



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

March 23, 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

This meeting will be an electronic meeting Pursuant to Utah Code Ann. 52-4- 207(4).

I, Mayor Tom Westmoreland, do hereby determine conducting an electronic meeting of the Eagle Mountain City Planning Commission with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location and hereby authorize the Eagle Mountain City Planning Commission to conduct electronic meetings without an anchor location.

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- Governor Herbert and the Utah Department of Health have recently issued updated orders in response to record numbers of COVID-19 cases and COVID-19-related hospitalizations. The orders implement statewide what has been termed a 'mask mandate' and have severely limited social gatherings in an attempt 'to prevent and control the rapidly changing consequences of COVID-19 throughout the state.'
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

Those wishing to speak during the meeting, send a request and include your name, address, and phone number to recordersoffice@emcity.org.

The public may monitor or listen to open portions of the meeting via Lifesize electronic meeting through Granicus at the following website:

eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs.

1. Discussion Items

1.A [Stonebridge Montessori \(Concept Plan\)](#)

This is a concept plan reviewing a potential Montessori School located on the corner of E. Stonebridge Lane and Ranches Parkway (parcel 58.033.0298). The Montessori School will serve prekindergarten students and will be accessed from E. Stonebridge Lane.

[Stonebridge Montessori Concept Plan](#)

[Stonebridge Montessori Elevations & Site Plan Rendering](#)

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 March 9, 2021, Planning Commission Minutes

[PC Minutes 03.09.2021 - DRAFT](#)

5. Status Report

6. Action and Advisory Items

6.A [PUBLIC HEARING - Macey's at Market Place \(Site Plan\)](#)

This is a site plan for a Macey's grocery store located at the intersection of Pony Express Parkway and Eagle Mountain Boulevard, within the the Market Place at Eagle Mountain Town Center. The site is about 6.7 acres and the development will be the anchor to the overall Market Place at Eagle Mountain Town Center commercial project.

[Attachment #1 Elevations](#)

[Attachment #2 Photometric Plan](#)

[Attachment #3 Site Plan](#)

[Attachment #4 Pad Site Approval](#)

6.B [PUBLIC HEARING - Sweetwater Industrial Park \(Rezone & General Plan Amendment\)](#)

This is a request for rezone and a General Plan amendment to the Future Land Use Map for lands known as the Sweetwater Industrial Park. The property is located west of Pony Express Parkway and south of Tiffany Lane and includes about 126.61 acres of land. The applicant previously requested rezoning of the property in the summer of 2020. On July 21, the City Council approved the LMD (Light Manufacturing / Distribution) and the Sweetwater Industrial Overlay zones on Lot 1, but tabled the remainder of the request to allow the applicant to review the new LMD zoning code and consider it for use within the industrial park.

The rezone request seeks to zone about 50.14 acres to Industrial with the Sweetwater

Industrial Overlay, about 34.6 acres to CC, and about 41.87 acres to LMD. The current land use designation on the property is "Business Park / Light Industry" on all but about 22.25 acres on the far west end of the subject property which is designated as "Neighborhood Residential One." The General Plan amendment is to change about 24 acres of the "Business Park / Light Industry" land use area to "Community Commercial," about 10.1 acres of "Neighborhood Residential One" to "Community Commercial," and about 12.15 acres of "Neighborhood Residential One" to "Business Park / Light Industry."

[General Plan Amendment Exhibit](#)
[Rezone Exhibit](#)
[City Council Meeting Minutes - July 21, 2020](#)
[General Plan Future Land Use and Transportation Map](#)

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 19th day of March, 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
MARCH 23, 2021

TITLE:	Stonebridge Montessori (Concept Plan)
ITEM TYPE:	Concept Plan
APPLICANT:	Jon Jensen

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Jessa Porter, Planning

BACKGROUND:

This is a concept plan review for a potential Montessori School located on the corner of E. Stonebridge Lane and Ranches Parkway (parcel 58.033.0298). The Montessori School will serve prekindergarten students and will be accessed from E. Stonebridge Lane.

The subject property is located in The Ranches neighborhood and was identified for commercial use within the now expired Ranches Master Development Plan and Agreement. As the agreement has since expired the vested rights no longer carry. The City has been evaluating rezoning commercially-intended properties in The Ranches to the current commercial zone code in order to secure those development rights. The property is also identified in the General Plan's Future Land Use Map with a Community Commercial land use designation.

ITEMS FOR CONSIDERATION:

ZONING

The subject property is part of The Ranches and was identified for commercial use through the master development plan and agreement. That agreement has since expired and the vested rights no longer carry. The City has been evaluating rezoning commercially-intended properties in The Ranches to a current commercial zone code in order to secure those development rights. The property is also identified in the General Plan's Future Land Use Map with a Community Commercial land use designation. If a development proposal is submitted to the City for this property before the City has rezoned it, the applicant is recommended to include a rezone request with the development application.

SPECIAL USE

In **EMMC 17.35.030**, "Schools (public/charter/private)" are allowed as a special use in the CN and CC commercial zones and per **EMMC 17.35.050(B)** the use must comply with **EMMC 17.72** Commercial and Multifamily Design Standards. The special use standards for this type of use are outlined in **EMMC 17.75.052**.

ARCHITECTURAL STANDARDS

"Commercial buildings should be similar in style as significant adjacent buildings and shall be designed with consistent architectural style, detail, and trim features as the primary façade," per **EMMC 17.72.040 (A)**. Staff recommends the applicant revise the elevations to be consistent with surrounding businesses.

Per **EMMC 17.72.040 (D)**, "buildings shall include façade modulation (stepping portions of the façade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied from setbacks or staggered and jogged unit planes within the same structure, and other techniques to help avoid large, featureless and/or panelized surfaces on commercial buildings." Staff suggests the applicant add articulation on the west and north sides of the building to come into compliance with this code.

"Pedestrian-scaled architectural features/details shall be incorporated into commercial buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure," per **EMMC 17.72.040 (E1)**. Staff recommends the applicant update the elevation exhibit to include architectural features to come into compliance with this code.

EMMC 17.72.040 (L) states "storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials colors, details, etc." The dumpster is located to the west of the building and shown to be "behind" the south face. The applicant is encouraged to ensure that the enclosure is designed to be consistent with the style of the building.

BUILDING ORIENTATION

"The primary entrance to a commercial building should be oriented toward the street and the sidewalk. Orienting the primary entrance to

a parking area without addressing the street-facing façade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited," **EMMC 17.72.030 (A1)**). Staff has recommended that the applicant turn the building 90 degrees and locate it at the southeast corner of the lot as the commercial code states buildings must be located at the front with parking at the side/rear. With the south and east faces adjacent to the two streets, the parking and play areas can be located to the west and north.

ACCESS

The school will be accessed from E. Stonebridge Lane. Staff has recommended to previous applicants interested in this lot that they collaborate with the property owner to the west to create an access road along the west property line to benefit both properties and run to the north which would provide access to this property's parking lot. This would also increase the distance from the access point to the intersection of Stonebridge Lane and Ranches Parkway. The applicant has the access point to the western-most edge of the property and should work with the adjacent property owner on potential cross access needs.

PARKING

"Headlight screening is required around the perimeter of all areas adjacent to residential uses, or as deemed necessary by the planning director. A headlight screen shall consist of a berm, fence wall, or landscaping consisting of at least three and one-half feet in height and capable of blocking headlight glare (**17.55.040 (G)**).\" The concept plan does call for a three (3) foot landscape berm. Staff recommends the applicant add a half-foot to this berm to come into compliance with this code.

The parking requirement for preschool is 1 stall per staff member plus 1 stall per 10 children. The concept plan shows 30 spaces. **Per 17.55.120(b)**, two of these spaces would need to be ADA-compliant and located as close to the school building entrance as possible.

REQUIRED FINDINGS:

There are no required findings for concept plan applications.

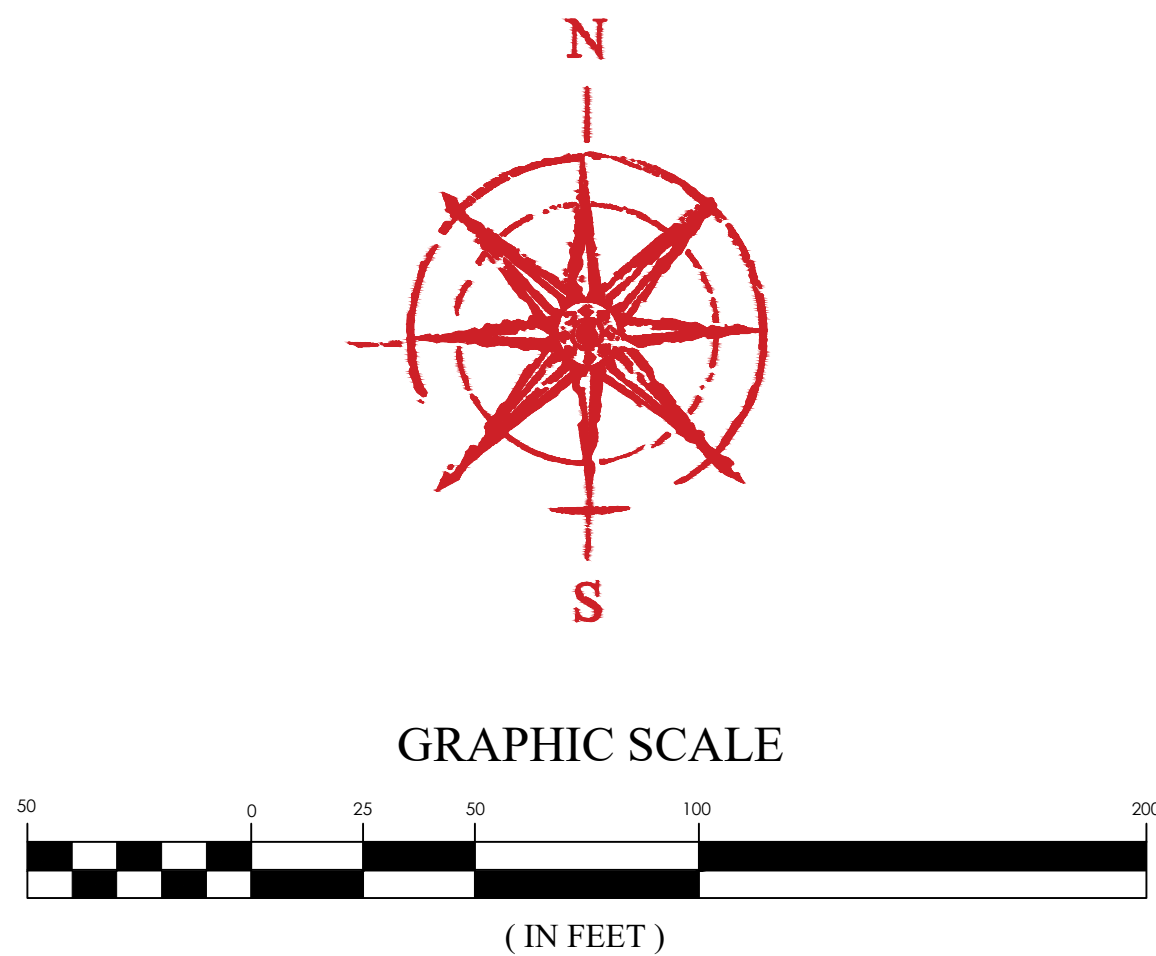
RECOMMENDATION:

The Planning Commission is recommended to review the concept plan and discuss the development intentions with the applicant. Any feedback provided by the Planning Commission is non-binding and may be used by the applicant and property owner to guide them in the preparation of subsequent development applications.

ATTACHMENTS:

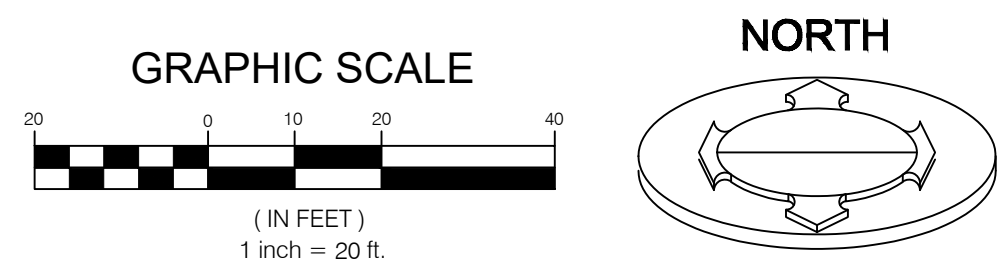
[Stonebridge Montessori Concept Plan](#)

[Stonebridge Montessori Elevations & Site Plan Rendering](#)



CONCEPT TABULATIONS

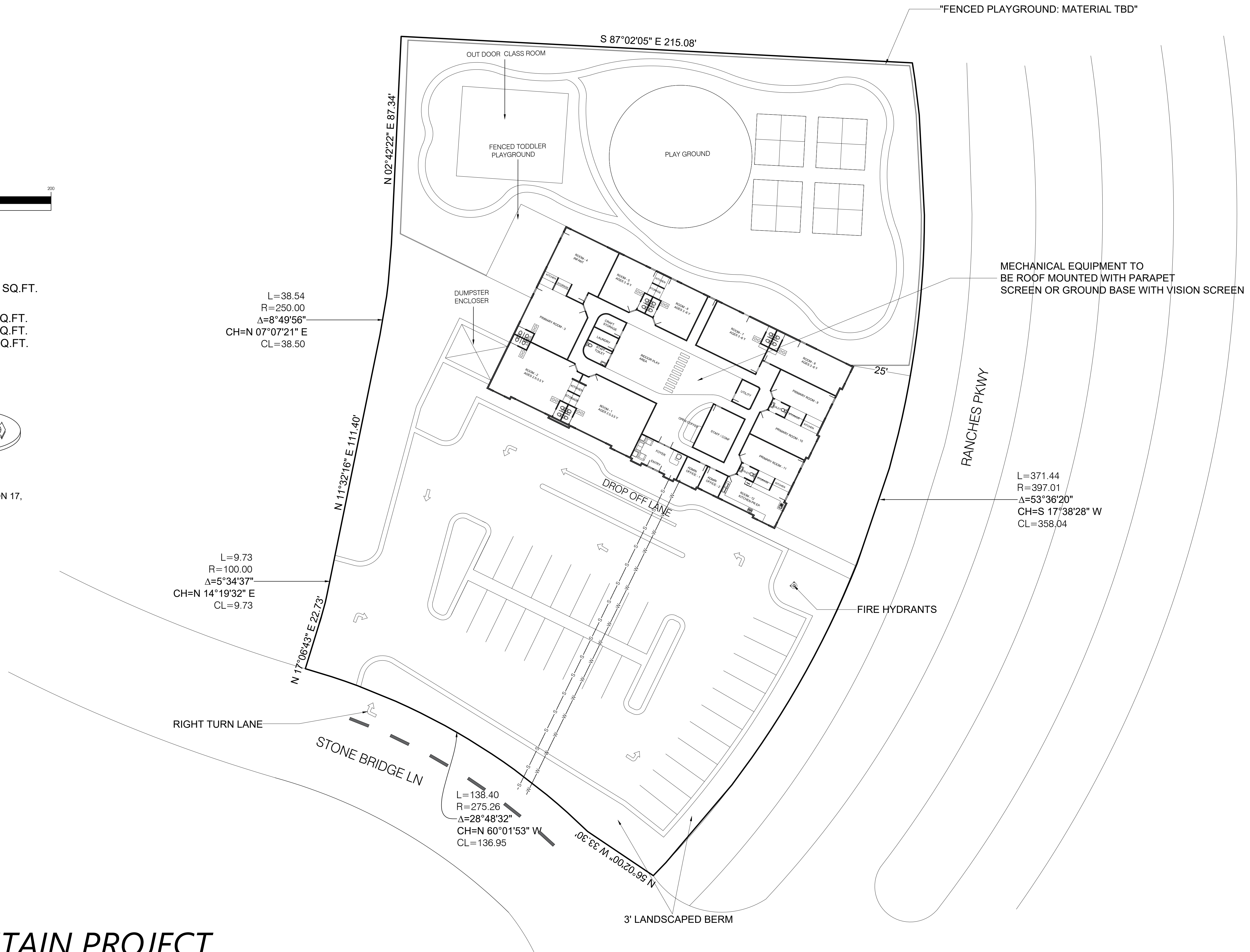
TOTAL ACREAGE	±66,162 SQ.FT.
TOTAL STALLS	30
TOTAL ROAD AREA	18,351 SQ.FT.
SCHOOL BUILDING AREA	10,000 SQ.FT.
LANDSCAPE AREA	37,811 SQ.FT.



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
UTAH COUNTY, UTAH

	NUMBERS	PARKING
STUDENT	150	15
STAFF	15	15
TOTAL		30

SEWER LINE	--S--S--S--S
WATER LINE	--W--W--W--W



EAGLE MOUNTAIN PROJECT

PRE-SCHOOL PLAN
11.03.2021



















EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 9, 2021, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Planning Manager; Tayler Jensen, Senior Planner; Jessa Porter, Planner; and Elizabeth Fewkes, Recording Secretary.

Commissioner Wright called the meeting to order at 5:30 p.m.

1. Discussion Items

1.A. DISCUSSION – Conflict of Interest and Open Meeting Law Training

This item was discussed after item 1.A.

City Attorney Jeremy Cook presented Utah Code Title 52-4 Open and Public Meetings and Utah Code Title 10-3-1301 Municipal Officers' and Employees' Ethics Act in accordance with the annual training requirement.

Discussion ensued clarifying that a quorum is constituted by three or more body members, explaining Commissioners should not engage in any private and/or electronic communications during public meetings, and regarding the differences between Utah Code and EMMC 1.15.020 conflict of interest regulations and the proper and expected duties of disclosure and recusal.

Mr. Cook advised the Planning Commission to disclose anything that might be of personal financial interest or investment and said that it is best practices to recuse yourself, as required by Municipal Code, from a vote when an item could be interpreted to represent a conflict of interest.

1.B. DISCUSSION – Single-family Detached in the MF1 Zone

This item was discussed prior to item 1.B.

Planning Manager Pete Kane presented the item. The item was added to the agenda due to concerns regarding allowing single-family homes in a multifamily zone. Currently, both single-family and multifamily units are permitted in the MF1 zone. The development standards do not include a minimum lot size, a minimum average lot size, or a minimum lot frontage because the zone is not intended for fee-simple lots for either multifamily or single-family. Concerns have been raised due

to the perceived setbacks for single-family detached units located on communal ground and the allowances granted with land zoned MF1 with the intention of single-family units.

Commissioner Wright concurred with the concerns identified by Mr. Kane and noted that approving the MF1 zone allows both single-family and multifamily lots may result in the developer or a developer that later acquires the land to build multifamily units in the zone even when the intention of the original approval was for single-family units. He was also concerned regarding the lack of setback requirements in the MF1 standards.

Commissioner Wells inquired regarding the original intention of allowing single-family and multifamily units in the zone.

Commissioner Everett stated he believes that the standards were introduced recently and he did not recall a specific purpose for the inclusion. On the eastern and southern sides of the SilverLake development includes cluster lot, cottage single-family product. He agrees with Commissioner Wright's desire to only allow multifamily in the MF1 zone due to vested right concerns and due to the RC zone allowing the incorporation of a similar product type.

Commissioner Wright said he believes the comingling of the single-family and multifamily units was due to the previous tier system. He feels now that Municipal Code has been updated with more single-family zones, the separation of single-family and multifamily is appropriate.

Senior Planner Tayler Jensen suggested an amendment to require single-family units in the MF1 zone to meeting the RC zone setback standards.

Commissioner Bergener expressed concerns regarding ambiguity in the standards and thinks the standards should be clarified.

Commissioner Pengra concurred with Commissioner Bergener's concerns regarding ambiguity. He advocated for seeking staff input regarding the best method to clarify the standards.

Mr. Kane noted that decreasing lot sizes by allowing a detached, non-fee-simple lot format is a method to reduce cost and provide affordable housing options. Allowing single-family in the MF1 could help meet affordable housing requirements; however, creating a new, hybrid zone with specific standards for detached, non-fee-simple lots might be a better solution.

Commissioner Wright advocated for the removal of single-family units from the MF1 zone to address immediate issues. An amendment to create a new detached, non-fee-simple zone could be considered in the future with the inclusion of common area requirements to increase livability for residents. He directed staff to prepare an amendment removing the single-family from the MF1 zone, especially in light of similar concerns expressed by the City Council regarding the inclusion of single-family in the MF1 zone and thanked staff for their efforts.

Mr. Kane explained that in order to meet noticing requirements, the requested amendment would not be ready for the following meeting but could be prepared for the April 13, 2021 meeting.

Commissioner Wright recessed the meeting at 6:25 p.m.

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

Commissioner Wright called the meeting to order at 6:32 p.m.

2. Pledge of Allegiance

Assistant City Administrator/Community Development Director Steve Mumford.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. February 23, 2021, Planning Commission Minutes

MOTION: *Commissioner Pengra moved to approve February 23, 2021 minutes. Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

5. Status Report

Mr. Kane reported the master development plan, rezone, and General Plan amendment requests for The Pinnacles were reviewed during the March 2, 2021 City Council work session. The Council provided feedback that they agreed with the Planning Commission's recommendations and desired a reduction in the multifamily units and an increase in RC and R3 product in order to reduce the overall density. The applicant is revising the plans and the item will be scheduled once ready.

The City Council motioned to unanimously approve a revised preliminary plat for Scarlet Ridge. The final density resulted in 176 lots and a mix of the RD1 and RD2 zones. The applicant removed the park from the proposal and will pay a fee-in-lieu for amenity improvements outside of the development.

6. Action and Advisory Items

6.A. PUBLIC HEARING – O'Reilly Auto Parts (Site Plan)

Mr. Jensen presented the item. The site plan proposal is for an O'Reilly Auto Parts to be located at 4266 Pony Express Parkway, southeast of Porter's Crossing Parkway and Pony Express Parkway, adjacent to the recently approved Dollar Tree, and backs onto homes in the Oak Hollow subdivision.

