

**Item:**

4

Date:

September 24, 2020

Applicant:

Brett Robison

Location:

Approximately 2900
south Hwy 89

Prepared By:

Brian Tucker, Planner

Public Hearing:

No

Zone:

I&M-1

Attachments

1. Project Plans
2. DRC Comments

REQUEST

Consideration of a request for a Conditional Use Permit and Site Plan Approval for "Stoneworld", a proposed storage yard on 8.421 acres, located at 2900 South Highway 89 in the Industrial and Manufacturing (I&M-1) Zone. The subject property was rezoned to I&M-1 in November of 2019.

BACKGROUND & DESCRIPTION

In late 2016, Brett Robison purchased property at approximately 2900 South Hwy 89 and started to move masonry and landscaping stone/rock onto the property for use as the storage yard for his business, CR Stoneworld. The City sent a code enforcement letter in March of 2017, advising him that the property was not then zoned for that type of business and that even if it was appropriately zoned, he needed an approved site plan and business license.

The applicant applied for a rezone in 2019 and the property was rezoned with the condition that he continue to work with the City to create a site plan that could be approved so that the business could finally become legal. The applicant submitted a preliminary site plan in February of 2020 and he and the City Staff have worked toward creating a final site plan that could be approved by the Planning Commission. The applicant is also seeking a Conditional Use Permit because "Storage Yards" are conditional uses in the I&M-1 zone.

The proposed storage yard site includes 8.4 acres made up largely of an outdoor storage area but include an existing building and proposed landscaping along Highway 89 and the north property line. The site is bounded by a railroad track to the west, Hwy 89 to the east and a parcel expected to also develop as a light industrial project. There are two existing homes along Hwy 89 on this side of the road, one of which is owned by the applicant. As of now, the plan for the two existing homes appears to be a continuation of the residential use.

EVALUATION

Site plan reviews and Conditional Use permits are administrative in nature. The Planning Commission does not have broad discretion when acting on these types of applications. When the applicant meets the standards, the City must approve the permit and if the applicant does not meet the standards the City must deny the application.

Conditional Use Review Criteria: MCC Chapter 18.72.025 outlines the conditional use standard of review and the allowable categories of imposed conditions:

Conditions: Uses must be compatible with the intent of this zone. The conditions imposed upon these uses must fall under one or more of the following categories:

1. Conditions relating to safety for persons and property;

- 2. Conditions relating to health and sanitation;*
- 3. Conditions relating to environmental concerns;*
- 4. Conditions relating to compliance with the General Plan or special characteristics of the zoning district;*
- 5. Conditions relating to performance, specifically the developer's ability to complete the project;*
- 6. Conditions relating to traffic circulation and parking;*
- 7. Conditions relating to aesthetics, based on adopted design standards.*
- 8. Compatibility with existing uses.*

Site Plan Approval: All proposed development within the I&M-1 Zone is required to submit a site plan which complies with the requirements in chapter 18.90 and section 18.72.040 of Mapleton City Code. The site plan is subject to conditional use approval by the Planning Commission. Site Plan Review includes the locations of any existing and proposed buildings on the site, parking lot locations, a conceptual signage plan, a conceptual landscaping plans, as well as the fences, hedges, landscape elements and walls to be used for screening, preliminary elevations for any proposed structures. Utility and drainage are subject to review by the City Engineer.

Structures – No additional structures are proposed at this time.

Setbacks – On site parking is located to the rear of the only existing building and so the front yard landscaping must be only 20' wide along the front of Hwy 89. For the same reason, the rear and side landscaping must be 10' wide along the other property lines. The applicant has proposed a site plan that does not include the required rear landscape setback. The applicant is requesting that this requirement be waived because rear yard faces elevated train tracks and undeveloped parts of Utah County. The applicant is also requesting that the requirement for the landscape buffer be eliminated between the yard and the existing residential structure that he owns.

Landscape Design – A landscape plan is required that includes the location, size and names of the proposed landscape elements. Plants must be used along long expanse of fence or wall to soften the look of the barrier. While sod is not required, except when the slope exceeds 10%, mulch is not a substitute for live plant material. The combined area and/or canopies of the sod, ground cover, trees and live plant material must cover no less than 50% of the landscaped area.

Screening - The landscaped setbacks also serve as screening elements, in addition to the required 6' sight obscuring fence along the side and rear. Landscape buffers must include one tree for every 30' of the perimeter and 10 trees per acre. The landscaped screening must be sufficient to protect future adjacent uses from noise, glare and other nuisances. In addition to the fencing along the side and rear, storage yards require a 6' masonry wall along the entire frontage of the property. The applicant is requesting that the requirement for a 6' masonry wall be waived and that he be allowed to instead create a 6' tall landscaped berm to screen the storage yard from the highway in lieu of the masonry wall.

