



EAGLE MOUNTAIN CITY
City Council Staff Report

SEPTEMBER 1, 2015

Project: Questar Salt Lake Mountain Center
Applicant: Questar/EDA Architects
Request: Site Plan Approval
Type of Action: Action Item

Planning Commission Recommendation

The Planning Commission reviewed this proposal on August 25 and recommended to approve the plan (4-0) with the following conditions:

1. That an updated landscape plan is submitted and approved by City Staff including turf in the park strips.
2. That the lighting plan be revised so that the parking lot lighting fixtures not exceed 17 feet in height.

Preface

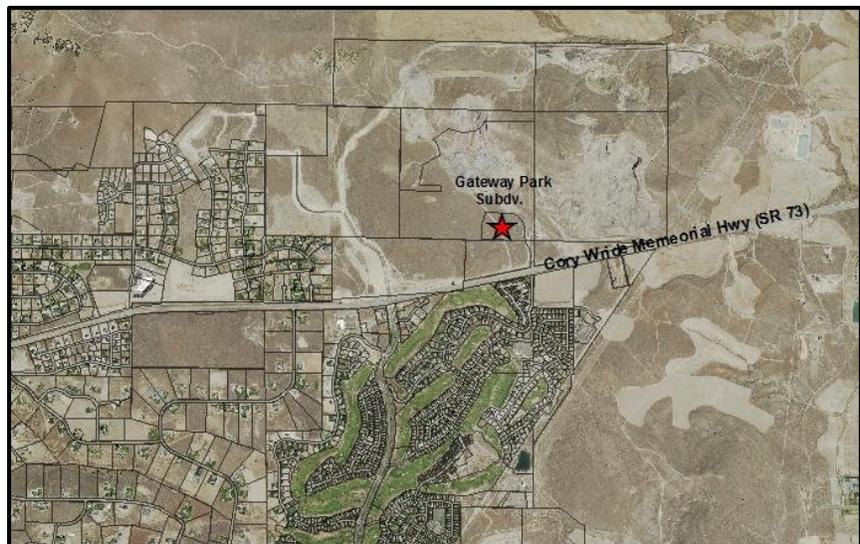
This proposal is for a Site Plan for the Questar Salt Lake Mountain Regional Center. The proposed site is located at 4002 E Wagstaff Way in the Gateway Park Plat 2 subdivision, Lot 104 (a 7-acre lot). The Gateway Park development was approved by the City Council on November 18th 2014.

Zoning

This project is in the Industrial zone, which allows for office buildings including medical, dental or professional offices, corporate offices or corporate campuses.

Landscaping

The landscape plan the applicant has submitted does not fully comply with the Code in some areas, but exceeds the Code in other areas. City Code requires that a site this size install at least 50% of the landscaping in turf (Chapter 17.60). The plan submitted consists completely of xeriscape. The Planning Commission recommends that the Park Strip be landscaped with grass and trees (consistent with Ace Rents to the south) while the remainder of the site should be approved as submitted. The submitted plan includes more than four times the number of trees that are required, and exceeds the requirement for drought tolerant shrubs.



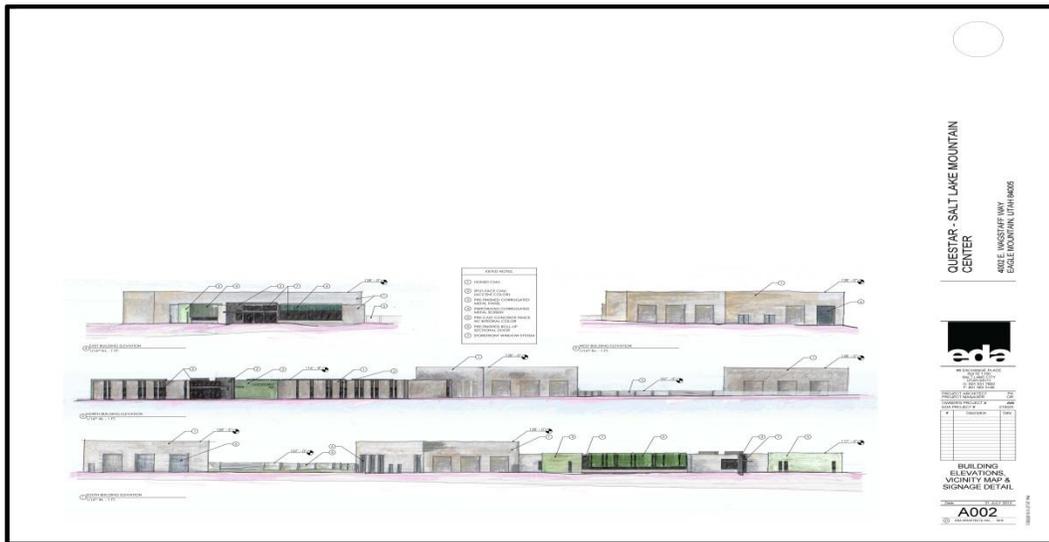
The applicant is installing a CMU 7-foot fence/wall surrounding the parking area on the south end which meets the City's standards and also satisfies the screening requirements. Since the parking for the public faces towards the applicant's building, the 3 ½ foot berm is not being required. Water retention pond design will need to be reviewed and approved by the City Engineer. The applicant will be responsible for maintaining all landscaping on the site, including the park strips.

