

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
TUESDAY, SEPTEMBER 23, 2014 AT 6:00 P.M.  
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Meeting Minutes
  - A. August 26, 2014
4. Development Items
  - A. White Hills Conditional Use Permit – Public Hearing, Action Item The applicant is proposing to use an existing facility located on his property to maintain, park and operate construction equipment, mainly dump trucks. The current facility has been used in the past for this type of use. The property is located at 2909 Highway 73, Eagle Mountain, UT 84005.
  - B. Gateway Park – Public Hearing, Action Item A proposal for a rezone, preliminary plat, and master site plan for the Eagle Mountain Business Park, located northwest of SR73 and Mt. Airey Drive. The rezone makes adjustments to the Industrial, Commercial, and Commercial Storage zones approved for the property in 2013. The preliminary plat includes 1 7-acre storage unit parcel, two commercial/multi-family parcels, nine commercial lots, and a 5.26-acre UDOT preservation parcel for future expansion of SR73. The master site plan depicts a possible layout of each commercial and storage lot, with the understanding that each lot will require a specific site plan approval in the future.
  - C. SilverLake 14 & 15 Concept Plan – Discussion The proposed SilverLake 14 &15 Concept Plan is located within the existing SilverLake development south of Phase 8 and east of Woodhaven Boulevard. The applicant is requesting feedback for the community park configuration, road alignment in conjunction with sewer system, and overall subdivision layout.
  - D. Dark Sky Ordinance – Public Hearing, Action Item The hearing is for proposed amendments and the addition of a chapter to the City's Development Code concerning outdoor lighting standards (including but not limited to Chapters 15.70, 17.54.050, 17.55.040, 17.72, 17.80, 17.100.060, 17.100.070 of the Municipal Code).
5. Discussion Items
  - A. Park Standards
5. Next Scheduled Meeting: October 14
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, AUGUST 26, 2014 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1 **6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**

2  
3 COMMISSION MEMBERS: Present: Wendy Komoroski, Miriam Allred, Preston Dean, and  
4 Matthew Everett. Excused: John Linton

5  
6 CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner, Ken  
7 Sorenson, City Planner; and Johna Rose, Deputy Recorder.

8  
9 ELECTED OFFICIAL PRESENT: Mayor Pengra.

10  
11 1. Pledge of Allegiance

12  
13 Commissioner Dean led the Pledge of Allegiance.

14  
15 2. Declaration of Conflicts of Interest

16  
17 None

18  
19 3. Approval of Meeting Minutes

20 A. August 12, 2014

21  
22 **MOTION:**

23 *Wendy Komoroski moved to approve the August 12, 2014*  
24 *meeting minutes. Matthew Everett seconded the motion. Those*  
25 *voting aye: Preston Dean, Wendy Komoroski and Matthew*  
26 *Everett. Miriam Allred abstained. The motion passed with 3 ayes*  
27 *and 1 abstention.*

28 4. Action Items

29  
30 A. Hatch Residence Variance Application – Public Hearing, Action Item.

31  
32 Ken Sorenson explained that the applicant is requesting a variance for an approximately 9’  
33 encroachment into the rear setback of Lot 213 in the Meadow Ranch V Phase 2 subdivision  
34 located at 9849 N. Sorrel Drive.

35  
36 Commissioner Komoroski stated that the house would fit on the lot if the applicant flipped or  
37 reversed the home. Mr. Sorenson explained that the applicant expressed the idea of  
38 maximizing the view from the patio with this house plan and the placement of the home.

39  
40 Commissioners felt that there was no hardship, that the applicant could redesign or adjust the  
41 house plan.

42  
43 *Commissioner Dean opened the public hearing at 7:35 p.m.*  
44

1           None

2

3   *Commissioner Dean closed the public hearing at 7:35 p.m.*

4

5   **MOTION:**                        ***Wendy Komoroski moved to deny the Hatch residence setback***  
6                                        ***variance application. Matthew Everett seconded the motion.***  
7                                        ***Those voting aye: Preston Dean, Wendy Komoroski, Miriam***  
8                                        ***Allred, and Matthew Everett. The motion passed with a***  
9                                        ***unanimous vote.***

10

11   5. Discussion Items

12

13    A. Dark Sky Ordinance

14

15    Mr. Sorenson explained the benefits of having a dark sky ordinance. He reviewed other cities  
16    that have implemented a dark sky ordinance and the 2012 JLUS recommendations. He also  
17    explained the codes that would need to be implemented by the City (examples: outdoor  
18    lighting curfews, height limits, grandfathering, lighting fixtures, signs, and lighting zones,  
19    etc.)

20

21    Commissioner Komoroski liked the idea of a dark sky ordinance, but expressed the idea of  
22    getting the current residents involved.

23

24    Commissioner Allred was concerned with store lighting during business hours. Her biggest  
25    concern was getting kids safely to and from the store.

26

27    Commissioner Komoroski suggested that holiday lighting be allowed in the proposed code  
28    amendment.

29    Commissioner Dean suggested that the City continue to allow the HOAs to regulate the  
30    holiday lighting.

31

32    B. Park Standards

33

34    Mr. Mumford reviewed the current City Code for bonding and park improvements. He also  
35    explained the problem that the phasing of larger preliminary plats causes when building park  
36    improvements. He explained that the City has been looking into new options for park bonding  
37    and time limit requirements for park improvements.

38

39    Commissioner Dean wanted to know how other cities handle the bonding and park  
40    improvements. Mr. Mumford explained that some cities do not require park improvements  
41    with developments, but he could check into other cities that do require park improvements.

42

43    Mr. Mumford explained if the City could collect two percent on all lots, then the City would  
44    have collected the park improvement fee by fifty percent of the development project.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, AUGUST 26, 2014 AT 6:00 P.M.  
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1  
2 Commissioner Everett liked the idea of collecting one and half percent of the park fees, so if  
3 the developer does foreclose, the City would have the majority of the park fee. He also  
4 expressed the idea of promoting a list of parks that the City wants or needs.

5  
6 Commissioners recommended having the developer change the phasing of some of the plats,  
7 so parks are built at fifty percent of the completed development.

8  
9 Mayor Pengra asked the Commissioners thoughts on getting away from the current point  
10 system and having impact fees that go towards regional parks. Mr. Mumford explained that  
11 the current impact fees are based on acreage per population, but the City is looking into a  
12 value per people impact fee.

13  
14 Commissioner Dean was more concerned with the City's ability to build the park  
15 improvements when they are needed. He also expressed the concerns he has for the current  
16 park improvement point system. He felt that if the City could get the park improvements out  
17 of the developers' hands, then maybe the City could get the park improvements that are  
18 needed.

19  
20 Commissioner Komoroski suggested that the City plan more destination parks instead of  
21 small pocket parks. She recommended that larger lot subdivision improvement fees go  
22 towards destination parks or regional parks, because the parks are unused in larger lot  
23 neighborhoods.

24  
25 6. Next Scheduled Meeting: September 9, 2014

26  
27 7. Adjournment

28  
29 The meeting was adjourned at 7:36 p.m.

30  
31 APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 9, 2014.

32  
33  
34  
35  
36 \_\_\_\_\_  
37 Steve Mumford, Planning Director



## EAGLE MOUNTAIN CITY Planning Commission Staff Report

SEPTEMBER 23, 2014

*Project:* **Lee Brown CUP**  
*Applicant:* Lee Brown  
*Request:* *Conditional Use permit for construction yard/shop*  
*Type of Action:* Public Hearing; Action Item

---

### **Location**

The proposed Conditional Use Permit is located west of SR 73 in the vicinity of the White Hills Country Estates subdivision on the west side of Eagle Mountain City.

### **Background**

The proposed site is located within the Pole Canyon annexation area. Pole Canyon was annexed into Eagle Mountain City December 6, 2009. The site currently has a horse arena and a garage/shop on the property. When the property was in the county and the White Hills subdivision was being built this facility was used to store construction equipment and the shop was used to maintain the equipment. The facility has been remodeled at different times since White Hills was constructed. The horse arena is the only part of this facility that is currently being used.



### **Proposal**

The applicant would like to use the garage/arena and shop area to store and maintain construction equipment for a local company that is working in the area. The City's General plan shows the property as Rural Residential/Agricultural. The surrounding properties of the proposed site consist of agricultural land currently used for grazing and farming. The access off of SR 73 is paved into the White Hills Country Estates subdivision approximately 1200 ft. The City road then turns into a private drive that provides access to the residence just east of the site. The drive is paved to the driveway of the residence and then turns to gravel/dirt road to the proposed site.

**Concerns/Issues**

There are some issues to consider with this application:

- Access - Is there adequate access to the property?
- Traffic - What amount of traffic will there be?
- Road Maintenance – Who will maintain the current access road and how will it be maintained?
- Hours of Operation - What are the hours of traffic and maintenance?
- Equipment storage - Will the equipment be stored inside the building or hidden from view?
- Compatibility with surrounding area - Does the use fit in with the surrounding area?
- Dust - What measures will be used to control dust?
- Previous use of the Site.

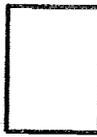
**Recommended Motions**

The Planning Commission can deny the conditional use permit application based on findings of fact; approve the application for a conditional use permit based on findings of fact or approve the conditional use permit with conditions based on findings of fact.

**Attachments:** Application materials



PARCEL 3  
296,105 SF  
6.80 AC±



20' RIGHT OF  
WAY EASEMENT

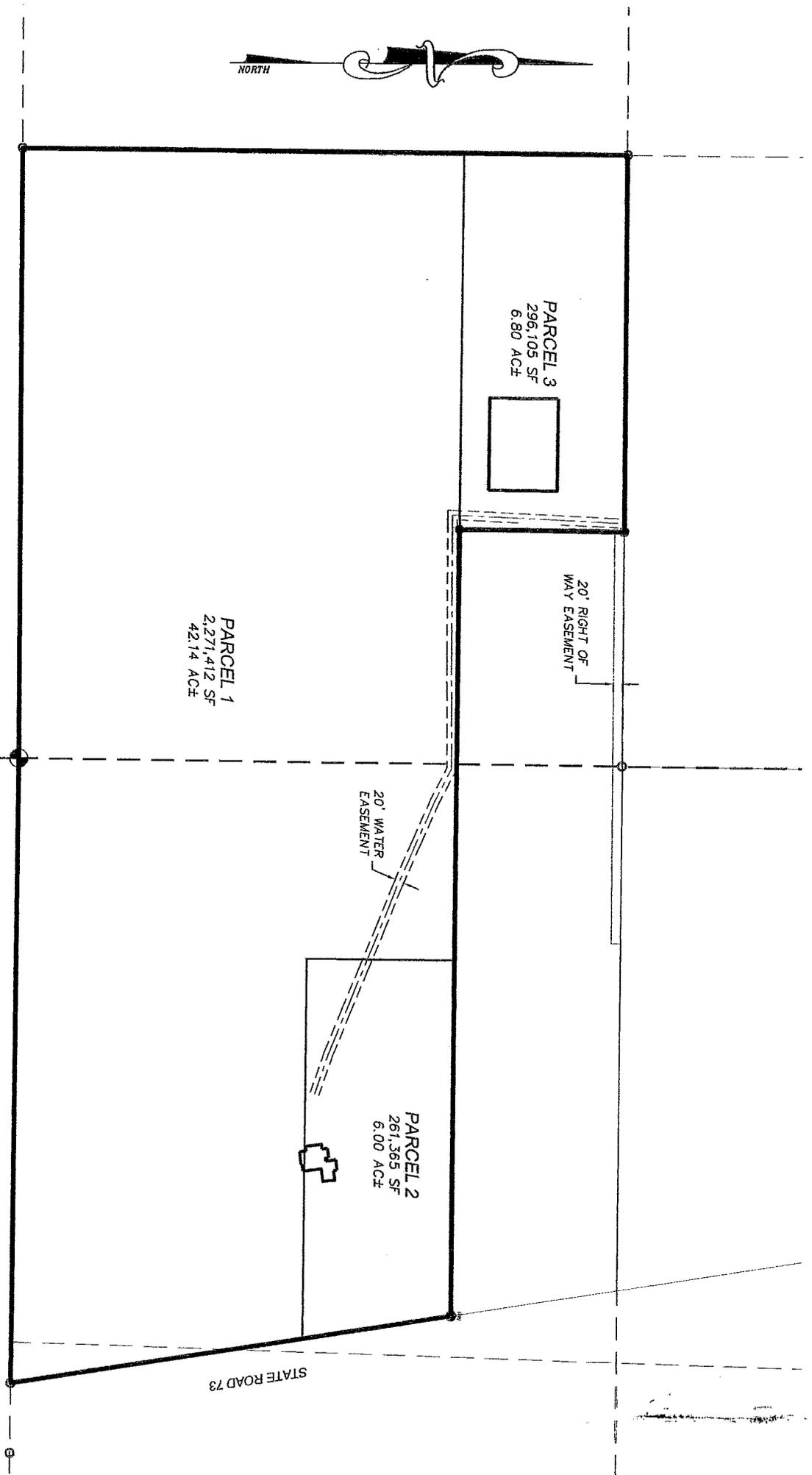
PARCEL 1  
2,271,412 SF  
42.14 AC±

20' WATER  
EASEMENT

PARCEL 2  
261,365 SF  
6.00 AC±



STATE ROAD 73



Eagle Mountain  
Planning Commission  
Request for a conditional use permit

I have owned the property since 2006 during which I have used the shop in conjunction with the indoor arena at various times. When I first purchased the property I owned and operated dump trucks from the facility. Ken White who built the facility used it as his construction yard for the development of the White Hills subdivision as well as maintenance shop for his heavy equipment to maintain the White Hills Water system. There is a 60X40 shop attached to the indoor arena.

Where as the facility is already in place some of the questions on the conditional use application aren't applicable so I will try to address these points in this letter.

1. The building is located over a quarter mile from highway 73
2. Landscaping includes a pond to catch rain run off.
3. The property has been graded in such a way as to deal with any run off
4. There is only three property owners within 600 feet of the building and only one of them is a residence the balance is either dry farm or dry grazing ground.

Do to the location and that the property has historical been used for the use requested I don't see how this will create an onus for the City or it's residents.



**EAGLE MOUNTAIN CITY**  
**Planning Commission Staff Report**

**SEPTEMBER 23, 2014**

*Project:* **Gateway Park (Eagle Mountain Business Park)**  
*Applicant:* Scot Hazard  
*Request:* (1) Rezone areas of the property to Commercial and Commercial Storage;  
 (2) Master Site Plan  
 (3) Preliminary Plat  
*Type of Action:* Public Hearing; Recommendations to the City Council

**Location**

The proposed Eagle Mountain Business Park is located northwest of SR73 and Mt. Airey Drive. The properties have been referred to in the past as Talon Cove and the Smith Sisters properties.

**Background**

These properties were rezoned in 2013 from Industrial to Commercial Storage and Commercial in preparation for a storage unit development and commercial warehouse/office development. A preliminary plat was submitted in late 2013 and was tabled by the Planning Commission in January 2014 at the request of the applicant in order to work out the future of SR73 with UDOT, MAG, and the City.

Mountainland Association of Governments has now approved money for UDOT to purchase of a portion of this property for future ROW expansion. UDOT is also considering approval of additional funds in October for more ROW purchase. The agreed-upon property for ROW expansion is designated on the proposed plans. With the ROW now defined, the applicant is moving forward with plans for development.