Signs – The applicant has proposed a monument sign adjacent to each of the two entrances on Highway 89. One sign per frontage is permitted as long as it is no more than 5' tall and 40 square feet. The proposed sign meets the standard but only one sign is permitted along Hwy 89.

As stated previously, conditional use permits and site plan reviews are administrative approvals with very little discretion available to the applicable deciding body. Where exceptions are allowed by the plain text of the ordinance the Planning Commission may grant an exception within the narrow criteria given. Where specific exceptions are not allowed the Commission must take care not to exceed the limited discretion they have. With only one sign along Hwy 89 and without the

screening and landscaping alterations the applicant has suggested, the proposed site plan meets the applicable standards.

Timing: The rezone decision set specific timeframes for the applicant to produce a site plan that meets the standards of the City Code and for the applicant to bond for the installation of the improvements subject to the approved site plan. The deadline for the site plan approval was May 29, 2020 and the applicant was to have bonded for those improvements no less than 30 days after that. The May deadline has passed, partially due to back and forth between the applicant and staff on creating a workable site plan, and partially due to the current epidemic. Nevertheless, this project area is the subject of an ongoing Code Enforcement case that won't be resolved until the improvements are installed and a business license is issued.

RECOMMENDATION

Approve the Conditional Use Permit and Site Plan without the requested alterations.

Alternative action: Approve the Conditional Use Permit and Site Plan with specified alterations and reasons for permitting those alterations.

SPECIAL CONDITIONS

1. The applicant must post a bond for the required improvements no later than 30 days after this approval and must complete the required improvements by June 30, 2021.
2. If the project is completed in phases, the incomplete phases must be kept free of equipment, product, construction materials, refuse and other items that are not native to the parcel.
3. Any outstanding issues raised in the DRC minutes shall be addressed prior to construction, to the extent that they do not conflict with the decision of the Planning Commission.

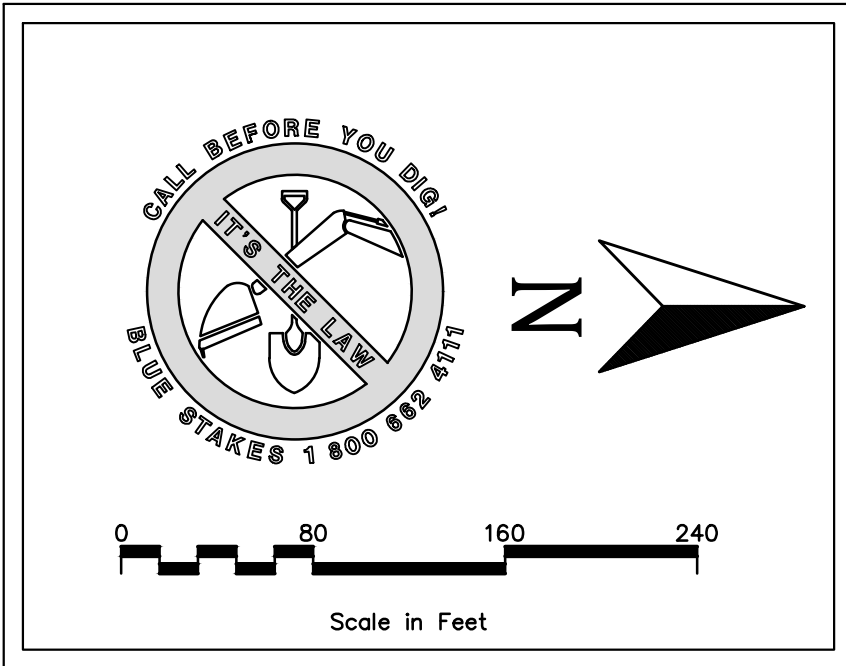


LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING BUILDING
- EXISTING FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED SWALE
- LANDSCAPE
- ROCK WALL
- MASONRY CONCRETE WALL

SITE DATA		
LOT AREA 1:	381,731	SF (8.42 ACRES)
LOT AREA 2:	95,190	SF (2.18 ACRES)
DEDICATED ROW AREA:	14,910	SF (0.34 ACRES)
TOTAL AREA:	476,921	SF± (10.95 ACRES)
ZONING: I&M-1 (INDUSTRIAL & MANUFACTURING) CONDITIONAL USE		

- GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.



PROJECT ENGINEER: LP

DESIGNER: DL

NO.