Parking

The total required parking for this project is 90 stalls. The project provides 120 stalls including parking for the public, and includes the required 4 ADA stalls. On doubled rows of parking stalls, the code requires one 40-foot-long by five-foot-wide landscaped island on each end of the parking rows, plus one 40-foot-long by five-foot-wide landscaped island to be placed at a minimum of every 12 parking stalls.

Buildings & Commercial Design Standards

The Questar building is 22,040 square feet in size. The welding building in the northwest corner of the project is 5100 square feet. The main building will contain offices, and the site will serve a regional office for Questar. Building elevations have been submitted for the Questar facility, including samples of building materials and color elevations. Although industrial buildings don't necessarily have to comply with the City's commercial design standards, this building generally complies.



Lighting

The submitted lighting plan complies with the City's requirements with the exception of the pole height. The applicant is proposing 30-foot high light posts. The following Code section applies to this issue:

17.56.060 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 17 feet 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 encouraged.

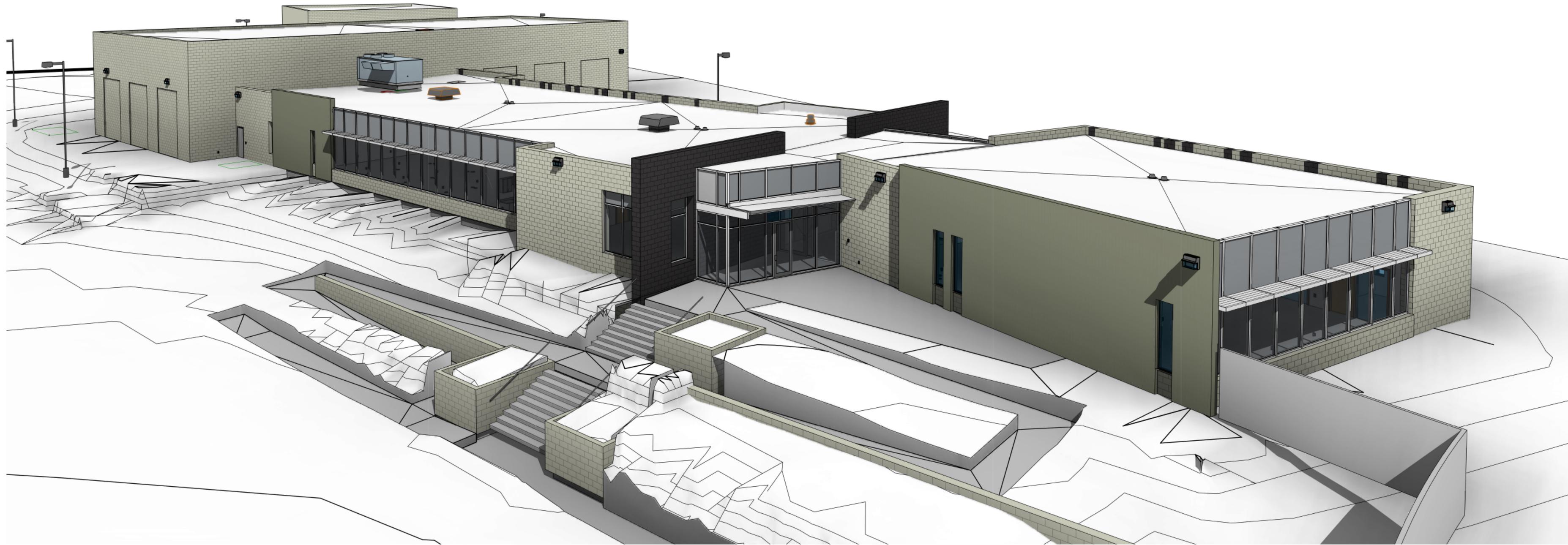
The lighting fixtures are full cut-off and comply with the City's outdoor lighting standards.

