



Item:

5

Date:

4/14/2022

Applicant:

Eckles Paving

Location:

1810 W Alvey

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

I&M-1

Attachments

1. Application Information.
2. Dignity Care Plans.
3. Alvey Covenant.

REQUEST

Consideration of a request to expand the Eckles Paving Construction Yard to an adjacent vacant lot located at 1810 West Alvey Drive in the Industrial and Manufacturing (I&M-1) Zone.

BACKGROUND & DESCRIPTION

Eckles Paving is located on a five-acre parcel that fronts on both Highway 89 and Alvey Drive. The applicants are looking to purchase an adjacent .71 acre lot in the Alvey Industrial Park to expand its construction yard.

EVALUATION

General Plan & Zoning: The General Plan designates the site as "Industrial" and the site is zoned I&M-1, which coincides with the General Plan. In 2021, the I&M-1 zoning text was largely rewritten. One of the new requirements states the new construction yards cannot be located within 300 feet of a residential zone. Since the property to the north is zoned residential (Dignity Care Senior Housing Project), the ordinance would preclude any new construction/contractor yards. The code does not address the expansion of an existing construction yard and staff is requesting that the Planning Commission determine whether the subject request can be approved.

When the Dignity Care project was originally proposed, some of the industrial property owners were concerned that the new residential owners would complain about the industrial uses and could impact operations. The City Council had similar concerns regarding the compatibility of the residential project near the industrial park and denied the request.

The Dignity Care applicants later reapplied and in order to address the concerns of the industrial owners and the City Council proposed to construct an eight-foot tall sound wall as well as storage units along the common property line with the Industrial uses. The applicant also provided a sound study to show that the sound wall would effectively mitigate any sound concerns. With the proposed mitigations, the Council approved the project. The wall has been constructed, but the storage units have not yet been built. In addition to these measures, the Dignity Care plat also includes a note alerting future owners to the existence of the industrial park.

