

City Council Staff Report

September 26, 2019

Applicant: Harvest Park
Commercial, LLC

Location: Approx. 826 S
Hwy 89

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: N

Zone: GC-1

Attachments:

1. Application materials and preliminary plans.
2. Traffic Studies.
3. DRC Comments.
4. PC minutes dated 8/22/19.
5. Correspondence.

REQUEST

Consideration of a Resolution approving the Preliminary Plat, Project Plan and Conditional Use Permit applications for the Harvest Park Condominiums Plat “A” subdivision consisting of two mixed use buildings with commercial on the ground floor and residential above located in the General Commercial (GC-1) zone.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is a 1.75-acre parcel located on the southwest corner of Highway 89 and Harvest Parkway (800 South). The property is zoned General Commercial (GC-1). Property to the north, east and south is zoned commercial, while the property to the west is zoned residential.

On January 25, 2018 the Planning Commission reviewed an application for two mixed use buildings on this site and received public comment. The Planning Commission continued the application with a request for changes. The requested changes included redesigning the buildings from a flat roof design to a pitched roof design to be more compatible with surrounding commercial buildings, providing additional traffic study information and to work with the Harvest Park HOA. The plans have been revised to address the recommendations, the traffic study has been updated and the Harvest Park HOA has issued the attached letter of approval.

The applicant is now proposing the following:

- Create two mixed use buildings connected by an elevator tower;
- Building “A” (north bldg.) includes approximately 7,200 square feet of commercial space on the ground floor and eight condominium units on the upper stories (four 3-bed units, four 2-bed units);
- Building “B” (south bldg.) contains approximately 9,000 square feet of commercial space on the ground floor and 10 condominium units on the upper stories (four 3-bedroom, six 2-bedroom units);
- A roof top deck; and
- 104 parking stalls.

The Planning Commission recommended approval of the project to the City Council on August 22, 2019.

EVALUATION

City Council Discretion: Subdivision, conditional use permit and project plan applications are all considered administrative in nature. If an application complies with adopted City standards, the City is obligated to approve the request. The City may apply conditions when necessary to ensure compliance with City standards and/or to address reasonably anticipated detrimental effects.

Concurrent Review: MCC Chapter 18.92.070.F indicates that if multiple applications are required (i.e. subdivision, conditional use permit, project plan, etc.) that they may be submitted and reviewed concurrently. However, if the City Council is the final decision-making body for any of the application types, that it shall be the final decision-making body for all applications being reviewed concurrently. While the planning commission is typically the final decision-making body for conditional use permits, since the proposed subdivision requires City Council approval, the City Council shall be the final decision-making body for all of the proposed applications.

General Plan: The General Plan designates the property as General Commercial “GC-1”. Uses characteristic of this designation include retail, services, professional offices, mixed use and other appropriate commercial development. The proposed project is consistent with the General Plan and with the existing commercial uses in the area.

Conditional Use Permit: Mapleton City Code (MCC) chapter 18.64.040 requires a conditional use permit for mixed-use structures. Below are the requirements outlined in chapter 18.64.040 followed by a staff response to each requirement.

1. Single-family residential dwelling units shall be located directly above the commercial use on the second or third story of the building. No basement units shall be permitted. No residential units shall be permitted above or below another residential dwelling unit.

Response: The applicant is proposing to have commercial space on the main level with residential units on the second and third levels. The application complies with this requirement.

2. All residential dwelling units must meet all applicable requirements of the International Residential Building Code as adopted by Mapleton City. Each dwelling unit will be of sufficient size to provide for a salubrious environment for the enjoyment of the residents who will occupy it. Each dwelling unit shall have a kitchen suitable for cooking and preparing meals, a bathroom with shower and bathing facilities, a living room and a bedroom. Studio apartments are permitted so long as they provide space for the amenities as described in this section.

Response: The proposed units comply with these requirements.

3. There shall be no density restrictions for single-family residential dwelling units. Rather, the site and parking requirements will be the limiting factor to the overall number of residential dwelling units. However, the Planning Commission, based on concern for health,

safety and welfare, may limit the total number of proposed residential dwelling units in excess of ten (10).

Response: The applicant is proposing 104 parking spaces, 36 of which would be required for the residential units. The remaining 68 spaces would be available for the commercial tenants. MCC chapter 18.92.030.K establishes the off-street parking requirements for commercial projects. This code identifies a range of uses, and parking requirements based on those uses. The requirements range from one space for every 150 square feet of floor area to 1 space for every 600 square feet of floor area, depending on the use.

The applicant has not yet selected tenants for the commercial spaces so staff has included a special condition limiting the commercial uses to only those uses that would require 68 parking spaces or less based on the City's adopted parking standards. Staff notes that since the peak parking demand times will be different for the residential and the commercial components, the site should have adequate parking.

Project Plan: Mapleton City Code (MCC) Chapter 18.92.070.D requires a project plan review for all new structures in the commercial zones. The purpose of the project plan review is to ensure that new commercial development is consistent with the City's commercial design standards.

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. The full standards may be reviewed on the City's website at:

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

18.92.030 – Site Standards: One of the key components of the design standards is the requirement to locate buildings close to the street and to locate parking areas to the side and/or rear of the buildings. This creates a more aesthetic commercial environment from the road and emphasizes buildings rather than parking lots. The applicant has complied with these standards.

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 four stalls. The applicant has addressed these requirements on the plans.

18.92.040 – Buildings: This chapter is meant to encourage high quality, aesthetically pleasing buildings. Section "A" indicates that the maximum allowed height is 45 feet and the minimum allowed height is 24 feet on corner lots. Decorative elements such as towers and elevator shafts may exceed 45 feet. Both buildings are built to the maximum height of 45 feet with only the elevator shaft exceeding 45 feet.

This section also 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). The applicant has redesigned the buildings and the Planning Commission's recommendation to be

aesthetically pleasing buildings that follow the design standards and that are consistent with the materials on adjacent commercial projects.

18.92.050 – Lighting: This chapter requires a street light for every 150 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 chapter also requires that all parking lot lights have cut off shields and that light poles be between 12-16 feet in height to help avoid light pollution on neighboring properties.

18.92.060 – Landscaping: This chapter requires a minimum of 20% of the site be landscaped and that no more than 60% of landscape area to be turn grass. The plans include approximately 23% of the site in landscaping. The applicant's plan includes a variety of planting materials, street trees and the 10-foot landscape buffers. However, due to the location of power lines along Highway 89, the applicant will need to plant trees other than the desired London Sycamores, due to their height at maturity. The proposed plan will allow for an aesthetically pleasing landscape.

Condominium Plat: The applicant is proposing a condominium subdivision plat. The plat will include two commercial spaces and 18 residential units. The parking and landscape areas will be "common" areas. Condominium plats are subject to the standards found in MCC Chapter 17.03 and require review by the Planning Commission and final approval by the City Council. The proposed plat is consistent with the subdivision ordinance.

STAFF RECCOMENDATION

Adopt the attached Resolution with special conditions.

SPECIAL CONDITIONS

1. The commercial units shall only be allowed to be occupied by tenants that will require 68 total parking spaces or less based on the City's adopted parking standards.
2. Solid fencing shall be installed along the west and south property lines.
3. A separate sign application shall be submitted for all signage proposals.

RESOLUTION NO. 2019-

A RESOLUTION APPROVING THE PRELIMINARY PLAT, PROJECT PLAN AND
CONDITIONAL USE PERMIT APPLICATIONS FOR THE HARVEST PARK
CONDOMINIUMS PLAT "A" SUBDIVISION CONSISTING OF TWO MIXED USE
BUILDINGS WITH COMMERCIAL ON THE GROUND FLOOR AND
RESIDENTIAL ABOVE LOCATED IN THE GENERAL COMMERCIAL (GC-1)
ZONE.

WHEREAS, the subject property is located at approximately 826 S Highway 89
and has a general plan designation of General Commercial and a zoning of General
Commercial (GC-1); and

WHEREAS, the GC-1 zone allows as a conditional use mixed-used buildings;
and

WHEREAS, the application is consistent with the zoning standards, the
subdivision ordinance and the commercial design standards; and

WHEREAS, the Planning Commission recommended approval of the project to
the City Council on August 22, 2019.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton,
Utah, to approve Preliminary Plat, Project Plan and Conditional Use Permit applications
for the Harvest Park Condominiums Plat "A" subdivision with the conditions included in
the staff report dated 9/26/19.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON,
UTAH,

This 26th Day of September, 2019.