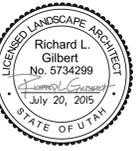
Signs

Any signs will have to be submitted and approved by City staff.

Attachments

Overall Site Plan, Landscape Plans, Building Elevations





LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
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- ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION.
- IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
- FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 1/4 INCHES IN SHRUB BED AREAS (4 INCHES OF MULCH AND 12 INCHES OF AMENDED TOPSOIL), OR UNLESS OTHERWISE NOTED ON PLANS (SEE SHEET L-L101 DETAIL B. IF NECESSARY, DIG SUBGRADE IN SHRUB BEDS, AND SOD AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
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REFERENCE NOTES

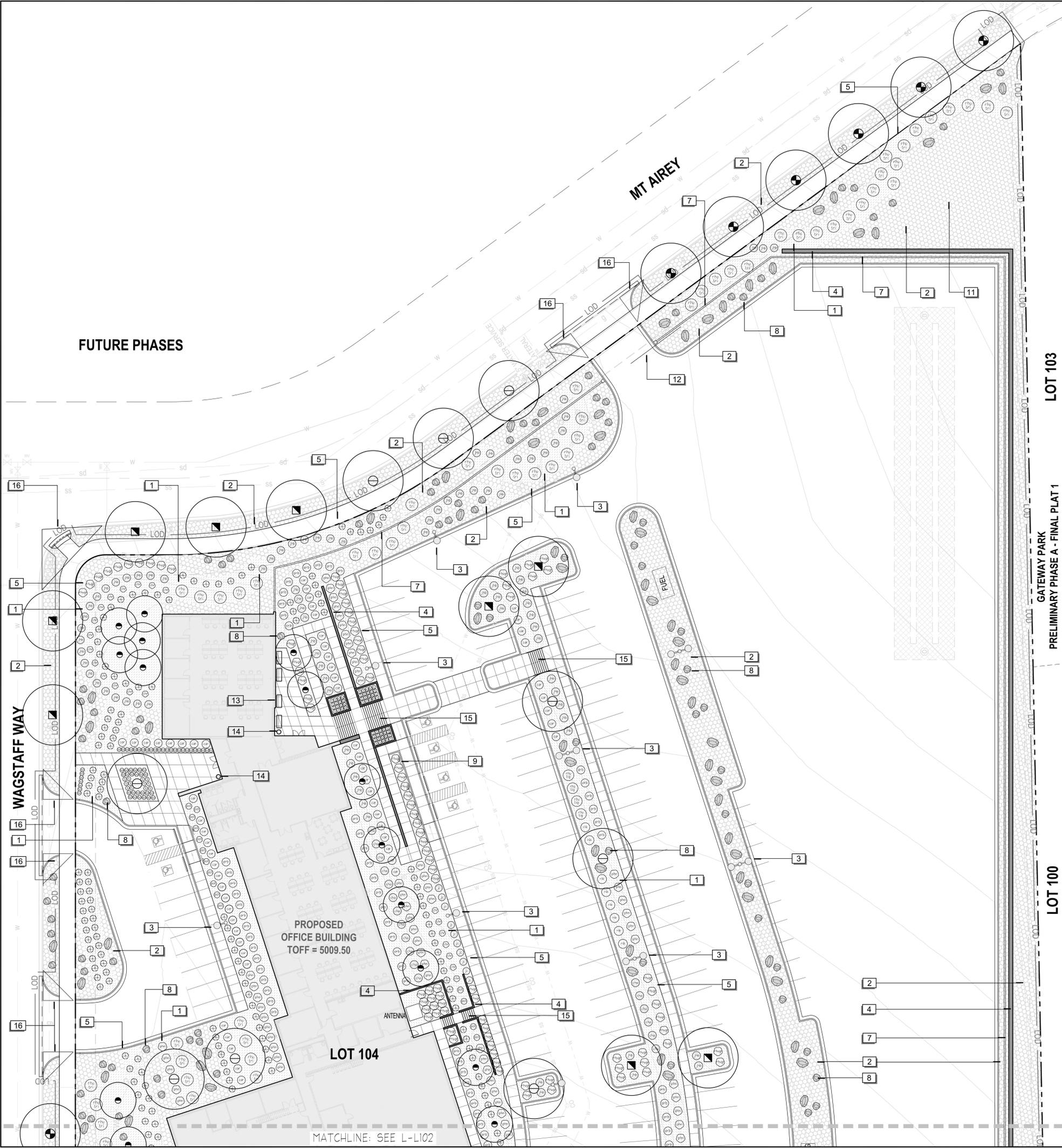
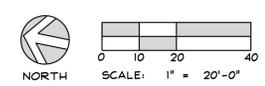
SYMBOL	DESCRIPTION	QTY
[1]	4" OF ROCK MULCH IN SHRUB BED OVER 12" OF TOPSOIL AND WEED BARRIER FABRIC, TYP. - SEE SHT. L-L501 DTL. J	40,250 sf
[2]	4" OF ROCK MULCH OVER WEED BARRIER FABRIC AND SUBGRADE, TYP. - SEE SHT. L-L501 DTL. I	59,135 sf
[3]	SITE LIGHTING - REFER TO ELEC. PLANS, TYP.	
[4]	SITE WALL, TYP. - REFER TO ARCH. AND CIVIL PLANS	
[5]	ALIGN PLANT MATERIAL WITH CENTERLINES, HARDSCAPE ELEMENTS AND PATTERNS IN THE LANDSCAPE, TYP.	
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[15]	STAIRS AND HANDRAIL, TYP. - REFER TO ARCH. PLANS	
[16]	NO LANDSCAPE SHALL BE OVER 3 FEET IN HEIGHT WITHIN CLEAR VISION TRIANGLE	

