



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

October 26, 2021, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - Eagle Mountain City Planning Commission Work Session

1. Discussion Items

1.A INFORMATION ITEM - Wildlife Corridor Rezone

Eagle Mountain staff has been working on a map which identifies all private property located within the defined Wildlife Corridor. In addition to identifying the property, (and property owners) of land within the corridor, staff is working to identify what acreage is buildable, encumbered by steep slopes, washes, or is unbuildable for other reasons, and to identify the future land use designations of the buildable property.

This effort is being undertaken in advance of beginning a public process to apply the Wildlife Corridor Overlay Zone. This will allow us to clearly identify the corridor on our zoning map, and send clear signals to future development about the ability to develop in and near the corridor, while protecting this treasured resource and amenity.

Staff will be sharing a brief update of where the effort currently is and will be bringing this back as a discussion item in the near future. Due to time constraints and the Direction of the Planning Commission Chair no time will be set aside for discussion or questions on this agenda.

1.B LAND USE TRAINING - DISCUSSION ITEM

In line with State requirements for land use trainings, we will be reviewing the Quasi-Judicial Role that Planning Commission's at times embody.

1.C DISCUSSION ITEM - City Rezone #2

Staff will be presenting more information about the ongoing effort to update the zoning of expired MDA areas to current city code, with a discussion on the second planned area. Next steps will include contacting property owners and holding public hearings.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

- 4.A October 12, 2021 Planning Commission Minutes
 [PC Minutes 10.12.21 DRAFT](#)

5. Status Report

6. Action and Advisory Items

- 6.A [PUBLIC HEARING - Sign CodeÂ ITEM REMOVED FROM THE AGENDA AT APPLICANT REQUEST](#)

An applicant proposed Development Code Amendment, making changes to 17.80 Sign Regulations and Sign Permits.

[Sign Code - Proposed Change](#)

[Draft Sign Proposal](#)

- 6.B [PUBLIC HEARING - Mochila RezoneÂ REMOVED FROM AGENDA](#)

This item has been removed from the agenda as it has been discovered that the parcel in question was included in the 2017 rezone of the Jake Garn Site which added the RTI Overlay Zone to the parcel, therefore, the proposed zoning already exists on the parcel.

[Mochila Rezone](#)

[2017 Staff Report](#)

[2017 Approved Rezone Ordinance](#)

- 6.C [PUBLIC HEARING - Tagg N Go Carwash](#)

A Site Plan application for a Carwash located on parcel 66:403:0102, a portion of lot 2 within the Saddle Junction Plat 1 Commercial Subdivision, located south of the Maverick and west of Ranches Parkway.

[Tagg N Go - Civil Plans](#)

[Tagg N Go Traffic Study Summary](#)

[Tagg N Go Landscaping Plans](#)

[Elevations](#)

[Colored Elevations - Stonebridge Montessori.pdf](#)

- 6.D [PUBLIC HEARING - Shooting Ranges](#)

A City proposed Development Code Amendment, making changes to Titles 17.10, 17.20, 17.35, 17.37, 17.40, and 17.75

[Draft Code Change](#)

7. Discussion Items

8. Next scheduled meeting

9. Adjournment

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 22nd day of October, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 26, 2021**

TITLE: INFORMATION ITEM - Wildlife Corridor Rezone

ITEM TYPE: Discussion

APPLICANT: Eagle Mountain City

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 26, 2021**

TITLE: LAND USE TRAINING - DISCUSSION ITEM

ITEM TYPE: Discussion

APPLICANT: Eagle Mountain City

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 26, 2021**

TITLE: DISCUSSION ITEM - City Rezone #2

ITEM TYPE: Discussion

APPLICANT: Eagle Mountain City

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

October 12, 2021, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. Commissioner Erin Wells was excused.

ELECTED OFFICIALS PRESENT: Councilmember Donna Burnham, Primary Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; Elizabeth Fewkes, Recording Secretary, and Chris Trusty, City Engineer.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Wright called the meeting to order at 5:32 p.m.

1. Discussion Items

1.A. Information Item – Transportation Master Plan

Kevin Croshaw with Horrocks Engineers presented the item. The Transportation Master Plan preview received 29 in-person or online public comments during the 30-day online Geographic Information System Mapping (GIS) platform and open house held on July 14, 2021, with 24 members of the public in attendance. The Transportation Master Plan process includes high-level analysis of the Mountainland Association of Government (MAG) travel demand model and roadway level of service and excludes detailed level micro-simulation model and assessment of specific corridors and intersections.

Roadways are classified based upon functionality with freeway/expressway with the highest mobility and low degree of access, arterials with high mobility and lower access, collectors with balanced mobility and access, and local roads with lower mobility and a high degree of access. Typical Cross-Sections vary based upon road type designations and right-of-way (ROW) widths. The plan proposes parkways with a 152-foot to 206-foot ROW, seven-lane major arterial streets with a 150-foot ROW, five-lane major arterial streets with a 126-foot ROW, minor arterial streets with a 122-foot ROW, major collector streets with a 91-foot ROW, and minor collector streets with 77-foot ROW. Parkway and arterials generally have a 2 ½ -foot buffer, a 6-foot bike lane, 2 ½ feet of gutter pan and high back curb, an 8 to 10 foot or greater park strip, and 10-foot sidepath along each side of the street, and a 14-foot median between the center lanes. Major collector streets have a 2-foot buffer, 6-foot bike lane, 2 ½-foot gutter pan and high back of curb, 8-foot park strip or optional parking, and an 8-foot path and a 14-foot median between the center lanes. A minor collector street has a 2-foot buffer, a 6-foot bike lane, 2 ½ -foot gutter pan and high back of curb,

an 8-foot or greater park strip, an 8-foot sidepath, and no center median. To encourage active transportation, all roadways include a bike lane.

A level of service (LOS) analysis determines if the current road network is functioning properly based upon a LOS A through F grading scale from excellent to severely congested. LOS E and F designation are considered unacceptable. The plan proposes projects necessary to provide adequate LOS to meet future demands including additional roadways, interchanges, traffic signals, and roundabouts with plans for the next ten years and future projects for 2031 through 2050. Finalize the Transportation Master Plan, complete cost estimates for the project, and begin work on the impact fee facilities plan.

Discussion ensued regarding the sources used to obtain the most up-to-date growth and future traffic needs projections including the MAG model, census data, City projected growth patterns, and current real-time traffic data collection with consideration of pandemic impacts on traffic patterns.

City Engineer Chris Trusty said a contract has been awarded for a traffic light at the intersection of Pony Express Parkway and Bobby Wren Boulevard that was delayed due to pipe shortages over the summer. The City hopes to have the Pony Express Parkway widening project and the traffic light installation completed by the end of the year. A change order was approved for a traffic light at Pony Express Parkway and Eagle Mountain Boulevard. The design bid has been awarded for Airport Road from Pony Express Parkway to Wride Memorial Highway. Genova Construction has been contracted to complete Phase 1 of Airport Road to Overland with hopes to complete the connection to Wride Memorial Highway by next year. The cost estimate for Airport Road is 6 to 7 million dollars. The City continues negotiations with Saratoga Springs regarding a traffic light at Woodhaven Boulevard.

1.B. Discussion – Pole Canyon

Applicant representative Nathan Shipp said that traffic is a concern for the development especially due to the latest MAG projections depicting the Pole Canyon area as a park. Approximately 150,000 daily trips are missing from the model. They are working with Horrocks Engineers to provide additional data for the Transportation Master Plan. They have made significant progress in planning utilities, road, and housing products since the plan was prepared in 2006. Improvements to the water, sewer, and road systems have been completed. They desire to amend the existing agreement with the City to align the collector roads and transition zones along collector road boundaries for phasing with considerations for water systems. They plan to place higher-density, for sale and rental housing near the industrial area and place lower-density units with equestrian uses on the hillside. The changes do not increase the overall density of the project. Transportation studies indicate the Cedar Valley freeway will be merited earlier than previously anticipated. Once the freeway is installed, it will become the major transportation pipeline rather than Wride Memorial Highway. In anticipation of the freeway, the plan relocates the commercial area to the east along the future freeway and reduces the size of the commercial area to 52 acres due to consumer trends increase in online purchasing reducing retail demand. The industrial area has been expanded, in part due to additional land purchases, and expanded into the residential area

on the southeast side of the project. The northwest corner has the Boy Scouts of America camp and has been designated for parks and open space uses.

Commissioner Pengra stated that many industrial uses have concerns with housing located near their operations due to potential conflicts with residents over noises and odors. However, rental products can sometimes work in those areas as a buffer. He was concerned with the reduction and location of the commercial area next to industrial.

Applicant representative Jared Westhoff said they plan less-impactful industrial uses to be adjacent to the housing areas and major roadways and landscaping will provide additional buffering.

Mr. Shipp said the approximately 3,000-acre project has been divided into 100-acre segments to comply with Municipal Code master development area standards. He explained that neighborhood commercial uses are planned within the residential areas. The viability of the proposed location of the 52-acres of commercial is contingent upon the timing and location of the Cedar Valley freeway. The plan encourages use of the future freeway to the east rather than Wride Memorial Highway to the west. The project anticipates a population increase of 40,000 to 50,000 residents and will offer a variety of housing products focusing on the immediate Tyson housing needs, including townhomes and apartments, and the equestrian properties with unit types and unit type percentages comparable to current City demographics.

Discussion ensued regarding plans and the inclusion of potential locations for public facilities including a fire station and schools.

Commissioner Everett supported offering a mix of housing types throughout the project with concentrating the higher-density product in some areas and appreciates the consideration of providing for the housing needs for local businesses such as Tyson and dividing the project into 100-acre parcels. He expressed concern with the impact of industrial truck traffic on Wride Memorial Highway should the Cedar Valley freeway not be developed when or where it is anticipated. He prefers to have schools clustered together in one general area. He noted that church sites should also be contemplated.

Discussion ensued regarding potential traffic flow patterns.

Commissioner Wright approved of moving the housing density away from the mountainside. He advised the applicants to ensure the plan follows transition and other housing standards and remains within the approved density and the appropriate density for the locations within the development. Planning around and increasing density based upon a possible future freeway causes him concern. He recommended funneling traffic to Wride Memorial Highway rather than to the east because the traffic would have a detrimental impact on Eagle Mountain Boulevard and Pony Express Parkway should the freeway not be built as projected and to master plan the entire project including consideration for the anticipated additional schools.

Discussion ensued regarding the vested rights in the MDA and the portions of the agreement to include in the amendment, staff assisting the applicants with master planning the area in the entirety as well as higher-detailed plans and housing densities for the smaller parcels, and whether

to include specified school sites due to likelihood that Alpine School District will desire different locations than the ones indicated on the plan.

Assistant City Administrator/Community Development Director Steve Mumford stated the Regional Technology and Industry Overlay Zone will expire next spring and the Commission might desire to consider the impact of the expiration on this and other projects to determine if the overlay should be amended and retained or removed from Municipal Code and recommended evaluating affordable housing considerations including apartments or other rental units.

Commissioner Pengra stated affordable housing issues are increasingly economic development issues and if the industrial area is going to be successful, the City needs to be proactive about housing problem solutions. Otherwise, housing concerns will be preventative to attracting industrial development in the City.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Wright called the policy session to order at 6:35 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. PC Minutes 09.28.21 DRAFT

MOTION: *Commissioner Everett moved to approve the September 28, 2021 minutes. Commissioner Bergener seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

5. Status Report

Mr. Jensen reviewed the planning items discussed and voted upon during the October 5, 2021 City Council meeting.

6. Action and Advisory Items

6.A. Action Item – Eagle Mountain Medical Office Building

Mr. Jensen presented the item. This application is for a site plan for a medical office building located on 0.95 acres at approximately 4302 Pony Express Parkway. This proposal is located

directly East of O'Reilly Auto Parts. There is an adjacent six-foot wall between this project and Oak Hollow. The existing wall did not provide adequate screening coverage in the O'Reilly Auto project due to elevation differences. The grading plan shows the bottom of the wall at 4,793 feet. The top back of curb is between 4,793.50 to 4,794.34 feet high with a minimum difference of 4.66 feet. Landscaping is planned along the fencing and it may be appropriate to require evergreen trees.

Commercial design standards direct for a primary entrance of a building to be oriented toward the street or for the façade to incorporate design elements of a front entrance per EMMC 17.72.030(A)(1). The north elevation is largely flat with fewer design elements than the rest of the building. EMMC 17.72.040(A) requires buildings to be similar in style to other significant buildings. Staff desires the feedback of the Planning Commission to determine if the lines and coloring of the buildings are similar enough in style. LocalScape or other water-wise landscaping is preferred. One stall per 300 square feet of building is required resulting in 39 stalls; 46 stalls are provided. Parking islands are required for every 12 parking stalls. Per EMMC 17.100.500(C), staff recommends continuing the rear-drive access road to the east and moving the dumpster to a location that does not block the drive aisle.

Staff recommends the Planning Commission make a motion to recommend approval of the Eagle Mountain Medical Office Building to the City Council. For the reasons stated in the staff report and in the meeting with the following conditions:

1. The drive aisle at the rear of the lot shall be continued to the east property line;
2. Additional design elements shall be added to north elevations as required by EMMC 17.72.030(A)(1);
3. Additional vertical and horizontal articulation and features shall be added to the north and west elevations as required by EMMC 17.72.040(D);
4. Chosen architectural features shall be used on all four sides of the building in accordance with EMMC 17.72.040(E)(1);
5. Additional materials shall be added to the west and north elevations to eliminate featureless surfaces in accordance with EMMC 17.72.040(F)(2);
6. LocalScape or other waterwise landscaping is used; and
7. The monument sign shall be located on the applicant's property.

Mr. Jensen clarified that the City is unable to require waterwise landscaping as the requirement is not included Municipal Code but can encourage the usage. Relocating the drive aisle and incorporating the island will reduce the parking available but the remaining 42 parking stalls will still exceed the 39-stall requirement. The applicant has expressed the desire to have as much parking as possible.

Applicant representative Bruce Fallon with WPA Architecture said they submitted updated drawings to staff that addresses some of the issues discussed during the development review committee assessment including the parking island and additional information on building materials. The rear-drive aisle is designed as presented due to safety concerns as a traffic calming measure due to the pediatric use. As staff had not received the updated drawings, the applicant provided the Commission with printed, updated renderings that removed a tree to better illustrate the articulation and identified additional design features. They agreed with the recommendation to

utilize water-wise landscaping but plan on installing grass on the north side to transition to and be in harmony with the O'Reilly's landscaping and will determine a compliant location for the monument sign. The mechanical equipment will be located on the roof and screened on all four sides. Some evergreen trees will be included in the landscaping along the border with the Oak Hollow homes.

Discussion ensued clarifying the elevation measurement differences between the top back of curb in consideration of the six-foot minimum screening wall height requirement and the types of plants planned for the landscaping along the masonry wall.

Commissioner Wright opened the public hearing at 6:56 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Everett stated he felt the proposed elevations meet design standards and the lines of the building are sufficiently similar. However, he is unsure if the coloring is adequately comparable to significant buildings in the area, noting the use impact on the variances in design and colorings of the buildings in the area, and due to the Commission recommended coloring changes to other buildings to be more in harmony with surrounding buildings. Nevertheless, he believes code provides the flexibility to move forward with the elevations as presented.

Commissioner Pengra supported allowing design variety in the City noting differences in individual's design opinions and preferences. He stated with respect to meeting Municipal Code requirements, he feels the proposed building is superior architecturally to adjacent buildings and feels the buildings are similar enough. He thinks that requiring a change to the color scheme could cause negative impacts to the overall design resulting in a less attractive building.

Commissioner Bergener noted the challenge in determining which buildings to apply the architectural similarity standards to due to the variances in use and design in the area. He agreed the design is appealing and is not out of harmony with other buildings with similar uses.

Commissioner Wright concurred with the statements regarding the attractiveness of the proposed elevations. While he appreciates staff's thorough review of the building design, he feels that the building adequately complies with Municipal Code design standards. He had originally planned to require the continuation of the drive aisle; however, after hearing the applicant's reasons for the proposed drive aisle configuration, he is amenable to allowing flexibility by waiving the recommended extension of the drive aisle.

Mr. Jensen explained staff's recommendation to extend the drive aisle was due to concerns with the traffic being routed through the parking lot.

Discussion ensued regarding the likelihood of through traffic to use travel routes other than the parking lot and the purpose of the rear-drive aisle for delivery trucks access for retail uses in the area.

Commissioner Wright said that allowing the plan as proposed would serve as a buffer to impede through traffic from the commercial uses traveling through the office use parking lots.

Commissioner Everett advocated for the benefit of additional parking provided should the extension of the drive aisle not be required.

Commissioner Pengra supported the applicant-proposed traffic calming measures and said he is not concerned about through traffic. He noted the City set the precedence with requiring vegetation for screening purposes for other projects in the area.

Mr. Fallon said they plan four evergreens, five or six or other trees, and a row of red twig redwood dogwoods that are deciduous but dense and grow to about seven feet for the landscaping along the southern border.

Mr. Mumford confirmed that staggered, closely placed evergreens have been required for screening the southern border between the O'Reilly's and Dollar Trees and Oak Hollow. Most of the headlights will be sufficiently screened by the masonry wall for this site and the purpose of landscaping is to provide additional screening to prevent the patrons from being able to see into the adjacent backyards in Oak Hollow.

Commissioner Wright suggested directing the applicant to work with staff to provide adequate landscape screening and removing conditions 2, 3, 4, and 5.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the site plan for the Eagle Mountain Medical Office Building with the following conditions:*

- 1. LocalScape or other waterwise landscaping is recommended;*
- 2. The monument sign shall be located on the applicant's property and not the right-of-way;*
- 3. The applicant shall work with staff to provide appropriate landscape screening on the south end of the development between their property and the residential property; and*
- 4. A parking island shall be installed to divide the parking stalls adjacent to the building to bring the parking plan into compliance with Municipal Code requirements for an island between every 12 consecutive parking stalls.*

Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.

6.B. Action Item – Eagle Crest Business Park

Mr. Jensen presented the item. Eagle Crest is located within the Commercial Portion of the Sage Park development. Sage Park was originally an entirely residential project, but on November 19, 2019, the City Council rezoned approximately 20 acres to Business Park, and granted Light Manufacturing as a conditional use, the Council also allowed for up to nine acres of self-storage in the northern portion of the project along Eagle Mountain Boulevard. This proposal is for a preliminary plat and master site plan for the commercial area rezoned at that meeting. In addition

to approving the rezone, the Council added a condition that the approval should mirror concept 2 presented during that meeting.

Terms of the Sage Park Development and Use Agreement include:

- 2. General Land Use Plan: The property shall be developed in the general configuration shown in exhibit B. The applicant's proposed site plan largely complies with the approved concept plan from the land use agreement with the one change that building A has increased in size to provide additional flex space, and Building D has been removed. This is largely compliant with exhibit B and in the opinion of staff complies with this provision.
- 4. Commercial Storage Access Road: The only access from the Commercial Storage area to Eagle Mountain Boulevard shall be a right in, right out access. The applicant is proposing a right in, right out access onto Eagle Mountain Boulevard in compliance with this provision.
- 5. Zoning and Land Uses: the property north of the collector road shall be zoned as:
 - o 5.1: Up to nine (9) acres in the northwest corner as Commercial Storage, the commercial storage area shall not be adjacent to the collector road, and at least 550 feet of frontage along Eagle Mountain Boulevard shall be Business Park. The proposal contains 7.2 acres of Commercial storage, no storage is adjacent to the new collector road, and the amount of Business Park zoning adjacent to Eagle Mountain Boulevard exceeds 550' which complies with this provision.
 - o 5.2: The remaining portion of the area shall be zoned Business Park, in which "Contract construction services, establishments & contractor offices (sometimes known as flex-use buildings)" are permitted per 5.2.a.viii the applicant's proposal complies with this provision.

Per EMMC 17.55.120(c), the parking requirement for storage facilities shall be determined by the Planning Commission. The applicant proposes 14 parking stalls at the office for the storage unit facility; it is up to the Planning Commission to determine if this is sufficient parking. The flex use buildings shall provide one parking stall per 300 square feet for office area, and one parking stall per 2,000 square feet of warehouse area for the first 20,000 gross floor area of the warehouse, and one stall per 4,000 square feet of gross floor area thereafter. Per EMMC 17.55.080(C), parking islands are required for every 12 parking stalls; however, the applicant is showing more than 12 parking stalls in a row without parking islands. Per EMMC 17.60.120(R) and EMMC 16.35.090, all fencing along Eagle Mountain Boulevard and the south collector road shall comply with the collector and arterial fencing requirements and shall be required where rear or side lot lines abut a collector or arterial road right-of-way. Per EMMC 17.60.110(D), a three-and-one-half foot tall headlight screen shall be provided between all parking areas and the road. EMMC 17.72.030(B) requires commercial parking to be located to the side or rear of buildings. The applicant's proposal places the expanse of parking between the buildings and the road with all parking in front of buildings this fails to comply with this provision.

Staff recommends that the Planning Commission motion to recommend approval of the application to the City Council for the reasons set forth in the staff report and in the meeting with the following conditions:

1. Any feedback on the proposed elevations;

2. The amount of parking required for the storage facility as determined per EMMC 17.55.120(C);
3. Parking islands shall be required for every 12 parking stalls in accordance with EMMC 17.55.080(C);
4. Headlight screening shall be required between parking areas and the public rights-of-way; and
5. Buildings shall be moved up with parking provided to the rear or side of buildings in accordance with EMMC 17.72.030(B).

Applicant representative Scot Hazard explained that the City had previously made exceptions to allow parking in the front of buildings and waived the requirement for parking islands between every 12 parking stalls for other storage and flex space buildings. They are grateful the requirements were waived because the use is frequented by large vehicles with trailers and maneuverability is impeded by landscape islands and rear parking. As such, they are requesting exemptions due to the same reasons the exemptions were granted for the other similar uses previously. The Flex A building is the most likely candidate for tilt-up materials due to the square footage of the building and construction costs. The smaller buildings, Flex B and Flex C, are more likely to be constructed with block materials.

Discussion ensued regarding confusion surrounding the number of intended accesses and connections to Desert Willow Boulevard, concerns with the misalignment of a proposed access with the road across Desert Willow Boulevard, potential traffic issues due to the proximity of a proposed access to the intersection of Desert Willow Boulevard and Eagle Mountain Boulevard, and the amount of traffic anticipated to be generated by the use.

Commissioner Bergener recommended requiring berms to provide headlight screening.

Mr. Hazard explained that hedging would be preferable due to lower maintenance and spacing limitations.

Commissioner Wright opened the public hearing at 7:42 p.m. As there were no comments, Commissioner Wright closed the hearing.

Commissioner Pengra expressed concern with approving the master site plan and preliminary plat because the provided documents included a preliminary plat with a different layout and inconsistency with the site plan.

Discussion ensued regarding concerns due to ambiguity, confusion, and insufficiency with the content and labeling of the materials provided.

MOTION: *Commissioner Pengra moved to table the master site plan and preliminary plat for Eagle Crest Business Park until a future meeting to allow the applicant to work with staff to provide greater clarity around the master site plan and preliminary plat application. Commissioner Wright seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

7. Discussion Items

Commissioner Everett stated a resident asked him about the status of a review of Commercial Neighborhood and Commercial Community permitted, conditional, and prohibited uses.

Mr. Mumford verified that an amendment of commercial use standards is not included on the list of 24 Municipal Code standards currently under review but could be added at the purview of the Commission if desired. He is aware that some residents have expressed concern with some of the allowed automotive uses in the Commercial Community Zone.

Mr. Jensen stated that the standards also contain the inclusion of uses that are not permitted in any zone where generally unallowed uses are excluded from standards.

Commissioner Wright requested a discussion during the premeeting with the Planning Commission chair and vice-chair to review and prioritize the list of Municipal Code amendments and to provide assistance with the code amendments.

Mr. Mumford explained that he has been working closely with the Mayor to prioritize the amendments but he is amenable to discussing prioritization with the Planning Commission chair and vice-chair.

8. Next scheduled meeting – October 26, 2021

9. Adjournment

MOTION: *Commissioner Pengra moved to adjourn the meeting at 7:57 p.m. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 7:57 p.m.

Approved by the Planning Commission on October 26, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 26, 2021**

TITLE: PUBLIC HEARING - Sign Code **ITEM REMOVED FROM THE AGENDA AT APPLICANT REQUEST**

ITEM TYPE: Development Code Amendment

APPLICANT: Bill Gaskill

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The applicant is proposing changes to EMMC 17.80 which regulates the size of signs in Eagle Mountain. While the applicant's proposed code changes are driven by their desire to allow for a preferred sign design to be placed at their Marketplace at Eagle Mountain Town Center Project.

Proposed changes include:

- 17.80.070 B
 - To allow a Combined Monument sign at each drive access onto a street (currently only allows/requires one per frontage)
 - Maximum height for Combined Monument signs increased to **20 Feet** from **10 Feet**
 - Removes the requirement for, brick, rock, or stone along the vertical edge of Combined Monument signs
- 17.80.070 C
 - Maximum height for Individual Monument signs increased to **6 Feet** from **5 Feet**
 - Allow design elements on Individual Monument signs to be up to **8 Feet** from **6.5 Feet**

It should be noted that neither change would allow for additional sign copy area, rather it will allow for the vertical display of information rather than requiring a horizontal sign. The applicant has provided renderings of their preferred signs which would meet the standards of the proposed ordinance.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

RECOMMENDATION:

The Planning Commission may recommend approval, approval with specified changes, or denial to the City Council.

ATTACHMENTS:

Sign Code - Proposed Change

Draft Sign Proposal

Chapter 17.80

SIGN REGULATIONS AND SIGN PERMITS

Sections:

- [17.80.010 What this chapter does.](#)
- [17.80.020 Purpose.](#)
- [17.80.030 Sign permit required.](#)
- [17.80.040 Application.](#)
- [17.80.050 Approval process.](#)
- [17.80.060 General provisions.](#)
- [17.80.070 Permitted signs.](#)
- [17.80.080 Off-premises ladder signs.](#)
- [17.80.090 Special events signs.](#)
- [17.80.100 Yard sale temporary signage.](#)
- [17.80.110 Community entrance signs.](#)
- [17.80.120 Exempt signs.](#)
- [17.80.130 Prohibited signs.](#)
- [17.80.140 Nonconforming signs.](#)
- [17.80.150 Sign enforcement.](#)
- [17.80.160 Definitions.](#)
- [17.80.170 Schematics.](#)

17.80.010 What this chapter does. SHARE

This chapter regulates the design and placement of commercial and governmental identification/communication devices and structures that are built specifically to identify, inform and direct patrons to a particular merchant, store, establishment, development or service. These regulations apply to both on-premises and off-premises signs, but do not apply to handheld placards and other similar devices traditionally used for public protest and the exercise of free speech. This chapter does not regulate the content of free speech. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.1); Ord. [O-18-2008](#) § 2 (Exh. A § 16.1); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.1); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.1)].

17.80.020 Purpose. SHARE

The purpose of this chapter is to regulate signs and to authorize the use of signs that are: compatible with their surroundings; legible under the circumstances in which they are seen; conducive to promoting traffic safety and the enjoyment of public travel by preventing visual distraction; protecting pedestrians; preserving and enhancing property values and establishing and enhancing high-quality office and commercial developments.

This chapter is also established to promote both short-term and long-term civic beauty and order by establishing standards and regulations for sign design, location, type, size, compatibility and aesthetics. It is intended that this chapter will assist the city in achieving its objective of having both functional and attractive streetscapes. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.2); Ord. [O-18-2008](#) § 2 (Exh. A § 16.2); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.2); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.2)].

17.80.030 Sign permit required. SHARE

Every person or entity that proposes to or who installs, erects or constructs new permanent signs, or makes alterations, adjustments, reconstruction or other changes to existing signs, shall first obtain a permit, unless otherwise exempted by this chapter. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.3); Ord. [O-18-2008](#) § 2 (Exh. A § 16.3); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.3); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.3)].

17.80.040 Application. SHARE

Only property owners, sign lessors or their duly authorized agents shall make application for a sign permit on forms prepared by the planning department. No sign permit application shall be processed without the submission of the application and all supporting materials as required by this chapter, including the processing fee. Incomplete applications shall not be processed under any circumstance.

A. Supporting Materials. The sign permit application shall be submitted with the materials listed in this section. The planning director may determine and require that additional items not listed herein be submitted in order to evaluate the proposed sign permit application. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.

1. Site Plans. A site plan drawn to scale, showing the proposed location of the sign, parking areas, landscaped areas and buildings. If the proposed sign will be located within 100 feet of a property line, the parking areas, landscaped areas and buildings shall be shown for the property within 100 feet of the proposed sign.

2. Colored Graphics. Colored graphics showing the proposed sign copy, type of sign, and dimensions.

3. Fee. The processing fee required for a sign permit of \$50.00 per sign face, as required by the current consolidated fee schedule approved by the city council. [Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.4); Ord. [O-18-2008](#) § 2 (Exh. A § 16.4); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.4); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.4)].

17.80.050 Approval process. SHARE

Sign permits for permitted signs may be approved by either the planning director or designee.

A. Planning Director or Designee Approval. The planning director or designee shall have the authority to review and approve sign permits that are in compliance with EMMC [17.80.060](#) and [17.80.070](#). In carrying out this responsibility, the planning director may also require signage applications to be reviewed by the planning commission in cases where signage is proposed that requires interpretation of these provisions or is otherwise unusual. This is not to be interpreted to mean that signage that violates this chapter or specific provisions may be reviewed, interpreted and/or approved by the planning commission. As part of the planning director's or designee's review, inspections may be required by the planning and building departments. The planning director or designee may approve, approve with conditions, or deny the application based upon findings of fact. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.5); Ord. [O-18-2008](#) § 2 (Exh. A § 16.5); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.5); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.5)].

17.80.060 General provisions. SHARE

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. All temporary signs must be nonilluminated. Allowed permanent signs may be nonilluminated, 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 EMMC [17.56.050](#)(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](#) EMMC, Outdoor Lighting Standards.

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

a. 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.

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

c. 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.

2. Externally Illuminated Sign Standards.

a. External illumination for signs shall comply with all provisions of this chapter, and is included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#), and shall comply with applicable lamp source and shielding restrictions.

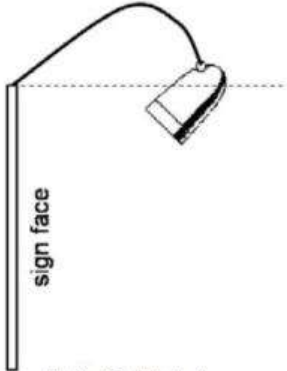
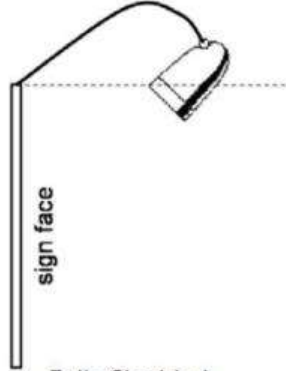
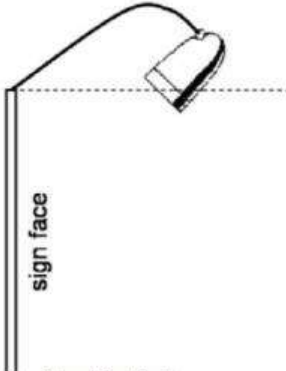
b. Except as provided in subsection C of this section, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare.

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

i. 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

ii. 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 EMMC [17.56.050\(D\)](#).

Figure 17.80.060-1 External Light Fixture Shielding

Permitted and Prohibited External Sign Lighting Configurations		
Allowed	Allowed	Not Allowed
 sign face Fully Shielded	 sign face Fully Shielded	 sign face Unshielded

3. 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 EMMC [17.56.050\(D\)](#).

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) 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 EMMC [17.56.050\(D\)](#).

4. Neon Sign Standards. Neon sign lighting shall be included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

5. 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 nighttime 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.

6. Time Limitations. All signs shall be turned off by 11:00 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-12-2014](#) (Exh. A); 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)].

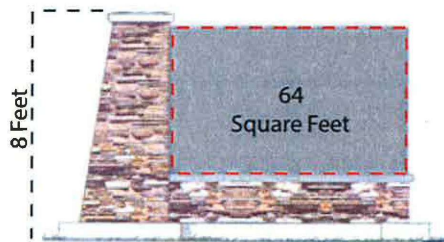
17.80.070 Permitted signs. SHARE

The following permanent signs shall be permitted in accordance with regulations and standards for this section. Any sign not expressly allowed by this chapter is prohibited. The planning director shall approve signs that are in compliance with requirements of EMMC [17.80.060](#), General provisions, and the regulations and standards contained herein.

A. **Monument Signs in Agricultural and Residential Zones.** Monument signs are allowed in all zones. Monument signs in the agricultural and residential zones may only be used in conjunction with a residential development, agricultural business, church, school or an institutional or recreational facility that has received approval from the city. These monument signs shall conform to the following standards:

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1. Height. The maximum height shall be eight feet.
2. Sign Copy. The maximum sign copy shall be 64 square feet.



3. Setback. The setback shall be five feet from any property line.
4. Orientation. Monument signs shall be located perpendicular to the adjacent public street or public view if double-sided or, if single-sided, shall be parallel to the adjacent public street or public view.
5. Landscaping. All areas surrounding monument signs shall be landscaped with irrigated landscaping.
6. Compatibility. Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme.

7. Illumination. Monument signs may be internally or externally lit and shall only illuminate the sign face or copy.

B. **Combined Monument Signs in the Commercial, Industrial, and Airpark Zones.** Developments that have multiple parcels pads and are located in a commercial, industrial, or airpark zone may be ~~allowed~~required to construct one ~~or more~~ combined monument sign structures per street frontage, ~~equal to the number of driveway access points along that particular street frontage.~~ The ~~Allowance requirement~~ to construct the monument sign structures may be a condition of approval for a site plan or conditional use. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. The sign copy will be approved by the planning director or designee through the sign permit application process. All combined monument signs shall be designed and built in substantial conformance to the sign depicted in Figure 17.80.070(A) and must comply with the standards enumerated in subsections (A)(4) through (A)(7) of this section and the standards contained in this subsection. Minor variations to the sign design may be considered by the planning director. More significant variations require approval by the planning commission and city council; height and size requirements may not be exceeded.

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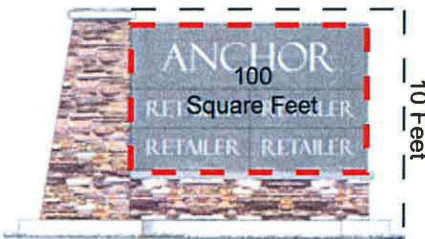


Figure 17.80.070(A)

1. Height. The maximum height of a combined monument sign shall be ~~20~~10 feet.
2. Sign Copy. The maximum sign copy of a combined monument sign shall be 100 square feet.
3. Materials. Each sign shall contain stone, rock, ~~or~~ brick at the base (at least two feet high) ~~and vertically along at least one side (at least two feet wide).~~ ~~The sign copy may not exceed the height of the rock column, and may not extend beyond the rock base.~~
4. Design. Additional design elements may be considered by the planning director in order to give uniqueness to a development.
5. Setback. There is no required setback for combined monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.

C. **Individual Monument Signs in the Commercial, Industrial, and Airpark Zones.** Developments that have multiple pads and are located in a commercial, industrial, or airpark zone shall be allowed to construct one individual monument sign for each freestanding building. In an effort to maintain aesthetic consistency, all individual monument signs within a project/development shall be substantially similar in design and materials. All monument signs must comply with the standards enumerated in subsections (A)(4) through (A)(7) and (C)(1) through (C)(6) of this section. Minor variations to the sign designs within a development may be considered by the planning director. More significant variations require approval by the planning commission and city council. If multiple businesses share a common structure, then a combined monument sign containing signage for each business is required. No individual monument sign is allowed for businesses that share a structure.

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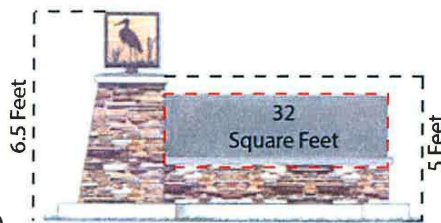


Figure 17.80.070(B)

Preferred example of an individual monument sign

1. Height. The maximum height shall be six feet. Additional design elements, such as those depicted in Figure 17.80.070(B), may be no higher than six and one-half feet.
2. Sign Copy. The maximum sign copy of any monument sign shall be 32 square feet.
3. Materials. Each sign shall, at a minimum, contain stone, rock, or brick at the base (at least two feet high). The recommended monument sign design is depicted in Figure 17.80.070(B). The materials and design shall be consistent for each sign in the development/project.
4. Design. Each development should contain an element of uniqueness, but the signage throughout a development must be consistent.
5. Setback. There is no required setback for individual monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.
6. Proximity to Other Such Signs. Signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other monument sign located on the same frontage.

