

# Mapleton City Planning Commission Staff Report

Meeting Date: January 26, 2012

**Item #: 3**

**Applicant:** Kim Lambourne, agent for The Church of Jesus Christ of Latter Day Saints

**Prepared by:** Cory Branch

**Council Action Required:** No

**REQUEST**

Kim Lambourne, agent for The Church of Jesus Christ of Latter Day Saints requests approval of a Conditional Use Permit and Project Plan Approval in order to construct a new church building on property located generally at 985 North 300 West. The subject property is located in the RA-2 Zone.

**FINDINGS OF FACT:**

1. This item is in conjunction with Item 2 of this agenda.
2. The subject property is located within the RA-2 zone.
3. The RA-2 zone allows places of worship with the approval of a Conditional Use Permit.
4. The applicant is proposing to construct an approximately 19,422 square foot church building. (see Attachment 1 – Proposed Elevation Drawings)
5. The proposed parking lot will include 196 parking stalls. (see Attachment 2 – Proposed Parking and Landscaping Plan)

**STAFF ANALYSIS:**

1. The proposal includes two points of access to the subject property off of the existing 300 West Street. Due to the existing slope of the 300 West Street on the south side of the subject property, DRC (Development Review Committee) is recommending that the 300 West Street be lowered and an irrigation siphon be installed in order to mitigate safety concerns relating to ingress and egress of the subject property.
2. The applicant is requesting modifications to the landscaping plan (see Attachment 2 – Proposed Parking and Landscaping Plan).
3. Section 17.15.100, Parking Lot Landscaping, Paragraph C1, reads, as follows:

*C. Landscaped areas shall be improved in conformance with the following requirements:*

*1. Interior parking lot landscaping areas shall be dispersed throughout the parking lot. Landscaped islands shall be required at the end of the parking rows, and at the midpoint of parking rows which exceed ten (10) parking stalls, or every ten (10) stalls if parking rows exceed twenty (20) stalls.*

4. As can be seen from the attached landscaping plan the applicant is proposing to remove the landscaping islands at the midpoint of the parking rows which exceed ten (10) stalls. The reason for the removal of the islands is to accommodate snow removal.
5. Section 17.15.020, Landscape Requirements, Paragraph B, reads, as follows:

*B. The planning commission may approve a project plan modifying the standards of this chapter if the property owner seeking development approval presents substantial evidence for the modification. The planning commission shall determine if the proposed modification constitutes an innovative landscaping design superior to the required landscaping standards. If the planning commission grants*

	<p><i>a modification under this subsection, it shall make particularized findings justifying the modification.</i></p> <p>6. The DRC has no concerns regarding the proposed modifications to the landscaping plan.</p> <p><b><u>STAFF RECOMMENDATION:</u></b> Staff recommends Approval of the proposed Conditional Use Permit and Project Plan subject to the applicant meeting the DRC minutes dated January 17, 2012 and contingent upon final approval of Item 2 of this agenda. (see Attachment 3 – January 17, 2012 – DRC Minutes)</p> <p><b><u>ATTACHMENTS:</u></b></p> <ol style="list-style-type: none"><li>1. Proposed Elevation Drawings</li><li>2. Proposed Parking and Landscaping Plan</li><li>3. January 17, 2012 – DRC Minutes</li></ol>
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Figure 1 - Aerial of subject property