* CONTRACTOR TO VERIFY ALL QUANTITIES

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA	99,655 SF
PERCENTAGE OF TOTAL LANDSCAPE AREA WITH DOMESTIC TURF	0.00%
PERCENTAGE OF TOTAL LANDSCAPE AREA WITH DECIDUOUS AND EVERGREEN PLANT MATERIAL	40.34%
PERCENTAGE OF TOTAL LANDSCAPE AREA WITH XERISCAPING	100.00%

SCALE & NORTH ARROW



FUTURE PHASES

PROPOSED OFFICE BUILDING TOFF = 5009.50

LOT 104

LOT 103

GATEWAY PARK
PRELIMINARY PHASE A - FINAL PLAT 1

LOT 100

MATCHLINE: SEE L-L102

QUESTAR - EAGLE MOUNTAIN
SERVICE CENTER
CITY SUBMITTAL
4002 E. WAGSTAFF WAY
EAGLE MOUNTAIN, UTAH 84005

ArcSito
Design, Inc
Landscape Architecture &
Architectural Site Design

1058 East 2100 South
Salt Lake City, Utah 84106
office 801.487.4923



#9 EXCHANGE PLACE
SUITE 1100
SALT LAKE CITY
UTAH 84111
O: 801.531.7600
F: 801.363.3149

PROJECT ARCHITECT RG
PROJECT MANAGER RG

OWNER'S PROJECT # ###
EDA PROJECT # 215025

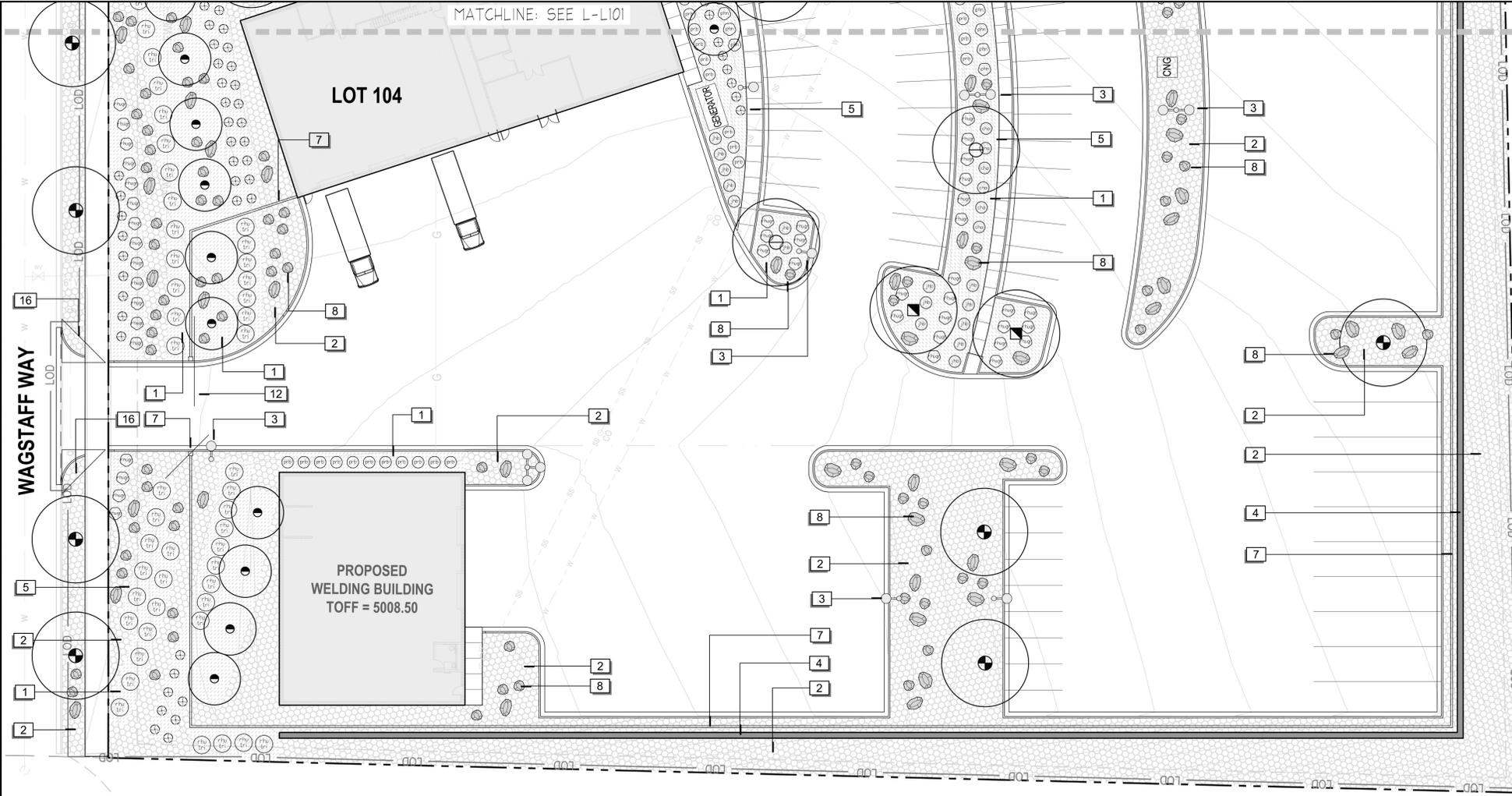
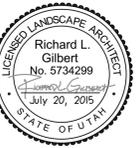
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SHEET TITLE
LANDSCAPE
PLAN

Date 20 JULY 2015

L-L101

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**GATEWAY PARK
FUTURE PHASE**