D. Wall, Canopy, or Awning Signs. Wall, canopy, or awning signs are allowed in commercial, airpark, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. Wall signs shall not take up more than 10 percent of any wall area on which the sign is located. Canopy or awning signs shall not be included in the calculation of the wall sign area, although the sign copy for canopy signs shall not exceed 50 percent of the



canopy area.



1. Illumination. Wall signs may be internally or externally lit and shall only illuminate the sign face or copy. Canopy and awning signs may be externally lit and shall only illuminate the sign face or copy.

E. Changeable Copy Signs. Changeable copy signs on a marquee, reader board, or other replaceable copy area are allowed in commercial, airpark, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. The changeable wording area shall not exceed 50 percent of the total sign face. Animated signs, with the exception of city-controlled public announcement signs, are not permitted in the city. All lettering, background, and other aspects of changeable copy signs shall be maintained and repaired consistently to ensure that no discoloring or bleaching occurs. Gas station advertising

signage is exempt from the 50 percent size restriction and is reviewed as a standalone

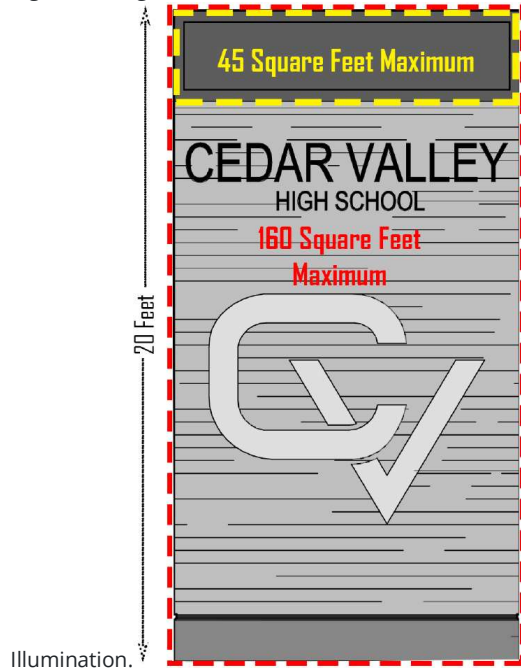


commercial monument sign.

F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be 20 feet.
2. Sign Copy. The maximum sign area shall be 160 square feet.
3. Design. All signs on a site shall have consistent materials and design elements.
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. The specific sign location shall be approved by the planning director or his/her designee.
5. Electronic message centers/reader boards shall also meet these criteria:
 - a. Electronic message boards or reader boards shall not exceed 45 square feet.
 - b. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.
 - c. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum

nighttime brightness and illumination standards found in EMMC [17.80.060\(D\)](#), Sign



[Ord. [O-05-2019](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.7); Ord. [O-18-2008](#) § 2 (Exh. A § 16.7); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.7); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.7)].

17.80.080 Off-premises ladder signs. [SHARE](#)

Directional off-premises double-faced ladder signs located in the shoulder of the city's right-of-way (ROW) along city streets are only permitted as this chapter allows. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter. These ladder signs are intended to direct traffic to a business with an active city business license, subdivision or development project, model home, neighborhood, city facility or park, or not-for-profit entity. Ladder signs and sign inserts/slats shall comply with the following requirements:

A. Allowed Signs. Ladder signs are intended to direct people to, and/or advertise for, a licensed business, model home, new subdivision, city facility or park, not-for-profit entity, neighborhood, or community event. All advertisers must have an active Eagle Mountain City business license (if required to obtain a license) and be current members of the Eagle Mountain Chamber of Commerce. Advertising priority shall be given in the following order:

1. Commercial or home-based businesses located within Eagle Mountain City and nonprofits with primary operations within Eagle Mountain City.
2. Residential or commercial developers advertising for active projects within Eagle Mountain City.
3. Commercial or home-based businesses not located within Eagle Mountain City and nonprofits with primary operations outside Eagle Mountain City.

B. Application. Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to the economic development director or Eagle Mountain Chamber of Commerce if a separate concessions agreement has been entered into, to be added to a wait list for advertising space on ladder signs. Application shall include:

1. Business name, address, and business type.
2. Eagle Mountain City business license number (if required).
3. Proof of Eagle Mountain Chamber of Commerce membership.
4. Signage requested.
5. Preferred location of sign.

C. Sign Inserts. The sign slats or inserts should be consistent in background color and design and may contain advertising along with directional information. Sign copy shall be readable from 30 feet (minimum of three-inch-tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo. There are three allowable slat sizes on each ladder sign: single (16-inch by 72-inch), double (32-inch by 72-inch), or full slats (80-inch by 72-inch). The total advertising area must equal 80 inches by 72 inches. Advertisers may reserve a maximum of two full slat signs throughout the city and any additional space would be limited to a single slat. The maximum signs a single entity, or its associated affiliates, may advertise on is five. All advertising copy shall be approved by the community development director and economic development director or designee.

D. Sign Ownership. The city shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs. The city may place directional signs leading to city facilities in any appropriate right-of-way location.

E. Billing and Payment. Eagle Mountain City may bill advertisers on a semi-annual or annual basis. Signs may be removed for nonpayment. Out-of-city advertisers must be billed on a semi-annual basis and allow for higher priority advertisers, if any are on the wait list, to take their place.

F. Maintenance. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition.

G. Location. Signs may be located on arterial or collector roads throughout the city, and generally spaced at least 1,000 feet apart, excluding any ladder signs used exclusively for city facilities. Within business areas and near major intersections the signs may be spaced closer together, but no less than 300 feet apart. No on-site or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on the approved map. If a sign location is requested outside of the approved map, the city council may amend the map and approve the new location. In all cases, the placement of signs shall not create a traffic hazard.

H. New Signs. The community development director and economic development director or designee shall determine which signs from the approved map should be constructed. Business shall be drawn from the wait list. Existing signs should be filled before new signs are added.

I. Maximum Number. Excluding any directional ladder signs to city facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is 40. [Ord. [O-19-2019](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.8); Ord. [O-18-2008](#) § 2 (Exh. A § 16.8); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.8); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.8)].

17.80.090 Special events signs. SHARE

A. On-Premises Special Event Signs. The planning director or designee may approve a permit for on-premises special event signs, such as flags, banners, or other signs, subject to the following:

1. For each business location, one permit (for up to two signs) may be obtained at a time and up to one permit may be obtained in a calendar year for the following:
 - a. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between two signs.
 - b. Signs may not be posted or visible for a period of more than 60 consecutive days.
2. For each business location, one permit (for up to four signs) may be obtained at a time and up to three permits may be obtained in a calendar year for the following:
 - a. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between four signs.
 - b. Signs may not be posted or visible for a period of more than 12 consecutive days.

3. On-premises special event signs may include signs used for advertising a special event such as a business grand opening, special business sale event, employment opportunity, registration events, or other similar events or activities.

4. The planning director may approve on-premises special event signs to be located within or partially within the public right-of-way directly adjacent to a business location.

B. Right-of-Way Special Event Signs. The planning director or designee may approve a permit for special event signs such as flags, banners, or other signs for the purpose of temporarily advertising special events within the public right-of-way subject to the following:

1. No more than one permit (for up to four signs) may be obtained at a time and no more than three permits may be obtained in a calendar year.

2. Right-of-way special event signs may include signs used for advertising a fundraiser event, concert, school activity, farmers market, parade of homes, or other similar event that the planning director or designee determine to be special events. Special events do not include small, private events like yard sales, garage sales, moving sales or lost pet signs.

3. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between up to four signs.

4. Signs may not be posted for a period of more than 12 consecutive days.

5. The permit holder is solely responsible to remove the signs by the appropriate date.

6. Right-of-way special event signs are not allowed on private property.

C. Inflatable Special Event Signs. The planning director or designee may approve a permit for a tube man inflatable sign (a.k.a. skydancer, wacky waving inflatable arm, or fly guy) subject to the following:

1. The sign will be located in commercial, business park, commercial storage, or industrial zones.

2. The maximum height of the sign does not exceed 22 feet. The diameter at the base of the sign does not exceed 30 inches.

3. Signs may not be operational or visible for a period of more than 12 consecutive days.

4. For each business location, no more than one permit for up to two inflatable signs may be obtained at a time and no more than three permits may be obtained in a calendar year.

5. Signs shall be set back a distance equal to or greater than the height of the sign from all rights-of-way, lot lines, and overhead utility lines, and shall be spaced no closer than 25 feet to other inflatable signs.

D. Approval Process. An application for a special event sign permit together with the special event sign permit application fee must be made on forms provided by the city. Any special event sign permit application that is not approved by the city within 30 days shall be deemed denied.

E. Restriction on Location. Temporary right-of-way signs may not be located in the park strip (between the street and the sidewalk), but may be located between the sidewalk and the property line or fence. Temporary signs shall not be placed in the public right-of-way, a required parking space, a driveway, or in a manner that obstructs points of access. No sign shall be positioned in such a manner as to result in the creation of an unsafe visual clearance at any intersection or driveway location. Signs may not be placed on utility poles, light poles, fences, or trees.

F. Penalty for Violation. Any person or entity that places or installs a special event sign without a permit shall be subject to a fine of \$250.00 for each day of the violation. The planning director may also withhold approval of any new special event sign permit for a period of two years from the date of the last violation. [Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-03-2018](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.9); Ord. [O-18-2008](#) § 2 (Exh. A § 16.9)].

17.80.100 Yard sale temporary signage. SHARE

Small private events such as yard sales, garage sales, and moving sales must comply with the following signage standards:



A. Sign Copy. Signs may be no larger than four square feet in size.

B. Location. Signs must be located on private property, unless the sale is registered with the city prior to the date of sale for temporary right-of-way signage. On major streets (arterial and major collectors) signs may not be located in the park strip (between the street and the sidewalk/trail), but may be located between the sidewalk and a property line or fence. Signs may not be placed on utility poles, light poles, fences, or trees. On local roads, signs are allowed in the park strip.

C. Duration. Temporary signs in the right-of-way that serve as directional signs to the event may be posted on the day of the sale only, and must be removed by the end of the day. It is the owner's responsibility to remove all signage during the appropriate time period. No sale or signage will be permitted for more than two consecutive days.

D. Approval Process. The yard/garage sale must be registered with the city for any signage to be allowed in the public right-of-way. Any sign in the public right-of-way that is not registered with the city may be immediately removed. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A)].

17.80.110 Community entrance signs. [SHARE](#)

Community entrance signs located in the median or shoulder of the city's right-of-way (ROW) along streets classified as arterials or collectors shall only be allowed under specific agreement with the city. Community entrance signs shall be constructed, installed, and maintained at the expense of the original applicant in accordance with the specifications outlined in the submitted application and as determined by the city council. The exact location of each sign and the sign copy shall be subject to review and approval by the Eagle Mountain planning



commission and city council.

A. Approval Process. Community entrance signage shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of fact. At their discretion, the planning commission may recommend and the city council may approve community entrance signs along streets classified as arterials and collector roads. The placement of the signs shall not create a traffic hazard. Since these signs are within the city's right-of-way, the applicant must enter into an agreement to lease the city's property. The city council shall approve the agreement, which will detail the terms and conditions of the property lease as well as the design of the signage. The lease fee shall be

equal to the fee established in the city's current consolidated fee schedule for off-premises ladder signs. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.9); Ord. [O-18-2008](#) § 2 (Exh. A § 16.9); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.9). Formerly 17.80.100].

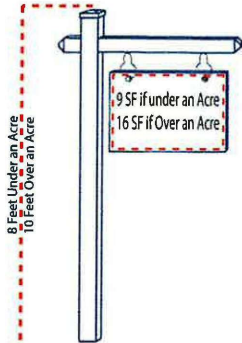
17.80.120 Exempt signs. [SHARE](#)

All signs exempt from the permit process shall comply with the general provisions of this chapter except traffic signs approved by the city engineer. No sign permits shall be required for the following signs:

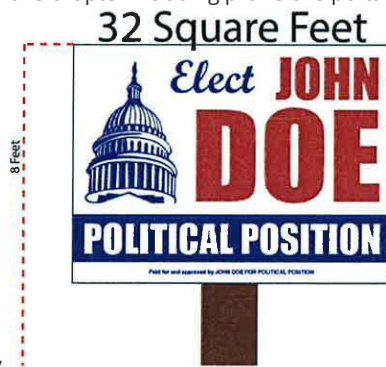
A. On-Premises Project Sign. One on-premises project sign may be erected for projects that have received either site plan approval or final subdivision approval. This sign may contain information about the approved business or project, and shall not exceed eight feet in height and 32 square feet of sign copy per side if double-faced. This sign shall be allowed until the development is complete or within one year of posting, whichever occurs first.



B. On-Premises Real Estate Sign. One on-premises real estate sign for lots less than one acre in size. The real estate sign shall not exceed eight feet in height and nine square feet of sign copy per side if double-faced. For lots that are larger than one acre in size, the property will be allowed to display a sign that shall not exceed 10 feet in height and 16 square feet of sign copy per side if double-faced. Real estate signs shall be allowed until the transaction with the property is complete.



C. Political Signs. Political signs placed on private property that do not exceed eight feet in height and 32 square feet per side if double-faced; provided, that such signs do not violate any other provisions of this chapter including provisions pertaining to the placement of signs in the



public right-of-way.

D. Temporary Use Signs. Signs for temporary uses that have obtained a business license, if required, from the city may be installed as follows: one sign on a temporary basis located on premises that shall not exceed eight feet in height and 32 square feet of sign copy per side if double-faced. Temporary use signs will be allowed as long as the temporary use has a business license from the city.



E. Property Signs. Property signs no larger than nine square feet of sign copy per side if double-faced. These signs shall be permitted indefinitely as long as the sign is in compliance with the general provisions of this chapter.

F. Nameplate Signs. One nameplate sign identifying owners and addresses and no larger than two square feet of sign copy per side if double-faced.

G. Traffic Signs. Traffic signs as required by law which are approved by the city engineer and erected by or on behalf of a public agency. Traffic signs deemed necessary by the city engineer



may not be required to comply with provisions of this chapter.

H. Civic Signs. Civic signs on private property which announce holidays or public interest events sponsored by nonprofit organizations; public service signs or signs related to community service projects not to exceed eight feet in height and 32 square feet of sign copy per side if double-faced.



I. Window Signs. Window signs including posters, messages, or displays painted or mounted on the interior side of a window may be used to advertise special promotions.



J. Public Notice. The display of official notices used by any court, public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving



legal notice at the direction of a governmental entity.

K. Community Event Signs. Temporary community event signs displayed by the city, or one of its committees, subcommittees, councils, boards, or city partner agencies, to promote community events.

L. Model Homes. One on-premises sign for model homes; provided, that the on-premises sign does not exceed 32 square feet in size. A maximum of six flags not to exceed 15 square feet each posted on flag poles not to exceed 20 feet measured from the grade level to the top of the pole. The flags' colors shall be consistent with the on-premises sign. In addition, a single flag pole that complies with the standards for ancillary structures defined in Chapter [17.25](#) EMMC may be constructed. Flags allowed on this flag pole include only the national flag of the United States of America, the Utah State, and the official Eagle Mountain flags; no commercial flags

shall be allowed on this flag pole. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.

M. Real Estate Open House Signs. One A-frame or temporary directional sign of no more than four square feet for real estate open houses for individual home sales is allowed in the park strip of the nearest street corner, one day per week, to be put up no more than one hour prior to the open house and must be removed within one hour after the open house.

N. Temporary Informational Signs. Small informational signs such as lost pet signs, neighborhood or religious activity signs, youth sales signs (such as lemonade stands), and other signs for noncommercial purposes (i.e., not promoting a business of any kind, except youth sales) are allowed in the right-of-way. These signs may not be located in the park strip (between the street and the sidewalk) on major streets, but may be located between the sidewalk and a property line or fence. These signs may not be placed on utility poles, light poles, fences, or trees. The code enforcement officer has the authority to remove signs without notice if they have not been removed in a timely manner or if they present a safety hazard.

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story.

P. Official Signs. Signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within Eagle Mountain City. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Official signs that do not comply with the general provisions of this chapter must be approved by the city council. Electronic signs should be turned off between the hours of 12:00 a.m. and 5:00 a.m., except in the case of necessary communications. Electronic signs shall also comply with EMMC [17.80.070\(F\)\(5\)\(c\)](#) in relation to maximum nighttime brightness and illumination. [Ord. [O-14-2020](#) § 2 (Exh. A); Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-17-2019](#) § 2 (Exh. A); Ord. [O-05-2019](#) § 2 (Exh.

A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.10); Ord. [O-18-2008](#) § 2 (Exh. A § 16.10); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.10); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.9). Formerly 17.80.110].

17.80.130 Prohibited signs. SHARE

The following signs as defined in EMMC [17.80.160](#) shall be prohibited: visible moving, revolving, or rotating parts signs, sign twisters signs, snipe/bootleg signs, vehicular signs including

unlicensed, inoperable or immovable vehicles or trailer signs (but not including actively used construction trailers not functioning solely as signs), pole signs, inflated signs (except as permitted in EMMC [17.80.090](#)), ribbons, balloons and billboards. In addition, any signs that emit sound, smoke or steam are prohibited. Staff may make an exception for memorial and honorarium ribbons. [Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-03-2018](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.11); Ord. [O-18-2008](#) § 2 (Exh. A § 16.11); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.11); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.10). Formerly 17.80.120].

17.80.140 Nonconforming signs. SHARE

A nonconforming sign may be maintained and repaired, even if such a repair may not bring the sign into compliance with this chapter. If a nonconforming sign is damaged or allowed to deteriorate in an amount in excess of 50 percent of its replacement cost, the sign shall not be repaired unless such a repair shall result in the sign coming into compliance with the provisions of this chapter. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.12); Ord. [O-18-2008](#) § 2 (Exh. A § 16.12); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.12); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.11). Formerly 17.80.130].

17.80.150 Sign enforcement. SHARE

The planning director, or designee, shall perform the following duties and use the following procedures when enforcing sign regulations:

- A. Compliance. Determine and ascertain that all signs, construction, reconstruction, or alterations of existing signs are completed in compliance with this chapter.
- B. Site Inspections. Conduct site inspections to determine compliance with this chapter.
- C. Instigate Proceedings. Instigate appropriate action or proceedings in any case where a sign is illegally erected, constructed, altered, repaired or maintained in violation of any city ordinance, including the provisions of this chapter.
- D. Notices of Violation. Issue verbal or written notice of violation to owners or persons having control, charge or benefit of any sign that is found to be unsafe or in violation of city ordinances or this chapter, including all general provisions (EMMC [17.80.060](#)).
- E. Unsafe or Dangerous Signs. Abate and remove signs that are unsafe or dangerous.
- F. Removal of Illegal Signs. Assist applicants to bring into compliance signs that are illegal under the provisions of this chapter or that are installed without a permit. The planning director or designee shall have the authority to abate and remove such signs if they are not brought into compliance within seven calendar days after written notice has been given to the owner or

party in interest advertised on the sign. The person responsible for such sign shall be liable for the cost of removal and the city is authorized to effect the collection of said cost.

G. Removal of Temporary Signs. Abate and remove temporary signs posted upon private property if they are not made conforming within 72 hours after being noticed. Verbal or written notice is sufficient warning for these signs. The person responsible for such an illegal sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

H. Removal of Signs on Public Property. Remove or require the immediate removal of any sign posted on public property. Such signs, though removed, shall not be destroyed for at least seven calendar days from the date of removal. In no case shall a failure to remove such signs constitute approval by the city of the illegal placement of the sign.

I. Removal of Abandoned Signs. Remove or require the removal of all signs that are nonmaintained, abandoned, or that identify a discontinued or abandoned use within 45 calendar days after giving written notice to the person having control of or receiving benefit from the sign. The person responsible for such a sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

J. Continual Sign Erection without Permits. Persons who continue to erect signs without the proper permits may have the unauthorized signs removed without notice. All signs removed by the city will be impounded. Owners of impounded signs shall pay a fee before the signs are released.

K. Fines. The penalties associated with violations of this chapter shall be consistent with the consolidated fee schedule as adopted by the city council. [Ord. [O-18-2021](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.13); Ord. [O-18-2008](#) § 2 (Exh. A § 16.13); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.13); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.12). Formerly 17.80.140].

17.80.160 Definitions. SHARE

The following terms related to this chapter are hereby defined below:

"A-frame sign" means any sign or structure (usually freestanding, temporary and/or movable) composed of two sign faces mounted or attached back-to-back in such a manner as to form a



triangular vertical cross-section through the sign faces.

"Abandoned sign" means a sign which is located on a property or place of business which has been vacated or which remains unused for a period of time exceeding 90 days.

"Advertising sign" means a sign which directs attention to a use, product, commodity or service.

"Alteration" in this chapter means changing or rearranging any structural part, sign face, enclosure, lighting, coloring, copy (except on reader signs that have changeable copy), graphics, components or location of any sign.

"Animated signs" means signs which incorporate moving or rotating parts or other special lighting effects with flashing or intermittent lights (excluding time and temperature signs or



electronic message centers).

"Banner" means a building sign made of fabric, plastic, or a similar lightweight material and



hung from a building, fence, wall or pole.

"Billboard" means an advertising sign not necessarily related to the premises on which it is located and intended for use of changeable copy by posting or repainting.



"Building sign" means any sign attached to or a part of a building. Several types of signs defined in this chapter may also be defined as building signs if they are attached to or are a part of a



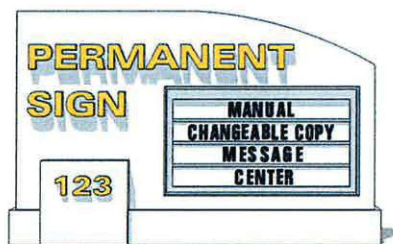
building.

"Canopy sign" means a building sign that is part of a fabric, plastic, or similar shelter supported by a noncombustible rigid framework attached to a building, and sheltering the building's

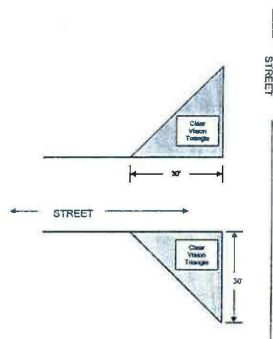
entrance or windows. Synonymous with “awning” for the purposes of this chapter.



“Changeable copy sign” means a variable message sign composed of individual letters panel-mounted in or on a track system.



“Clear vision areas” means corner areas at intersecting streets and/or driveways in which unobstructed vision of motor vehicle operators is maintained (see Chapter [17.60](#) EMMC for the specific requirements and an illustration of required clear vision areas).



“Community entrance sign” means a sign used to welcome people to the city or a monument at the entrance to specific neighborhoods indicating the name of the project, subdivision or neighborhood. Any community entrance sign not required to be installed as part of a master development plan or final plat shall be processed through the planning department with the

appropriate application and fee.



"Community event sign" means a temporary sign displayed by the city, or one of its committees, subcommittees, councils, boards or city partner agencies, to promote community events.



Cornerstone. A cornerstone is carved or cast into a building, or a metal plaque permanently attached to a building. It carries no commercial message, but may include the building's name, the date of its completion, and the names of owners, architects, contractors, etc.



Directional Signs. Directional signs are defined in two general categories as follows:

1. Any sign used to display the address of a commercial or industrial building or use, or to identify points of access, the direction of travel, and similar functions in off-street parking and loading areas. Such signs display no advertising or promotional copy, but may bear a logo or be in a distinctive design associated with the use to which they are accessory. Such name or logo shall not exceed more than 50 percent of sign area.



2. A sign erected by an official government agency to denote the name of any thoroughfare; to point out the route to any city, educational institution, public building, historic place or hospital; to direct and regulate traffic; and to denote any railroad crossing, bridge or other transportation facility for the convenience and safety of the general public.



"Double-faced sign" means a sign with two faces, back-to-back.

"Flag" means fabric, plastic, or similar lightweight material hung from a pole that may bear a logo, which is displayed with the intent to advertise or attract attention to a commercial



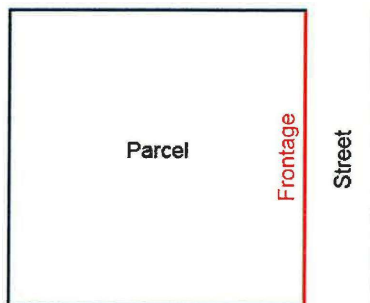
enterprise.

"Freestanding sign" means any sign that has its own supporting structure, rather than being



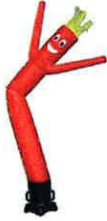
attached to and supported by a building.

"Frontage" means the distance or length of the side of any parcel that is adjacent to any public or private street, but does not include alleys, watercourses or limited access roadways.



"Illuminated sign" means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.

"Inflatable sign" means any advertising device which is supported by heated or forced air or



lighter-than-air gases.

"Monument sign" means a freestanding sign whose sign face extends to the ground or to a



base or pedestal.

"Movable, freestanding sign" means any sign not affixed to or erected into the ground.



"Nonconforming sign" means a sign or sign structure which lawfully existed prior to the adoption of the ordinance codified in this chapter but which does not conform to all or a part of the requirements of this chapter.

"Off-premises sign" means any sign which advertises a use, establishment, product or service that is sold, produced, manufactured or furnished at a place other than on the property on which said sign is located.

"On-premises sign" means a sign that advertises or directs attention to a use or establishment located on premises or a product or service available on premises.

"Pole sign" means a freestanding identification or business sign, which is supported by a pole(s), mounted permanently in the ground and the base of the sign copy is greater than nine feet in



height.

"Political sign" means a temporary sign advertising a candidate for public office, a political party



or a measure or issue scheduled for an election.

"Property sign" means on-premises signs that state the rights that the owner of that property wishes to enforce such as no dumping, no trespassing or no parking.



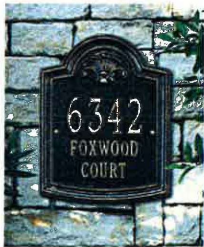
"Real estate sign" means a temporary sign indicating that the lot on which the sign is located, or



any building or structure located thereon, is for sale, rent, or lease.

"Replacement," for the purposes of this chapter, does not include the temporary removal of an existing sign for repair or refurbishment.

"Residential sign" means a freestanding or building sign that displays the address and the name of the occupants of a residence.



"Sign" means any and all advertising message, announcement, declaration, warning, statement, demonstration, illustration, insignia, words, space, figures or objects erected or maintained in view of any observer for the purpose of designating, identifying, promoting, advertising, directing or warning for the benefit of any person, product, company, entity or service; whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof, frame, support, fence, or other manmade structure. "Sign" also includes the accessory sign structures, supports, lighting systems and other attachments or components. The word "sign" does not include the flag, pennant or insignia of any nation, state, city or other political unit or any official notice issued by any court, public body or officer, or directional, warning or information sign or structure required or authorized by law.

"Sign area" means the entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all sign elements

affixed to the wall, including but not limited to cabinet structures, written copy, logos, symbols, decorative embellishments, border or roof treatments and illustrations.

“Sign copy” means the area on a sign in which letters, logos, and symbols are or can be printed upon.

“Sign face” means the part of a sign that is or may be used for advertising purposes.

“Snipe/bootleg sign” means a small sign of any material including but not limited to paper, cardboard, wood or metal when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.



“Special events sign” means a sign which calls attention to a business promotion or grand



opening.

“Suspended signs” are attached to the ceiling of an arcade or the framework of a canopy and



hang over a sidewalk.

“Temporary sign” means any permitted type of sign, but displayed for 60 days or less, except in the case of construction and real estate signs, which are temporary, but may be displayed until

construction is complete or the property advertised has been rented or sold or otherwise allowed by this chapter.

“Traffic control sign” means standard regulatory signs installed by public agencies, including stop and yield signs, speed limit signs, etc., and permitted wherever warranted. When installed



on private premises, such signs are directional.

“Vehicular sign” means a sign affixed to a vehicle or trailer for the purpose of advertising. Such sign shall only be applicable or regulated by this chapter when said vehicle or trailer is parked on a parcel other than the owner’s property for the primary purpose of conveying a business



message.

“Wall face,” for the purpose of this chapter, means the visible outer surface area of a main exterior wall of a building. The area of the wall face shall be the total area of such surface including the area of doors and windows that are included in the main exterior wall.

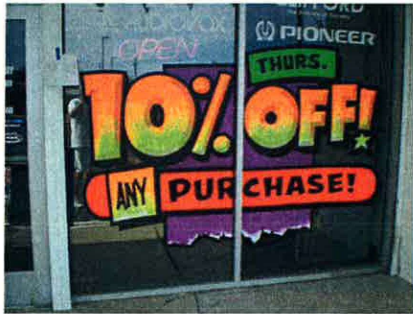


“Wall sign” means a building sign painted directly on the wall of a building or attached to the wall of a building, and parallel with the wall to which it is attached. Wall signs extend no more

than one foot from the building to which they are attached and do not extend above the roofline of the building to which they are attached

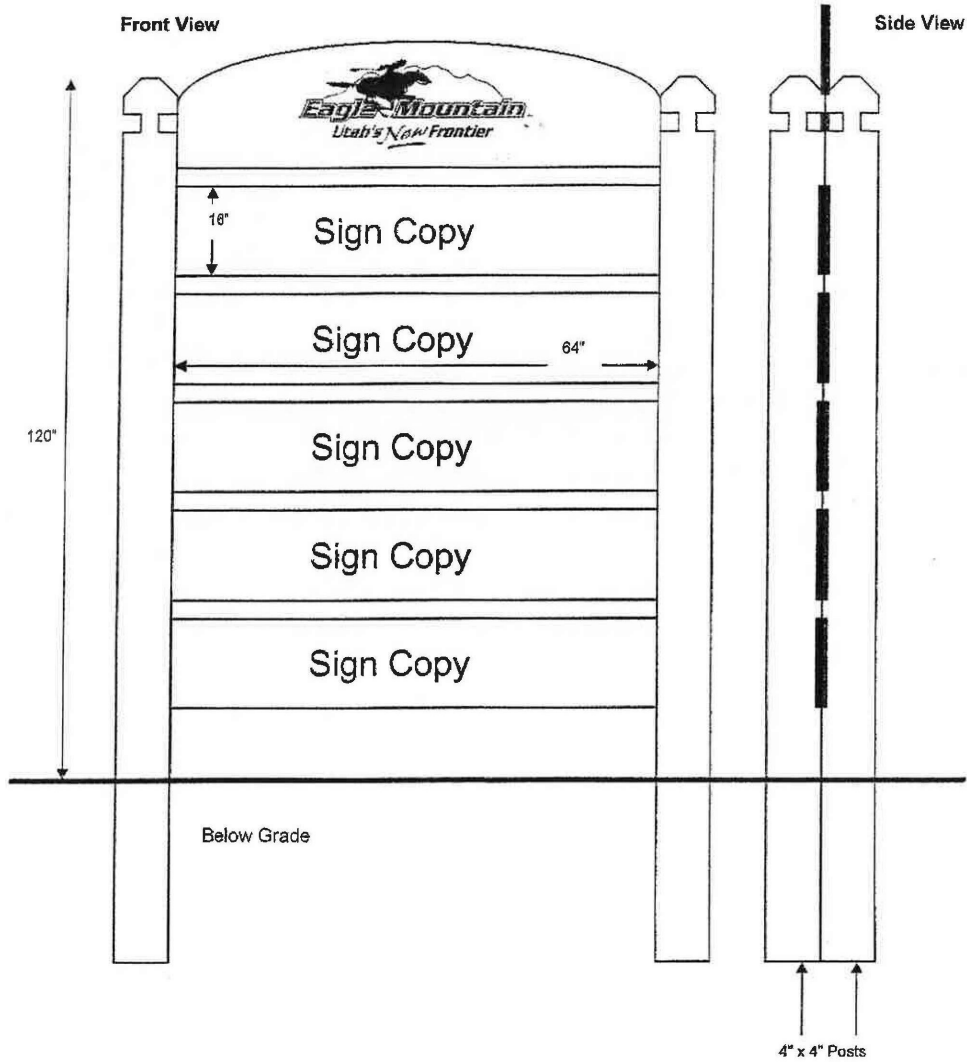


"Window sign" means signs, including posters, messages, or displays painted or mounted on the interior side of a window for special promotional or other temporary displays.



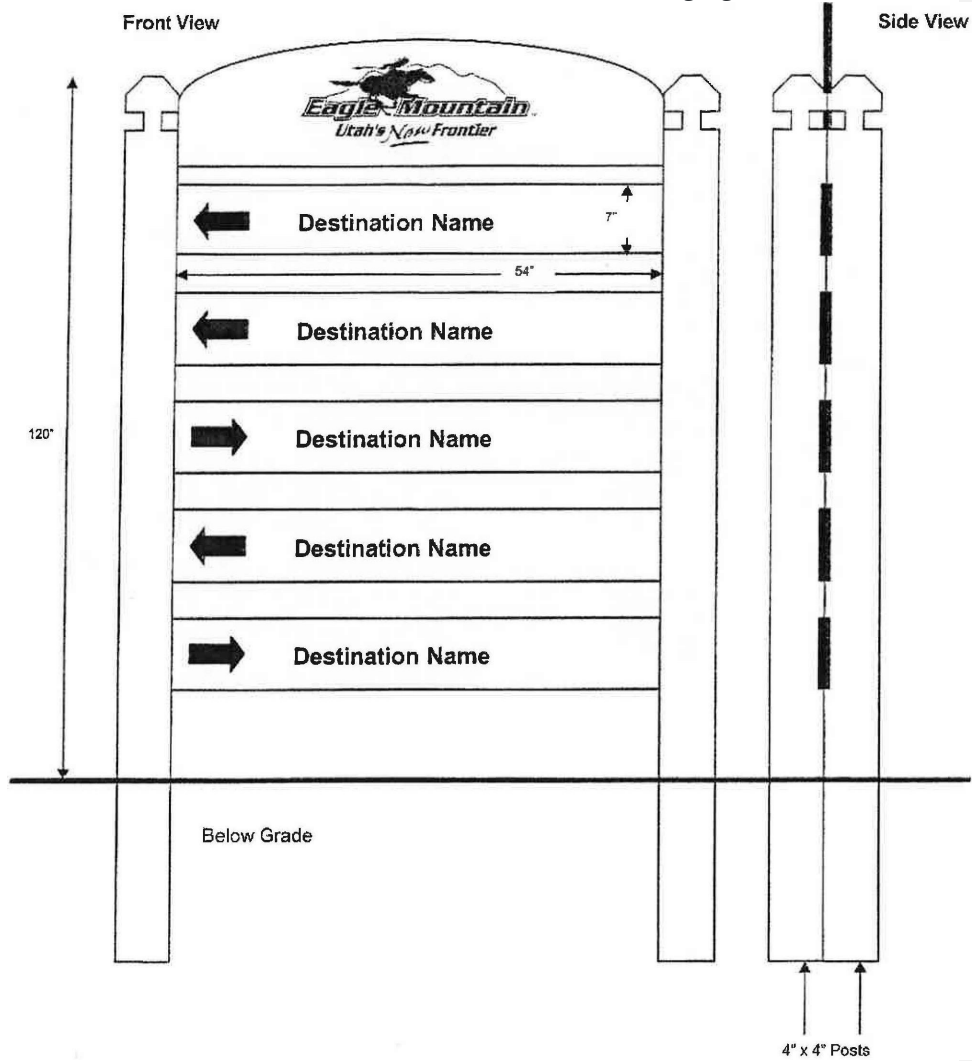
[Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.14); Ord. [O-18-2008](#) § 2 (Exh. A § 16.14); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.14); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.13). Formerly 17.80.150].

