



EAGLE MOUNTAIN CITY City Council Staff Report

JULY 19TH 2016

Project: Heatherwood Church
Applicant: The Church of Jesus Christ of Latter-Day Saints
Request: Site Plan
Type of Action: Action Item, Site Plan Approval

Preface

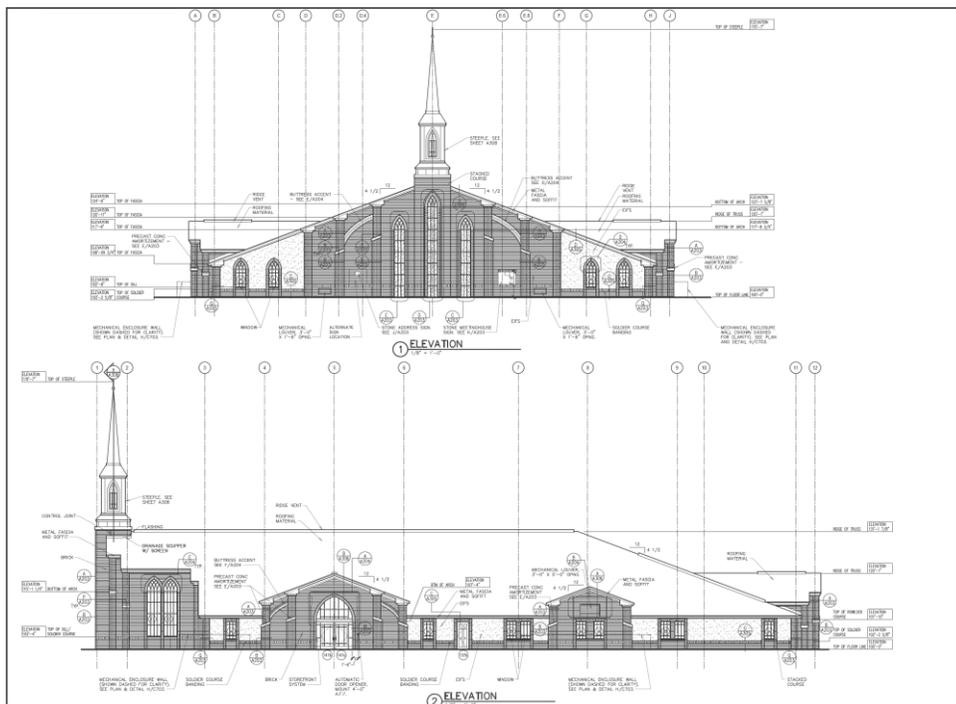
This application is for a Site Plan for a property located at approximately 8732 North Desert Canyon Road, in the Heatherwood Subdivision, lot 8, and is approximately 3.45 acres in size. The proposed project is for a church which is a Conditional Use.

Planning Commission Recommendation

On July 12th 2016 the Eagle Mountain Planning Commission held a public hearing on the proposed Heatherwood Church Conditional Use Permit and Site Plan. The Planning Commission voted (5-0) to approve the conditional use permit, and to recommend approval of the Site Plan as presented, including with the parking lot layout.

Building & Commercial Design Standards

Building elevations have been submitted for the Heatherwood Church. Color renderings have not been presented to staff, but the plans provided show that the design will comply with the City's Commercial Design Standards, minor deviations from these plans, still in compliance with the design standards, require approval by the Planning Director.

