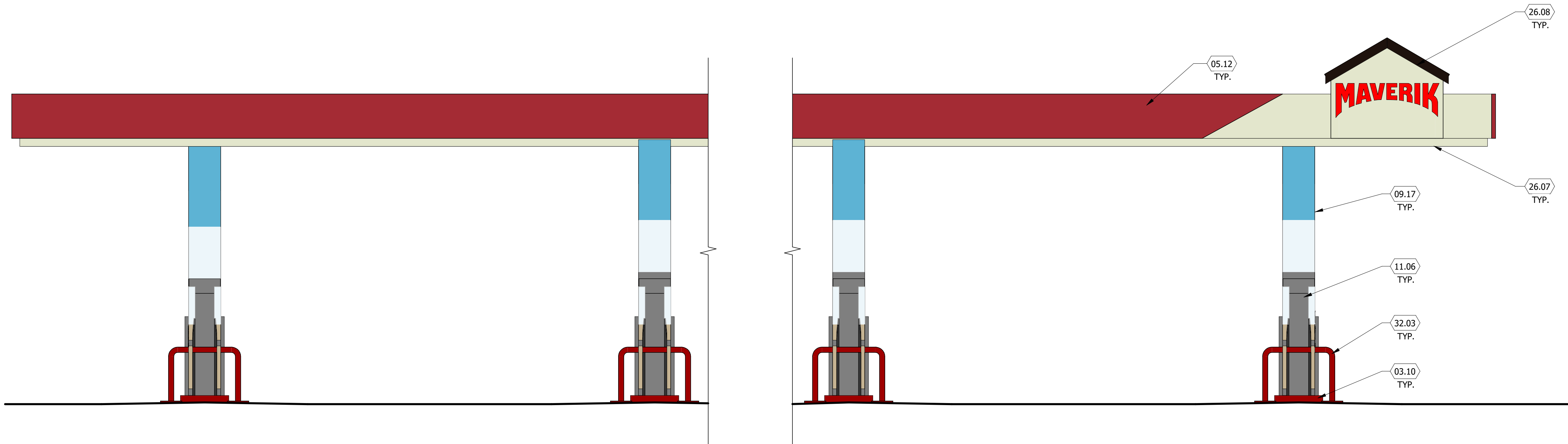
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185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

- 03.10 6" RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM)
- 05.12 ALUMINUM COMPOSITE METAL PANEL, SCARLET RED
- 09.17 GRAPHICS (PROVIDED BY OWNER) OVER METAL PANEL COLUMN CLADDING
- 11.06 DISPENSING STATION (BY OTHERS)
- 21.04 4A:40 BC FIRE EXTINGUISHER AND BRACKET. PLACEMENT SUBJECT TO FIRE MARSHAL'S FIELD DIRECTIONS
- 26.07 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL DRAWINGS
- 26.08 LED BACKLIT SIGN, RED LETTERS, FLUSH MOUNT BY CANOPY MANUFACTURER. SIGN AND "DOG HOUSE" TO BE LOCATED ON CANOPY CORNER CLOSEST TO STREET CORNER (VERIFY W/ OWNER). SIGN PERMIT TO BE PROVIDED BY SIGNAGE SUPPLIER
- 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, PAINTED RED
- 32.06 S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER



3 CANOPY END ELEVATION CLEAN
SCALE: 1/4" = 1'-0"



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"

1 FUEL DISPENSING CANOPY STREET ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

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Building Square Footage: 4,425 SF



Base Camp
185 S. State Street
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BB-1 Fiberboard -
Autumn Tan

BB-2 Fiberboard -
Chestnut Brown

BB-3 Fiberboard -
Sail Cloth



Cultured Stone - Chardonnay, Country Ledge



C-1 MBCI Medium Bronze



C-2 MBCI Brite Red



Anodized - Dark Bronze



Paint - Black Fox