REVISIONS

BY

DATE

ELEVATE ENGINEERING

492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

STONEWORLD
SITE PLAN

2800 SOUTH & US HWY 89

PROFESSIONAL ENGINEER

22/2020

10864737

LARVIN POLLOCK

STATE OF UTAH

SHEET:

C-1

DATE:

Jul 22, 2020

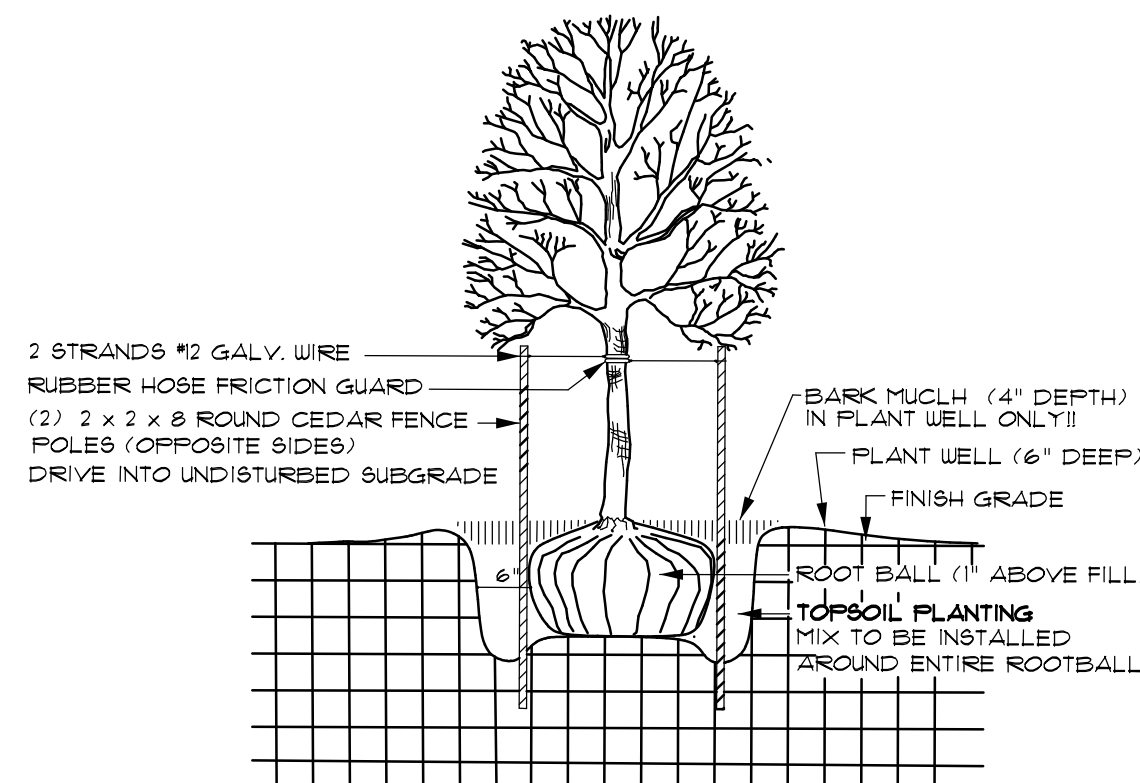
Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
17		Crataegus crus-galli	Cockspur Hawthorn	1" Caliper 6'-8' Height	Full Head Crown Straight Trunk
11		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	1" Caliper 8'-10' Height	Full Head Crown Straight Trunk
16		Malus sp. 'Spring Snow'	Spring Snow Crab	1" Caliper 6'-8' Height	Full Head Crown Straight Trunk
15		Prunus virginiana 'Canada Red'	Canadian Red Cherry	1" Caliper 6'-8' Height	Full Head Crown Straight Trunk
5		Zelcova serrata 'Muashino'	Muashino Zelcova	1" Caliper 8'-10' Height	Full Head Crown Straight Trunk