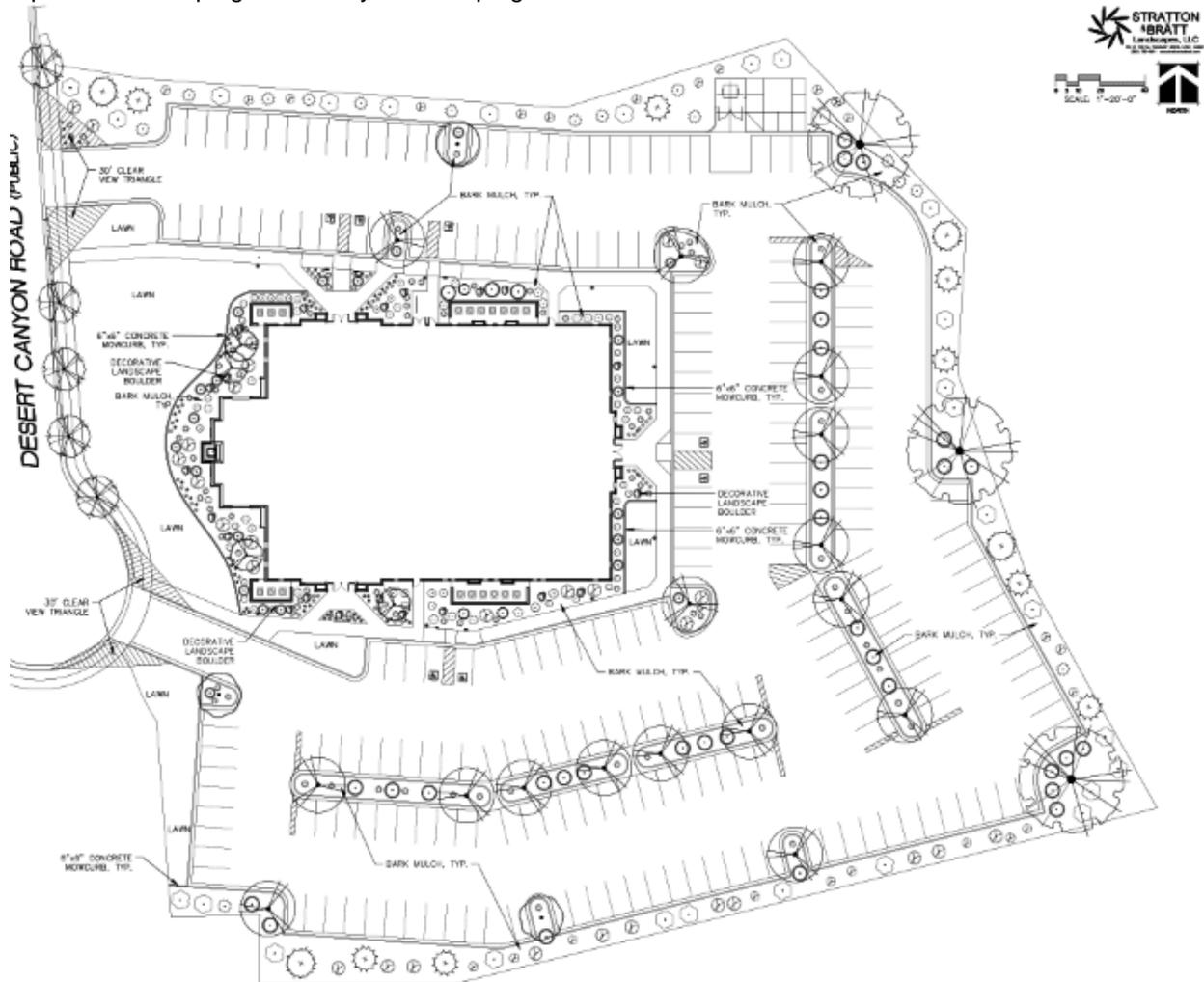


The applicant is proposing parking islands that do not have island bulb outs every 12 stalls (above). Rather the applicant is proposing islands between all rows of double parking, with no bulb outs. The applicant believes these parking islands without the bulb outs provide for better circulation, and make it easier to plow in the winter.

The Planning Commission did review this parking layout and recommended approval of it to the City Council. The City Council has the authority to approve the layout as recommended by the Planning Commission, or to propose any changes. It should be noted that there are several churches within the city that have parking layouts similar to the applicant's proposal including: the Silverlake LDS Church, and the Porter's Crossing LDS Church.

Landscaping

Proposed landscaping meets City Landscaping standards.



Lighting

The applicant has provided spec sheets for outdoor lights, which do meet the City Dark Sky Ordinance. The applicant shall provide staff and approved outdoor lighting plan that shows compliance with the ordinance.

Fencing

The applicant is proposing a 6' Trex fence around the entirety of the project. Fencing shall be approved by the Ranches HOA.