Per EMMC 17.100.050(B), any commercial lot which abuts a residential use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. EMMC 17.35.050(F) requires buffering or transitioning when built adjacent to residential uses, and EMMC 17.60.110(D) requires applicants to provide a headlight screen. While a wall exists, due to following the natural grade, additional buffering is required roughly adjacent to where the O'Reilly access aisle enters the project.

Per EMMC 17.72.030(A)(1), the primary entrance to the building should orient toward the street, and if not, the street-facing façade should include entrances, display windows, awnings, increased architectural elements, increased landscaping, and other pedestrian-oriented features. While the front entry does not face Pony Express Parkway, a pedestrian path is included that ties into the existing trail, and some extra features are on the road-facing façade.

Per EMMC 17.72.040(C), the primary roof form of a structure should help reduce the perceived scale of a building. All commercial buildings shall contain either sloping roofs with overhanging eaves or a decorative parapet and multiple roof planes and heights. Elevations should be amended to include a tower to increase the height of the parapet above the main entry and columns. Per EMMC 17.72.040(E), buildings shall incorporate a majority of the following details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis. All sides of a building shall include the chosen details. Only four of the 12 have been used by the applicant; at least three additional architectural features shall be used on all four sides of the building. Per EMMC 17.72.040(G), a building's color palette should be similar to that of significant neighboring structures. The color palette should be amended to be similar to the colors used on the Eagle Vision and Dollar Tree buildings.

The parking standards require 25 to 37 stalls and 28 stalls are provided. EMMC 17.35.050(K) requires bicycle parking to be provided with all commercial locations and no bicycle parking is provided. The sign indicated on the site plan must follow EMMC 17.80.

Should the Planning Commission motion to recommend to approve or table the O'Reilly Auto Parts Site Plan to the City Council, for the reasons set forth in the staff report and in the meeting, staff recommends the following conditions:

1. The applicant shall plant evergreen trees, increases landscaping, and/or increase the height of the wall, or builds a new wall in the designated locations to provide effective screening between this project and the Oak Hollow homes;
2. Elevations shall be updated to include stacked stone and materials similar in color to Dollar Tree and Eagle Vision;
3. Elevations shall be amended to include a tower or to increase the height of the parapet above the main entry and columns to give the appearance of different roof planes and heights;
4. At least three additional design elements designated in EMMC 17.72.040(E)(1) are added to all four elevations;
5. The primary color of the building shall be similar to that used on Eagle Vision and Dollar Tree;
6. All parking lot lighting shall be no more than 17 feet above the pavement;

7. Color rendering or material/color details of the dumpster enclosure is provided to confirm compliance with Municipal Code; and
8. Bicycle parking shall be provided in compliance with EMMC 17.35.050(K).

Applicant representative Creed Richardson stated they plan to plant trees along the fence to screen between the commercial and residential area. He said that O'Reilly Auto Parts is particular about the color palette desired for the building but he believes they can achieve a compromise to be more in harmony with the other buildings in the area. The red depicted in the rendering appears darker than the actual color. He will consult with the design team to determine three additional design elements to implement and the height of the light fixtures. He presented the stormwater runoff plan and landscaping to mitigate drainage from the site and the civil engineer has adapted the plan to address the slope of the land. The landscape plan includes eight-to-ten-foot skyline honey locust, spring snow crabapple, and chancicleer flowing pear deciduous trees, Austrian pine, and landscape islands and peninsulas.

Commissioner Wright opened the public hearing at 7:00 p.m.

Resident Diana Anderson stated she lives in the home located directly behind the O'Reilly Auto Parts site. The headlights from the cars will shine directly into her dining room. She submitted pictures to illustrate how ineffective of a screen the current wall is due to the grade difference. She and her family can see the full construction site above the current wall. Municipal Code requires "effective screening" between residential and commercial properties and the current wall is pitifully ineffective. She expressed concern that the proposed deciduous trees would also be ineffective as the leaves would only provide screening for a portion of the year. Leveling the ground would turn the barrier fence into a retaining wall and people could fall over the wall into their yard. She expressed safety concerns as cars in need of repair will be driving directly towards their home. She beseeched for their family and property to be provided the privacy and protection intended by City screening requirements with a wall of adequate height with consideration for a solution for the space between the walls should it be determined to require a second wall.

Ms. Anderson also provided the following email comment prior to the meeting that Commissioner Wright requested to be entered into the public record:

Dear Planning Commission,

My name is Diana Anderson, I'm a resident of the Oak Hollow community directly behind the commercial lot site discussed in tonight's meeting. More specifically, I live in the house directly in front of the proposed road entering the Dollar Tree and O'Reilly's parking lots. The road leads directly to the back of my house.

When we purchased our home, we were grateful for the beautiful wall afforded to us by our builder and trusted that it would be a sufficient barrier between our home and the commercial lot behind us. The land behind ours was just a tangled mess of weeds and we assumed it was a similar altitude to our own. However, as the Dollar Tree construction began, we were shocked to see how much higher the land behind the wall was in relation to our land. Once weeds were cleared, it became apparent that the ground on the other side of the wall was several feet higher than our own, making the wall we have absolutely useless. Members of your own planning commission, Commissioner Everett and Commissioner Wright, came to our home to see the problem and can attest to the severity thereof. Although the builder met requirements for a 6-foot wall, the land on the other side of the wall makes a rapid and steep ascent, completely negating any privacy or protection intended by the wall's construction.

We can see the ground on the other side of the wall from our dining, living and kitchen windows, and more alarmingly, they can see us. As construction is currently underway, I cringe each time I see a

construction worker walk by because I don't just see his head peeking over our wall, I see his entire body, all the way down to his feet. I see the bottoms of the tires of every vehicle that enters. As cars and trucks enter the lot, their headlights point directly into our dining room and are not blocked in the least degree by the wall. We see everything taking place in the lot behind us as if there was no wall in place at all.

The city code in section 17 requires that residential lots be "effectively screened" from commercial lots and the currently proposed plans are far from "effective". While the code allows for the screen to take the form of landscaping, wall, fence or combination thereof, I plead with you to take a step further and require a sturdy and secure wall, sufficiently strong to protect our home and family from automotive mishaps and sufficiently high to afford our family the privacy intended by the city code.

Should a vehicle mistakenly continue on the proposed road, they would drive straight into our home and, heaven forbid, our children in the backyard. I take no comfort in knowing that the cars visiting the O'Reilly's are likely in need of repairs of some sort or another. True, the code allows for landscaping as an option for this screening but deciduous trees would lose their leaves and leave our family exposed for over half the year. And saplings would not provide any sort of privacy or safety for many years to come. Anything less than a forest of mature evergreen trees would do little to protect our family and meet the requirements of the code.

Furthermore, the code requires the commercial property to manage its own draining of water. As the properties are currently laid out, all the rainfall of the commercial lot would find its way into our land. It would seem the remedy to this solution is to fill in the trench behind our wall so as to level the ground on the commercial lot and prevent the water from following the incline down onto our land. However, if the trench were to be filled in, the wall currently in place would then function as a retaining wall rather than the divider it is required to be. It would be a simple hop for strangers to get into our backyard. A replacement with a higher wall or the construction of a new wall is truly the only solution.

I implore you to sustain the code and protect our homes and families by requiring the O'Reilly's team to replace our wall with a higher one or build a new one that would be sufficiently strong and effectively high to protect our home, our family and our neighbors.

Thank you,
Diana Anderson

Commissioner Wright closed the public hearing at 7:05 p.m.

Commissioner Everett disclosed that his family is friends with the Anderson family. He visited the Anderson property to better assess the situation. The Oak Hollow development installed a six-foot wall that has a significant height difference between the commercial and residential areas due to the steep slope of the ground. Municipal Code requires the commercial developer to provide buffering or transition when building adjacent to residential developments. He feels the current wall is ineffective for commercial screening purposes. He concurs with the concerns regarding the inadequacy of using the proposed deciduous trees as a screen. He recommended a six-foot solid, wall barrier on the commercial property to fulfill the screening requirements for commercial uses. He agreed with the request for the main color of the buildings to be more in harmony with the other developments; however, he was in favor of allowing leniency regarding logo and brand accent colors due to approvals for brand color usage for other businesses.

Commissioner Wright stated that he has also visited the property and the height difference between the residential and commercial areas is dramatic. He believes a masonry wall is the best solution; however, he is unsure of the best location and height for the wall. He is in favor of all the recommendations in the staff report with preference for requiring the applicant to provide a wall screening and to address any resulting drainage issues, rather than allowing the evergreen tree screening option. He expressed appreciation for the thorough staff report and recommendations.

Commissioner Pengra stated he disagreed with the recommendations to add stacked stone, increase the height of the parapet, and alteration of the primary building color as he felt the changes would decrease rather than increase the aesthetical appeal of the building, due to other buildings in the City without those detail requirements, and his preference to allow some variation within the City. However, he concurs with requiring the wall to provide adequate screening especially in consideration of vehicular safety concerns, and agreed with the other staff recommendations.

Discussion ensued regarding the slope of the ground and the impact on the residential properties including those behind the Dollar Tree site and staff efforts to work with the applicants to address screening adequacy concerns. The Commission lamented that the issues had not been identified and rectified during the Dollar Tree application and pledged to take more thoughtful consideration of buffering and screening between commercial and residential uses going forward.

Commissioner Wells expressed concern with the aesthetical and other unforeseen issues for the area between the walls if a second wall were to be required. She believes that an evergreen tree species would be the preferable solution.

Commissioner Bergener stated that there needs to be an effective resolution for the screening issue and he believes it falls to the applicant to determine a satisfactory solution. He advocated for harmony in design and color palette between buildings while still allowing for variety.

Commissioner Pengra expressed concern about allowing trees to provide screening due to the time between planting for the trees to grow to be able to provide adequate screening, the spacing between the trees, and the potential for trees to die. He recommended for the existing wall to be increased in height both in this location and along the other areas with lower elevations adjacent to the residential properties.

Commissioner Wright noted that a drive aisle is located behind the Dollar Tree site and that vehicles will drive parallel to the adjacent homes where vehicles for the O'Reilly Auto Parts will drive directly towards the residential area and will park with their headlights directed at the homes. He reiterated his preference for an additional wall and did not feel it would be visually unappealing. He explained his support of the staff report is due to the recommendations being based upon Municipal Code requirements.

Commissioner Everett agreed that the wall along a portion of the property might not be ideal visually; however, he is unaware of a better solution. He expressed appreciation for the thoroughness and Municipal Code citations included in the staff report and felt that an application with eight conditions needs additional amendments prior to the Planning Commission making a recommendation to the City Council. He is in favor of tabling the item to allow time for the applicant to address and rectify concerns prior to the application being presented to the City Council.

Applicant representative Ryan Forsythe stated they are attempting to adhere to Municipal Code standards; however, they also have to meet the brand requirements of the company they represent. They implemented the previous requests from the City during the Dollar Tree application into this project. He requested to not have to pay to provide new renderings, especially because he believes

they met the aesthetics and style of the Dollar Tree. He spent \$20,000 to extend and match the fence as a favor to the City during the previous applications (7-Eleven). He recognized the concerns with screening and explained that the final site will be lower than the current construction activities and should not cause any drainage issues. He noted the materials and market expenses that have increased over the past few months and that delays in the application will increase the cost and he would rather spend the money to address issues such as the fence rather than to provide additional renderings and applications.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the site plan for O'Reilly Auto Parts with the following conditions:*

- 1. The applicant shall increase the height of the wall along the south of the property to provide effective screening between the project and the Oak Hollow homes;*
- 2. At least three additional design elements designated in EMMC 17.72.040(E)(1) shall be added to all four elevations;*
- 3. All parking lot lighting shall be no more than 17 feet above the pavement;*
- 4. Color rendering or material/color details of the dumpster enclosure is provided to confirm compliance with Municipal Code; and*
- 5. Bicycle parking shall be provided in compliance with EMMC 17.35.050(K) at a location to be identified between the applicant and staff.*

Commissioner Pengra agreed to add the requirement for an additional three design elements at Commissioner Everett's request in order to obtain a second and move the motion forward; however, he had omitted the condition due to the similarities between the approved Dollar Tree elevations and the proposed elevations.

Commissioner Everett seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, and Christopher Pengra. Those voting nay: Erin Wells and Brett Wright. The motion carried with a vote of 3:2.

Commissioner Wells clarified her dissention was due to her desire to include some of the other staff recommendations.

Commissioner Wright explained his dissention was due to the other Municipal Code adherence concerns identified by staff he desires to be addressed by the applicant, particularly the roof height.

6.B. PUBLIC HEARING – Prairie Gate Business Campus (Recorded Plat Amendment)

Mr. Jensen presented the item. The current plat was approved in 1999 and recorded in 2000 with five lots with lot 5 designated for open space. Both lot 1 and lot 5 have currently approved plats; however, only lot 1 has access onto Campus Drive. The applicant is proposing an amendment to the plat for the creation of Parcel A comprised of open space, including the Ranches Waterfall Sign. The City would retain ownership of this parcel. The proposal also creates two lots from the remaining land, both with access onto Campus Drive. The purpose of this request is to ensure that the improved open space is owned and maintained by the City while creating two 1.279-acre lots

with access onto Campus Drive. This request would add approximately 0.958 acres of commercial space to the development and would not remove any improved open space.

The future land use designation for the Prairie Gate Business Campus is Community Commercial. The Eagle Mountain General Plan Framework map anticipates a Community Node in this location.

Staff recommends that the Planning Commission motion to recommend approval to the City Council of the recorded plat amendment for the Prairie Gate Business Campus, for the reasons set forth in the staff report and in the meeting, and with the condition that the purchase of the City property must be finalized prior to recording the plat.

Applicant representative Dan Ford explained that a part of the agreement provides an access easement for the City to be able to maintain the waterfall and open space.

Mr. Jensen clarified that an easement to allow City access to the open space area is identified on the plat.

Commissioner Wright opened the public hearing at 7:55 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Commissioner Wright closed the hearing.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the recorded plat amendment for the Prairie Gate Business Campus with the following conditions:*

- 1. The purchase of the City property must be finalized prior to recording the plat; and*
- 2. The applicant shall provide an easement from one of the lots to access the City-owned property.*

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

6.C. PUBLIC HEARING – Pole Canyon NPA-11 (Preliminary Plat)

Mr. Kane presented the item. The subject property is about 5.6 acres and is located adjacent to the White Hills subdivision; the property runs along the north sides of Jackson Street and Jefferson Avenue and the west side of Eisenhower Street. The property is subject to the Pole Canyon Annexation and Master Development Agreement (MDA). The MDA divided the Pole Canyon area into several planning areas consisting of neighborhood (residential), commercial, and business park/industrial uses. The property, identified as NPA-11, has vested rights for residential zoning for a total of 20 residential lots/units with a density of 3.36 units/acre and a 10,000 square foot minimum lot size.

A preliminary plat application was submitted in 2013 then withdrawn. A similar preliminary plat application was made in 2016; the Planning Commission held a public hearing on June 14, 2016,

and made a positive recommendation and the application was placed on hold. Both times, the request was withdrawn or put on hold in order to complete infrastructure requirements.

The 20 residential lots range from 10,684 square feet to 13,940 square feet with an average lot size of 11,848 square feet. The smallest frontage width is 101.75 feet. The setbacks are based upon the Tier II residential requirements at the time of the MDA execution. Setback requirements for the Tier II system were 15 feet for the front of the unit, 22 feet for the garage front, 5 feet for the side, and 10 feet for the garage side, and 20 feet for the rear. The setback requirements for the R2 zone are 25 feet for the front of the unit, 25 feet for the garage front, 8 feet for the side, and 10 feet for the garage side, and 20 feet for the rear.

The Future Land Use designation for the property in the General Plan is Neighborhood Residential One. Based on the proposed lot sizes and frontages, the equivalent current zoning would be R2. The Neighborhood Residential One land use includes the potential zoning districts of R1, R2, and R3.

Currently, the White Hills subdivision and the subject property have only one access onto Wride Memorial Highway via Wilson Avenue. EMMC 16.35.070 requires a second “separate and approved fire apparatus access road” based on the number of lots in this area. The applicant has proposed a 30-foot temporary access easement extending north from Adams Street to include a 20-foot-wide paved access road and restricting parking on both sides of the access road.

EMMC 15.10.390 requires streetlights in residential developments. The applicant has previously requested a waiver from the streetlighting requirement because the White Hills subdivision does not currently have streetlights and feels adding lights for this development will be out of character. EMMC 17.25.050(I) allows the Council to exempt streetlights from projects in the RA1, RA2, and RD1 zones with one-acre or larger lots.

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

1. That the temporary access road to the north will be constructed to the attached civil plans and as requested by United Fire Authority with a 30-foot-wide temporary access easement, 20-foot-wide paved access road within the easement, "No Parking" signs on both sides of the access road, and the road must be capable of supporting 65,000 pounds;
2. The applicant will record a temporary access easement on parcel 59:050:0052 to establish and build the temporary access road; and
3. One of the following streetlighting options either:
 - a. Streetlighting shall be installed in compliance with EMMC 15.10.390; or
 - b. Streetlighting for the existing streets in the preliminary plat is not required; any future neighboring developments or extensions of the existing streets will be required to comply with EMMC 15.10.390.

Applicant representative Nate Shipp expressed concern regarding the staff recommendation to pave the temporary access road as he believed that it conflicted with State requirements for an all-

weather, temporary access road and it would be onerous to install asphalt that would later be removed. He would like to discuss the matter further with Unified Fire Authority (UFA).

Mr. Kane stated that the UFA recommendation to pave the road had been discussed during the development review committee (DRC) meeting for the project and the applicant had not denoted a conflict with State requirements at that time. However, UFA was explicit in their request for paved access capable of supporting 65,000 pounds.

Commissioner Wright opened the public hearing at 8:08 p.m.

The City received the following email comments regarding this item:

Bruno Hunziker: "So, the city has been saying for 4 years and nine months now that the sewer is almost complete. We do not need to give out permits right now because it could be another 4 years. I know it is close to being done with the lift station but until that is complete and another entryway is built then you will be ready to issue permits."

Peggy Hunziker: "The planning commission meeting from Tue. June 14, 2016 p. 7 states: "Mr. Mumford thanked Peggy Hunziker for her comment. He stated that the City Planner's new recommendation is that no building permits shall be issued until the infrastructure is complete. And under MOTION: 2. Reads: Building permits shall not be issued for construction until infrastructure needed to comply with City requirements has been substantially completed (sewer, water, & Wilson Avenue repair)."

1. We have not been hooked up to the city's sewer yet, even though we have been paying for this service we do not receive.

2. The Fire Marshall said there can not be any new homes built without a new road entering into the subdivision. This road is necessary for fire access. Also, it would keep the large trucks out of the neighborhood so as not to endanger our children.

3. The water loop has not been completed that would give us water pressure to accommodate the new building. As of now there is not enough pressure for the present homes.

When these three items are completed then we will welcome new neighbors.

I don't understand why we are here again when these things still are not done."

Kristin Fluckiger: "As a resident that currently lives in the White Hills Subdivision, I was looking at the impact studies that are being used for the proposed new homes on the north end of our existing subdivision, the traffic study hasn't been updated since 2008, citing that there has been no significant development in our area that affects current traffic flows. I would like to see this redone, since the gravel pits, the dump and Tyson meats have been added to this area and have definitely impacted the amount of traffic that is currently using SR-73. The water study is from 2016 and does not take into account the usage from Tyson's plant and the new additional burden on our water system with the new lines that were put in place in the last year. The water pressure measured in 2016 from a fire hydrant during the water tower low fill was barely able to maintain 24 psi and a minimum of 20 psi was recommended to add new homes at that time. We pay monthly for city sewer, that we are not currently connected to or has been updated since 2016. I feel that it would be wise to address these issues and the extra access to and from the subdivision

that were required by the local fire department before new homes are built to our existing subdivision.”

Beth Croff: “Hi. My name is Beth Croff and my family and I have lived in White Hills for the past 8 years. I understand our little subdivision will expand in time, but I do not understand why we keep rehashing the same issues with the developers when once again, the agreed upon items have not been completed yet in order to continue with development. Examples of such items being basic infrastructure put in place, such as the sewer lines that are still not connected/completed. I also understand that our neighborhood would need another entryway prior to more housing being built. And we already have water pressure issues without having 20 more houses being built. I would like to see the city council hold the developer up to the requirements that have already been settled upon at multiple prior meetings before we move forward with new development!”

Weston Berry: “My name is Weston Berry and I live south of the well house on Adams Street (3832). The proposed 2nd access road I feel is too small. It will become the main entrance into White Hills, very few will use the Wilson Ave entrance. I would like to see the road widened to standard width or move the 2nd access road to a less appealing area as to not become a main road. A small 20-foot road would be a safety concern as there will be very little room to pass, etc.”

Commissioner Wright closed the public hearing at 8:14 p.m.

Applicant representative Steve Jackson verified the infrastructure for the project, such as the sewer lines and wet well, have been completed; however, the delivery of the pump station which had been scheduled for the first week of March has been delayed due to weather issues in Texas. The pump station should arrive and be installed within the next few weeks. The White Hills water station was conveyed from the White Hills Water Company to the City. Water pressure issues this past summer were due to a failure within the automated function.

Commissioner Wells sympathized with the residents and requested clarification regarding the conditions of the previous approval in 2016 for the project and the completion status.

Mr. Mumford explained the 2016 application was given a recommendation of approval by the Planning Commission but was never heard by the City Council due to other issues with the project that had to be addressed first. The project has taken far longer than expected or desired by the applicant. The pandemic has caused further delays. The estimated time of completion is currently May. Staff postponed issuing building permits until the sewer was in the process of being installed and certificates of occupancy were held until the completion of the sewer. Staff desired to prevent additional home construction and occupancy until the failing sewer system was remedied. It will be four to six months before homes could be built and ready for occupancy. A building permit has been issued for a homeowner builder for a lot in White Hills for another project. The City Council still needs to approve the subject project and the building permits will not be issued until after the necessary approval. The City Engineer feels confident that the infrastructure will be completed prior to home occupancy. It would be reasonable for the Planning Commission to condition that no certificates of occupancy shall be issued until the sewer is complete.