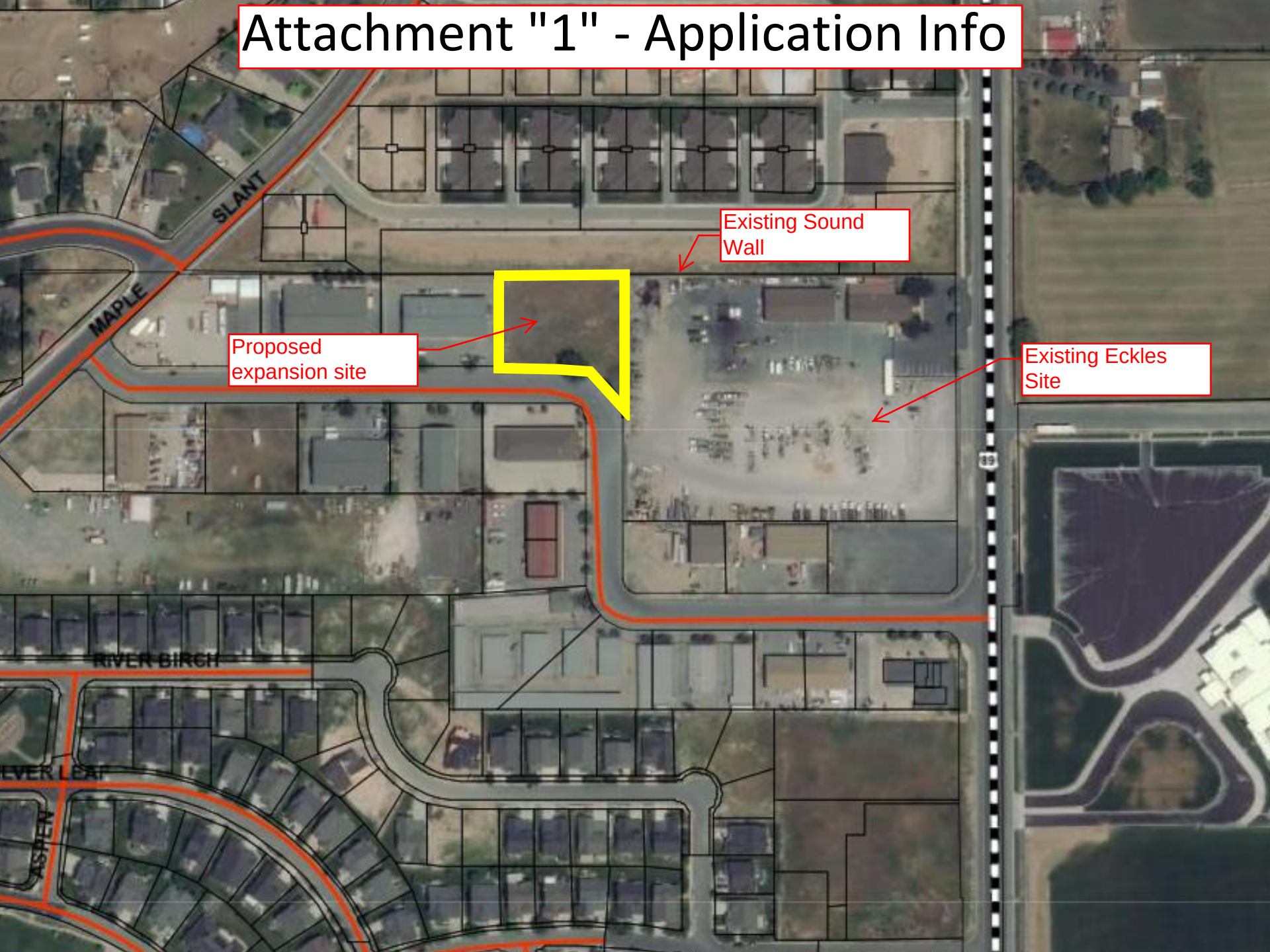
Given that Eckles is an existing use rather than a new use, and the Dignity Care project is responsible to create an appropriate buffer, staff can support allowing Eckles to use the proposed site.

RECOMMENDATION

Determine that Eckles Paving can expand to the adjacent lot with the following special condition:

1. The applicant shall comply with the Alvey Park Landscape and Covenant Agreement.

Attachment "1" - Application Info



Proposed
expansion site

Existing Sound
Wall

Existing Eckles
Site

SLANT

MAPLE

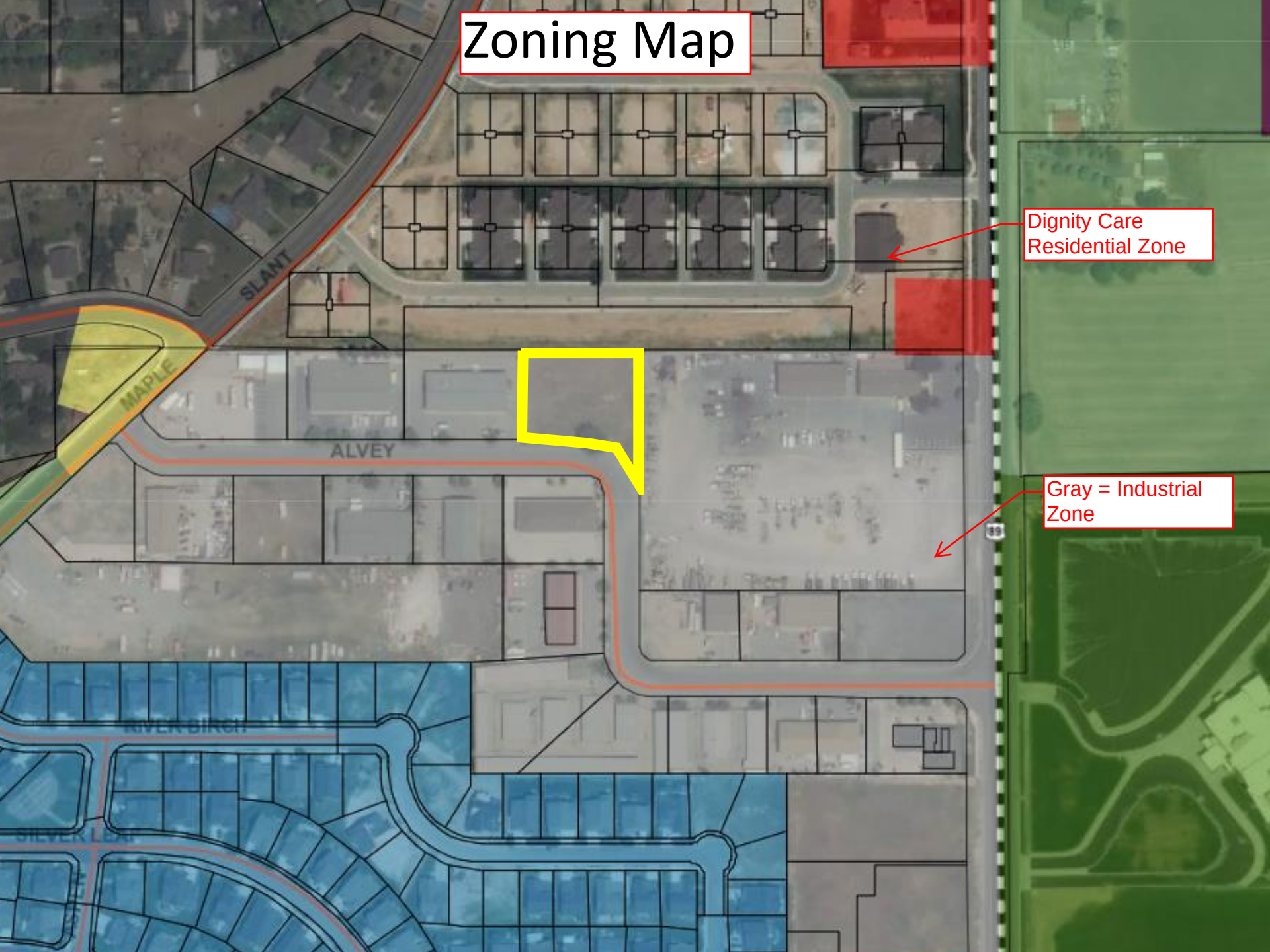