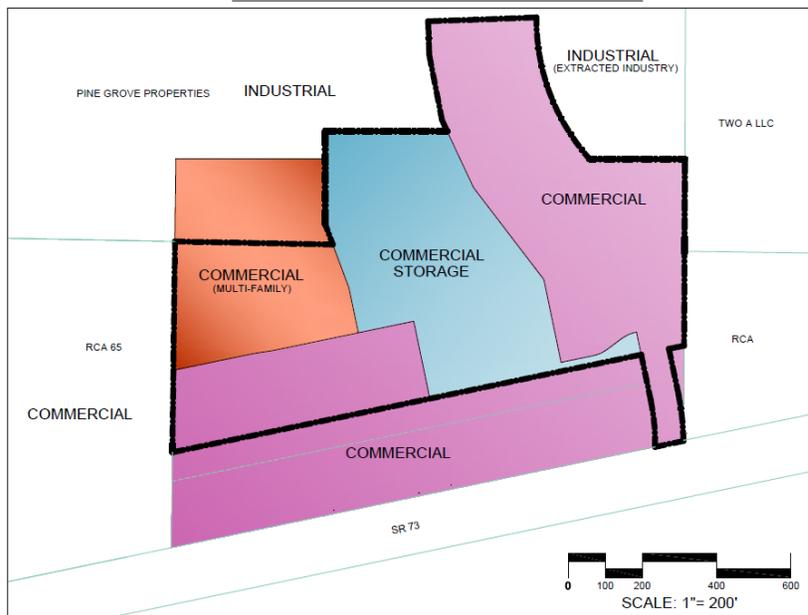
**Proposal**

The ROW expansion simply requires the project to move to the north, further into the current industrial zone. Due to elevation changes and reconfiguration to comply with UDOT's frontage road access standards, the zones have changed shape as well.

The proposed rezone includes the following changes:

- 2.66 Acres Industrial to Commercial
- 0.6 Acres Industrial to Commercial Storage
- 1.08 Acres Commercial to Commercial Storage
- 0.76 Acres Commercial Storage to Commercial

**PROPOSED ZONING**



The City's current Future Land Use

and Transportation Corridors Map (Map 2 of the General Plan) is displayed here, with the properties under rezone consideration outlined in the dashed yellow line.

### ***Surrounding Zoning***

These properties are bordered on the south by SR73, on the west by vacant commercial and Industrial property and on the east by agricultural and industrial land.

### ***Commercial Zone***

The purpose of the commercial zone is to provide for commercial businesses, professional offices, and shopping centers that will serve neighborhood, communitywide, and regional shopping demand, along with other commercial opportunities, which are reasonably separated or buffered from residential development. Mixed-use residential developments are allowed as a conditional use within the commercial zone.

### ***Commercial Storage Zone***

The purpose of the commercial storage zone is to provide for nonretail commercial sites for storage of vehicle, equipment, and inventory, and associated offices.

### ***Rezone Criteria for Approval***

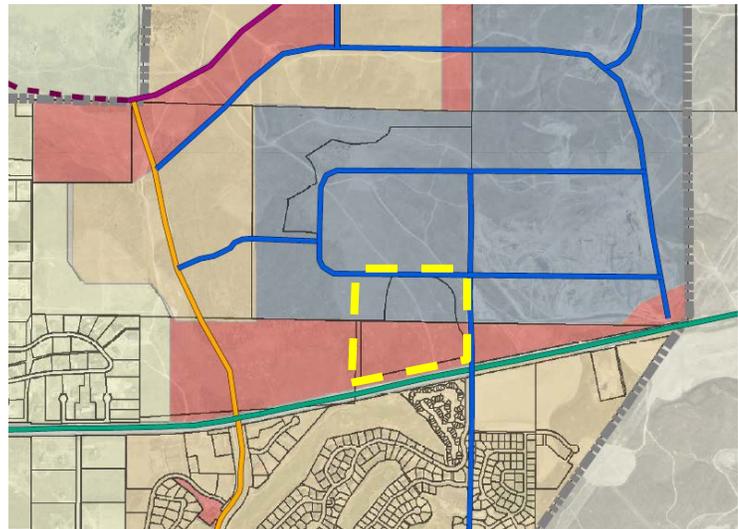
The rezoning of property does not require the Planning Commission or the City Council to take action based upon findings of facts. Rezone proposals are evaluated using the following criteria:

- A. Compliance with Future Land Use Plan. As discussed earlier in this report, the City's Future Land Use Plan designated this area as Mixed Use Commercial and Industrial. This proposal complies with that plan.
- B. Compatibility Determination. The zoning must be reasonably compatible with adjacent land uses. Since the area proposed for commercial zoning is surrounded by commercial and industrial land, and is adjacent to Highway 73, we suggest that this proposed zoning is compatible with adjacent land uses. We do not have a Commercial Multi-Family Zone, although multi-family development is a conditional use in the Commercial Zone. We recommend that the zoning map simply designate the proposed Commercial MF area as Commercial, leaving it flexible for that property to either be developed with multi-family residential or commercial uses in the future.
- C. Buffering of Incompatible Uses. The Commercial Storage Zone would be surrounded by commercial and potential multi-family uses, very similar to what you see in neighboring communities, including the storage unit facility in Saratoga Springs (north of Walmart). Since storage units are not always the most attractive uses, nor neighbors, the commercial land provides an excellent buffer to this use.

### ***Master Site Plan & Preliminary Plat***

The preliminary plat contains the following breakdown:

- 1 commercial storage lot (7 acres)
- 9 commercial lots (8.63 acres)
- 1 detention pond parcel (0.34 acres)
- 2 parcels intended for future multi-family (2.79 acres)
- 2 parcels being preserved for UDOT right-of-way (5.30 acres)
- Mt. Airey Drive – a minor collector road
- Talons Drive and a stub road – standard 51-foot wide roads



UDOT is planning to expand SR73 (aka Cory Wride Memorial Highway) in the next 10 years to become a freeway, similar to the eventual buildout of 2100 North in Lehi, with freeway in the middle and 2-lane one-way frontage roads along each side. You can see the planned frontage road on the plans, which will eventually provide access to both Mount Airey Drive and Talons Drive. Lots 108, 109, 110, and Parcels A & B would not have access until either the frontage road is constructed or a road connects to Talons Drive from the north. Lots 108, 109, and 110 contain notes on the preliminary plat that state "Requires frontage road." Parcels A and B will require the same notes.

Two master site plans were submitted that include buildings, parking, access, etc. These layouts are conceptual, and are intended to provide context for the lot layout and lot sizes. One plan is laid out to comply with the City's Commercial Design Standards, with buildings in the front and parking in the back. This would be a good layout, except that it is not as conducive to the planned uses, which would be a contractor style building with the small offices at the front and the warehouse with roll-up doors in the back. The other site plan shows the buildings with the parking in the front and warehouse access in the back.

Since this specific use is different than standard retail or office, there may be a need to consider some alternative parking arrangements. The buildings and lots, for instance, could be redesigned to contain parking on the sides of the buildings rather than the front. This would likely result in two or three larger buildings, rather than five (on lots 102-106). If you feel inclined to approve the master site plan with the parking between the street and the buildings, then it should be clear that the landscaping treatments in this area should be fairly extensive, with shrubs and berms for headlight screening, trees, etc. You should also consider amending the City Code Chapter 17.72 Multi-Family and Commercial Design Standards to address office-warehouse uses.

A layout was not provided for the multi-family commercial area, as it would simply be too speculative at this time. An individual site plan approval is required for every lot in this development prior to development. Some uses will require a conditional use permit as well. Final plats are required as well.

This plat will not require parks or improved open space, except for future multi-family areas. This will be determined when the site plan for those parcels are submitted in the future. No landscaping plan was submitted with this application, as each site will provide a landscape plan with a site plan application.

The utilities have been reviewed by the City Engineer. Water modeling is required for this project. The project must comply with any determinations from the water model, whether it means upsizing water lines, building a water tank, or some other solution. Utility plans will have to be finalized with final plat applications.

#### **Staff Recommendation**

In our opinion the proposed rezone meets the rezone criteria for approval, so we recommend that the Planning Commission recommend approval of the application to the City Council. The Commission can either approve, deny, or table this application.

#### **Recommended Motions**

The following motions are provided for the benefit of the Planning Commission. They may be read as the motions or referenced when making motions.

*I move that the Planning Commission recommend approval to the City Council of the Gateway Park Rezone application with the project title changed to Gateway Park.*

*I move that the Planning Commission recommend approval to the City Council of the Gateway Park Master Site Plan application with the following conditions:*

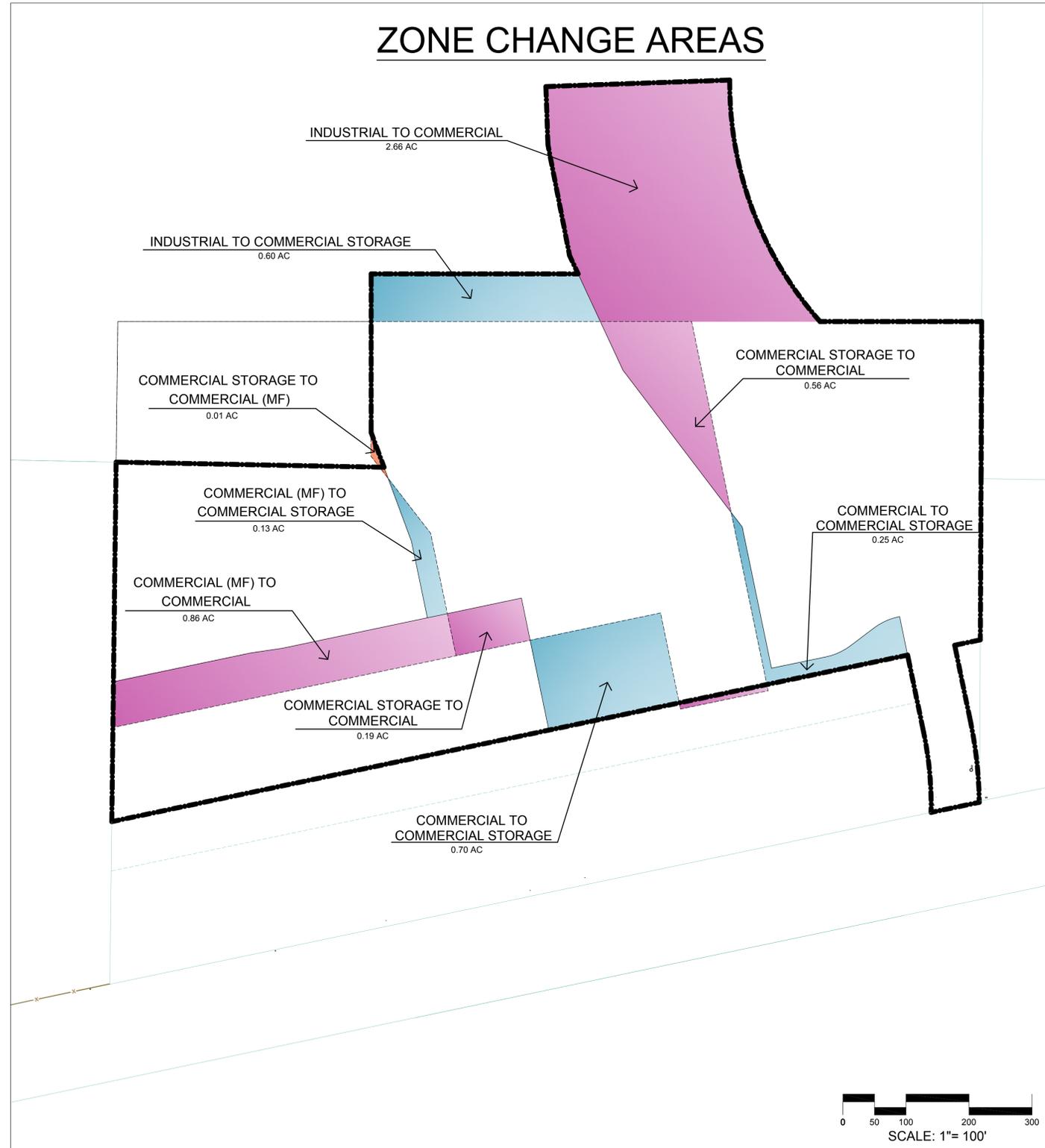
- 1. Individual site plan approvals are required for each lot, including Parcel A and Parcel B. Landscaping and architecture will be reviewed at that time.*
- 2. Plans must be titled "Gateway Park," rather than "Eagle Mountain Business Park."*

*I move that the Planning Commission recommend approval to the City Council of the Gateway Park Preliminary Plat application with the following conditions:*

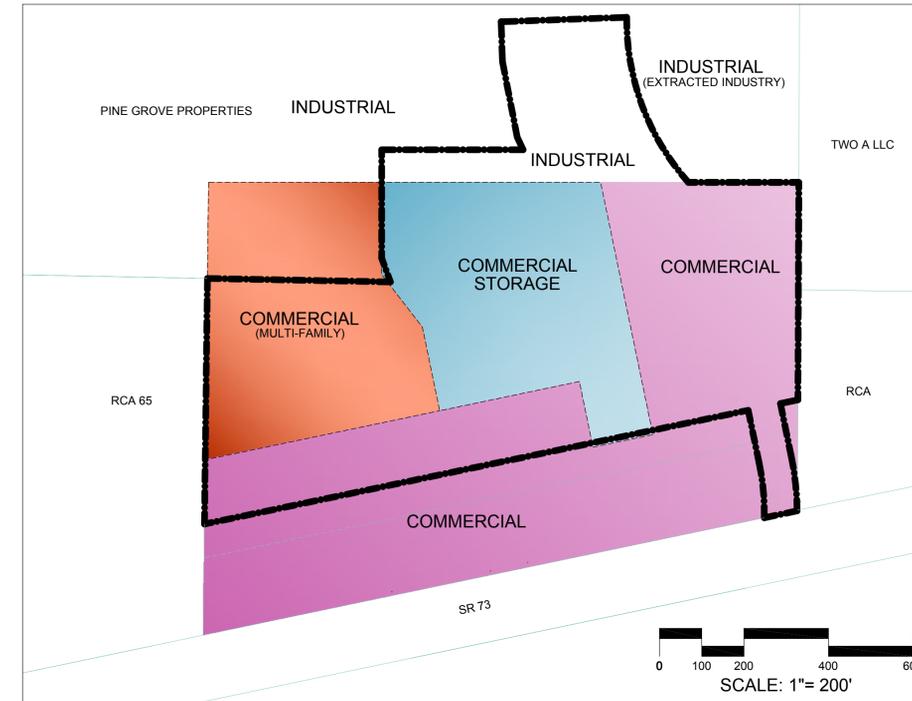
- 1. Developer must provide a water model for the project and must comply with any requirements as a result of the water model.*
- 2. Plans must be titled "Gateway Park," rather than "Eagle Mountain Business Park."*
- 3. Parcels A and B must be changed to Lot 111 and Lot 112.*

# EAGLE MOUNTAIN BUSINESS PARK

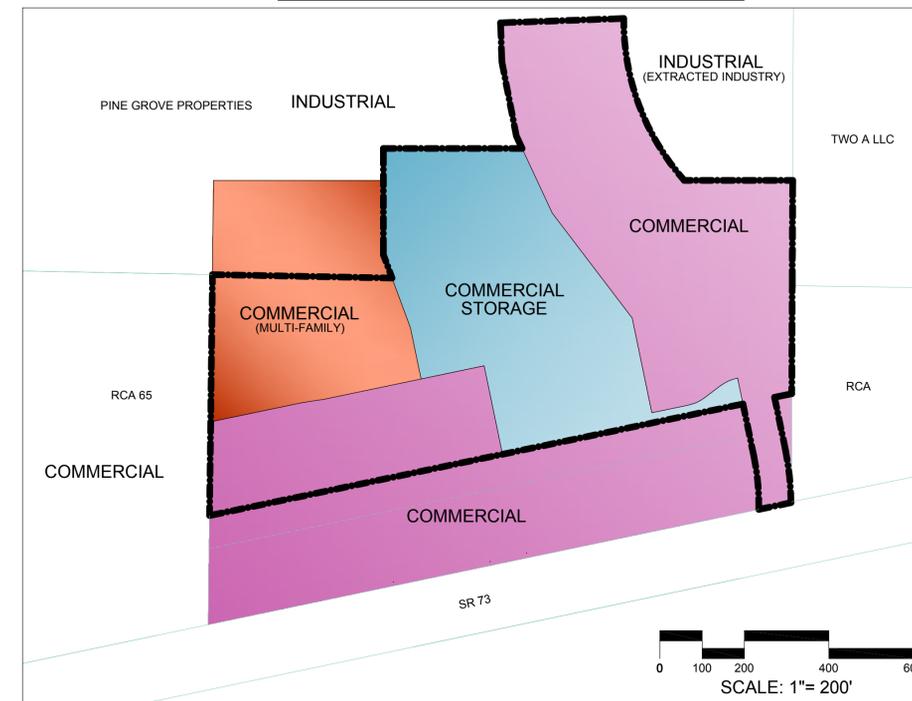
## ZONE CHANGE AREAS



## EXISTING ZONING



## PROPOSED ZONING



**EAGLE MOUNTAIN BUSINESS PARK**

DEVELOPER

**AUTUMN VALLEY LAND, LC**

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Highland, UT 84003  
(801) 642-0119