Architect / Engineer:  
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 An Architectural Corporation  
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 Salt Lake City, UT 84117  
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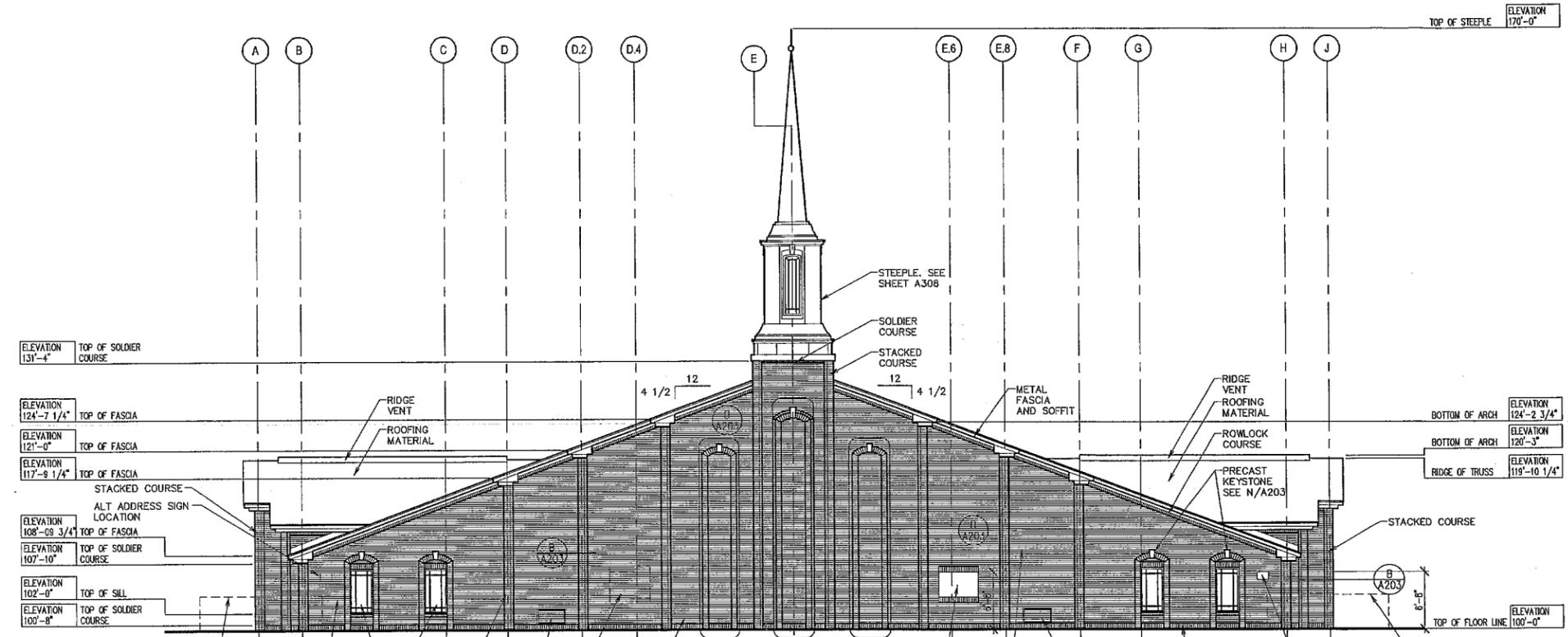
Project for:  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**  
 MAPLETON UT NORTH STAKE  
 1050 NORTH 300 WEST  
 MAPLETON, UTAH

Project for:  
**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

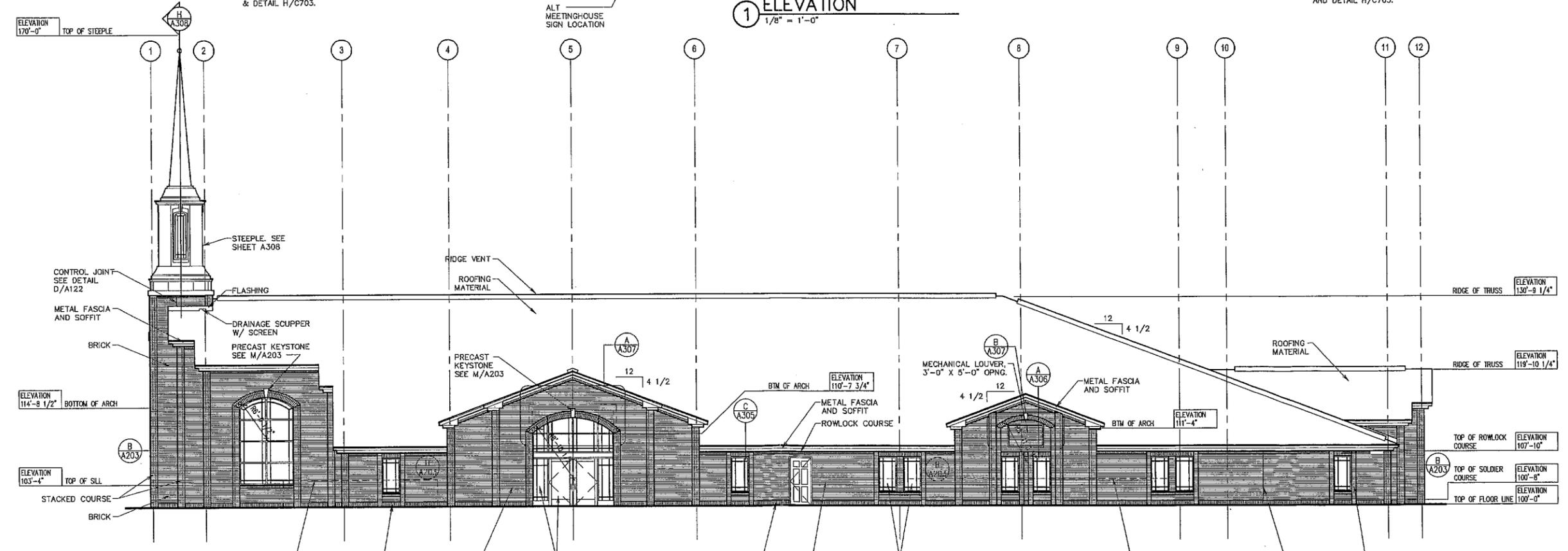
Architect's Project Number:  
 1100026.MK  
 Plan Series:  
 HET-MAS-09-02  
 Plan Date:  
 SEPTEMBER 2011  
 Property Number:  
 LDS 500-2186