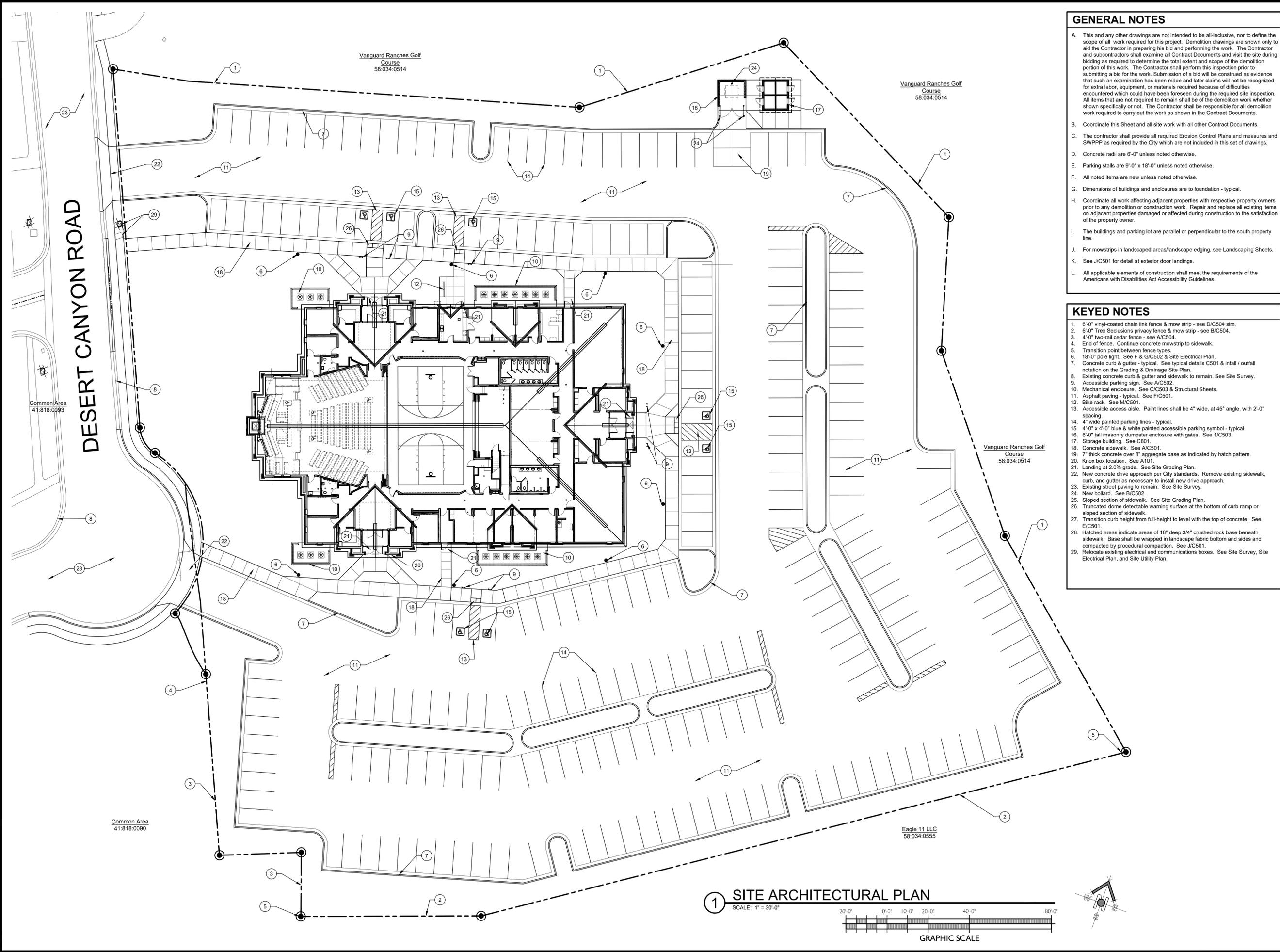
Zoning

The Heatherwood Church is located in the Residential Zone. This type of use is allowed as a conditional user under section 17.25.060 which states: "*The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:*

D. Religious or cultural meeting halls"

Attachments

Site Plan



GENERAL NOTES

A. This and any other drawings are not intended to be all-inclusive, nor to define the scope of all work required for this project. Demolition drawings are shown only to aid the Contractor in preparing his bid and performing the work. The Contractor and subcontractors shall examine all Contract Documents and visit the site during bidding as required to determine the total extent and scope of the demolition portion of this work. The Contractor shall perform this inspection prior to submitting a bid for the work. Submission of a bid will be construed as evidence that such an examination has been made and later claims will not be recognized for extra labor, equipment, or materials required because of difficulties encountered which could have been foreseen during the required site inspection. All items that are not required to remain shall be of the demolition work whether shown specifically or not. The Contractor shall be responsible for all demolition work required to carry out the work as shown in the Contract Documents.