Mr. Kane stated that the City Engineer confirmed that the City is aware of the water pressure issues and the developer and the City are actively working to address and solve those issues by working with the master developer to appropriately plan facilities to improve water pressure in the White Hills subdivision with input from the City's public works, the hydraulic modeling consultant, and the developer's water planning consultant.

Mr. Mumford verified that the City Engineer evaluates and discusses water pressure impact for proposed developments during DRC meetings.

Mr. Kane noted that the final plat is a staff-level approval that confirms civil drawings and infrastructure details prior to the recording of the plat.

Mr. Mumford explained that a fire flow analysis is also conducted and approved by UFA to determine there is adequate water pressure for emergency needs.

Commissioner Pengra reviewed the history of challenges with the project for the developer and the individual landowners that desired to build in the White Hills area but were delayed. He is pleased to hear the infrastructure is almost completed even with unfortunate additional delays. The sewer improvements should be completed within six months and it is unlikely that additional homes will be constructed and ready for occupancy within a shorter timeframe. Although the White Hills water system had issues prior to being acquired by the City, the responsibility to solving those problems now falls upon the City. The developer appears to be working in good faith to resolve the water issues.

Mr. Shipp stated that his understanding is that the City has fully assumed responsibility for the water system and that they had fulfilled all their obligations prior to turning over the system.

Commissioner Pengra expressed his opinion that if a step had been overlooked by the City before the water system acquisition, the responsibility now falls to the City to resolve any outstanding matters, not the developer.

Mr. Shipp confirmed that a permanent road will replace the requested paved access road. Construction is scheduled to begin in the northeast corner of the property on the west side of Wride Memorial Highway on neighborhood planning area one and that phase would include the installation of a permanent road to replace the access road. They will provide adequate sewer. The current line has additional capacity; should the available capacity be utilized by other projects they would need to install an expansion.

Mr. Jackson stated the current sewer is designed to supply the White Hills area, the Tyson Foods facility, and an additional 900 residential units.

Commissioner Wells recommended the inclusion of a condition regarding the completion of the sewer. As the water pressure issue for current residents is a City issue, the Commission is unable to add conditions regarding the current system but can require that additional development demonstrates adequate water pressure for residential and emergency services needs. Due to the

size of the future development area and the lot sizes being under an acre, she believes it is appropriate to require streetlights.

Mr. Kane explained that the project requires reevaluation of an application by the Planning Commission prior to review by the City Council due to the expiration of the 2016 preliminary plat approval after two years because a final plat had not been acted upon as required. The open space fee structure has also changed since the 2016 approval. Currently, projects require separate preliminary and final plats and fee collection will occur during the final plat phase of the development.

Commissioner Everett expressed sympathy regarding the water issues experienced by the White Hills residents that need to be addressed by the City. He supported the requirement for the temporary paved access. He stated he would be willing to waive streetlights for this area but believes streetlights should be installed in other areas in Pole Canyon.

Commissioner Bergener supported the requiring streetlights in order to meet Municipal Code requirements and the installation of a paved access road. He thanked the residents for their input regarding the issues. He concurred withholding permits until the sewer is complete.

Commissioner Wright agreed that streetlights should be required due to the lot sizes and the number of units plan for Pole Canyon to prevent the burden of streetlight installation to fall on the City in the future. He advocated for requiring the paving of the access road, especially in consideration of the likely compaction of the clay soil found throughout the City and to accommodate the weight of emergency apparatuses. He recommended withholding building permits until the completion of the sewer system while recognizing the supply chain disruption obstacles due to the pandemic impacting the project. On a separate note, he requested for the Planning Commission to plead on the behalf of the White Hills residents beseeching the City Council to prioritize addressing the water pressure issues and encouraged the City to address the situation post-haste.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the preliminary plat for Pole Canyon NPA-11 with the following conditions:*

- 1. That the temporary access road to the north shall be constructed to the attached civil plans and as requested by United Fire Authority with a 30-foot-wide temporary access easement, 20-foot-wide paved access road within the easement, "No Parking" signs on both sides of the access road, and the road must be capable of supporting 65,000 pounds;*
- 2. The applicant will record a temporary access easement on parcel 59:050:0052 to establish and build the temporary access road;*
- 3. Streetlighting shall be installed in compliance with EMMC 15.10.390;*
and
- 4. No building permits shall be issued until the sewer in the area is complete.*

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

Commissioner Wright requested for the other Commissioner's support to beseech the City Council to work with the engineering and other staff to rectify the water pressure issues in the White Hills area.

Mr. Shipp defended City staff and stated that the City has not received complaints regarding the water pressure other than when the tank levels lowered. He believes the system is working and that City staff is doing a great job in maintaining the system.

Commissioner Wright clarified he believes staff is doing what they can to rectify the situation and desires to request the support of the City Council to prioritize the concerns and to invest additional support and funds if necessary.

Mr. Shipp requested to present the history and plans for the project to the Planning Commission during a work session discussion.

Commissioner Wright expressed his willingness to entertain the discussion and directed the applicant to work with staff to determine an available and appropriate time to include the item on a future agenda.

Commissioner Pengra noted the difficulties in integrating a new system into the existing City infrastructure. He objected to the comments and feels it is inappropriate to involve the City Council in the running of the water system, as they do not have the proper qualifications. He has full faith in the water department to fulfill their responsibilities.

Commissioner Wright acknowledged Commissioner Pengra's comments and apologized to anyone he might have offended. He clarified his intent is to recognize the difficulties faced by the residents and to encourage a focus on the issue.

7. Discussion Items

Commissioner Wells inquired if the "The Ranches" subdivision sign would be changed to "Eagle Mountain" as the sign is located near the eastern border of the City.

Mr. Mumford noted that "The Ranches" sign has been discussed but he is not aware of a determined action regarding the sign. He will research the issue and report back to the Commission.

8. Next scheduled meeting

The next Planning Commission meeting is March 23, 2021.

9. Adjournment

MOTION: *Commissioner Wells moved to adjourn the meeting at 9:02 p.m. Commissioner Pengra seconded the motion. Those voting aye: Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Brett Wright. The motion passed with a unanimous vote.*

The meeting was adjourned at 9:02 p.m.

Approved by the Planning Commission on March 23, 2021.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 23, 2021**

TITLE:	PUBLIC HEARING - Macey's at Market Place (Site Plan)
ITEM TYPE:	Site Plan
APPLICANT:	Jared Mitchell (Associated Food Stores)

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

Associated Food Stores have applied for site plan approval for a Macey's grocery store located at the intersection of Eagle Mountain Boulevard and Pony Express Parkway, also known as Marketplace at Eagle Mountain Town Center. The Marketplace at Eagle Mountain Town Center Master Site Plan and Preliminary Plat were approved on August 18th, 2020, with the [development agreement](#) being approved December 1st, 2020. Macey's will be the anchor store for the Market Place at Eagle Mountain Town Center development.

As part of the master development process, the property was zoned CC. That zoning allows for a number of permitted uses including grocery stores of 30,000 square feet or larger. The store is proposed at 58,854 square feet in size.

ITEMS FOR CONSIDERATION:

The following items should be taken into consideration when making a recommendation to the City Council, all referenced code chapters refer to the Eagle Mountain Municipal Code (EMMC) unless otherwise noted in the staff report.

Parking

17.55.090 requires pedestrian walkways of 10' through parking lots. The applicant provides a 10' wide pedestrian path through the parking lot therefore they **comply** with this provision.

Per **17.55.080 C** a maximum of 12 parking spaces may be in a row

between landscaped islands. The proposed site plan includes landscaped islands every 12 stalls therefore the proposal **complies** with this section.

Per **17.55.120 C** requires 1 parking stall per 200 SF of building is required. As the square footage of the building is 58,854 square feet, 295 parking stalls are required (58,854/200). The applicant has provided 309 parking stalls. Per **17.55.120 B**, 8 ADA stalls must be provided, the applicant is providing 9 ADA stalls. Therefore, the proposal **complies** with parking requirements.

Outdoor Lighting Standards

Per **17.56.060 A** the maximum height for parking lot lights is 17' above grade. The applicant shall confirm all parking lot lights are 17' or shorter.

Site Plan Reviews

Per **17.100.040**, all development proposals on sites larger than five acres shall submit a master site plan application. The Market Place at Town Center did receive a Master Site Plan, which created the 6.665-acre lot in which this development is proposed, therefore, the application **complies** with this section.

Per **17.100.050**, the entire parcel shall be built upon or landscaped, and screening shall be provided for any commercial lot that abuts a residential or agricultural use. This section also requires access onto public rights-of-ways and off-street truck loading locations. The applicant's proposal does build, landscape, or pave the entire site, does not abut a residential or agricultural use, provides adequate truck loading locations, and provides approved access onto both Eagle Mountain Boulevard and Pony Express Parkway, therefore, the application **complies** with this section.

Development Agreement Building Standards

Per paragraph 10 of the Market Place at Eagle Mountain Development Agreement "Building Layout and Architecture. Architectural theming (Materials, colors, detailing, style) of commercial buildings shall be consistent throughout the project. Developer agrees, as much as possible, to locate buildings near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping between the building and the street. Building Elevations shall comply with EMMC Chapter 17.72

by adding Hardie board accents, architectural detailing, building materials mixtures and additional vertical articulation/modulation." By complying with the following provisions the proposal will be in **compliance** with this section.

17.100.060 Architectural Requirements: The following are architectural requirements of EMMC 17.100:

- **17.100.060 A** requires that all mechanical equipment be located or screened so as to not be visible from any public or private streets. The proposed building locates mechanical equipment on the roof, in a location that is screened from view of the ground, therefore, the proposal **complies** with this provision.
- **17.100.060 B** states “windows are encouraged as accents and trim.” The proposed elevations provide windows on the south elevation and the south-east corner of the building, and over the entrance on the west elevation. It is up to the Planning Commission to determine if the provided elevations comply with this portion of code.
- **17.100.060 C** requires building lighting to be fully shielded and directed downward so that the light source is not visible from beyond the property where the structure is located, and that lighting complies with dark sky standards in 17.56. All proposed lighting is full cut-off and dark sky compliant. The proposal is for 70,356 lumens per acre, this is well under the maximum of 100,000 lumens per acre. While there is some light trespass off the lot, it goes onto adjacent commercial lots in the same Master Site Plan. Staff feels this is acceptable to maintain uniformity in parking lot lighting. It is the opinion of staff that the proposal **complies** with 17.100.060 C.
- **17.100.060 D** requires trash enclosures, storage, areas, and external structures to be comparable to the proposed building and surrounding areas and oriented away from the public views and encourages the consolidation of trash areas and the use of modern disposal and recycle techniques. The proposed building has a trash compactor that is located inside the store; thus, the proposal **complies** with this section of code.
- **17.100.060 F – J** requires that plans comply with city code regulating landscaping, parking lot lighting, enclosed uses, and nuisances. This proposal is in **compliance** with these provisions.

Commercial Design Standards

17.100.060 E requires “Buildings shall be finished with high-quality materials. Building elevations shall be submitted that indicated all colors, styles and materials.” The applicant has provided color elevations to staff that include all colors, styles, and materials. The applicant **complies** with this requirement, however, the plans shall be updated as necessary to comply with the standards of 17.72 (noted below).

17.72.030 A requires buildings to be located at or near the front setback line. The proposed Macey’s is not near the front setback line, however, as the master site plan has been designed with “pad” buildings next to the road, it is appropriate to have the grocery store located off of the road behind a parking lot which is in compliance with **17.72.030 B**.

17.72.040 A requires that commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial structures shall be designed with consistent architectural style, detail, and trim features as the primary façade. It is worth noting that the proposed elevations vary significantly in color, appearance and material from the “Shops at City Center the commercial development located across Eagle Mountain Boulevard from this development (south). During the original approvals of the Master Site Plan and Development Agreement these elevations were considered and the City Council approved pad site elevations at August 18th 2020 (attachment #4). As 17.72.040 A requires that all buildings in the project have similar styles, the colors, details, and materials from the approved Pad Site elevations shall be incorporated into the Macey's elevations. Staff believes elevations should be updated to use similar materials, and design elements as the Pad site buildings and the Shops at City Center. At a minimum elevations shall be updated to comply with the August 18th condition of approval 3 which states: "The building elevations shall be revised to comply with EMMC 17.72 by adding wood or Hardie board accents, architectural detailing, building materials mixture, and additional vertical articulation/modulation" (Attachment #1 Elevations includes two sets of elevations, the first page being the Shops at City Center across the road, and the second page being the proposed elevations for Macey's at Market Place)

Per **17.72.040 B** the main entrance of a structure should orient to

major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. The entrance shall also be clearly identifiable and consist of a sheltering element such a porch, stoop, awning, arcade, or portico.

The proposed development orients toward the main parking lot, including pedestrian pathways through the parking lot and has clearly identifiable entries. It is the opinion of staff that this proposal **complies** with 17.72.040 B.

Per **17.72.040 C** states “The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves, or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged.” It is the opinion of staff that the *South and East Elevations* comply with this standard, however, the North and West elevations should be amended to contain different roof planes.

17.72.040 D states “...Buildings shall include façade modulation (stepping portions of the façade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged until planes within the same structure, and other techniques...to avoid large, featureless and/or panelized surfaces on commercial buildings. Large uninterrupted expanses of a building wall are prohibited.” The *South Elevation* complies with these standards, however, additional articulation is required for the *North, West, and East* elevations.

17.72.040 E states “Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures. All sides of a building shall include the chosen details.” The Macey’s elevations include awnings, columns, architectural lighting, and decorative doors/windows, thus providing four of the 12 elements. An additional three architectural features shall be added to all four sides of the structure to come into compliance.

Per **17.72.040 F** states "Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. All commercial buildings shall avoid large, panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building

materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU. Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the Planning Commission and City Council may be used as accents only.” The North and West elevations feature large, panelized sections. Additional features shall be added to the north, west, and east elevations.

17.72.040 G states “Buildings should not be restricted to using desert landscape colors, such as beige, tan, greys, brown etc. A wide palette of colors is recommended.” The proposed elevations use desert landscape colors of tans and browns with some red. Staff recommends the elevations be updated to use similar colors and materials as the Shops at City Center, located across Eagle Mountain Boulevard.

17.72.040 I requires lighting to be shielded and directed downward to prevent light glare. The proposed elevations use dark sky lighting and direct lighting downward in **compliance** with this section.

17.72.040 K requires mechanical equipment to be screened so as to not be visible from public or private streets. The proposal places mechanical equipment on the roof and it is not visible from the ground, therefore, **complying** with this provision.

CC Zone Development Standards

Per **17.35.040** developments in the CC (Community Commercial) zone have the following development standards:

- Maximum Height of 50'
- Front Setbacks of between 10 and 25'
- Rear Setbacks of 20'
- No Side Setbacks

The building height is under 50' and the project largely complies with setback standards, while the front setbacks are further than the maximum front setback, the site has been master planned with pad sites that meet this setback requirement, thus the project **complies** with 17.35.040.

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a site plan can be found in

EMMC 17.100. The Marketplace at Eagle Mountain Town Center development agreement should also be considered when reviewing this application.

RECOMMENDATION:

We recommend the Planning Commission make a 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. Additional windows be added to the elevations in compliance with 17.100.060 B.
2. All parking lot lights shall be no more than 17' in height from grade.
3. Elevations shall be updated to use similar materials, and design elements as the approved Pad site elevations and the Shops at City Center.
4. North and West elevations should be amended to contain varied roof planes.
5. Additional articulation and material variation shall be provided for the north, west, and east elevations.
6. An additional three architectural detail features shall be used on all four sides of the structure.

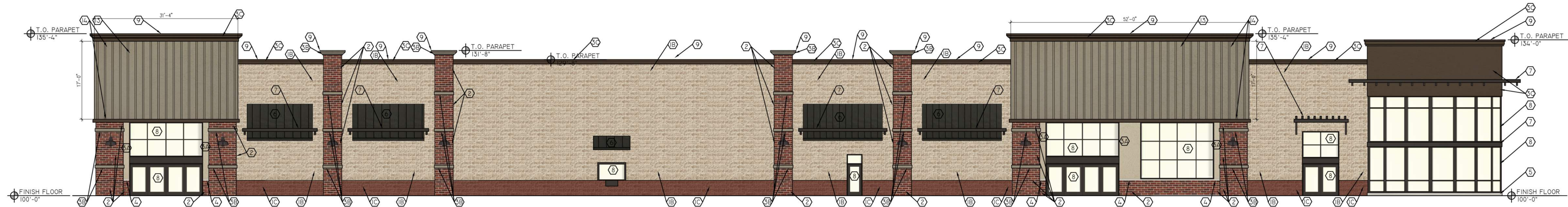
ATTACHMENTS:

[Attachment #1 Elevations](#)

[Attachment #2 Photometric Plan](#)

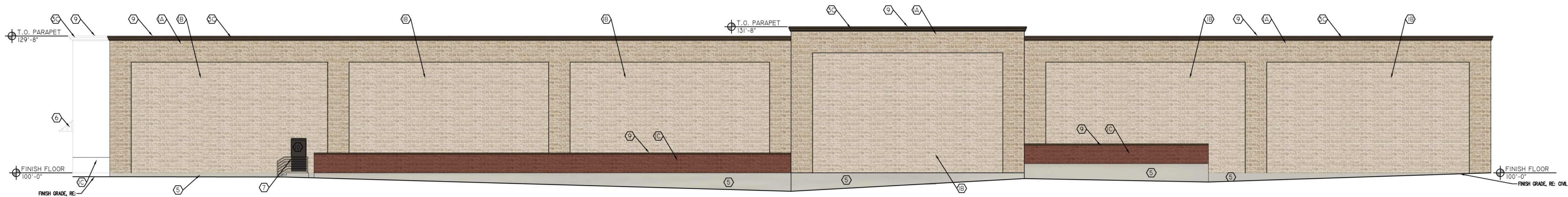
[Attachment #3 Site Plan](#)

[Attachment #4 Pad Site Approval](#)



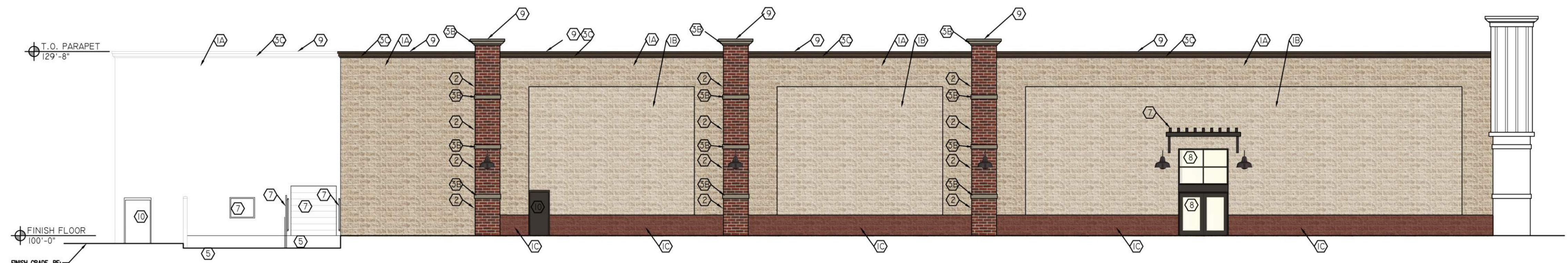
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



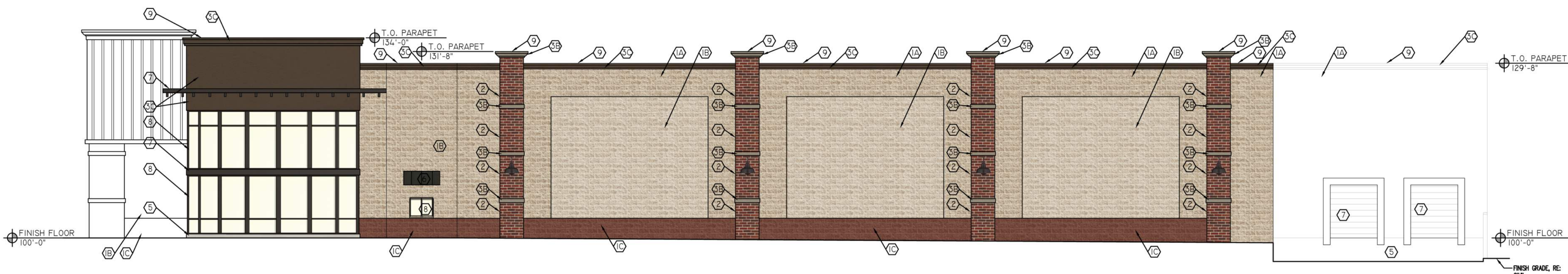
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL SCHEDULE

MARK	MATERIAL	FINISH/COLOR
1A	8" x 16" SPLIT FACE CMU	AMCOR - HONEY
1B	8" x 16" HONED FACE CMU	AMCOR - HONEY
1C	8" x 16" SPLIT FACE CMU	AMCOR - MOUNTAIN RED
2	THIN BRICK	INTERSTATE - MONTEREY
3A	EPS	COLOR 1 - ACCESSIBLE BEIGE SW7036
3B	EPS	COLOR 2 - TONY TAUPE SW7038
3C	EPS	COLOR 3 - VAN DYKE BROWN SW7041
4	PRECAST CONCRETE SILL	NATURAL
5	ARCHITECTURAL FINISH CONCRETE FOUNDATION	NATURAL
6	PREFINISHED STRUCTURAL STANDING SEAM METAL ROOFING	DARK BRONZE
7	PAINTED STEEL	MATCH DARK BRONZE, VERIFY COLOR
8	GLASS AND ALUMINUM STOREFRONT, RE: WINDOW AND DOOR SCHEDULE	DARK BRONZE STOREFRONT WITH CLEAR GLAZING
9	PREFINISHED METAL COPING	DARK BRONZE
10	PAINTED HM DOOR AND FRAME	MATCH DARK BRONZE, VERIFY COLOR
11	COWS TONGUE DOWNSPOUT NOZZLE, INSTALL AT 24" ABOVE FINISH GRADE, RE: PLUMBING	-
12	LIGHT FIXTURE, RE: ELECTRICAL	-
13	SIGNAGE PROVIDED AND INSTALLED BY OWNER. G.C. TO PROVIDE ELECTRICAL CONNECTIONS, RE: ELECTRICAL. G.C. TO PROVIDE CORE DRILLED HOLES THROUGH MASONRY FOR CONDUIT FROM J BOXES MOUNTED AT THE INTERIOR OF THE BUILDING. COORDINATE NUMBER AND LOCATION WITH SIGNAGE SUPPLIER.	-
14	BOARD AND BATTEN CEMENT BOARD SIDING	HARDIE BOARD - TIMBER BARK

EXTERIOR ELEVATION NOTES:

- ALL COLOR SELECTIONS ARE PRELIMINARY. G.C. TO VERIFY FINAL COLOR SELECTIONS WITH ARCHITECT AND OWNER PRIOR TO ORDERING.
- ALL EXPOSED STEEL TO BE PAINTED AS DESCRIBED IN SPEC., VERIFY COLOR WITH ARCHITECT AND OWNER.
- UNDERSIDE OF PREFINISHED METAL STANDING SEAM ROOFING TO BE PAINTED. VERIFY COLOR WITH ARCHITECT AND OWNER.
- PROVIDE MASONRY CONTROL JOINTS AS SHOWN, RE: 7/AS.2.
- PROVIDE COLORED MORTAR AT CMU AND BRICK. COLOR TO BE SELECTED BY THE ARCHITECT FROM THE MANUFACTURERS FULL LINE OF COLORS.