RIVER BIRCH

EVER LEAF

ASHEN

99

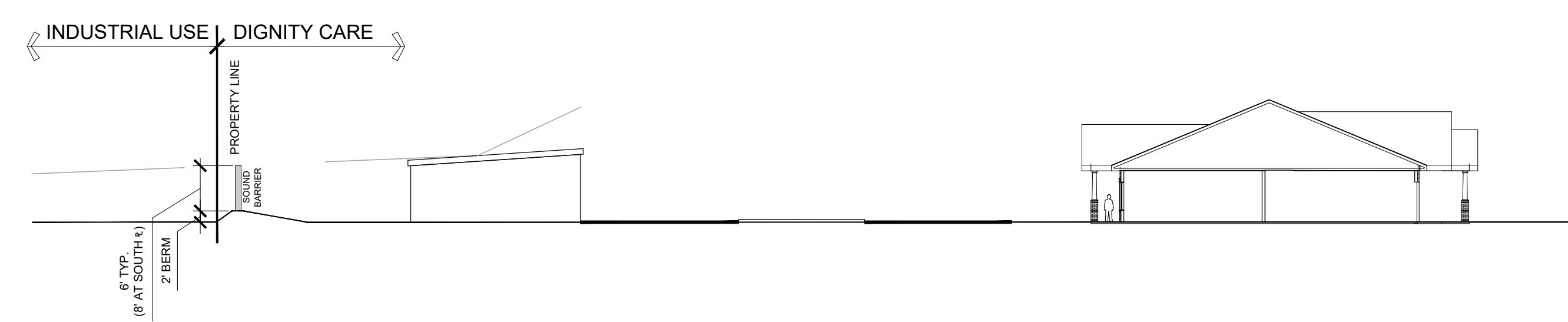
Zoning Map



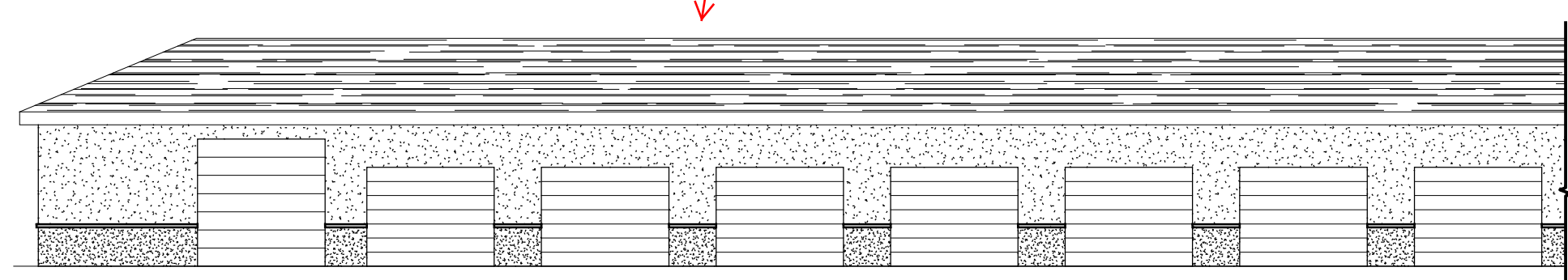
Dignity Care
Residential Zone

Gray = Industrial
Zone

SITE BOUNDARY
BLDGS 589,636 SF (13.54 ACRES)
153,675 SF (26.06%)