**BERG**  
CIVIL ENGINEERING  
11038 N Highland Blvd Suite 400  
Highland UT, 84003  
office (801) 492-1277  
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	8/12/14

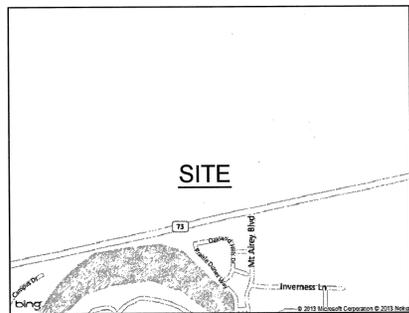
PROJECT  
**EAGLE MOUNTAIN BUSINESS PARK**

DESCRIPTION  
**PRELIMINARY PLANS**

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	<b>ZONE</b>

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# EAGLE MOUNTAIN BUSINESS PARK



VICINITY SKETCH  
SCALE 1" = 5000'

### BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING IN THE NE AND SE QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE EAST QUARTER CORNER OF SAID SECTION 17, RUNNING:

THENCE S 00°16'01" W 253.42 FEET ALONG THE SECTION LINE; THENCE S 78°14'08" W 41.47 FEET; THENCE S 11°45'52" E 124.93 FEET TO A POINT ALONG A CURVE. THENCE ALONG THE ARC OF 638.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 125.88 FEET (CURVE HAVING A CENTRAL ANGLE OF 11°18'18" AND A CHORD S08°06'43" E 125.58 FEET); THENCE S 78°14'08" W 77.71 FEET TO A POINT ALONG A NON-TANGENT CURVE; THENCE ALONG THE ARC OF 562.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 126.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 12°51'30" AND A CHORD N05°20'07" W 125.86 FEET); THENCE N 11°45'52" W 124.93 FEET; THENCE S 78°14'08" W 1285.91 FEET; THENCE N 00°41'47" E 565.84 FEET; THENCE S 88°54'08" E 423.77 FEET; THENCE N 20°26'59" W 58.37 FEET; THENCE NORTH 249.72 FEET; THENCE EAST 327.35 FEET; THENCE N 25°06'12" W 32.14 FEET; THENCE N 11°06'29" W 177.18 FEET; THENCE N 02°00'30" W 91.98 FEET; THENCE N 87°59'30" E 290.86 FEET TO A POINT ALONG A CURVE. THENCE ALONG THE ARC OF 562.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 415.38 FEET (CURVE HAVING A CENTRAL ANGLE OF 42°20'54" AND A CHORD S20°34'55" E 405.99 FEET); THENCE EAST 255.74 FEET; THENCE S 00°13'47" W 247.62 ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 21.832 ACRES

### TABULATIONS

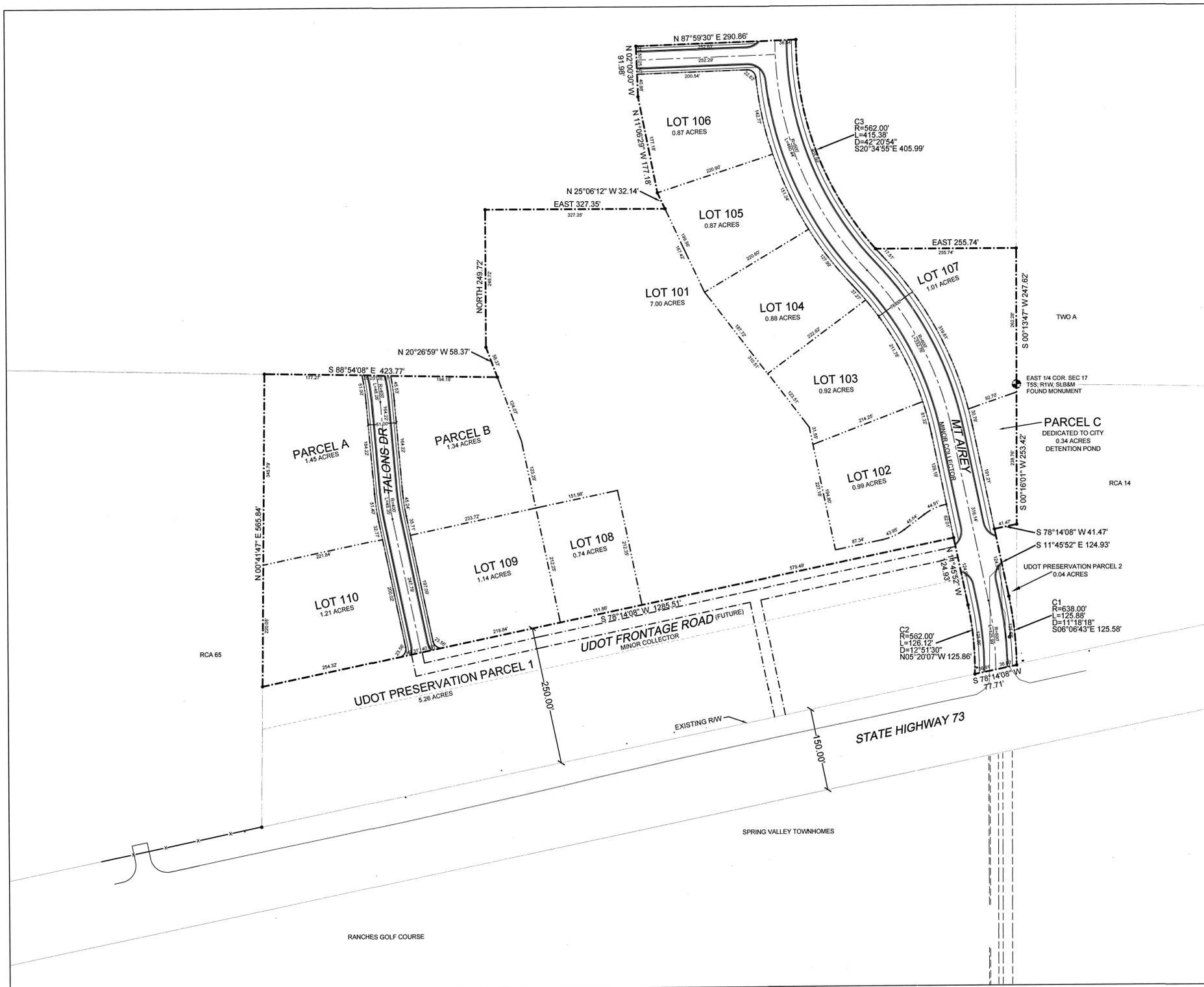
TOTAL ACREAGE	21.832 AC
TOTAL ACREAGE IN LOTS	18.420 AC
TOTAL ACREAGE IN STREETS	3.006 AC
AVERAGE LOT SIZE	1.54 AC
LARGEST LOT SIZE	7.00 AC
SMALLEST LOT SIZE	0.74 AC
TOTAL # OF LOTS	12

### SHEET INDEX

C1	PRELIMINARY PLAT
C2	UTILITY PLAN
C3	GRADING & DRAINAGE PLAN
C4	PHASING PLAN
C5	SIGNAGE

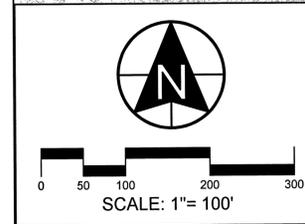
### PRELIMINARY NOTES:

1. THE FOLLOWING DEVELOPMENT STANDARDS SHALL APPLY TO THE COMMERCIAL ZONE: LANDSCAPING. ALL LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND ALL CITY ORDINANCES, AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING. THE CITY BUILDING OFFICIAL MAY APPROVE EXCEPTIONS AS SEASONAL CONDITIONS WARRANT. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL APPROVED LANDSCAPING IN ACCORDANCE WITH THE APPROVED SITE PLAN AND IN COMPLIANCE WITH THE CITY'S PARKING AND LANDSCAPING REQUIREMENTS.



DEVELOPMENT  
**EAGLE MOUNTAIN BUSINESS PARK**

DEVELOPER  
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cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
PRELIMINARY PLAN	8/12/14

PROJECT  
**EAGLE MOUNTAIN BUSINESS PARK**

DESCRIPTION  
**PRELIMINARY PLANS**

SHEET NAME	SHEET NUMBER
PRELIMINARY PLAT	<b>C1</b>

4970

4960

4950

4945

4940

4935

4930

4925

4920

4915

4910

LOT 106  
0.87 ACRES

LOT 105  
0.87 ACRES

LOT 101  
7.00 ACRES

LOT 104  
0.88 ACRES

LOT 103  
0.92 ACRES

LOT 102  
0.99 ACRES

LOT 107  
1.01 ACRES

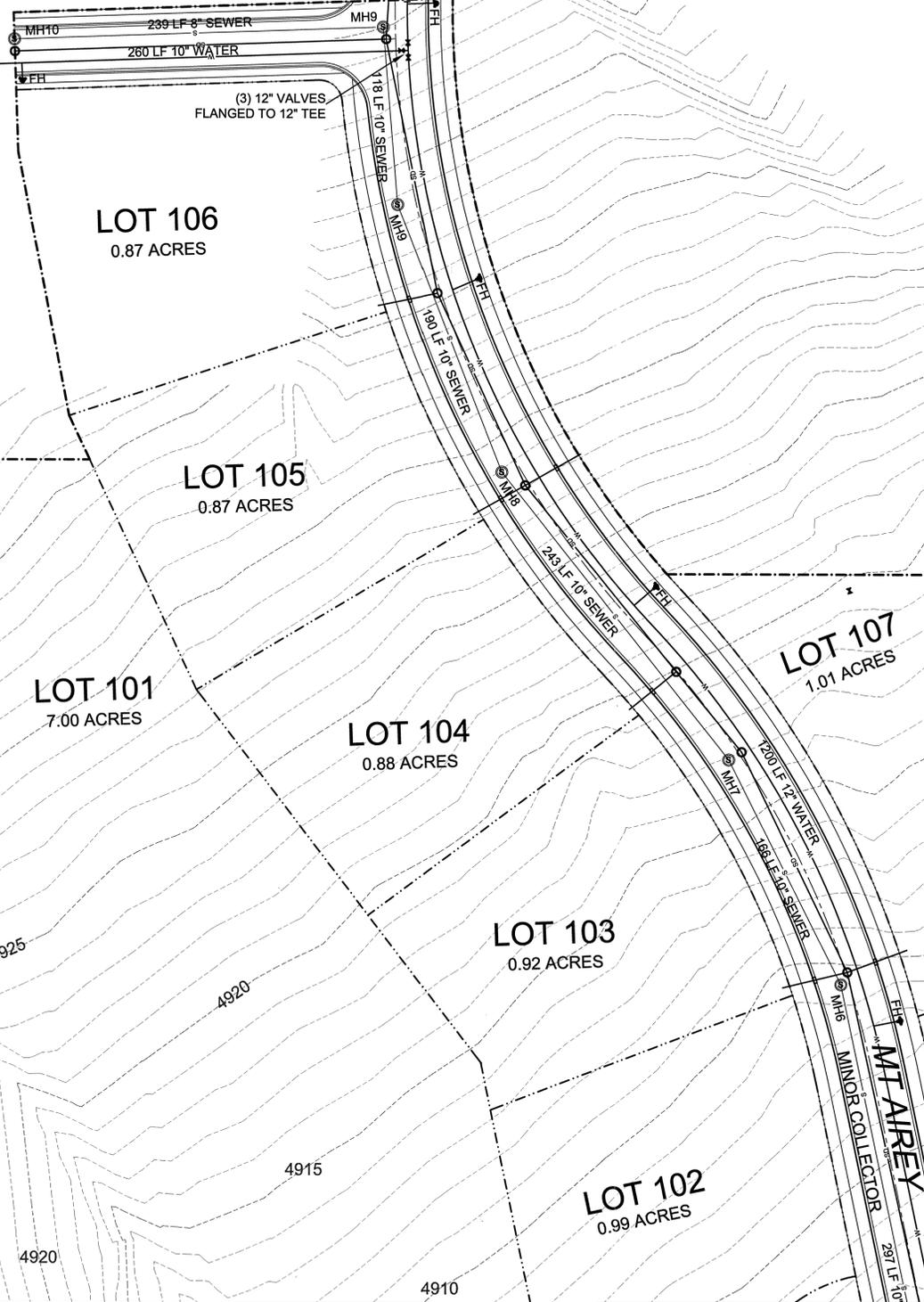
PARCEL A  
1.45 ACRES

PARCEL B  
1.34 ACRES

OFF-SITE 985 LF 10" WATER

TALONS DR

MT AIREY



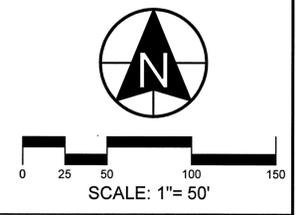
DEVELOPMENT

# EAGLE MOUNTAIN BUSINESS PARK

DEVELOPER

## AUTUMN VALLEY LAND, LC

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office (801) 492-1277  
cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	8/12/14

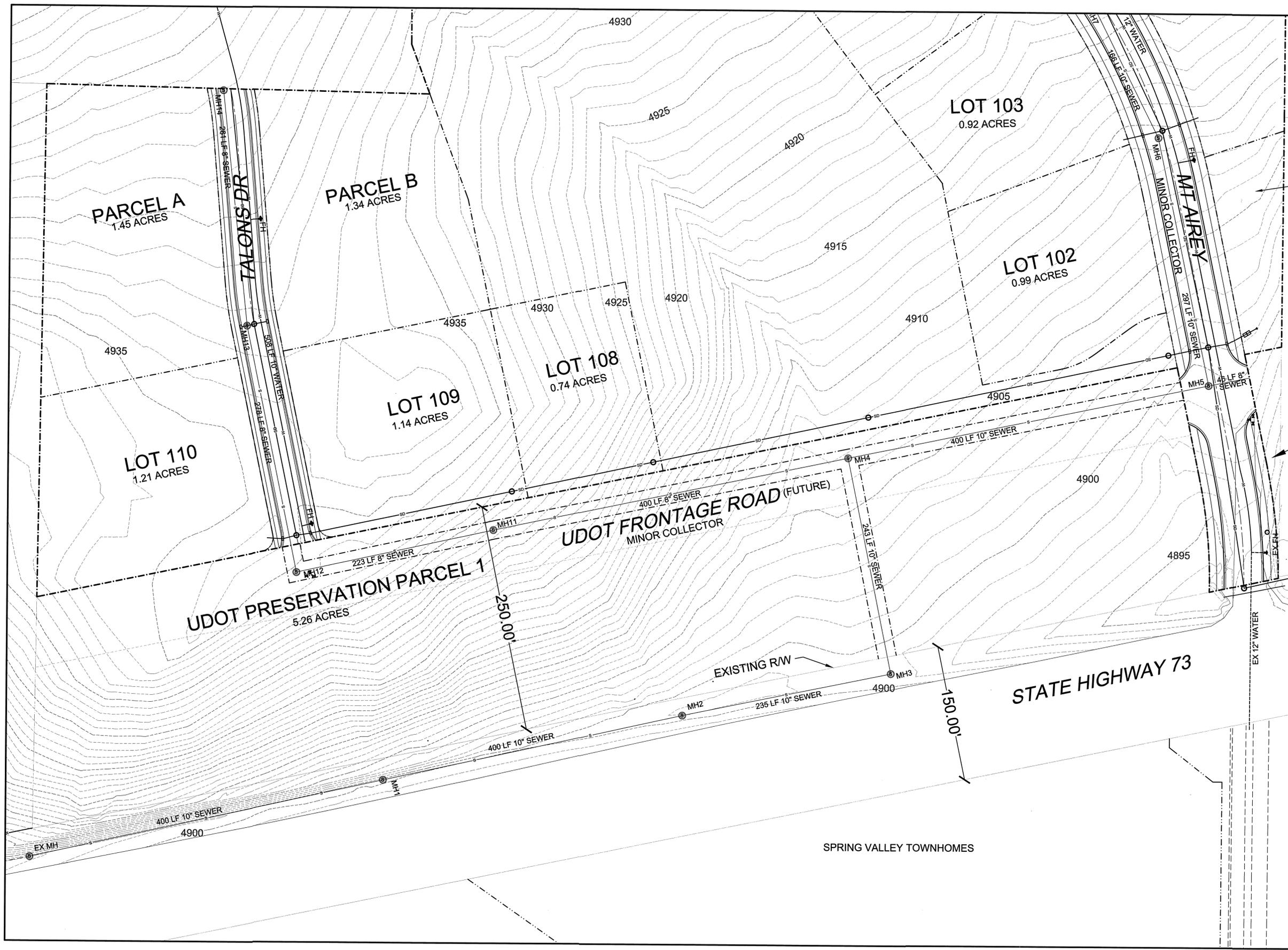
PROJECT

## EAGLE MOUNTAIN BUSINESS PARK

DESCRIPTION

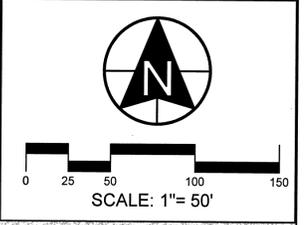
### PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
UTILITY (NORTH)	C2A