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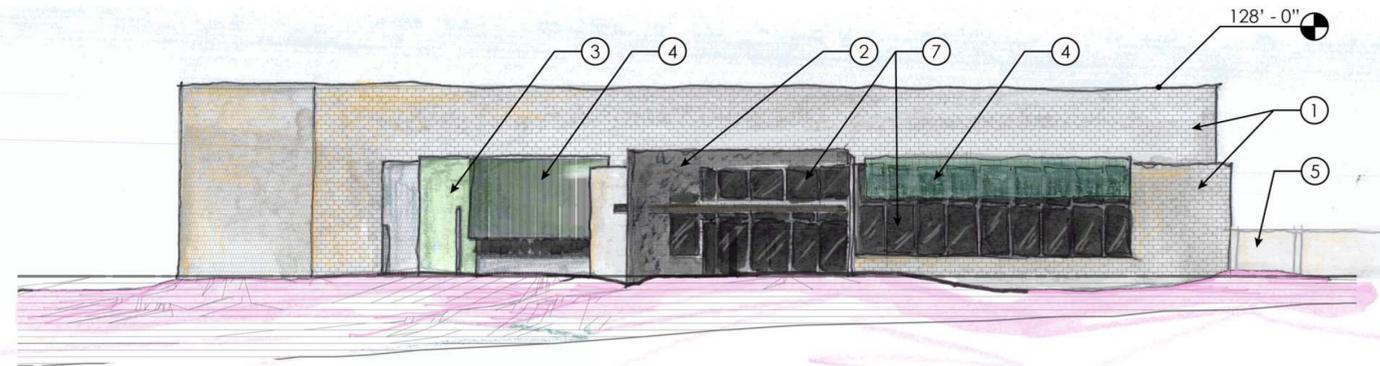
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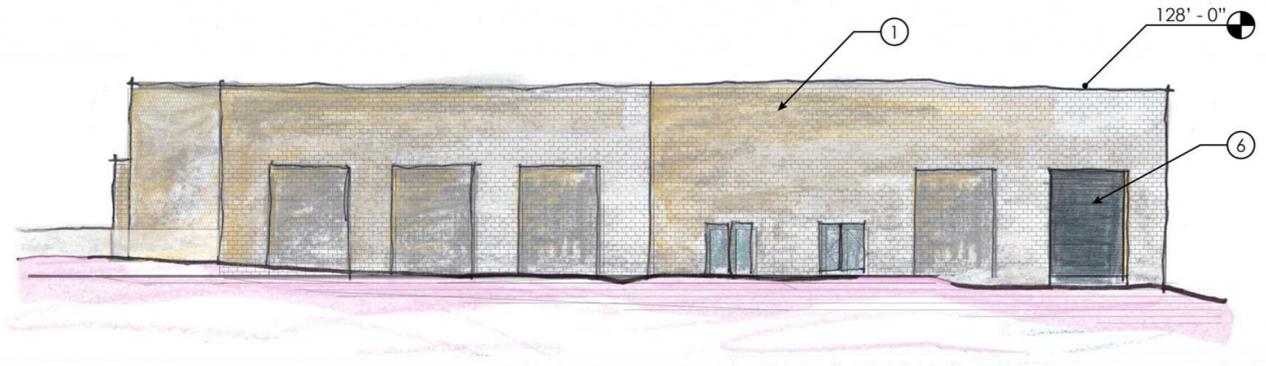
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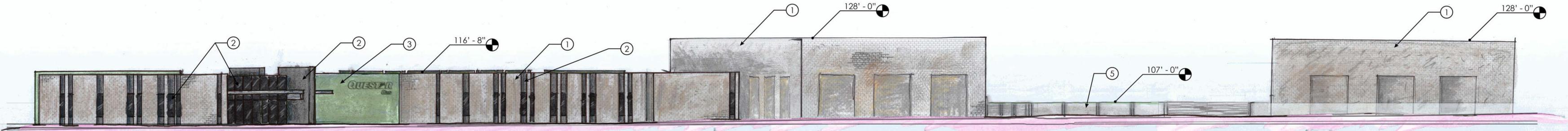
KEYED NOTES:	
①	HONED CMU
②	SPLIT-FACE CMU (ACCENT COLOR)
③	PRE-FINISHED CORRUGATED METAL PANEL