Sheet Title:  
**EXTERIOR ELEVATIONS**

Sheet:  
**A2.1**



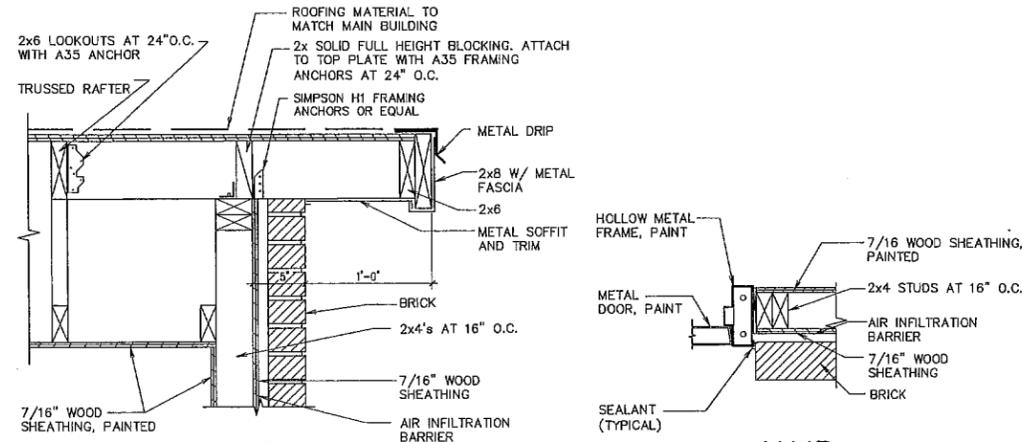
**1**  
 ELEVATION  
 1/8" = 1'-0"



**2**  
 ELEVATION  
 1/8" = 1'-0"

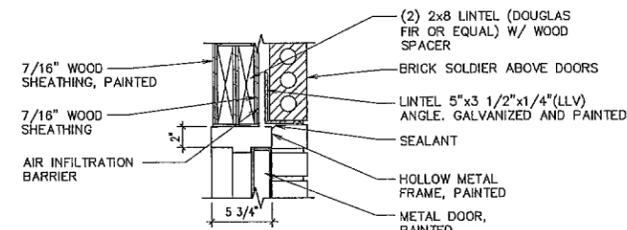
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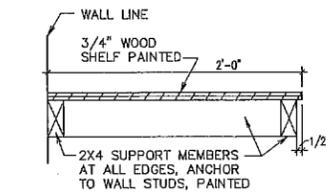


**(A) EAVE**  
1 1/2" = 1'-0"

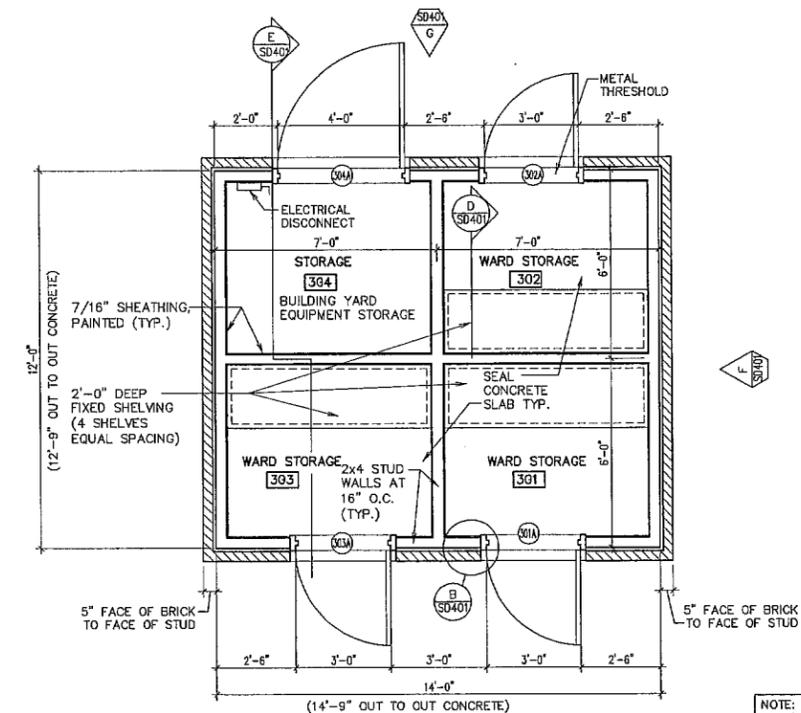
**(B) JAMB**  
1 1/2" = 1'-0"