DEVELOPMENT  
**EAGLE MOUNTAIN BUSINESS PARK**

DEVELOPER  
**AUTUMN VALLEY LAND, LC**  
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 Highland, UT 84003  
 (801) 642-0119



**BERG**  
 CIVIL ENGINEERING  
 11038 N. Highland Blvd Suite 400  
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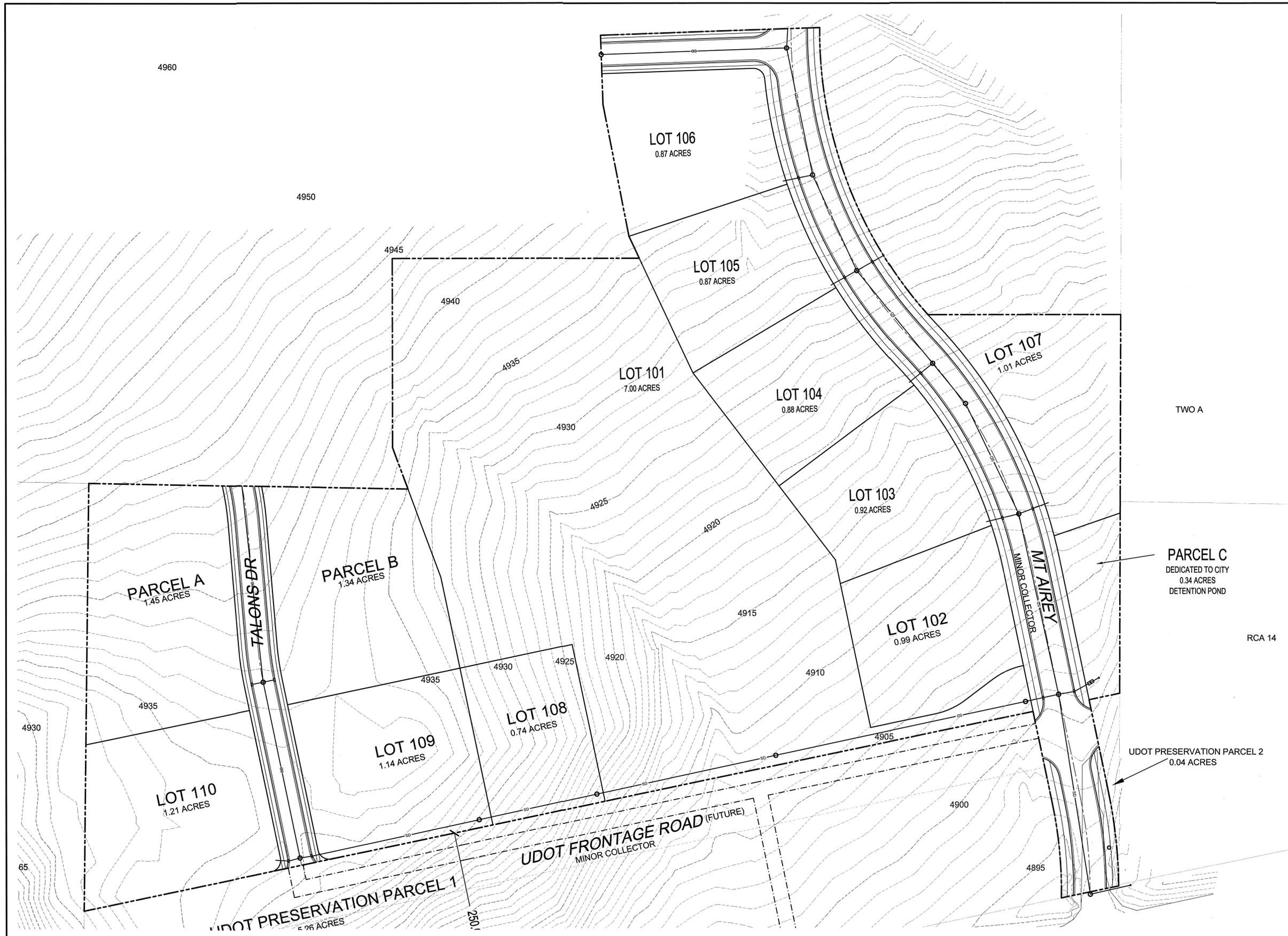
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PROJECT  
**EAGLE MOUNTAIN BUSINESS PARK**

DESCRIPTION  
**PRELIMINARY PLANS**

SHEET NAME	SHEET NUMBER
UTILITY (SOUTH)	<b>C2B</b>



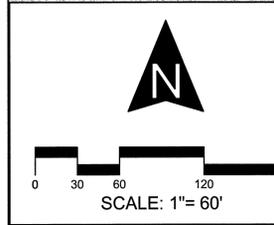
DEVELOPMENT

# EAGLE MOUNTAIN BUSINESS PARK

DEVELOPER

## AUTUMN VALLEY LAND, LC

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ACTION	DATE
PRELIMINARY PLAN	8/12/14

PROJECT

# EAGLE MOUNTAIN BUSINESS PARK

DESCRIPTION

## PRELIMINARY PLANS

SHEET NAME: GRADING PLAN  
SHEET NUMBER: C3

TWO A

RCA 14

PARCEL C  
DEDICATED TO CITY  
0.34 ACRES  
DETENTION POND

UDOT PRESERVATION PARCEL 2  
0.04 ACRES



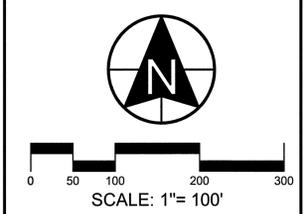
DEVELOPMENT

# EAGLE MOUNTAIN BUSINESS PARK

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ACTION	DATE
PRELIMINARY PLAN	8/12/14

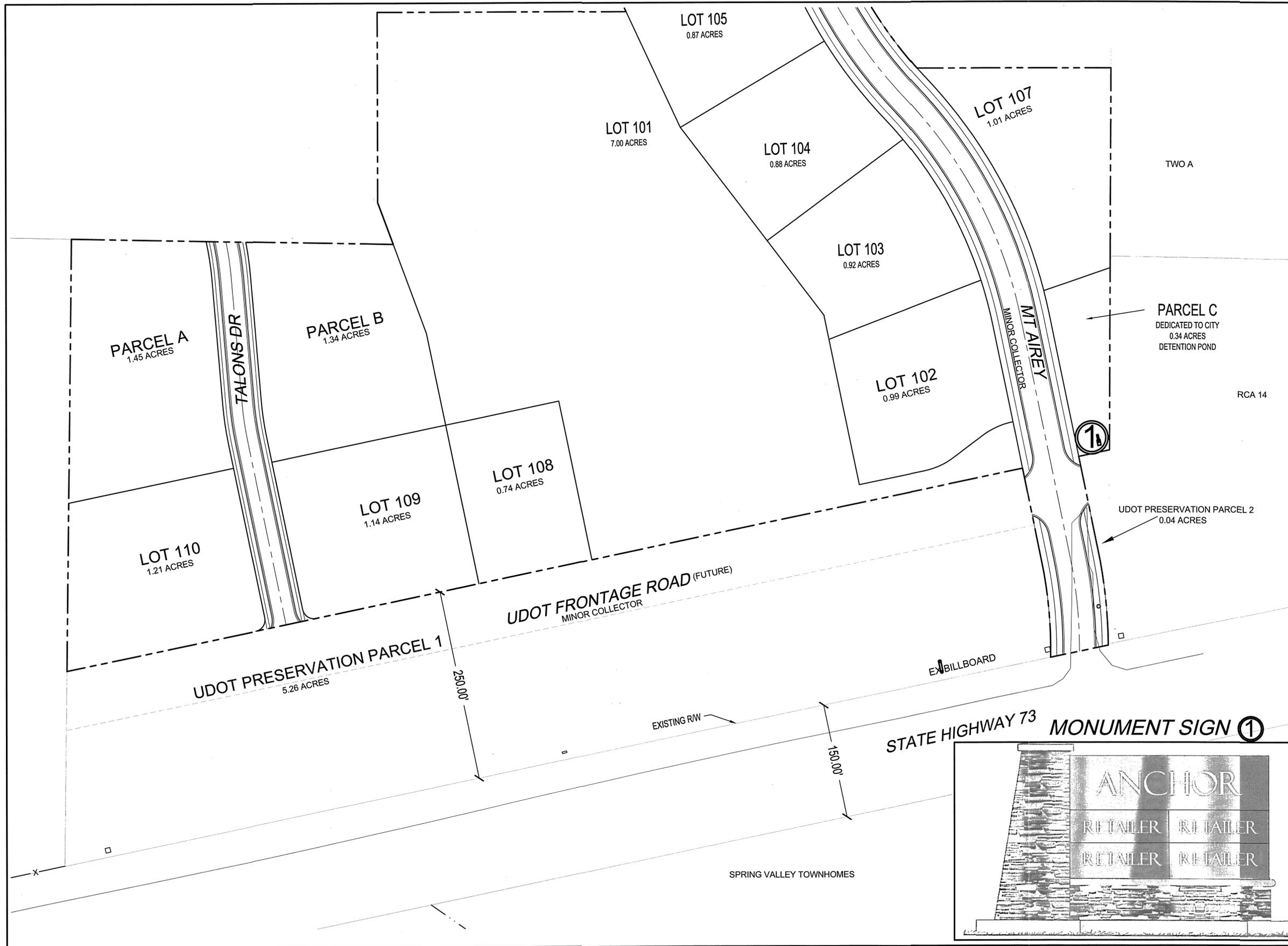
PROJECT

# EAGLE MOUNTAIN BUSINESS PARK

DESCRIPTION

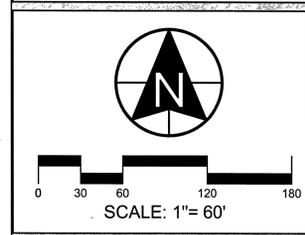
## PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
PHASING PLAN	C4



**SIGNAGE NOTES:**  
 1. COMBINED MONUMENT SIGNAGE LOCATIONS ARE SHOWN ON THIS PLAN.  
 2. EACH COMMERCIAL LOT WILL ALSO BE ALLOWED TO CONSTRUCT AN INDIVIDUAL MONUMENT SIGN TO BE LOCATED ON EACH LOT AS APPROVED DURING SITE PLAN.

DEVELOPER  
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 Highland, UT 84003  
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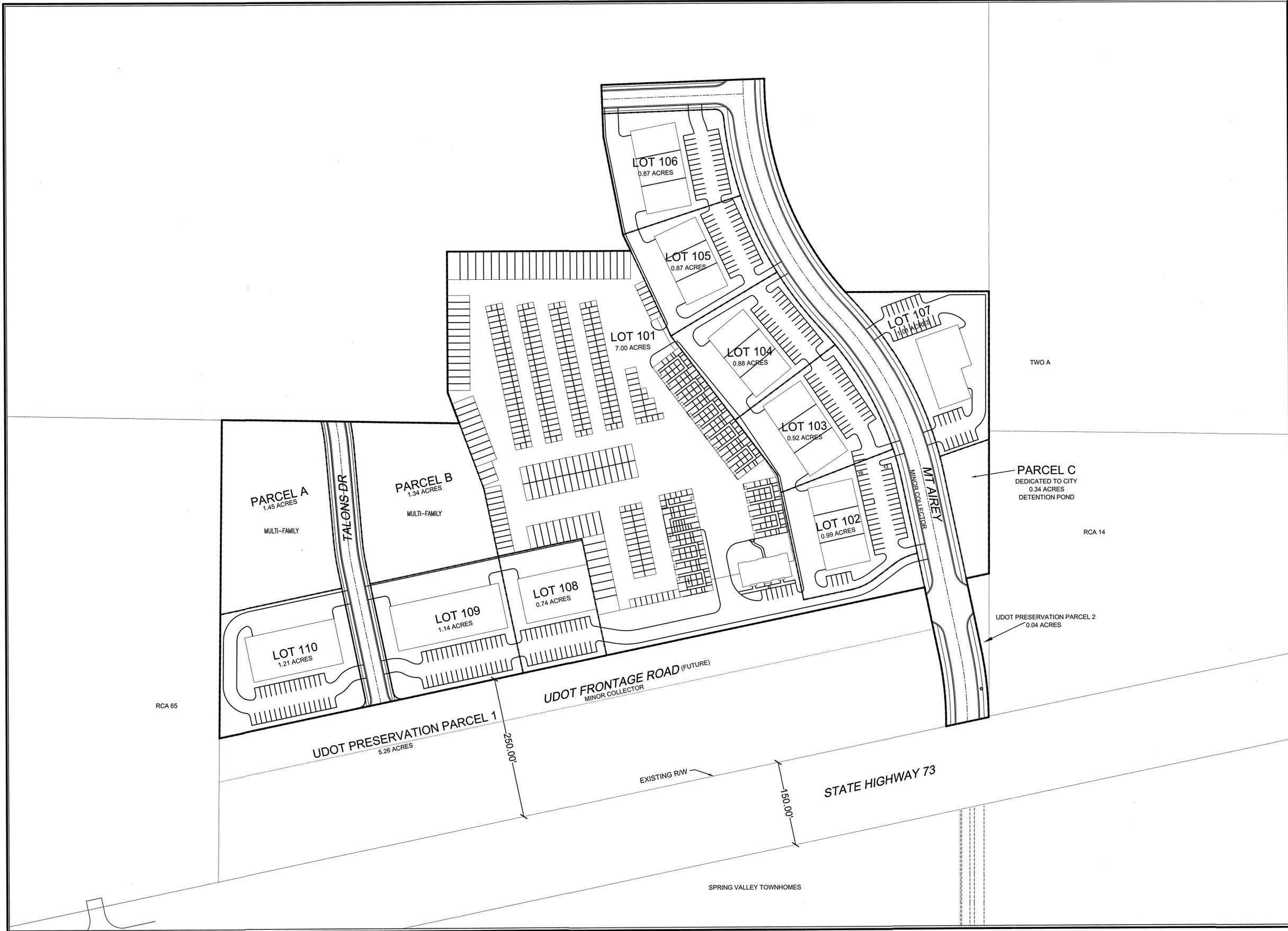
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ACTION	DATE
PRELIMINARY PLAN	8/12/14