MACEY'S
EAGLE MOUNTAIN

EAGLE MOUNTAIN, UTAH

MARK	DATE	DESCRIPTION

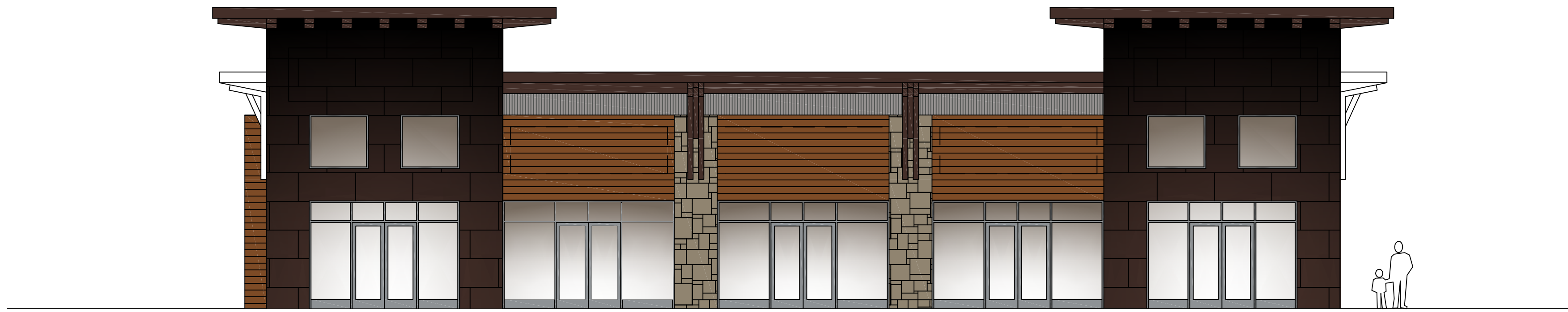
DATE: JANUARY 8, 2021
AGENCY PROJECT NO:
DESIGN SEQUENCE PROJECT NO: 2021.01
CAD DWG FILE NO:

DRAWN BY: KV
DESIGNED BY: KV
DWG TYPE:
ARCHITECTURAL PHASE: PERMIT SET

SHEET TITLE

EXTERIOR
ELEVATIONS

A2.1



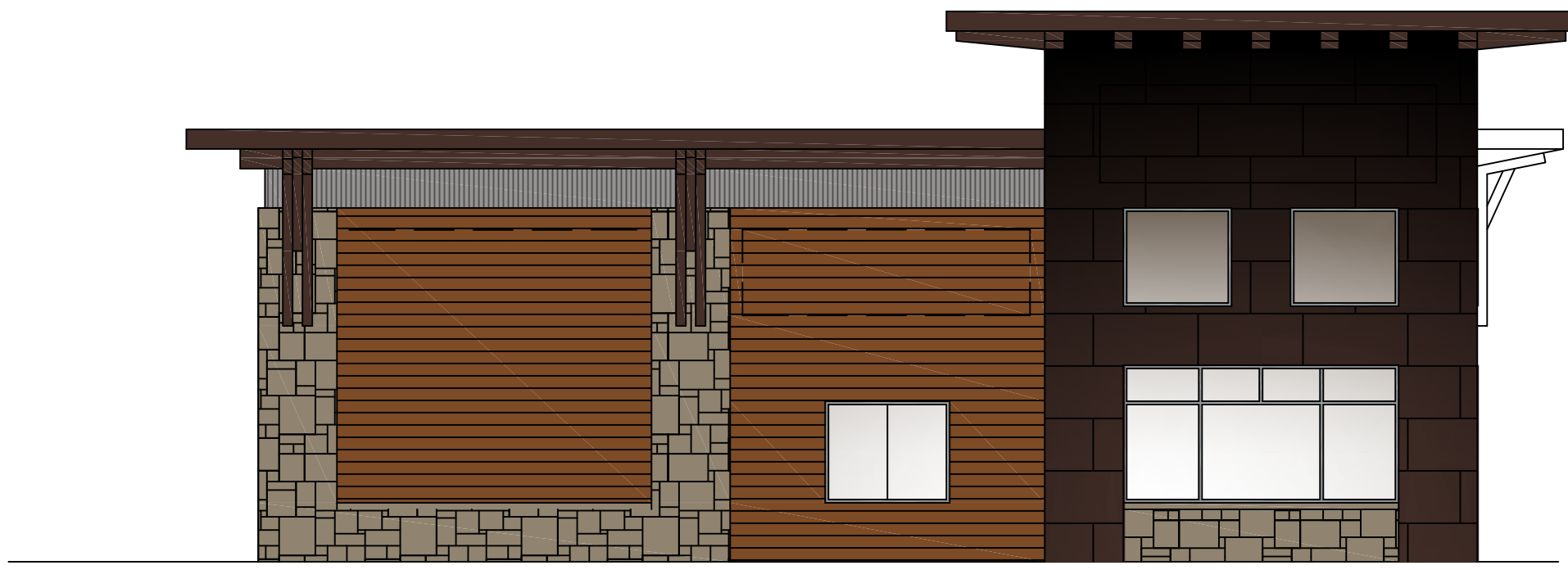
NORTH ELEVATION

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



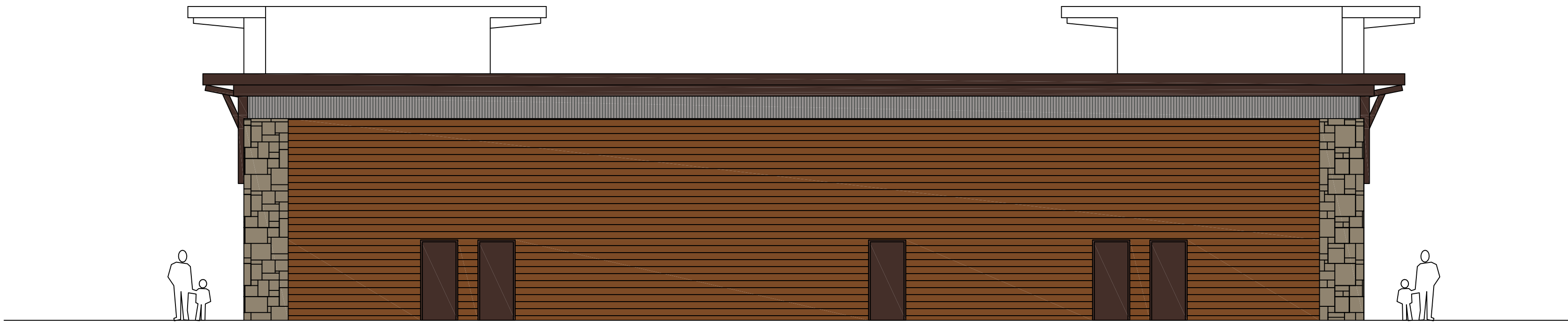
WEST ELEVATION

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



SOUTH ELEVATION

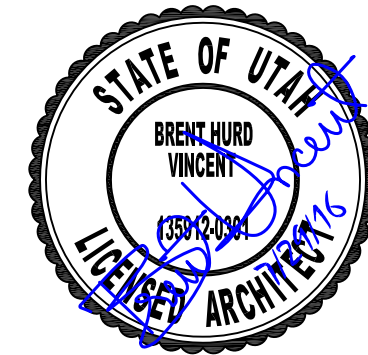
SCALE: 1/8" = 1'-0"



EAST ELEVATION

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

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS



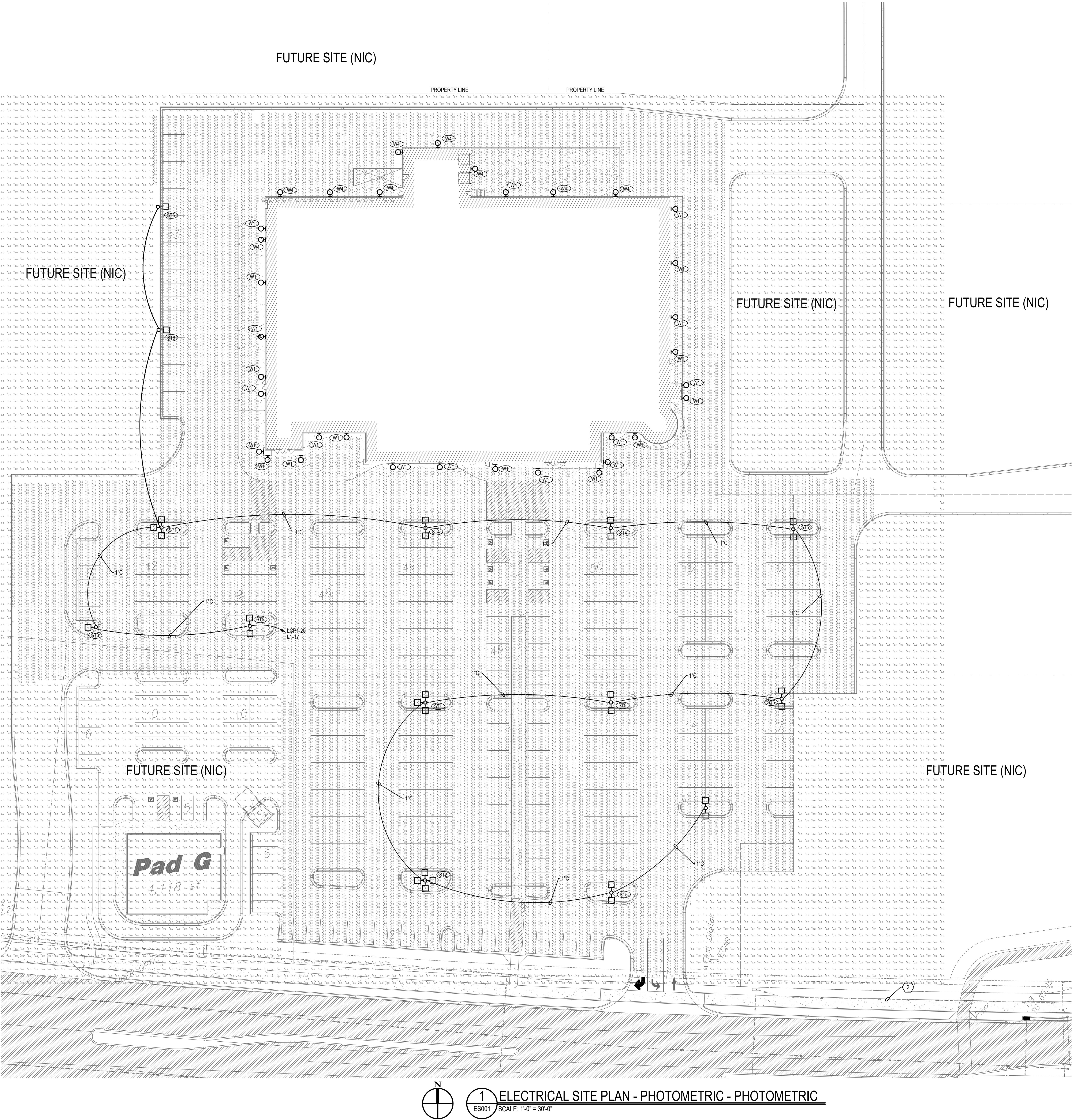
PROPOSED ELEVATIONS FOR:
NEW RETAIL STRIP BUILDING
MONTE VISTA

EAGLE MOUNTAIN, UTAH
EXTERIOR ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: 4/4/16
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:
© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

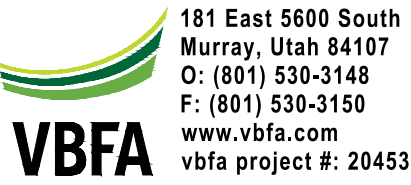
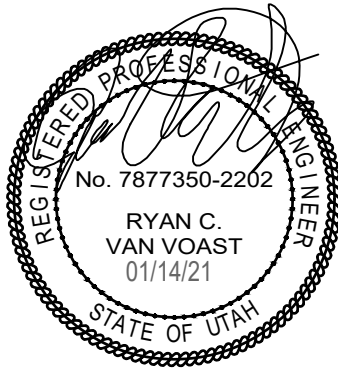
SHEET TITLE
A-1.00
ARCHITECTURAL 1 of 1



FIXTURE TYPE	QUANTITY	LUMENS/HEAD	TOTAL LUMENS
W1	25	600	15,000
W4	9	4,200	37,800
ST1 - 3 HEADS	2	(3) @ 12,309	73,854
ST2 - 4 HEADS	1	(3) @ 12,309 (1) @ 12,613	49,540
ST3 - SINGLE HEAD	1	(1) @ 12,613	12,613
ST4 - 2 HEADS	2	(1) @ 12,613 (1) @ 12,309	24,922
ST5 - 2 HEADS	5	(2) @ 12,309	123,090
ST6 - SINGLE HEAD	2	(2) @ 12,309	24,618
TOTALS	45		336,819
TOTAL ACRES	6.25 ACRES / TOTAL LUMENS		70,035.68/ACRE

PARKING LOT CALCS		
AVERAGE	1.4	FC
MAXIMUM	8.0	FC
MINIMUM	0.1	FC
MAX/MIN	80.0:1	
AVG/MIN	14.0:1	

LIGHT TRESPASS CALCS		
AVERAGE	0.2	FC
MAXIMUM	2.7	FC
MINIMUM	0.0	FC
MAX/MIN	N/A	
AVG/MIN	N/A	
NOTE: AREAS WHERE SMALL AMOUNTS OF LIGHT TRESPASS ARE SHOWN WILL SHARE COMMON PARKING AREAS WITH FUTURE COMMERCIAL BUILD-OUTS AND ADDITIONAL PARKING LIGHTING.		



MACEY'S
EAGLE MOUNTAIN

EAGLE MOUNTAIN, UT

MARK	DATE	DESCRIPTION

DATE: JANUARY 14, 2021
AGENCY PROJECT NO: 20453
DESIGN SEQUENCE PROJECT NO: 1708.01
CAD DWG FILE NO:

DRAWN BY: AC
DESIGNED BY: KC
DWG TYPE:
ARCHITECTURAL PHASE: BID SET

SHEET TITLE

ELECTRICAL SITE
PLAN -
PHOTOMETRIC

ES001



D-Series Size 1

LED Area Luminaire

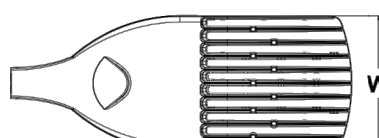
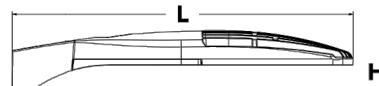
Galco

Luminaire

Lighting






Specifications

EPN: 1/21 ft²
(0.02 m²)

Width: 3 3/4"
(93 mm)

Length: 5 1/2"
(139 mm)

Height H1: 7 1/2"
(190 mm)

Height H2: 3 1/2"
(91 mm)

Weight IMAX: 27 lbs
(12 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The outstanding photometric information results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information				EXAMPLE: DSX1 LED P7 40K T3M MVOI2 SPA NLTAR2 PIHNN DBXBZ			
DS1 LED							
Series	LED	Color temperature	Distribution	Voltage	Mounting		
DS1 LED	Forward optics	T3S 3000 K T3S 4000 K T3S 5000 K	T1S Type I short beam T1S Type II short beam T3M Type III medium beam T1S Type IV short beam T3M Type V medium beam T1S Type VI short beam T4M Type VII medium beam MTO Forward throw medium beam	T1VS Type I very short beam T1VS Type II very short beam T3MV Type III wide beam T3MV Type IV wide beam BCG Backlight capable LCO Low color output RCZO Right corner output ¹	60VAC 120V 208V 240V 277V 347V 480V	Shipped included SMB Square pole mounting RPA Round pole mounting NBA Wall bracket FHAMB Square pole universal mounting adapter ² PJHAMB Round pole universal mounting adapter ²	
	Rated optics	P1 P1 ³ P2 P5 ¹ P8 P3 P6 ¹ P9 ¹ P10 ² P12 ² P11 ¹ P13 ¹				KMA DBXBZ1 Mount on existing bracket adaptor (specify finish) ⁴	
Custom options						Other options	Finish request
Shipped installed NLDR2 High-galv generation 2 enabled ⁵ PIRNN Network, high-flow network sensor enabled ⁶ PIRNN Network, low-flow network sensor enabled ⁶ PIRNN Network, high-flow network sensor enabled separate ^{6,7} PIRNN High-pir network only (network sensor disabled) ^{6,7} PIRNN Sensor pir network only (network sensor disabled) ^{6,7} DMG On-Dimmer may pull double fuse (or use with an external control, ordered separately) ⁸ DS Dual switching ^{9,10}				PR High-flow, motion sensor enabled < 15° mounting height, ambient sensor enabled < 5° ¹¹ PRE High-flow, motion sensor enabled < 30° mounting height, ambient sensor enabled < 5° ¹¹ PIRCEV High-flow, motion sensor enabled < 15° mounting height, ambient sensor enabled < 5° ¹¹ PIRCEV Bi-level, motion sensor enabled < 30° mounting height, ambient sensor enabled < 5° ¹¹ HFO Field adjustable output ¹²		Shipped installed SS House-side adjust ¹³ SF Single face (2x, 2x, 2x, 300°) ¹⁴ UD Up/down adjustment ¹⁵ LR Low rail-mounted ¹⁶ RA Rail spaced optics ¹⁷ NA 30° anti-glare operation ¹⁸ Shipped separately B5 Bird glass ¹⁹ E65 External glass shield	DBXD Dark bronze DBLB Black DWAR Natural aluminum DWHB White DLRD Recast dark bronze DLBRD Recast black DWRD Recast natural aluminum DWRKD Recast silver



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DDX1-LTD
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Page 1 of 8

FEATURES & SPECIFICATIONS

INTEGRATED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and townscapes.

CONSTRUCTION

Single-stage die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP68). Low EMI (1.0 dB) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc enriched Super Durable TIGC thermoplastic powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a durable 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 300K, 4000K and 5000K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly® product, meaning it is compliant with the LEDS® and Green Glazes® Criteria for minimizing wasteful uplight.

ELECTRICAL

Light engine configurations combine high efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life up to 100,000,000 hours at 20°C. Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily accessible 10kV surge protection device meets a minimum Class 3 Low operation per ANSI/IEEE C62.41.2.

STANDARD CONTROLS

The D-Series LED line luminaires has a number of control options. DSK Size 1 comes standard with 10/10 dimming driver. Dusk to dawn controls can be achieved with the NEMA 4X-1000 photocell receptacle. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

ADDITIONAL LIGHT CONTROLS

The DSKT LED area luminaire is also available with night® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocell functionality and is suitable for mounting in heights up to 40 feet. Once commissioned using a smartphone and the way-to-see CLARITY app, night® AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group responses without the need for additional equipment. Scheduled dimming with motion sensor override can be achieved when used with the night® EdgeX. Additional information about night® AIR can be found here.

INSTALLATION

Including mounting block and integral arm facilitates quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 x vertical load rating per ANSI C136.3. The D-Series Size 1 utilizes the ABB® series pole drilling pattern (template #0). NEMA photocell receptacle is also available.

LISTINGS

UL Listed for wet locations. Light engines are IP68 rated; luminaire is IP65 rated. Rated for 40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® DCLC Premium qualified product and DCLC qualified product. Not all versions of this product may be DCLC Premium qualified or DCLC qualified. Please check the DCLC Qualified Products List at www.designlights.org/DCLC/ to confirm which versions are qualified.

International Dark Sky Association (IDA) Future Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.sylvabrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-use environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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DSK1-L1D

Rev. 01/20/20

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dSeries

D-Series Wall Lumaire 2 LED Wall Lumaire

Category
Number

Name

Type

Use this link to view the full page to see all descriptive details.

Capable Luminaires

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

All configurations of this luminaire meet the Acuity Brands specification for chromatic consistency.

This luminaire is A+ certified when ordered with DTL® controls marked by a **shaded background**. DTL® equipped luminaires meet the A+ specification for luminaire to photocoil interoperability!

This luminaire is part of an A+ Certified solution for RoAM® or xPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple communication, when ordered with drivers and control options marked by a **shaded background**.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

2. A+ Certified Solutions for RoAM require the order of one RoAM node per luminaire. Sold Separately. Link to RoAM: [Link to DTL DLI](#).