Schematic 17.80.170(a) - Model Home Signage



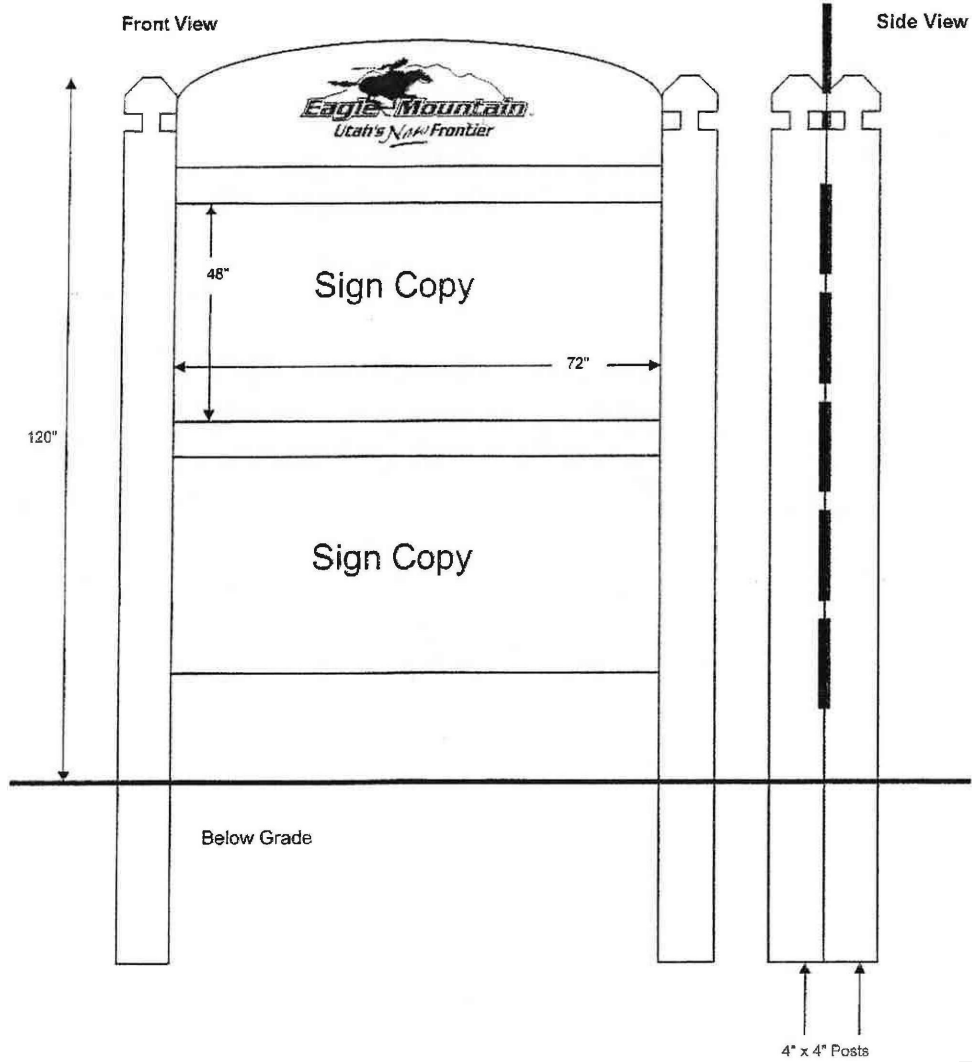
Signs shall be painted Monterrey Grey.

Schematic 17.80.170(b) - Directional Median Signage



Signs shall be painted Monterrey Grey.

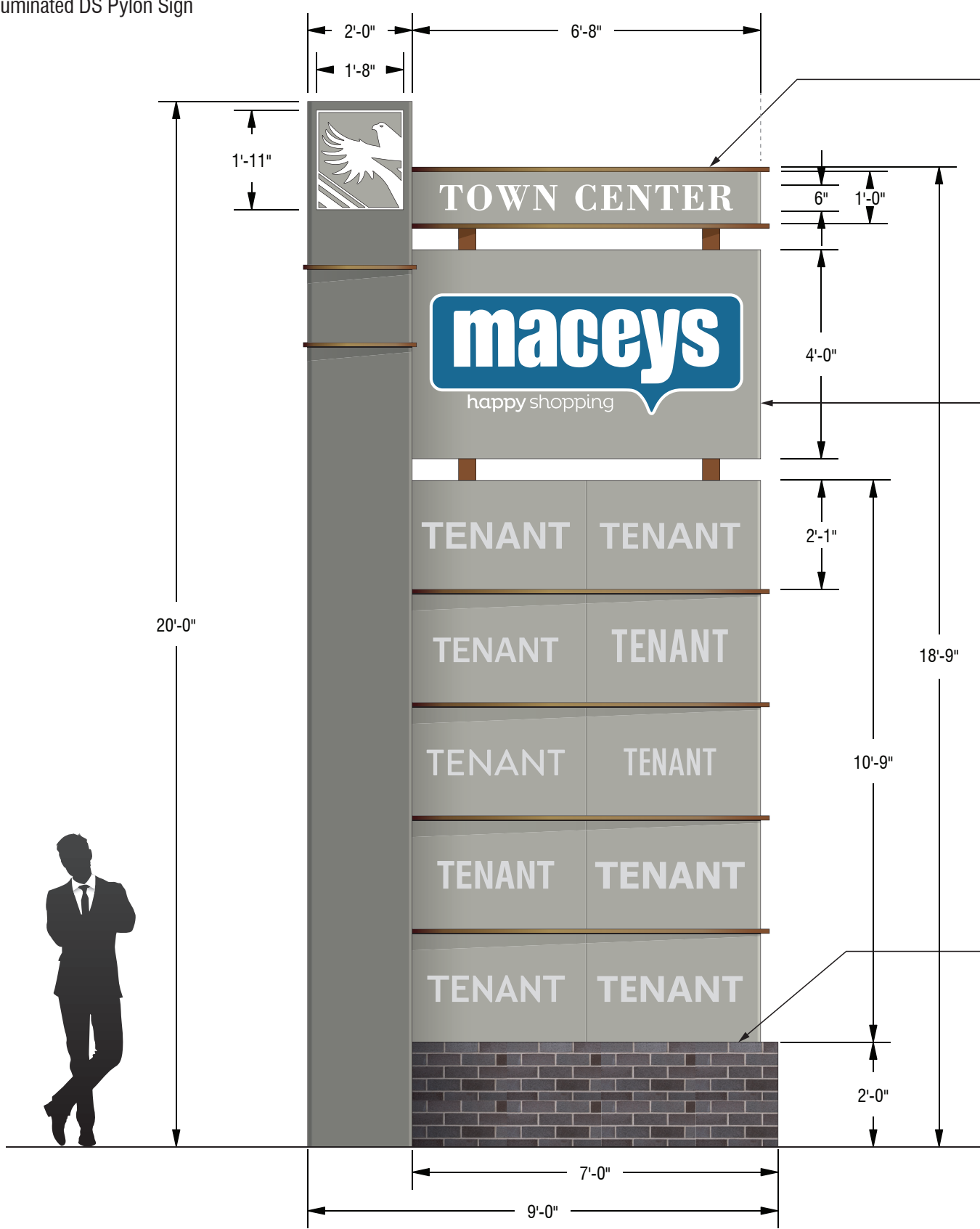
Schematic 17.80.170(c) - Directional/Advertising Business Signage



Signs shall be painted Monterrey Grey.

[Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(1) Schematics 15.1 - 15.3). Formerly 17.80.160.]

1 Internally Illuminated DS Pylon Sign



INTERNALLY ILLUMINATED DS PYLON SIGN

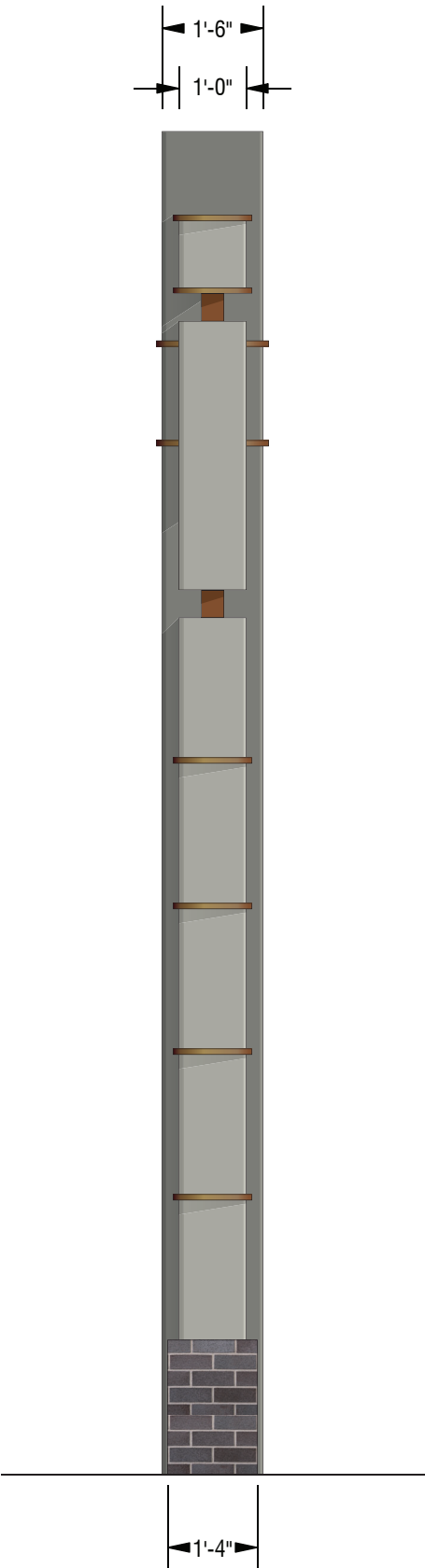
CENTER NAME CAP
FRAMING / SKIN
2" Square Tube Sign Framing w. .063 Aluminum Skin
.125" Aluminum Face
Painted; Satin Finish (Napa 42082 ■)
TOWN CENTER LETTERS
Reverse Routed Lettering Backed w. Acrylic
ACCENT BARS
1" Square Tube Column Accents
Painted; Metallic Finish (Napa 42176 ■)
ILLUMINATION
White LED
Samsung 9000K

TENANT CABINETS
FRAMING / SKIN
2" Square Tube Sign Framing w. .063 Aluminum Skin
.125" Aluminum Faces
Painted; Satin Finish (Napa 42082 ■)
ACCENT BARS
1" Square Tube Column Accents
Painted; Metallic Finish (Napa 42176 ■)
ILLUMINATION
White LED
Samsung 9000K

SIGN PILLAR
FRAMING / SKIN
2" Square Tube Sign Framing w. .063 Aluminum Skin
Painted; Satin Finish (Napa 51060 ■)
EAGLE GRAPHIC DETAIL
Reverse Routed Detail Backed w. Acrylic
ACCENT BARS
1" Square Tube Column Accents
Painted; Metallic Finish (Napa 42176 ■)
ILLUMINATION
White LED
Samsung 9000K

MASONRY BASE
Interstate Brick Midnight Black Modular Brick

SQUARE FOOTAGE
Town Center: 6.66
Macey's Panel: 26.66
Tenant Panels: 71.66
Eagle: 3.19
Total = 108.17



A Project Detail
SCALE 3/8" = 1'0"

Qty: 1 / ☉ Install
108.17

B Side Detail
SCALE 3/8" = 1'0"

SIGN

880 North 100 East, Lehi, UT 84043 801 766 0207



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician. Client to provide primary electric feed to within 6 feet of sign location.

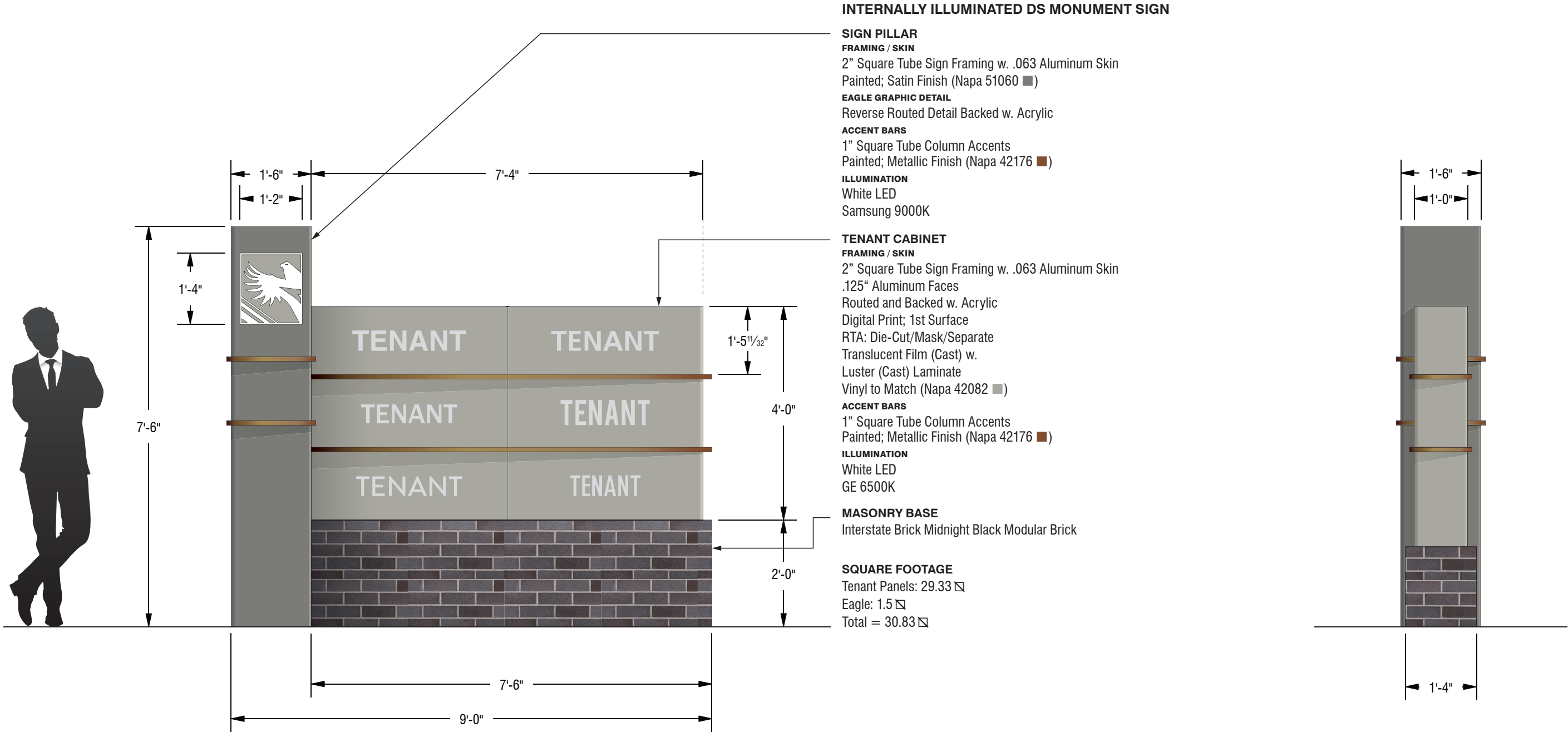
CONCEPT DRAWING

This concept drawing is presented to assist the client and determining the direction for this project. It is not a final Presentation Drawing or Construction Drawing. The limited specifications provided on this drawing are subject to change as the scope of work is further defined. A detailed drawing must be produced and signed by the client before production work can commence.

COMPANY Amsource
ADDRESS Eagle Mountain Town Center
CITY STATE Eagle Mountain, Utah
CUSTOMER

DESIGN # AMS EM M 002-20_km
DATE 10/08/20
SHEET 1.00
SR Zane Latimer 801.755.2953

FILE PATH: NEW JOBSD / AMSOURCE / EAGLE MOUNTAIN TOWN CENTER / DESIGN / AMS EM M 001-20



A Project Detail
SCALE 1/2" = 1'0"

Qty: 1 / ● Install
30.83 □

B Side Detail
SCALE 1/2" = 1'0"



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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Primaries and final connection to sign by certified electrician.
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COMPANY
ADDRESS
CITY STATE
CUSTOMER

Amsource
Eagle Mountain Town Center
Eagle Mountain, Utah

DESIGN # AMS EM M 002-20_km
DATE 10/08/20
SHEET 2.00
SR Zane Latimer 801.755.2953



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 26, 2021

TITLE:	PUBLIC HEARING - Mochila Rezone REMOVED FROM AGENDA		
ITEM TYPE:	Rezone		
FISCAL IMPACT:			
APPLICANT:	Christine Mikell		
GENERAL PLAN DESIGNATION Business Park/Light Industry	CURRENT ZONE Agriculture	ACREAGE 160	COMMUNITY Tech Campus

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the Rezone to the City Council, for the reasons set forth in the staff report and in the meeting with the following conditions, and any conditions the Planning Commission finds appropriate:

1. Any construction traffic utilize the construction routes used by Facebook Traffic.

BACKGROUND:

The applicant is proposing to have the RTI overlay zone added to their property, while maintaining the underlying Agriculture Zoning. The conceptual site plan attached is only for discussion purposes regarding the type of user that may utilize the site.

ITEMS FOR CONSIDERATION:

The following criteria (found in 17.90.060) shall be considered when making a recommendation for rezone applications:

- Compliance with the General Plan (17.90.060 A). The request to add the RTI overlay zone is compliant with the General Plan which designates the area for Business Park/Light Industry uses and is named "Tech Campus", the adjacent parcel has the RTI

overlay zone and is the home to the Facebook Data Center, thus the applicant complies with this provision.

- Compatibility Determination (17.90.060 B). The proposed rezone and anticipated land use are identical to neighboring properties, therefore it is the opinion of staff that the proposal is compatible with neighboring properties and complies with this provision.
- City Services (17.90.060 C). The proposed use is not anticipated to overburden City Services.
- Traffic Generation (17.90.060 D). Due to the size and/or employment numbers required to qualify for the RTI overlay zone it is possible that this site could generate significant amounts of traffic, particularly during construction, similar to the Facebook project which has generated significant construction traffic. It is the opinion of staff that any construction traffic for any project located on the site use the same construction routes as used by Facebook (use of Tiffany Lane, avoiding city center residential areas and the roundabout at the intersection of Eagle Mountain Boulevard and Pony Express Parkway)
- Property Values (17.90.060 E). The proposed use is not expected to have a significant negative impact on surrounding property values therefore it complies with this provision.

REQUIRED FINDINGS:

Rezoning is a legislative decision and is considered valid if reasonably debatable and not illegal, criteria for approval are found in EMMC 17.90.060.

PLANNING COMMISSION ACTION/RECOMMENDATION:

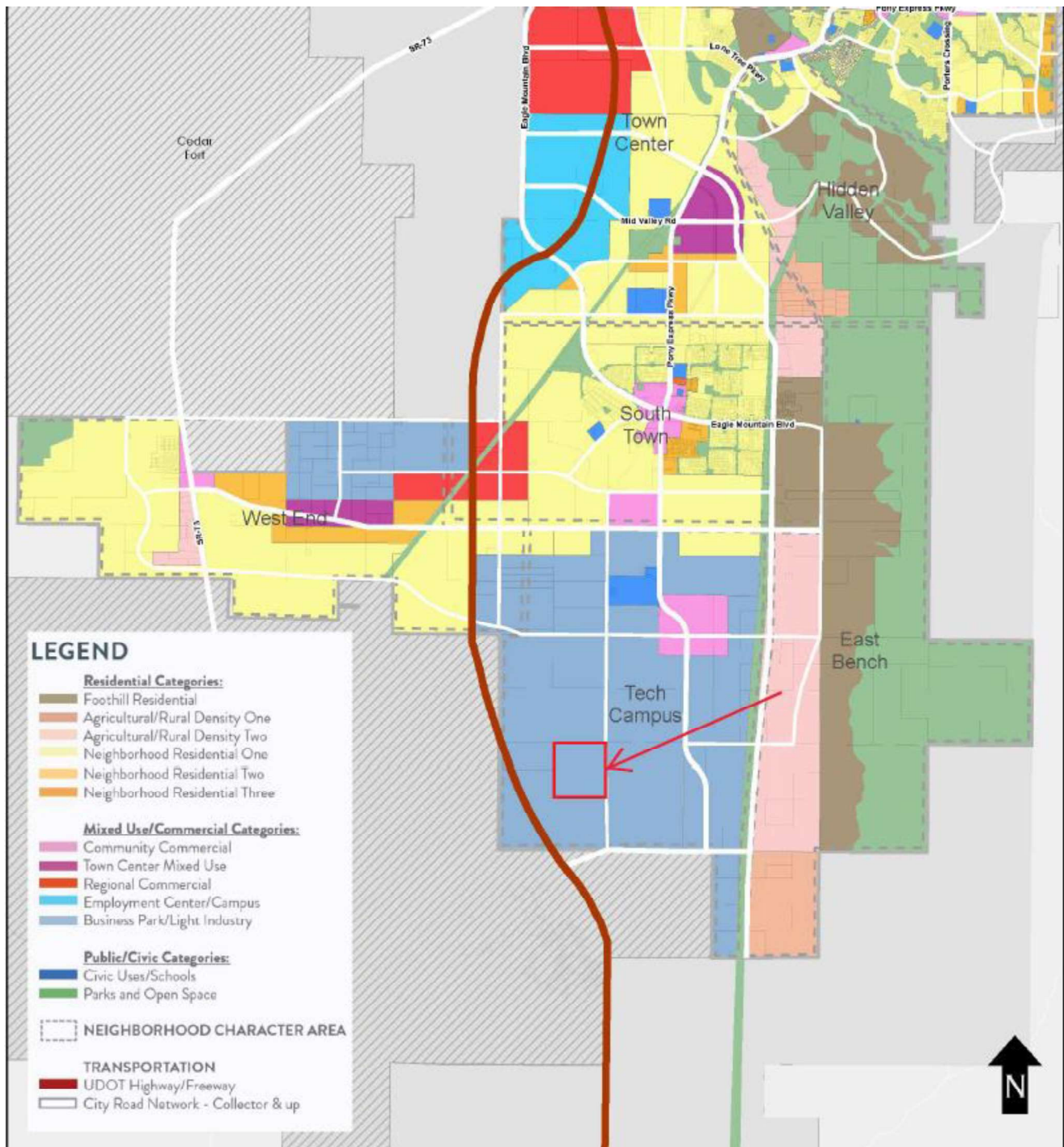
ATTACHMENTS:

[Mochila Rezone](#)

[2017 Staff Report](#)

[2017 Approved Rezone Ordinance](#)

VICINITY MAP



Vicinity Map

LAND USE MAPS AND NARRATIVE

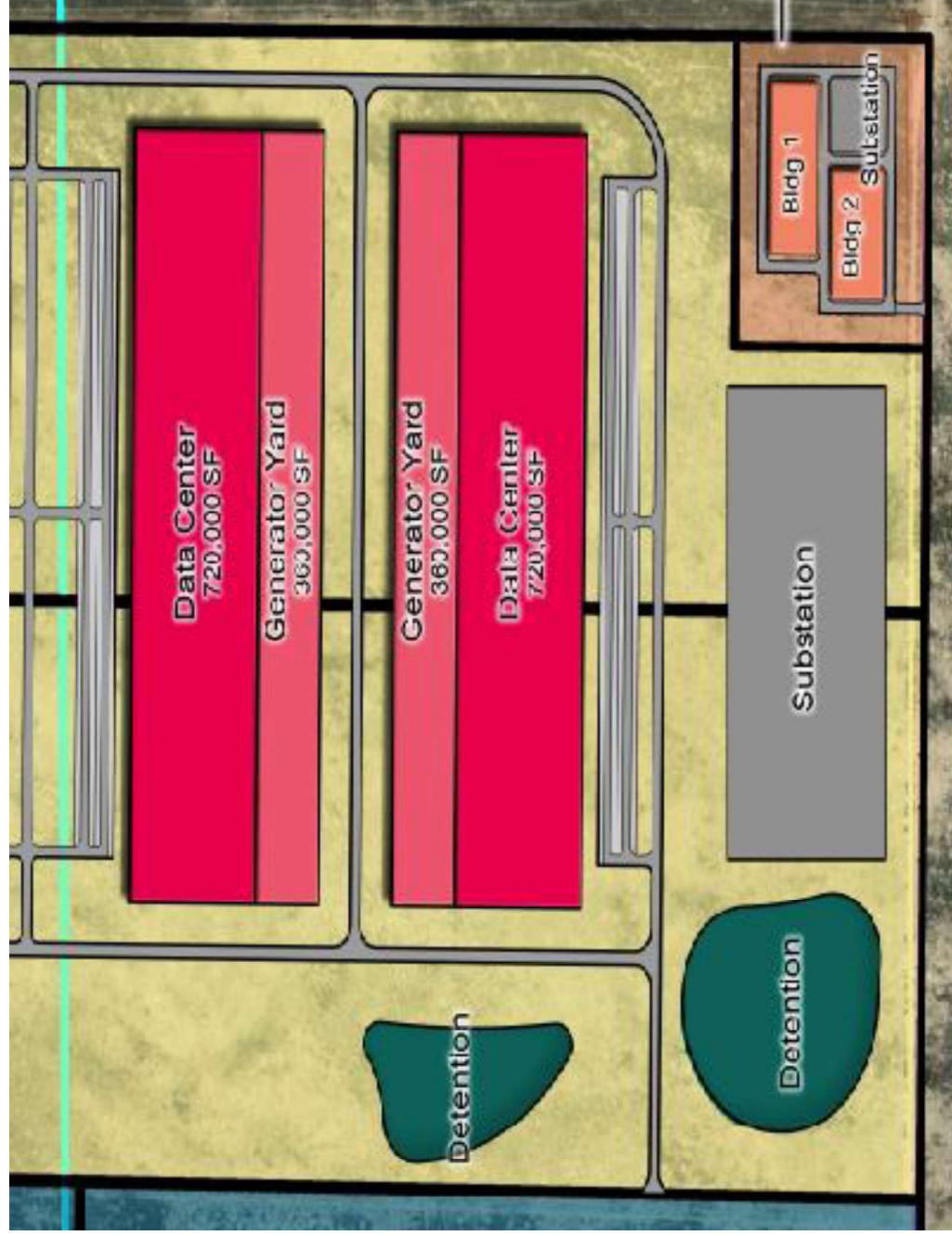
Project Narrative

As shown in the following conceptual project plans and designs, the proposed project will consist of up to two data center buildings, each with its own generator yard, as well as a shared project substation and other on-site electrical and transmission infrastructure connecting into the nearby Mercer Substation. Each data center building will be approximately 720,000 square feet. The project may also include one or more battery energy storage facilities (“BESS”), which will be separated by a project substation. The project will seek to maximize fire safety and will comply with all code requirements established by the National Fire Protection Association.

Each data center building will be encircled by a ring road to provide access to the area, simplify construction, and increase fire safety. Stormwater drainage will be located between each building as well. Our current schematic contemplates an on-site stormwater detention basis shared by both buildings. It may be necessary to connect the wastewater treatment system to the Walden Thruway (underground via a pumping station). The Walden Thruway will also provide access to power, telco, water, and other utilities, and will further allow the project to manage stormwater runoff as necessary.

Connections to the city drainage system are unknown at this time, and alternatives for stormwater drainage may be further explored.

Proposed Layout



Land Use Maps and Narrative

ZONING DISTRICTS (COMPATIBILITY STATEMENT)

Pursuant to § 17.90 of the Eagle Mountain Municipal Code (the “Code”), Mochila Saloon, LLC (“Mochila Saloon”) is requesting a rezone of approximately 160 acres of land located in the vicinity of East 500 North 1000 East Street, Eagle Mountain City (the “City”), Utah 84005, Tax Parcel ID: 59:068:0004 (the “Property”) to add the Regional Technology and Industry Overlay Zone (“RTI Zone”) to the currently existing Agricultural Zone (“AG Zone”). As more fully discussed below, the AG Zone together with the RTI Zone will allow Mochila Saloon or its affiliates to develop a data center and battery storage facility (the “Project”), all in accordance with and in furtherance of the Code and the 2018 Eagle Mountain General Plan (the “General Plan”).

First, the Project would be a permitted use under the RTI Zone. An RTI Zone expressly provides that “[e]lectronic data management businesses” are a permitted use. § 17.48.040 of the Code. Thus, a data center, which is a data management business, is a permitted use within an RTI Zone. Given that the AG Zone allows “[p]ublic and private utility structures or facilities” as a permitted use (§ 17.20.030), a battery storage facility, which is an integral part to utility facilities, is expressly permitted in an AG Zone. Therefore, the Project is compatible with the proposed rezoning of the Property.

Second, the Project is consistent with and would achieve the objectives of the General Plan. The General Plan provides that the Property is in a designated employment and activity center known as the “Tech Campus” located in the City’s southern node. The key initiatives of this area are to encourage clean industrial uses, attract innovative employers and companies, create jobs for City residents, and encourage the technology industry. Moreover, the General Plan seeks to attract a large-scale headquarters or support facility for a national or global tenant.

Therefore, the Project would further the objectives of the General Plan. Specifically, the Project will foster and accelerate economic development, stimulate job growth, increase property tax revenues, promote environmental responsibility and general welfare, and encourage innovative technology-based growth throughout the City. Accordingly, the Project will accomplish and further the goals and objectives set forth in the General Plan.

In conclusion, Mochila Saloon respectfully requests the approval of this rezone application because the Project is compatible with the proposed rezoning of the Property and it will further the objectives of the General Plan.



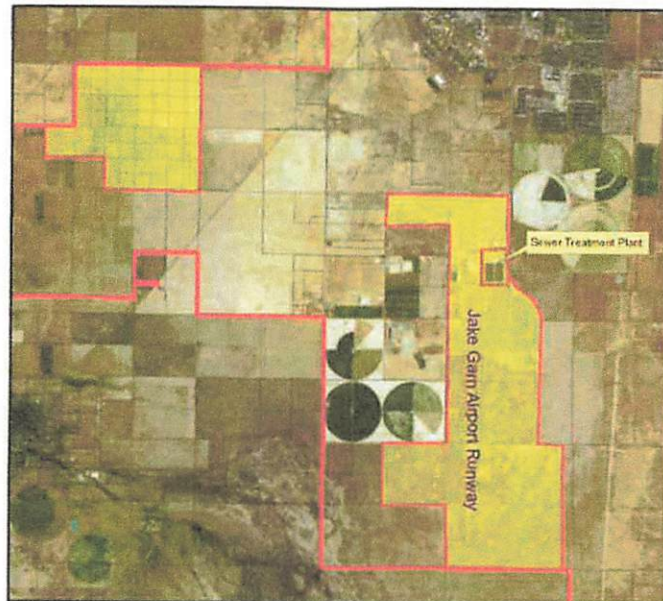
Staff Report Overview

<u>City Council</u>	6-20-17	<u>Project Name:</u>	<i>Regional Technology and Industry Overlay Zone</i>
<u>Applicant:</u>	<i>City Staff</i>	<u>Type of Action:</u>	<i>Public Hearing, Action Item</i>
<u>REQUEST:</u>	<i>Rezone</i>	<u>Previous Meeting:</u>	<i>Planning Commission 5-23-17</i>

Executive Summary

A staff proposed rezone to add the Regional Technology and Industry Overlay zone to two large tracts of land within Eagle Mountain. The 1,688-Acre "Jake Garn" site and the 643-Acre "Pole Canyon" site.

Vicinity Map



Planning Commission Recommendation

On May 23 the Planning Commission recommended approval of the Regional Technology and Industry overlay zone for the Jake Garn and Pole Canyon sites as presented by staff to the Eagle Mountain City Council.

Attachments:

- * *Regional Technology and Industry Overlay Zone*
- * *Pole Canyon Master Development Plan*
- * *Eagle Mountain Properties Master Development Plan*
- * *Eagle Mountain General Plan Map*
- * *Zoning Map*



Eagle Mountain City
City Council Staff Report
JUNE 20TH 2017

Project:	<i>Regional Technology and Industry Overlay Zone</i>
Applicant:	<i>City Staff</i>
Request:	<i>Rezone</i>
Type of Action:	<i>Public Hearing; Action Item</i>

Background: Eagle Mountain recently adopted a Regional Technology and Industry (RTI) Overlay Zone (Adopted May 2nd 2017) with the stated purpose of providing an incentive to attract large scale and clean industry, high-tech, and manufacturing uses that will increase the City's tax base and provide jobs for the City's residents.

The Regional Technology and Industry Overlay zone does not alter the base zone it is placed over but allows for a special approval process and relaxed design standards when select uses move to a location within the zone and either:

- Complete 100,000+ SF of building floor space in a first phase of development

OR

- Provide 100+ permanent jobs after construction

The provisions of the RTI overlay may be found in chapter 17.48 of the Eagle Mountain Municipal Code (EMMC).

Proposal: Eagle Mountain City staff is proposing the Regional Technology and Industry Overlay Zone be placed over two large tracts of land each already vested with Industrial, Commercial, and Airpark Zoning entitlements. The two proposed sites (figures 1 & 2) include:

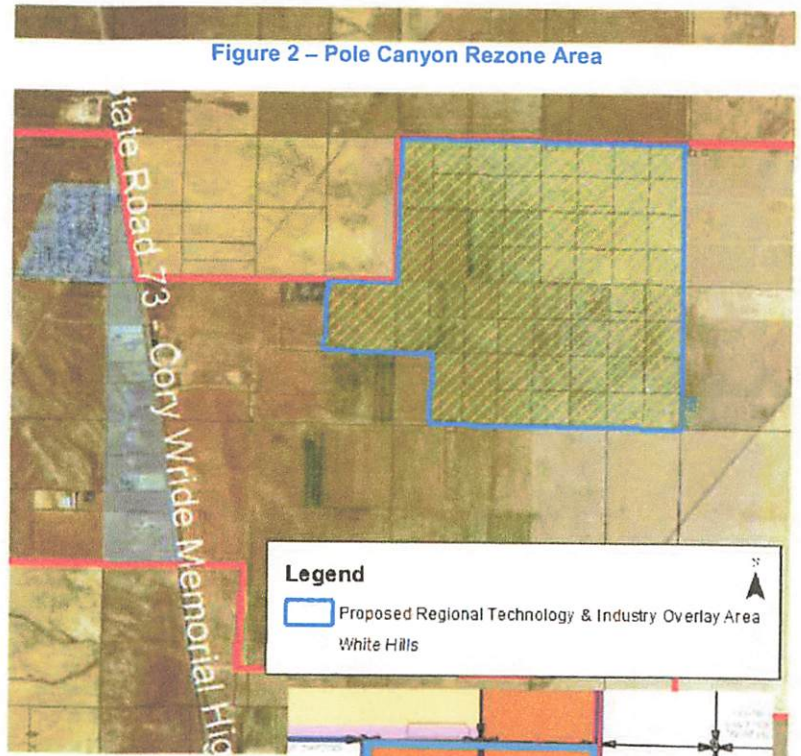
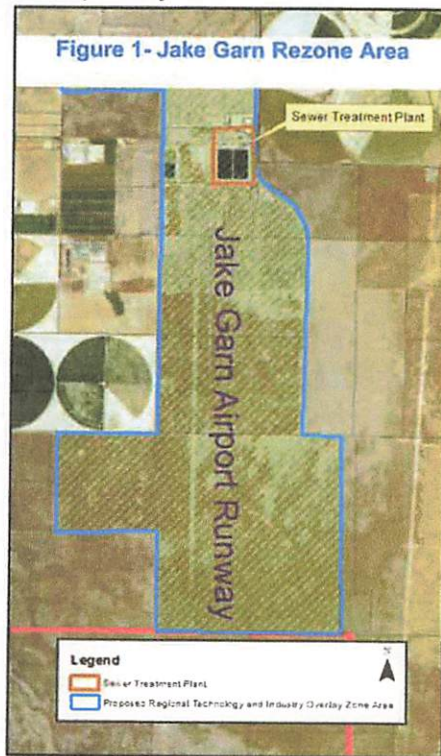
1. Approximately 1,688 acres of property located south of the sewer treatment plant, and surrounding the Jake Garn Airport. The site is currently zoned Airpark, Commercial, and Industrial, and is located within the Eagle Mountain Properties Master Development Plan.
2. Approximately 643 acres of property located east of White Hills and west of City Center within the Pole Canyon Master Development Plan. This site is currently zoned for Industrial uses.

Planning Commission Meeting: On May 23rd 2017 the Eagle Mountain Planning Commission held a public hearing regarding the proposed rezone placing the Regional Technology and Industry (RTI) Overlay zone over two large tracts of land within the City. One member from the public asked if the proposed rezone would change the entitlements on inherited property in the vicinity of the proposed rezone. They were informed the change would not alter their property rights. *Ultimately the Planning Commission voted (5-0) to recommend approval of the rezone to the City Council as presented by staff.*

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 fact. The decision made by the Planning Commission and the City Council is considered valid by the courts if it is reasonably debatable that the action could promote the general welfare.