PROJECT  
**EAGLE MOUNTAIN BUSINESS PARK**

DESCRIPTION  
**PRELIMINARY PLANS**

SHEET NAME	SHEET NUMBER
SIGNAGE PLAN	<b>C5</b>



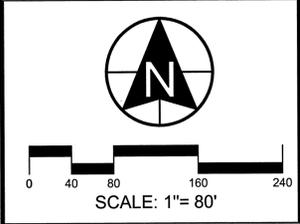
DEVELOPMENT

# EAGLE MOUNTAIN BUSINESS PARK

DEVELOPER

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ACTION	DATE
PRELIMINARY PLAN	7/29/14

PROJECT

## EAGLE MOUNTAIN BUSINESS PARK

DESCRIPTION

## CONCEPT PLAN

SHEET NAME	SHEET NUMBER
OVERALL	A

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**EAGLE MOUNTAIN CITY**  
**Planning Commission Staff Report**  
**SEPTEMBER 23, 2014**

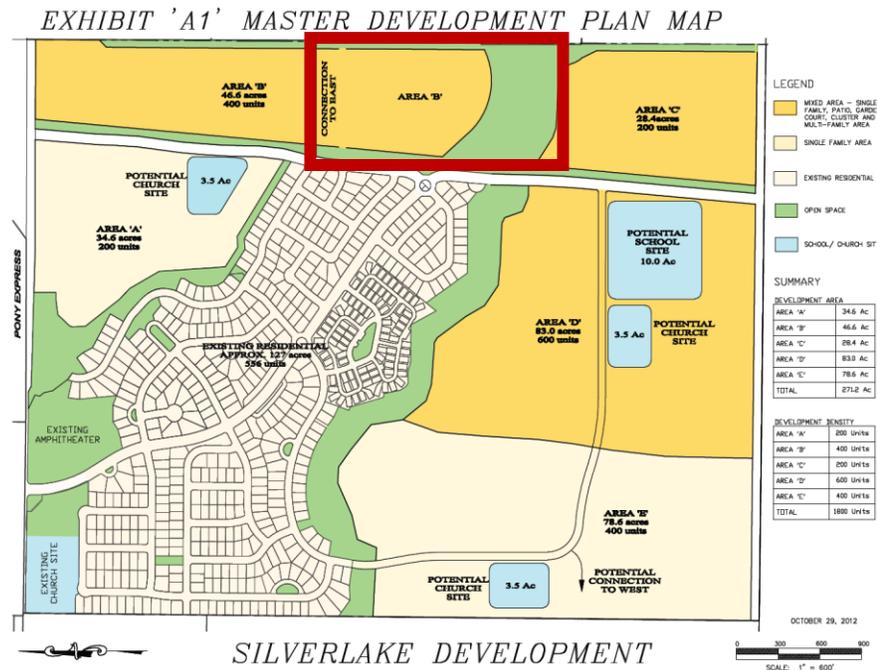
*Project:* **SilverLake Phases 14 & 15**  
*Applicant:* Nate Hutchinson  
*Request:* Concept Plan Review  
*Type of Action:* Discussion Item

**Recommendation**

The Planning Department recommends that the Planning Commission review the Concept Plan for SilverLake Phases 14 & 15. Concept Plan reviews are not to receive action by motion, but commissioners are highly encouraged to express any questions, concerns, or comments and give the applicant useful feedback.

**Proposal**

The proposed SilverLake 14&15 Concept Plan is located within the existing SilverLake development south of Phase 8 and east of Woodhaven Boulevard. The applicant is requesting feedback from the Planning Commission to aid with the road design for these two phases, which will then determine the site layout. Currently, the sewer pipe that is being constructed for Evans Ranch, southern SilverLake, and the Kiowa Valley area needs to cut through this property. The lift station for the aforementioned areas is being taken off line and the developer would like to take advantage of the 15" sewer line that will run through these two phases. Through the concept plan process, the City and Developer will eliminate the need to upsize future sewer infrastructure through this area by determining the best place to tie in and connect the future phases to the sewer system.



**Density**

The applicant has submitted two different configurations for phases 14 & 15. Both phases are in 'Area B' as indicated on the master development plan. Within this area mixed uses are allowed; this includes cluster homes and multi-family units. 'Area B' allows a total unit count of 400 and includes other phases of SilverLake. One of the concept plans illustrates a total of 120 multi-family units clustered in one area. The 2013 amended and restated master development agreement for SilverLake requires that multi-family residential be distributed throughout the area, in this case 'Area B', and grouped with no more than 65 lots.

5b. MFR homes must be distributed within the area identified on Exhibit A1, and shall not be clustered together in groups of more than 65 lots

<u>Development Area</u>	<u>Area Size</u>	<u>Land Uses</u>	<u>Max # of Dwelling Units</u>	<u>Gross Density</u>
Area 'A'	34.6 Acres	Single Family	200	5.78 du/ac
Area 'B'	46.6 Acres	Mixed	400	8.58 du/ac
Area 'C'	28.4 Acres	Mixed	200	7.04 du/ac
Area 'D'	83.0 Acres	Mixed	600	7.23 du/ac
Area 'E'	78.6 Acres	Single Family	400	5.08 du/ac
<b>Total</b>	<b>271.2 Acres</b>		<b>1800</b>	<b>6.64 du/ac</b>

**Open Space/Community Improvements**

The SilverLake Master Development Agreement requires an 11.35 community park to be deeded to the City prior to the recordation of the last subdivision plat in 'Area B', in this case SilverLake 15. The park will be accessed through Woodhaven Boulevard and additional dedicated roads through both phases will provide secondary access. The applicant is proposing either 9.5 or 10 acres of improved open space for the community park in each submission. The park is adjacent to Tickville Wash, which will be left as natural open space. The Master Development Agreement states that the 11.35 acre community park will be improved; thus, there is a deficiency of improved open space for the required community park on both concept plans.

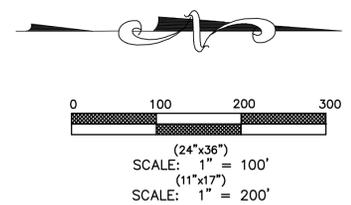
*6c. Community Parks. 17.7705 acres of community parks are required to be deeded to the City. The 6.42 acre amphitheater expansion open space adjacent to the Amphitheater and the 11.35 acre open space area both are considered community parks ~The amphitheater expansion park must be deeded to the City according to 5(a), and the 11.35 acre park must be deeded to the City prior to the recordation of the last subdivision plat in Area B. These parcels shall be deeded to the City free and clear of all encumbrances and upon a form of deed acceptable to the City, and shall be improved by the City in the timing determined by the City. Each park shall have access along a dedicated roadway.*

**Future Reviews**

Future review for development of this project shall include a Preliminary Plat, Site Plan and Final Plat.

**Attachments**

- Concept Plans
- SilverLake MDP Map
- SilverLake Open Space Map



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**TRANE ENGINEERING, P.C.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**  
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

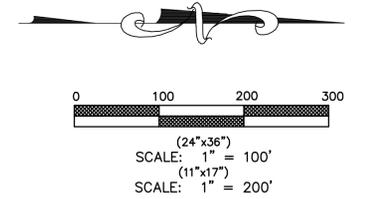
EAGLE MOUNTAIN,  
 UTAH

**SILVERLAKE DEVELOPMENT**  
 PHASE 14 AND 15

PHASE 14 AND 15  
 15" SEWER LINE CONCEPT

JOB  
 FS  
 SHEET NO.  
 1 OF 1

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EAGLE MOUNTAIN,  
 UTAH

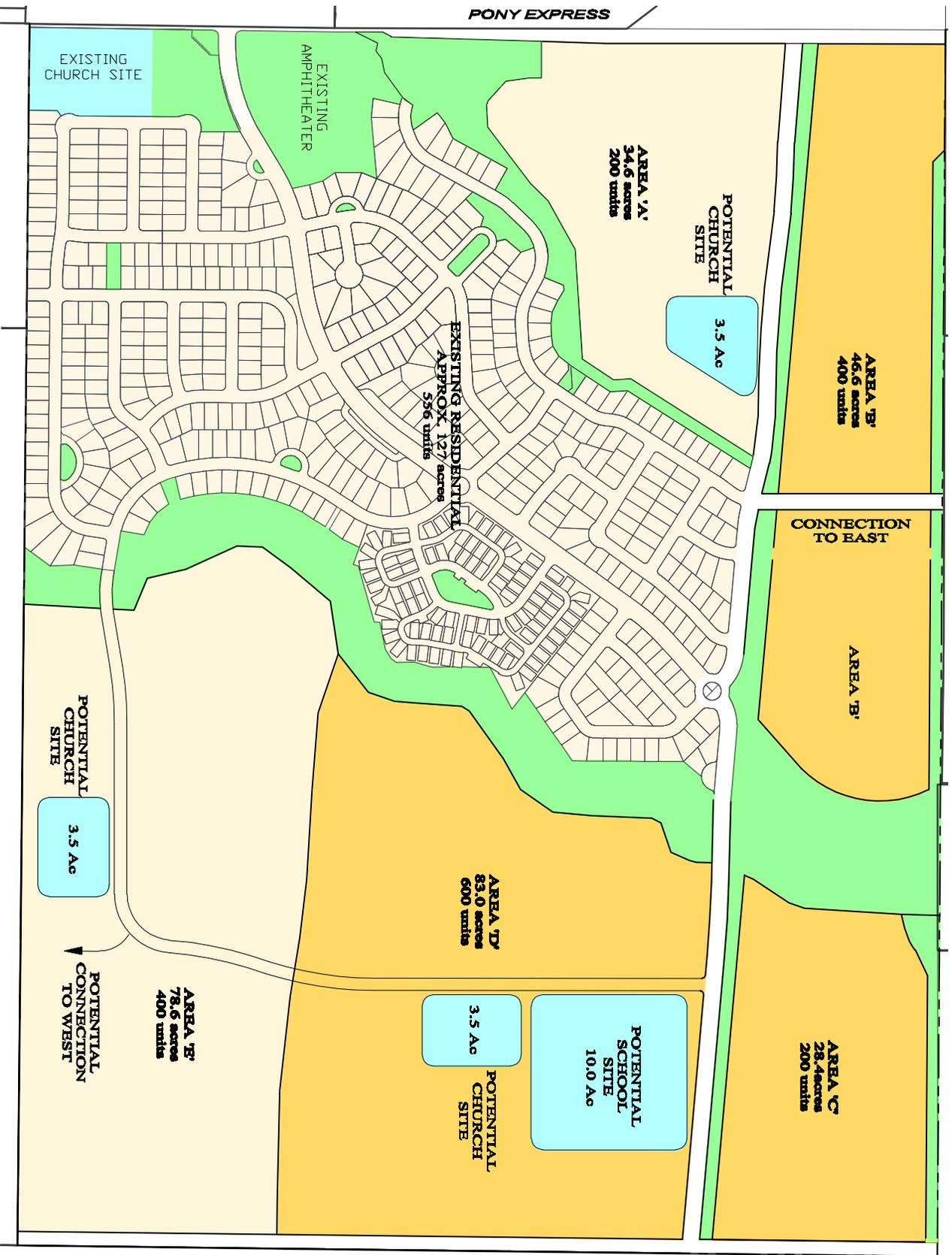
**SILVERLAKE DEVELOPMENT**  
 PHASE 14 AND 15

PHASE 14 AND 15  
 15" SEWER LINE CONCEPT

JOB  
 FS  
 SHEET NO.  
 1 OF 1

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# EXHIBIT 'A1' MASTER DEVELOPMENT PLAN MAP



### LEGEND

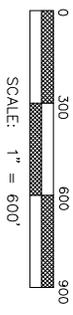
- MIXED AREA - SINGLE FAMILY, PATIO, GARDE COURT, CLUSTER AND MULTI-FAMILY AREA
- SINGLE FAMILY AREA
- EXISTING RESIDENTIAL
- OPEN SPACE
- SCHOOL / CHURCH SITE

### SUMMARY

DEVELOPMENT AREA	
AREA 'A'	34.6 AC
AREA 'B'	46.6 AC
AREA 'C'	28.4 AC
AREA 'D'	83.0 AC
AREA 'E'	78.6 AC
<b>TOTAL</b>	<b>271.2 AC</b>

DEVELOPMENT DENSITY	
AREA 'A'	200 Units
AREA 'B'	400 Units
AREA 'C'	200 Units
AREA 'D'	600 Units
AREA 'E'	400 Units
<b>TOTAL</b>	<b>1800 Units</b>

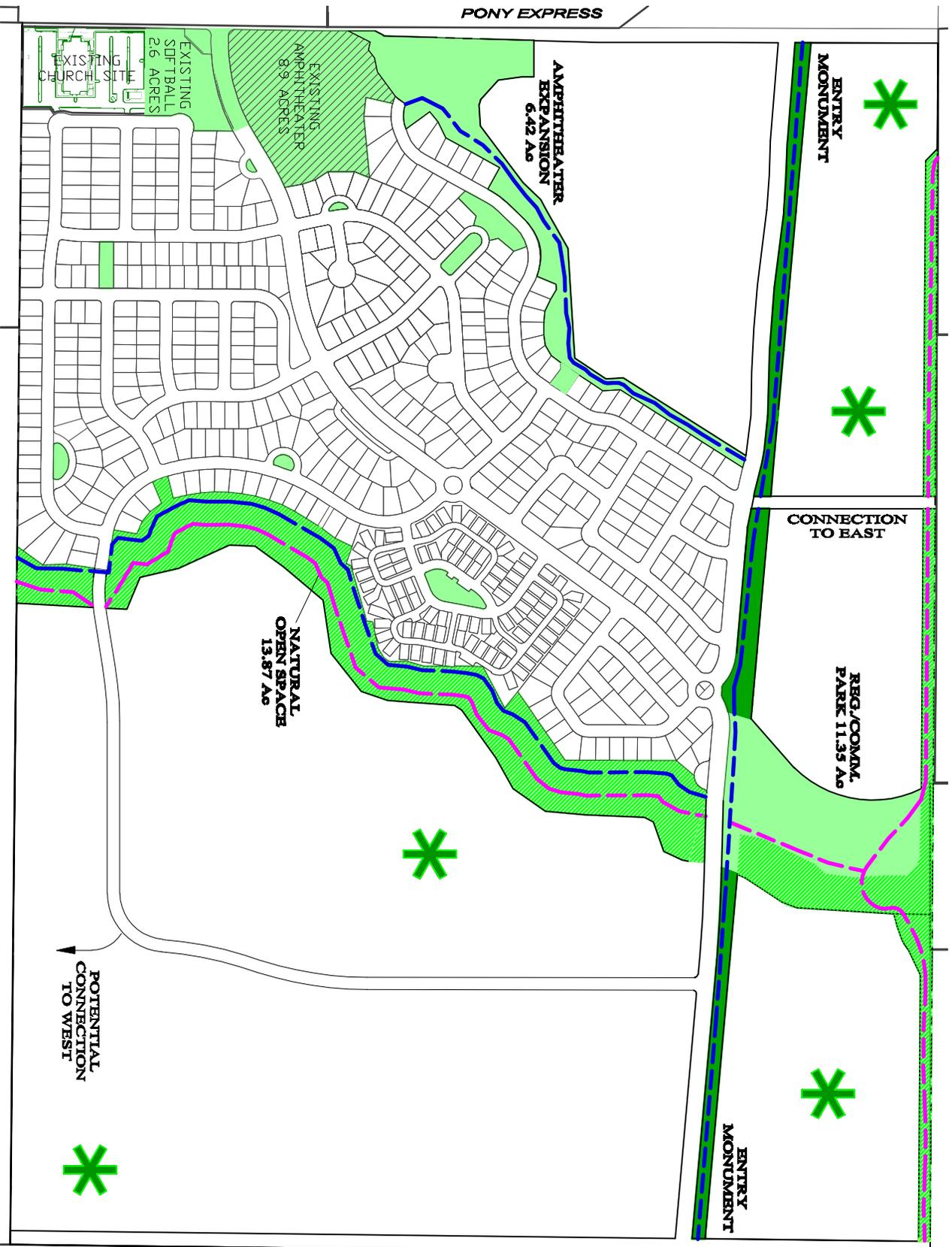
# SILVERLAKE DEVELOPMENT



JANUARY 2013



# EXHIBIT 'A2' OPEN SPACE MAP



- COMMUNITY/REGIONAL PARK - IMPROVED
- COMMUNITY/REGIONAL PARK - NATURAL
- NEIGHBORHOOD PARK/TRAIL CORRIDOR
- POTENTIAL NEIGHBORHOOD/POCKET PARK LOCATIONS
- IMPROVED TRAIL
- NATURAL TRAIL