Specifications

Width: 18.12" (457 mm)
Depth: 10" (254 mm)
Height: 7.58" (194 mm)

Back Box (BBW)

Width: 5.12" (129 mm)
Depth: 1.12" (28 mm)
Height: 4" (102 mm)

Ordering Information

DSXW2 LED

Series	LEDs	Driver Config	Color Temperature	Wattage/Hours	Mounting	Voltage	Mounting	Control Options
DSXW2 LED	20K 2016Ds One (optional)	350 320mA	30K 4000 K	725 1 year 10 Start	Shipped included (Shade) Surface mounting	120V ¹	Shipped included (Shade) Surface mounting	FE Photocell on, button type ¹ PER 6M warm white corporate only (not ordered separately) FEES live wire response only (not ordered separately) FEES Event-ready response only (not ordered separately)
	10K 1016Ds (Shade response)	700 700mA (A)	50K 5000 K	725 1 year 10 Start		208 ¹		
	10K 1016Ds (Shade response)	1000 1000mA (A)	4000 K	74M 1 year 10 Start		240 ¹		
				74M 1 year 10 Start	Shipped separately BBW Surface mounting, back box for conduit entry	240 ¹	Shipped separately BBW Surface mounting, back box for conduit entry	DMG 6-16 dimming wires, gold plated (flame for use with an external control, ordered separately) PR 180° maximum beam light sensor, 15-18 mg/m ² PRH 180° maximum beam light sensor, 15-18 mg/m ² PRH329 Motion/ambient sensor, 15-17 mounting height, ambient sensor enabled at 10" PRH329C Motion/ambient sensor, 15-17 mounting height, ambient sensor enabled at 10"
				74M 1 year 10 Start		240 ¹		
				74M 1 year 10 Start		240 ¹		

Other Options

Shipped included	Shipped separately ¹	Finish (optional)		
SP Single track (120, 277, 347V)	BSW Bid-dimmed cables	DSX20 Dark bronze	DSX20 Dark bronze	DSX20 Dark bronze
DF Double track (208, 240, 480V)	YG Yarned guard	DSX20 Dark bronze	DSX20 Dark bronze	DSX20 Dark bronze
YS Yarned side mount		DSX20 Dark bronze	DSX20 Dark bronze	DSX20 Dark bronze
SPD Speed sensor protection		DSX20 Dark bronze	DSX20 Dark bronze	DSX20 Dark bronze

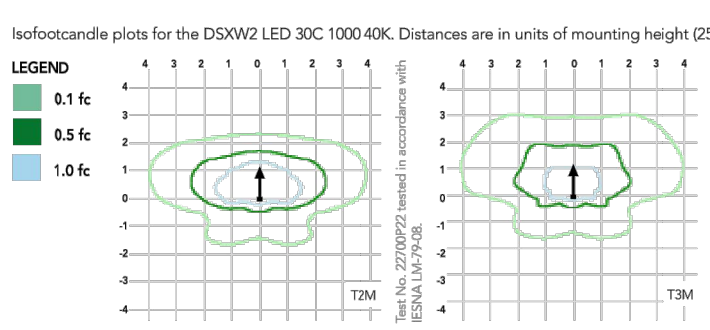
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DSXW2 LED Rev. 06/27/20
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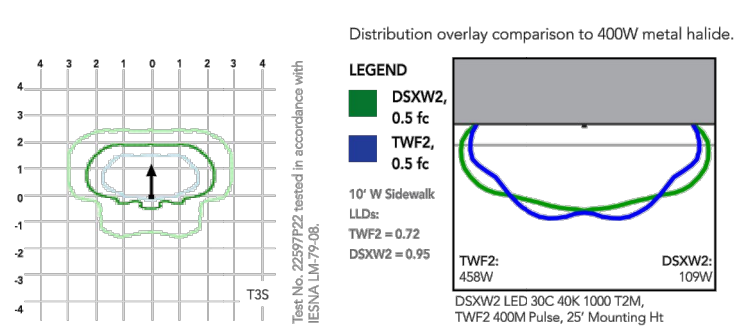
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall 2 homepage.

Isofootcandle plots for the DSXWV LED DCC 1000-40R. Distances are in units of mounting height (DS).



LEGEND
 0.1 Fc
 0.5 Fc
 1.0 Fc

Distribution overlay comparison to R400W metal halide.



LEGEND
 DSXWV
 0.1 Fc
 0.5 Fc
 1.0 Fc
 1F W R400W
 TWP2 <0.5 Fc
 DSXWV <0.5 Fc
 TWP2 <0.5 Fc
 DSXWV 100' 800' 1600' 1600'
 TWP2 620W 120V, 25' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE
 The energy savings, long life and easy-to-install design of the D-Series Wall 2 make it the smart choice for maximum lighting and energy efficiency. Luminaire for nearly any facility.

CONSTRUCTION
 Two-piece die cast aluminum housing has integral heat sink for optimal electronic management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the rear to thermally isolate from the light engine for low-temperature operation and long life. Housing is completely sealed against moisture and environmental contaminants.

FINISH
 Exterior parts are protected by a pre-finished Super Durable TGC Fluoropolymer powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum finish thickness for a finish that will withstand severe climate change without cracking or peeling. Available in brushed and non-textured finishes.

OPTICS
 Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building modern applications. Light engines are available in 3000 K (Dim), CR1, 4000 K (Pm), CR1 or 5000 K (Dim), CR5 configurations.

ELECTRICAL
 Light engines consist of 10 high-efficiency LED mounted in a metal core circuit board to minimize heat dissipation and promote long life. The DSX11000D has a 20% Class 1 electronic driver with a power factor >0.9A, THD <20%, and a minimum 2.5kV surge rating. When ordering the DS5 series, a separate surge protector device is required within the luminaire which meets a minimum Category C surge per ANSI/IEEE Std. 62.41.

INSTALLATION
 Installed universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket window and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
 CSA certified to U.S. and Canadian standards. Rated for 40°C minimum ambient. Designated by UL Classified (E2C) wall-mounted product. All versions of this product may be CUL classified. Please check the CUL Classified Product List at www.dynalighting.com for complete listing versions are certified.

WARRANTY
 Five-year limited warranty. Complete warranty terms located at www.lithonia.com/warranty and conditions apply.

Note: Actual performance may differ as a result of outdoor environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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DAW0422
 Rev. 04/07/12
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1 TYPE ST1 - ST2 - ST3 - ST4 - ST5 - ST6
ES002 NO SCALE

2 TYPE W4
ES002 NO SCALE

Warehouse Shades



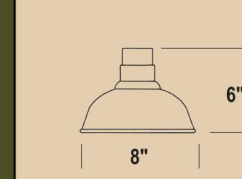
W516/42/E142/GR149

W512/43/FH318/49/STC

W516X/40/FH/E4 12/40

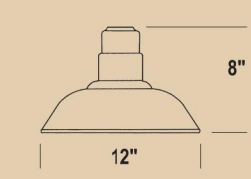
W514/63/BLCBAUGR63

W508



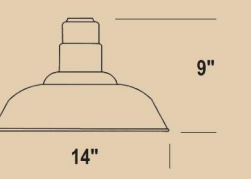
8"

W512



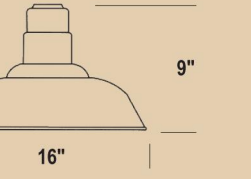
8"

W514



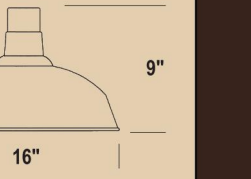
9"

W516



9"

W516X



9"

MODEL	COLOR	MOUNTING SOURCE	LIGHT SOURCE				NOTES
			Inc	CF	HD (MM & IPS)	LED	
W508	40, 41, 42, 43, 44	Page 55-68 for arm extension	100W	26W*	35W**	100"	See page 67 for ACCESSORIES See page 68 for GLASS OPTIONS
W512	45, 46, 48, 49, 50	Page 59-63 for post res. & poles	100W	26, 32 or 42W*	35, 50, 75 or 100W**	120"	
W514	51, 52, 53, 54, 55	Page 69 for stems, cords & canopies	100W	26, 32 or 42W*	35, 50, 75 or 100W**	140"	
W516	57, 58, 59, 60, 61	Page 66 for cable & chain	200W	26, 32 or 42W*	35, 50, 75 or 100W**	140"	
W516X	62, 63	Page 69 for mounting tubes	200W	26, 32 or 42W*	35, 50, 75 or 100W**	36W	

*See page 65 for REMOTE BALLASTS

**See page 64 for REMOTE BALLASTS

1

[illegible]

BASELITE RLM CATALOG

PROJECT NAME: _____

PROJECT TYPE: _____

F – LIGHT SOURCE

INCANDESCENT (INC)

100W

150W

200W

300W

COMPACT FLUORESCENT (CF)

20W

32W

42W

57W

HIGH INTENSITY DISCHARGE (HID)

35W

100W

50W

170W

270W

LIGHT EMITTED DIODE (LED)

12W

35W

75W

100W

G – LED COLOR TEMP

(ONLY APPLICABLE FOR LED LIGHT SOURCE, SEE THIS SECTION'S OPTION DOES NOT APPLY)

27K – 2700 K*

3K – 3000 K

35K – 3500 K

60K – 6000K

5K – 5000 K*

H – GLASS OPTION

CL3 GR3* PR3

CL4 GR4* PR4

CLT3 AH3* BA

CLT4 AH4* BAX

BL3* FR3 BAF

BL4* FR4 PRB

RE3* FRT3 PRF

RE4* FRT4 FN

I – ACCESSORIES

GR7 GGR FG87

GR8 LGR10 FG88

GR10 LGR12 FG102

GR12 LGR14 FG112

GR14 CL12 FG114

GR16 CL14 FG116

GR18 CL16 FG118

GR20 CL18 FG120

GR24 CL24 **FE19** FG124

GR27 FE14 FG127

RE7 FE16 GS1

UGR FE18 GU-2

J – ACCESSORY COLOR

SEE SECTION "B" FOR COLOR OPTIONS.

CMDF-120/277

CM10-277

LDM10-320

LDM127

LDM10-10

PHCL277

PS – FUSING

BRC – EMERGENCY BALLAST

BRC – BALLAST RETAINER CHAIN

NOTES

***ALL ARMS COME WITH A CAST BACKPLATE (CR127*, CR134*, 107TM, CY10TM, ETC.)**

*ACCORDING TO THE LIGHT SOURCE THE BACKPLATE MAY VARY IN SIZE. (EXAMPLE: LED LIGHT SOURCE WILL HAVE A DEEPER BACKPLATE TO HOUSE THE DRIVER.)

*FINISH OPTIONS 20, 21, 22, 23 ARE FOR SOLID BRASS FINTURES ONLY

*FINISHES 19, 21, 22, 23 ARE AN ACID FINISH AND IS APPLIED BY HAND. THESE FINISHES WILL VARY IN CONSISTENCY.

*FINISH OPTIONS 61, 62, 70, 71, 72, 73 ARE FINISHED WITH A SUPERHONEYCOMB ON THE INSIDE FOR ALL LED LIGHT SOURCE OPTIONS.

*GLASS OPTIONS BL3, BL4, RE3, RE4, GR3, GR4, AH3, AH4 ARE NOT AVAILABLE FOR H.I.D. LIGHT SOURCE.

*27K AND 5K ARE NOT COMPATIBLE WITH 75W & 100W LED OPTION.

*COLOR CORRECTIONS ARE NOT APPLICABLE FOR LED OPTIONS.

*FINTURE DIMENSIONS MAY VARY ± 0.25

BASELITE CORPORATION 1280 EAST 8ND AVE CHINO, CA 91710 PH 909-368-0456 FAX 909-368-0471 EMAIL: SALES@BASELITE.COM

WEBSTER@BASELITE.COM

PAGE 2

BASELITE RLM CATALOG

PROJECT NAME: _____
PROJECT TYPE: _____

C - MOUNTING OPTIONS

1/2" ARM EXTENSIONS

Diagrams illustrating 1/2" arm extensions:

- E1:** A short arm extension with a 90° bend, 18" total length, and a 6" vertical drop.
- E2:** A longer arm extension with a 90° bend, 38" total length, and a 13" vertical drop.
- E3:** A long arm extension with a 90° bend, 34" total length, and a 14" vertical drop.
- E4:** A long arm extension with a 90° bend, 42" total length, and a 14" vertical drop.

3/4" ARM EXTENSIONS

Diagrams illustrating 3/4" arm extensions:

- E3A:** A short arm extension with a 90° bend, 24" total length, and a 6" vertical drop.
- E4:** A long arm extension with a 90° bend, 22" total length, and a 14" vertical drop.
- E5:** A long arm extension with a 90° bend, 32" total length, and a 14" vertical drop.
- E6:** A short arm extension with a 90° bend, 22" total length, and a 6" vertical drop.
- E7:** A long arm extension with a 90° bend, 43" total length, and a 6" vertical drop.
- E8:** A long arm extension with a 90° bend, 29" total length, and a 12" vertical drop.
- E9:** A long arm extension with a 90° bend, 46" total length, and a 22" vertical drop.
- E10:** A short arm extension with a 90° bend, 43" total length, and a 6" vertical drop.
- E11:** A long arm extension with a 90° bend, 38" total length, and a 14" vertical drop.

BASELITE CORPORATION 12385 EAST 10TH AVE. CHINO, CA 91710
WEBSITE: WWW.BASELITE.COM

FAX: 909-546-4504 EMAIL: SALES@BASELITE.COM

PAGE 9

VBFA 181 East 5600 South
Murray, Utah 84107
O: (801) 530-3148
F: (801) 530-3150
www.vbfa.com
vbfa project #: 20453

MACEY'S
EAGLE MOUNTAIN

EAGLE MOUNTAIN, UT

[illegible]

DATE:	JANUARY 14, 2021
AGENCY PROJECT NO:	20453
DESIGN SEQUENCE PROJECT NO:	1708.01
CAD DWG FILE NO:	

DRAWN BY:	AC
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DESIGNED BY:	KC
DATE:	

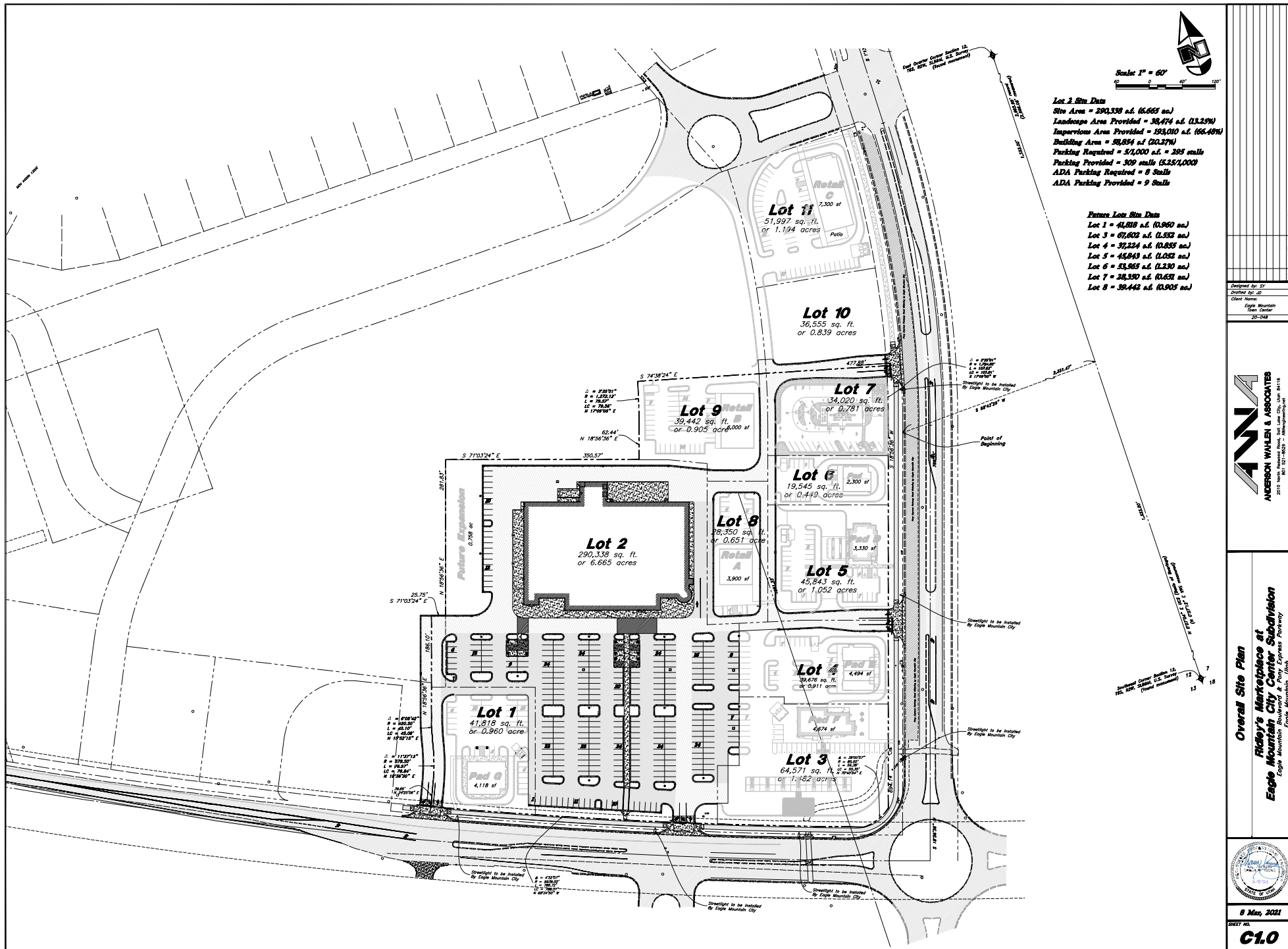
ARCHITECTURAL PHASE:

ARCHITECTURAL PHASE:	BID SET
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SHEET TITLE

ELECTRICAL FIXTURE TYPES

ES002



The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be performed. The contractor or surveyor shall be responsible for Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the contractor or surveyor shall verify the construction control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or other electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three additional benchmarks. The contractor or surveyor shall use an electronic data provided by Anderson Wahlen and Associates, if any discrepancies are encountered, the surveyor shall be responsible for correcting the discrepancies before proceeding with any construction staking.

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. All markings, directional arrows and stop bars will be painted on curb driveway as shown on the plans.
4. Construct curb transition of all points where curb abuts sidewalk, and before corner.
5. Contractor shall place asphalt paving in the direction of vehicle travel.
6. Limits of demolition/disturbed areas shown on the plans are not to be exceeded. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the areas of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract.

1	Const. 24" Curb & Gutter	1 CA-1
2	Const. Asphalt Paving	2 CA-7
3	Const. Concrete Sloewalk	1 CA-7
4	Const. Thickened Edge Sloewalk	5 CA-7
5	Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Editions) and Notes	12 CA-2
6	Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Accessibility Details and Notes)	
7	Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Editions) (See Accessibility Details and Notes)	13 CA-2
8	Const. Accessible VMS Sign per MUTCD & ICC/ANSI A117.1 (Latest Editions) (See Accessibility Details and Notes)	1 CA-1
9	Const. #1 White Paint Striping (Typ) Contractor shall provide	

- | | | |
|------|---|--------------|
| (16) | Cantel Concrete Paving | (C)
2A(1) |
| (17) | Sawcut Flexible Smooth Chute Edge | |
| (18) | Light Pole (See Site Electrical Plans for Details) | |
| (19) | Cantel Directional Arrows per MUTCD | |
| (20) | Cantel Accessible Ramp with Detectable Warning Surface per Eagle Mountain City Code | |
| (21) | Cantel Heavy Duty Asphalt Paving | |
| (22) | Cantel Stop Sign per MUTCD R-1-1 | |
| (23) | Connect to Existing Improvements and Match Grade Elevation | |
| (24) | Cantel Approach Trail per Eagle Mountain City Code | |
| (25) | Cantel 24" White Stop Bar | |
| (26) | Cantel Curb Wall Meeting Existing Curb Profile from Existing Median | |
| (27) | Cantel Roundabout Asphalt Paving per Eagle Mountain City Code | |
| (28) | Cantel 12" White Overseal Stripping | |
| (29) | Cantel 24" Concrete Drainage Channel | (C)
2A(1) |
-
- (30) Throwdown from Flush Shoulder to 6" Curb Road

Street Light to be Installed by Eagle Mountain City and Paid for by Developer
-
-
- ### Site Area = 290,538 s.f. (6.66 Acres)

Landscape Area Provided = 5 Impervious Area Provided = 5 Building Area = 58,854 s.f. Parking Required = 5,000 Paving Provided = 309 ssd ADA Parking Required = 8 ADA Parking Provided = 9

Site Area = 290,338 s.f. (6.665 ac.)
Landscape Area Provided = 38,474 s.f. (13.25%)
Impervious Area Provided = 193,010 s.f. (66.48%)
Building Area = 38,854 s.f. (20.37%)
Parking Required = 51,000 s.f. = 295 stalls
Parking Provided = 309 stalls (325/1,000)
ADA Parking Required = 8 Stalls
ADA Parking Provided = 9 Stalls

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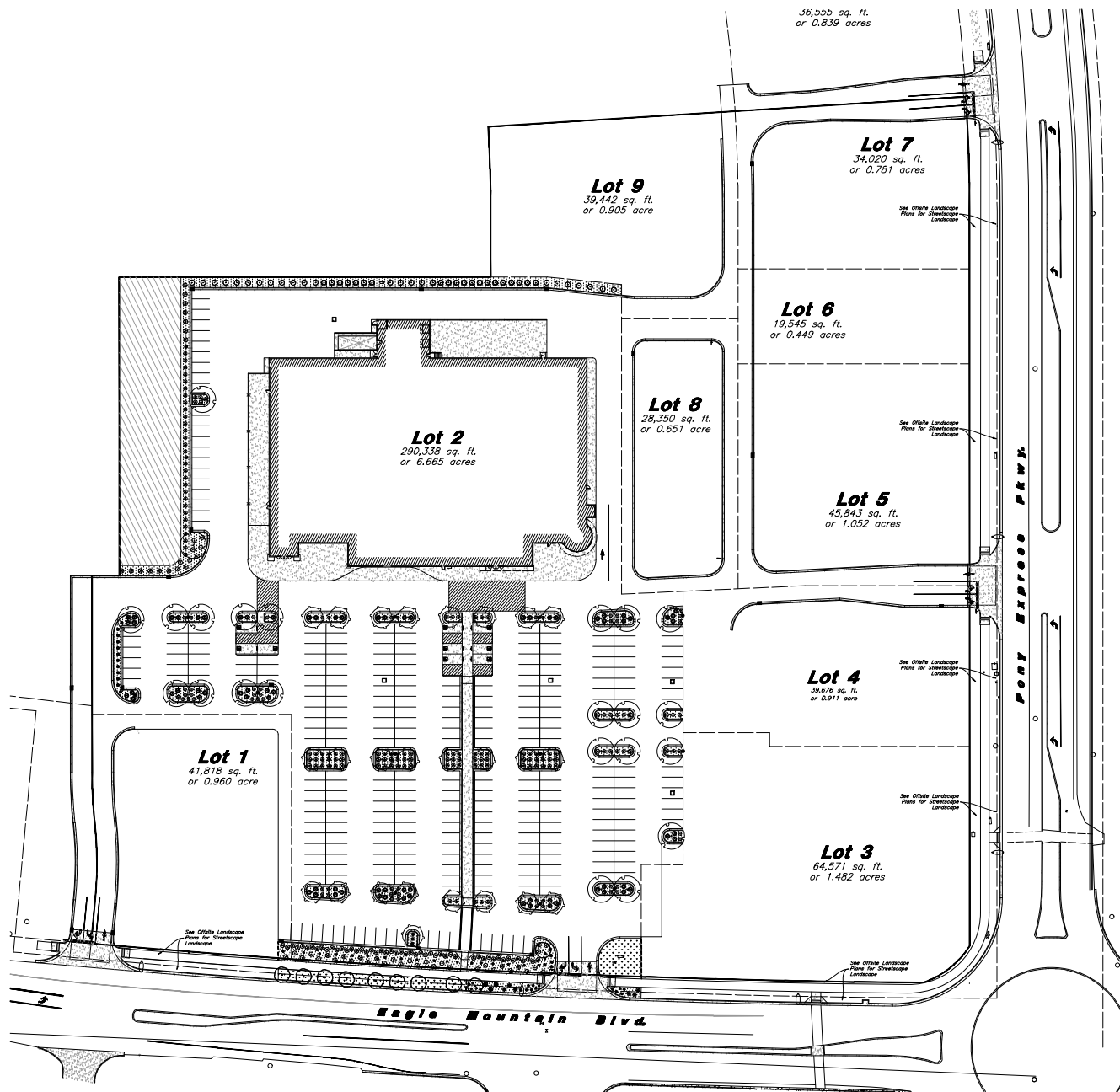
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
NO. 521-8658 - AW@andersonwahlen.net

Site Plan



SWIFT NO.