Rezone proposals are evaluated using the following criteria: Compliance with General Plan, Compatibility Determination, City Services, Traffic Generation, and Property Values.

Staff Report Organization: Staff is proposing both of the rezones together, but for the purpose of clarity, each will be addressed separately.



Jake Garn Site

Proposal Context: The larger of the two land tracts that is proposed to receive the RTI Overlay is an approximately 1,688-acre site located on the south edge of the city, stretching from the city's south border to north of the Sewer Treatment plant, surrounding the Jake Garn Airport. This area is currently vested with Airpark, Commercial and Industrial zoning under the Eagle Mountain Properties Master Development plan. The proposed site at its nearest point to existing residential development is approximately 0.68 miles.

The proposed RTI overlay compliments both the existing zoning and size of the site. The site's distance from incompatible uses makes this location an excellent choice to receive the RTI designation.

Surrounding Zoning:

North: The property located directly to the north of the proposed rezone is zoned commercial, designated C-1 & C-2 within the Eagle Mountain Properties Master Development Plan. The approved Harmony preliminary plat covers a portion of that property.

East: There is a strip of commercial property located directly adjacent

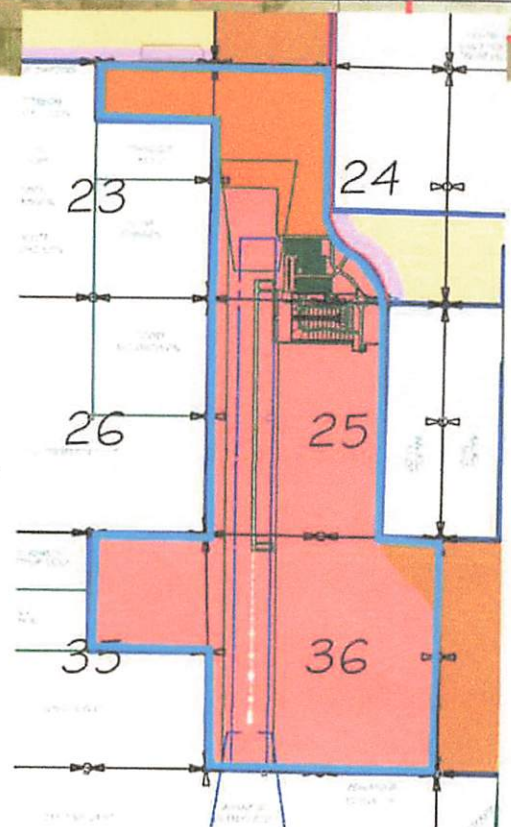


Figure 1 - EM Properties Zoning

to the southernmost portion of the rezone. Moving north the area is buffered by agricultural property and commercial property.

West: The area is entirely adjacent to Agriculture property to the west.

South: The property is adjacent to vacant property within the Town of Fairfield in the south with a small portion being adjacent to agricultural property.

Rezone Criteria Evaluation:

- * Compliance with Future Land Use Plan (General Plan). The proposed overlay zone will not change the base zoning. Industrial, Commercial and Airpark Zoning already exists under the entirety of the overlay, thus the rezone complies with the General Plan.
- * Compatibility Determination. The Overlay zone does not include any uses which are restricted in the underlying base zone, thus it is staff's opinion that the rezone is compatible with surrounding properties.
- * City Services. It is not anticipated that the proposal will overburden the City's ability to provide public services.
- * Traffic Generation. It is not anticipated that the overlay zone will create increased traffic above and beyond any traffic generated by the allowed uses in the underlying zones.
- * Property Values. The overlay zone provides the opportunity for accelerated approvals and relaxed development standards, making it more attractive to potential development, therefore it is anticipated that the overlay zone will increase the value of property. The overlay doesn't allow for any dirty or heavy industrial, making it better for neighboring properties.

Pole Canyon Site

Proposal Context: The approximately 643-acre Pole Canyon site is currently zoned for industrial development under the Pole Canyon Master Development Plan, and is envisioned as developing as a large industrial park in both the master plan and the Eagle Mountain General Plan.

Surrounding Zoning:

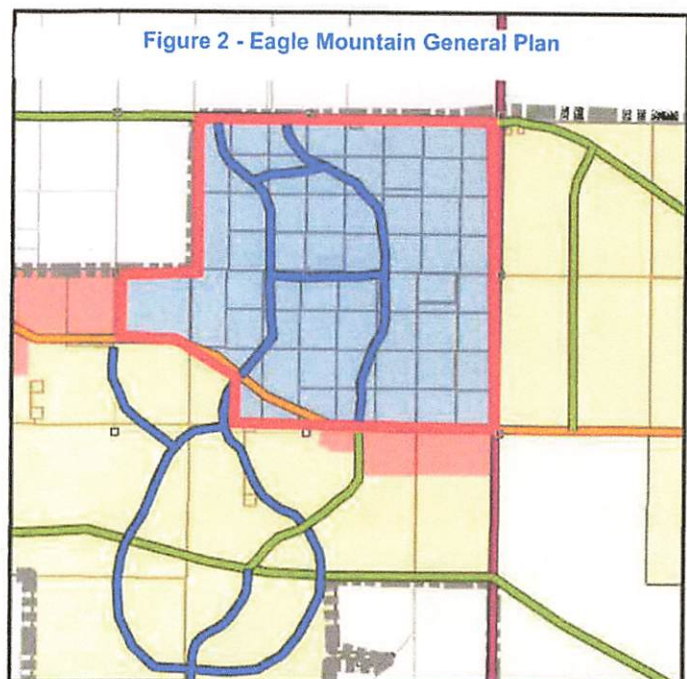
North: Property to the North is located within Cedar Fort.

East: The property directly to the east is zoned residential and is located within the Eagle Mountain Properties Master Development Plan.

West: The property to the west is a Commercial Zone located within the Pole Canyon Master Development Plan, along with some property within Cedar Fort.

South: Property to the south includes a mixture of Residential and Commercial property located within the Pole Canyon Master Development Plan.

Rezone Criteria Evaluation:



- * Compliance with Future Land Use Plan (General Plan). The proposed overlay zone will not change the base zoning. Industrial zoning already exists under the entirety of the overlay, thus the rezone complies with the General Plan.
- * Compatibility Determination. The Overlay zone does not include any uses which are restricted in the underlying base zone, thus it is staff's opinion that the rezone is compatible with surrounding properties.
- * City Services. It is not anticipated that the proposal will overburden the City's ability to provide public services.
- * Traffic Generation. It is not anticipated that the overlay zone will create increased traffic above and beyond any traffic generated by the allowed uses in the underlying zones.
- * Property Values. The overlay zone provides the opportunity for accelerated approvals and relaxed development standards, making it more attractive to potential development, therefore it is anticipated that the overlay zone will increase the value of property. The overlay doesn't allow for any dirty or heavy industrial, making it better for neighboring properties.

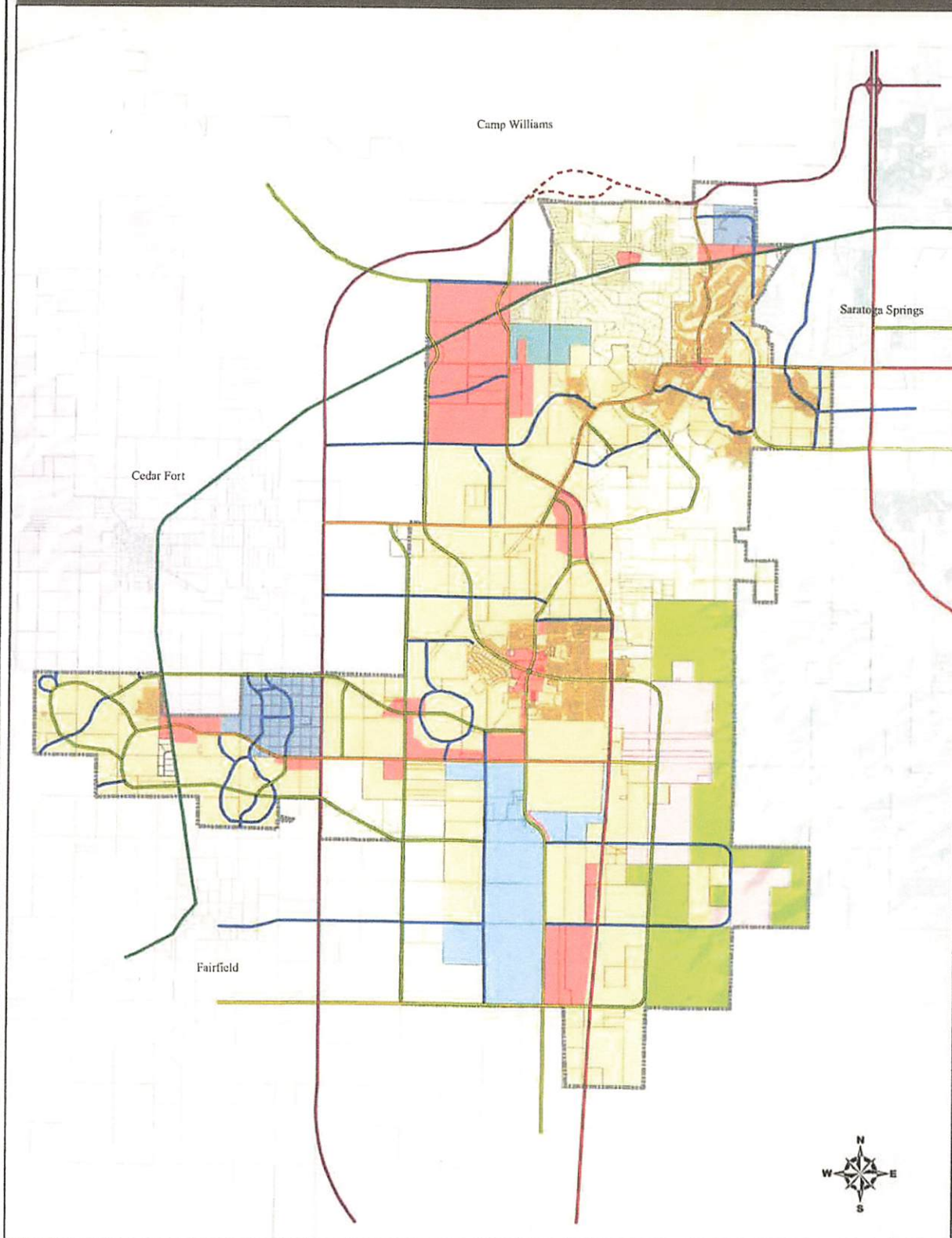
Attachments:

- * *Regional Technology and Industry Overlay Zone*
- * *Pole Canyon Master Development Plan*
- * *Eagle Mountain Properties Master Development Plan*
- * *Eagle Mountain General Plan Map*
- * *Zoning Map*

Eagle Mountain City-Future Land Use and Transportation Corridors

General Plan Map 2

July 18, 2011



Transportation Corridors

- Freeway
- Highway
- Major Arterial (7 lanes)
- Major Arterial (5 lanes)
- Minor Arterial (5 lanes)
- Major Collector (3 lanes)
- Minor Collector (2 lanes)
- All Proposed Freeway

Land Use

- Agricultural Protected
- Agriculture
- Airport
- Commercial Residential
- Commercial Storage
- Industrial
- Mixed Use Commercial
- Mixed Use Residential
- Rural Residential



EAGLE MOUNTAIN

Disclaimer: Eagle Mountain City reserves the right to amend this map at any time without notice. This map is for informational purposes only and does not constitute a contract. Eagle Mountain City is not responsible for any errors or omissions on this map. Eagle Mountain City is not responsible for any damages or losses resulting from the use of this map. Eagle Mountain City is not responsible for any claims or liabilities arising from the use of this map. Eagle Mountain City is not responsible for any claims or liabilities arising from the use of this map.

For more information, contact the City of Eagle Mountain at 801.788.8215. Eagle Mountain City is located at 1000 Eagle Mountain Parkway, Eagle Mountain, UT 84003.

City of Eagle Mountain
Planning & Development
801.788.8215
July 18, 2011

Chapter 17.48
REGIONAL TECHNOLOGY AND INDUSTRY OVERLAY ZONE

Sections:

17.48.010	Purpose and intent
17.48.020	Definitions
17.48.030	Special Approval Process
17.48.040	Allowed uses
17.48.050	Non-Allowed Uses
17.48.060	Building Height
17.48.070	Setbacks
17.48.080	Development Standards
17.48.090	Landscaping & Screening
17.48.100	Building Façade and Architectural Standards
17.48.110	Repeal Date

17.48.010 Purpose

The Regional Technology and Industry Overlay Zone is intended to provide for the development and operation of large scale Technological, Clean Industrial, Distribution, and High-Tech Manufacturing uses that will increase the tax base and provide jobs for the City's residents. The standards and processes of the base or underlying zone shall be applicable unless modified or replaced by this overlay zone.

17.48.020 Definitions

Development Review Committee or "DRC" shall be chaired by the Planning Director, or his designee, and shall include, at a minimum, the City Attorney, the department heads or an assigned representative from public works, community development, and engineering, and a representative of Unified Fire Authority. The Planning Director shall have authority to issue decisions or approvals on behalf of the DRC once the Planning Director has consulted with all the DRC members. The appointed Economic Development Board liaison will serve as DRC liaison to City Council.

17.48.030 Special Approval Process

Projects that will include a minimum of one hundred (100) or more permanent jobs after construction or that include a minimum of 100,000 square feet of building floor area in a building or buildings within a single phase of development. Projects that meet this requirement shall follow the special approval process outlined below. All other projects shall follow the approval process outlined in EMMC 17.100 and other applicable chapters. The Regional Technology and Industry Overlay Zone special approval process shall be as follows:

- A) Application. Project applicants shall submit a complete RTI (Regional Technology and Industry) Site Plan application.
- B) Development Review Committee Review. Upon receipt of a complete application, the Development Review Committee (DRC) shall review all aspects of the application and provide the applicant with required changes within five (5) business days. The DRC shall provide feedback or a final decision within five (5) business days of each submittal or

resubmittal, and may approve the application with conditions to be completed during construction or require resubmittal with changes prior to approval.

- C) Grading and Excavation. A permit for grading and excavation may be issued, at the applicant's risk, prior to project approval by the DRC.
- D) Approval Authority. The DRC has final approval authority for RTI applications. No public hearings are required.

17.48.040 Allowed Uses

Except as provided in 17.48.050, the following land uses shall be permitted uses in the Regional Technology and Industry Overlay Zone.

- A) Aircraft sales, manufacturing, assembly and service
- B) Automotive, truck, and heavy equipment sales and associated services
- C) Bottling & canning plants
- D) Building materials manufacturing or other construction related business (lumber, hardware, etc.)
- E) Corporate campuses or offices
- F) Electronic data management businesses
- G) Facilities for the development and production of movies, film, television, and similar visual media
- H) Laboratory & testing services (the use of animal testing and experimentation is prohibited)
- I) Clean manufacturing businesses (no negative impacts on air quality)
- J) Research and development uses including medical or electronic assembly and associated light manufacturing
- K) Trade and craftsman industries, including furniture and carpentry, upholstery shops, monument works, welding shops
- L) Indoor shooting ranges
- M) Warehouses

17.48.050 Non-allowed Uses. Any uses that create smoke, gas, odor, dust, vibration of earth, or soot will not be allowed.

17.48.060 Setbacks

All buildings in this zone, including accessory buildings, are required to comply with the setback provisions in the underlying zone, unless modified setbacks are determined by the Development Review Committee to be reasonable, maintain a reasonable minimum distance from property lines as determined by the Development Review Committee, based upon the specific use and potential impacts to neighboring properties. Any building that complies with the Setback provisions in underlying zone shall not be required to have setbacks approved by DRC.

17.48.070 Building Height

Permitted building height is five (5) stories or approximately fifty (50) feet. The Development Review Committee may approve any building height that is reasonable based upon the specific use and potential impacts to neighboring properties.

17.48.080 Development Standards

The base zoning or underlying zoning shall be applicable, unless modified or replaced as follows:

- A) Buildings must comply with the architectural standards found in EMMC 17.48.080

- B) Public roads that are on the City's Master Transportation Plan must be improved to the level of standard designated on that plan (Major Arterial, Minor Arterial, Major Collector, Minor Collector, etc.).
- C) Public roads within projects must comply, at a minimum, with the Industrial Road Standard found below. Private roads are allowed if they are contained completely within a project and also comply with the road standard below.
- D) Front parking lots and driveway entrances shall be asphalt or concrete in accordance with City Standards. Equipment and rear parking areas may be graveled. Parking shall be provided in accordance with EMMC 17.55.
- E) Outdoor storage areas do not need to comply with city landscaping requirements if, they comply with EMMC 17.48.070.

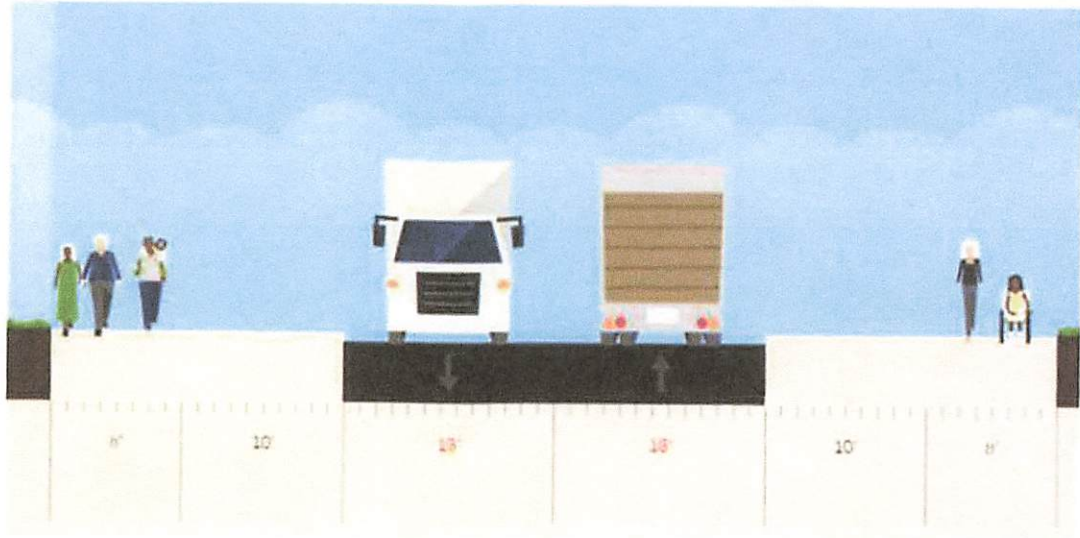


Figure 1 62' Industrial ROW

17.48.090 Landscaping & Screening

Development within this overlay zone by its nature and intensity may not be compatible with other uses or zones. Proper screening techniques should be used to mitigate potential negative impacts to surrounding land uses. The following shall be applicable:

- A) Walls or Fences as defined in EMMC 17.60.110 B shall be required adjacent to residential or agricultural zones. Such fencing or walls may also be required around the entire perimeter of large scale industrial or technological parks.
- B) A twenty foot (20') landscaped buffer (water wise landscaping is acceptable, with a mix of trees and shrubs) shall be required adjacent to residential or agricultural zones and along all roads. Landscaping is not required behind walls or where it is not visible from a street.
- C) All lighting shall be compliant with EMMC 17.56 Outdoor Lighting Standards. Street lights shall be required in accordance with EMMC 15.10.0390

17.48.100 Building Façade Architectural Standards

The following standards are intended to provide detail regarding the façade appearance of structures located within the Regional Technology and Industry Overlay Zone.

- A) Buildings shall maintain a contemporary appearance.
- a. Architecture of Industrial buildings where size predominates over artistic detailing shall feature clean lines and elements, vertical and horizontal articulation or modulation (stepping portions of the façade), and use of textures and materials to reduce the apparent scale of large building walls. Metal may be used along with other building materials.





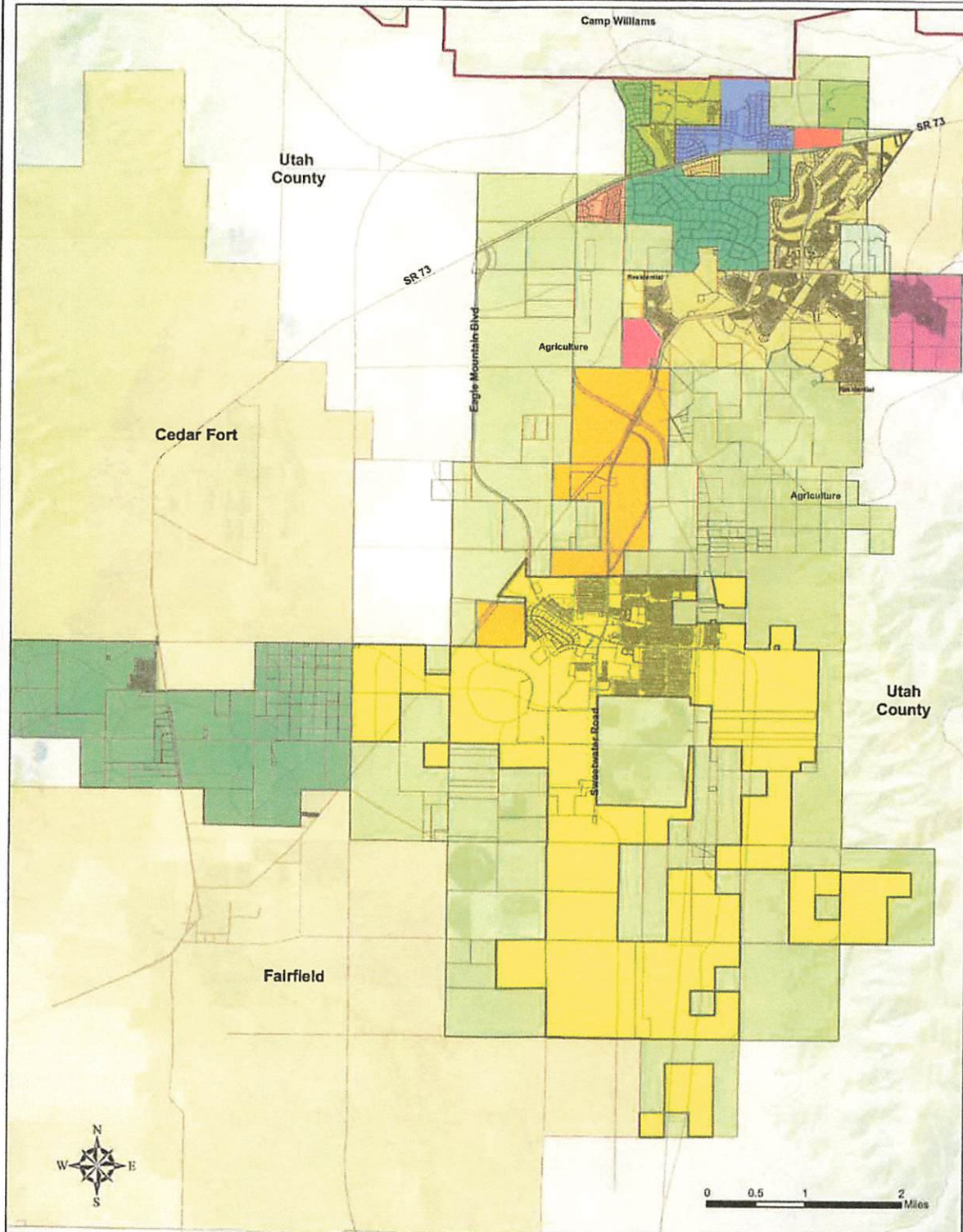
- b. Professional office buildings shall meet the commercial design standards found in EMMC 17.72.
 - c. Where more than one structure is built in a complex or unit, structures shall have a similar style or theme, including colors, materials, and design elements.
 - d. Pedestrian scaled architectural details are not required except for facades directly facing residential zones and/or main entry ways to the project.
 - e. The main pedestrian or customer entrance shall be clearly identifiable, and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.
 - f. Buildings shall include façade articulation/modulation (stepping portions of the façade) and horizontal and vertical divisions (textures or materials) to avoid large, featureless and/or panelized surfaces on buildings. Large uninterrupted expanses of a building wall without façade modulation or divisions are prohibited.
- B) Architectural features should be simple with careful attention given to concentrate details and fenestration along main street elevations and at building entries.
- C) It is recognized that the function and use of particularly large buildings and buildings used for manufacturing and warehousing purposes will dictate the style and other appearance of the structure. In these cases strict adherence to the provisions of this chapter may not be advisable or possible. In such cases where function and use of building and site dictate design and exterior appearance the need to accommodate function and use shall be the higher priority over design and appearance. The DRC shall still have the authority to require a variation in color and materials, and street facing articulation.

17.48.110 Repeal Date

This Chapter shall be automatically repealed on May 31, 2022.

Eagle Mountain City Zoning Map

Title 1, Map 1.1



Zoning Per Master Development Plans

Cedar Pass Ranch	North Ranch	Sage Valley	The Ranches
Commercial	Oquirrh Mountain	Scenic Mountain	Valley View
Eagle Mountain Properties	Pole Canyon	Silver Lake	
Meadow Ranch	SITLA	Teton Cove	



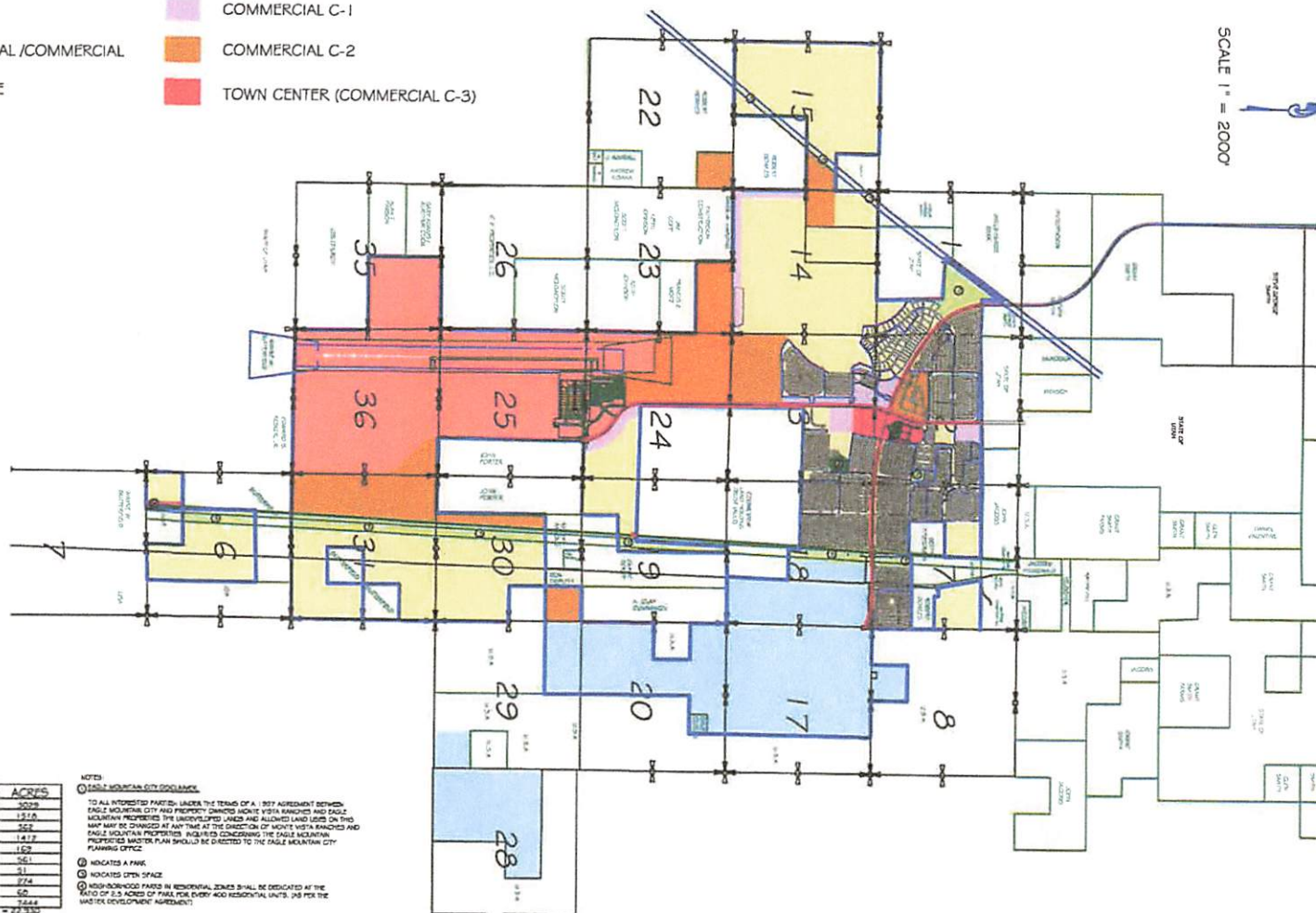
EAGLE
MOUNTAIN

Disclaimer: Eagle Mountain City makes no warranty with respect to the accuracy, completeness, or reliability of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Users may be required to provide their own data and may not be covered by all information shown. Users also assume a 100% responsibility for the accuracy of the data and property lines shown. Eagle Mountain City and property owners agree to indemnify Eagle Mountain City and property owners from all claims and damages resulting from the use or misuse of these maps or any of the information contained herein. Eagle Mountain City reserves the right to change or update the maps at any time without notice. Eagle Mountain City reserves the right to change or update the maps at any time without notice. Eagle Mountain City reserves the right to change or update the maps at any time without notice.

Map Produced October 18, 2010
Map Produced by Mike Hadley

- RESIDENTIAL
MIXED-USE RESIDENTIAL /COMMERCIAL
PARKS & OPEN SPACE
AIRPARK
INDUSTRIAL
- COMMERCIAL C-1
COMMERCIAL C-2
TOWN CENTER (COMMERCIAL C-3)

SCALE 1" = 2000'



LAND USE	ACRES
RESIDENTIAL	3,028
MIXED-USE RESIDENTIAL/COMMERCIAL	1,318.8
PARKS & OPEN SPACE	258
AIRPARK	141.2
COMMERCIAL C-1	1.62
COMMERCIAL C-2	16.1
TOWN CENTER (COMMERCIAL C-3)	91
INDUSTRIAL	274
ROADS, SINGLE LANE, DUALS & SIDEWALKS	52
TOTAL	5,444
TOTAL APPROXIMATE RESIDENTIAL UNITS = 22,330	

- NOTES
1. EAGLE MOUNTAIN CITY ORDINANCE
2. TO ALL INTERESTED PARTIES: UNDER THE TERMS OF A 1997 AGREEMENT BETWEEN EAGLE MOUNTAIN CITY AND PROPERTY OWNERS MONTE VISTA RANCH AND EAGLE MOUNTAIN PROPERTIES, INC., THE UNDEVELOPED LANDS AND ALLOWED LAND USES ON THIS MAP MAY BE CHANGED AT ANY TIME AT THE DISCRETION OF MONTE VISTA RANCH AND EAGLE MOUNTAIN PROPERTIES, INC. ANY CHANGES TO THE EAGLE MOUNTAIN PROPERTIES MASTER PLAN SHOULD BE DIRECTED TO THE EAGLE MOUNTAIN CITY PLANNING OFFICE.
3. INDICATES A PARK.
4. INDICATES OPEN SPACE.
5. HIGH-DENSITY PARKS IN RESIDENTIAL ZONES SHALL BE DEDICATED AT THE RATIO OF 2.5 ACRES OF PARK FOR EVERY 400 RESIDENTIAL UNITS, (AS PER THE MASTER DEVELOPMENT AGREEMENT).

MC ENGINEERING, INC.
CIVIL / STRUCTURAL / LAND SURVEYING

OWNER: MONTE VISTA RANCH, LLC & EAGLE MOUNTAIN PROPERTIES, LLC
DESIGNER: MC ENGINEERING, INC.
DATE: 06/19/2007

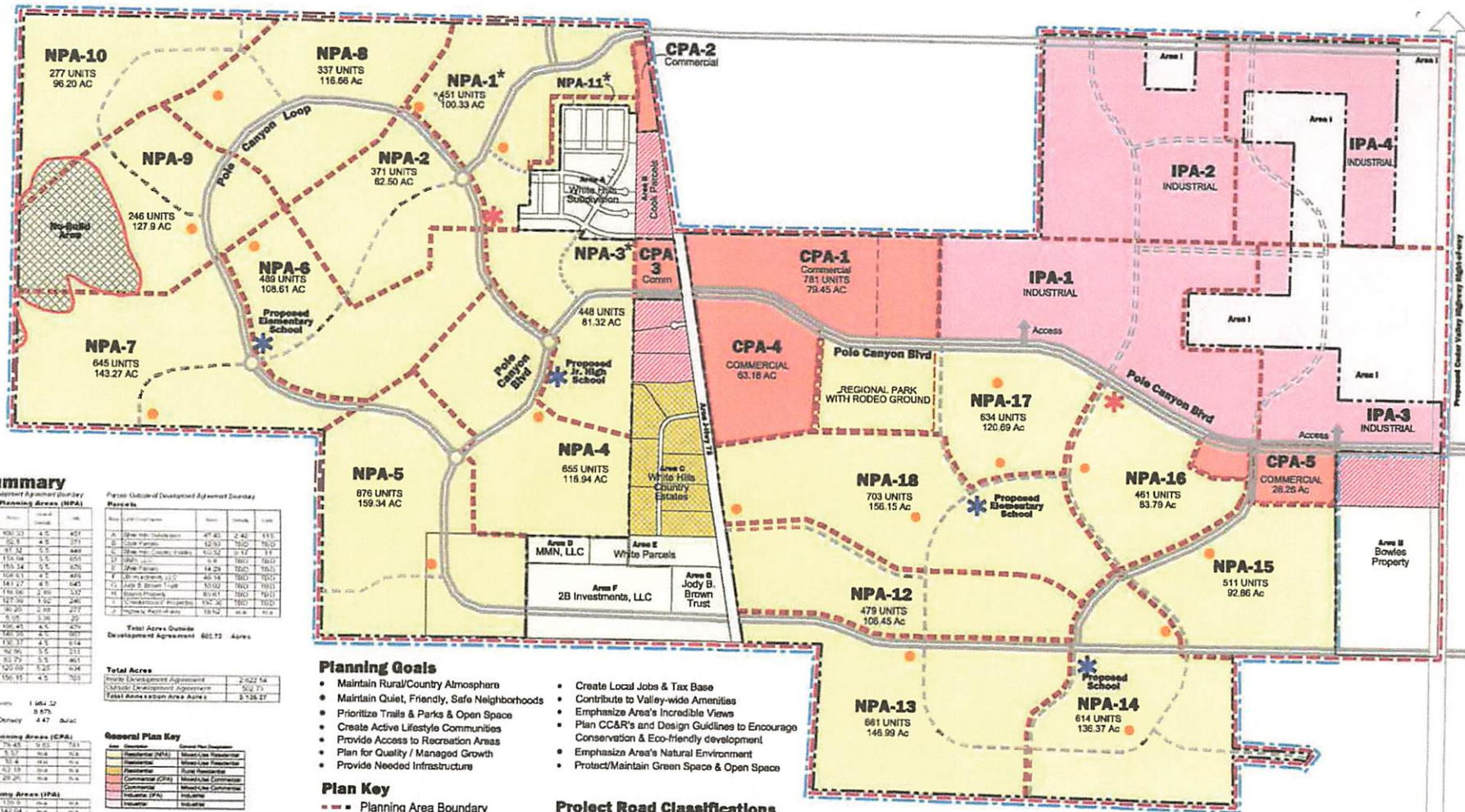
REVISION DATE	REVISION BY	REVISION DESCRIPTION
4-2-06	SM	CHANGES TO MAP
9-21-07	SM	PLANNING COMMISSION RECOMMENDATIONS
1-31-08	SM	EAGLE MOUNTAIN CITY RELEASE

PROJECT: MONTE VISTA RANCH, LLC & EAGLE MOUNTAIN PROPERTIES, LLC - MASTER DEVELOPMENT - LAND USE MAP; EAGLE MOUNTAIN, UTAH

SHEET TITLE: 2006 AMENDMENT
(PROPOSED IN 2006 APPROVED BY CC JUNE 19, 2007)

SHEET NO.: 1/1

P.O. BOX 188, 17000 CITY, UTAH 84002 (435) 634-0052 FAX (435) 634-0050



ORDINANCE NO. O- -2017

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, DESIGNATING
CERTAIN AREAS OF EAGLE MOUNTAIN CITY UNDER THE
REGIONAL TECHNOLOGY AND INDUSTRY OVERLAY ZONE**

PREAMBLE

The City Council of Eagle Mountain City finds that it is in the public interest to apply the Regional Technology and Industry Overlay Zone to Jake Garn and Pole Canyon sites in Eagle Mountain City which are suitable for such overlay zone designation and that the lands described on Exhibit A should be designated as a Regional Technology and Industry Overlay Zone.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that it all required notices, public hearings, and other requirements have been completed for the City Council to consider designation of the parcels described on Exhibit A under the Regional Technology and Industry Overlay Zone of the Eagle Mountain Municipal Code.
2. The lands described on Exhibit A are hereby designated for use under the provisions of the Regional Technology and Industry Overlay Zone of the Eagle Mountain Municipal Code.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 20th day of June, 2017.