64 TOTAL TREES

Planting Notes

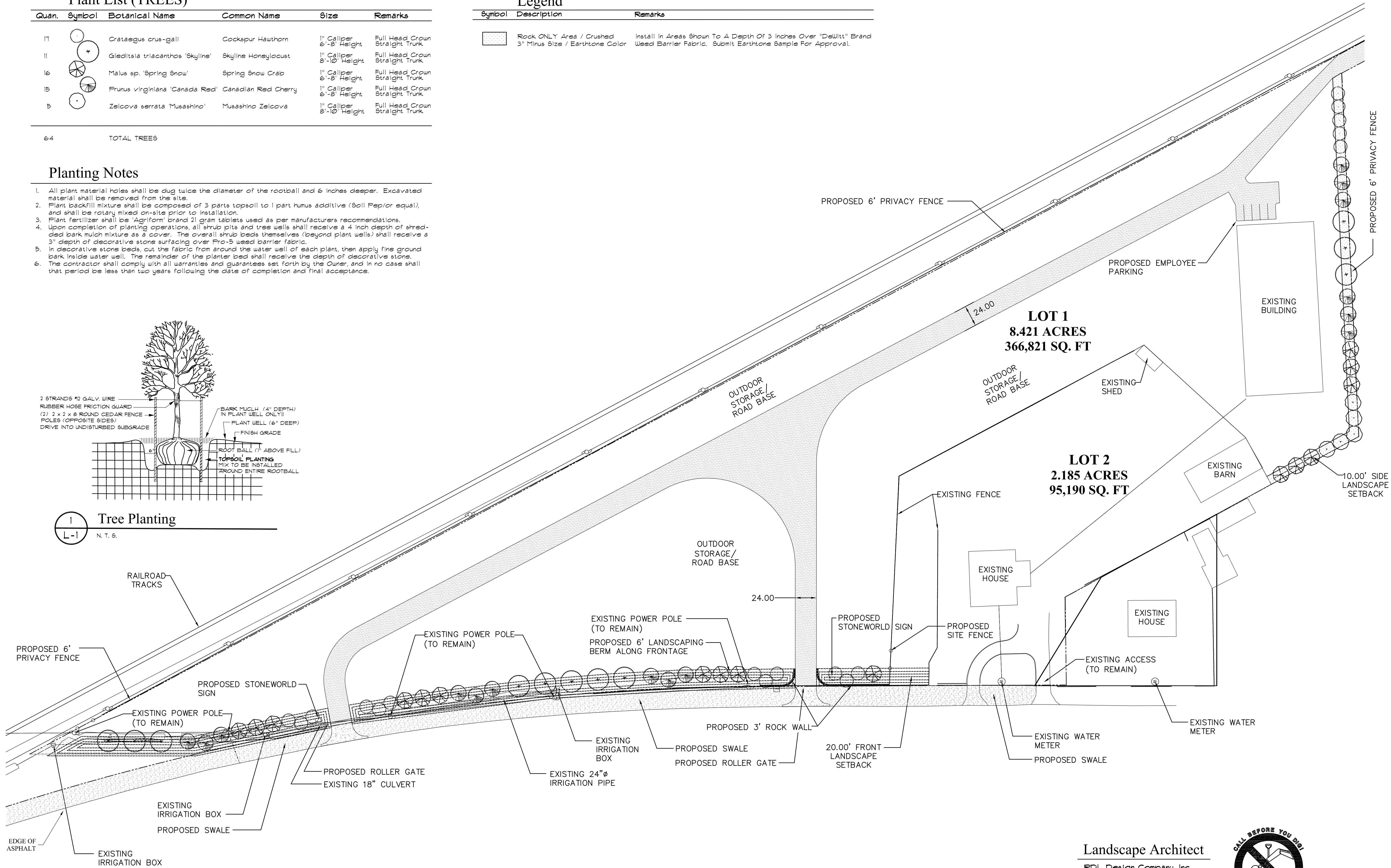
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 3" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.



1 Tree Planting
L-1 N. T. S.

Legend

Symbol	Description	Remarks
	Rock ONLY Area / Crushed 3" Minus Size / Earthtone Color	Install In Areas Shown To A Depth Of 3 Inches Over 'Dallitt' Brand Weed Barrier Fabric. Submit Earthtone Sample For Approval.



Landscape Architect

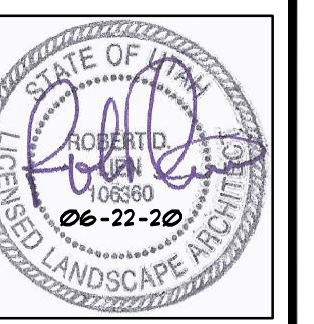
RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-641-3114
Email : rdl.design@comcast.net



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ELEVATE

STONEWORLD
LANDSCAPE PLAN
2800 SOUTH & U.S. HWY. 89 MAPLETON, UT.