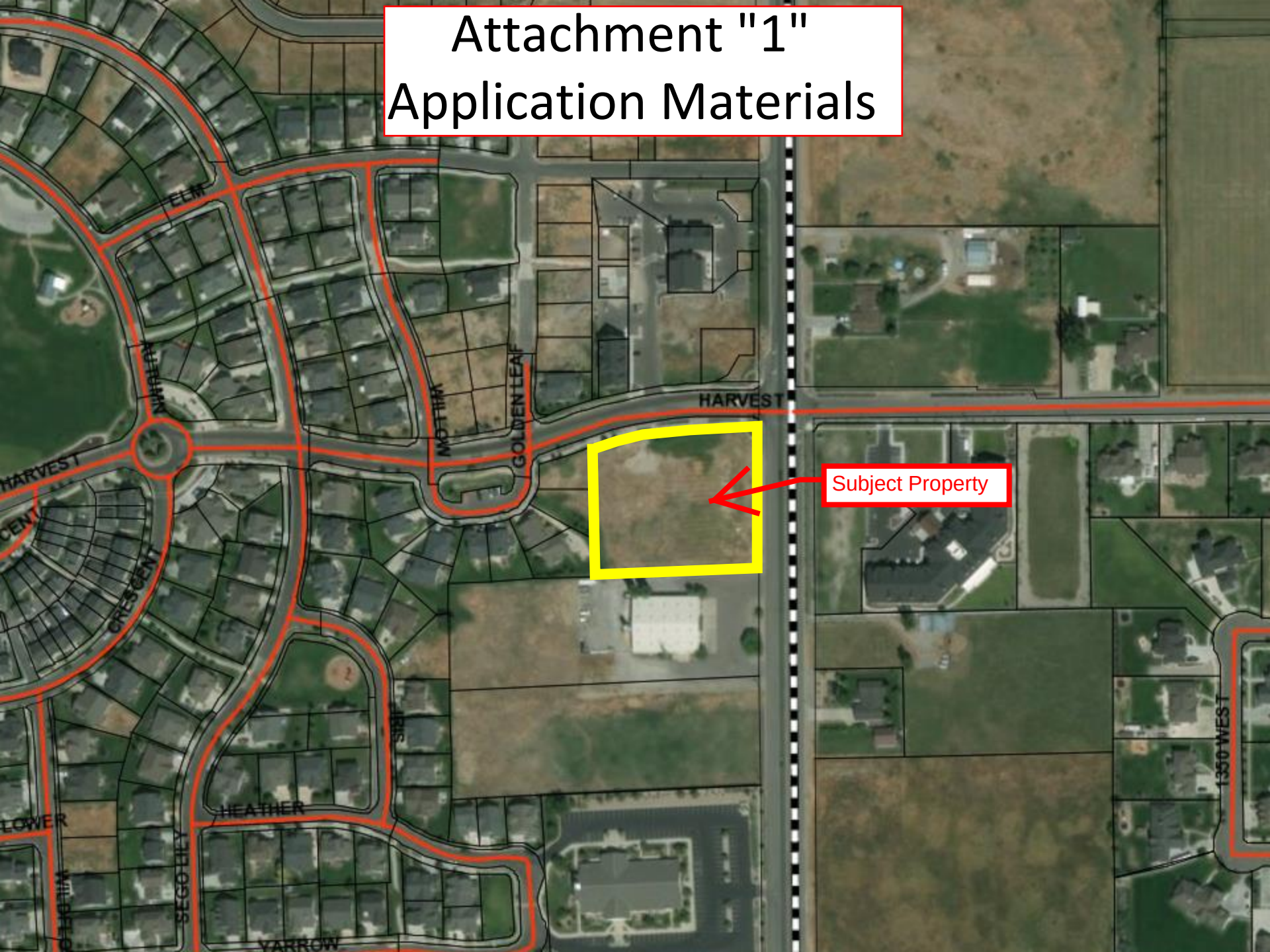
Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Attachment "1"

Application Materials



Subject Property





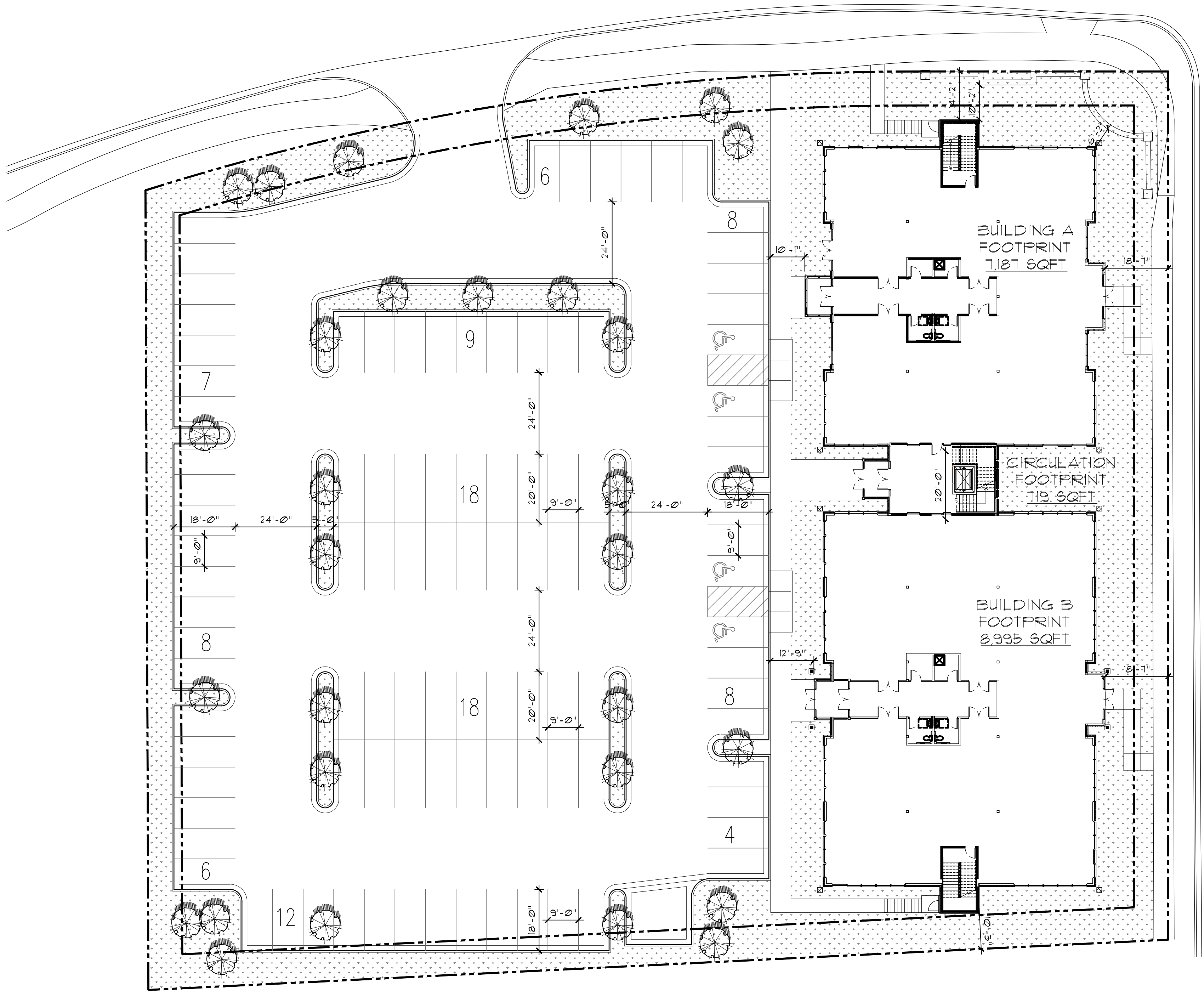












BUILDING A - 7,187
BUILDING B - 8,995 SQFT
TOTAL - 16,182 SQFT
CIRCULATION - 719 SQFT
TOTAL 16,901 SQFT

$16,182 / 200 = 81$ COMMERCIAL STALLS REQ.
 $18 \text{ RES UNITS} * 2 = 36$ RES STALLS REQ.
 $81 \times 0.25 = 20$ SHARED COMMERCIAL STALLS
 $81 + 36 - 20 = 97$ STALLS REQUIRED
104 STALLS PROVIDED