EAGLE MOUNTAIN CITY, UTAH

Chris Pengra, Mayor

ATTEST:

Fionnuala B. Kofoed, City Recorder

EXHIBIT A

ORDINANCE NO. O- 16 -2017

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, DESIGNATING
CERTAIN AREAS OF EAGLE MOUNTAIN CITY UNDER THE
REGIONAL TECHNOLOGY AND INDUSTRY OVERLAY ZONE**

PREAMBLE

The City Council of Eagle Mountain City finds that it is in the public interest to apply the Regional Technology and Industry Overlay Zone to the Jake Garn and Pole Canyon sites in Eagle Mountain City which are suitable for such overlay zone designation and that the lands described on Exhibit A should be designated as a Regional Technology and Industry Overlay Zone.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

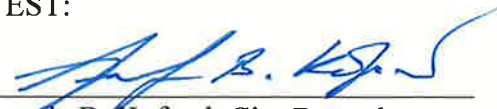
1. The City Council finds that it all required notices, public hearings, and other requirements have been completed for the City Council to consider designation of the parcels described on Exhibit A under the Regional Technology and Industry Overlay Zone of the Eagle Mountain Municipal Code.
2. The lands described on Exhibit A are hereby designated for use under the provisions of the Regional Technology and Industry Overlay Zone of the Eagle Mountain Municipal Code.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 20th day of June, 2017.

EAGLE MOUNTAIN CITY, UTAH


Chris Pengra, Mayor

ATTEST:


Fionnuala B. Kofoed, City Recorder



CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 20th day of June, 2017.

Those voting aye:

- ☒ Adam Bradley
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☒ Benjamin Reaves
- ☒ Tom Westmoreland

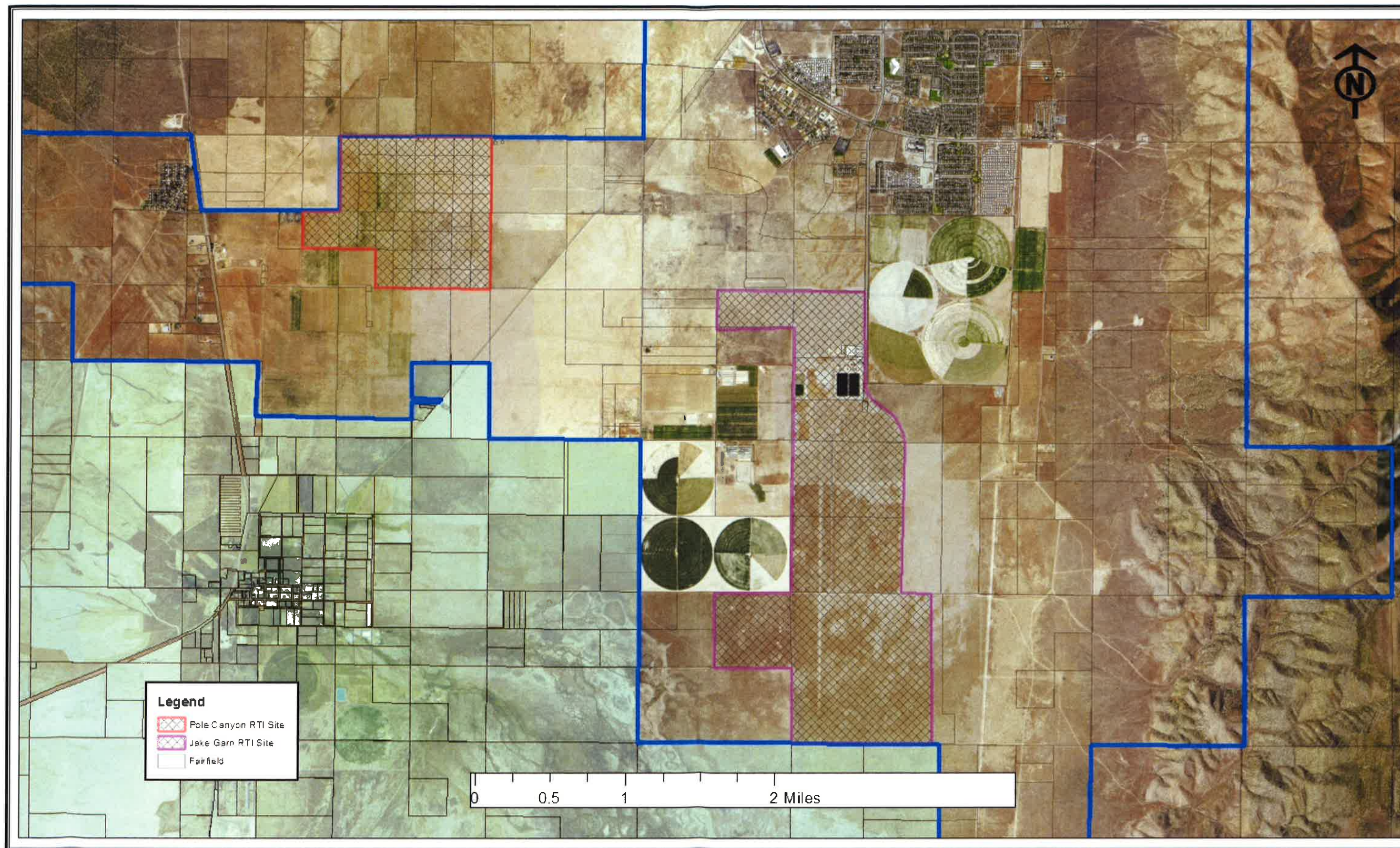
Those voting nay:

- ☐ Adam Bradley
- ☒ Colby Curtis
- ☒ Stephanie Gricius
- ☐ Benjamin Reaves
- ☐ Tom Westmoreland



Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 26, 2021**

TITLE: PUBLIC HEARING - Tagg N Go Carwash

ITEM TYPE: Site Plan

APPLICANT: Conner Atkin

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The proposed site plan is located directly south of Maverick, and directly north of the recently approved Stonebridge Montessori School. The approval for the Stonebridge Montessori School required a connection to the north (*Condition #1 The applicant shall work with staff to determine a drive aisle to connect to the northern property, permitting less than half-width of the drive aisle be located on the applicant's property*) This is addressed by this site plan as it provides a full drive access (26' from curb to curb) to Stronebridge Lane, and it moves the entire drive access off the school's site.

The applicant has also responded to staff concerns rotating the building 45 degrees so the exit (where sound is anticipated to be the loudest) is to the west rather than the south facing towards the school's playground.

It should be noted that the site was redesigned and a traffic study was completed for the site after the city received the traffic study for the intersection of Campus Drive and Ranches Parkway, and that the applicant has taken care to avoid putting additional pressures on that intersection.

In January of 2008 the Planning Commission Recommended approval of a Carwash at the site where the Tagg N Go is proposed.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a recommendation to the City Council.

Site Plan Development Standards 17.100.050

The following standards apply to the proposed development all bullets and letters are under section 17.100.050

A. Use of Property. Lot 2 in the subdivision is over 4 acres in size, while the Car Wash takes only 1.08 Acres, a Final Plat (staff level application) will be used to divide the parcel from the remainder of the parcel after a site plan is approved. As the full area for the car wash is being improved it is the opinion of Staff that it *complies* with this provision.

B. Screening Requirements. Any commercial lot which abuts a residential or agricultural use shall be effectively screened... The proposed use will abut Commercial property on the West, North, and South sides, and will abut Ranches Parkway to the East, therefore it *complies* with this provision.

C. Access Requirements.

The proposal has access onto a public right-of-way through an existing drive access to the north, and onto Stonebridge Lane to the south, its access point is under 40' in width and provides interconnection with other projects in *compliance* with this requirement.

Landscaping, Buffering, Fencing and Transitioning 17.60

In addition to Site Plan requirements, the proposal should comply with the standards of 17.60 as detailed below:

17.60.040. The proposal is showing landscaping for the entire area that is not improved, including the park strip area, there is no violation of the Clear-Vision Triangles therefore it *complies* with this provision.

17.60.050. The Applicant has provided a landscaping plan completed by a Landscaped architect which includes the plant name and locations, as well as a planting schedule, in *compliance* with this provision.

17.60.090 The applicant is proposing waterwise landscaping which utilizes trees, bushes and shrubs in lieu of turf, the vegetation is spread throughout the project, and approved rock is utilized in *compliance* with this provision.

17.60.110 D requires a headlight screen of 3.5 feet capable of blocking headlights, the applicant is proposing a number of *Compact Burning Bush* plants between the drive aisle and Ranches Parkway, to serve as a headlight screen.

Commercial and Multifamily Design Standards 17.72

As a commercial development the proposal shall also be required to comply with the standards found in chapter 17.72.

17.72.030 A The building is located fairly close to the front setback line, with only the access drive between it and Ranches Parkway, as this is an auto oriented development (Customers only leave vehicles after going through the tunnel wash to vacuum) it is appropriate that there is not a pedestrian oriented entrance.

17.72.030 B Requires parking to be to the side or rear of commercial buildings. As the front of this lot is onto Ranches Parkway, the proposed site plan *complies* with this provision.

17.72.040 A Requires commercial buildings to be similar in style as significant adjacent buildings. The significant adjacent buildings include Maverick and Stonebringe Montessori School. The Elevations are similar in style to the Stonebridge School while the chosen colors are of a darker pallet. It shall be up to the Planning Commission to determine if any changes shall be required.

17.72.040 B Requires that the main entrance of a building orient to major sidewalks, pedestrian ways plazas...and consist of a sheltering element. As a tunnel carwash doesn't provide any services to pedestrians it is the opinion of staff that it is appropriate that the site doesn't include these elements.

17.72.040 C Requires that the primary roof form of a structure help reduce the perceived scale of the building. The proposed elevations have columns, towers and multiple roof heights which is in *compliance* with this requirement.

17.72.040 D requires both horizontal and vertical articulation. The proposal largely meets this standard through the use of different materials as well as columns.

Other Items for consideration

Parking

The applicant is proposing 7 parking stalls, and an additional 19 vacuum stalls. There is no standard for required parking stalls for Car Washes.

Noise Levels

8.15.070 defines noise disturbances as sounds over 65 decibels 25 feet from a property line, with quiet hours from 9:00 pm to 7:00 am - Monday to Friday and 9:00 pm to 9:00 am Saturday and Sunday.

The applicant has moved the exit to the car wash which does alleviate some staff concerns with the amount of noise being directed towards the school.

Traffic Study:

The applicant has provided a traffic study (The Summary has been attached to this report) which was completed after the applicant changed up the site orientation, added the new connection to Stonebridge, and after the Traffic Study at Campus Drive was completed. With the mitigation recommended of adding a new connection to Stonebridge the LOS for each of the study intersections remains consistent with current condition's

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Site Plan can be found in EMMC 17.100.080

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the Tagg N Go Site Plan to the City Council with the following conditions, and any other conditions the Planning Commission feels are appropriate:

1. Project complies quiet hours defined in 8.15.070 (9:00 PM to 7:00 AM Monday - Friday and 9:00 PM to 9:00 AM Saturday and Sunday)

ATTACHMENTS:

[Tagg N Go - Civil Plans](#)

[Tagg N Go Traffic Study Summary](#)

[Tagg N Go Landscaping Plans](#)

[Elevations](#)

[Colored Elevations - Stonebridge Montessori.pdf](#)

Tagg N Go Express Wash

CIVIL CONSTRUCTION SET

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
OCTOBER, 2021

AGENCY CONTACTS:

PLANNING:
Eagle Mountain Planning Department
1650 E Stagecoach Run,
Eagle Mountain UT 84005
Phone: (801) 789-6617

SEWER DISTRICT:
Eagle Mountain Public Utilities
1650 E Stagecoach Run,
Eagle Mountain UT 84005
Phone: (801) 789-6691

POWER COMPANY:
Rocky Mountain Power
Customer Service Line
Phone: (801) 546-1235

TELEPHONE COMPANY:
Century Link
Customer Service Line
Phone: (801) 603-6000

FIRE DEPARTMENT:
Eagle Mountain Fire & EMS
1680 E Heritage DR.
Eagle Mountain , UT 84005
Phone: (801) 743-7200

GAS SERVICE:
Dominion Energy
1140 West 200 South
Salt Lake City, UT 84104
Phone: (801) 323-5517



Vicinity Map
NTS



DEVELOPER:

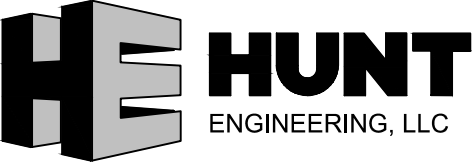


Wright Development Group
Spencer Wright
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

ARCHITECT:

Vincent Design Group, Inc.
401 East 1700 South,
Salt Lake City, UT
PH: (801) 484-2046

ENGINEERING:



Hunt Engineering
Thomas Hunt, PE
6619 Willow Creek Rd
Mountain Green, UT 80450
PH: (801) 664-4724

SURVEYOR:

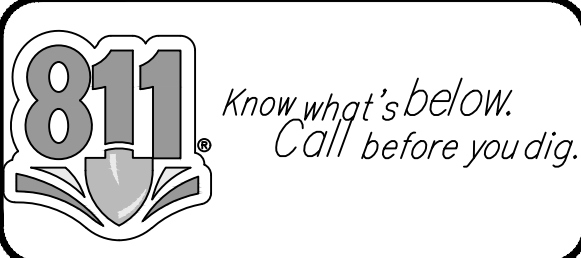
Utah Land Surveying
Mike Wangemann, PLS
1359 Fairway Cir., Farmington, UT 84025
PH: (801) 725-8395

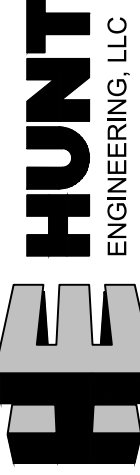
Sheet Index

Sheet 1 - Cover Sheet
Sheet 2 - Notes/Legend Sheet
Sheet 3 - Site Plan
Sheet 4 - Grading & Drainage Plan
Sheet 5 - Utility Plan
Sheet 6 - Details
Sheet 7 - Details
Sheet 8- Erosion Control Plan
Sheet 9 - Erosion Control Details

Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.





HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Tagg N Go Express Wash

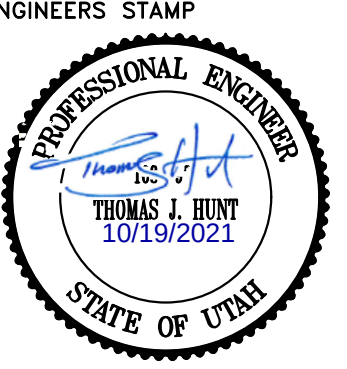
Ranches Parkway

Eagle Mountain, UT

Site Plan

Revisions	Date

ENGINEERS STAMP



PROJECT INFO.

Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	9/27/2021
Name:	Tagg N Go

SHEET	9
1	SHEETS

GENERAL NOTES

1.0 COMPLIANCE

- 1.1

ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY’S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLOWING:
– INTERNATIONAL BUILDING CODES (IBC)
– INTERNATIONAL PLUMBING CODES
– STATE DRINKING WATER REGULATIONS
– APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
– ADA ACCESSIBILITY GUIDELINES.
- 1.3

ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

- 2.1

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2

CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3

ANY WORK IN THE PUBLIC RIGHT–OF–WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

- 3.1

ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3

CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
– LANDSCAPE PLANS
– SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
– FIRE PROTECTION
– ARCHITECTURAL SITE PLANS
– ACCESSIBLE ROUTES
– ETC.
- 3.4

CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION

- 4.1

CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2

CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3

CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- 4.4

CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5

CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6

IT IS THE CONTRACTOR’S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7

CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- 4.8

CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9

CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10

CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11

WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12

CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13

NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14

THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR’S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER’S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

- 5.1

SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4” MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
– SLABS–ON–GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
- CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
- UNLESS OTHERWISE NOTED, ALL SLABS–ON–GRADE WILL HAVE A MINIMUM 8” TURNED–DOWN EDGE TO HELP CONTROL FROST HEAVE.
- UNLESS OTHERWISE NOTED, ALL ON–GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4” GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
- ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2

ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
– SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
– AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
– THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS

- 6.1

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
- 6.2

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- 6.3

ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D–1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
- 6.4

CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 6.5

SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 6.6

ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES

- 7.1

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR’S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- 7.2

CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7.3

CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB–CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 7.4

CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 30 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSIMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- 7.5

CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6

SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7

STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.8

ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- 7.9

ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON–SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- 7.10

NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11

ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL

- 8.1

CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- 8.2

THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- 8.3

CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT

- 9.1

PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
– ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
– ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
– RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- 9.2

ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- 9.3

THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL

- 10.1

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT–OF–WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

- 11.1

ALL BEST MANAGEMENT PRACTICES (BMP’S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE–OUT.
- 11.2

THE CONTRACTOR’S RESPONSIBILITY SHALL INCLUDE MAKING BI–WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE–HALF THE HEIGHT OF BARRIER.
- 11.4

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
- 11.5

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
– SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
– TRACKING STRAW PERPENDICULAR TO SLOPES
– INSTALLING A LIGHT–WEIGHT, TEMPORARY EROSION CONTROL BLANKET

LEGEND

	PROPOSED IRRIGATION		PROPOSED LAND DRAIN
	EXISTING IRRIGATION		PROPOSED LAND DRAIN LATERAL
	EXISTING IRRIGATION REMOVE		EXISTING LAND DRAIN
	BOUNDARY		EXISTING LAND DRAIN REMOVE
	EASEMENT		PROPOSED BUILDING
	EXISTING EASEMENT		EXISTING BUILDING
	RED LINE		EXISTING BUILDING REMOVE
	PROPOSED CURB & GUTTER		PROPOSED WATER
	EXISTING CURB & GUTTER		PROPOSED WATER LATERAL
	EXISTING CURB & GUTTER REMOVE		EXISTING WATER
	LOT		EXISTING WATER REMOVE
	PROPOSED POWER		PROPOSED STORM DRAIN
	EXISTING POWER		EXISTING STORM DRAIN
	EXISTING POWER REMOVE		EXISTING STORM DRAIN REMOVE
	PROPOSED GAS		PROPOSED SECONDARY WATER
	EXISTING GAS		PROPOSED SECONDARY WATER LATERAL
	EXISTING GAS REMOVE		EXISTING SECONDARY WATER
	PROPOSED SEWER		EXISTING SECONDARY WATER REMOVE
	PROPOSED SEWER LATERAL		PROPOSED RETAINING WALL
	EXISTING SEWER		SIGN
	EXISTING SEWER REMOVE		BACK OF SIDEWALK
	PROPOSED FIRE HYDRANT		BOTTOM OF WALL
	EXISTING FIRE HYDRANT		BUILDING
	PROPOSED MANHOLE		CURB AND GUTTER
	EXISTING MANHOLE		CATCH BASIN
	EXISTING CLEAN OUT		CUBIC FOOT
	PROPOSED VALVE		FINISHED FLOOR ELEVATION
	EXISTING VALVE		FINISHED GRADE
	NEW WATER METER		FIRE HYDRANT
	EXISTING WATER METER		FLOW LINE
	PROPOSED CATCH BASIN		GRADE BREAK
	EXISTING CATCH BASIN		INVERT
	PLUG & BLOCK		LINEAR FOOT
	PROPOSED STREET LIGHT		NATURAL GRADE
	EXISTING STREET LIGHT		POWER POLE
	RIGHT-OF-WAY		RIM OF MANHOLE
	TOP BACK OF CURB		TOP OF WALL
	TOP OF ASPHALT		WATER METER
	TOP OF CONCRETE		
	TOP OF PUMP ISLAND		
	TOP OF SIDEWALK		

	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE

HUNT ENGINEERING, LLC

6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Tagg N Go Express Wash

Ranches Parkway
Eagle Mountain, UT

Site Plan	
Revisions	Date

ENGINEERS' STAMP

PROJECT INFO.

Engineer:

T. HUNT

Drafter:

T. HUNT

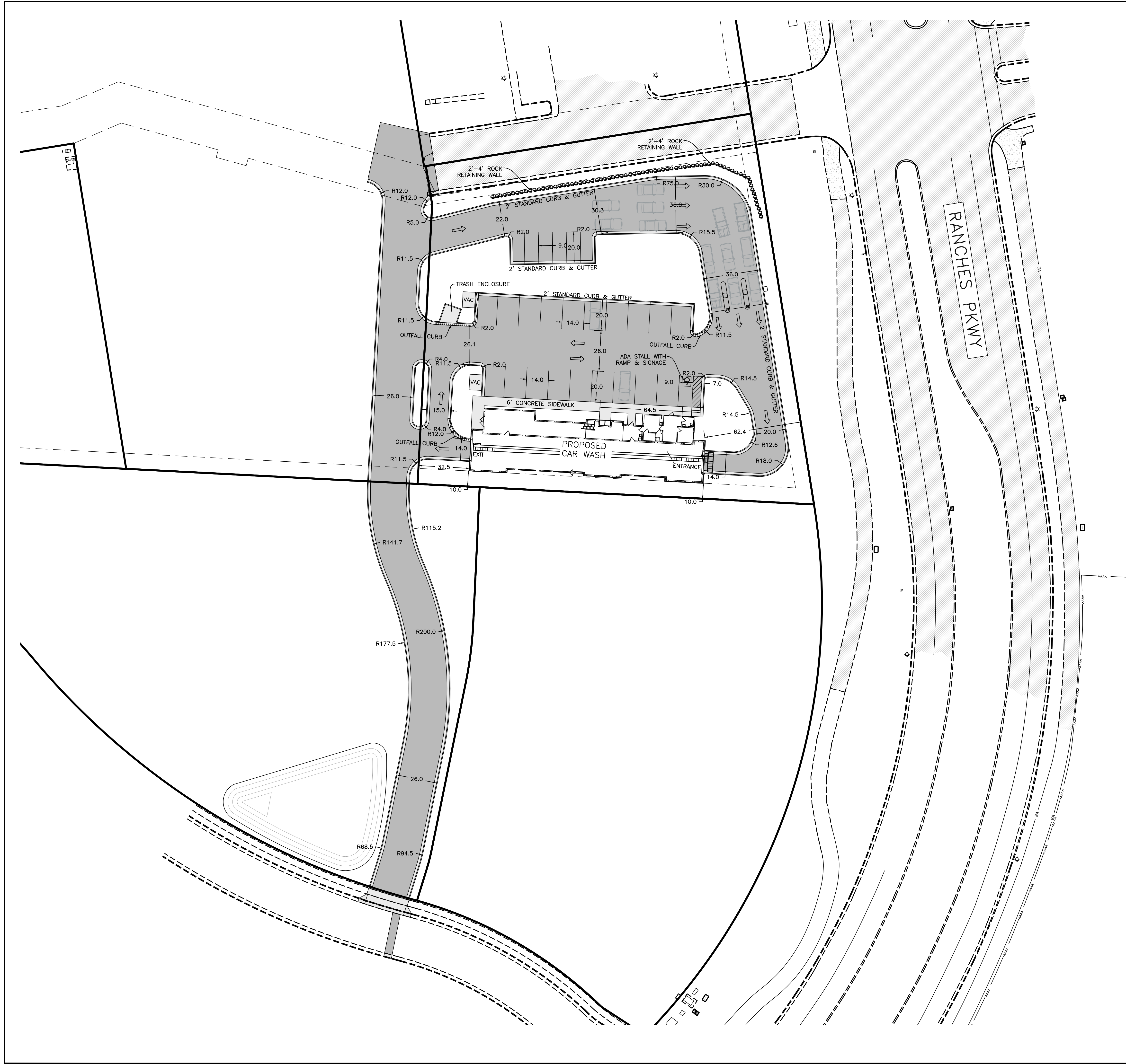
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9/27/2021

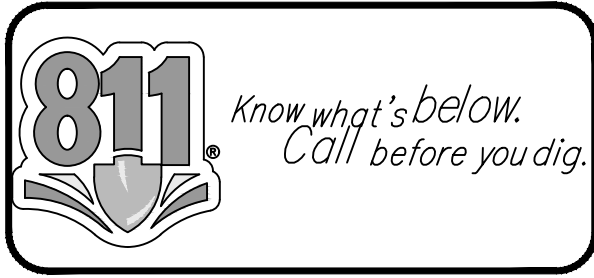
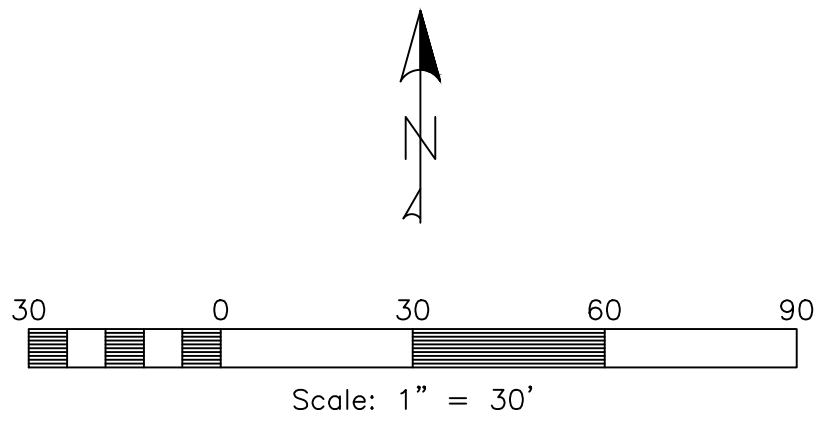
Name:

Tagg N Go

SHEET	9
2	SHEETS



Site Information			
LOCATED IN:	EAGLE MOUNTAIN, UTAH COUNTY		
PROPERTY:	1.08 ACRES		
BUILDING AREA:	5,466 SF		
HARD SURFACE AREA:	36,414 SF	23.0%	
LANDSCAPE AREA:	10,786 SF		
PARKING:	7 STANDARD STALLS 19 VACUUM STALLS		



Notice To Contractors:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

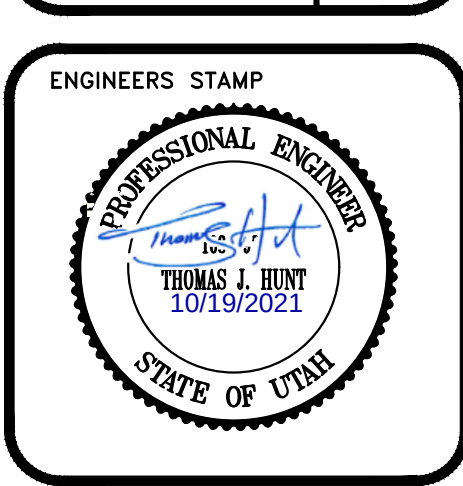
Tagg N Go Express Wash

Ranches Parkway

Eagle Mountain, UT

Site Plan

Revisions	Date

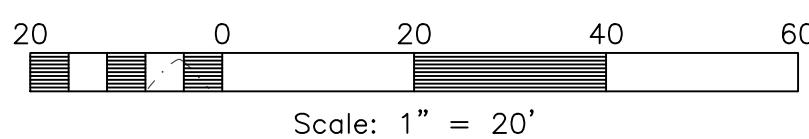


PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	9/27/2021
Name:	Tagg N Go

SHEET	
3	9
SHEETS	



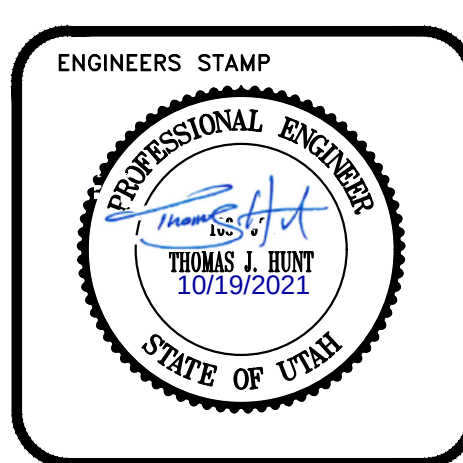
SEE SHEET 5 FOR STORM DRAIN
OUTFALL AND DETENTION POND



Tagg N Go Express Wash
Ranches Parkway
Eagle Mountain, UT

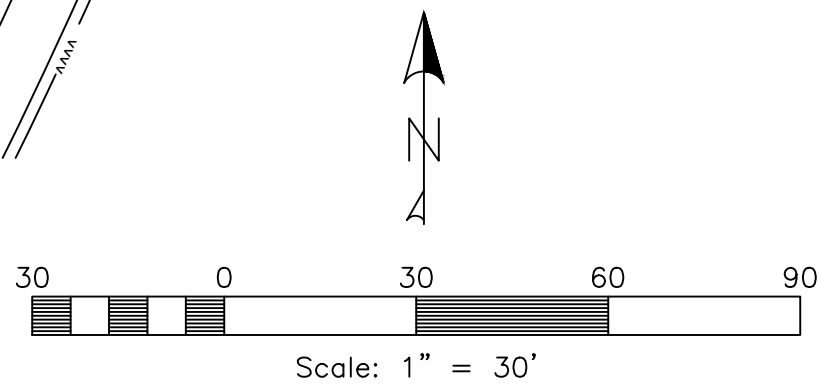
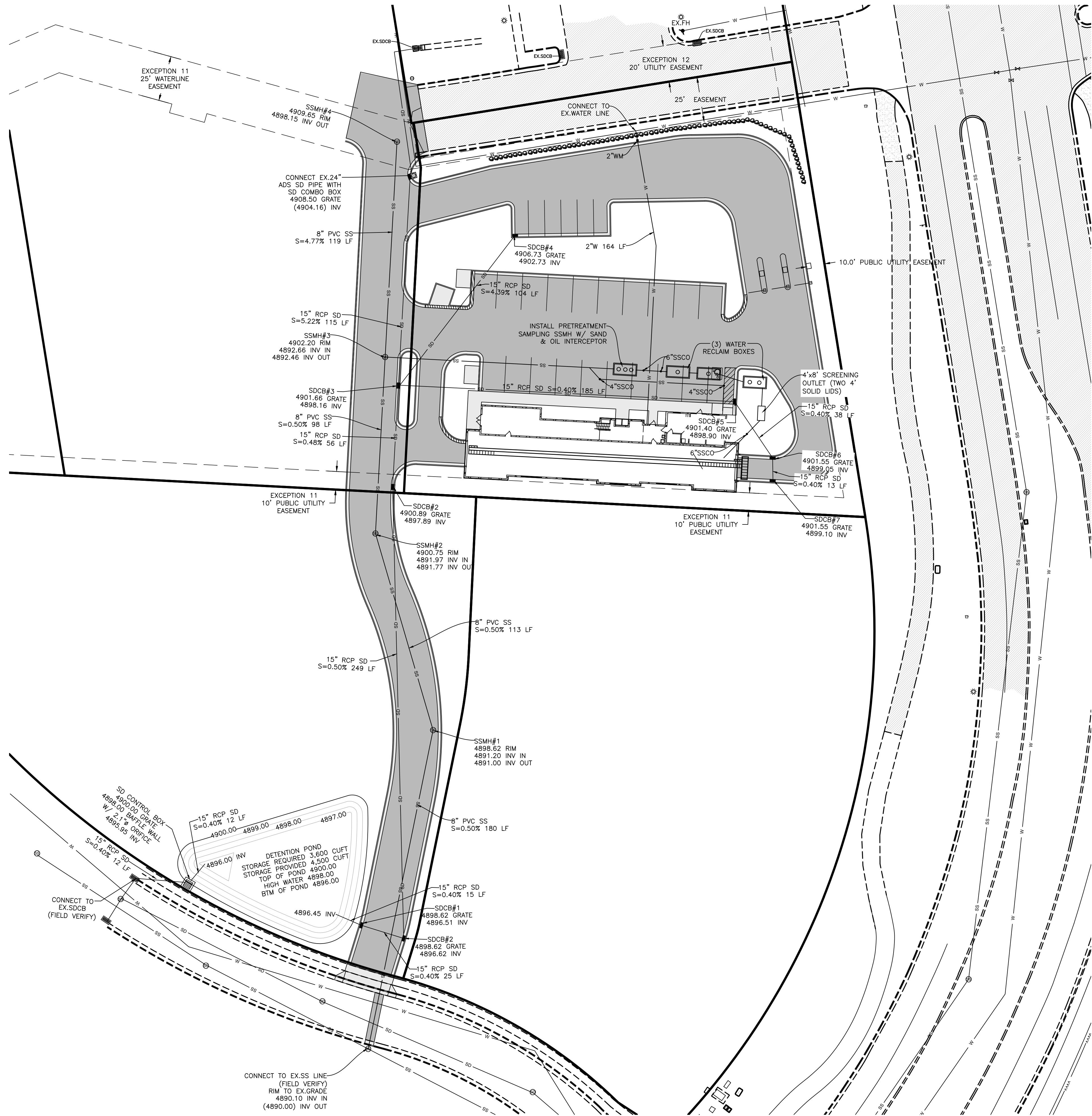
**Grading &
Drainage Plan**

Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	9/27/2021
Name:	Tagg N Go

SHEET	9
4	SHEETS



Tagg N Go Express Wash
Ranches Parkway
Eagle Mountain, UT

Utility Plan

Revisions	Date

ENGINEERS STAMP

THOMAS J. HUNT
10/19/2021
STATE OF UTAH

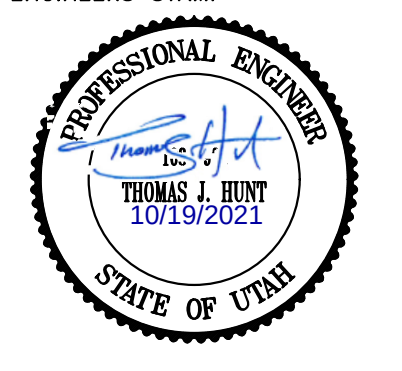
PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	9/27/2021
Name:	Tagg N Go

SHEET	9
5	SHEETS

Details

Revisions	Date

ENGINEERS STAMP

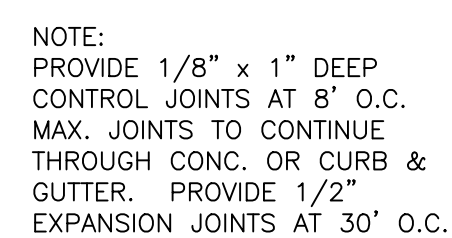
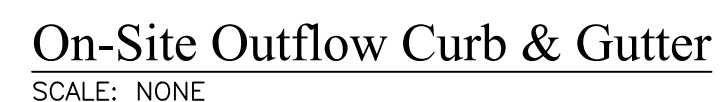
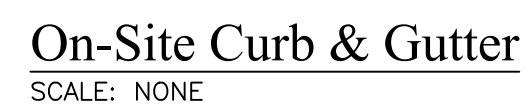


PROJECT INFO.