SHEET:
L-1
DATE: 06-22-2020

Sprinkler List

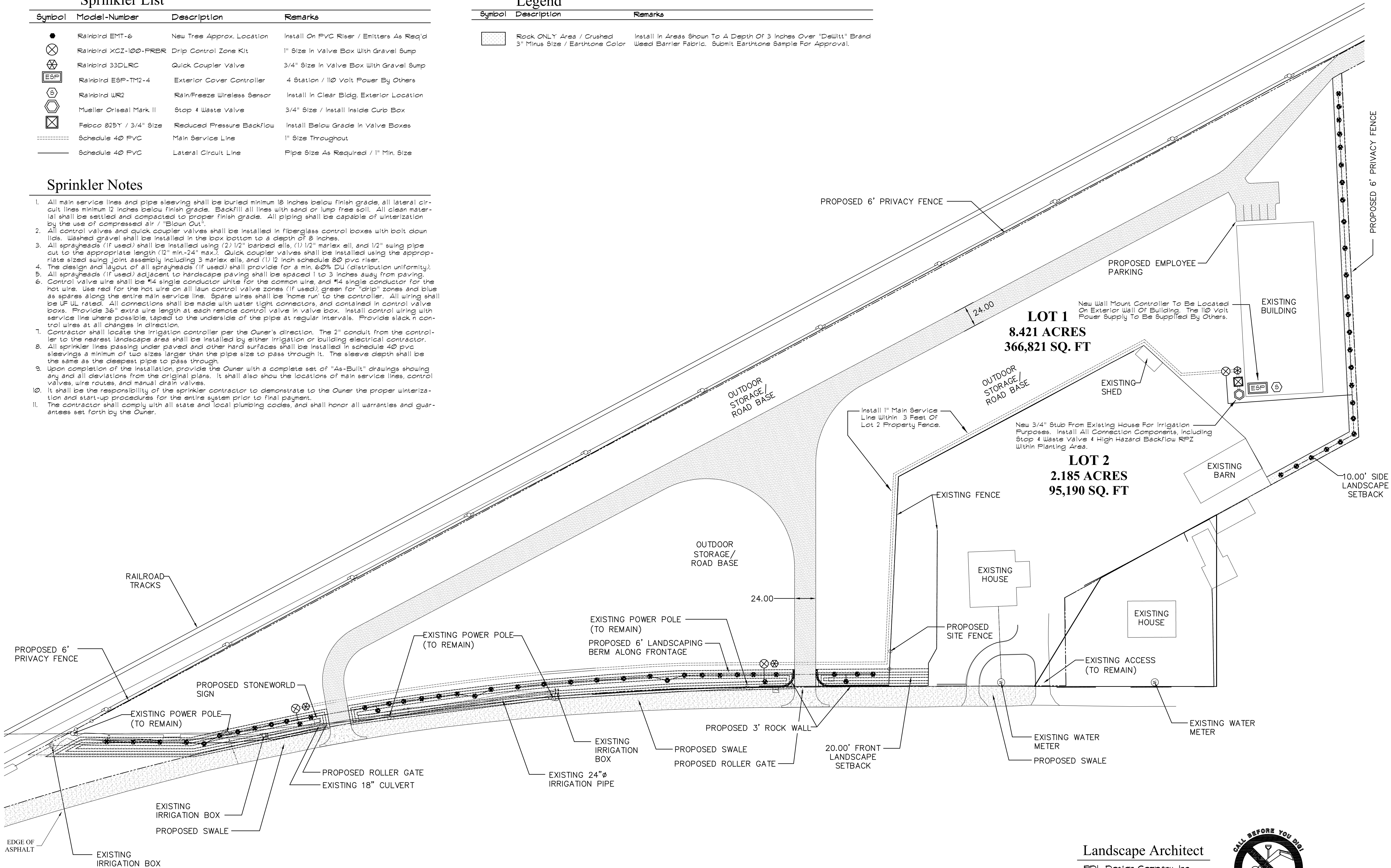
Symbol	Model-Number	Description	Remarks
●	Rainbird EMT-6	New Tree Approx. Location	Install On PVC Riser / Emitters As Req'd
⊗	Rainbird XGZ-100-PRBR	Drip Control Zone Kit	1" Size In Valve Box With Gravel Sump
⊗	Rainbird 33DLRC	Quick Coupler Valve	3/4" Size In Valve Box With Gravel Sump
ESF	Rainbird ESP-TM2-4	Exterior Cover Controller	4 Station / 110 Volt Power By Others
S	Rainbird WR2	Rain/Freeze Wireless Sensor	Install In Clear Bldg. Exterior Location
⊗	Mueller Oriseal Mark II	Stop & Waste Valve	3/4" Size / Install Inside Curb Box
⊗	Fabco 825Y / 3/4" Size	Reduced Pressure Backflow	Install Below Grade In Valve Boxes
---	Schedule 40 PVC	Main Service Line	1" Size Throughout
---	Schedule 40 PVC	Lateral Circuit Line	Pipe Size As Required / 1" Min. Size

Legend

Symbol	Description	Remarks
	Rock ONLY Area / Crushed 3" Minus Size / Earthtone Color	Install In Areas Shown To A Depth Of 3 Inches Over "DellWitt" Brand Weed Barrier Fabric. Submit Earthtone Sample For Approval.