B. Coordinate this Sheet and all site work with all other Contract Documents.

C. The contractor shall provide all required Erosion Control Plans and measures and SWPPP as required by the City which are not included in this set of drawings.

D. Concrete radii are 6'-0" unless noted otherwise.

E. Parking stalls are 9'-0" x 18'-0" unless noted otherwise.

F. All noted items are new unless noted otherwise.

G. Dimensions of buildings and enclosures are to foundation - typical.

H. Coordinate all work affecting adjacent properties with respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.

I. The buildings and parking lot are parallel or perpendicular to the south property line.

J. For mowstrips in landscaped areas/landscape edging, see Landscaping Sheets.

K. See J/C501 for detail at exterior door landings.

L. All applicable elements of construction shall meet the requirements of the Americans with Disabilities Act Accessibility Guidelines.

KEYED NOTES

- 6'-0" vinyl-coated chain link fence & mow strip - see D/C504 sim.
- 6'-0" Trex Seclusions privacy fence & mow strip - see B/C504.
- 4'-0" two-rail cedar fence - see A/C504.
- End of fence. Continue concrete mowstrip to sidewalk.
- Transition point between fence types.
- 18'-0" pole light. See F & G/C502 & Site Electrical Plan.
- Concrete curb & gutter - typical. See typical details C501 & infall / outfall notation on the Grading & Drainage Site Plan.
- Existing concrete curb & gutter and sidewalk to remain. See Site Survey.
- Accessible parking sign. See A/C502.
- Mechanical enclosure. See C/C503 & Structural Sheets.
- Asphalt paving - typical. See F/C501.
- Bike rack. See M/C501.
- Accessible access aisle. Paint lines shall be 4" wide, at 45° angle, with 2'-0" spacing.
- 4" wide painted parking lines - typical.
- 4'-0" x 4'-0" blue & white painted accessible parking symbol - typical.
- 6'-0" tall masonry dumpster enclosure with gates. See 1/C503.
- Storage building. See C801.
- Concrete sidewalk. See A/C501.
- 7" thick concrete over 8" aggregate base as indicated by hatch pattern.
- Knox box location. See A101.
- Landing at 2.0% grade. See Site Grading Plan.
- New concrete drive approach per City standards. Remove existing sidewalk, curb, and gutter as necessary to install new drive approach.
- Existing street paving to remain. See Site Survey.
- New bollard. See B/C502.
- Sloped section of sidewalk. See Site Grading Plan.
- Truncated dome detectable warning surface at the bottom of curb ramp or sloped section of sidewalk.
- Transition curb height from full-height to level with the top of concrete. See E/C501.
- Hatched areas indicate areas of 18" deep 3/4" crushed rock base beneath sidewalk. Base shall be wrapped in landscape fabric bottom and sides and compacted by procedural compaction. See J/C501.
- Relocate existing electrical and communications boxes. See Site Survey, Site Electrical Plan, and Site Utility Plan.

#	DATE	DESCRIPTION
1	29 Jun 2016	Site Submittal



bb ARCHITECTS

65 E. Wadsworth Park Dr., Ste. 205 Phone: 801.571.0010
 Draper, Utah 84020 Fax: 801.571.0303
 Tall Free: 888.571.0010
 bbarchitects.com

PROJECT FOR:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT NAME:

Highlands 2, 3 Eagle Mountain UT North Stake

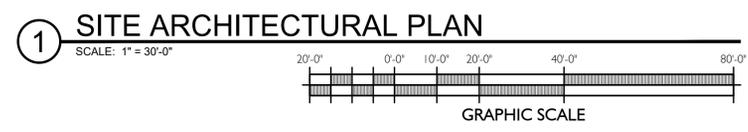
PROPERTY # 500-8473
 8732 North Desert Canyon Road Eagle Mountain, Utah 84005
 PLAN SERIES: HET-MAS-09-06
 BID/PROJECT #: 1603
 DATE: 29 June 2016

SHEET TITLE:

SITE ARCHITECTURAL PLAN

SHEET:

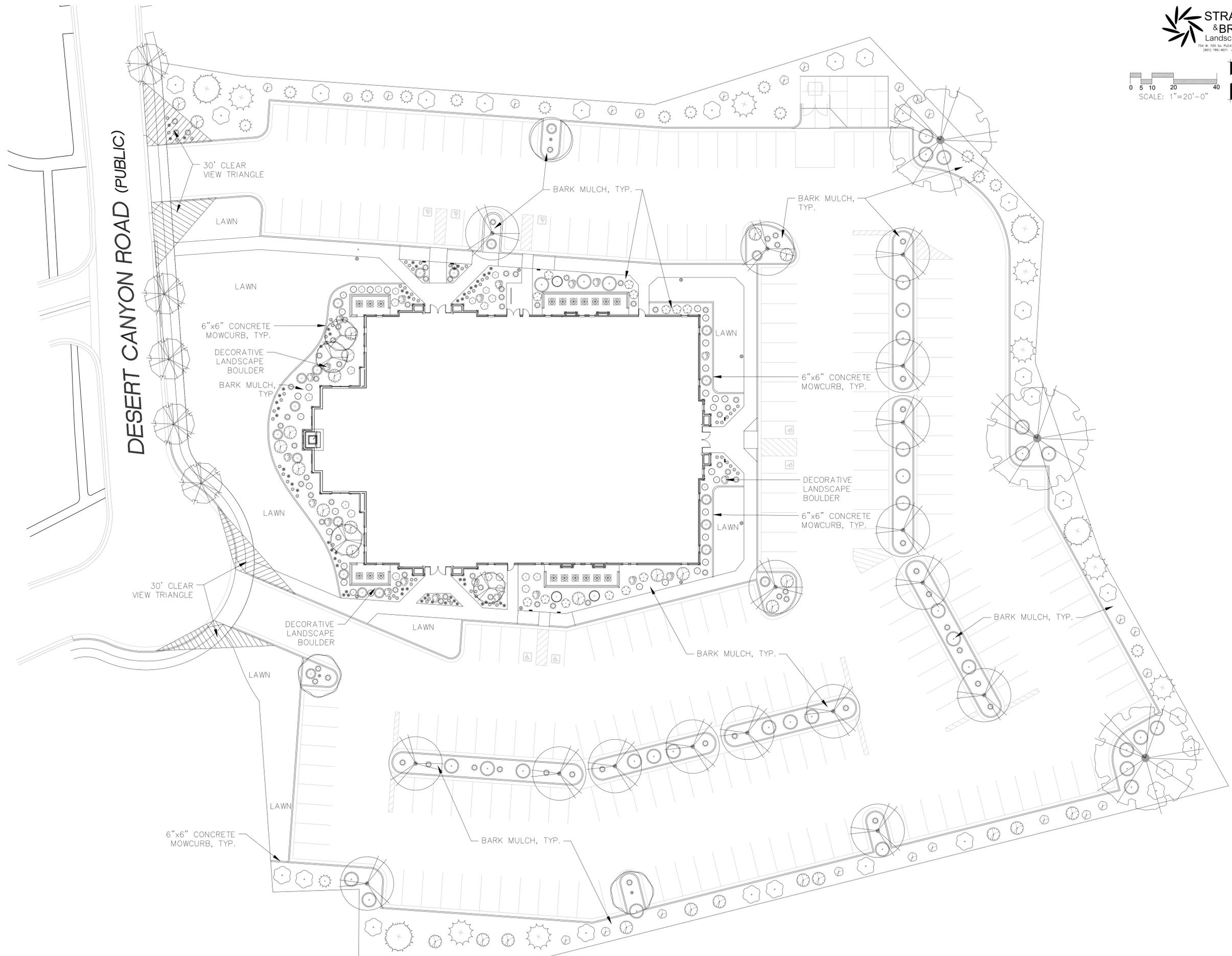
C111





PLOTTED: 6/30/2016 12:24 PM

#	DATE	DESCRIPTION



#	DATE	DESCRIPTION

LANDSCAPE ARCHITECT
7922519-5301
R. August Bateman
STATE OF UTAH

PROJECT FOR:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

65 E Wadsworth Park Dr Ste 600B, 84005
Draper, Utah 84020
Phone: 801.571.0303
Fax: 888.571.0010
bharchitects.com

PROJECT NAME:
**Highlands 2, 3
Eagle Mountain UT North Stake**

8732 North Desert Canyon Road
Eagle Mountain, Utah 84005

DATE: 29 June 2016
SHEET: 1603
PLAN SERIES: HET-MAS-09-06
PROPERTY #: 500-8473

SHEET TITLE:
PLANTING PLAN

SHEET:
L101