Engineer: T. HUNT
 Drafter: T. HUNT
 Start Date: 9/27/2021
 Name: Tagg N Go

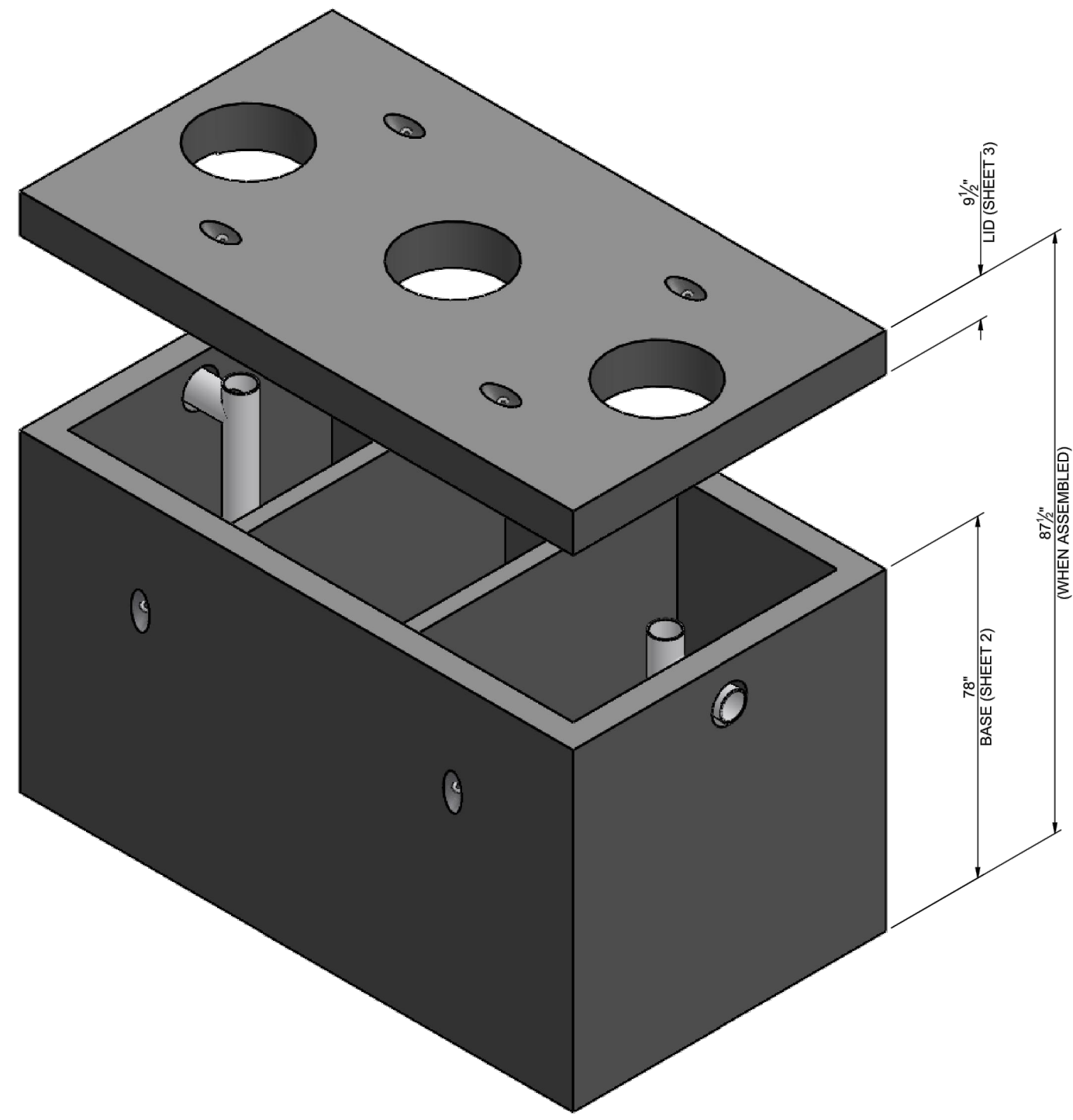
SHEET

6

9
SHEETS

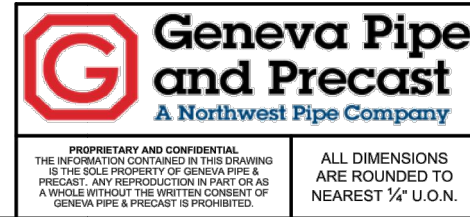
NOTICE TO CONTRACTOR:
ON ALL SECTIONS, REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT,
GEOTECHNICAL REPORT DONE BY AGEC APPLIED GEOTECH PROJ. NO.
1210864 DATED OCTOBER 15, 2021 IS TO GOVERN & CONTROL.

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ISOMETRIC VIEW

- NOTES:
- DESIGNED TO MEET ASTM C1813 AND APMA/ANSI Z1001 SPECIFICATIONS
 - LATERAL SOIL LOAD = 45 pcf
 - SOLID DENSITY = 120 pcf
 - DEPTH OF FILL WILL BE 0-6" FILL
 - ASSUMED WATER TABLE - BELOW TANK
 - COAT ALL INTERIOR SEAMS WITH CONSEAL CS1800 FOR WATER TIGHTNESS



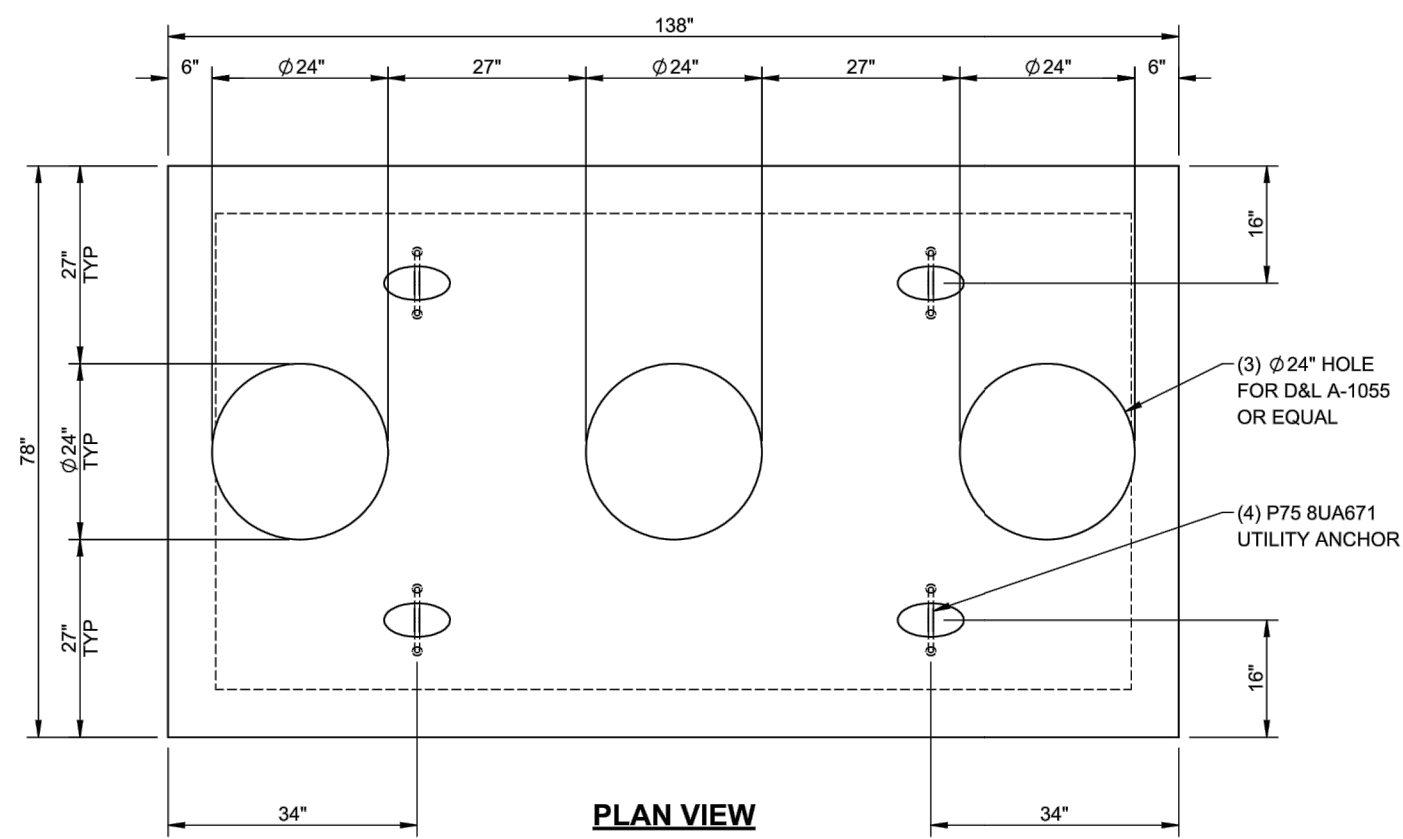
PRODUCT: 2,000 GALLON GREASE INTERCEPTOR WITH 3 CHAMBERS (DEEP BURY)

DRAWN BY: DMANNING DATE: 11/24/2020 LOADING: HS-20

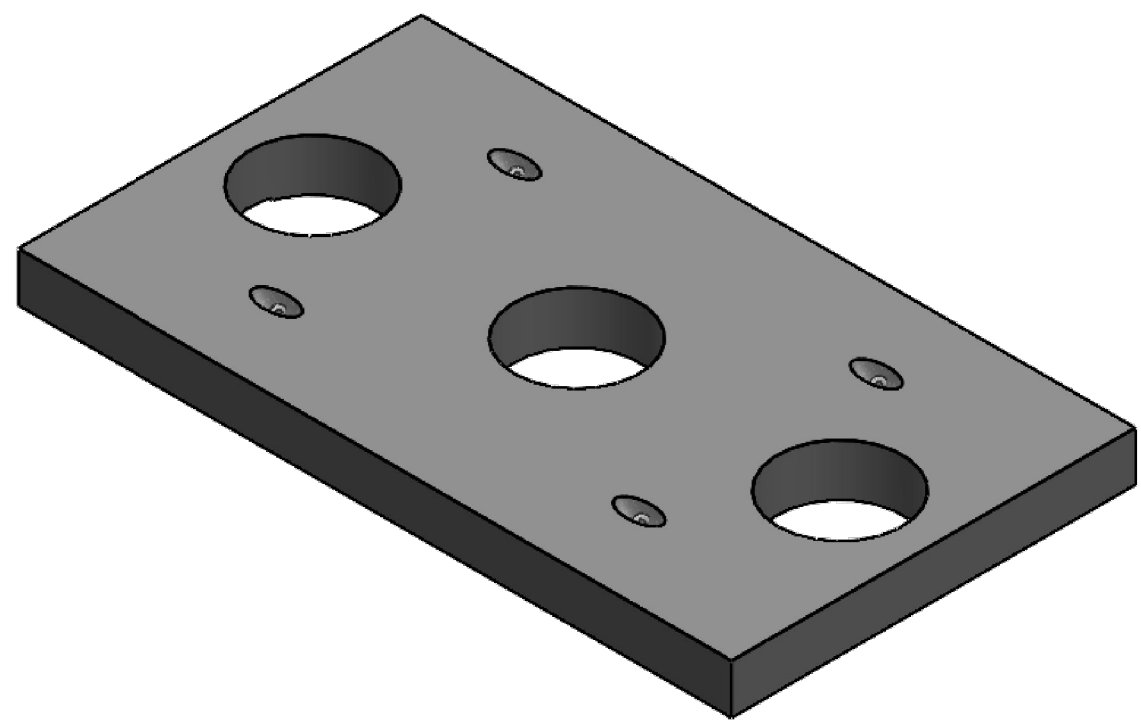
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LOCATION: OREM, SALT LAKE CITY, ST. GEORGE

SHEET: 1 of 3



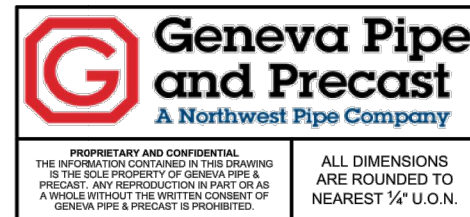
PLAN VIEW



ISOMETRIC VIEW

- ADDITIONAL REBAR NOTES:
- ADD (2) #4 DIAGONAL BAR AROUND EACH SIDE OF ALL HOLES

- LIFTING NOTES:
- WEIGHT = 8,040 LBS
 - DO NOT LIFT UNTIL CONCRETE STRENGTH REACHES 2,500 PSI
 - LIFT WITH MINIMUM SLING LENGTHS OF 7' LONG



PRODUCT: 2,000 GALLON GREASE INTERCEPTOR WITH 3 CHAMBERS (DEEP BURY)

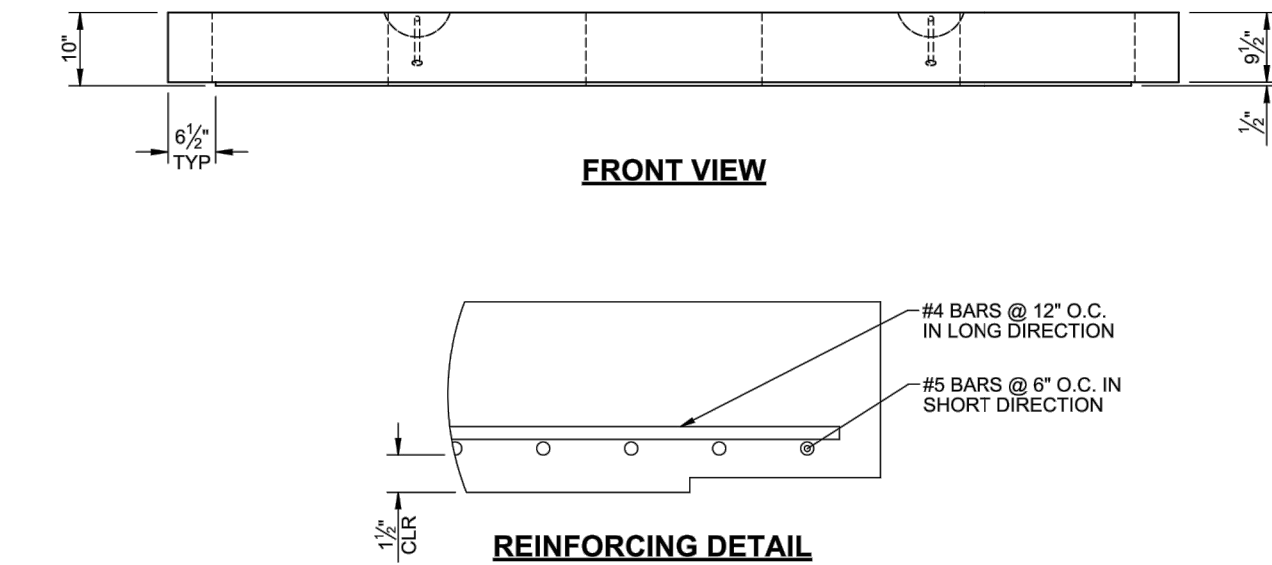
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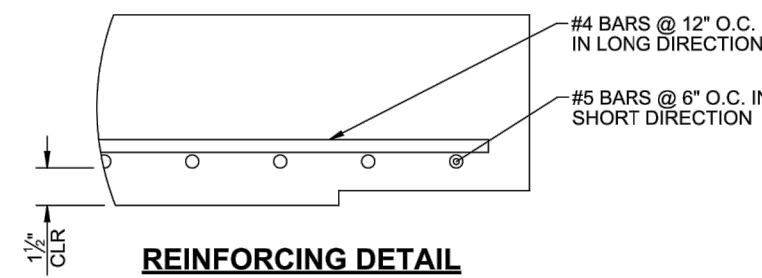
LOCATION: OREM, SALT LAKE CITY, ST. GEORGE

SHEET: 3 of 3

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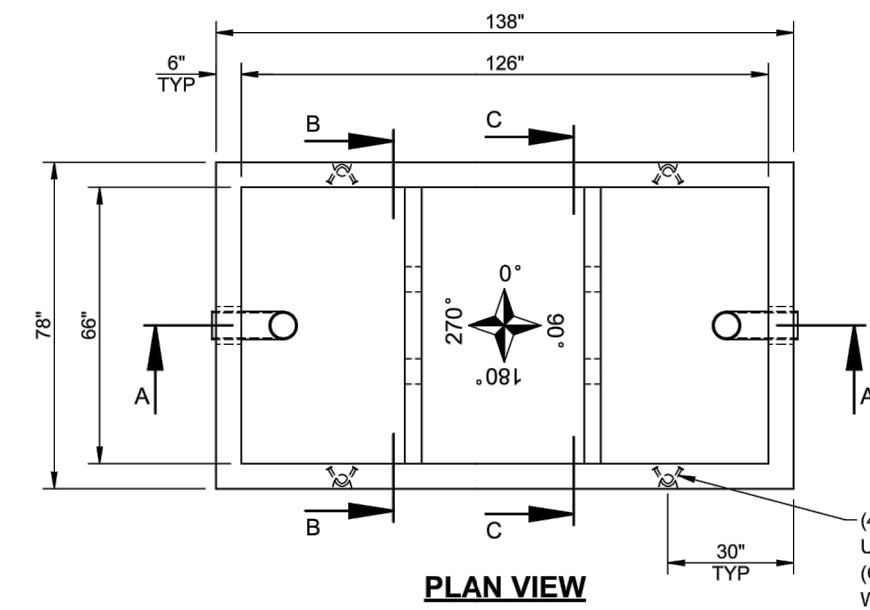


FRONT VIEW

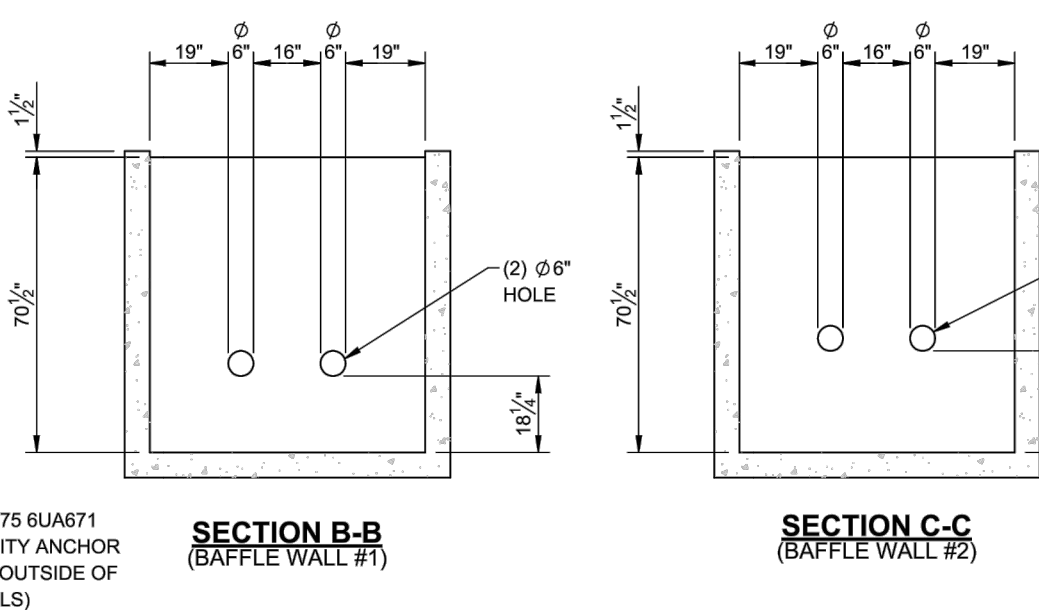


REINFORCING DETAIL

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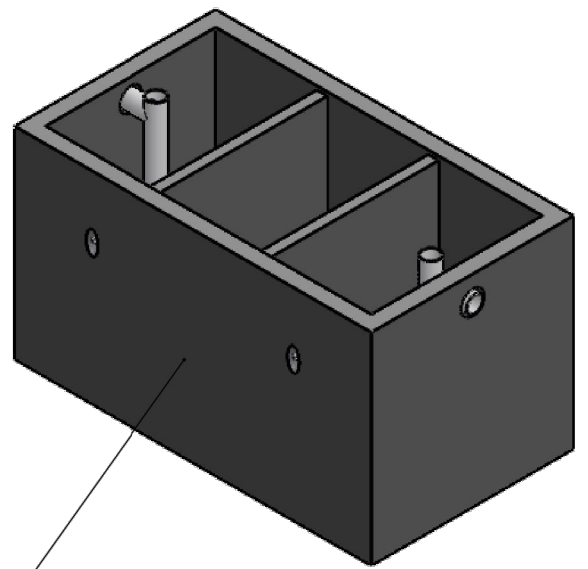


PLAN VIEW



SECTION B-B (BAFFLE WALL #1)

SECTION C-C (BAFFLE WALL #2)



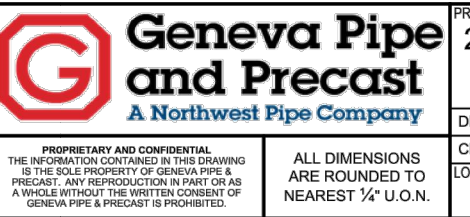
ISOMETRIC VIEW (SCALE 1:48)

- MARK EXTERIOR OF TANK W/
- GENEVA LOGO
 - LIQUID CAPACITY OF TANK (2,000 GALLONS)
 - 0-6" EARTH COVER

COAT ALL INTERIOR SEAMS WITH CONSEAL CS1800 FOR WATER TIGHTNESS

- ADDITIONAL REBAR NOTES:
- ADD (1) #4 HORIZONTAL BAR ABOVE EXTERIOR HOLES

- LIFTING NOTES:
- WEIGHT = 24,080 LBS
 - DO NOT LIFT UNTIL CONCRETE STRENGTH REACHES 3,000 PSI
 - LIFT WITH MINIMUM SLING LENGTHS OF 11'-3" LONG



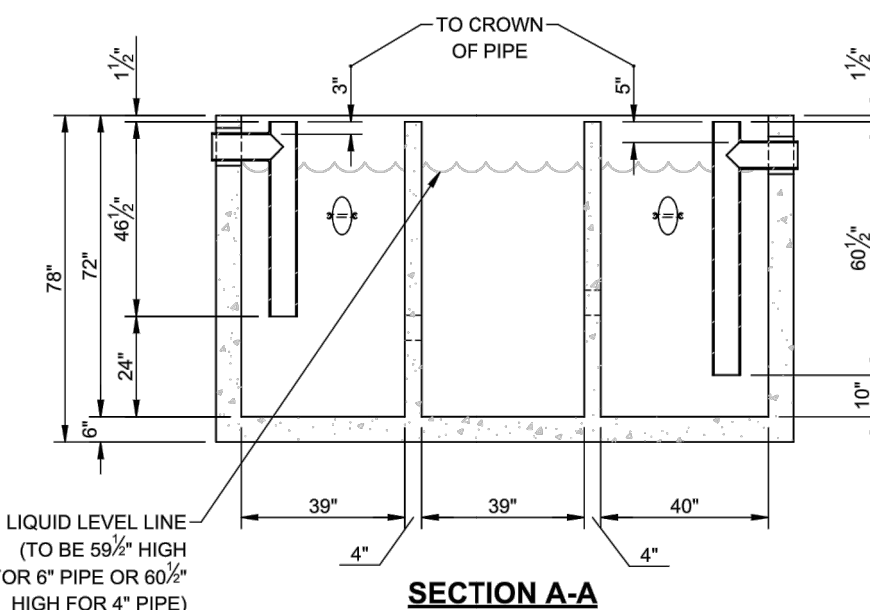
PRODUCT: 2,000 GALLON GREASE INTERCEPTOR WITH 3 CHAMBERS (DEEP BURY)

DRAWN BY: DMANNING DATE: 11/24/2020 LOADING: HS-20

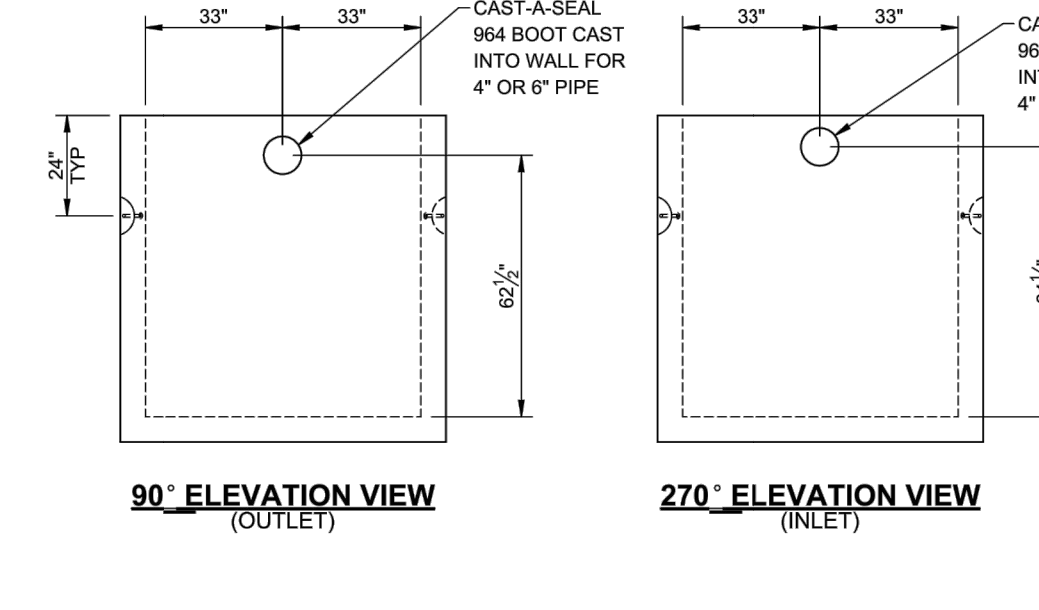
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LOCATION: OREM, SALT LAKE CITY, ST. GEORGE

SHEET: 2 of 3

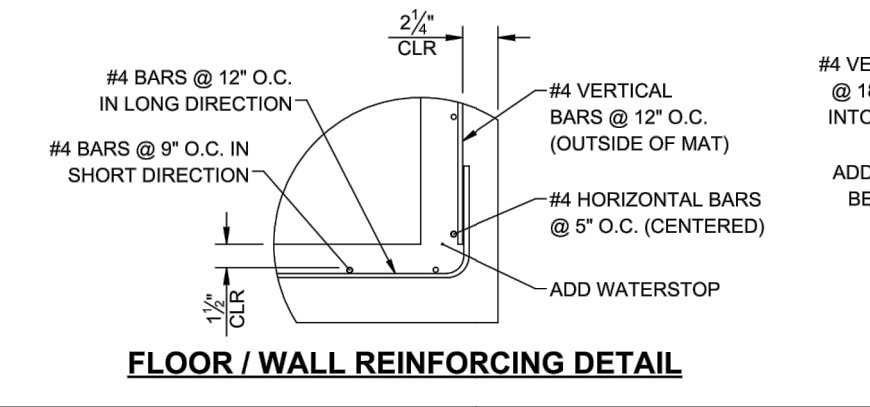


SECTION A-A

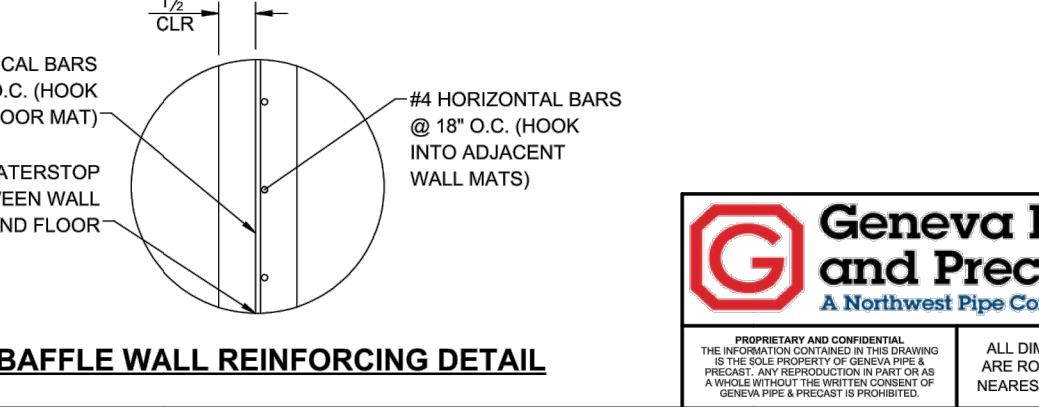


90° ELEVATION VIEW (OUTLET)

270° ELEVATION VIEW (INLET)



FLOOR / WALL REINFORCING DETAIL



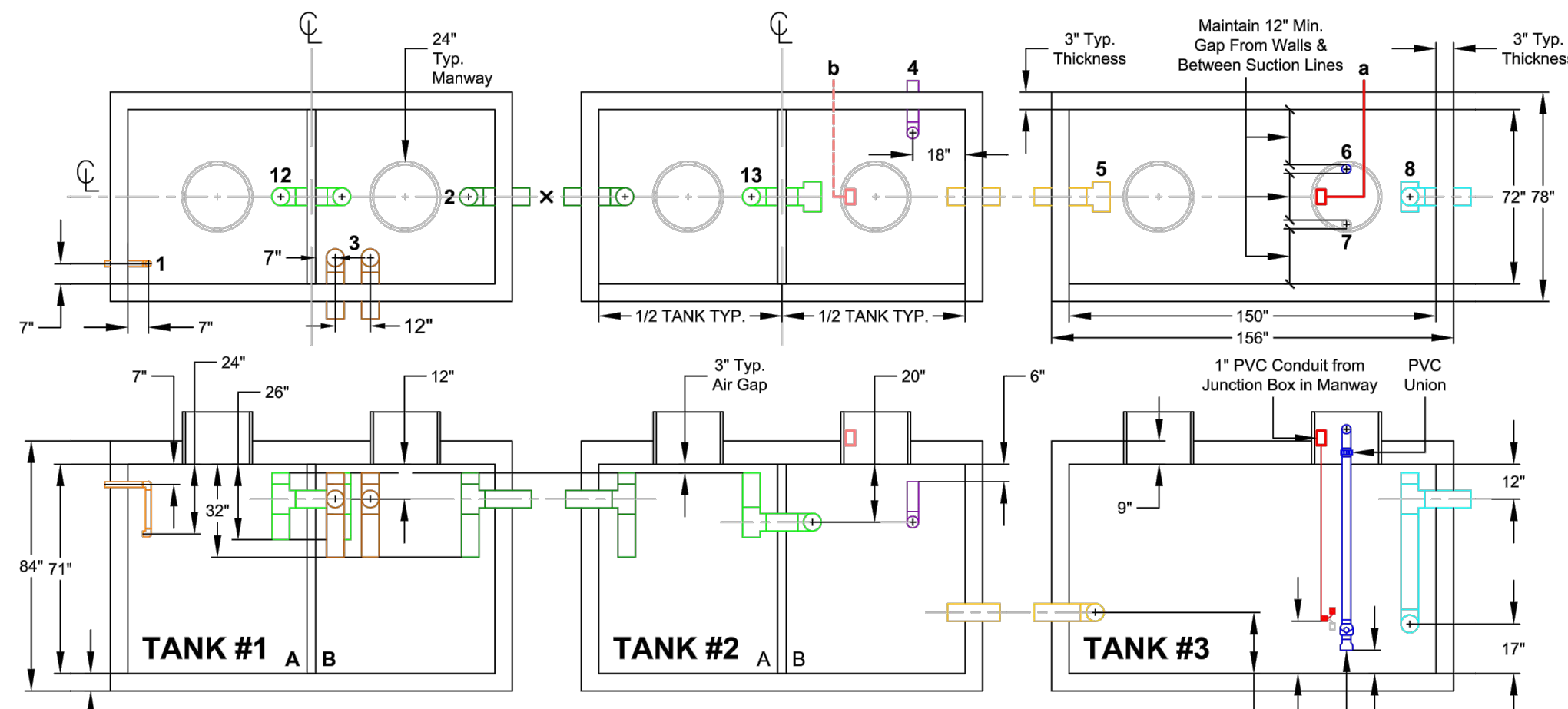
BAFFLE WALL REINFORCING DETAIL

SOBRITE ERS 100 3-TANK LAYOUT

Three 2,500 Gallon Precast Concrete Tanks

TOP VIEW

SIDE VIEW



THREE 2,500-GALLON PRECAST CONCRETE TANKS

156" Length x 78" Width x 84" Height

TANK #1 - 1A Underflow - 1B Primary Settlement
TANK #2 - Secondary Settlement w/ Baffle
TANK #3 - Process Tank

PLUMBING LEGEND

- 2" sch 80 PVC Pipe - Underflow Discharge - To TANK 1A
- 2" sch 40 PVC Pipe - External Crossover - From TANK 1B to TANK 2A
- Two 6" sch 40 PVC Pipes - Center Trench - To TANK 1B
- 4" or 6" sch 40 PVC Pipe - Overflow to Sewer - From TANK 2B
- 6" sch 40 PVC Pipe - External Crossover - From TANK 2B to TANK 3
- 3" sch 80 PVC Pipe - Filter Pump Suction Line - From TANK 3
- 7" sch 80 PVC Pipe - Optional Extra Suction Line - From TANK 3
- 8" or 6" sch 40 PVC Pipe - AquaPrep Discharge - To TANK 3
- 12" sch 40 PVC Pipe - Internal Crossover - From TANK 1A to TANK 1B
- 13" sch 40 PVC Pipe - Internal Crossover - From TANK 2A to TANK 2B

ELECTRICAL LEGEND

- 1" PVC Conduit - Low Water Protection Float Switch (FS-2) - TANK 3
- 1" PVC Conduit - FOR FUTURE USE - TANK 2B

- NOTES:
- All underground plumbing & tanks by other.
 - Actual tank dimensions may vary.
 - Plumbing should be placed as shown regardless of what tanks are used.
 - All pipes must be set below frost line.
 - Suction lines MUST be sch 80 PVC.
 - Do NOT install screens on foot valve.
 - All tank bottoms should be same elevation.
 - Consult engineer for elevations.

DRAWING NOT TO SCALE

Tanks by Geneva Pipe
1465 West 400 North Orem, UT 84057
Phone #: (801) 225-2416
VERY IMPORTANT - PLEASE READ CAREFULLY!
IF THE TANKS AS SHOWN ON THIS PRINT
ARE NOT THE TANKS BEING USED, STOP!
CONSULT SOBRITE FOR NEW TANK DRAWING

Contents:
Underground
Reclaim Tank
Details

Job:
Cedar City
Car Wash

Customer:
Tagg N Go

File Name:
04292021.dwg

Revisions

Date	Rev	Drafter
04/29/21	0	NRC

ENGINEERS STAMP

PROFESSIONAL ENGINEER

THOMAS J. HUNT

10/19/2021

STATE OF UTAH

PROJECT INFO.

Engineer: T. HUNT

Drafter: T. HUNT

Start Date: 9/27/2021

Name: Tagg N Go

SHEET 4

SoBRITE

809 W. Center St.
Eureka IL 61530

Phone: (309) 467-2335
Fax: (309) 467-2539

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Tagg N Go Express Wash

Ranches Parkway

Eagle Mountain, UT

Details

Revisions

ENGINEERS STAMP

PROFESSIONAL ENGINEER

THOMAS J. HUNT

10/19/2021

STATE OF UTAH

PROJECT INFO.