Sprinkler Notes

- All main service lines and pipe sleeving shall be buried minimum 18 inches below finish grade, all lateral circuit lines minimum 12 inches below finish grade. Backfill all lines with sand or lump free soil. All clean material shall be settled and compacted to proper finish grade. All piping shall be capable of winterization by the use of compressed air / "Blown Out".
- All control valves and quick coupler valves shall be installed in fiberglass control boxes with bolt down lids. Washed gravel shall be installed in the box bottom to a depth of 8 inches.
- All sprayheads (if used) shall be installed using (2) 1/2" barbed ell, (1) 1/2" marlex ell, and 1/2" swing pipe cut to the appropriate length (12" min.-24" max.). Quick coupler valves shall be installed using the appropriate sized swing joint assembly including 3 marlex ell, and (1) 1/2 inch schedule 80 pvc riser.
- The design and layout of all sprayheads (if used) shall provide for a min. 60% DU (distribution uniformity).
- All sprayheads (if used) adjacent to hardscape paving shall be spaced 1 to 3 inches away from paving.
- Control valve wire shall be #14 single conductor white for the common wire, and #14 single conductor for the hot wire. Use red for the hot wire on all lawn control valve zones (if used), green for "drip" zones and blue as spares along the entire main service line. Spare wires shall be 'home run' to the controller. All wiring shall be UF UL rated. All connections shall be made with water tight connectors, and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with service line where possible, taped to the underside of the pipe at regular intervals. Provide slack in control wires at all changes in direction.
- Contractor shall locate the irrigation controller per the Owner's direction. The 2" conduit from the controller to the nearest landscape area shall be installed by either irrigation or building electrical contractor.
- All sprinkler lines passing under paved and other hard surfaces shall be installed in schedule 40 pvc sleeving a minimum of two sizes larger than the pipe size to pass through it. The sleeve depth shall be the same as the deepest pipe to pass through.
- Upon completion of the installation, provide the Owner with a complete set of "As-Built" drawings showing any and all deviations from the original plans. It shall also show the locations of main service lines, control valves, wire routes, and manual drain valves.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.
- The contractor shall comply with all state and local plumbing codes, and shall honor all warranties and guarantees set forth by the Owner.



Landscape Architect

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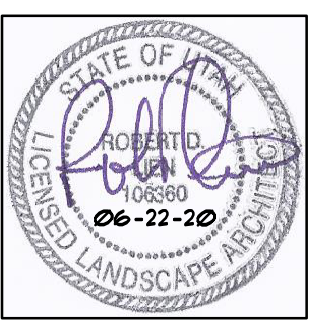


NO.	REVISIONS	BY	DATE

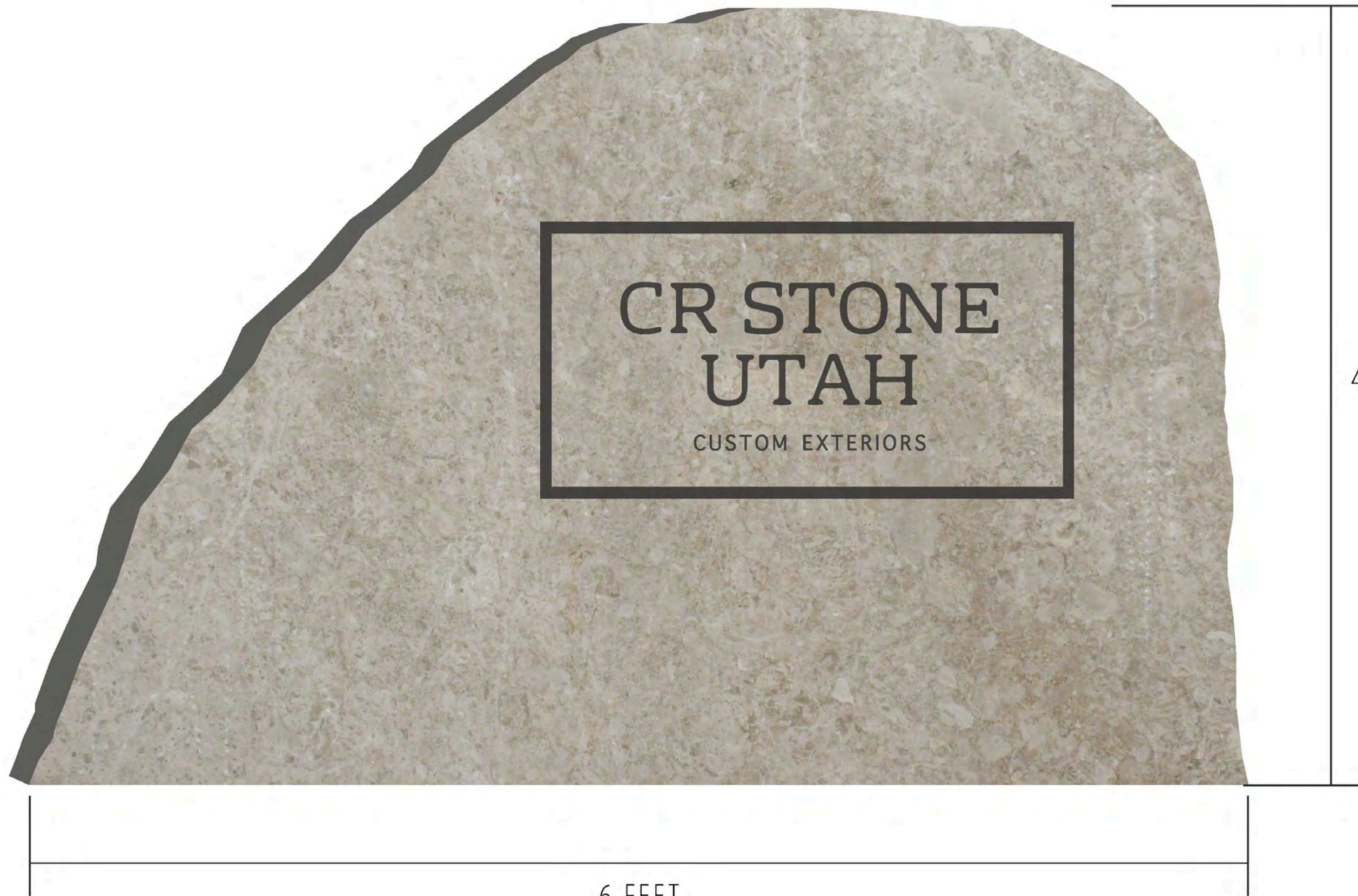
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ELEVATE