$117 \text{ REQUIRED} - 104 \text{ PROVIDED} = 13$
 $13 / 117 = 11.1\%$

PROGRESS
SET

PRINTED DATE
12.21.2018

LAYTONDAVIS
ARCHITECTS

2005 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UTAH 84109
P.801.487.0715 | WWW.LAYTONDAVISARCHITECTS.COM

HARVEST PARK
MIXED USE

Mapleton, UT

CHRONOLOGY

PROJECT NO
18.112

DWN BY/ CHK BY
____/____

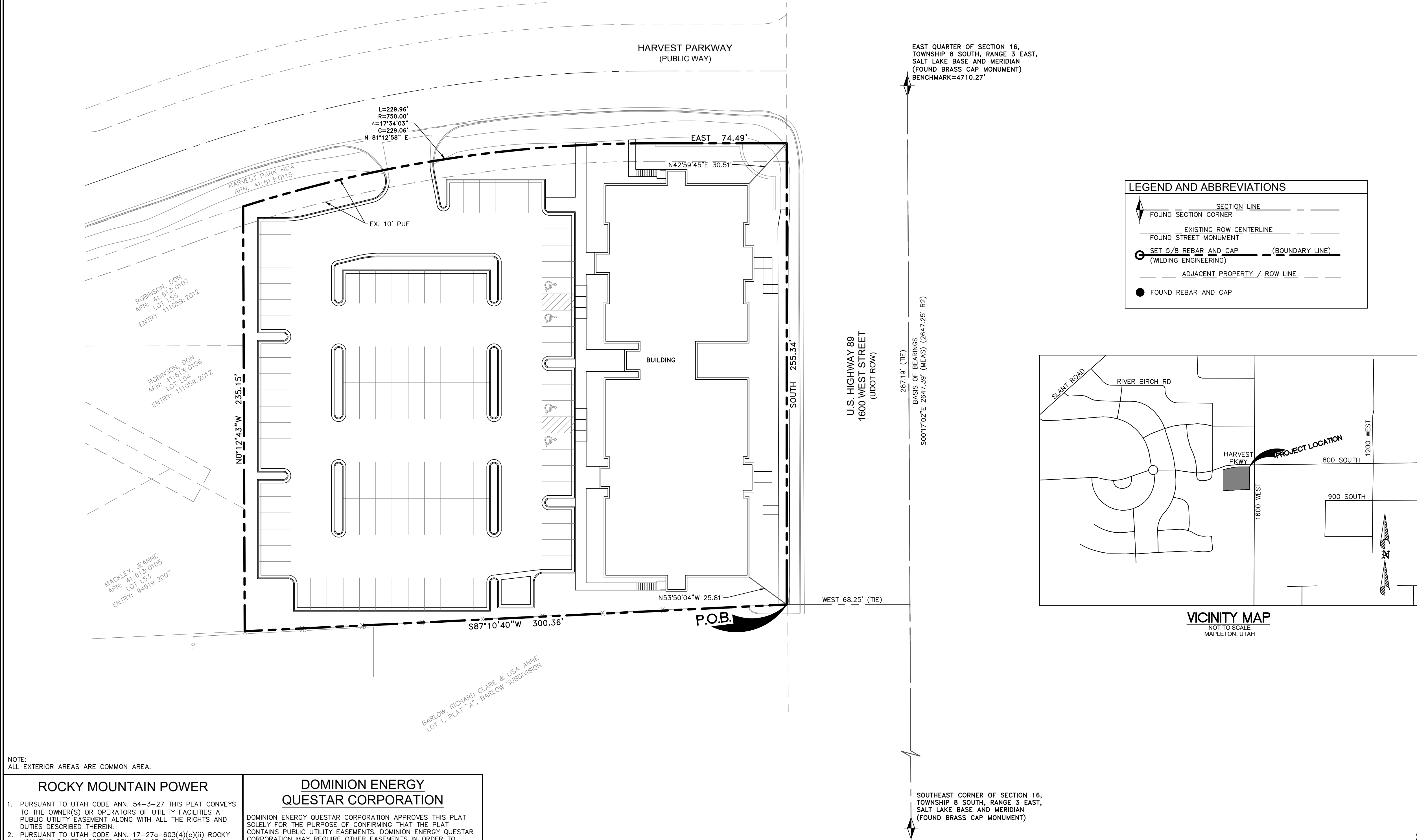
TITLE
ARCHITECTURAL
SITE PLAN

24X36 SHEET #
A001

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HARVEST PARK CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN



NOTE:
ALL EXTERIOR AREAS ARE COMMON AREA.

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
A. A RECORDED EASEMENT OR RIGHT-OF-WAY
B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
C. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
D. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF ____
A.D. 20____

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS ____ DAY OF ____
A.D. 20____

BY: _____

TITLE: _____
DOMINION ENERGY QUESTAR CORPORATION

CENTURY LINK

APPROVED THIS ____ DAY OF ____
A.D. 20____

CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS ____ DAY OF ____
A.D. 20____

COMCAST CABLE TELEVISION

PLANNING COMMISSION

APPROVED THIS ____ DAY OF ____ A.D. 20____ BY THE MAPLETON CITY PLANNING COMMISSION.

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION



SHEET 1 OF 4

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE (NUMBER SHOWN BELOW) IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE CAUSED TO BE MADE UNDER MY DIRECTION THIS CONDOMINIUM PLAT OF HARVEST PARK CONDOMINIUMS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE BUILDING AND THE PROPERTY ARE SHOWN CORRECTLY.

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°17'02" EAST BETWEEN THE EAST QUARTER AND THE SOUTHEAST CORNER OF SAID SECTION 16, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89 (ALSO KNOWN AS 1600 WEST STREET), SAID POINT ALSO BEING NORTH LINE OF BARLOW SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 7154, SAID POINT ALSO BEING SOUTH 00°17'02" EAST ALONG THE SECTION LINE A DISTANCE OF 287.19 FEET AND WEST 68.25 FEET FROM THE EAST QUARTER OF SAID SECTION 16, AND RUNNING THENCE SOUTH 87°10'40" WEST ALONG SAID NORTH LINE A DISTANCE OF 300.36 FEET TO THE SOUTHEAST CORNER OF LOT L53, AMENDED HARVEST PARK PHASE "1" PLAT "A", ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 11277; THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, 1) NORTH 00°12'43" WEST 235.15 FEET TO THE ARC OF A NON-TANGENT 750.00 FOOT RADIUS CURVE TO THE RIGHT, 2) ALONG SAID CURVE A DISTANCE OF 229.96 FEET THROUGH A CENTRAL ANGLE OF 81°12'58" (CHORD BEARS NORTH 81°12'58" EAST 229.06 FEET), 3) EAST 74.49 FEET TO THE WEST LINE OF SAID U.S. HIGHWAY 89; THENCE SOUTH ALONG SAID LINE A DISTANCE OF 255.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.752 ACRES, MORE OR LESS

JANUARY 11, 2019
DATE

KAGAN M. DIXON, PLS
LICENSE NUMBER: 9061091

OWNERS' DEDICATION

KNOW BY ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS HARVEST PARK CONDOMINIUMS, A CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT.

UTILITY DEDICATION

OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS PLAT, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED COMMON AREA (UTILITY EASEMENT) ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES APPURTENANCES, TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO.

RESERVATION OF COMMON AREA

THE OWNER, IN RECORDING THIS PLAT OF HARVEST PARK CONDOMINIUMS, HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE OWNERS OF THIS CONDOMINIUM FOR INGRESS, EGRESS, RECREATION, AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS, AS MORE FULLY PROVIDED IN THE DECLARATION OF THIS PLAT WHICH SHALL BE RECORDED CONCURRENTLY WITH THIS RECORD OF SURVEY MAP AND WHICH SHALL BE EFFECTIVE UPON SUCH RECORDING WITH THE UTAH COUNTY RECORDER.