Engineer: T. HUNT

Drafter: T. HUNT

Start Date: 9/27/2021

Name: Tagg N Go

SHEET 7

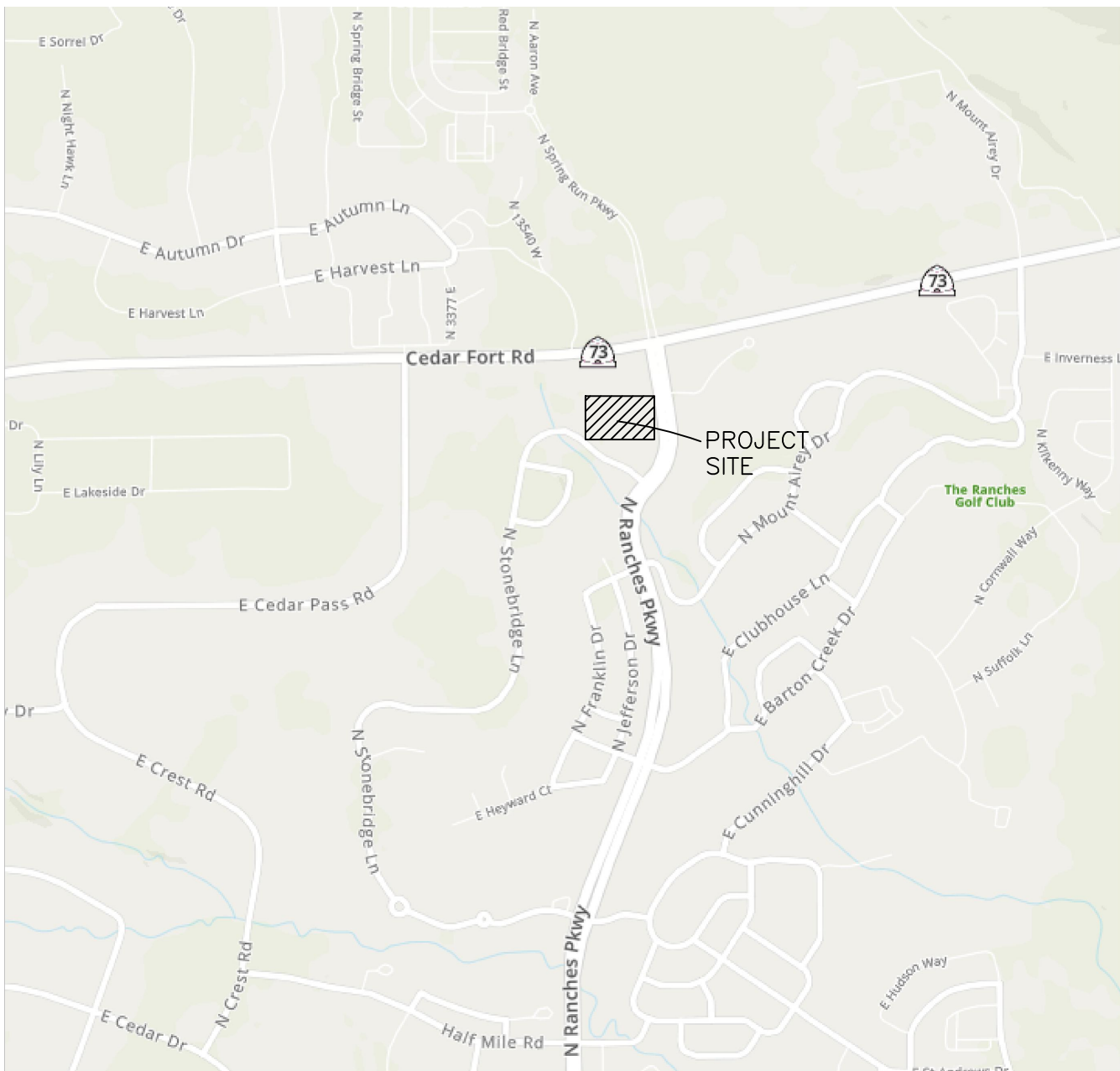
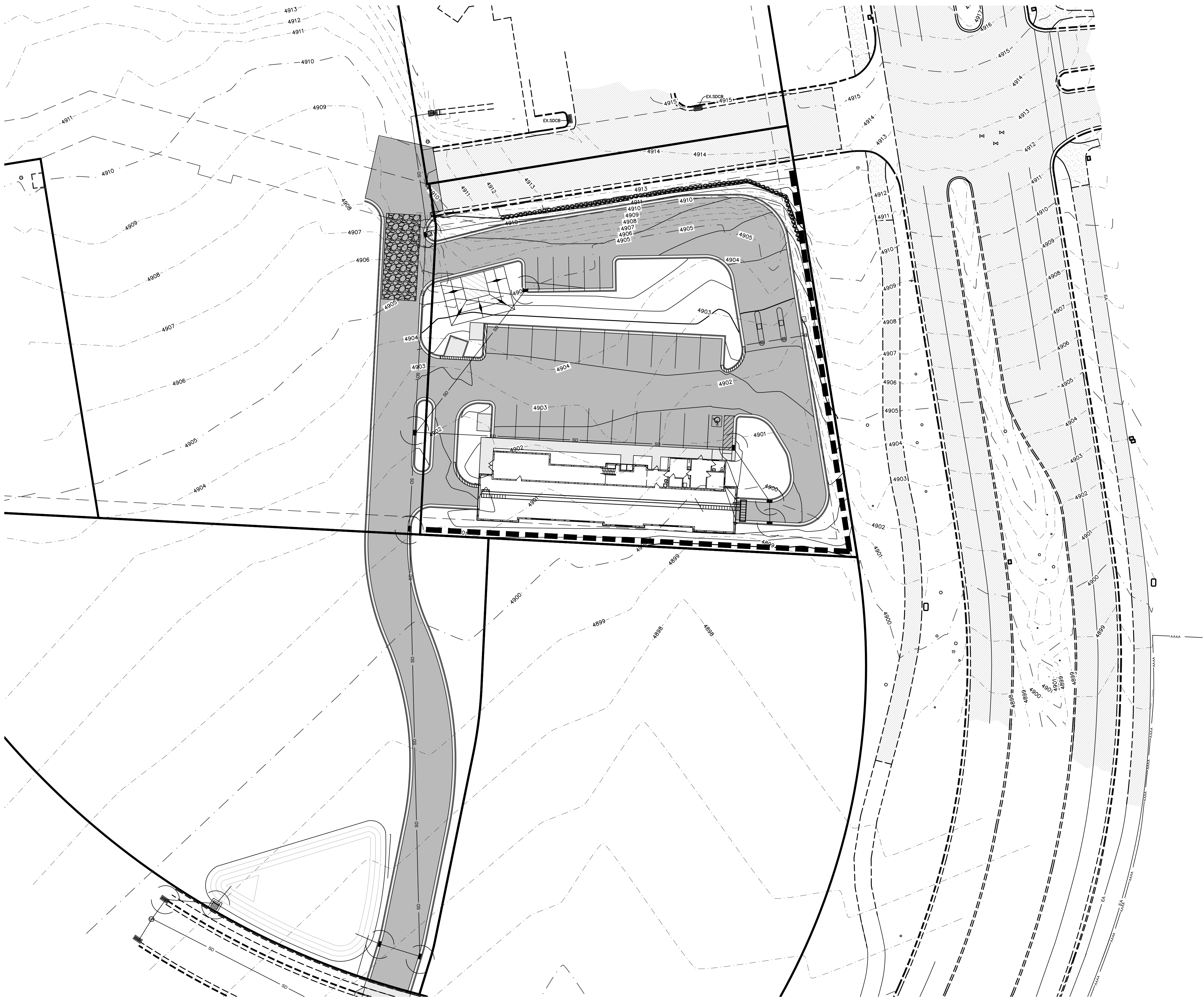
9 SHEETS

NOTICE TO CONTRACTOR:
ON ALL SECTIONS, REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, GEOTECHNICAL REPORT IS TO GOVERN & CONTROL.

Tagg N Go Express Wash

Storm Water Pollution Prevention Plan

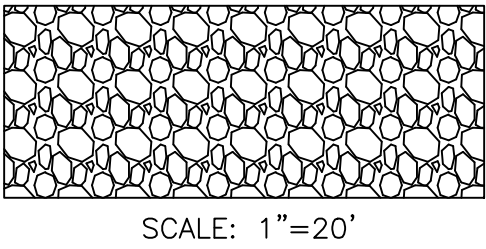
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
OCTOBER 2021



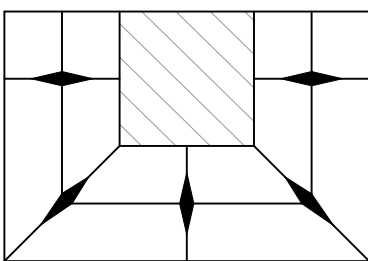
Vicinity Map
NOT TO SCALE

- PORTABLE TOILET
- INLET PROTECTION
TYP. (SEE DETAIL)
- SILT FENCE
(SEE DETAIL)

STREETS TO BE SWEEPED WITHIN
1000 FEET OF CONSTRUCTION
ENTRANCE DAILY IF NECESSARY

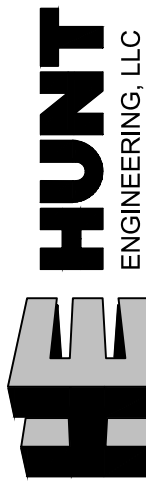
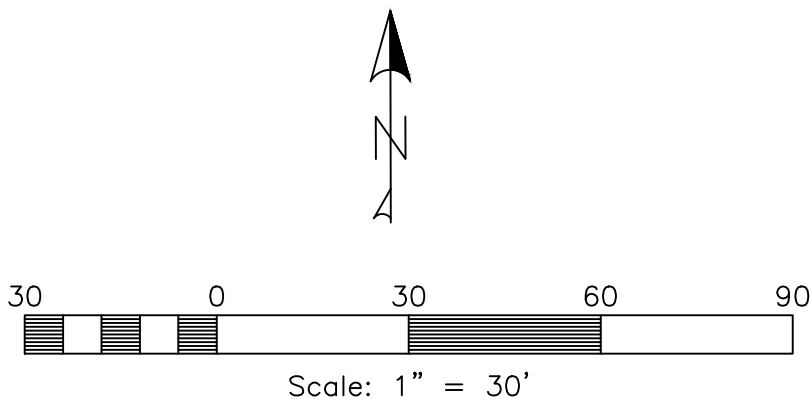


SCALE: 1"=20'



SCALE: 1"=20'

CONCRETE WASH
AREA (SEE DETAIL)
OR AS SELECTED
BY CONTRACTOR

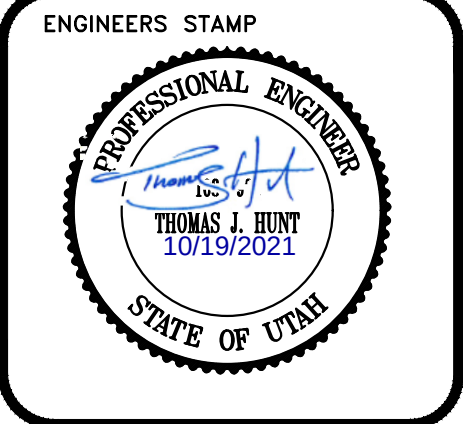


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Tagg N Go Express Wash
Ranches Parkway
Eagle Mountain, UT

Erosion Control Plan

Revisions	Date

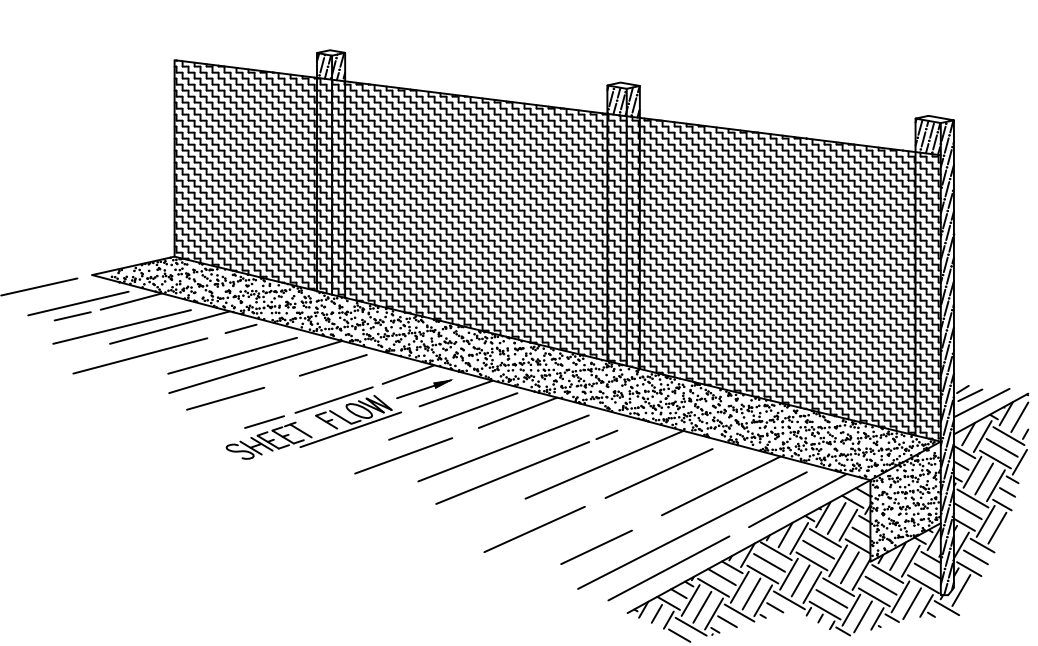


PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	9/27/2021
Name:	Tagg N Go

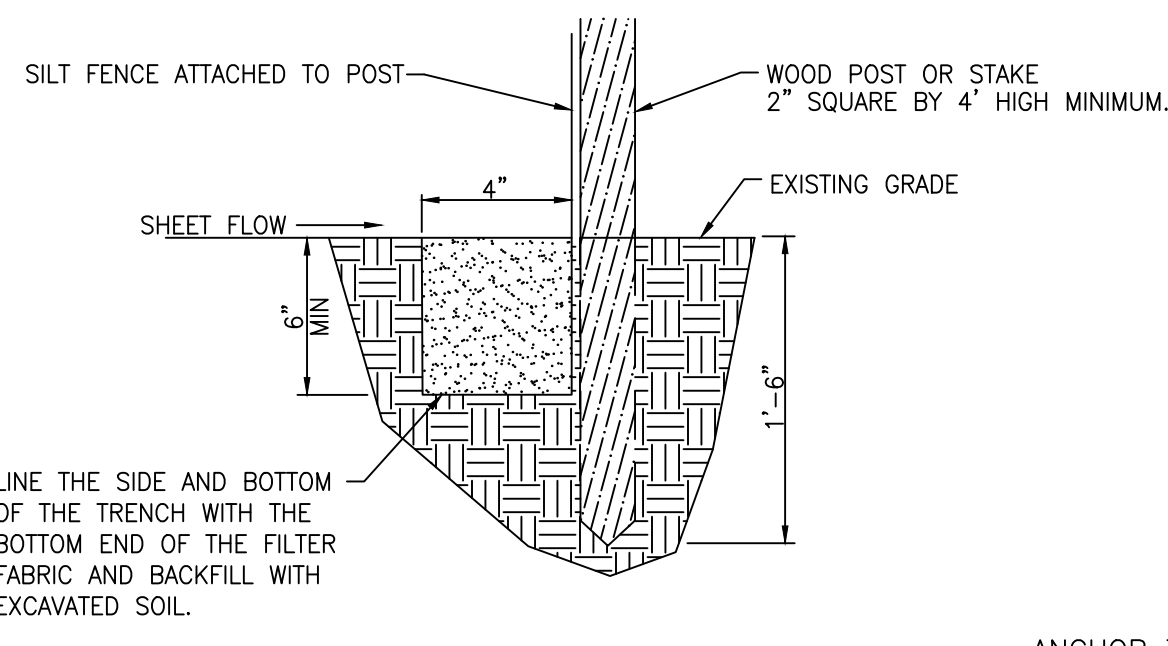
SHEET	9
8	SHEETS

Notes:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
(A)WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
(B)WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE A TO BE INITIATED ON THAT PORTION OF THE SITE.
(C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
11. THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:
- THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;
- INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVIDING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART III.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND
- A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.
12. THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
13. THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
14. THE PROJECT SITE IN IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
15. THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
16. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
17. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
18. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
19. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
20. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
21. ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
22. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
23. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
24. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
25. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
27. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
28. THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
29. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
30. IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
31. THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
32. EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



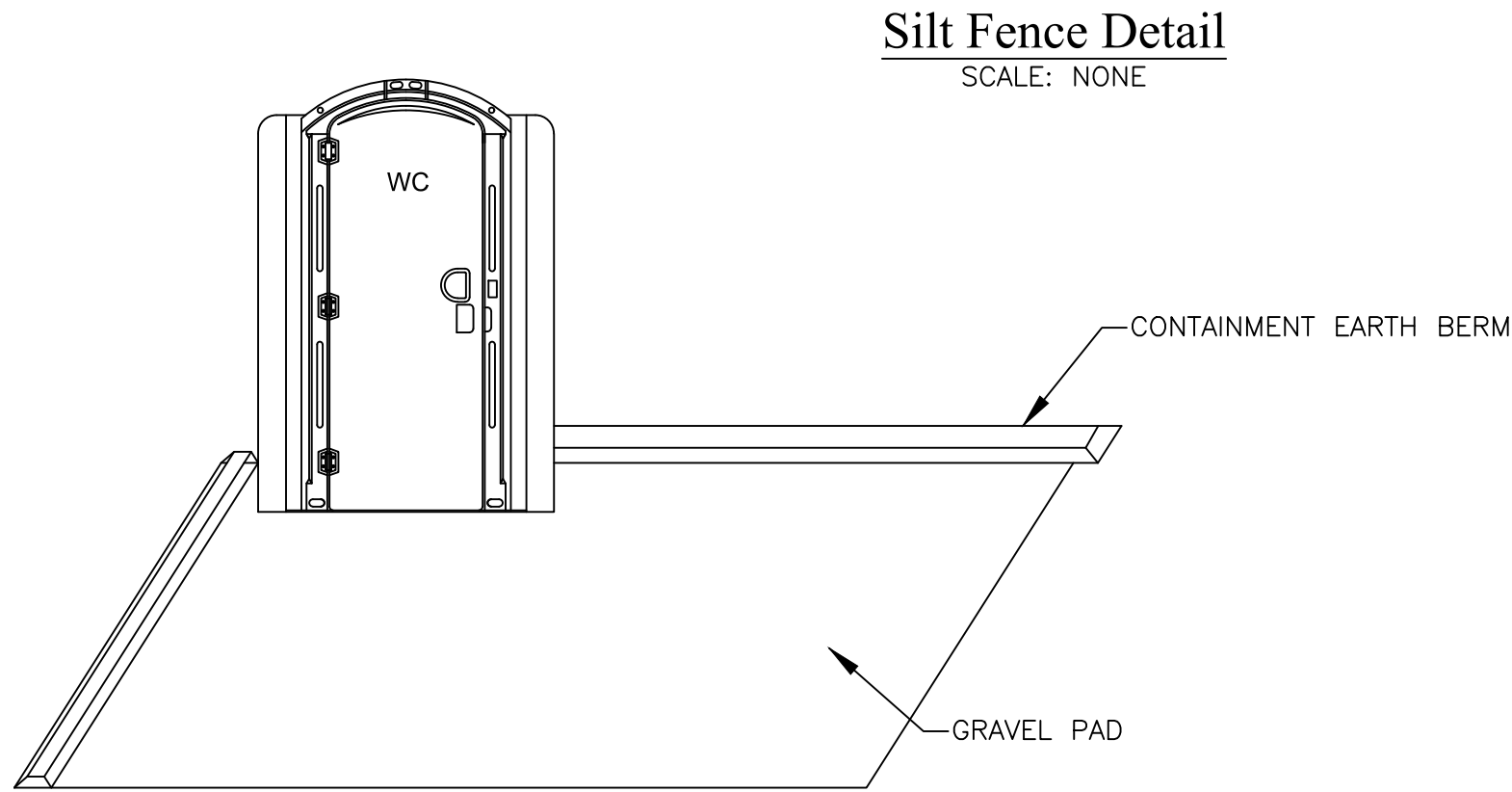
Perspective View



Section

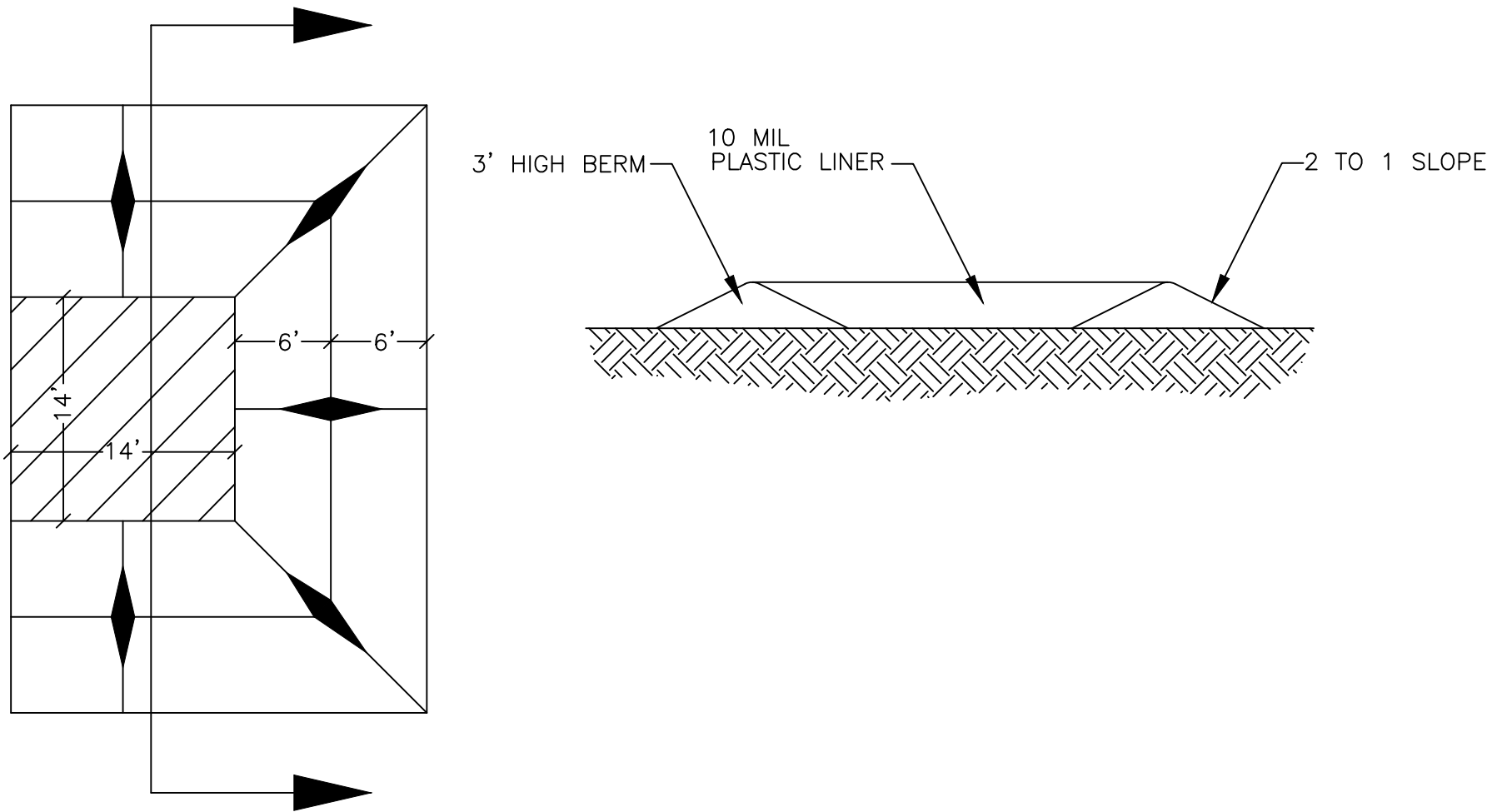
Silt Fence Notes:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
7. WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

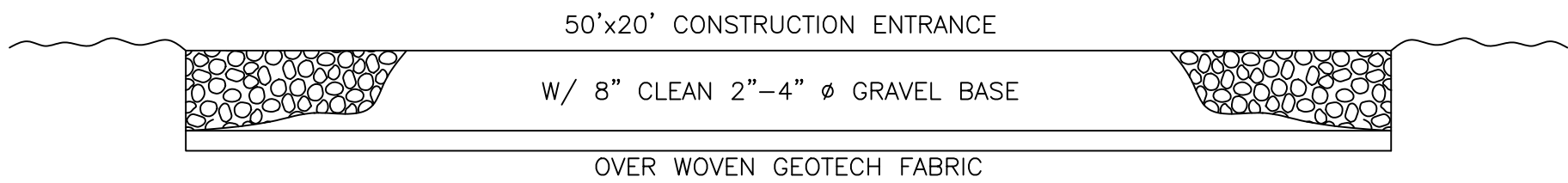


Silt Fence Detail
SCALE: NONE

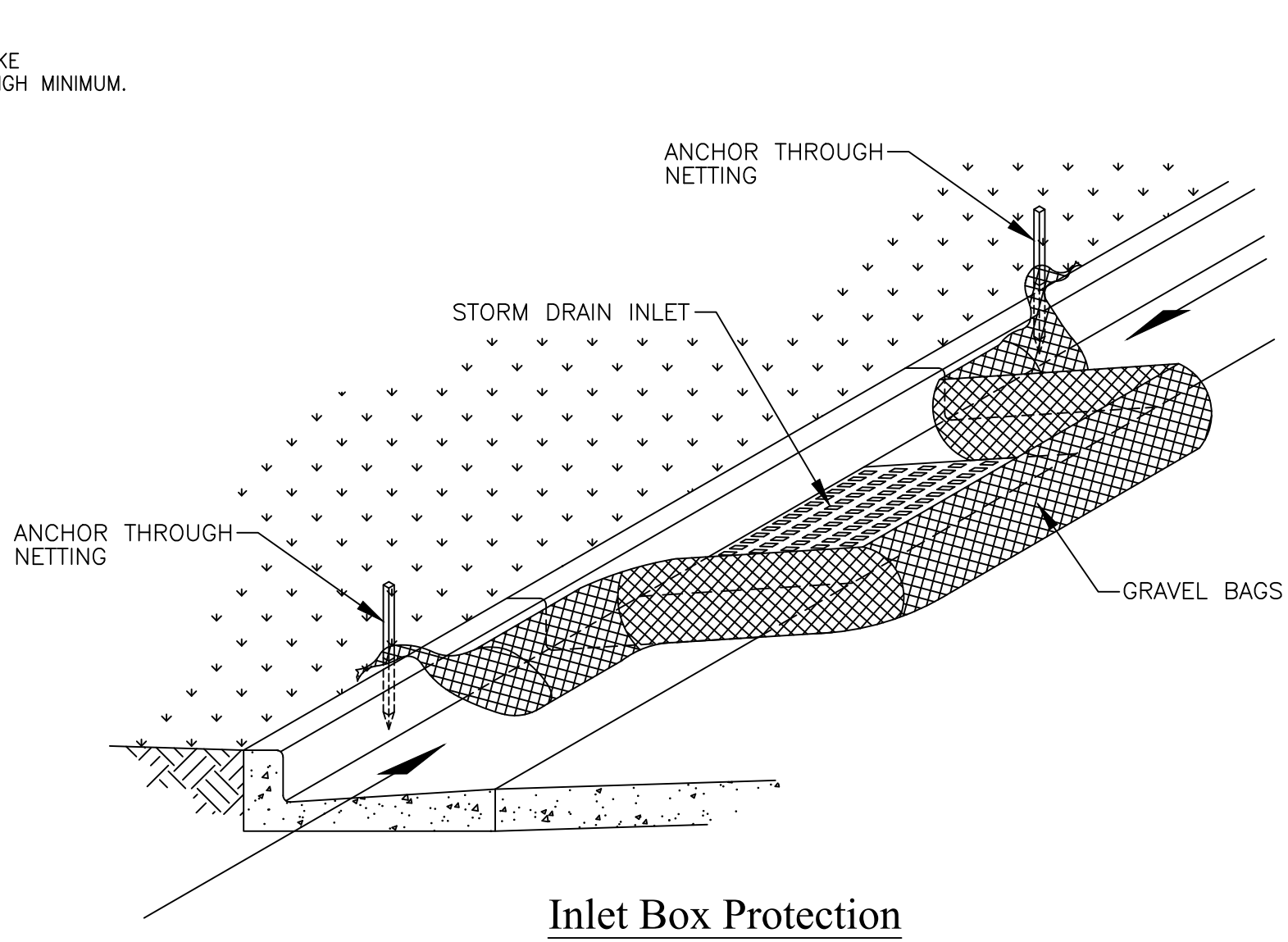
Portable Toilet
SCALE: NONE



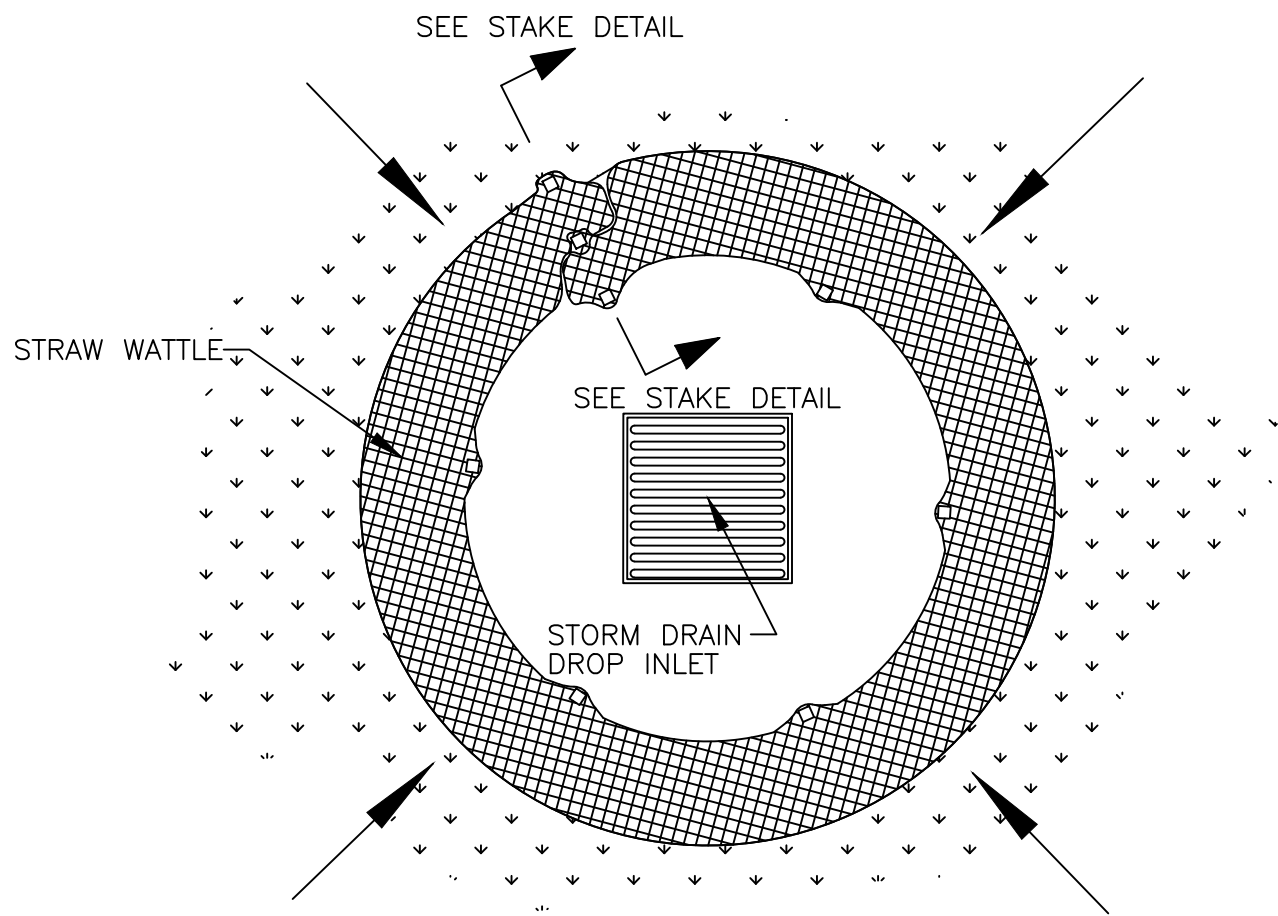
Concrete Washout Area
w/ 10 mil Plastic Liner
SCALE: NONE



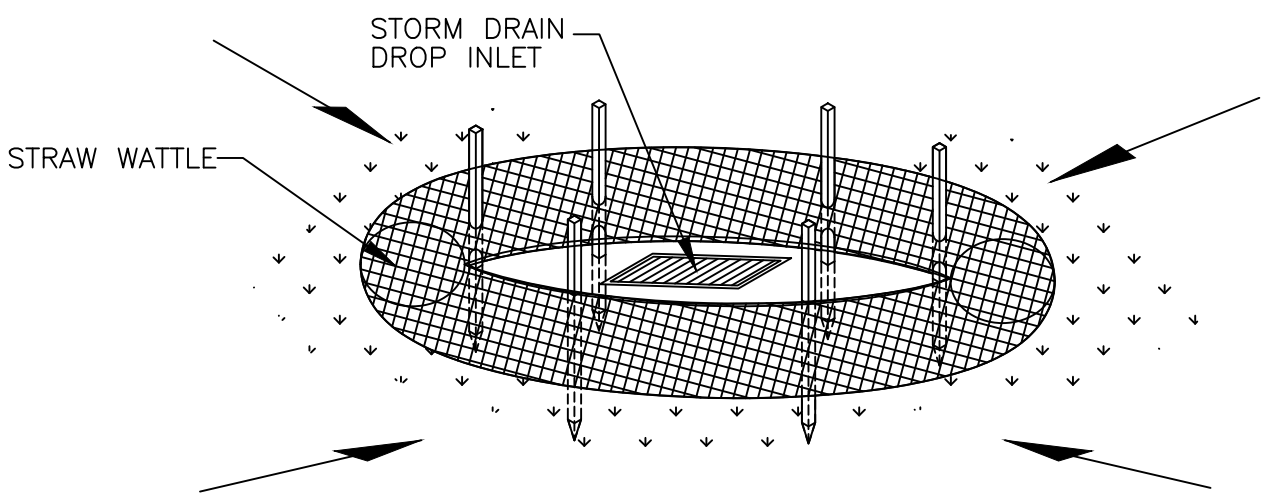
Cross Section 50' x 20' Construction Entrance



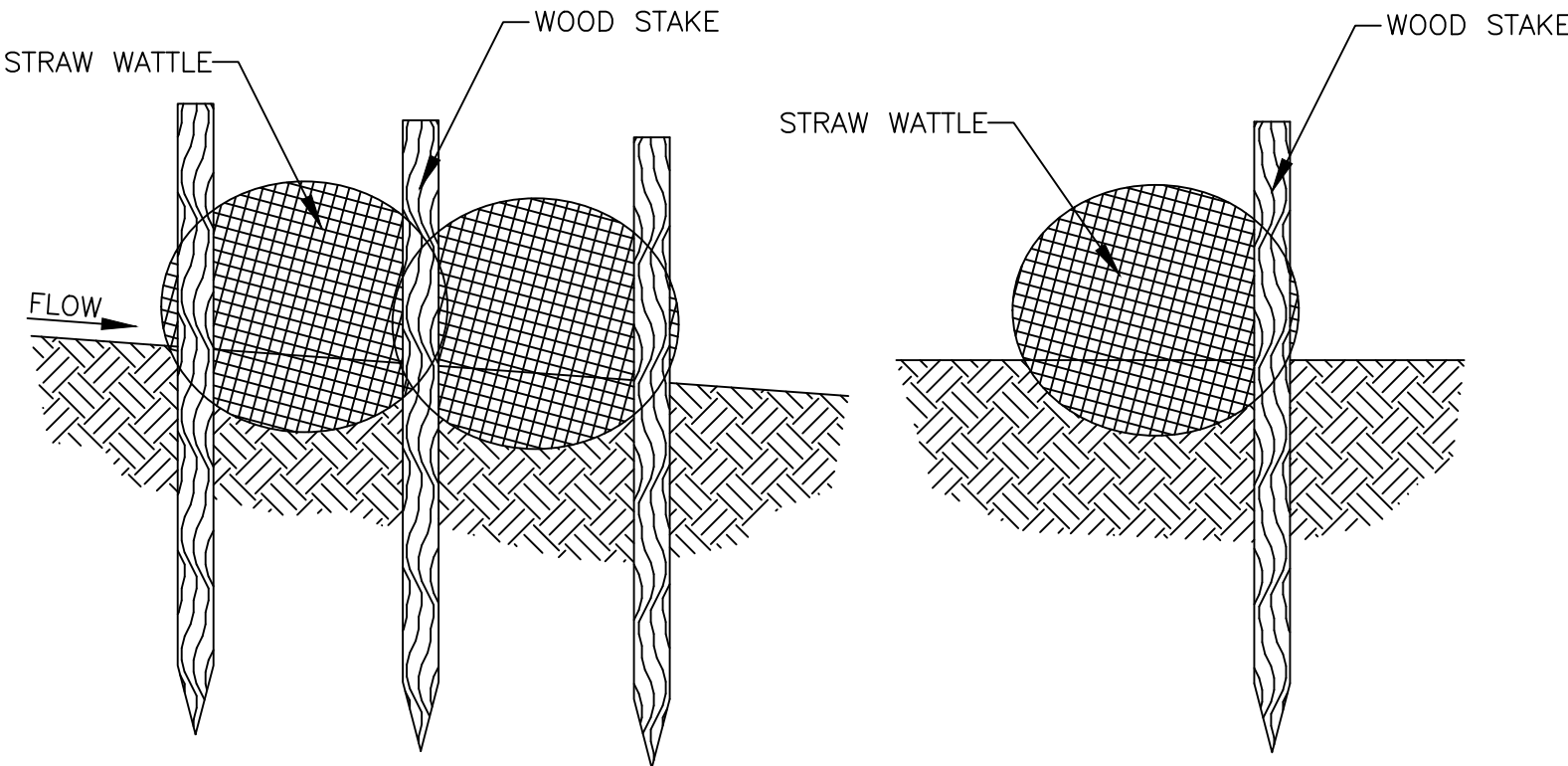
Inlet Box Protection



Plan View



Drop Inlet Protection



HE

HUNT

ENGINEERING, LLC

HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
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C. 801.684.4724
thomas.hunt@hunt-engineering.com

Tagg N Go Express Wash
Ranches Parkway
Eagle Mountain, UT

Erosion Control Details	
Revisions	Date

ENGINEERS STAMP

THOMAS J. HUNT
10/19/2021
STATE OF UTAH

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/27/2021
Name: Tagg N Go

SHEET	9
9	SHEETS

Executive Summary

Tagg-N-Go is proposing a Car Wash Development that is planning to open in early 2022 on the southwest corner of Memorial Highway (SR-73) and Ranches Parkway. There are some other developments in the near vicinity that are also planning on being built within the next 3-4 years. The purpose of this study is to assess the existing traffic flow and distribution, forecast the additional traffic generated from the development on opening day for the Car Wash (2022) and forecast the traffic 3-4 years from now (2025) with the surrounding developments being in place to determine the projected Level of Service to determine the impact these developments would have on the existing traffic flow and what mitigations may be needed.