C1.1



Landscape Data
 Lot 3 Site Area = 390,390 s.f. (8.97 ac.)
 Landscape Area Provided = 39,145 s.f. (0.90 ac.)
 Lawn Area = 3,200 s.f. (0.07 ac.)
 Exchange = 35,945 s.f. (0.83 ac.)
 Eagle Mtn. Blvd. Planting = 360 PL
 Eagle Mtn. Blvd. Trees Required = 9 Trees
 Eagle Mtn. Blvd. Trees Provided = 9 Trees
 42" High Planting Screen to Screen Headlight from Leaving Site ***
 *** Don't include Delivery Room Access. Trees are Spaced Every 50'
 *** Don't include Future Snow Retention Area. Area shall be Covered with Wood Shingle and Decorative Stone #2
 *** Planting Screen Consists of a 14' High Screen and a 3' High Shrub. See Grading Plan for Screen Layout

Landscape Notes
 1. See Sheet L1.2 for Plant and Material Schedule, Notes and Planting Details.
 2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.0-L2.3 for Irrigation Layout and Sheet L2.3 for Schedule, Notes, and Details. Field Source Trip shall be used to irrigate New Shrubs and Specimen Trees for Lawn Areas.
 3. See Sheet L1.4 for Off-site Landscaping in the RDM. Landscaping in Existing Medians and Roundabouts not a Part.
 4. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

ANZ
 ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Street, Salt Lake City, Utah 84116
 801.521.4600 - andersonwahlens.com

Overall Landscape Plan
 Mecey's
Eagle Mountain Town Center
 Eagle Mountain Boulevard & Pony Express Parkway
 Eagle Mountain, Utah



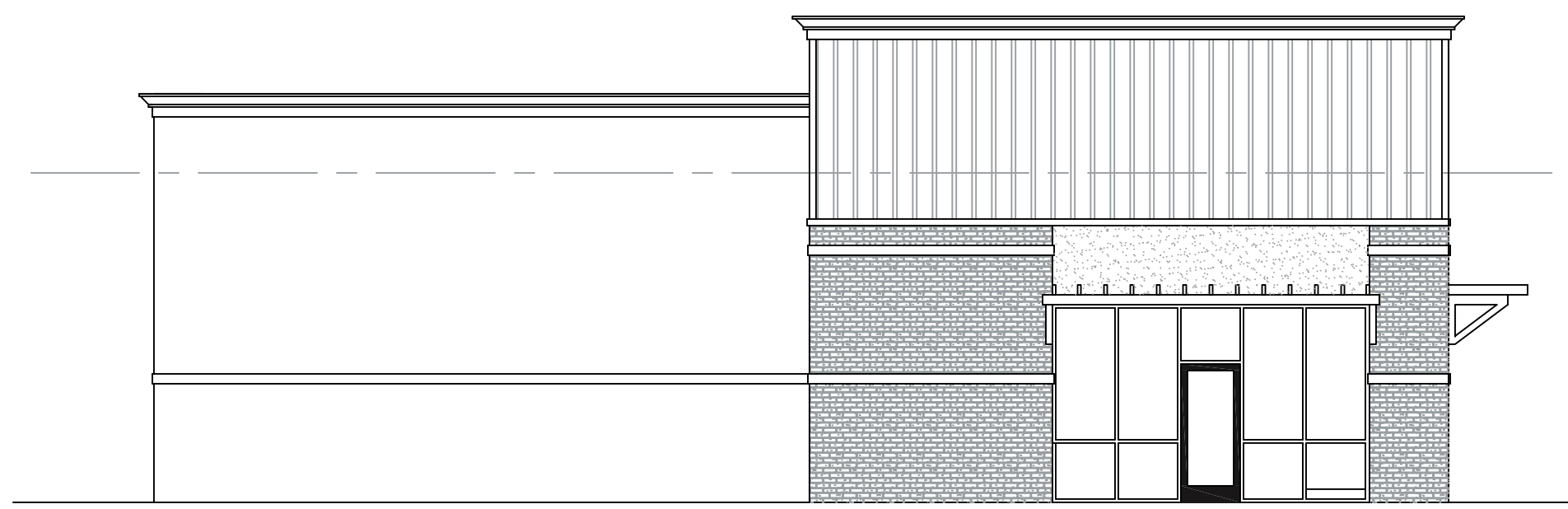
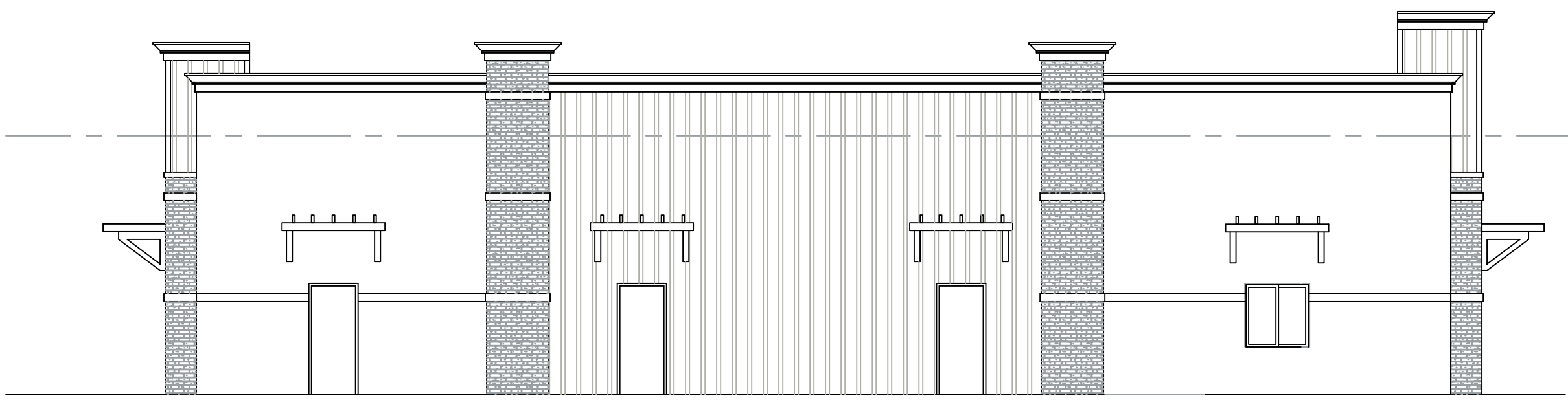
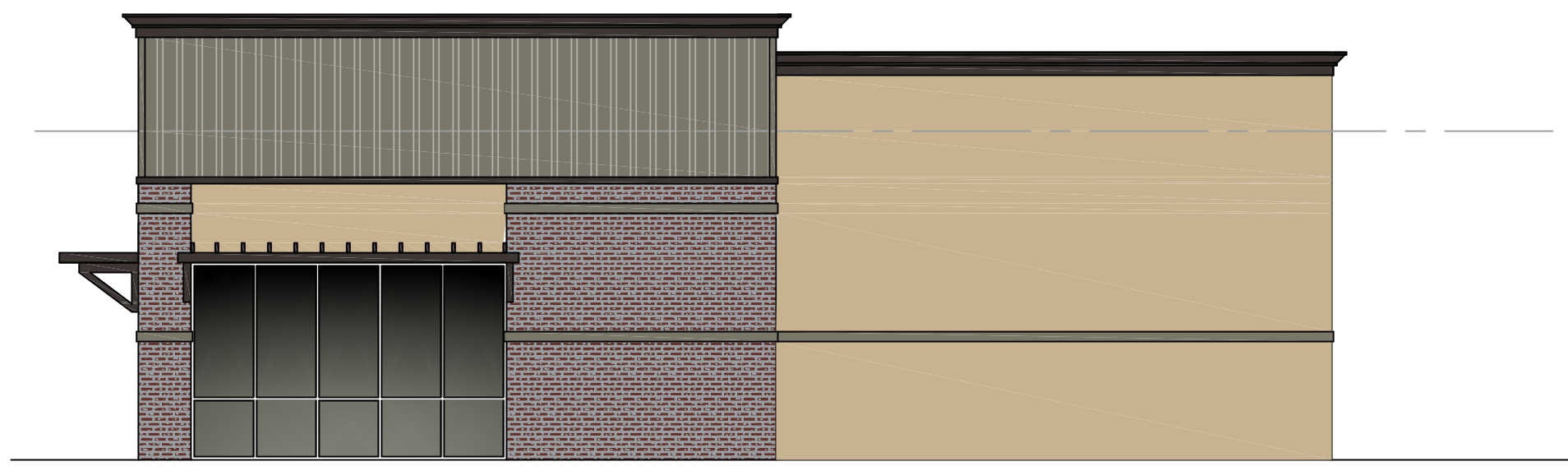
8 May, 2021

SHEET NO.

L1.0



Know what's below.
 Call before you dig.



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VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

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

PROPOSED NEW STRIP BUILDING:
EAGLE MOUNTAIN TOWN CENTER

EAGLE MOUNTAIN

ELEVATIONS

ARCH. PROJECT NO:	XX-XXX
DATE:	1/15/20
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	
© COPYRIGHT VDG ARCHITECTS	

DATE	REVISION

SHEET TITLE
A-2.00
ARCHITECTURAL 1 of 1



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 23, 2021

TITLE:	PUBLIC HEARING - Sweetwater Industrial Park (Rezone & General Plan Amendment)
ITEM TYPE:	General Plan Amendment and Rezone
APPLICANT:	Tiffany Walden / Scot Hazard

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Pete Kane, Planning

BACKGROUND:

This request for rezoning and a General Plan amendment to the Future Land Use Map is in regards to the Sweetwater Industrial Park area in the southern part of the city. The property is located west of Pony Express Parkway and south of Tiffany Lane. The request applies to 126.61 acres of land within the Sweetwater Industrial Park area. The subject property was land that was included in the Eagle Mountain Properties Master Development Agreement, however, that agreement has since expired. The subject property was designated as "Industrial" in that master development plan in its entirety.

The applicant previously sought to rezone the subject property by applying the Sweetwater Industrial Overlay Zone over a majority of it back in the summer of 2020. Just prior to that rezone application, the City adopted EMMC 17.37 Business Park Zones which established the LMD (Light Manufacturing / Distribution), MEC (Medical / Educational Campus), and OP (Office Professional) zones. On July 21, the City Council approved the LMD (Light Manufacturing / Distribution) and the Sweetwater Industrial Overlay zones on Lot 1, but tabled the remainder of the request to allow the applicant to review the new LMD zoning code and consider it for use within the industrial park.

The rezone request seeks the following zoning on the 126.61 acres of land:

- About 50.14 acres to Industrial with the Sweetwater Industrial Overlay
- About 34.6 acres to CC, and
- About 41.87 acres to LMD.

The General Plan Amendment seeks to amend the Future Land Use:

- Current - about 104.36 acres of "Business Park / Light Industry" and about 22.25 acres of "Neighborhood Residential One"
- Proposed - about 92.41 acres of "Business Park / Light Industry" and about 34.1 acres of "Community Commercial."

ITEMS FOR CONSIDERATION:

GENERAL PLAN COMPLIANCE

A majority of the subject property is designated as "Business Park / Light Industry" (104.36 acres) with the western most 22.25 acres designated for "Neighborhood Residential One." The applicant is seeking to amend a portion of the "Business Park / Light Industry" area to "Community Commercial" and change the "Neighborhood Residential One" to a mix of "Community Commercial" and "Business Park / Light Industry."

The General Plan states that Business Park / Light Industry is "[m]odern light industrial uses that provide attractive environments for jobs and are compatible with nearby neighborhoods. Light industrial business and technology parks, food processing and wholesaling, advanced manufacturing, and research and development facilities in attractive low impact environment. Employment and economic development opportunities. Range of scales for offices and production and supporting retail for office and surrounding neighborhoods. Job centers to accommodate a wide range of production and distribution activities. Higher intensity industrial will be buffered from other uses with blue/green infrastructure."

The General Plan states that Community Commercial is "[s]mall to medium sized commercial clusters with a variety of office, retail, and professional services. Residential units may be an accessory use to any of these types of commercial development, but may not be a stand-alone development in these areas. Located near or along major transportation hubs and/or corridors. Serves up to 2.5 mile radius/network."

The Future Land Use Map calls for "Business Park / Light Industry" to the west and east, "Civic Uses / Schools" to the south, "Neighborhood Residential One" to the west and north, as well as

"Community Commercial" to the north. The request to add "Community Commercial" along the Tiffany Lane and Pony Express Parkway frontages will provide a buffer between the business park/industrial proposed area and surrounding residential future uses.

The requested land use changes are in line with the requested zoning districts on the property.

REZONE

The property was zoned Industrial in the Eagle Mountain Properties Master Development Plan. The master development agreement for that project has expired, which means any vesting of specific uses for the property is also expired, since the uses were defined as part of the master development agreement. Staff recommends rezoning the property in order to bring it into compliance with the General Plan and establish clear direction for development on the property.

The applicant has requested three types of zoning on the property:

- About 50.14 acres to Industrial with the Sweetwater Industrial Overlay
- About 34.6 acres to CC, and
- About 41.87 acres to LMD.

The Industrial Zone (per EMMC 17.40) is intended to "provide for industrial opportunities which are reasonably separated from residential development and other incompatible land uses." Based on the rezone exhibit, this zone would be separated from the proposed CC (commercial) zone by the LMD (Light Manufacturing / Distribution) zone. The Industrial Zone allows for a number of traditional industrial uses such as industrial parks/warehouses, office buildings, and research and development uses. It also provides for a list of conditional uses that require approval of a conditional use permit by the Planning Commission such as gas stations, automobile repair shops, commercial/industrial laundries, recycling facilities, and moving/storage facilities. A large majority of the uses that are permitted or conditional in the Industrial Zone are now permitted or special uses in the LMD Zone. We recommend that the area proposed for Industrial Zoning be approved for LMD Zoning instead, as that zone appears to provide for similar uses without the need for a conditional use approval process.

The proposal requests applying the Sweetwater Industrial Overlay

Zone (SIOZ) on the Industrial Zone area. The SIOZ (per EMMC 17.53) is intended to "to provide for and allow industrial and business opportunities that will provide a buffer zone between the wastewater treatment facility and higher end businesses and industrial uses." The city's wastewater treatment facility is located adjacent to this proposed zone. The SIOZ modifies the permitted and conditional uses of the underlying zoning (in this case the Industrial Zone), requires the setbacks of the underlying zoning, and amends the underlying zoning development standards (such as requiring compliance with the City's commercial design standards except that metal may be used as a primary exterior building material, the front parking lots and driveways must be asphalt but rear parking areas may be gravel). The approval of the SIOZ for Lot 1 included quite a few changes to the permitted and conditional uses, and it was clearly noted that the SIOZ zone is outdated and either needs to be removed or updated. Staff recommends that the property be approved with the LMD zoning without the Sweetwater Overlay Zone, and that the Commission and Council consider possible future amendments to the site and design standards involving metal buildings, pavement, etc.

The CC zone is a commercial zone (per EMMC 17.35) "provides areas of commercial retail, office, and services, located near transportation hubs and major intersections and designed to buffer neighboring residential areas." The proposed location of this zone would create a buffer between the proposed LMD zone and the residential uses to the north, west, and northeast. It would also expand the intended "Community Commercial" area directly to the north.

The LMD zone (per EMMC 17.37) "is for limited retail, research, office, light manufacturing, and warehouse uses. This zone would allow medium distribution centers, light manufacturing, research labs not producing hazardous waste, warehouses with small office areas in the front of the building and outside machinery and product storage attached to a business. These buildings will be required to have professional looking exteriors with landscaping, parking out front with docks and screened storage yards in the back. These types of businesses will be located near major collectors, arterial roads and highways. This zone is generally most appropriate in areas designated as Business Park/Light Industry on the city's future land use map, but it may also be considered for approval in other areas at the discretion of the approval authority, depending on the

surrounding land uses and other circumstances."

ROAD NETWORK

The City's Transportation Master Plan includes a number of primary roads which will service the subject property:

- Tiffany Lane (running along the northern property edge) is a major arterial
- Pony Express Parkway (running along the eastern property edge) is a minor arterial
- 1020 E (running north-south through the center and along the western edge of the property) is a collector

While the exhibits show the other interior roads within the project to be 77-feet wide, they would not need to be built to the collector road standards and instead are proposed at this width to better serve large vehicles and turning into/out of the properties.

REZONE APPROVAL CRITERIA (EMMC 17.90.060)

The following are the approval criteria in the City Code in relation to rezone applications:

(A) Compliance with General Plan.

The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan.

(B) Compatibility Determination.

The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility.

(C) City Services.

The proposed use can be accommodated with public services and will not overburden the city's service capacity.

(D) Traffic Generation.

Traffic generation by the proposed use is within capabilities of streets serving the property.

E) Property Values.

The proposed use is not expected to have a significant negative impact on surrounding property values.

EMMC 17.90.070 states that "In order to ensure that future development is compatible with surrounding neighborhoods, and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any rezone application approval which restrict or specifically designate the land uses, dwelling unit density, building square footage, lot sizes, or height of structures."

REQUIRED FINDINGS:

Rezone applications are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a rezone application can be found in EMMC 17.90.060.

Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Council should consider the health, safety, and welfare of the community.

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the proposed general plan amendment to the City Council for the reasons set forth in the staff report and in the meeting.

We recommend the Planning Commission make a motion to recommend approval of the proposed rezone application to the City Council, rezoning approximately 92 acres to the LMD zone and approximately 35 acres to the Commercial Community zone, for the reasons set forth in the staff report and in the meeting.