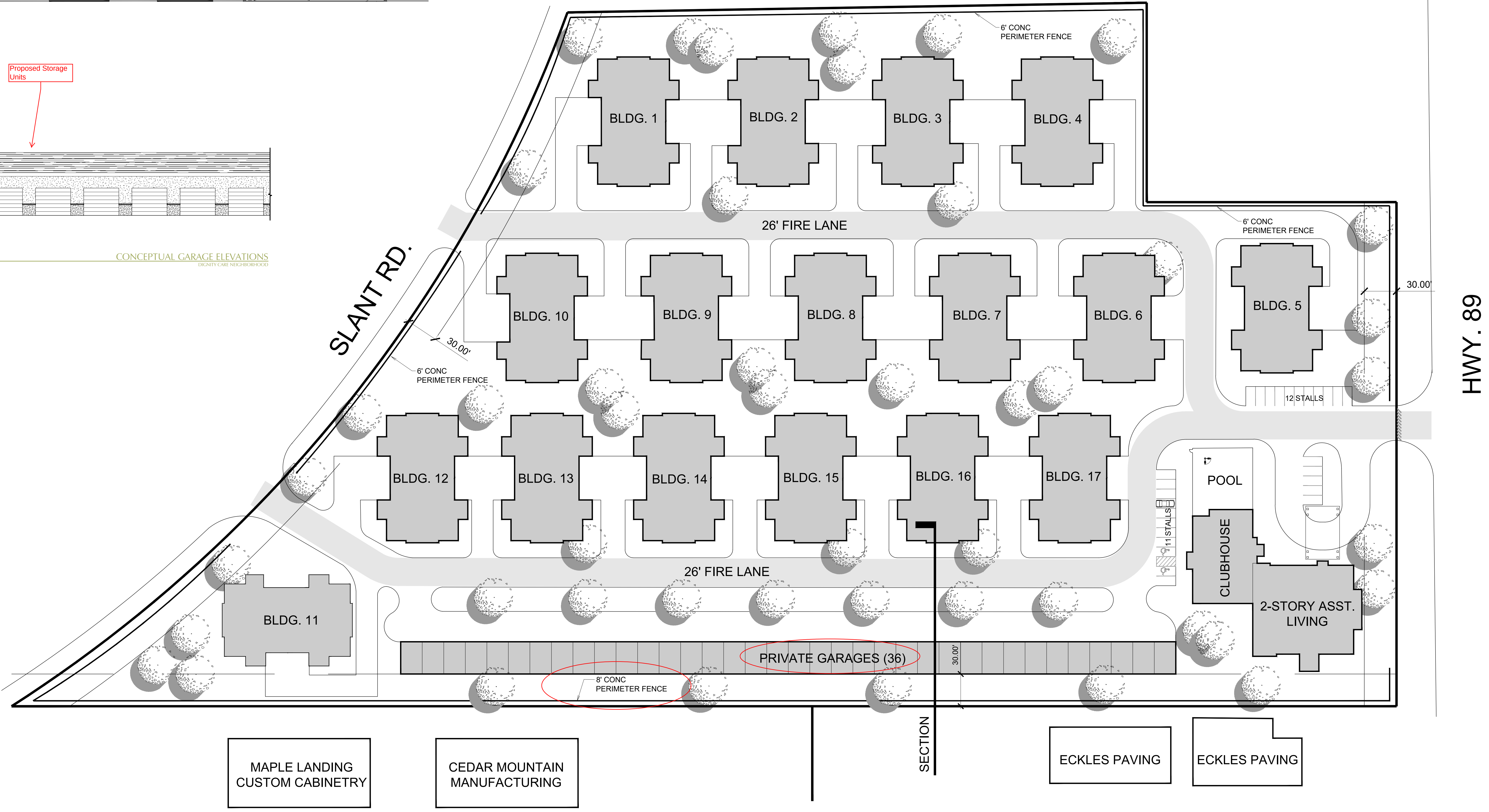


Proposed Storage Units



aeurbia architects and engineers

CONCEPTUAL GARAGE ELEVATIONS
DIGNITY CARE NEIGHBORHOOD



Mayor: Richard L. Maxfield
Councilmembers: Boyd Adams,
Jim Baird, Rea Bleggi,
Charlotte Hanna, Marilyn Petersen
Recorder: Lori A. Brierley



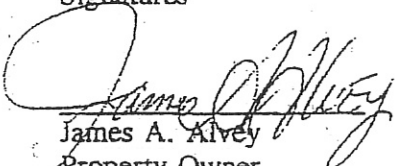
Exec. Secretary: Lois Murdock
Supt. of Public Works: Kent Wheeler
Treasurer: Dianne B. Wittusen
Zoning Administrator: William L. Jones
Planner: Karen A. McCandless

MAPLETON CITY CORPORATION

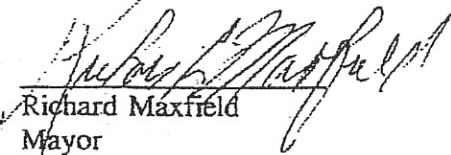
Landscape Covenant and Agreement
for Alvey Business Park
670 South 1600 West
Mapleton, UT

1. All lots abutting Highway 89 or the Mapleton Slant Road will have a thirty foot, bermed landscaped setback adjacent the lot's respective road.
2. The side yard setback not abutting a public street will be a three foot landscaped setback. There will be no rear yard setback requirement unless a lot abuts a residential zone, then there will be ten foot landscaped setback.
3. Where a lot abuts a street, there will be a twelve foot, bermed landscaped setback.

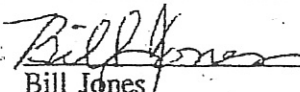
Signatures


James A. Alvey
Property Owner

Date 4-23-96


Richard Maxfield
Mayor

Date 4-23-96


Bill Jones
Zoning Administrator

Date 4-23-96

James Brady
City Attorney

Date _____