## SUMMARY

OPEN SPACE REQUIREMENTS	
REGIONAL PARK	4.85 AC
COMMUNITY PARK	12.92 AC
NEIGHBORHOOD PARK	11.31 AC
POCKET PARK	3.23 AC
<b>TOTAL</b>	<b>32.31 AC</b>

OPEN SPACE BREAKDOWN	
REG./COMM. PARKS-IMPROVED	17.77 AC
REG./COMM. PARKS-NATURAL	18.69 AC
NEIGHBORHOOD/POCKET PARKS	14.54 AC
<b>TOTAL</b>	<b>51.00 AC</b>



JANUARY 2013

# SILVERLAKE DEVELOPMENT



PONY EXPRESS



**EAGLE MOUNTAIN CITY**  
Planning Commission Staff Report

**SEPTEMBER 23, 2014**

**Project:** Development Code Addition & Amendment: Chapters 15.70, 17.54.050, 17.55.040, 17.56, 17.72, 17.80, 17.100.060, 17.100.070

**Applicant:** City Staff

**Request:** Public Hearing; Action Item

**Type of Action:** Recommendation to the City Council

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**Background**

Under the direction of the Mayor, staff has prepared a draft ordinance that address outdoor lighting. The Mayor has expressed his desire for the City to adopt a dark sky ordinance that preserves the nighttime skies and addresses the nighttime training needs of Camp Williams. Staff presented the dark sky ordinance concept to the City Council on May 6, 2014 and received direction to prepare a draft ordinance. Staff drafted a new chapter addressing outdoor lighting standards (Chapter 17.56 Outdoor Lighting Standards) and amended the sign ordinance (Chapter 17.80 Sign Regulations and Permits) to include signage lighting requirements.

**Dark Sky Concept**

Light Pollution is an often overlooked element of urban growth that affects the well-being of both humans and plant and animal species. Only a handful of cities in the United States are recognized by the International Dark Skies Association as “certified dark-sky cities.” The first city to receive this recognition was Flagstaff, Arizona; and incidentally, has what is considered by many to have the most restrictive lighting ordinance in the world. In addition to Flagstaff, Arizona, the cities within the Tucson, Arizona metropolitan area have also adopted strict lighting ordinances to help preserve dark skies for the adjacent observatories. These cities have recognized the economic benefits associated with the neighboring observatories, and have taken measures to preserve the night skies. Through these measures, these cities have been able to maintain low light emission in spite of massive growth over the past few decades. Research of these cities’ lighting ordinances follow a simple pattern of regulation to combat light pollution. The primary tools for preventing light pollution are full shielding of lighting fixtures, limits on total light output per property, and lighting curfews.

The following changes are proposed:

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**Chapter 17.56**  
**OUTDOOR LIGHTING STANDARDS**

Sections:

- 17.56.010 What this chapter does.
- 17.56.020 Purpose
- 17.56.030 Conformance with Applicable Codes
- 17.56.040 Conflict Regulations
- 17.56.050 Applicability
- 17.56.060 General Outdoor Lighting Standards.
- 17.56.070 Outdoor Lighting Standards by Type.
- 17.56.080 Prohibited Lighting.
- 17.56.090 Special Uses.
- 17.56.100 Exemptions and Nonconforming Lights.
- 17.56.110 Plan Submittal and Evidence of Compliance.
- 17.56.120 Approved Materials and Methods of Construction or Installation/Operation.

- 17.56.130 Violations, Legal Actions and Penalties
- 17.56.140 Tables and Information Sheets.
- 17.56.150 Definitions

**17.56.010 What this chapter does.**

This chapter promotes the health, safety, and general welfare of the public through the appropriate use of outdoor lighting.

**17.56.020 Purpose**

It is the purpose and intent of this Code is to balance the goals of the Eagle Mountain City General Plan, to maintain its rural character with the need to provide safe lighting practices, and to minimize light pollution for the enjoyment of Eagle Mountain City’s citizens and visitors.

- A. The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principle among these concerns is:
  - 1. The degradation of the nighttime visual environment by production of unsightly and dangerous glare;
  - 2. Lighting practices that produce excessive glare and brightness that interferes with the health and safety of Eagle Mountain City’s citizens and visitors;
  - 3. Unnecessary waste of energy and resources in the production of too much light or wasted light;
  - 4. Interference in the use or enjoyment of property that is not intended to be illuminated at night by light trespass, and the loss of the scenic view of the night sky due to increased urban sky-glow; and
  - 5. The impact of inappropriately designed outdoor lighting that disrupts nocturnal animal behavior, particularly migrating birds and other species.

C. The concerns of safety, utility, dark sky protection and aesthetic appearance need not compete. Good modern lighting practices can provide adequate light for safety and utility without excessive glare or light pollution. Careful attention to when, where, and how much night-time lighting is needed results in better lighting practices, darker skies and reduced energy use and costs.

D. The adjacent military activity requires measures to control light pollution. Unnecessary or excessive uses of outdoor nighttime lighting have an adverse impact on military operations even at relatively distant locations.

E. Accordingly, it is the intent of this Code to require lighting practices and systems that will minimize light pollution, glare, trespass, and conserve energy while maintaining nighttime safety, utility, security and productivity.

**17.56.030 Conformance with Applicable Codes**

All outdoor lighting fixtures shall be installed in conformance with the provisions of this chapter and the applicable Building Codes currently in effect in the City under appropriate permit and inspection.

**17.56.040 Conflict Regulations**

Where any provision of federal, state, county, or city statutes, codes, or laws conflict with any provision of this Code, the most restrictive shall govern unless otherwise regulated by law.

**17.56.050 Applicability**

A. All exterior lighting installed after the effective date of this Ordinance shall conform to the standards established. All existing lighting installed prior to the effective date of this ordinance in any and all zoning districts in Eagle Mountain City shall be addressed as follows:

- 1. **Applications.** All existing lighting that is part of an application for an Eagle Mountain City Site Plan, Accessory Apartment, Conditional Use, Subdivision Permit, or Building Permit is required

to be brought into conformance with this ordinance. Conformity shall occur prior to the issuance of Certificate of Occupancy, Final Inspection, or Final Play Recordation, when applicable. For other permits, the applicant shall have a maximum of thirty (30) days from date of permit issuance to bring lighting into conformance.

2. **Buildings and Major Additions or Modifications.** If the total cumulative increase in floor area is greater than 50% for single-family residential or greater than 25% for all other uses, or if the total cumulative cost of any exterior modification, alteration or repair is greater than 25% of the valuation of the building as determined by the Planning Director or designee, then all outdoor lighting fixtures shall meet the requirements of this Code for the entire site, including previously installed and any new outdoor lighting. Cumulative modification or replacement of outdoor lighting constituting 25% or more of the permitted lumens for the parcel, no matter the actual amount of lighting already on a nonconforming site, shall constitute a major addition for purposes of this section.
3. **Minor Additions.** If the total cumulative increase in the floor area is 50% or less for single-family residential or 25% for all other uses, or if the total cumulative cost of any exterior modification, alteration or repair is less than 25% of the valuation of the building as determined by the Planning Director or designee, then full conformance of the existing portion of the building or structure is not required. However, such projects shall require the submission of a complete inventory and Site Plan detailing all existing and any proposed new outdoor lighting.

**C. New Lighting.** Any new lighting on the site shall meet the requirements of this Code with regard to shielding and lamp type; the total outdoor light output after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this Code, whichever is larger.

**D. Resumption of Use after Abandonment.** If a property or use with nonconforming lighting is abandoned, then all outdoor lighting shall be reviewed and brought into compliance with this Code before the use is resumed.

**E. Public Roadways.** In general this Code does not apply to city, state or federal rights-of-way.

#### **17.56.060 General Outdoor Lighting Standards.**

**A. Lamp and Shielding.** All light fixtures are required to be full cut-off fixtures with the light source fully shielded for all uses and directed downward, including single-family and multifamily residential uses.

**B. Low Pressure Sodium Lighting.** Due to their high energy efficiency, long life and spectral characteristics, low pressure sodium (LPS) lamps are the preferred illumination source throughout the city. Their use is to be encouraged, when not required, for outdoor illumination whenever its use would not be detrimental to the use of the property.

**C. Light Trespass Standard.** All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.

**D. Total Outdoor Light Output Standards – Nonresidential and Multifamily Uses.**

1. Total outdoor light output shall not exceed 100,000 lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Instead, design goals should be the lowest levels of lumens necessary to meet the lighting requirements of the site.

**E. Total Outdoor Light Output Standards – Single-Family Residential Uses.**

1. Outdoor lighting for single-family residential uses is not subject to a lumens per net acre cap.
2. Outdoor lighting for single-family residential uses is subject to the lamp fixture and shielding requirements.

**F. Height.** Any lighting fixture attached to a structure shall be placed below the eave or parapet, whichever is greater. Different height restrictions may be imposed as a condition of approval by the Planning Director, Development Review Committee, or Planning Commission.

**G. Lighting Time Limitations.** All non-essential exterior commercial and residential lighting shall only continue in operation until 10:00 p.m. or for as long as the area is in active use but once off remain off during nonbusiness hours. Lights should be on a timer.

**17.56.070 Outdoor Lighting Standards by Type.**

A. Parking Lot Standards. Parking lot lighting poles shall be sized in such a manner that the top of any fixture does not exceed seventeen feet (17') above adjacent grade. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level. Low pressure sodium (LPS) lamps are required.

B. Luminaire Mounting Height. Freestanding luminaires within a residential zone, except street lights, shall be mounted at a height no greater than twelve feet (12') from ground level to the top of the luminaries.

C. Landscape and Accent Lighting. Subject to the approval of the Planning Director or designee, ground-mounted lighting may be allowed to accent unique features of a building and/or surrounding landscaping (such as outstanding architectural features, specimen trees with dense year-round foliage or large native shrub masses). Ground-mounted lighting shall be designed and installed in such a manner as to minimize glare with special consideration in areas where there is vehicle and pedestrian traffic. The angle of the lamp shall not be greater than 45 degrees measured from a horizontal plane to a line projected through the center of the lamp shall be fully shielded to contain and direct the light onto the feature to be lighted. Architectural lighting is allowed provided that a full cutoff light fixture is used, and the source of illumination is directed downward.

D. Commercial, Industrial, & Multifamily Outdoor Lighting. Lighting in the Commercial, Industrial and Multifamily zoning districts used for, but not limited to, illumination for walkways, roadways, equipment yards, parking lots and outdoor security where general illumination for safety or security of the grounds is the primary concern is required to use low pressure sodium (LPS) lamps. Security lighting should be sensor activated.

E. Flagpoles. Uplighting for flags provided the flag is of a government and the maximum lumen output is one thousand three hundred (1,300) lumens. Flags should be taken down at sunset to void the need for lighting.

F. Signs. See Chapter 17.80, Sign Regulations and Sign Permits.

G. On projects where an engineer or architect is required, the developer shall verify in writing to the city that all outdoor lighting was installed in accordance with the approved plans.

**17.56.080 Prohibited Lighting.**

A. Searchlights, floodlights, laser source lights, strobe or flashing lights, illusion lights or any similar high intensity light shall not be permitted except in emergencies by police and fire personnel at their direction. Spot lights are permitted and must be directed downward 45 degrees from any neighboring property.

B. Mercury vapor light bulbs and fixtures in use for outdoor lighting on the effective date of the ordinance codified in this Code shall not be used after July 1, 2015.

C. Uplighting. Uplighting is prohibited, except for the illumination of government flags.

**17.56.090 Special Uses.**

A. Recreational Facilities.

1. Lighting allowed in this subsection shall be subject to approval. When the proposed lumens per acre exceed the lumens per net acre limits, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA).

2. Every such lighting system design shall be certified by a Utah registered engineer as conforming to all applicable restrictions of this Code.

3. Such lighting shall not include any light trespass as determined by the Planning Director or designee.

4. All events shall be scheduled so as to complete all activity and lights turned off by 10:00 p.m.

5. Fully cutoff light fixtures shall be required for fields designed for amateur, recreational or nonprofessional sports activity. For professional level sports facilities where full cut off fixtures are not utilized, acceptable luminaries shall include those which:

a. Are provided with internal or external glare control louvers, or both, and installed so as to minimize uplight and off-site light trespass as determined by the Planning Director; and

b. Are installed and maintained with aiming angles that permit no greater than 2% of the light emitted by each fixture to project above the horizontal.

B. Outdoor Display Lots.

1. All such lighting shall utilize full cutoff fixtures that are installed in a fashion that maintains the fully shielded characteristics.

2. When the proposed lumens exceed the per acre limits, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA).

3. Such lighting shall not include any light trespass as determined by the Planning Director or designee.

4. Every such lighting system design shall be certified by a Utah registered engineer as conforming to all applicable restrictions of this Code.

C. Service Station Canopies.

1. Shielding. All luminaries shall be flush with the lower surface of canopies and utilize flat glass or plastic covers.

2. Total Under-Canopy Output. The total light output used for illuminating service station canopies, defined as the sum of under-canopy initial bare-lamp outputs in lumens, shall not exceed 40 lumens per square foot of canopy. All lighting mounted under the canopy, except internally illuminated signs, shall be included in the total. Fifty percent of the total lumen output of all lamps mounted within or under a canopy shall be included in the lumen per acre cap.

D. Other Lighting on Parcels with Special Uses. All site lighting not directly associated with the special uses as permitted shall conform to all lighting standards described in this Code.

**17.56.100 Exemptions and Nonconforming Lights.**

A. All nonconforming outdoor light fixtures lawfully installed prior to and operable on the effective date of the ordinance codified in this Code are exempt from all requirements of this Code. However, there shall be no change in use or lamp type, or any replacement (except for same-type and same-output lamp replacement) or structural alteration made, without conforming to all applicable requirements of this Code.

B. In the event that an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with the provisions of this Code.

C. Emergency lighting, used by police, firefighting, or medical personnel, or at their direction, is exempt from all requirements of this Code for as long as the emergency exists.

D. Swimming Pool and Decorative Water Fountain Lighting. Underwater lighting used for the illumination of swimming pools and decorative water fountains is exempt from the lamp type and shielding standards, though they must conform to all other provisions of this Code.

E. Seasonal Decorations. Seasonal decorations are exempt from this Ordinance.

**17.56.110 Plan Submittal and Evidence of Compliance.**

A. Plan Submittal. Whenever a person is required to obtain a permit for outdoor lighting or signage, a conditional use permit, subdivision approval or any development plan approved by the city, including all city projects, or whenever a person requests a rezoning, the applicant shall, as part of the application process, submit sufficient information to enable the Planning Director or designee to determine whether proposed lighting complies with this Code. All applications may be subject to review and action by the Planning Commission at the discretion of the Planning Director.

B. Applications. All applications shall include the following:

1. A Site Plan indicating the location of all lighting fixtures, both proposed and any already existing on the site.

2. A description of each illuminating device, fixture, lamp, support and shield, both proposed and existing. The description shall include, but is not limited to, manufacturer's catalog cuts and illustrations (including sections where required); lamp types, wattages and initial lumen outputs.

3. Such other information that the Planning Director may determine is necessary to ensure compliance with this Code.

C. Plan Approval. If the Planning Director or designee determines that any proposed lighting does not comply with this Code, the permit shall not be issued or the plan approved.