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

SIGNATURE _____ PRINT NAME _____ MANAGER
HARVEST PARK COMMERCIAL, LLC

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S

ON THIS ____ DAY OF ____ A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN, DID PROVIDE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY OF MAPLETON, APPROVES THIS CONDOMINIUM AND HEREBY ACCEPTS THE DEDICATION OF ALL UNITS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ A.D. 20____

CITY MAYOR _____ ATTEST
CITY RECORDER (SEE SEAL BELOW)

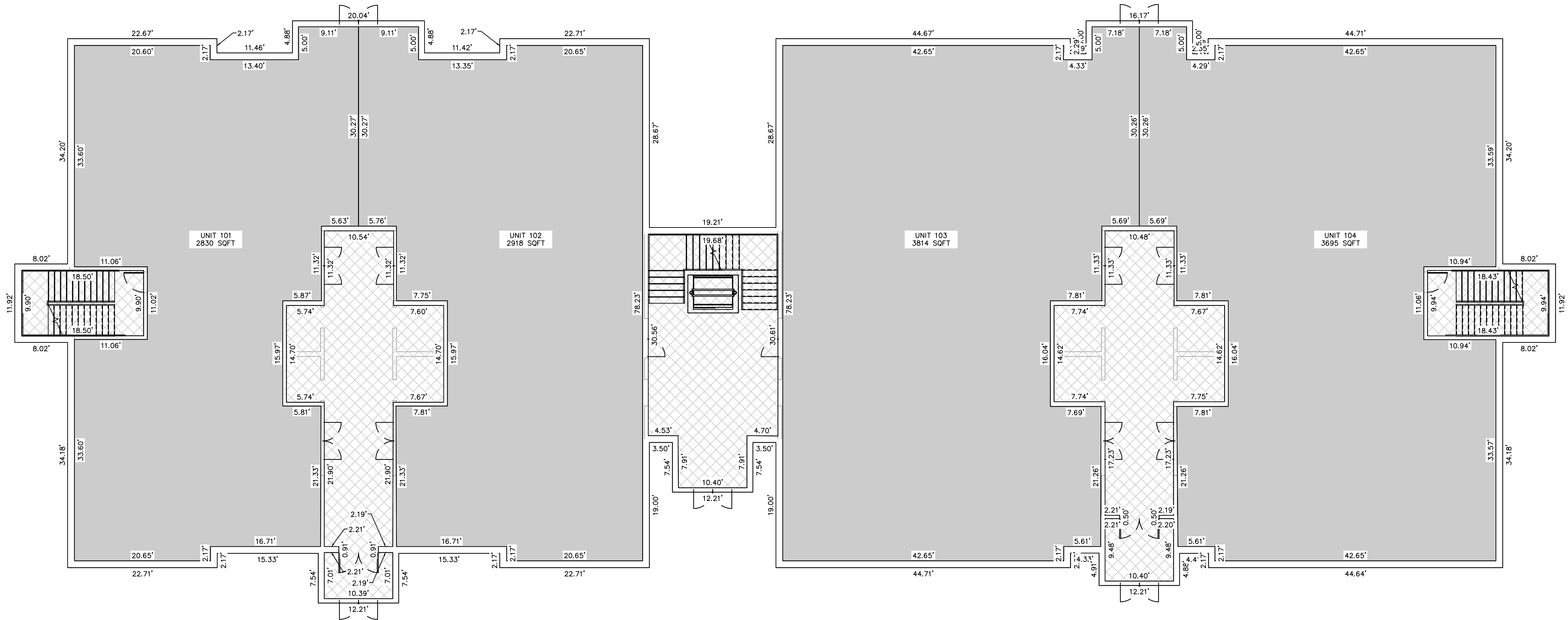
ENGINEER (SEE SEAL BELOW)

HARVEST PARK CONDOMINIUMS

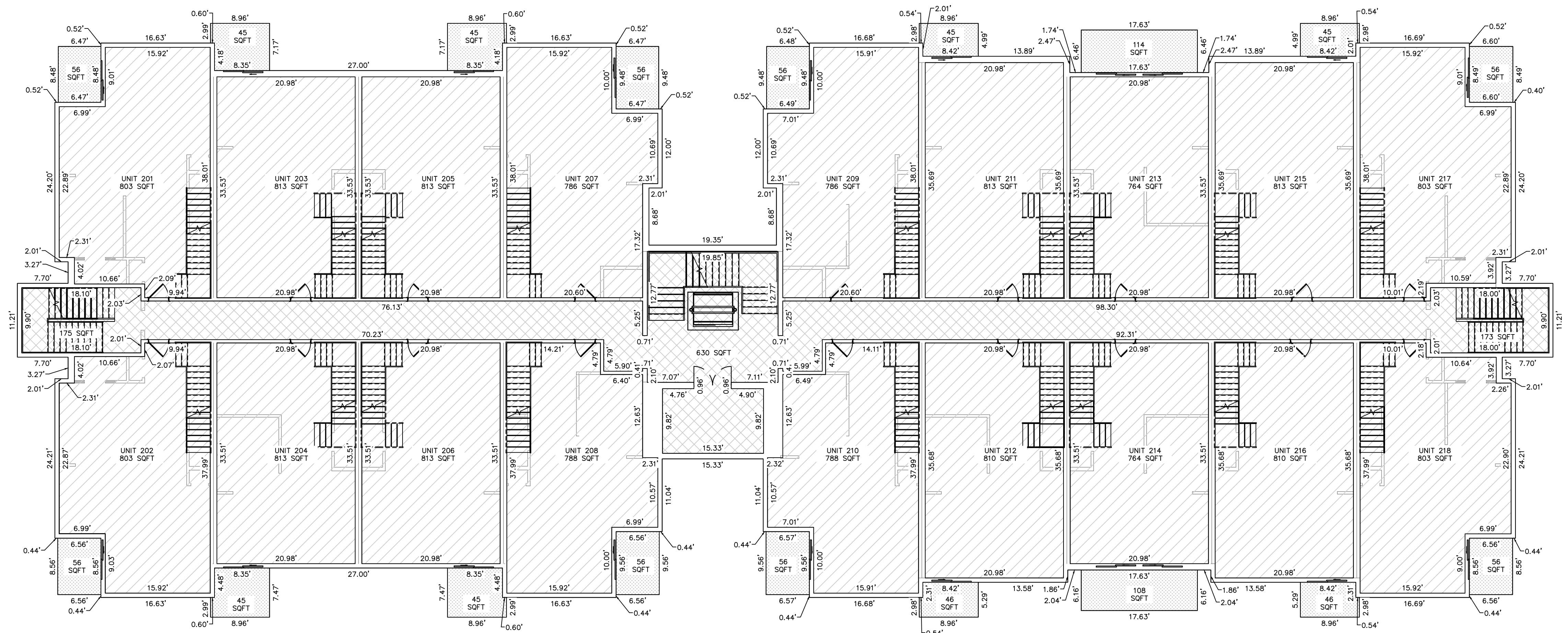
LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
SUBMITTED FOR REVIEW ONLY		

HARVEST PARK CONDOMINIUMS
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN



FLOOR 1



FLOOR 2

NOTE:
ALL DIMENSIONS SHOWN HEREON ARE BASED UPON ARCHITECTURAL DRAWINGS PROVIDED BY
OTHERS. NO CONSTRUCTION HAS TAKEN PLACE AT THE TIME OF THIS PLAT. ALL DIMENSIONS,
AREAS, ELEVATIONS, ETC., SHOULD BE FIELD VERIFIED.