**(C) HEAD**  
1 1/2" = 1'-0"

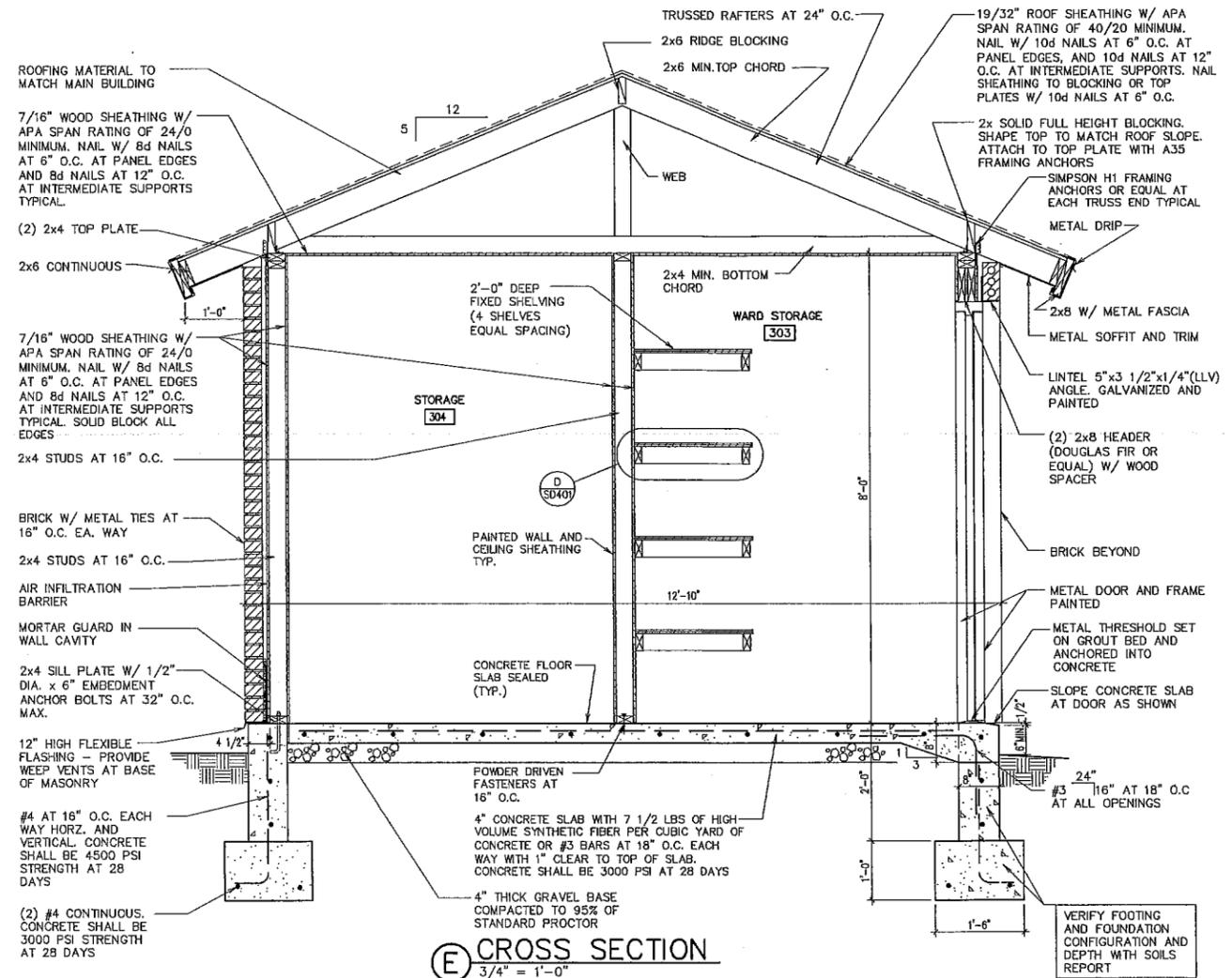


**(D) SHELF SECTION**  
1 1/2" = 1'-0"

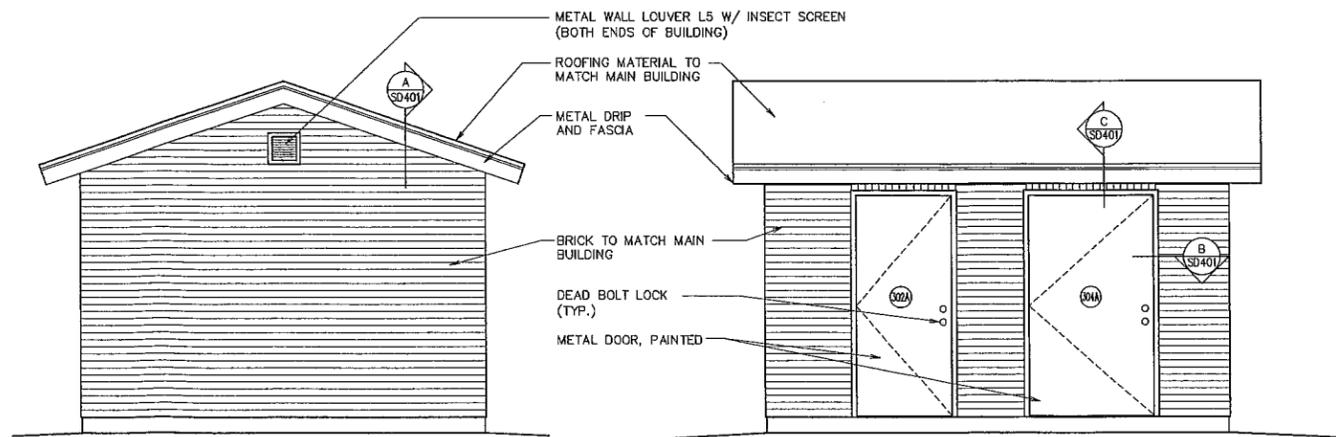


**(1) FLOOR PLAN**  
3/8" = 1'-0"

NOTE: SINGLE DOORS SHALL BE 3'-0"x7'-0"x1 3/4" AND 4'-0"x7'-0"x1 3/4" HOLLOW METAL PAINTED W/ DOOR AND DOOR HARDWARE AS SPECIFIED BY MAIN BUILDING



**(E) CROSS SECTION**  
3/4" = 1'-0"



**(F) ELEVATION**  
3/8" = 1'-0"  
(OPPOSITE END SIMILAR)

**(G) ELEVATION**  
3/8" = 1'-0"  
(OPPOSITE SIDE SIMILAR)

Architect / Engineer:

**MILLER**

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Salt Lake City, UT 84117  
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Stamp:



Project for:  
**MAPLETON**  
MAPLETON UT NORTH STAKE

**THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

Architect's Project Number:  
1100026.MK  
Plan Series:  
HET-MAS-09-02  
Plan Date:  
SEPTEMBER 2011  
Property Number:  
LDS 500-2186

Sheet Title:  
**STORAGE BUILDING**

Sheet:

**A8.1**

LANDSCAPE NOTES

1. USE STOCKPILED TOPSOIL IN LANDSCAPE AREAS. IMPORT TOPSOIL IF STOCKPILED QUANTITY IS INSUFFICIENT. ALL TOPSOIL MUST MEET THE TOPSOIL SPECIFICATION. BREAK UP CLODS, REMOVE ROCK AND OTHER DEBRY FROM STOCKPILED TOPSOIL. AMEND STOCKPILED TOPSOIL AS PER SPECIFICATIONS. A TOPSOIL ANALYSIS MUST BE SUBMITTED FOR ANY IMPORTED TOPSOIL FOR APPROVAL BEFORE INSTALLATION. (USE FORM FROM SPECIFICATIONS) TOPSOIL IS TO BE AMENDED BY THE LANDSCAPE CONTRACTOR AS NECESSARY BASED ON THE ANALYSIS. LAWN AREAS TO HAVE A MINIMUM OF FIVE (5) INCHES OF APPROVED TOPSOIL. SHRUB BEDS ADJACENT TO THE BUILDING TO HAVE A MINIMUM OF TWELVE INCHES OF APPROVED TOPSOIL. EXISTING SOILS MAY BE LEFT IN PLACE IN PERIMETER AREAS WHERE THERE ARE NO SHRUBS. DO NOT INSTALL TOPSOIL UNTIL THE SUB-GRADE HAS BEEN CHECKED FOR PROPER DEPTH.
2. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ALL AREAS OF THE LANDSCAPE BEFORE PROCEEDING WITH LANDSCAPE PLANTING. MAINTAIN DRAINAGE SWALES LOCATED IN THE NORTH AND SOUTH PERIMETER AREAS.
3. ALL AREAS LABELED 'LAWN' TO BE PLANTED WITH SOD FROM A LOCAL SOD GROWER. SOD SUPPLIER NEEDS TO BE APPROVED BEFORE INSTALLATION.
4. ALL AREAS NOT LAWN SHALL BE COVERED WITH COBBLE ROCK MULCH. MULCH 1 AND MULCH 2 TO BE INSTALLED THREE (3) INCHES DEEP. MULCH 3 TO BE INSTALLED FOUR (4) TO FIVE (5) INCHES DEEP. ROCK MAY BE OBTAINED FROM NEPHI SANDSTONE LOCATED IN NEPHI, UTAH. 435-823-2332. EDGES WHERE MULCH AND CONCRETE MEET SHALL BE FINISHED 1" LOW. PLACE EROSION CONTROL FABRIC UNDER THE MULCH.
5. CONCRETE MOW CURBS SHALL BE 8" WIDE AND 6" DEEP. FORM AND POUR IN PLACE. DO NOT USE EXTRUDED CONCRETE. COMPACT SOILS UNDER MOW CURBS. SEE DETAIL.
6. CALL BLUE STAKES TO LOCATE AND MARK UTILITY LINES AT LEAST TWO (2) DAYS BEFORE PERFORMING ANY DIGGING. ON THIS SITE. CONTACT THE OWNERS REPRESENTATIVE FOR INFORMATION ON THE LOCATION OF ANY UTILITIES NOT MARKED BY BLUE STAKES, I.E. LIGHT POLE CONDUIT AND WIRING.
7. A FULL SET OF LANDSCAPE AND IRRIGATION DRAWINGS AND SPECIFICATIONS MUST BE ON SITE AND IN THE POSSESSION OF THE LANDSCAPE INSTALLERS EMPLOYEES AT ALL TIMES.
8. MEET WITH THE AREA FM REPRESENTATIVE FOR A PRE-INSTALLATION MEETING BEFORE BEGINNING INSTALLATION. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS.

KEY

6" CONCRETE MOW STRIP	CRUSHED SOUTHTOWN 3/4" DIA.	BOULDERS Size as per drawing
SOD KENTUCKY BLUEGRASS	SCREENED SOUTHTOWN 4-5" DIA.	CRUSHED SOMA 2" DIA.