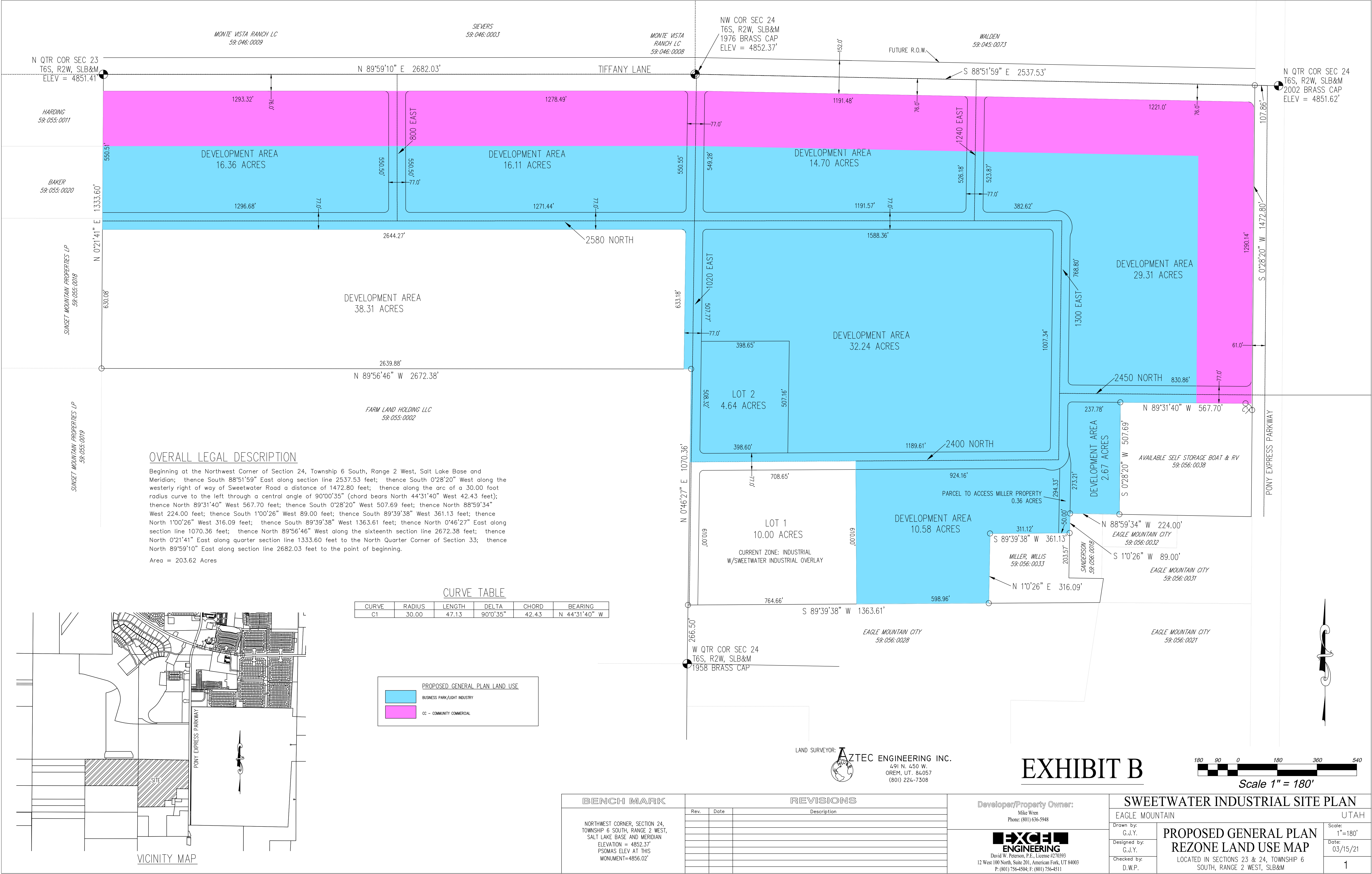
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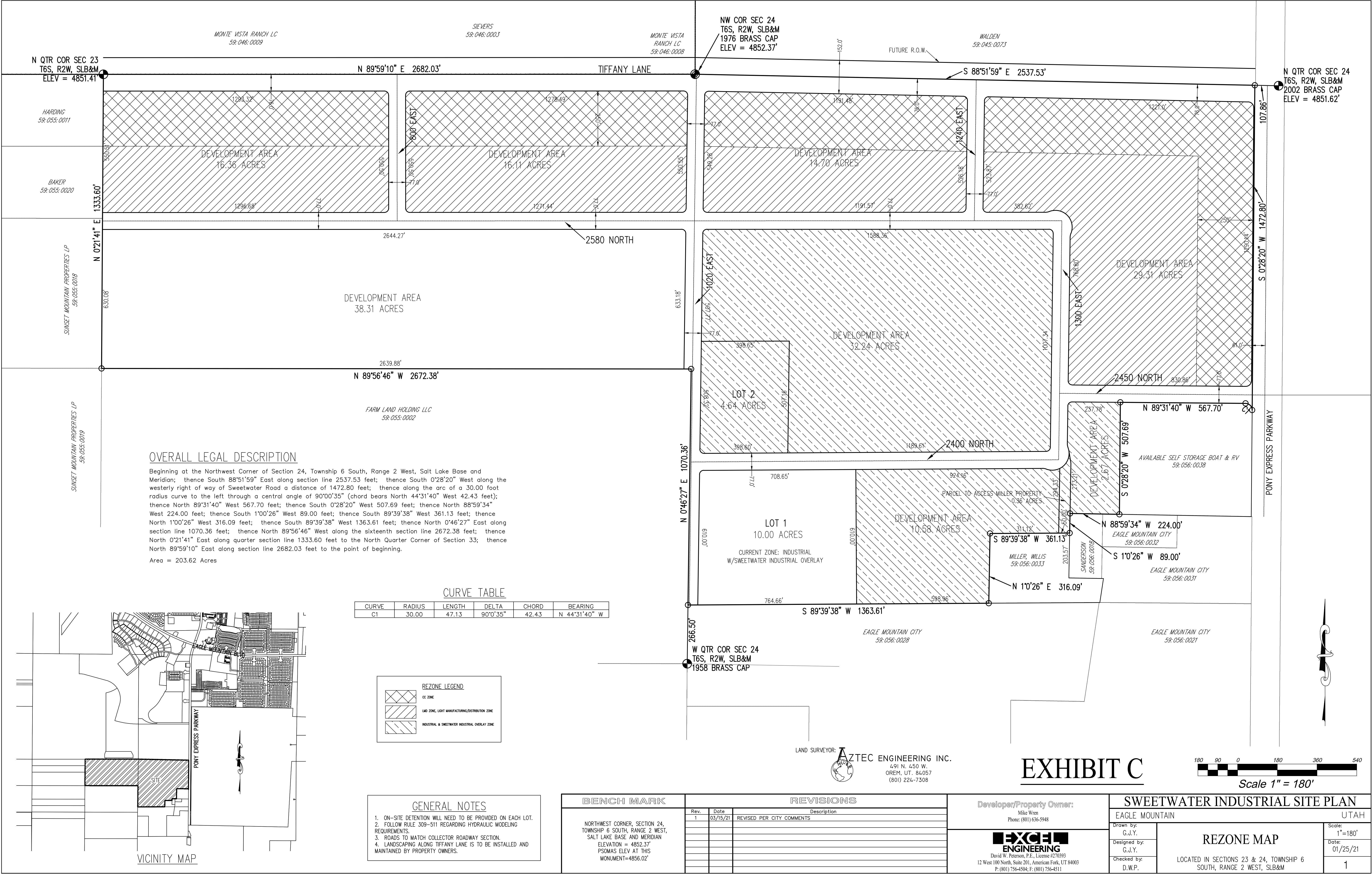
[General Plan Amendment Exhibit](#)

[Rezone Exhibit](#)

[City Council Meeting Minutes - July 21, 2020](#)

[General Plan Future Land Use and Transportation Map](#)







EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

July 21, 2020, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – ELECTRONIC MEETING VIA LIFESIZE

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Long-Range Planning Manager; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Linda Peterson, Communications Director; and Angela Valenzuela, Human Resource Manager.

1. CITY ADMINISTRATOR INFORMATION ITEMS

Mayor Westmoreland called the work session to order at 4:05 p.m.

2. AGENDA REVIEW

9. BOND RELEASES

9.A. Evans Ranch Plat F-1 - Out of Warranty

Councilmember Curtis stated the landscaping along Golden Eagle Road has not been completed and verified the landscaping is included in a separate bond.

City Engineer Chris Trusty stated staff was aware of the uncompleted landscaping.

Councilmember Clark verified the sidewalk damage repairs in this area have been completed.

12. ORDINANCES/PUBLIC HEARINGS

12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2020-2021 Budget.

Assistant Administrator/Finance Director Paul Jerome presented the item. The General Fund increases include \$35,000 for human resources management software, which will lead to an overall reduction in spending due to automating human resources processes and payroll restructuring. The

original budget included \$30,000 for a partial year of the Accela Land Management software; the increase of \$20,000 covers the full annual expense and user licenses and represents a timing reallocation of funds rather than an increase in the overall budget resulting in implementation savings.

The Enterprise Fund increases represent transfers from the Impact Fee Funds to the Enterprise Funds in the amount of \$3,000,000 for a sewer plant expansion, \$4,000,000 for the water/sewer building, and \$13,000,000 Central Water Project (CWP) advance water share purchase. The sewer project will be funded through already budgeted impact fees and the budgeted amount includes infrastructure expansion and employee salaries. The City receives a 2.5 percent discount for purchasing two future years' worth of water shares in advance resulting in a \$500,000 savings, which is a greater value than the interest the money would earn if retained in the water fund until needed. The CWP water shares are funded through developer advanced water rights purchases.

12.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning the Marketplace at Eagle Mountain Town Center Property to a Mix of Commercial Community, MF1, and MF2.

Assistant Administrator/Community Development Director Steve Mumford presented the item. The proposed project is located on approximately 39 acres at the northwest corner of Pony Express Parkway and Eagle Mountain Boulevard, and the property was zoned Commercial C-2 in the Eagle Mountain Properties Master Development Plan. The original master development agreement and the vesting of specific uses have expired.

The applicant has submitted a rezone request for the Commercial Community, Multifamily 1 (MF1), and Multifamily 2 (MF2) zones. The request considered by the Planning Commission on June 9, 2020 was to rezone the property to Commercial Community and MF2. The applicant has modified the proposal to change approximately 4.4 acres of the multifamily area to MF1. The concept master site plan includes a road connection on Raven Way and reduces the size of the multi-family areas from 11 acres to 9 acres.

Mr. Mumford stated that staff is drafting an open space zone, which may be appropriate for some of the City-owned areas in this project. The City-owned, stormwater retention area has been designed and intended for water runoff retention from the surrounding areas.

City Engineer Chris Trusty stated he understood the land had been dedicated to the City for that purpose prior to his tenure with the City. Mr. Mumford explained the area has always been intended for water retention, rather than park space.

Councilmember Gray expressed concerns regarding the detention area counting as open space, City compensation for providing water retention for the properties, and the ownership and maintenance of the stormwater parcel.

Mr. Mumford expressed favor for allowing the property to be used for water retention and said it will be beneficial to the City, as the area had been designed to retain the water for multiple developments and the City did not expect compensation from the developer. He explained the

developer will not receive open space credit for improvement of the land or compensation from the City for the property.

Councilmember Gray expressed concern that the City was providing a service to the developer without compensation, due to developers usually being responsible to provide water retention for their properties.

City Recorder Fionnuala Kofoed explained the area had been deeded to the City when the Eagle Park subdivision was recorded. Mr. Mumford clarified all of the properties benefitting from the stormwater parcel were originally owned by the same landowner/developer, and the land had been deeded to the City to serve as water retention for all of the original landowner's surrounding properties; thus, no additional compensation was necessary.

Ms. Kofoed explained the developer planned for a commercial development with a grocery store anchor to begin construction in 1998; although the development has been significantly delayed, the intent and purpose for the land, including the drainage, has not changed.

Mr. Mumford resumed his presentation of the item. The General Plan land use designation is Community Commercial, and the requested zones are consistent with this designation. The proposed use is reasonably compatible with adjacent land uses, can be accommodated with public services, will not overburden the City's service capacity, and is not expected to have a significant negative impact on surrounding property values. The traffic generated by the proposed use is within the capabilities of the streets serving the property.

For informational and comparative purposes, Mr. Mumford presented examples of other multi-family communities within the City. Willow Springs contains 300 units on 17.2 acres with a density of 17 units per acre, The Cove at Rock Creek contains 84 units on 6 acres with a density of 14 units per acre, Village at Porter's Crossing contains 94 units on 6 acres with a density of 15 units per acre, Trailhead Townhomes contains 65 units on 5.15 acres with a density of 12.5 units per acre, and Evans Ranch Townhomes contains 110 units on 9.2 acres with a density of 12 units per acre.

During the public hearing at the Planning Commission meeting on June 9, 2020, residents expressed concerns regarding the development of multifamily housing in the area increasing traffic but were in favor of the commercial development. The Planning Commission expressed concerns related to the proposed density of the multifamily area and a desire to connect a road to the neighborhood to the northwest and discussed whether a multifamily area would be feasible for commercial use in the future. The Planning Commission voted 4 to 0 (one Commissioner was absent from the meeting) to recommend approval to the City Council to rezone the entire project to Community Commercial.

Mr. Mumford stated the City Council could make the rezone approval contingent upon the approval of a development agreement including specific density limitations and timing requirements of the development of the anchor grocery store prior to the residential development.

Applicant representative Bill Gaskill stated his willingness to delay the residential development until after the opening of the anchor grocery store. He expressed concern that the approval process will prevent the grocery store from beginning construction as soon as desired and stated he would like to begin the commercial development as soon as possible. He said the originally proposed residential density for the project was 12.2 townhome units per acre with approximately 115 total units. Discussions during the previous meeting caused him to reevaluate the design. He moved the retention pond to improve road connectivity and maximize the developable commercial acreage; however, the area behind the grocery store is not viable for commercial development. He included the maximum density count available in accordance with the density standards allowed per the new residential MF1 and MF2 zones; however, he plans to develop townhomes and not utilize the maximum allowable density.

Councilmember Curtis requested clarification regarding the total desired density and purpose for requesting the MF2 zone, as townhomes are permitted in MF1.

Mr. Gaskill explained the MF1 zone permits up to 10 units per acre and the MF2 zone permits up to 20 units per acre. He estimates a density of 14 to 15 units per acre for the project.

Councilmember Curtis expressed concern regarding allowing high-density housing without knowing specifics regarding unit counts and stated his disfavor for high-density townhome projects.

Mr. Gaskill explained he had not included a site plan due to the residential project being delayed until the construction of the grocery store and the potential need for a redesign due to changes in project needs or design trends. He expressed a willingness to delay the approval of the number of units until site plan approval.

Councilmember Curtis stated his preference to rezone the entire area to Community Commercial with the possibility of rezoning a portion of the property to a residential zone in the future, once the density and site plan are available. This preference is due to the fact that the project has already undergone a 22-year delay, as well as previous issues with other unfinished commercial properties in the City.

Councilmember Burnham requested information regarding the applicant's plan for lot size buffering.

Mr. Gaskill said a masonry fence would be installed between the commercial and residential developments and stated willingness to adhere to City buffering and setback requirements.

Councilmember Burnham discussed the possibility of allowing multifamily residential units in the area as an appropriate use; however, she expressed hesitancy that permitting too much density in the area may increase traffic; mechanisms should be included in the approval to limit density.

Mr. Gaskill expressed willingness to design the site plan following the unit density desired by the Council.

Councilmember Love stated favor for the commercial development, roads, and trails, but expressed reluctance to approve the MF2 zone as she does not feel it is appropriate for the area.

Mr. Gaskill stated he believes the MF2 zone would be appropriate for the area per Municipal Code standards and the Future Land Use Map designations.

Councilmember Clark requested staff assistance to create a legal protection of City interest in allowing mixed residential and commercial areas. She expressed favor to rezone the entire area to Community Commercial to allow the commercial development to move forward and rezone a portion of the property to residential once a site plan is available. She concurred with concerns regarding permitting the residential development to be completed before the commercial, due to previous issues with past developments within the City.

City Attorney Jeremy Cook explained timing requirements that could be included in the development agreement to condition the approval of the residential development upon the completion of the commercial development.

Discussion ensued clarifying traffic patterns and the trail system within the development.

Councilmember Gray expressed concern that the road between the proposed MF1 and MF2 residential developments, connecting Eagle Mountain Boulevard and Pony Express Parkway, will be insufficient to support the commercial development, existing residents, and the maximum allowed density of 130 units on 9 acres.

Mr. Mumford stated that the maximum allowable density is 134 units, and explained the applicant added the road connecting Eagle Mountain Boulevard and Pony Express Parkway due to traffic flow concerns expressed by the Planning Commission. He said he believes the road is planned to be a 53-foot public right-of-way. He explained the traffic redesign addressed concerns regarding increasing through-traffic to existing neighborhoods. His preference is to install the road along the stormwater parcel connecting Raven Way to the road between the MF1 and MF2 residential developments, as long as the multifamily units do not front on or have direct access to the potential roadway.

Discussion ensued regarding traffic safety and parking concerns within the City near multifamily housing, potential solutions to mitigate traffic safety concerns for this project, and the appropriate number of units desired for the project.

Councilmember Clark expressed concern regarding buffering and hesitancy to rezone commercial property to residential based upon current City demographics. She does not want to forfeit future commercial development due to the limited amount of commercial space available in this area of the City.

Councilmember Love verified that traffic concerns are typically addressed during a master site plan approval and did not need to be resolved during the approval of a rezone application.

Councilmember Gray clarified his purpose for noting road connectivity concerns was due to the potential traffic impact of the requested density and stated his preference for condominium/apartment units with augmented open space over townhomes with minimal, unimproved open space used as a buffer. Mr. Mumford stated the Council may request additional open space or specify open space improvement requirements within townhome developments.

Councilmember Burnham stated the adjacent subdivision included a trail and park system that was not completed due to the developer's bankruptcy and suggested the completion of the trail system could be counted towards open space credit for this project.

Councilmember Curtis stated due to residential tier system standards, the City has an abundance 8- and 12-unit townhomes, and a lack of twin home and fourplex units.

Mr. Gaskill stated he is limited by the depth of the property; due to recent market trends, the grocery store will be smaller than expected and will not fully utilize the property depth. He stated he is unaware of an effective manner to commercially develop the rear of the property, due to the shape of the property and limited roadway frontage. He does not have sufficient funds to fully develop the property as commercial and desires to reach a compromise that allows him to develop the entire property. He will be unable to move forward with the commercial development, should the residential rezone be denied.

Councilmember Clark inquired if the property could include both single-family and multifamily zoning with a timing requirement to ensure the completion of the commercial development.

Mr. Gaskill stated his willingness to adhere to a timing requirement for the commercial development or opening of the grocery store, if the agreement was not subject to changes by a future Council. Single-family units would be difficult to develop, due to financial and frontage concerns. He requested the approval of density on the interior of the property and stated the shape and size of the land parcels will not allow for the maximum MF2 density and expressed his willingness to adopt creative solutions to address Council and community concerns.

Councilmember Curtis expressed concern that should the City Council approve the residential rezone, future amendments could negate the existing Council's conditions of approval. He recommended approving a rezone to Community Commercial only, or approving a rezone to commercial and residential uses with a condition that the residential area will be rezoned once the commercial development is completed.

Mr. Cook recommended tabling the item to draft a development agreement that includes the specific criteria and conditions desired by the City Council, such as density limits, road width requirements, and trail connectivity; this is preferable to a timing requirement, which would not address all of the Council's concerns. He stated future amendment requests can be denied, regardless of what is approved at this juncture.

Discussion ensued regarding potential language to include in the development agreement and possible housing types such as mixed-use or cottages.

Councilmember Burnham stated residents in the area want a grocery store and advocated for a compromise to mitigate resident and Council concerns with high-density housing, to permit the project to move forward.

Mr. Mumford presented acreage statistical information regarding other commercial and high-density housing areas for comparison and context to the proposed 29 acres of commercial development for this project; the commercial development in Saratoga Springs south of Crossroads Boulevard and west Redwood Road is 22 acres, the commercial development in Saratoga Springs north of Crossroads Boulevard and west of Redwood Road is 23 acres, and the commercial development in Eagle Mountain north of Pony Express Parkway and east of Porter's Crossing Parkway is 16 acres. He explained this project, due to its location, will not draw as much traffic and patronage as the areas in Saratoga Springs.

12.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Designating Certain Areas of the Sweetwater Industrial Park Under the Sweetwater Industrial Overlay Zone.

Mr. Mumford presented the item. The application requests the Sweetwater Industrial Overlay Zone for the majority of the 201-acre property, excluding the portions along Pony Express Parkway and Tiffany Lane. The Sweetwater Industrial Overlay Zone was created in 2015 as an alternative to an applicant-proposed development agreement. The property had been previously zoned Industrial in the Eagle Mountain Properties Master Development Plan; that agreement and the accompanying vesting for specific uses have expired. Most of the property is currently designated as Business Park/Light Industry on the General Plan's Future Land Use Map, except for the northwestern area that is designated Neighborhood Residential. The Sweetwater Industrial Overlay Zone contains a separate land use table. The approval criteria for the overlay include compliance with the General Plan, compatibility, City services, traffic generation, and property value considerations.

During the June 9, 2020, Planning Commission meeting, the Commissioners expressed concerns regarding the area of the proposed overlay, permitted and conditional uses within the overlay, the desire to rezone the area to the Light Manufacturing/Distribution (LMD) Zone, the applicant's plan for commercial use on the north end of the project, the sunset clause on the rezone of the overlay, the need to amend the overlay zone, and the desire to encourage businesses to develop in this area of the City. Mr. Mumford explained the LMD Zone was approved in June. The Planning Commission recommended approval with a vote of 4 to 0 (a Commissioner was absent from the meeting) of the Sweetwater Industrial Overlay Zone on lot 1, lot 2, the 32.32-acre development area, the 10.28-acre development area, and the 2.67-acre development area.

Mr. Mumford expressed concern regarding the possibility to rezone the property to the LMD Zone because the desired use for the property is currently a prohibited use in the LMD Zone until standards are created; as a result, an LMD rezone for the property will delay development. He suggested options to rezone the application that will permit the project to move forward without additional delays and verified staff recommendations for the City Council to approve the Sweetwater Industrial Zone overlay for Lot 1 of the project.

Councilmember Curtis inquired if the City Council could rezone the property to the LMD Zone and approve satellite communications as a permitted use.

Mr. Cook recommended granting the overlay zone for Lot 1 and approving the LMD rezone for the remainder of the property at a future meeting, after Municipal Code standards have been updated to include the zone, if amenable to the applicant. Mr. Cook expressed concern regarding approving a zone not requested in an application due to public notification requirements and potential resident concerns.

Councilmember Love expressed concerns regarding aesthetics of metal buildings and advocated for higher industrial design standards than those allowed in the Sweetwater Industrial Overlay Zone.

Councilmember Curtis concurred with Councilmember Love regarding the reduced standards permitted in the Sweetwater Industrial Overlay Zone. He asked what the zone designation of the remainder of the property would be, should the Council only approve the overlay for Lot 1. Mr. Cook stated the City could determine to rezone the property to the LMD Zone at a future meeting; the master development plan with zoning has expired.

Mr. Mumford noted the options presented by the Councilmembers have not been discussed with the applicant, who has not had the opportunity to review the newly created LMD Zone.

Applicant representative Scot Hazard stated as the LMD Zone is not currently available on the City website, he has been unable to review the permitted uses to determine if the zone would meet his needs or be desirable. He said the property is located next to a sewer treatment plant that is unlikely to be relocated or attract higher standard uses due to the accompanying odors. He explained the request for the Sweetwater Industrial Overlay Zone is due to the desire for the reduced standards and increasing those standards to prohibit metal buildings would be cost preventative for the project. He stated LBiSat has a sensitive timeline due to contractual deadlines and a delay in approval could cancel the project. From a developer's viewpoint, unclear uses and standards place impediments to City development, and the area is not likely to attract high-end users. He stated his willingness to condition the rezone to the site plan approval.

Discussion ensued regarding desired design standards and aesthetics of metal buildings.

Mr. Hazard noted that City standards permit metal outbuildings in residential areas and expressed confusion that similar structures may be prohibited in industrial areas.

Councilmember Love clarified she does not have concerns regarding the elevations for LBiSat, but is concerned the area may attracting only metal building developments.