Key Findings

- **Existing 2021 Traffic conditions:**
 - The existing Memorial Highway (SR-73) and Ranches Pkwy intersection is operating at a Level of Service D in the AM & PM Peak.
 - During the morning school rush, left turn movements onto Ranches Pkwy have a delay, but is quickly resolved after the school rush.
- **Car Wash 2022:** The Car Wash generates 14 AM trips and 58 PM trips during the peak hours.
 - The Car Wash has little to no impact on the Level of Service at the intersection but does increase the Maverik access delay.
 - Mitigations:
 - An alternative route to Stonebridge Ln has been designed to ease the Maverik access.
- **Adjoining Developments (2022-2025):** Anticipated neighboring developments (preschool, dentist office, variety retail store, fast food restaurants etc.) generate 314 AM trips and 325 PM Trips.
 - The addition of these developments worsens the Level of Service at the accesses into the site – but has little to no impact on the intersection.
 - Mitigations:
 - A traffic light at Stonebridge Ln is needed once any fast food restaurant with a drive thru-window is installed.
 - Slight modifications to the signal phasing at the Memorial Highway (SR-73) & Ranches Pkwy traffic signal.

Introduction and Summary

This report presents the findings of the Traffic Impact Study (TIS) performed for the proposed Tagg-N-Go Car Wash, PreSchool, and drive-thru restaurants and other retail buildings at this location. The study areas are:

- Ranches Parkway/Memorial Highway (SR-73) (Signalized)
- Ranches Parkway/Campus Drive (Two-way stop controlled)
- Ranches Parkway/Stonebridge Ln (One-way stop controlled)

This report addresses the impacts based on Level of Service (LOS) values calculated by delay per vehicles.

Proposed Development

The proposed development is located on the southwest corner of Memorial Highway (SR-73) and Ranches Parkway. This project location is shown in Figure #1. This land is currently undeveloped, and it is proposed that a car wash be built during Phase 1, a PreSchool to be built during Phase 2 (to be completed by others), a general retail store with some office space and fast food restaurants be built during Phase 3, and a dental office be built during Phase 4. While the final layouts have not been solidified, see Figure #2 for a rough concept plan.

Analysis of Existing Conditions

Level of Service Analysis

For this traffic impact study, the LOS was determined by calculating the average delay time per vehicle in seconds using Synchro 11. Each LOS is associated with a designated range of delay times in seconds per vehicle. Table 1 (below) is used to determine the LOS for a signalized intersection based on the delay in seconds per vehicle. Table 2 (below) is used to determine the LOS for an unsignalized intersection based on the delay in seconds per vehicle. According to the Highway Capacity Manual, most facilities are designed for a service flow rate at LOS D or better to ensure acceptable operating conditions to users.

Table 1 - Signalized Intersections Level of Service

LOS	Intersection Delay per Vehicle (sec/veh)	General Description
A	≤ 10	Free Flow
B	> 10 - 20	Stable Flow (slight delays)
C	> 20 - 35	Stable Flow (acceptable delays)
D	> 35 - 55	Approaching unstable (tolerable delay)
E	> 55 - 80	Unstable Flow (intolerable delay)
F	> 80	Forced Flow (congested and failure)

Source: Highway Capacity Manual (HCM) 2010.

Table 2 - Unsignalized Intersections Level of Service

LOS	Intersection Delay per Vehicle (sec/veh)	General Description
A	≤ 10	Free Flow
B	> 10 - 15	Stable Flow (slight delays)
C	> 15 - 25	Stable Flow (acceptable delays)
D	> 25 - 35	Approaching unstable (tolerable delay)
E	> 35 - 50	Unstable Flow (intolerable delay)
F	> 50	Forced Flow (congested and failure)

Source: Highway Capacity Manual (HCM) 2010.

Study Area Level of Service

The existing intersection was analyzed using Synchro 11. The results, indicating the current level of service, are shown in Table 3 and the appendix.

Table 3 – Existing Level of Service for Study Area

Studied Intersection	AM Peak Hour		PM Peak Hours	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Memorial Highway/Ranches Pkwy	48.0	D	48.4	D
Ranches Pkwy/Campus Dr	5.5	A	2.9	A
Ranches Pkwy/Stonebridge Ln	2.2	A	2.1	A

Source: Delay times and LOS determined using Synchro 11.

Queuing

Memorial Highway/Ranches Pkwy

The northbound left and southbound left turn movements at the signalized intersection have some queue lengths and delay that sometimes create unstable flow.

Ranches Pkwy/Campus Dr

Eastbound turn movements out of the existing Maverik access at times have a significant delay where mitigation is needed.

Ranches Pkwy/Stonebridge Ln

Eastbound left turn movements out of the have times of significant delay, however this was only during a very small portion of day when school traffic was in play.

Summary of Existing Conditions

Based upon the existing traffic conditions in both the AM and PM peak hours, the overall Level of Service on Memorial Highway/Ranches Pkwy operates at a LOS D, while the unsignalized intersections operate at a LOS A.

Projected Traffic w/ Car Wash in 2022

Trip Generation

The number of new trips generated for the proposed development was determined using trip generation figures obtained from ITE Trip Generation Manual 10th Edition.

It is proposed that the development will consist of a 5,100 square foot automated Car Wash. The number of new trips generated for the proposed development was determined using trip generation figures obtained from ITE Trip Generation Manual 10th Edition. The calculations for this can be found in the Appendix. These results can be seen in Table 4 below. For additional information and calculations see the Appendix.

Table 4 – Project Trip Generation

<i>Land Use</i>	<i>Weekday Trips Entering</i>	<i>Weekday Trips Exiting</i>	<i>AM Trips Entering</i>	<i>AM Trips Exiting</i>	<i>PM Trips Entering</i>	<i>PM Trips Exiting</i>
<i>Car Wash</i>	61	61	7	7	29	29

The new trips estimated to be generated from the proposed development was distributed onto the roadway network based on the proposed site access locations, existing turning movements, existing traffic patterns, and proximity to major roadways. The estimated trip generation distribution is shown in Figure 4 below.

The projected new trips were added to the existing 2021 background traffic to represent opening day of this project. The projected combined vehicle movements are shown in Figure 5 below.

Results – w/Car Wash in 2022

Based on current conditions, combined with the projected traffic flows from the proposed development at full build out, we have prepared a study of the studied intersection and new accesses. The results of the study are shown in Table 5.

Table 5 – Existing and Proposed Level of Service for Study Area (2022 w/Car Wash)

<i>Peak Hour</i>	<i>Studied Intersection</i>	<i>Existing</i>		<i>Proposed</i>	
		<i>Delay (sec/veh)</i>	<i>LOS</i>	<i>Delay (sec/veh)</i>	<i>LOS</i>
AM Peak	Memorial Highway/Ranches Pkwy	48.0	D	48.2	D
	Ranches Pkwy/Campus Dr	5.5	A	5.5	A
	Ranches Pkwy/Stonebridge Ln	2.2	A	2.6	A
	Stonebridge Ln Access	-	-	0.2	A
PM Peak	Memorial Highway/Ranches Pkwy	48.4	D	48.4	D
	Ranches Pkwy/Campus Dr	2.9	A	3.0	A
	Ranches Pkwy/Stonebridge Ln	2.1	A	3.6	A
	Stone Bridge Ln Access	-	-	1.1	A

Source: Delay times and LOS determined using Synchro 11.

Queuing

Memorial Highway/Ranches Pkwy

The Car Wash has minimal to no impact on the level of service at this intersection.

Ranches Pkwy/Campus Dr

While the overall level of service is still fantastic, Eastbound turn movements out of this access at times have a significant delay where mitigation is needed.

Ranches Pkwy/Stonebridge Ln

Eastbound left turn movements out of the have times of significant delay, however this was only during a very small portion of day when school traffic was in play. The peak hours of the car wash don't coincide with the school hours, so there virtually isn't any increase in delay.

Mitigations

- It is recommended that an alternative access point be constructed to Stonebridge Ln to not produce any additional traffic to the existing Maverik Access.

Summary of Existing Conditions

Based upon the existing traffic conditions in both the AM and PM peak hours, the overall Level of Service in all locations remain the same. However, there are significant queue/delay times specifically at the Ranches Pkwy/Campus Dr. intersection and an alternative route to Stonebridge Ln should be built.

Future Traffic w/full Development by 2025

Trip Generation

The number of new trips generated for the proposed development was determined using trip generation figures obtained from ITE Trip Generation Manual 10th Edition.

It is proposed that the development will consist of a 7,000 square foot Dental Office, 15,000 square feet of Variety Retail, and 3,000 square feet of Fast Food Restaurant. The number of new trips generated for the proposed development was determined using trip generation figures obtained from ITE Trip Generation Manual 10th Edition. The calculations for this can be found in the Appendix. These results can be seen in Table 6 below. For additional information and calculations see the Appendix.

Table 6 – Project Trip Generation

<i>Land Use</i>	<i>Weekday Trips Entering</i>	<i>Weekday Trips Exiting</i>	<i>AM Trips Entering</i>	<i>AM Trips Exiting</i>	<i>PM Trips Entering</i>	<i>PM Trips Exiting</i>
<i>PreSchool</i>	98	97	37	31	14	18
<i>Dental Office</i>	122	122	16	9	11	18
<i>Variety Retail Store</i>	476	476	34	34	56	55
<i>Fast Food Restaurant</i>	708	705	81	72	78	75
<i>TOTAL</i>	1404	1400	168	146	159	166

The new trips estimated to be generated from the proposed development was distributed onto the roadway network based on the proposed site access locations, existing turning movements, existing traffic patterns, and proximity to major roadways. The estimated trip generation distribution is shown in Figure 6 below.

The projected new trips were added to the Car Was 2022 background traffic to represent opening day of this project. The projected combined vehicle movements are shown in Figure 7 below.

Results - 2025

Based on current conditions, combined with the projected traffic flows from all of the developments, we have prepared a study of the studied intersection and new accesses. The results of the study are shown in Table 7.

Table 7 – Existing, Proposed 2025 Full Development Level of Service for Study Area

Peak Hour	Studied Intersection	Existing		Car Wash 2022		2025	
		Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
AM Peak	Memorial Highway/Ranches Pkwy	48.0	D	48.2	D	48.4	D
	Ranches Pkwy/Campus Dr	5.5	A	5.5	A	2.9	A
	Ranches Pkwy/Stonebridge Ln	2.2	A	2.6	A	8.9	A
	Stonebridge Ln Access	-	-	0.2	A	4.2	A
PM Peak	Memorial Highway/Ranches Pkwy	48.4	D	48.4	D	49.9	D
	Ranches Pkwy/Campus Dr	2.9	A	3.0	B	2.4	A
	Ranches Pkwy/Stonebridge Ln	2.1	A	3.6	A	8.9	B
	Stonebridge Ln Access	-	-	1.1	A	4.2	A

Source: Delay times and LOS determined using Synchro 11.

Our principal findings from our traffic impact analysis have determined that during the peak hours, the Memorial Highway/Ranches Pkwy intersection will all operate at a LOS D or better and all accesses will operate at a LOS B or better.

Queuing

Memorial Highway/Ranches Pkwy

The addition of this full development will very slightly increase the delay and queuing at the intersection.

Ranches Pkwy/Campus Dr

With the new traffic signal on Stonebridge Ln and Ranches Pkwy, a majority traffic at this intersection can be redistributed to the new traffic signal improving the level of services at this intersection

Ranches Pkwy/Stonebridge Ln

With a traffic signal being installed at this intersection, the level of service and left turn lanes is dramatically improved.



PROJECT

RANCHES PARKWAY

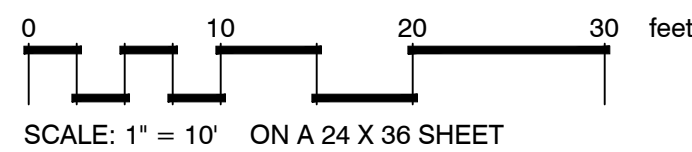
[illegible]

SHEET NO.

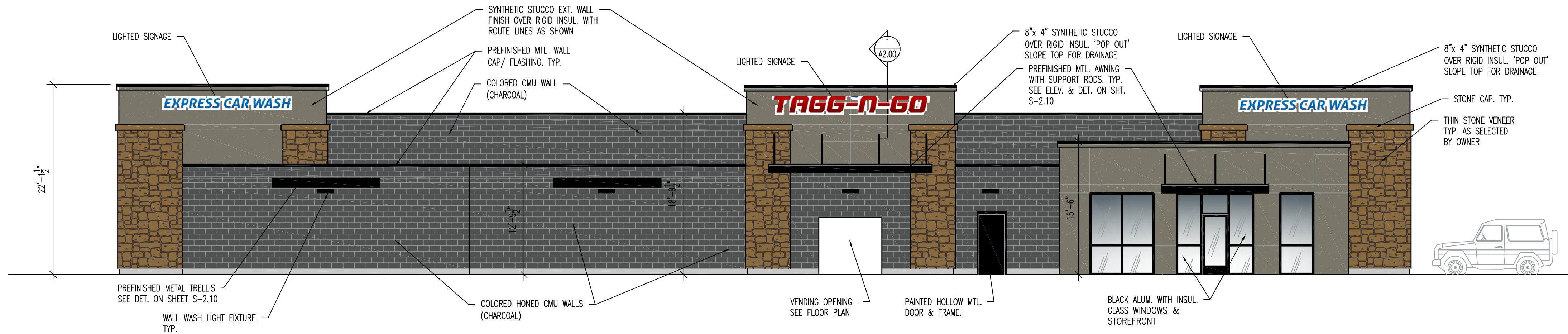


— PROPERTY LINE

— 1" MINUS PERMABARK ROCK
MULCH- 3" THICK, TYP.

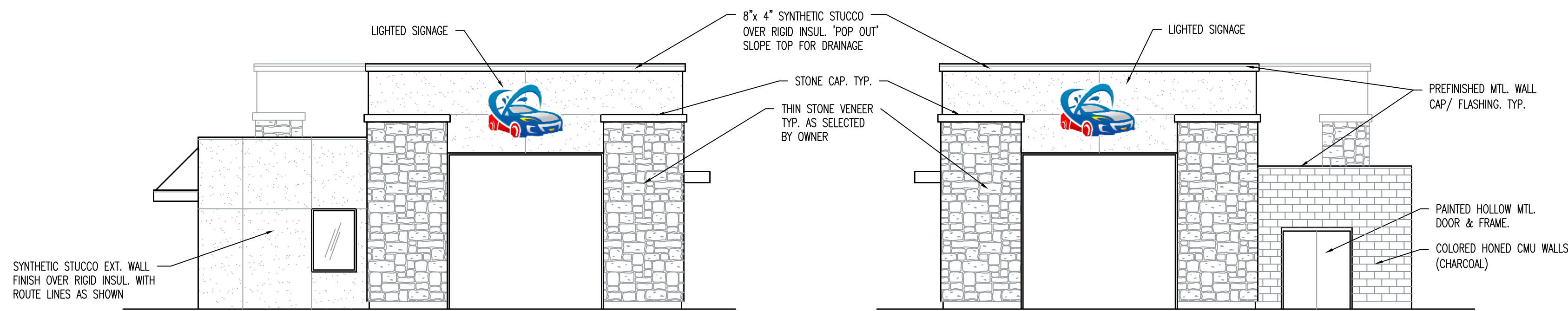


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NORTH ELEVATION

SCALE: 1/8" = 1'-0"

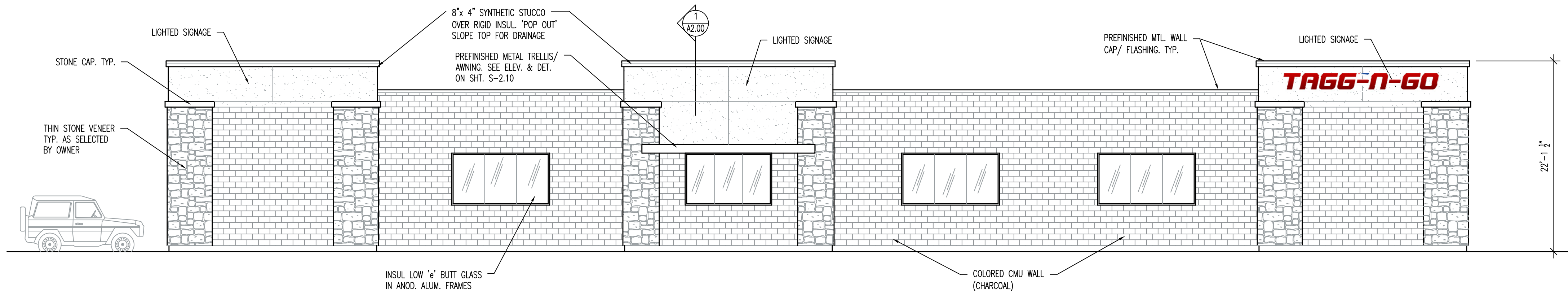


WEST ELEVATION

SCALE: 1/8" = 1'-0"

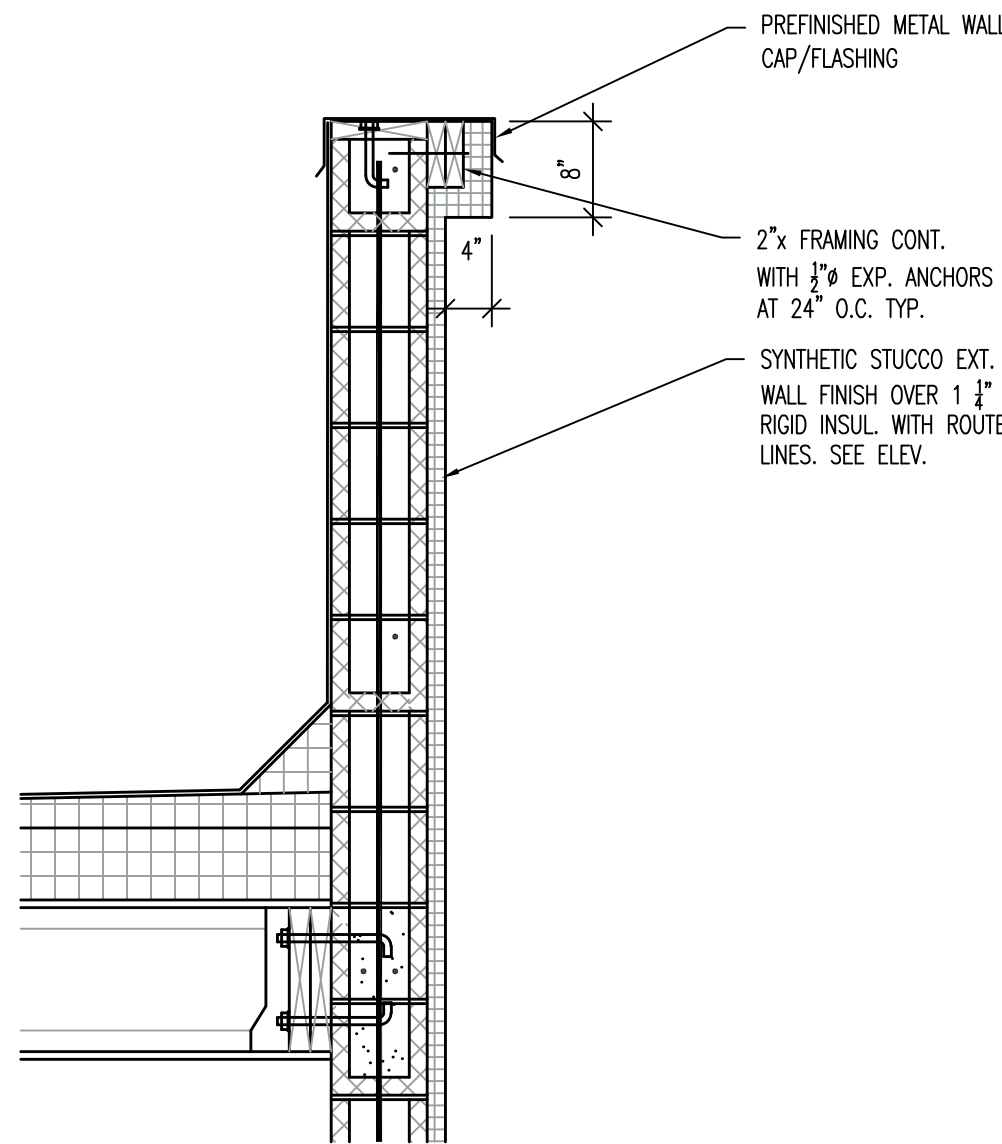
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



DETAIL

SCALE: 3/4" = 1'-0"

1

A-2.00

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NEW TUNNEL CAR WASH BUILDING:

TAGG N GO CAR WASH

EAGLE MOUNTAIN, UTAH

BUILDING ELEVATIONS

ARCH. PROJECT NO:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	
© COPYRIGHT VDG ARCHITECTS	

DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL 2 OF 8

VINCENT DESIGN GROUP, INC.
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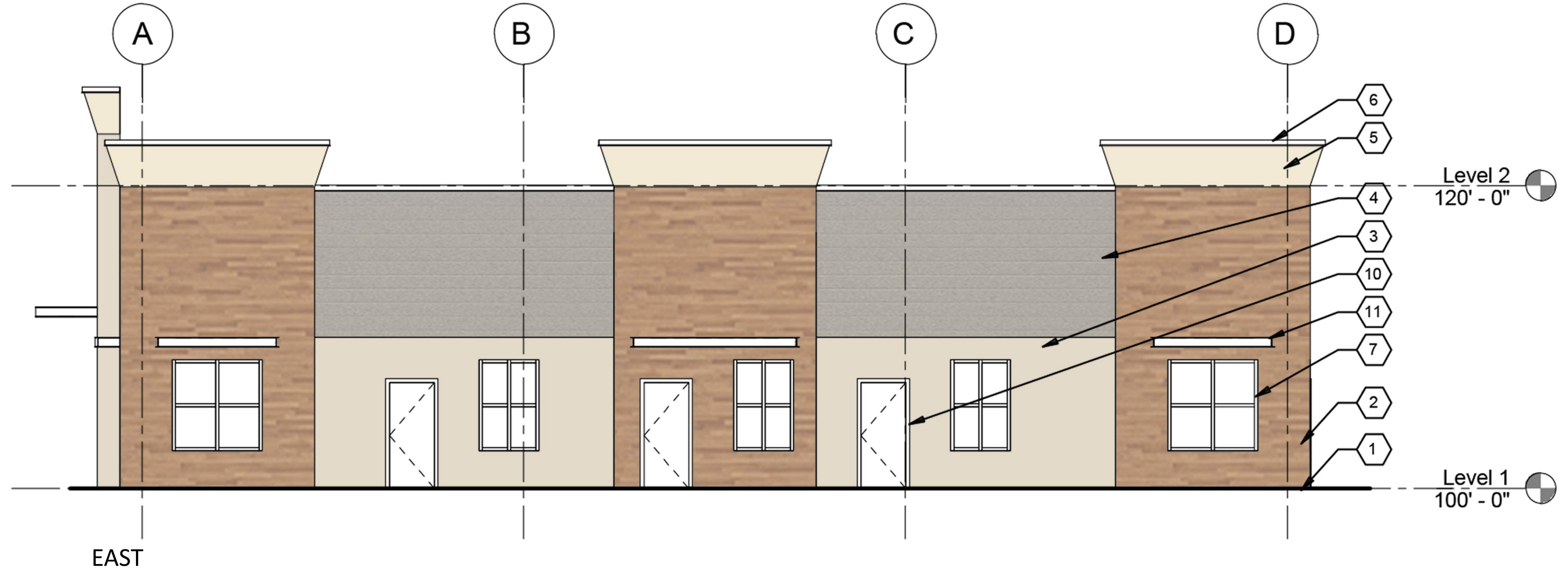
VDG

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

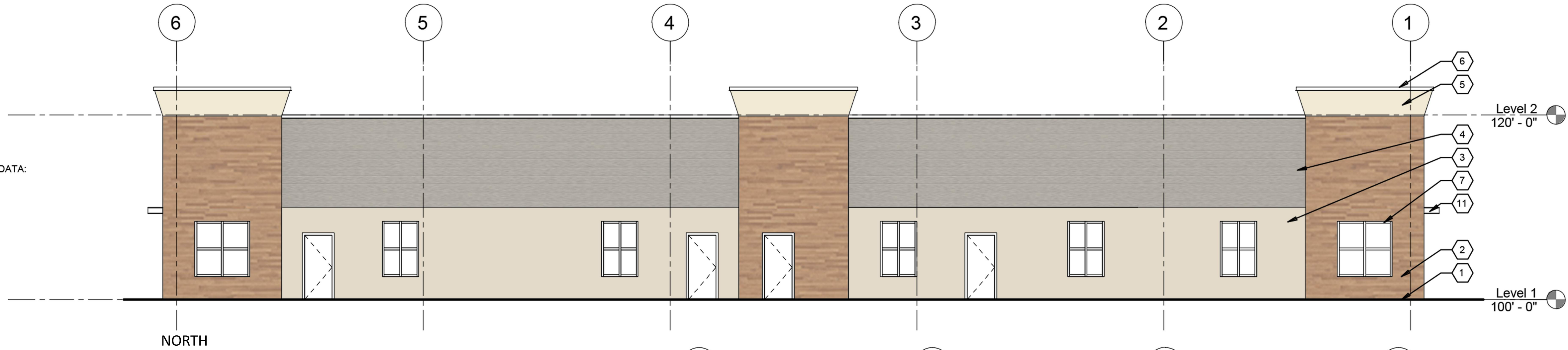
SOUTH ELEVATION MATERIAL DATA:
SIMULATED WOOD = 989 SF
EIFS = 1,284 SF 42%
SIDING = 401 SF
GLASS = 418 SF
TOTAL = 3,092 SF



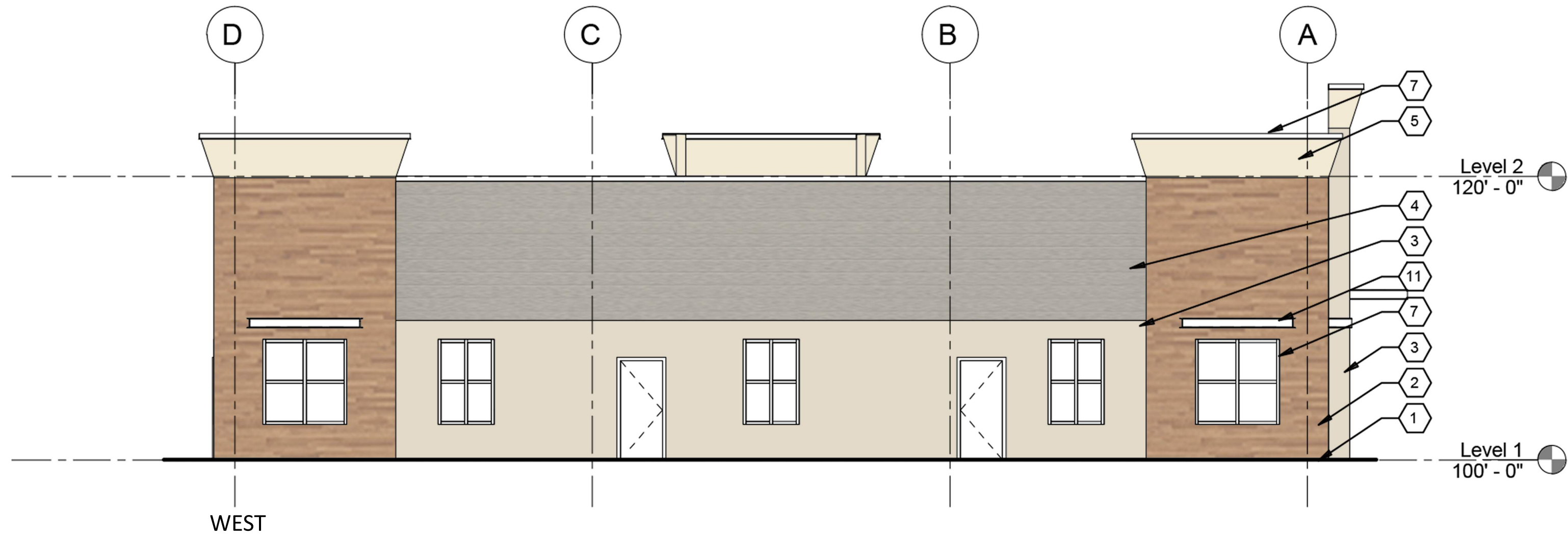
EAST ELEVATION MATERIAL DATA:
SIMULATED WOOD = 664 SF
EIFS = 556 SF 32%
SIDING = 227 SF
GLASS = 270 SF
TOTAL = 1,717 SF



NORTH ELEVATION MATERIAL DATA:
SIMULATED WOOD = 659 SF
EIFS = 1241 SF 43%
SIDING = 691 SF
GLASS = 301 SF
TOTAL = 2,892 SF



WEST ELEVATION MATERIAL DATA:
SIMULATED WOOD = 444 SF
EIFS = 670 SF 40%
SIDING = 368 SF
GLASS = 203 SF
TOTAL = 1,685 SF



KEYED NOTES:

- 1 FINISH GRADE SEE CIVIL
- 2 PHENOLIC WOOD VENEER
- 3 EIFS - COLOR BY OWNER
- 4 HORIZONTAL SIDING - COLOR BY OWNER
- 5 EIFS CROWN - COLOR BY OWNER
- 6 METAL WALL CAP - COLOR BY OWNER
- 7 STOREFRONT WINDOW
- 8 STOREFRONT ENTRY
- 9 SIGN PANEL
- 10 PAINTED STEEL EXIT DOOR
- 11 STEEL WINDOW AWNING



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 26, 2021**

TITLE: PUBLIC HEARING - Shooting Ranges

ITEM TYPE: Development Code Amendment

APPLICANT: Eagle Mountain City

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The RTI currently allows "Indoor Shooting Ranges" but there is no definition or standards for any type of shooting range in City Code.

Staff is requesting a review, public hearing on the proposed change and an opportunity to incorporate any changes or recommendations from the Commission before bringing it back for approval.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

RECOMMENDATION:

The Planning Commission may recommend approval, approval with specified changes, or may table to allow staff to make changes.

ATTACHMENTS:

[Draft Code Change](#)

9.10.030 Discharge allowed at Firing Ranges

This article shall not prevent the firing of firearms at any rifle, pistol, or shotgun range lawfully designated by the City Council of Eagle Mountain

17.48.040 Allowed Uses

M – Indoor Shooting Ranges

17.10.030 Definitions

“Indoor Shooting Range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, or Archery Bows, which is open to the General Public upon payment of a fee and which is located within the confines of a building.

“Outdoor Shooting Range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, or Archery Bows, which is open to the General Public upon payment of a fee and which is located outside the confines of a building

Chapter 17.75 Standards for Special Use

17.75.072 Indoor Shooting Ranges

Indoor shooting ranges may be permitted only where:

- A. Nuisance. The Use will not be a nuisance to surrounding uses.
- B. Lot Size. Shall be located on lots with a minimum of three (3) acres in size.
- C. Safety Regulations:
 - 1. The range shall conform to all federal, state, and industry regulations and standards for health.
 - 2. Material and construction shall be designed and certified to capture all fired rounds.
 - 3. No ammunition shall be permitted to be fired that exceeds the certified design specifications of the range.
 - 4. No alcoholic beverages shall be sold, consumed, or permitted on the premises.
 - 5. A written log of all range users shall be maintained by the ranger operator.
 - 6. Minors shall not be permitted on the shooting range unless accompanied by an adult at all times, and at no time shall a child under the age of eight (8) be permitted to discharge or handle firearms on the shooting range.
 - 7. On-site supervision and monitoring shall be provided by the range operator in addition to a credentialed qualified range master at all times.
 - 8. An alarm system, cut wire protected, shall be provided for general security of the premises.
- D. Sound Study. A sound study shall be performed and submitted with the application indicating decibel levels at the property lines and on the interior of neighboring properties (if connected by a shared/party wall) a measurement of 65 decibels or above shall be considered a nuisance per 8.15.070 B
- E. Additional Components: In addition to the above an Indoor Shooting Range may include the following components:

1. A retail component for the sale of firearms, ammunition and other accessories related to firearms. Such facility shall comply with all licensing and operation requirements of the Federal Bureau of Alcohol, Tobacco and Firearms (ATF), State Agencies, and other regulator organizations.
2. Classroom facilities to be used for community education, public forums, and seminars on gun safety and use.
3. Restaurant or dining component.

17.75.073 Outdoor Shooting Ranges

Outdoor shooting ranges may be permitted only where:

- A. Nuisance. The Use will not be a nuisance to surrounding uses.
- B. Lot Size. Shall be located on lots with a minimum of Five (5) acres in size.
- C. Standards:
 1. Access to the facility shall be from a public rights-of-way or road.
 2. The applicant shall submit a plan of operations for the shooting range, including all ancillary uses and activities. Such plan shall include a safety plan that addresses the safety and security of patrons, guests, staff, and persons on adjacent parcels or lots of land.
 3. Applicant shall provide documentation to demonstrate that such facility has been designed, and shall be operated, to contain, on-site, all projectiles and debris caused by firing ammunition.
 4. Food services, as well as groceries, sporting goods, merchandise, guns, and ammunition shall only be provided or sold to patrons, guests, staff, or operators of the facility.
- D. Safety Regulations:
 1. The range shall conform to all federal, state, and industry regulations and standards for health.
 2. Material and construction shall be designed and certified to capture all fired rounds.
 3. No ammunition shall be permitted to be fired that exceeds the certified design specifications of the range.
 4. No alcoholic beverages shall be sold, consumed, or permitted on the premises.
 5. A written log of all range users shall be maintained by the ranger operator.
 6. Minors shall not be permitted on the shooting range unless accompanied by an adult at all times, and at no time shall a child under the age of eight (8) be permitted to discharge or handle firearms on the shooting range.
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- E. Additional Components: In addition to the above an Outdoor Shooting Range may include the following components:
 1. A retail component for the sale of firearms, ammunition and other accessories related to firearms. Such facility shall comply with all licensing and operation requirements of the Federal Bureau of Alcohol, Tobacco and Firearms (ATF), State Agencies, and other regulator organizations.
 2. Classroom facilities to be used for community education, public forums, and seminars on gun safety and use.

3. Restaurant or dining component.
4. Event Facilities

17.20 Agriculture Zone

17.20.050 Conditional and special uses.

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 and special uses as defined in 17.75 will be considered:

K. Outdoor Shooting Range – Special Use

17.35.030 Commercial Land Use Table

Commercial/Nonresidential Uses			
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
Indoor Shooting Range		S	S

17.37.030 Business Park Zones Land use table

Commercial/Nonresidential

Commercial/Nonresidential Uses			
	Light Manufacturing/Distribution (LMD)	Medical/Educational Campus (MEC)	Office Professional (OP)
Indoor Shooting Range	S		

17.40 Industrial Zone

17.40 Conditional and special uses.

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 and special uses as defined in 17.75 will be considered:

K. Indoor Shooting Range – Special Use

L. Outdoor Shooting Range – Special Use