D. Lamp or Fixture Substitution. Should any outdoor light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the Planning Director or designee for approval, together with adequate information to assure compliance with this Code, which must be received prior to substitution.

E. Certification of Installation. For all projects where the total initial output of the proposed lighting equals or exceeds 100,000 lamp lumens, certification that the lighting, as installed, conforms to the approved plans shall be provided by a certified engineer before the Certificate of Occupancy is issued. Until this certification is submitted, approval for use of a Certificate of Occupancy shall not be issued for the project.

**17.56.120 Approved Materials and Methods of Construction or Installation/Operation.**

Approval of Alternatives. The provisions of this Code are not intended to prevent the use of any design, material, or method of installation or operation not specifically prescribed by this Code, provided any such alternate has been approved by the Planning Director or designee. The Planning Director may approve any such proposed alternate providing that it:

- A. Provides at least approximate equivalence to that applicable specific requirement of this Code.
- B. Is otherwise satisfactory and complies with the intent of this Code.

**17.56.130 Violations, Legal Actions and Penalties**

A. Violations and Legal Actions. If, after investigation, the Planning Director finds that any provision of this Ordinance is being violated, the Planning Director or designee shall give notice by hand delivery or by certified mail, return receipt requested, of such violation to the owner and/or occupant of such premises, demanding that the violation be abated within thirty (30) days of the date of hand delivery or of the date of mailing of the notice. The Planning Department staff shall be available to assist in working with the violator to correct said violation. If the violation is not abated within the thirty (30) day period, the Planning Director or designee may institute actions and proceedings, either legal or equitable, to enjoin, restrain or abate any violations of this Ordinance and to collect penalties for such violations.

B. Penalties. A violation of this ordinance , or any provision thereof, shall be punishable by a civil penalty of seventy five dollars (\$70) per day and each day of violation after the expiration of the thirty (30) day period provided in subsection 17.56.110(A) above, shall constitute a separate offense for the purpose of calculating the civil penalty. Maximum fines are seven hundred fifty dollars (\$750) for individuals and ten thousand dollars (\$10,000) for corporations, associations or other legal entities.

**17.56.140 Tables and Information Sheets.** The attached figures and information sheets shall be incorporated into Chapter 17.56 as guidelines for the public and the City. The City does not endorse or discriminate against any manufacturer or company that may be shown, portrayed or mentioned by the examples

**17.56.150 Definitions**

A. "Direct illumination" means illumination resulting from light emitted directly from a lamp, luminary, or reflector and is not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

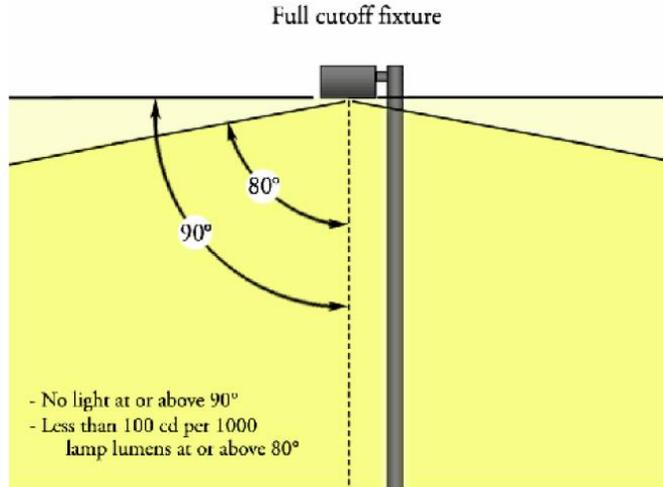
B. "Display lot or area" means outdoor areas where active nighttime sales activity occurs and where accurate color perception of merchandise by customers is required. To qualify as a display lot, 1 of the following specific uses must occur: automobile sales, boat sales, tractor sales, building supply sales, gardening or nursery sales, and assembly lots. Uses not on this list may be approved as display lot uses by the Planning Director or designee.

C. "Foot-candle" means 1 lumen per square foot. Unit of illuminance. It is the luminous flux per unit area in the Imperial system. One foot-candle equals approximately 0.1 (0.093) lux.

D. "Fully shielded light fixture" means a light fixture that is shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted. The term full cutoff is often substituted for the term fully shielded. The terms are not equivalent. Fully shielded luminaires emit no direct uplight, but have no limitation on the intensity in the region between 80° and 90°.

E. "Full cut off light fixture" means fixtures that are independently certified by the manufacturers, and do not allow light to be emitted above the fixture and the fixture reduces glare by limiting the light output to less than 10% at and below 10 degrees below the horizontal.

Figure 17.56.1 Example of Full Cutoff Light Fixture



I. "Glare" means the sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility; blinding light. The magnitude of glare depends on such factors as the size, position, brightness of the source, and on the brightness level to which the eyes are adapted.

J. "Installed" means a light fixture attached or fixed in place, whether or not connected to a power source, of any outdoor light fixture.

K. "Light pollution" means any adverse effect of manmade light.

L. "Light trespass" means light spill falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.

M. "Lumen" means a unit used to measure the actual amount of visible light which is produced by a lamp as specified by the manufacturer.

N. "Luminary" means the complete lighting assembly, less the support assembly.

O. "Motion sensing security lighting" means any fixture designed, and properly adjusted, to illuminate an area around a residence or other building by means of switching on a lamp when motion is detected inside the area or perimeter, and switching the lamp off when the detected motion ceases.

P. "Net acreage" means the remaining ground area of a parcel after deleting all portions for proposed and existing public rights-of-way and undeveloped area.

Q. Nit means the standard unit of brightness for electronic and digital signage. It is a measure of the light being emitted by the sign in contrast to footcandles which measure the brightness of the surface area or object that is being lighted.

R. "Outdoor light fixture" means an outdoor illuminating device, outdoor lighting or reflective surface, lamp or similar device, permanently installed or portable, used for illumination, decoration, or advertisement. Such devices shall include, but are not limited to, lights used for:

1. Buildings and structures;
2. Recreational areas;
3. Parking lot lighting;
4. Landscape lighting;
5. Architectural lighting;
6. Signs (advertising or other);
7. Street lighting;
8. Product display area lighting;
9. Building overhangs and open canopies;
10. Security lighting.

R. "Outdoor recreation facility" means an area designed for active recreation, whether publicly or privately owned, including, but not limited to, parks, baseball diamonds, soccer and football fields, golf courses, tennis courts, and swimming pools.

S. "Partially shielded light fixture" means a fixture shielded in such a manner that no more than 10% of the light emitted directly from the lamp or indirectly from the fixture is projected at an angle above the horizontal, as determined by photometric test or certified by the manufacturer. Luminaries mounted under canopies or

other structures such that the surrounding structure effectively shields the light in the same manner are also considered partially shielded for the purposes of this Code.

T. "Security lighting" means lighting designed to illuminate a property or grounds for the purpose of visual security.

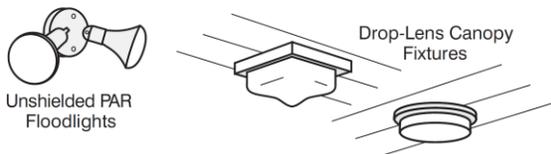
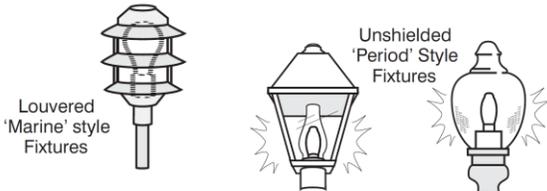
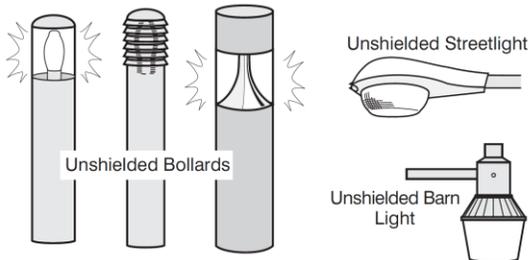
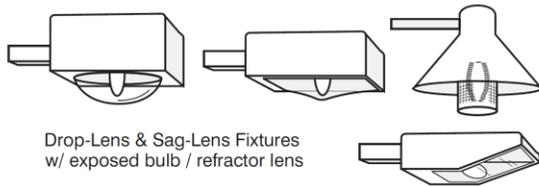
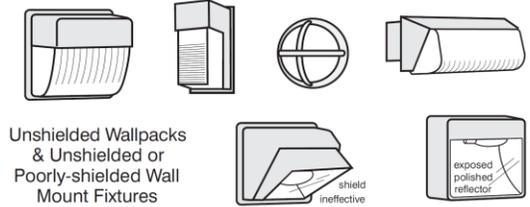
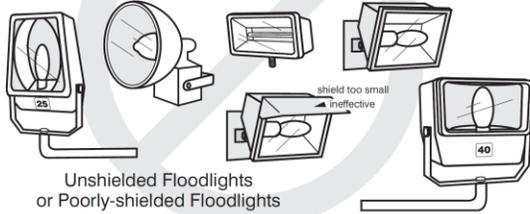
U. "Unshielded fixture" means any fixture that allows light to be emitted above the horizontal directly from the lamp or indirectly from the fixture or a reflector.

V. "Watt" means the unit used to measure the electrical power consumption (not the light output) of a lamp.

## Examples of Acceptable / Unacceptable Lighting Fixtures

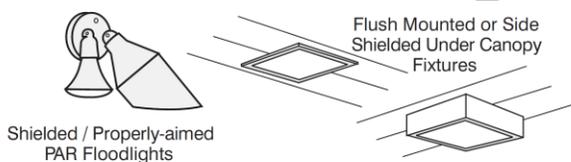
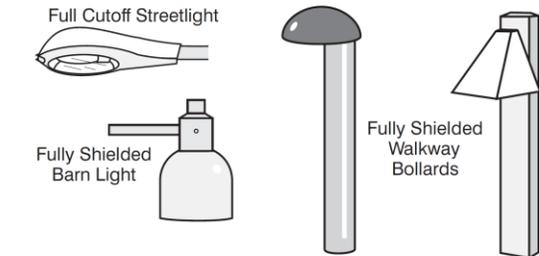
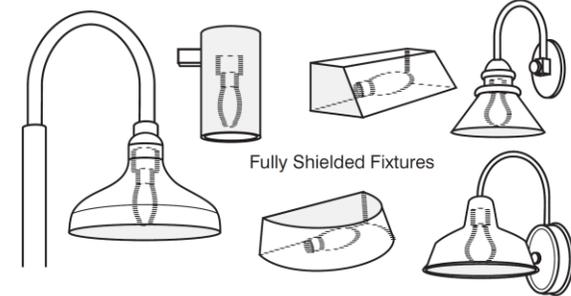
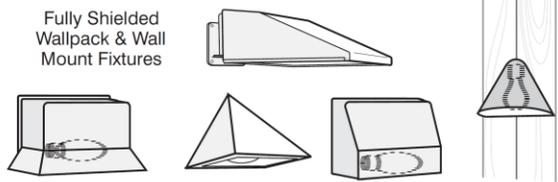
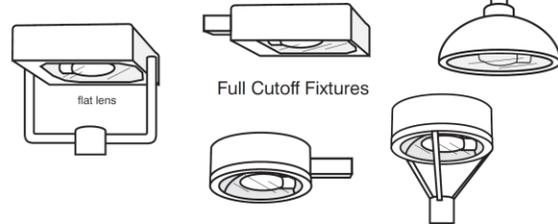
### Unacceptable / Discouraged

Fixtures that produce glare and light trespass



### Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



**Chapter 17.80**  
**SIGN REGULATIONS AND SIGN PERMITS**

**17.80.060 General provisions.** The following general provisions and requirements shall apply to all signs and outdoor advertising structures that may be erected or maintained within Eagle Mountain City. The planning director shall approve signs that are in compliance with the regulations and standards contained herein. Signs shall be maintained in accordance with these provisions and standards.

A. Signs Installed in Compliance with Codes. Signs shall be installed according to requirements contained in the International Building and Electrical Codes, as applicable.

B. Traffic Hazards. No sign shall be erected where it may create a traffic safety hazard by: obscuring traffic control signs or signals; confusing drivers by appearing to be a traffic control sign or signal; or obstructing vision at intersections or driveways by being placed within a clear vision triangle. Signs shall not be fastened to traffic control devices, street signs, or utility poles.

C. Signs in Right-of-Way. Unless authorized by specific written agreement with the city, no sign shall be placed in or extend over any public right-of-way except traffic control signs, signs described in this chapter, city events or notices (Pony Express Days, recreation leagues, etc.), and public notices placed by public agencies.

D. Sign Illumination. ~~Permitted signs may have a constant, indirect source of illumination focused on the sign's copy or be internally lit.~~ All temporary signs must be non-illuminated. Allowed permanent signs may be non-illuminated, or illuminated by a constant, indirect source of illumination focused on the sign's copy or be internally illuminated, halo illuminated, or externally indirectly illuminated, unless otherwise specified. All illuminated signs shall comply with the time limitations of Chapter 17.56.060(G). No animated, flashing, blinking, or moving signs shall be permitted, except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events may be permitted by the planning commission. No sign illumination is permitted within the residential zone of the City unless approved by the Planning Director, or approved as part of a conditional use permit or master development plan. Electrical signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the city's adopted International Electrical Code, International Building Code- and Chapter 17.56 Outdoor Lighting Standards.

a. Type of Sign Illumination. The type of sign illumination as otherwise set forth in this chapter:

1. Halo-Type Illumination. The light source is concealed behind an opaque face and the rays of illumination are projected outwards toward the edge of the sign, forming a "halo" effect around the exterior of the sign.

2. Internal Illumination. The light source is concealed entirely within a sign which makes sign graphics visible by transmitting light through a translucent or semi translucent material.

3. External, Indirect Illumination. The light source is exposed and directed toward the sign face but is shielded or concealed from view with proper shields or glass lenses to avoid glare. Examples of external illumination include gooseneck light fixtures and ground-mounted light fixtures

B. Externally Illuminated Sign Standards

1. External illumination for signs shall comply with all provisions of this chapter, and is included within the total outdoor light output limits of Chapter 17.56.060(D), and shall comply with applicable lamp source and shielding restrictions.

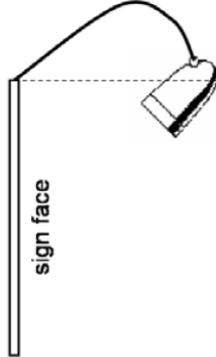
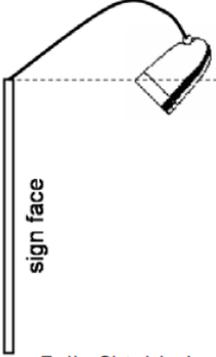
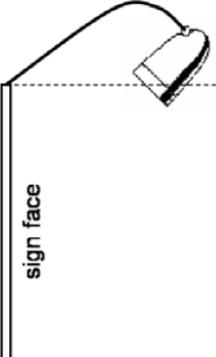
2. Except as provided in Subsection C, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare.

3. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face provided:

a. The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and,

b. The uppermost portion of the fixture's opening is located no higher than the top of the sign face (Figure 17.80.060-1). Light fixtures aimed and installed in this fashion shall be considered fully shielded for purposes of calculating the total outdoor light output limits of Chapter 17.56.060(D).

Figure 17.80.060-1 External Light Fixture Shielding

Permitted and Prohibited External Sign Lighting Configurations		
Allowed	Allowed	Not Allowed
 <p>sign face</p> <p>Fully Shielded</p>	 <p>sign face</p> <p>Fully Shielded</p>	 <p>sign face</p> <p>Unshielded</p>

2. Internally Illuminated Sign Standards. Internally illuminated signs shall either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, or cream) background and generally lighter text and symbols (Figure 17.80.060-2). Lamps used for internal illumination of internally illuminated signs shall not be counted toward the total outdoor light output limits of Chapter 17.56.060(D).