LEGEND

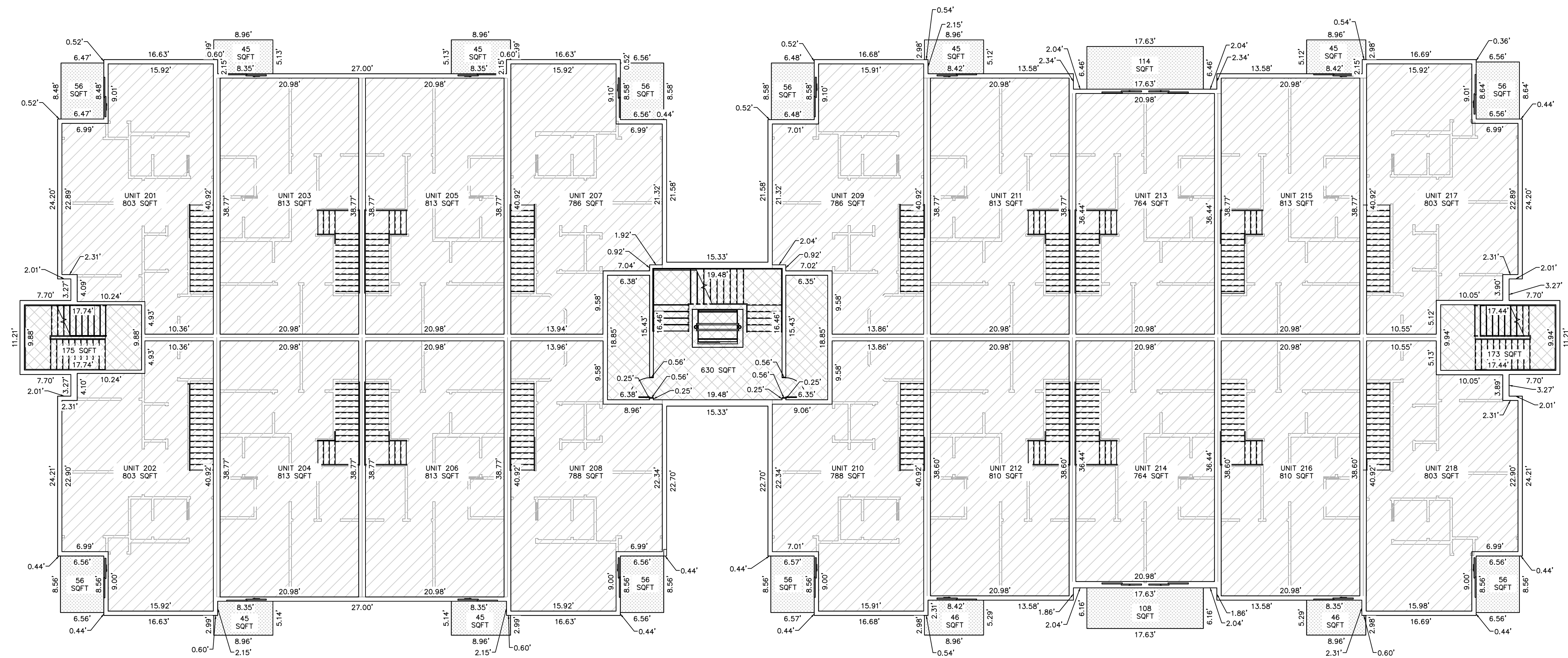
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP (RESIDENTIAL)
- PRIVATE OWNERSHIP (COMMERCIAL)

SHEET 2 OF 4

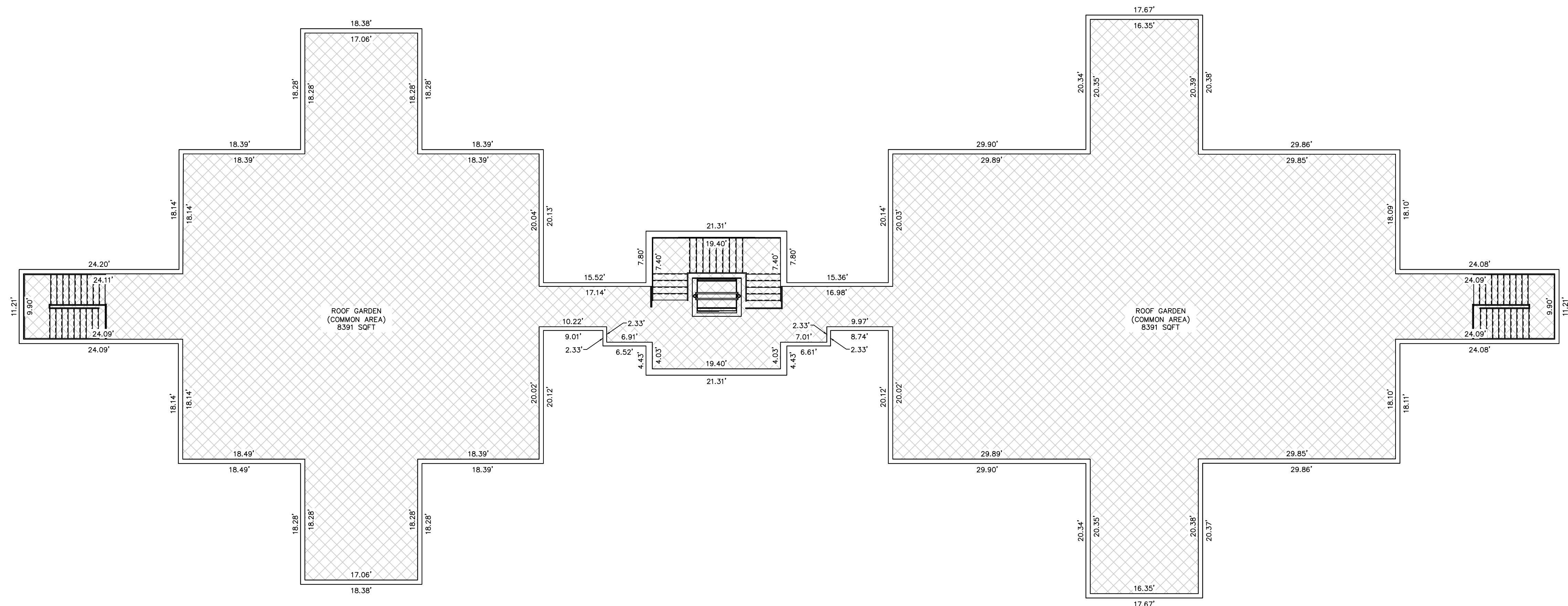
WILDING
ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

HARVEST PARK CONDOMINIUMS
LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 6
SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

HARVEST PARK CONDOMINIUMS
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN



FLOOR 3



ROOF

NOTE:
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OTHERS. NO CONSTRUCTION HAS TAKEN PLACE AT THE TIME OF THIS PLAT. ALL DIMENSIONS,
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LEGEND	
COMMON AREA	
LIMITED COMMON AREA	
PRIVATE OWNERSHIP (RESIDENTIAL)	
PRIVATE OWNERSHIP (COMMERCIAL)	

SHEET 3 OF 4



HARVEST PARK CONDOMINIUMS
LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 6
SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