TREE LEGEND

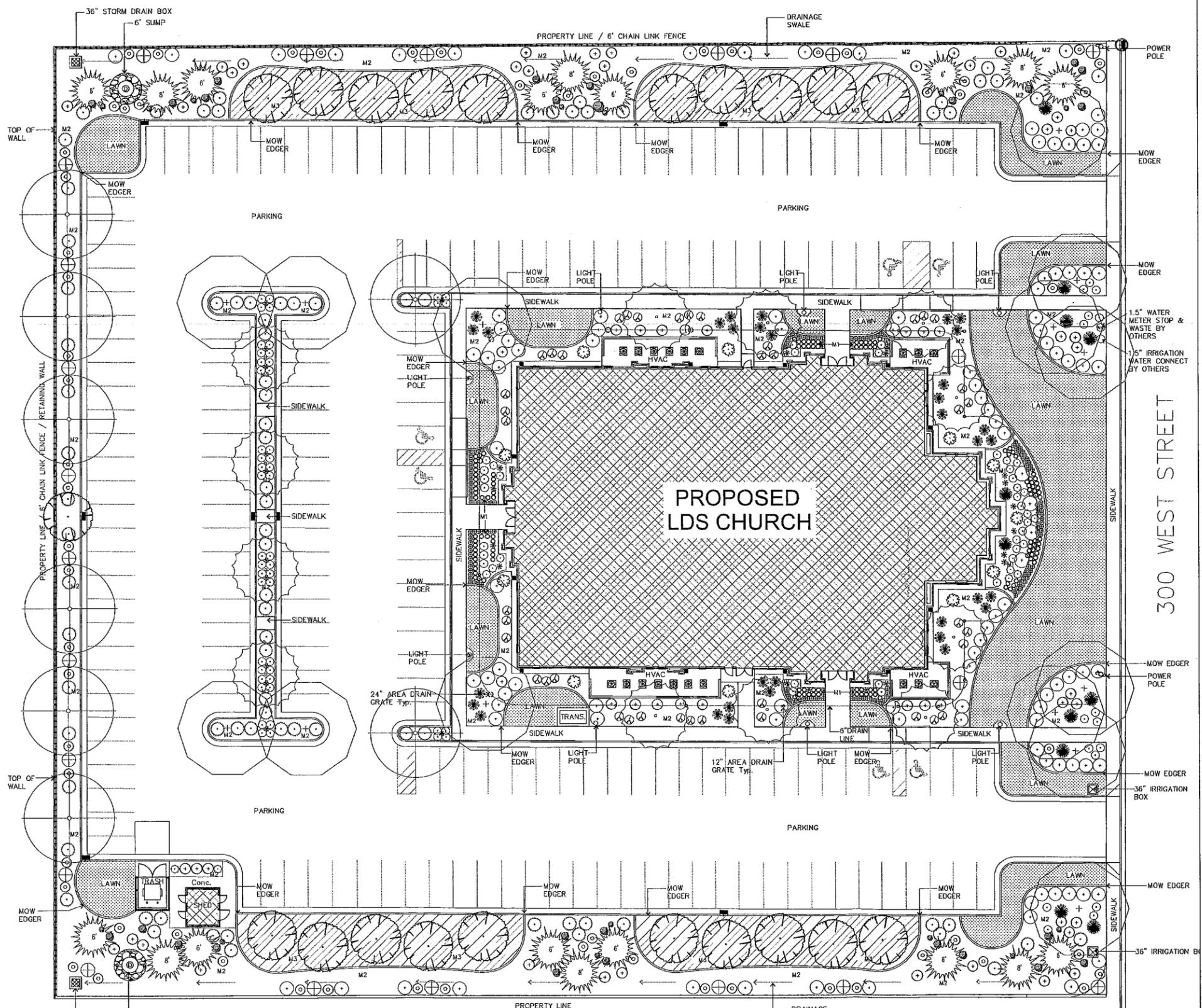
Symbol	Plant Type	Scientific Name / Common Name	Requirements	Planting Size Height	Size Width	Mature Size Height	Mature Size Width
	Shade	<i>Celtis occidentalis</i> Hackberry	2" Cal. Container	10'	4'	40'	30'
	Ornamental	<i>Pyrus calleryana</i> 'Redspire' <i>Rosa rugosa</i> 'Flowering Peace'	2" Cal. Container	8'	3'	35'	25'
	Shade	<i>Zelkova serotina</i> 'Green Vase' <i>Vilgove Green Zelkova</i>	2" Cal. Container	10'	4'	60'	40'
	Ornamental	<i>Prunus virginiana</i> 'Canada Red' <i>Canada Red Chicko Cherry</i>	2" Cal. Container	8'	3'	25'	20'
	Evergreen	<i>Picea pungens</i> Colorado Blue Spruce	Container	8'	3.5'	50'	18'
	Evergreen	<i>Picea pungens glauca</i> 'Fastigiata' <i>Isoli Fastigiata Blue Spruce</i>	25 Cal. Container	5-6'	24'	15'	5'

SHRUB LEGEND

Symbol	Plant Type	Scientific Name / Common Name	Requirements	Planting Size Height	Size Width	Mature Size Height	Mature Size Width
	Shrub	<i>Pinus mugo</i> 'Munro' <i>Dwarf Mugo Pine</i>	5 - Gal	12"	18"	4'	4'
	Shrub	<i>Spiraea x bumalda</i> 'Anthony Waterer' <i>Anthony Water Spiraea</i>	5 - Gal	16"	16"	3'	4'
	Shrub	<i>Juniperus horizontalis</i> 'Blue Chip' <i>Blue Chip Juniper</i>	5 - Gal	3"	12"	6'	5'
	Shrub	<i>Cornus sericea</i> 'Kelsey' <i>Dwarf Dogwood</i>	5 - Gal	18"	12"	3'	3'
	Shrub	<i>Buddleia davidii</i> 'Pink Delight' <i>Butterfly Bush</i>	5 - Gal	24"	18"	7'	5'
	Shrub	<i>Eucynema alatum</i> 'Compacta' <i>Dwarf Winged Euonymus</i>	5 - Gal	18"	12"	4'	4'
	Shrub	<i>Barberis thunbergii</i> 'Rose Glow' <i>Rose Glow Barberis</i>	5 - Gal	18"	12"	4'	3'
	Shrub	<i>Toxus baccata</i> 'Repandens' <i>Dwarf Spreading Yew</i>	5 - Gal	12"	12"	2'	3'
	Shrub	<i>Juniperus c. procumbens</i> 'Nana' <i>Green Mound Juniper</i>	5 - Gal	5"	18"	12"	5'