STONEWORLD
IRRIGATION PLAN
2800 SOUTH & U.S. HWY. 89 MAPLETON, UT.



SHEET:
L-2
DATE: 06-22-2020



CR STONE
UTAH

CUSTOM EXTERIORS

4 FEET

6 FEET

MAPLETON CITY SITE PLAN REVIEW

August 20, 2020 at 8:30am

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

On or about August 20, 2020 Brett Robison re-submitted a site plan for the Stoneworld storage yard proposed at approximately 2900 South Hwy 89 in the I&M-1 zone. 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. **All items that include an * and are bolded are required prior to any public hearings.**

Community Development Division

Sean Conroy, Community Development Director, Phone: (801) 806-9101

Email: sconroy@mapleton.org

Brian Tucker, Planner, Phone: (801) 806-9108

Email: btucker@mapleton.org

Please submit revised drawings and the following corrections for the submitted site plan:

Comments for plans submitted August 20, 2020:

1. Screening and Landscaping Requirements:
 - a. A sight obscuring fence of six feet (6') in height shall be required along all side and rear property lines behind the front edge of the primary building or at the setback line. **As the frontage along HWY 89 presents a "public view" of the site, it must be made of masonry (See definition of "Storage Yard" MCC 18.08.010). This masonry wall will be located adjacent to the storage yard so that the required front landscaping is visible to the public. The rolling gates must be located between the segments of wall and not along the property line.** Other required fences can be masonry, vinyl, chainlink with closely prewoven vinyl privacy slats, or other closely equivalent materials approved by the Planning Commission. The fence may be topped by a set of 3-strand barbed wire up to twelve inches (12") in height. **Because there is no parking in front of the existing buildings, a berm is not necessary. If included, the berm does not change the requirement for the masonry wall along Hwy 89.**
 - b. All landscaped areas shall conform to chapter 18.90 of this title. Furthermore, the landscaping will contain ten (10) trees per acre, or a fraction thereof, and be at least one inch (1") caliper, measured three feet (3') from the ground. **Please include calculations that indicate compliance.**
2. Landscape Design Standards: **All areas not included as part of the parking lot, storage yard or areas wherein any structure lies, shall be landscaped.** Parking lots shall not encroach on any required setback area. Landscape plans shall incorporate the design standards set forth in chapter 18.90 and shall be evaluated and approved based on compliance therewith. The scale and nature of landscaping materials shall be appropriate to the size of the structures on the premises and character of the location.
 - a. **Evergreens shall be incorporated into the landscape treatment of a site, particularly in those areas that require screening and buffering.**
 - b. **In addition to trees, foundation landscaping plants shall be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.**