HARVEST PARK CONDOMINIUMS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN



NORTH ELEVATION



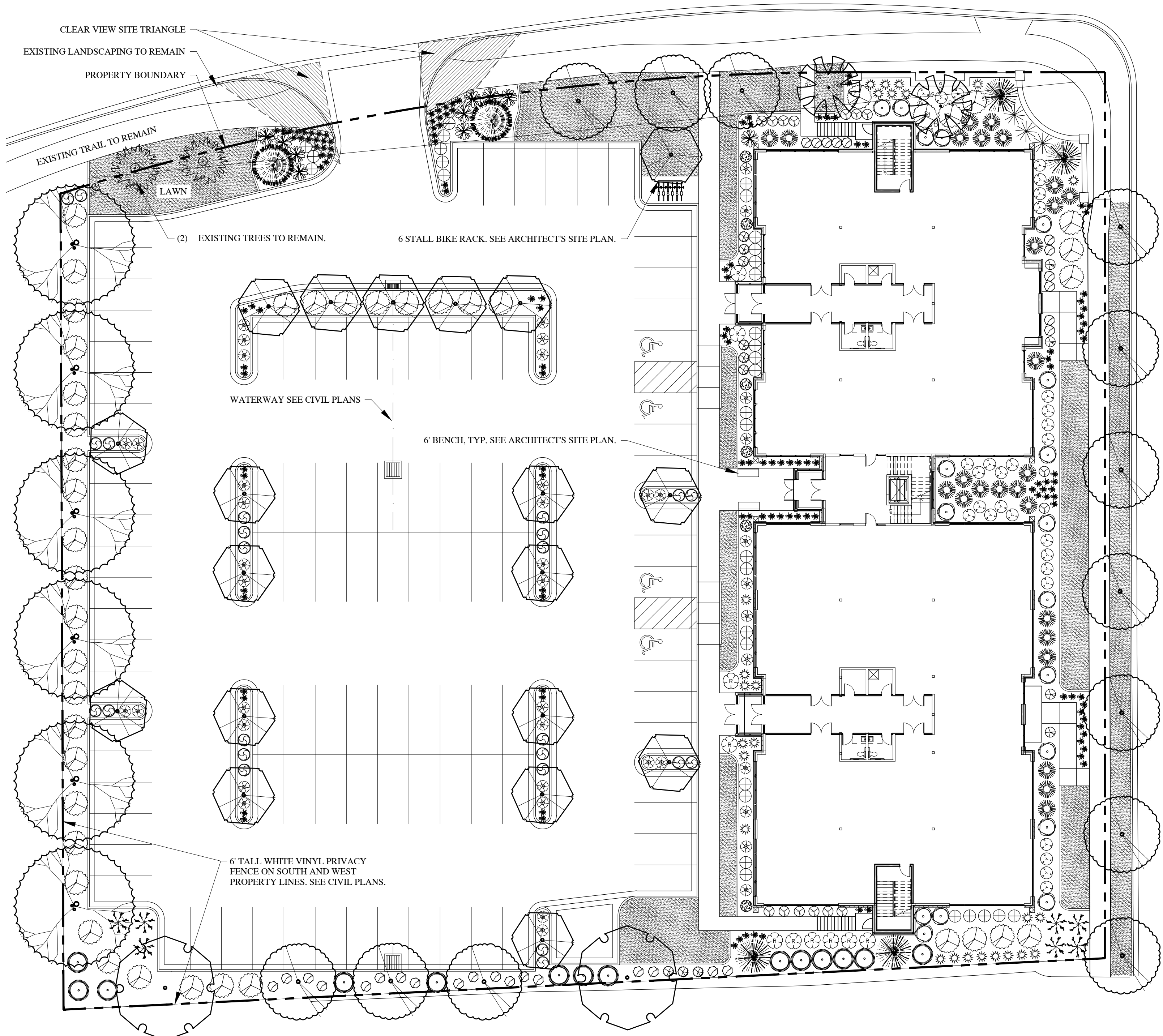
WEST ELEVATION

SHEET 4 OF 4



HARVEST PARK CONDOMINIUMS
LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 6
SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

NOTE:
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AREAS, ELEVATIONS, ETC... SHOULD BE FIELD VERIFIED.



LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION.
5. SANDY LOAM TOPSOIL RECOMMENDED TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL (SOIL PREP FROM MILLER COMPANIES - FLOYD 435-757-2416 OR COMPOSTED BARK FINES FROM THOMPSON LOGGING - TERRY 435-640-3694) MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. INSTALL PRE-EMERGENT HERBICIDE AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
8. COLORED WOOD MULCH TO BE INSTALLED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 1" UNDER ALL PERENNIALS, GROUNDCOVERS AND ANNUALS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
9. TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF WOOD MULCH. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
10. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
11. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.
12. ADJUST LOCATION OF TREES AND SHRUBS AS NECESSARY TO ACCOMMODATE LIGHT POLES, FIRE HYDRANTS, SIGNS, ETC. SEE ELECTRICAL AND CIVIL DRAWINGS FOR ALL LIGHTING AND UTILITIES.
13. ADJUST QUANTITY AND LOCATION OF SHRUBS TO ACCOMMODATE AC UNITS, GAS METER, AND ELECTRICAL PANELS ALONG BUILDING FACADE.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

LANDSCAPE AREA CALCULATIONS

TOTAL SITE AREA = 76,337 SQ. FT.
TOTAL LANDSCAPE REQUIRED: 20% (15,267 SQ. FT.)
TOTAL LANDSCAPE PROVIDED: 22.75% (17,369 SQ. FT.)

TOTAL LAWN AREA ALLOWED (60% MAX.) = 10,421.4 SQ. FT.
TOTAL LAWN AREA PROVIDED WITHIN PROJECT = 46.4% (4834 SQ. FT.)
TOTAL LAWN AREA IN PARKSTRIP OUTSIDE PROJECT BOUNDARY = 12.6% (1312 SQ. FT.)
TOTAL LAWN AREA PROVIDED (INCLUDING PARKSTRIP) = 59% (6,146 SQ. FT.)

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	BUXUS MICROPHYLLA ASIATIC 'WINTER GEM' WINTER GEM BOXWOOD	5 GAL	4
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL	7
	MAHONIA AQUIFOLIUM COMPACTA COMPACT OREGON GRAPE	5 GAL	29
	PINUS MUGO MUGUS 'SLOWMOUND' SLOWMOUND MUGO PINE	5 GAL	6
	TAXUS X MEDIA 'DARK GREEN SPREADER' DARK GREEN SPREADER YEW	5 GAL	26

PERENNIAL & GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER FEATHER REED GRASS	5 GAL	26
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL	139
	MISCANTHUS SINENSIS 'GRAZIELLA' GRAZIELLA MAIDEN GRASS	5 GAL	3
	PENNISETUM ALOPECUROIDES 'HADELN' HADELN DWARF FOUNTAIN GRASS	5 GAL	44
	KENTUCKY BLUE GRASS (INCLUDES PARK STRIP)	6,147 S.F.	SOD

DECIDUOUS TREE LEGEND

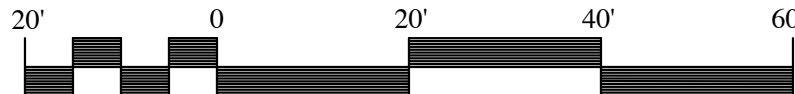
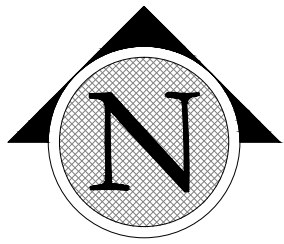
SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL	19
	ACER TRUNCATUM X A.P. 'KEITHSFORM' NORWEGIAN SUNSET MAPLE	2" CAL	
	CERCIS CANADENSIS EASTERN REDBUD	1 1/2" CAL	2
	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM SHADEMASTER LOCUST	2" CAL	6
	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	2" CAL	13

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	PICEA OMORIKA 'WELLS RIVERSIDE' WELLS RIVERSIDE SPRUCE	7' TALL	2
	PICEA PUNGENS GLAUCA 'BABY BLUE EYES' TM BABY BLUE EYES COLORADO BLUE SPRUCE	7' TALL	4

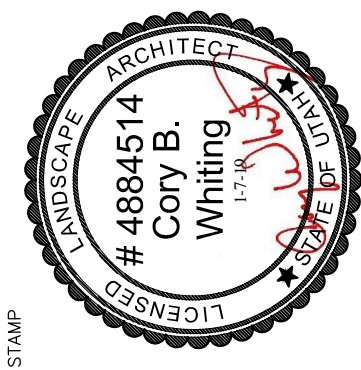
DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	BERBERIS THUNBERGII ATRO 'CONCORD' DARK RED-PURPLE BARBERRY	5 GAL	9
	CORNUS ALBA 'BAILHALO' TM IVORY HALO DOGWOOD	5 GAL	18
	CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD	5 GAL	29
	FORSYTHIA X 'COURTASOL' TM GOLD TIDE FORSYTHIA	5 GAL	24
	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' NINEBARK	5 GAL	8
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	43
	ROSA MEIDLAND SERIES 'RED' RED MEIDLAND ROSE	5 GAL	10
	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	5 GAL	33
	SYRINGA MEYERI 'PALIBIN' DWARF KOREAN LILAC	5 GAL	14
	VIBURNUM OPULUS NANUM DWARF EUROPEAN VIBURNUM	5 GAL	15



SCALE: 1"=20'-0" ON 24X36 SHEET

CONSULTANTS



STAMP

PROJECT:

SHEET TITLE:

HARVEST PARK
SOUTH COMMERCIAL
MAPLETON, UT
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

DRAWN BY: JLH
CHECKED: CBW
DATE: 12/18/17
REVSIONS: 12/20/18
1/7/19
JOB NO.: 17-179

SHEET:

LS1.1



Page 1 of 2

MEMORANDUM

Date: February 7, 2018
To: Mapleton City
From: Hales Engineering



Subject: Mapleton Harvest Park Commercial TIS Counts Discussion

UT17-1169

This memorandum discusses the traffic volumes used for the Mapleton Harvest Park Commercial TIS, completed by Hales Engineering. The traffic volumes for the TIS were collected on Wednesday, December 20, and Thursday, December 21, 2017. Based on conversations with Mapleton City, there are concerns that the volumes collected on these dates were low compared to other times in the year due to the holiday season.