PERENNIAL / GRASS LEGEND

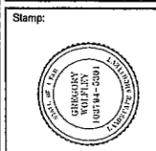
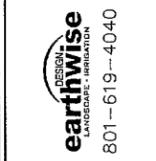
Symbol	Plant Type	Scientific Name / Common Name	Requirements	Planting Size Height	Size Width	Mature Size Height	Mature Size Width
	Grass	<i>Calamagrostis s. acutiflora</i> 'Xari Feaster' <i>Feather Grass</i>	1 - Gal	12"	6"	4'	2'
	Grass	<i>Pennisetum alopecuroides</i> 'Hameln' <i>Hameln Fountain Grass</i>	1 - Gal	12"	6"	3'	3'
	Grass	<i>Panicum virgatum</i> 'Shenandoah' <i>Shenandoah Switch Grass</i>	1 - Gal	12"	8"	3'	4'
	Perennial	<i>Hemerocallis</i> 'Texas Sunlight' <i>Daylily</i>	1 - Gal	12"	6"	24"	18"
	Grass	<i>Festuca ovina</i> 'Glaucia' <i>Dwarf Blue Fescue</i>	1 - Gal	6"	8"	8"	18"



LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



Architect / Engineer:



Project for:  
**MAPLETON**  
MAPLETON UT NORTH STAKE  
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MAPLETON, UTAH

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Sheet Title:  
LANDSCAPE PLAN

Sheet:  
L101

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

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January 17, 2012

Kim Lambourne, agent for The Church of Jesus Christ of Latter Day Saints requests approval of a 1-lot (phased) subdivision plat, in order to construct a new church building on property located generally at 985 North 300 West. The subject property is located in the RA-2 Zone.

Kim Lambourne, agent for The Church of Jesus Christ of Latter Day Saints requests approval of a Conditional Use Permit and Project Plan Approval in order to construct a new church building on property located generally at 985 North 300 West. The subject property is located in the RA-2 Zone.

Drawings Submitted on: January 9, 2012

### **Community Development Division**

Cory Branch, Planning Director, Phone: (801) 806-9101, Fax: (801) 489-5657,  
Email: [cbranch@mapleton.org](mailto:cbranch@mapleton.org)

Matt Brady, Planner I, Phone: (801) 806-9108, Fax: (801) 489-5657, Email: [mbrady@mapleton.org](mailto:mbrady@mapleton.org)

1. Staff recommends that the proposed subdivision consist of the entire 6.46 acres and if in the future the applicant determines to develop the remaining property they can submit for review and approval of an amended plat. The reason for this recommendation is to ensure that proper street dedication, frontage, and infrastructure is agreed upon between the City and the property owner, once the property owner determines the best development use of Phase 2.
2. The subdivision plat must identify how much street dedication will be given to the City along 300 West Street.
3. The signature blocks shown on the subdivision plat have the 2011 date. Change the date to 2012.
4. The location of all mechanical equipment must meet the requirements of Section 18.64.050(C3), Mapleton City Code.
5. Parking lot lighting shall be illuminated adequately to prevent direct illumination of adjoining properties.
6. Submit State Storm Water Permit (NOI/NOT/SWPPP).
7. Prior to plat recording the boundary description will be reviewed to ensure that the description closes.
8. Applicant must submit a title report showing clear title to the property as well as ensuring that all taxes are current.
9. Prior to any building construction applicant will be required to apply for a building permit, submit bonding, and pay required building fees, impact fees, etc.

### **Engineering and Public Works Division**

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Scott Bird, Public Works Director, Phone: (801) 489-6253, Fax: (801) 489-5657, Email:

[sbird@mapleton.org](mailto:sbird@mapleton.org)

#### Roadway:

1. Bring all concrete improvements to current city standards, including ADA ramps prior to final release of bond.

#### Storm Drain:

1. Storm Water Calculations will need to be included.

- a. Geo-tech report will need to be submitted with reference to storm drain system.

Miscellaneous:

1. Bonding will be required upon final approval of site plan.
2. Complete SWPPP and NOI with state prior final approvals.
3. Mapleton Irrigation Company approval will be required.
4. Phasing plan will be required that shows legal frontage to back lot.