- c. Detention/retention basins and ponds shall be landscaped where possible. Such landscaping may include shade and ornamental trees, evergreens, shrubbery, hedges, turf and ground cover. **How can landscaped drainage swales function simultaneously as product storage areas?**
 - d. Deciduous trees shall be placed on the south and west sides of buildings to provide shade from the summer sun.
 - e. Evergreens shall be concentrated on the north side of buildings to dissipate the effect of winter winds.
 - f. Xeriscape landscaping may include a combination of drought resistant trees, shrubs, ground covers, organic mulches as well as some dry landscape materials.
 - g. **Ground covers may be used together with mulch to provide complete coverage of bare ground.** Where ground cover is not used, planting beds shall be mulched with bark chips, decorative stone, or similar materials.
 - h. **Mulch shall not be used as a substitute for plants. Live plant material, sod, ground cover vegetation and/or the canopies of trees must cover no less than 50% of the landscaped area at full growth. Please include calculations that indicate compliance.**
 - i. Minimum plant sizes shall be as follows:
 - i. All deciduous and/or ornamental trees shall have a minimum one inch (1") caliper size.
 - ii. All evergreen trees shall have a minimum height of five feet (5') measured from finished grade to the top of the plant.
 - iii. All shrubs shall have a minimum height or spread of eighteen inches (18") depending on the plant's natural growth habit.
3. Landscape Buffers:
- a. Landscape buffers are required for transitions between dissimilar uses. **A landscaped buffer must be created between the storage yard and the existing home. The home is zoned industrially but it appears it is intended to be used residentially.**
 - b. Landscape buffers shall be reserved for vegetation and fencing. No parking, driveways, sidewalks, accessory buildings or other impervious surfaces shall be permitted, unless specifically authorized through the project plan review process. Landscape buffers may be located within required landscape yards as established in the applicable zone regulations. Where both landscape buffers and parking lot landscaping is required the more restrictive shall apply.
 - c. The width of landscape buffers shall be a minimum of ten feet (10'), subject to the following requirements:
 - i. Shade trees shall be planted at the rate of one tree for every thirty (30) linear feet of landscape buffer. **Please include calculations that indicate compliance.**
 - ii. A continuous evergreen or deciduous shrub hedge shall be planted along the entire length of landscape buffer. This shrub hedge shall have an expected mature height of not less than six feet (6') within three (3) years of planting.
4. Parking And Driveway Access: Parking will be required to be in compliance with section 18.84.270 of this title. There shall be no parking allowed in any required landscaping areas. Driveways shall not encompass more than thirty percent (30%) of a required front or side yard. Drive access for parcels or lots located along any State highway shall be limited to the adjoining side street if present. Otherwise one curb cut and driveway access will be permitted regardless of what would be allowed by the Utah Department of Transportation, however, the stricter requirement shall apply.

5. Drainage: All lot drainage shall be retained on site. **The grading plan indicates proposed drainage swales along the train tracks but the site plan indicates that these areas are part of the storage. Please explain how drainage areas function while also being used as product storage areas.**

Engineering and Public Works Division

Steven Lord, City Engineer, Email: slord@mapleton.org

Phone (801) 489-6253, Fax (801) 489-5179

- **See subdivision DRC Comments.**

Upon final project and site plan approval from the final decision making body (Planning Commission or City Council), the following items will be required:

- ☐ Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- ☐ All landscaping shall be installed in accordance with planting procedures established by the American Nursery And Landscape Association and ANSI Z60.1-1996. The installation of all plants required by this chapter may be delayed until the next optimal planting season, as determined by the planning department, subject to the posting of a bond to guarantee installation.
- ☐ All landscaping materials, fences and walls, and irrigation systems shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and shall be replaced when necessary. The owner of the premises shall be responsible for the maintenance, repair and replacement of all landscaping materials, fences and walls.
- ☐ Bonding shall be required for all landscaping improvements prior to obtaining a building permit or commencing work on any project where landscaping is required by this title. Bonds shall be subject to the requirements as outlined in the adopted Mapleton City bond form. A bond estimate shall be submitted by a local nursery or landscaping contractor.
- ☐ All landscaping shall be installed and maintained in conformance with an approved landscape plan. Any modification to an approved plan shall require approval of the planning commission or its designee.
- ☐ Bonding for all landscape improvements shall be held until required landscaping is inspected and shown to conform to the approved landscape plan.
- ☐ Unauthorized changes to a landscape plan shall be corrected by the person responsible for deviating therefrom. Unauthorized changes which remain uncorrected shall be a violation of this chapter and subject to the fines and penalties established in this code.
- ☐ The planning department is authorized to bring actions against property owners for violations of the codes concerning landscaping and maintenance.