Based on the concerns of the City, Hales Engineering collected weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts on Thursday, February 1, 2018, to compare to the December count data. The counts were performed at the Harvest Parkway / US-89 intersection. The morning peak hour was determined to be between 7:30 and 8:30 a.m. and the evening peak hour was determined to be between 4:45 and 5:45 p.m. The evening peak hour counts were approximately 6 percent higher than the morning peak hour counts.

The turning movement counts were compared with the counts performed in December 2017. As shown in Figure 1, the evening peak hour entering vehicles (volume) in December was approximately 98 more than the entering vehicles in February, however, the reverse is true for the morning peak hours, e.g., the entering vehicles (volume) in December was lower than the volume in February by 82 vehicles. However, since the evening peak hour counts in December were greater than all other peak hour volumes from December or February, the peak hour analyses were completed for a "worst case" scenario, therefore, there is no need to re-evaluate the February data.

It was noted that the morning, afternoon, and evening peak hour volumes on Harvest Parkway were approximately equal. This is due to the high traffic volume of school traffic in the morning and afternoon peaks. Although the volumes on Harvest Parkway were

approximately equal during those peaks, the overall intersection volumes were much higher during the evening peak hour at US-89.

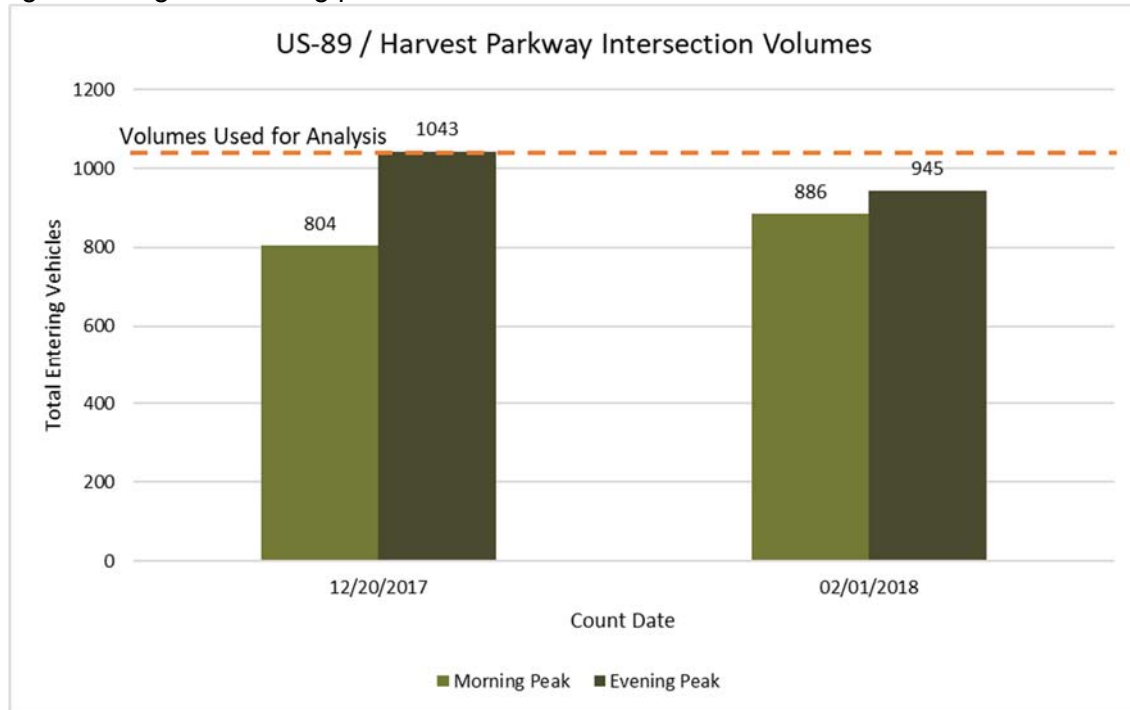


Figure 1 US-89 / Harvest Parkway Entering Vehicle Volume Comparison

Hales Engineering makes the following conclusions and recommendations based on the additional data collection:

- The evening peak hour counts collected in December 2017 are higher than all other peak hour counts from December 2017 or February 2018. These volumes were used for the original analysis and, therefore, represent the “worst case” traffic volume conditions for the study area. Therefore, it is not recommended that additional analyses be completed for the proposed Harvest Park Commercial project.
- Though the morning and evening peak hour volumes were approximately equal on Harvest Parkway based on the tube counts, the evening peak hour volumes at the Harvest Parkway / US-89 intersection are much higher than the morning peak hour volumes.

Please contact us if you have any questions regarding this memo.

Attachment "3"

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

January 29, 2019 at 8:30am

125 West Community Center Way (400 North), Mapleton, Utah 84664

On January 18, 2019 revised plans were submitted for the Harvest Park South mixed-use project consisting of two commercial buildings and 18 apartments. 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

Please submit revised drawings and/or address the following:

1. The plat doesn't label the parking area or area around the buildings as common area.
2. Please include the address of 826 S 1600 W next to "Harvest Park Condominiums" at the top of the first page of the plat.
3. Each unit will need its own meter. No master meters will be approved.
4. Max parking lot light pole height is 16'. Plan shows 16' but table on sheet esp100 shows it as 20'.
5. Provide verification that access issues have been resolved with Harvest Park HOA.
6. Provide a written response to the Planning Commission's questions regarding:
 - Snow removal
 - Construction access

Engineering and Public Works Division

Steven Lord, P.E. Public Works Director/City Engineer, Phone (801) 489-6253

Email: slord@mapleton.org

Storm Water

1. Storm Drain calculations are required to show that underground chambers re sufficient to retain 100-year storm.

Details

1. Please use APWA standard drawings for curb and gutter, sidewalk and 3' waterway including transition structures.
2. 8" UTBC section is required under curb and gutter and concrete flatwork.
3. Please provide parking lot pavement cross section.
4. Please include details on drainage facilities.

Fire

1. The location of the fire hydrants should not be behind the trash area. Ideally our engine should be able to park in the center of the buildings parking lot and within a short distance access a hydrant, the FDC and see the PIV / OS&Y.

2. Provide a Fire Department Knox Box for keys.

General

(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).

1. An excavation permit, available online at www.mapleton.org will be required for all work performed in the city right-of-way.
2. All utility crossings will be marked with etchings in the back of curb.
3. 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.
4. A Storm Water Pollution Prevention Plan (SWPPP) permit will be required. Please contact JD Shepherd at Mapleton City Public Works with questions.
5. Electronic As-Built drawings of any and all utility connections and appurtenances will be required prior to the approval of final inspection.
6. Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.
7. 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.
8. Concrete Collars will be required on all valves and manholes in the roadway.
9. The applicant must submit plans to RB&G Engineering (801-374-5771) to be added into the City's water model. The applicant shall be responsible for the cost of this review.
10. The applicant must submit a Storm Drain report certifying that the proposed Storm Drain design will accommodate the 100-year storm.
11. The applicant must submit a geotechnical report per Mapleton City standards.
12. Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.
13. Please ensure 10' separation between culinary water and sanitary sewer lines.
14. A maintenance plan and agreement will be required and recorded for all storm drain retention basins.
15. 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.
16. A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.

FYI, After Planning Commission approval and prior to plat recording:

- ☐ Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- ☐ Submit Final Plat for each phase, and receive DRC approval of Final Plat.
- ☐ Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City

Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.

- ☐ Payment of residential impact fees of \$2,155 per unit at plat recording. An additional impact fee of \$3,145 per unit will be required at the time of building permit issuance. See Commercial Impact Fee Schedule for commercial fees.
- ☐ Water rights/shares are required at .45 acre feet per unit and 2.5 acre feet per irrigable acre of landscape area prior to plat recording. Water dedication for the commercial uses will be required at the time of building permit issuance and will be based on the proposed uses.
- ☐ Payment of engineering inspection fees of \$400.
- ☐ Payment of street light fee \$4,000 (\$1,000 per light).
- ☐ Submit a SWPPP and Land Disturbance application and fee (\$500). Contact JD Shepherd at Public Works (489-6253) to review this requirement.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder (\$30 per page and \$1 per lot).
- ☐ Coordinate with the Postal Service regarding location of cluster mailbox (CBU).