④	PERFORATED CORRUGATED METAL SCREEN
⑤	PRE-CAST CONCRETE FENCE W/ INTEGRAL COLOR
⑥	PRE-FINISHED ROLL-UP SECTIONAL DOOR
⑦	STOREFRONT WINDOW SYSTEM



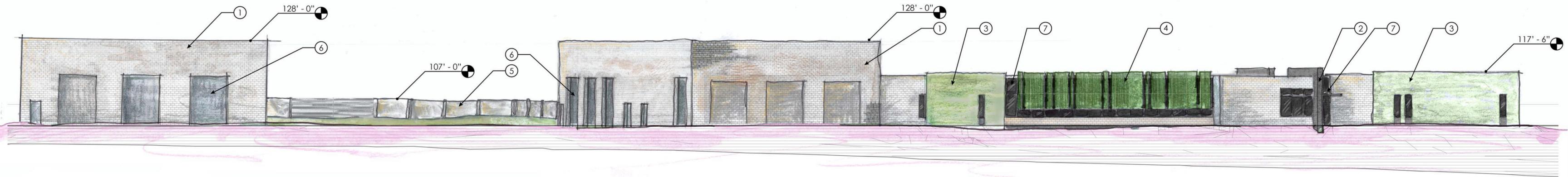
④ EAST BUILDING ELEVATION
1/16TH IN. - 1 FT.



③ WEST BUILDING ELEVATION
1/16TH IN. - 1 FT.



② NORTH BUILDING ELEVATION
1/16TH IN. - 1 FT.



① SOUTH BUILDING ELEVATION
1/16TH IN. - 1 FT.