Figure 17.80.060-2 Internal Lighting Standards

Light Background Not Allowed	Colored Background Allowed	Opaque Background Allowed
RESTAURANT CAFE	GAS STATION	HOTEL

a. Other internally illuminated panels or decorations not considered to be signage according to this chapter (such as illuminated canopy margins, building faces, or architectural outlining), and shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards, and total outdoor light output limits established in Chapter 17.56.060(D).

3. Neon Sign Standards. Neon sign lighting shall be included within the total outdoor light output limits of Chapter 17.56.060(D).

4. Single-Color LED Sign Standards. Single-color LED signs shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum night time brightness.

a. Single-Color LED signs shall not exceed a maximum illumination of 200 NITS during nighttime hours (between dawn and dusk) and a maximum illumination of 5,000 NITS during daylight hours.

5. Time Limitations. All signs shall be turned off by 10:00 p.m. or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

E. Compatibility. The design of signs, including materials and form, shall be compatible with the building or use to which they are an accessory.

F. Maintenance of Signs. Signs and their supporting structures shall be maintained so as not to create a health or safety hazard, or constitute a nuisance. Signs and their supporting structures shall also be maintained in good repair and operation and shall be repaired, repainted, relettered or otherwise maintained in good visual condition so as to not be an aesthetic detriment to the immediate and surrounding areas.

G. Abandoned Signs. Any sign that is not structurally sound or no longer serves to inform or attract the public, including illegible signs and signs advertising or identifying abandoned uses, shall be considered abandoned and shall be removed as required by this chapter. [Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.6); Ord. O-18-2008 § 2 (Exh. A § 16.6); Ord. O-17-2006 § 2 (Exh. 1 § 16.6); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.6)].

### **Chapter 15.70.090**

#### **Underground distribution for new subdivisions.**

D. Street Lighting. Street lighting will be installed throughout all developments using the following criteria:

1. Street lights will be installed at all intersections with the only exception being where a four-way intersection has an offset of less than 100 feet.
2. Street lights will be installed at a minimum spacing of 300 feet and a maximum spacing of 600 feet. They will be installed at the closest property line to the midpoint between the lights on either side.
3. Street lights placed between corners will be shown on the electrical construction drawing, and will indicate the direction that the street light will be aimed. Street lights at intersections may aim to the center of the intersection or may be set at a 90-degree angle along collector and larger roads.
4. Any street that extends more than 600 feet without an intersection will have a street light at approximately the midpoint.
5. Each street light will be installed so that the street light pole is located 24 inches from the top back of the curb to the center of the pole in a public utility easement or public right-of-way.
6. Streetlights shall be located at least 10 feet from fire hydrants.
7. A ground wire shall be connected to the street light pole using NEC-approved methods and a separate ground wire shall be run from the pole base to the closest secondary pedestal or transformer. If the street light is fed from a secondary pedestal, an eight-foot by five-eighths-inch copper-clad ground rod must be installed at the pedestal, and street light ground will be attached to the ground rod using the NEC-approved connector.
8. Pole. A 14-foot aluminum street light pole shall be used. The pole shall be manufactured by Holophane and shall be green with base. All bases must be embedded in concrete with a standard bolt pack. The hole shall be 20 inches in diameter and four feet deep unless approved otherwise by the energy department manager.
9. Luminaire. The luminaire shall be of a style that is approved by the city **in conformance with Chapter 17.56**. ~~A luminaire that reduces all skyward light shall be 50 watt high pressure sodium light and shall have a shield to keep light off of houses.~~

### **Chapter 17.55.040**

#### **General provisions for nonresidential and multifamily off-street parking facilities.**

- A. Materials for Parking Areas. Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the Eagle Mountain City Construction Standards and Specifications manual.
- B. Maintenance of Parking Areas. Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall, parking areas shall be cleared of snow as soon as is practical and possible.
- C. Parking Area Access. Parking areas serving more than one structure may use a common access. Common access locations shall be based upon acceptable standard design geometry, road alignment, and traffic volumes of the surrounding public streets. All nonresidential and mixed-use structures must be designed so that vehicles are not required to back up onto the public street.
- D. Lighting in Parking Areas. Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Such lighting shall be directed in such a way as to not be a nuisance to adjacent properties or uses. ~~Light shields may be required.~~ **Parking lot luminaries shall be in conformance with Chapter 17.56.**
- E. Location of Parking Areas. Required off-street parking areas for nonresidential uses shall be placed within 600 feet of the main entrance to the building.
- F. Storm Water Runoff. All parking areas other than single-family and two-family dwellings shall be reviewed and approved by the city engineer for adequate drainage of storm water runoff.
- G. Headlight Screen. Headlight screening is required around the perimeter of all parking areas adjacent to residential uses, or as deemed necessary by the planning director. A headlight screen shall consist of a berm, fence, wall, or landscaping consisting of at least three and one-half feet in height and capable of blocking headlight glare. Headlight screening may also be provided by buildings.
- H. Parking Lot Slopes. Parking lots shall not have slopes on which vehicles park greater than five percent. [Ord. O-23-2005 § 3 (Exh. 1(1) § 11.4)].

#### **Chapter 17.100.060 Architectural requirements.**

- A. Mechanical Equipment. All mechanical equipment shall be located or screened and/or other measures taken so as not to be visible from any public or private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or roof. Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view. Screening materials shall conform to the color scheme of the primary building. Measures taken to shield mechanical equipment from view, other than screening, must be approved by the city council after recommendation from the planning commission.
- B. Windows. Windows are encouraged as accents and trim.
- C. Building Lighting. Plans for exterior building lighting shall be approved as part of the site plan approval. Building lighting shall be **fully** shielded and directed downward so that the light source is not visible from beyond the property where the structure is located. Lighting shall **be in conformance with Chapter 17.56.** ~~not project above structures or flagpoles, nor beyond the property line.~~
- D. Trash Enclosures, Storage Areas, and External Structures. Landscaping, fencing, berms or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures. Trash and storage areas shall be comparable to the proposed or existing building and with surrounding structures. These areas shall be well maintained and oriented away from public view. The

consolidation of trash areas between business and the use of modern disposal and recycling techniques are encouraged. Chain link fences and fencing with vinyl slats are prohibited.

E. Exterior Materials. Buildings shall be finished with high-quality materials. Building elevations shall be submitted that indicate all colors, styles, materials and other proposed building treatments.

F. Landscape Guidelines. All site plans shall conform to the landscaping guidelines established by the city.

G. Parking Lot and Street Lighting. All parking lot light fixtures shall be installed to prevent light glare from adversely affecting adjacent properties. Pole-mounted fixtures are required in lots or along roads. Lighting of all pedestrian pathways is required. Lighting will be judged as to how adequately it provides for the health and safety of citizens. Design and location of standards and fixtures shall be specified on the site development drawings. Illumination shall be controlled so that glare or excessive direct light will not adversely affect neighboring areas. All streetlights and interior parking lot lights shall meet the city's adopted design standards for lighting.

H. Enclosed Uses. All uses established for any commercial or industrial uses shall be conducted entirely within a fully enclosed approved building except those uses deemed by the city council in consideration of the prior recommendation of the planning commission to be customarily and appropriately conducted in the open. Uses which qualify for this exception are vegetation nurseries, home improvement centers with lumber and/or vegetation nurseries, outdoor cafes or auto dealerships. Approved seasonal temporary uses, such as Christmas tree lots, shall be exempt from this requirement.

I. Businesses Moving into Existing Buildings. New businesses moving into existing conforming or nonconforming buildings shall comply with the requirements of this section where possible prior to a business license being issued.

J. Nuisances. All commercial uses shall be free from objectionable odors, noises, hazards or other nuisances. [Ord. O-16-2010 § 3 (Exh. B); Ord. O-18-2008 § 2 (Exh. A § 20.6); Ord. O-23-2005 § 3 (Exh. 1(1) § 20.6)].

## **Chapter 17.100.070**

### **Application.**

The property owner or an authorized agent shall make application on forms created by the planning director. No site plan application shall be processed without the submission of the application, all the supporting materials as required by this chapter, and processing fee. Incomplete applications shall not be processed under any circumstance. When the city's ordinances require a conditional use and/or subdivision approval, these applications may be processed concurrently with a site plan.

A. Supporting Materials. The site plan application shall be submitted with the materials listed in this section. The planning director and planning commission may determine and require that additional items not listed herein be submitted in order to evaluate the proposed site plan application. If a development has been previously reviewed (conditional use or subdivision approval), or the applicant believes that some of the required supporting materials are not applicable, then the applicant may submit a written statement to identify and clarify why they believe these materials are not needed for review of the project. Upon review of this statement, the planning director may waive the requirements of certain materials relating to improvements that have been reviewed and approved in a previous application process or are not found to be applicable to the project. The following materials must be submitted with a complete application, unless

otherwise waived as allowed herein. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.

1. Ownership Affidavit. A document detailing all covenants, grants of easement or other deed restrictions applicable to the site and an ownership affidavit shall be submitted.
2. Vicinity Map. A vicinity map (which can be included on the site plan) showing the general location and indicating the approximate location of the subject parcel.
3. Context Plan. A context plan including the existing features on the property and within 200 feet of the proposed site plan property line. Existing features include, but are not limited to, buildings, roads, ingress and egress points, landscaping areas, pedestrian paths, and property names.
4. Survey. The survey prepared and stamped by a Utah-registered land surveyor listing the metes and bounds, legal description, and the gross acreage within the subject parcel.
5. Site Plan. A site plan, prepared and stamped by licensed and/or certified professionals including, but not limited to, architects, landscape architects, engineers, surveyors, or other professionals deemed necessary by the planning director. The city may require plans prepared by any or all of the above-noted professionals. The site plan shall contain the date, scale, north arrow and the following items:

- a. Boundaries of the subject parcel and the entire parcel (where the project does not occupy the entire parcel of which it is part).
- b. Existing and proposed streets, watercourses, easements and other rights-of-way, and section lines.
- c. Locations, dimensions, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties.
- d. Access points, provisions for vehicular and pedestrian circulation on site and off site, interconnection to adjacent sites and dimensions of such access and circulation.
- e. Acceleration and deceleration lanes, and dimensions thereof, if required.
- f. Off-street parking and loading areas complying with Chapter 17.55 EMMC and indicating the required number of stalls and aisles scaled to the correct dimensions, the correct number of handicapped-accessible parking spaces, lighting, landscaping and irrigation, the percentage of landscaping to impervious surfaces, and pedestrian walkways.
- g. Screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements.
- h. Location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures.
- i. Location and size of existing utilities and general location of utility access points and hookups.
- j. Location, type and size of all signage including advertising and directional signage.
- k. Tabulation of square footage devoted to various land uses, ground coverage by structures and other impervious surfaces.
- l. Location of existing and proposed curb, gutter, sidewalk, park strip and edge of asphalt, to be signed and stamped by a licensed professional engineer.

- m. Type of construction of all structures, presence or absence of fire sprinkling and location of existing and proposed fire hydrants.
- n. Location of all existing and proposed irrigation systems, both on site and on adjacent properties, including, but not limited to, ditches, pipes, and culverts.
- o. A statement on the site plan that all applicable elements of the Americans with Disabilities Act accessibility guidelines will be adhered to.
- p. The piping of all existing irrigation ditches which affect the site.
- q. The names of all adjacent property owners.

6. Landscaping Plan. A landscaping plan prepared and stamped by a licensed landscape architect, indicating the location, spacing, types and sizes of landscaping elements, sprinkler system plans, existing trees, if any, and showing compliance with the landscaping or buffering requirements of the appropriate zoning district. The landscaping plan shall include, at a minimum, the following information:

- a. The location and dimension of all existing and proposed structures (when feasible), property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.
- b. The plant names (both botanical and common name), location, quantity, and size of all existing and proposed plants. The proposed plan should indicate the size of the plant material at maturation.
- c. The landscaping plan should also exhibit the existing landscaping 20 feet beyond the property lines.
- d. Existing and proposed grading with contours at one-foot intervals for areas with grades less than five percent. Areas in excess of five percent shall have contours shown at two-foot intervals.
- e. Plans showing the irrigation system shall also be included in the landscaping plan submittal.
- f. Proposed and existing fences and identification of the fencing materials.
- g. A summary of the total percentage of landscaped areas, domestic turf grasses, and drought-tolerant plant species along with the estimated cost of all the improvements.

7. Grading, Drainage, and Erosion Plan. A grading, drainage, and erosion plan prepared and stamped by a licensed engineer shall be submitted. The report shall contain the drainage basin map and a plan view of the overall storm water system. The grading, drainage, and erosion plan shall address the following issues: description of features and hydrological conditions; drainage basin and sub-basin; drainage facility design criteria; infrastructure design criteria; grading plan; and erosion control. Specifically, the report shall contain, at a minimum, the following information:

- a. The existing roadways, drainage ways, vegetation and hydrological conditions of a 10-year, 24-hour event and a 100-year, 24-hour event.

- b. The major basin descriptions referencing all major drainage reports such as FEMA, major drainage planning reports, or flood insurance maps and the basin characteristics and planned land uses.
- c. The sub-basin description showing the historical drainage pattern and off-site drainage patterns both upstream and downstream of the property.
- d. A general discussion of how the proposed system conforms to existing drainage patterns and off-site upstream drainage will be collected to protect development.
- e. The water quality evaluation showing the water quality shall not be degraded from existing storm water quality including how solids are collected and not allowed to be discharged into downstream waters and how oils and greases are separated from storm water.
- f. Maintenance plan and procedure for storm water system; thorough narrative of all charts, graphs, tables or other information included in the report describing how it affects the proposed development.
- g. Infrastructure design criteria showing the piping is sized to handle the peak intensity of the 10-year storm event; all detention basins are sized to handle 100-year storms while discharging at a maximum 10-year, 24-hour historical rate; a 10-foot traffic lane in both directions is maintained at all locations within the development; and that the roadway and infrastructure will handle a 100-year storm event without flooding homes or damaging public property.
- h. Grading plan showing soil map depicting unique soil features such as collapsible soil, rock features, etc.; a grading plan showing all cut and fill areas within a development including: the identification of slopes; fill and cut depths; and rock features within 10 feet of post-grade soil surface.
- i. Erosion control shall show: how erosion will be controlled during construction; explanation and design showing that such construction debris and silts will not be collected by storm water system; show and design for all cut and fill slopes will not be eroded and how these areas will be restored to their natural vegetative state.

8. Lighting Plan. A lighting plan, which indicates the illumination of all interior areas and immediately adjoining streets showing the location, height, lumen output and type of lighting proposed.

9. Elevations. Elevations of all buildings, fences and other structures viewed from all sides indicating heights of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A letter of approval from the applicable architectural review committee must also be submitted.

10. Traffic Impact Study. A traffic impact study (completed by a professional that is competent in the field of traffic engineering) may be required if it is estimated by the city engineer that the project could generate traffic impacts that require further study or that may require site improvements to transportation facilities. Said study shall include, but not be limited to, the following: an analysis of the average daily trips generated by the proposed project; an analysis of the distribution of trips on city street systems; a description of the type of traffic generated; and recommended on-site improvements that may mitigate negative traffic impacts.

11. Phasing Plan. If the site plan is to be developed in phases, a plan that shows the phasing of the development must be submitted.

12. Water Rights. Documentation of sufficient water rights for the proposed project must be provided.

13. Utility Demands. A summary projecting the utility demands that the development will create for communication lines, water, electricity, natural gas, and sewer.

14. Electronic Files. Electronic files of all the drawings for the project must be submitted.

15. Signage Plan. A signage plan shall be submitted as required by Title 1 Section 15.7.2 and in accordance to the submittal requirements contained in EMMC 17.80.040(A).

16. Public Notice. Addressed and stamped envelopes (the city's address will be the return address on the envelopes) of property owners located within 600 feet of the proposed site plan (including a minimum of at least 25 adjacent property owners).

17. Fee. The processing fee required by the current consolidated fee schedule approved by the city council. [Ord. O-16-2010 § 3 (Exh. B); Ord. O-18-2008 § 2 (Exh. A § 20.7); Ord. O-11-2008 § 2 (Exh. A § 20.6); Ord. O-23-2005 § 3 (Exh. 1(1) § 20.7)].