MAPLETON CITY
PLANNING COMMISSION MINUTES
August 22, 2019

PRESIDING AND CONDUCTING: Chairman Therin Garrett

Commissioners in Attendance: Jake Lake
Rich Lewis
Jesse McLean
Christy Nemelka

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Therin Garrett called the meeting to order at 6:00pm. An Invocation and Pledge of Allegiance was given.

Alternate Commissioners Jake Lake and Rich Lewis were seated as voting members.

Item 1. Planning Commission Meeting Minutes – August 8, 2019.

Motion: Commissioner Nemelka moved to approve the August 8, 2019 Planning Commission Meeting Minutes.

Second: Commissioner McLean

Vote: Unanimous

Item 2. Consideration of a request for a Home Occupation Permit for *The White House Pre-K* to operate a Preschool business at 457 South Doubleday Street in the R-2 Residential Zone.

Motion: Commissioner Nemelka moved to approve the Home Occupation Permit for *The White House Pre-K* to operate a Preschool business at 457 South Doubleday Street in the R-2 Residential Zone, with the special conditions listed below:

1. The applicant shall obtain a business license prior to opening for business.
2. Drop offs and pick-ups shall be controlled by the license holder such that the preschool complies with the requirement that no more than 6 cars, including those owned by the property owner, may be parked at the home at any one time. The maximum number of children is limited by the maximum parking requirement.
3. Background checks for all employees and residents of the dwelling shall be maintained with Mapleton City.
4. With the exception of activities that are clearly incidental and secondary

to the preschool use, the Home Occupation shall be conducted within the confines of the structure.

5. No signs shall be placed on the property without a sign permit.
6. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this permit and associated business license by the Planning Commission.
7. If the proposed use is abandoned for a period of six months or more, the Use Permit will become null and void.

Second: Commissioner McLean

Vote: Unanimous

Item 3. Consideration of Preliminary Plat, Project Plan and Conditional Use Permit applications for the Harvest Park Condominiums Plat "A" subdivision consisting of two mixed use buildings with commercial on the ground floor and residential above located in the General Commercial (GC-1) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The parcel is just under 2 acres in size. It was previously reviewed back in 2018 where it was continued with some recommended changes from the Commission. There were concerns with the previous flat roof designs, which have since been changed. There are 2 proposed buildings. The Planning Commission is a recommending body to the City Council for this item. If the application complies with City standards it must be approved as long as there are no detrimental impacts. Staff recommends that a fence or wall be installed along the south and west property lines. The applicants have come to terms with the Harvest Park Homeowners Association (HOA). Snow removal and construction traffic will enter off Highway 89 and exit on Harvest Parkway until the buildings are completed. There are no significant traffic concerns based off the updated traffic study. Design Standards were discussed as part of the Staff Report. The commercial tenants are still not finalized. The City's parking standards vary based on use. With the more restrictive standards there would be 117 required spaces. The applicants are proposing 104 stalls, which could be more than sufficient depending on the commercial uses going in. Parking standards and options were part of the Staff Report as well.

Susan Palmer, the Project Manager for the development, stated that they have worked hard to meet the requirements for the Harvest Park development. One of the buildings is likely going to be a dental office use that will occupy the entire bottom floor of the building. They plan to build both buildings at the same time. The Planning Commission liked the new proposed elevation changes and finishes. **Justin Hertz**, the Agent for the development, stated that minimal marketing has been done on the project since it has been delayed in the past. **Commissioner Lewis** felt that the required parking should be part of the recommendation to the City Council to help alleviate issues in the future. **Commissioner McLean** felt there should be restrictions on parking to ensure there is more than what is needed as opposed to a lack of parking stalls. Staff would have to determine the required parking spaces per use to ensure the overall allowance is not exceeded. This is how the current Harvest Park Commercial buildings in the development are being monitored. The Commission felt restricting the commercial parking to 68 stalls would be the most logical, denying the applicants request for shared parking. The 104 proposed parking stalls are shown on the construction drawings this evening. The Fire Department has reviewed this proposal

and will take part in the building construction to ensure it meets all code requirements. **Commissioner Nemelka** asked at what point a traffic light may be installed on this intersection, and Sean stated that UDOT will determine when it is necessary. The Commission felt the proposed elevation met the Commercial Design Standards.

Motion: Commissioner McLean moved to recommend approval to the City Council for the Preliminary Plat, Project Plan and Conditional Use Permit applications for the Harvest Park Condominiums Plat “A” subdivision consisting of two mixed use buildings with commercial on the ground floor and residential above located in the General Commercial (GC-1) Zone, with the special conditions listed below:

1. The uses that occupy the commercial building spaces shall be limited to those uses that would not exceed 68 total parking spaces, denying the request for shared parking.
2. Solid fencing shall be installed along the west and south property lines.
3. A separate sign application shall be submitted for all signage proposals.

Second: Commissioner Lewis

Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date

Attachment "5" - Correspondence

HARVEST PARK ARCHITECTURAL CONTROL COMMITTEE REVIEW & APPROVAL

Address & Parcel Number: Southwest corner of Highway 89 and Harvest Parkway (800 S) (Parcel 27:008:0043)

In the opinion of the undersigned members of the Harvest Park Architectural Control Committee (the ACC) the building plan drawings for the lot referred to above (and attached to this document) meet the requirements of the CC&Rs and the approved architectural guidelines for Harvest Park in terms of exterior appearance and details and exterior materials. Any changes to the approved design must be reviewed by the Architectural Control Committee.

This approval is NOT a recommendation by these individuals personally or professionally or by the ACC as to the suitability of any material, application or construction detail. The ACC makes no representation regarding the correctness or appropriateness of construction, including but not limited to engineering and design given.

Agreement by Lot Owner:

Harvest Park Commercial, LLC

Name Heath J. Johnston, manager Signature

20 Aug 2019
Date

801-764-9000
Lot owner primary phone number

Harvest Park Architectural Committee Approval (At least two signatures required)

Bruce Gibby
Bruce Gibby, Member ACC Committee

22 AUG/2019
Date

Michael Hendron
Michael Hendron, Member ACC Committee

22 AUG 2019
Date

Good Morning Sean,

I am a property owner of 1751 W. Little Willow Cove, Mapleton--the lot closest to the proposed building on 826 South 1600 West. I have some questions and comments regarding the preliminary plan. These include questions from our neighbor on the other side of our twin home who is elderly and unable to attend the meeting.

1. Number of entrances. It appears the proposed complex has one entrance. Is that correct? This entrance's proximity to Highway 89 and Harvest Park entrance structure seems like it will create traffic backup on the Highway and Harvest Parkway in both directions during rush hours. It creates an awkward second intersection very close to the Highway intersection which seems like it will be a safety issue as well.

In the event of fire or other emergencies is one entrance that close to a highway sufficient for more than 90 cars to evacuate quickly?

2. Number of apartments. How many apartments are in the plan?

3. Parking and traffic. How many feet is the West edge of the parking lot from the grass area that belongs to the Homeowners Association?

The parking lot design has over 90 spaces which seems out of scale with the existing commercial center and appears just a few feet from the Homeowners Association's common landscaping areas where children play and neighbors use for residential recreation. That is a lot of cars pulling in and out next to areas intended for people and pets. Will there be a wall, sufficient space, or other safety and visual barrier?

4. Scale. Could you compare the height of the proposed buildings to the commercial buildings on the other side of Harvest Pkwy (Pharmacy etc.)?

The reason I ask is that the photo suggests the new buildings will not match the scale of the adjacent commercial area throwing off the balance of the entrance to the neighborhood. In addition to looking out of place, it seems it would unnecessarily block the East view of the mountains for the homes nearby--likely decreasing property value.

The plans show little space for landscaping. Will it be all parking lot and structure?

5. Summary. My father was a builder/land-developer and I am not opposed to sensible growth. However, this design seems over-sized for its surroundings and creates safety hazards. While I am sure the lot owners are hoping to make the property as profitable as possible, I'm hoping Mapleton City Council will help protect the residents that have already invested in the area and facilitate a plan that will add rather than detract.

Thank you for your time and consideration. I look forward to the meeting tonight.

Sincerely,

Heather Conover