Councilmember Curtis clarified he approves of the Sweetwater Industrial Overlay Zone for this project; however, he has concerns regarding approving the overlay for the entire area.

Mr. Hazard stated he desires zoning with reduced standards for all of the property, except the areas fronting along major roadways; these areas will provide buffering and screening for the interior industrial uses.

12.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.50 Lot Line Adjustments and Chapter 16.55 Plat Amendments.

Mr. Mumford presented the item and explained the minor amendments to Municipal Code include a requirement to provide a Mylar and permit staff to approve minor lot line adjustments to simplify the process and save time. He stated the requirement will only slightly increase the cost to applicants while being of great benefit to staff and the City.

13. MOTION

13.A. MASTER SITE PLAN AND PRELIMINARY PLAT – Sweetwater Industrial Park

Mr. Mumford stated this item is the master site plan and preliminary plat for the Sweetwater Industrial Park project presented with the overlay rezone request. He explained that Municipal Code allows for an industrial preliminary plat to serve as master site plans and allows staff to approve final plats. The Planning Commission and City Council will still approve the site plans for each lot. The Planning Commission recommended approval 4 to 1 and the nay vote was due to concerns regarding the removal of landscaping medians along the major roadways.

Councilmember Curtis inquired regarding potential ramifications should the City Council approve the master site plan and deny the Sweetwater Industrial Overlay rezone. Mr. Cook clarified the master site plan is not contingent upon the rezone.

Councilmember Gray stated less-desirable uses, discussed during the rezone application, vary from one person to another. Discussion ensued regarding less-desirable uses.

Councilmember Curtis reiterated his concerns regarding the Sweetwater Industrial Overlay Zone.

14. MOTION

14.A. SITE PLAN – LBISat

Mr. Mumford presented the item for a proposed satellite communication facility located on 10 acres in the Sweetwater Industrial Park with the intention of being under the Sweetwater Industrial Overlay Zone, which includes communication facilities and towers as a permitted use. The final approval of this site plan is contingent upon the approval of the rezone. The applicant provided revised renderings with the addition of colored banding and windows to address concerns expressed by the Planning Commission and no outdoor storage requiring screening was planned for the site. He explained that the industrial zone includes commercial design standards that are highly encouraged but not required.

The Planning Commission recommended approval to the City Council with the following conditions: the applicant shall submit a lighting plan that complies with the dark sky outdoor lighting standards; the west side and the front of the building shall include more articulation and an increased mixture of materials, the final site plan approval is contingent on the approval of the Sweetwater Industrial Overlay Zone rezone, all signage will require a sign application and permit, and the trash enclosure shall be screened from the public street and designed with the same architectural materials as the building.

Councilmember Gray verified that the chain link fence met standards for industrial areas and inquired if the roads adjacent to the property are considered major roadways that require increased standards.

Mr. Mumford stated the City Council may require other fencing for screening purposes, otherwise chain link without vinyl slats is permitted. The City is installing a collector road along the western frontage; however, industrial areas have reduced fencing standards and the standards cited only apply to residential areas.

Mayor Westmoreland verified the style of fencing requested was due to security concerns.

Discussion ensued regarding fencing standards, proposed fencing standard updates, and fencing requirement variance along major roadways in residential, commercial, and industrial areas.

Mr. Hazard explained the requested chain link fencing with barbed wire is due to security standard requirements and other possible fencing materials to satisfy the security requirements is cost-prohibitive.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. The meeting was adjourned at 6:36 p.m.

7:00 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Steve Mumford, Assistant City Administrator/Community Development Director; Pete Kane, Long-Range Planning Manager; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Linda Peterson, Communications Director; and Angela Valenzuela, Human Resource Manager.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:08 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Eagle Mountain City will host a free firework display for the public on Friday, July 24, 2020. Fireworks will be launched near Wride Memorial Park. Parking is available at Frontier Middle School, Cedar Valley High School, and Wride Park. Please do not park in brush areas due to wildfire danger or on Pony Express Parkway. Please do not gather outside of vehicles at the park. The display will start at 10:00 p.m. and last for 20 minutes. Fireworks restrictions are in place in many areas of Eagle Mountain City. To access details and the restrictions map, please visit the city website, news section.
- The City offices and library will be closed Friday, July 24, 2020, in observance of the Pioneer Day holiday.
- The annual Eagle Mountain Resident Satisfaction Survey is available until July 31, 2020. Take the survey via the link on the City website, home page banner.
- Congratulations to Sydney Glass, Miss Eagle Mountain 2020; Olivia Huish, Eagle Mountain's Outstanding Teen 2020; and Brenda Van Wagoner, Eagle Mountain Woman of the Year.
- To receive City notifications, including emergency info, news, events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:12 p.m.

Resident Zac Huish requested an alternative exit route and increased connectivity for the Sage Valley neighborhood due to safety concerns during emergencies and road closures. The previous alternate route, Airport Road, is now a private road. He also asked for benches or other seating to be installed at Sage Valley Park.

Councilmember Clark requested that staff research Airport Road being taken as a private road, as she believed it had previously been maintained by the county and has been used for public use.

Councilmember Gray stated staff and the City Council are aware of the issues concerning Airport Road and remedying concerns is a priority. He suggested a prescriptive easement may apply to Airport Road to permit public access. He expressed appreciation for the use of parks by residents

and requested that Parks and Recreation Director Brad Hickman explore options to fund the installation of benches at Sage Valley Park.

Administrative Assistant/Community Director Steve Mumford stated Airport Road was ranked last during the project idea stage with Mountainland Association of Governments (MAG) and due to the unlikelihood of the project being selected, it had not been included in the next funding selection stage in order to give priority to and increase the likelihood of obtaining funding for the expansion of Pony Express Parkway. The next round of MAG funding will be in a year and a half. The City can explore other funding options to expedite the project if desired.

Discussion ensued regarding funding options and opportunities for Airport Road improvement.

Assistant Administrator/Finance Director Paul Jerome stated the “regionally significant” factor may reduce the likelihood of receiving MAG funding for Airport Road and impact fees may need to be used to partially or fully fund projects like Airport Road and Eagle Mountain Boulevard installations or expansions.

Mayor Westmoreland closed the public comment at 7:23 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Burnham

Councilmember Burnham thanked Mr. Huish for his comments and expressed appreciation for resident participation.

Councilmember Clark

Councilmember Clark expressed appreciation for Mr. Huish and thanked staff for their efforts during challenging circumstances.

Councilmember Love

Councilmember Love encouraged Eagle Mountain residents to follow firework safety guidelines to prevent fires and injury and to follow COVID-19 prevention and safety guidelines.

Councilmember Gray

Councilmember Gray thanked Mr. Huish for his email comments and public statement and expressed his willingness to respond to resident concerns. He congratulated the rodeo pageant participants, past and present, and other award winners and thanked first responders for their efforts to keep residents safe.

Councilmember Curtis

Councilmember Curtis advocated for residents to employ kindness and courtesy in their interactions, even when their opinion or beliefs differ regarding pandemic response and prevention. He stated his appreciation of and desire for unity within the community.

Mayor Westmoreland

Mayor Westmoreland expressed appreciation for the Councilmembers' comments and echoed the desire for residents to treat each other with kindness. He recognized the United Fire Authority (UFA) and the Utah County Sheriff's Office for their involvement and leadership when responding to fires in Eagle Mountain and surrounding areas. He appreciated UFA's ability to authorize air support and to quickly acquire and deploy other resources.

CONSENT AGENDA

9. BOND RELEASES

10. CHANGE ORDERS

10.A. Digital Sign Change Order #1 – Yesco

11. MINUTES

11.A. July 7, 2020 – Appeals Board Meeting

11.B. July 7, 2020 – Regular City Council Meeting

MOTION: *Councilmember Curtis moved to approve the consent agenda. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

12. ORDINANCES/PUBLIC HEARINGS

12.A. **ORDINANCE/PUBLIC HEARING** – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2020-2021 Budget.

Mr. Jerome reviewed the details presented during work session.

Councilmember Curtis requested clarification regarding the approval of the human resource software budget amendment.

Mr. Jerome explained when the budget amendment was added to the agenda, he believed the software contract was scheduled for this meeting. He was later informed the contract is still undergoing legal review, which delayed the inclusion of the item on the agenda for this meeting. Where the budget amount and basic terms of the contract are known by the City Council and staff desires to move forward with the project due to the myriad benefits of the software to employees, Mr. Jerome determined to retain the item in the budget amendment. He cited examples of the inclusion of items in the overall budgeting process before the finalization of contracts.

Ms. Kofoed explained the contract would usually not require Council approval since it was under \$40,000; however, the item was brought forward because it had not been budgeted. She stated the contract does not need to return to the City Council for approval, but the Council may request to see it, if desired.

Councilmember Curtis inquired regarding the term of the contract. City Attorney Jeremy Cook verified the term of the contract is one year.

Mayor Westmoreland opened the public hearing at 7:42 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: *Councilmember Curtis moved to approve an Ordinance of Eagle Mountain City, Utah, approving the First Amendment to the Fiscal Year 2020-2021 Budget. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

12.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning the Marketplace at Eagle Mountain Town Center Property to a Mix of Commercial Community, MF1, and MF2.

Councilmember Gray suggested reviewing the rezone once a site plan returns to the City Council.

Councilmember Clark stated that the council had discussed the possibility of a rezone with a commercial trigger and polled her fellow council members to see if they were willing to consider changing the requested residential to RC and MF1 to reduce density from what was requested by the applicant. Discussion ensued. She expressed concern regarding the difficulty in visualizing the density without a site plan.

Councilmember Burnham stated her preference to require a maximum unit number rather than a density limitation to allow some product type flexibility for the developer; however, she was unsure of the desired unit number to require.

Councilmember Love expressed her willingness to support either method to reduce the maximum allowable density and discussed number unit projections per the various zone density standards.

Councilmember Curtis expressed concern regarding requiring a number of units due to the potential for the geographical limitations of the property requiring setback and lot sizing adjustments to achieve the maximum number of permitted units. He advocated for stipulating a unit number and the desired zone designation.

Discussion ensued regarding the preferred zone designation, unit number limitations and product design standards permitted in the multifamily zones, commercial development completion triggers prior to permitting residential development, concerns reducing the density with zoning through limiting the number of units may result in a reduction in open space, concern regarding the high

density allowed in the Multifamily 2 (MF2) Zone, and concern the applicant will maximize the allowable density permitted in the zone designation.

Mr. Cook stated a master development agreement (MDA) is necessary to include a developmental trigger requirement and requested direction to ensure the elements that are desired by the Council are included in the agreement.

The City Council directed staff to include a development trigger requirement, zone designation, maximum number of units, and an expiration date in the MDA. Mr. Cook recommended the inclusion of additional details in the development agreement such as conditioning housing types by location, if desired by the Council.

Councilmember Clark and Burnham recommended making the rezone approval contingent upon an approved MDA. Councilmember Burnham advocated for balancing the responsibility of the Council to ensure amenable terms in the contract with consideration of time constraints in order to move the project forward within the preferred construction window of the anchor grocery store.

Discussion ensued regarding average and maximum zone density allowances in relation to lot size requirements.

Councilmember Gray expressed concerns that the applicant may not be amenable to the terms desired by the Council. Discussion ensued regarding options to balance City and developer needs.

Councilmember Curtis expressed his preference to approve rezone and site plan applications independently.

Councilmember Clark asked if the rezone approval could be contingent upon the approval of the MDA and the site plan. Mr. Cook stated the MDA could include examples of housing substantially similar to the product desired by the Council.

Discussion ensued regarding product types permitted in the zone, desired and undesirable product types, and maximum density allowance.

Councilmember Gray expressed concern regarding the undeveloped land along the northern edge of the property. Councilmember Burnham stated the forty-foot wide buffer had been intended for trail and open space by the original developer. Mr. Mumford clarified the property is City-owned and the City could require the development of the land as part of the open space improvements.

The Councilmembers debated concerns regarding zone designation preferences in relation to maximum density and desired product types, and the potential for density transfer should a portion of the property be sold or donated. Councilmember Burnham recommended including a provision to prohibit density transfers in the MDA.

Applicant representative Bill Gaskill stated his preference to return to Council with a site plan and stated he cannot move forward with the commercial projects until an agreement is reached regarding the residential properties. He expressed his desire to produce a plan amenable to all

parties and concurred a master site plan would be beneficial. He reiterated that the Planning Commission had tabled the master site plan until the City Council approved the rezone application and requested direction on how to best move forward, due to the City Council requesting to see the master site plan before approving the rezone application.

Mayor Westmoreland opened the public hearing at 8:24 p.m. The following public comments were submitted via email and were read during the meeting.

Verle Patterson: "Looking at the Master Site Plan I see a retail/commercial plot east of the Autumn Ridge Subdivision north of PAD "L" Tire store. Between plots 23 and 24 there is a City easement for drainage that runs directly into the proposed parking lots for the said Retail/commercial plot. It was my understanding that this easement was also to be used as an access to the trail system and access to future developments to the east. The Master site plan does not address this access. I am especially concerned because I own the plot directly north of this easement #24."

Mr. Gaskill stated he had been unaware the area was a trail easement until informed by staff. He stated he intended to preserve a storm drain line under the area and expressed his willingness to install a trail on the easement and connect the trail to the trail system. Mayor Westmoreland directed staff to include the trail installation with the master site plan and preliminary plat to be reviewed by the Planning Commission.

Kathy Bitter "The City currently has the parcel listed as Commercial. To hold to an expired MDA is not only wrong, it will cause problems in the future. With many other properties as well. Please respect the City and recognize that the rezone is required, not simply requested. I live in the Eagle Park subdivision, just north of the parcel. While having commercial close to home may be nice, I think having Multi-Family housing, especially of the listed densities, is a bad move. Our homes on Osprey have a field behind them. To develop is expected, but putting in 40 units is too much. Please keep the MF1 portion as single family homes, not high density. The MF2 portion is also too dense for our area. Adding approximately 80 more units in 4 acres, who will be using our streets for travel access, school access, park access, etc. will put a burden on the homes that live on the thoroughfares, like me. I think a gradual shift is warranted, but our homes are .2-.3 acre lots. If the MF1 area is made single family homes, with smaller lots, then the MF2 area, with the divider road is made MF1, with a limit to townhomes, not 3 story condos, it would be a nice shift, provide some residential, and create a buffer to the commercial areas."

Mayor Westmoreland closed the public hearing at 8:30 p.m.

Mr. Gaskill stated his preference to return to the City Council with a site plan rather than agreeing to rezone to a zone that will limit the product type for the development.

Mr. Mumford expressed concern regarding the recommendation for the applicant to return with a site plan prior to the City Council approving the rezone application due to the Planning Commission tabling the master site plan until the City Council approved the rezone application. He asked if the site plan could instead only return to the City Council as a concept plan as a part of the MDA for the rezone approval.

Mr. Cook stated the master development agreement could include an exhibit of the proposed multifamily development; however, a site plan needs to also go to the Planning Commission.

Discussion ensued regarding the approval process timeline, motion approval options, and granted rights with plan approvals.

Mr. Cook recommended tabling the item to allow time to work with the applicant and bring an updated plan back to the City Council. An updated site plan will return to the Planning Commission for review.

Mr. Gaskill reiterated he is unable to move forward on the commercial portion of the project until the residential development issues are resolved and concurred with tabling the item.

Discussion ensued regarding concerns with developers converting commercial development to residential in the past, but only completing the residential portion.

MOTION: *Councilmember Love moved to table an Ordinance of Eagle Mountain City, Utah, rezoning the Marketplace at Eagle Mountain Town Center property to a mix of Commercial Community, Multifamily 1, and Multifamily 2 until a master development agreement, including an exhibit of a sample site plan of the residential portion of the development, is submitted to the City Council. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

12.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Designating Certain Areas of the Sweetwater Industrial Park Under the Sweetwater Industrial Overlay Zone.

Mr. Mumford reviewed the details presented during work session.

Councilmember Love verified that approving the Sweetwater Industrial Overlay Zone for Lot 1 only would permit the applicant to move forward with the LBiSat project.

Mr. Mumford explained the desired use for satellite communication towers is an allowed use in the Sweetwater Industrial Overlay Zone and is a special use in the LMD Zone; all special uses are designated as prohibited until use standards are developed and approved. The difficulty in rezoning the entire property to the LMD Zone is that the applicant has not requested the LMD Zone, nor has he been able to review the LMD Zone standards to determine if the zone was appropriate for his needs.

Mr. Cook advocated against rezoning the entire property to the LMD Zone, as the applicant has not had time to review the zone, and said if the Council does not wish to delay the application, the best course forward is to approve the LMD Zone and the Sweetwater Industrial Overlay for Lot 1 and to table the rest of the application. He explained the City Council may approve the master site

plan and preliminary plat prior to the rezone application, as it is still subject to zoning and does not approve any uses.

Mayor Westmoreland opened the public hearing at 8:56 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

Applicant representative Scot Hazard stated the approval of the Sweetwater Industrial Overlay on Lot 1 is beneficial and will allow the project to move forward. He said the LMD Zone appears to address his needs and requested to discuss it further with staff to ensure the zone allows his desired uses, once the standards are defined, before approving the LMD Zone for the remainder of the property.

Councilmember Curtis expressed his willingness to work with the applicant and to amend the new zone as needed to address the needs of desired uses and to meet City goals.

MOTION: *Councilmember Curtis moved to approve an Ordinance of Eagle Mountain City, Utah, rezoning Lot 1 of the Sweetwater Industrial Park to Light Manufacturing/Distribution with the Sweetwater Industrial Overlay Zone for the LBiSat project, and to table the rezone for the remainder of the property until the applicant determines if the Light Manufacturing/Distribution Zone is amenable for the remaining property. The motion includes the following conditions:*

- 1. Automobile sales and/or services shall be a permitted use;*
- 2. Convenience stores shall be a permitted use;*
- 3. Electronic data management businesses shall be a permitted use;*
- 4. Laundry and dry-cleaning establishments shall be prohibited;*
- 5. Manufactured homes developments shall be prohibited;*
- 6. Motels and hotels shall be prohibited;*
- 7. Other manufacturing businesses shall be a permitted use; and*
- 8. Restaurants and banks (with drive-through service facilities) shall be prohibited.*

Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

12.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.50 Lot Line Adjustments and Chapter 16.55 Plat Amendments.

Mayor Westmoreland opened the public hearing at 9:07 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: *Councilmember Gray moved to approve an Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 16.50 Lot*

Line Adjustments and Chapter 16.55 Plat Amendments. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

13. MOTION

13.A. MASTER SITE PLAN AND PRELIMINARY PLAT – Sweetwater Industrial Park

Mr. Mumford reviewed the information presented during work session and explained the Future Land Use Map includes the following major roadways that impact this project: Pony Express Parkway, a 122-foot wide minor arterial road, on the east side; the road referred to as Tiffany Lane, a 152-foot wide major arterial road, on the north side; and a 77-foot or 94-foot north-south collector road through the project shown as 1020 East on the site plan. The master site plan indicates a dedication of 76 feet on the north, 61 feet on the east, and 77 feet along the collector road through the project.

The master site plan includes Lot 1 and Lot 2, as well as other development areas separated by roads. A preliminary utility plan has been included with the proposal that includes public utilities, streetlights, and fire hydrant locations. Storm drainpipes are included on the utility plan, and a grading and drainage plan has also been provided. All development areas are accessible from the planned roads, and a parcel is being provided for access to the Miller and Sanderson properties in the southeast corner of the project. A traffic impact study would be difficult to perform at this stage. The City Engineer will require a traffic impact study with each site plan application, where necessary. He explained a traffic study was not required at this time due to the variance in traffic impact depending upon the desired use and a traffic study could be required in the future.

MOTION: ***Councilmember Curtis moved to approve the Sweetwater Industrial Park master site plan and preliminary plat with the following conditions:***

- 1. An appropriate landscaping plan for the park strips throughout the development, including street trees and consistent landscaping, shall be submitted; medians are not required adjacent to the north on Tiffany Lane and the east on Pony Express Parkway; and***
 - 2. A master development plan shall not be required (EMMC 16.10.030).***
- Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

14. MOTION

14.A. SITE PLAN – LBISat

Mr. Mumford reviewed the item presented during work session.

Applicant Rodger M. Lyman described the appearance and planned layout for the satellite antennas and explained that larger antennas use less power and generate more revenue. The largest antennas

will be approximately nine meters in diameter, are not high off the ground, and will face south to southwest.

Councilmember Love verified the satellite antennas are under the 50-foot maximum structure Sweetwater Industrial Overlay height standard.

Councilmember Clark asked if the satellites will interfere with Ham radios. Mr. Lyman stated the antennas are required to receive Federal Communications Commission (FCC) approval for all communication channel use.

MOTION: *Councilmember Burnham moved to approve the LBiSat site plan with the following conditions:*

- 1. The applicant shall submit a lighting plan that complies with the dark sky lighting standards (EMMC 17.56);*
- 2. All signage shall require a sign application and permit;*
- 3. The trash enclosure shall be screened for the public street and designed with the same architectural materials as the building; and*
- 4. The building articulation design shall be in accordance with the updated renderings provided to the City Council.*

Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

15. CITY COUNCIL/MAYOR'S BUSINESS

None.

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark

Councilmember Clark stated that approximately 12 people attended the Be Ready Eagle Mountain meeting and discussed fire safety and prevention. She is looking forward to additional upcoming safety and prevention events.

Councilmember Gray

Councilmember Gray said he is working with staff on the Parks Master Plan and park needs. He said the seniors are actively holding lunches and are maintaining communications via email.

Councilmember Curtis

Councilmember Curtis stated the Eagle Mountain Arts Alliance is holding story walks on Wednesdays at Nolen Park from 9:00 a.m. to 8:00 p.m. starting on July 22, 2020 and ending August 12, 2020.

Councilmember Love

Councilmember Love expressed appreciation to the Planning Commission. She said the Youth Council is on a summer break and she looks forward to working with them in the fall.

Councilmember Burnham

Councilmember Burnham said that she and Senior Management Analyst Evan Berrett are working with the Utah Transit Authority and Mountainland Association of Governments on a traffic study consultant selection committee. She said the library expansion is underway.

17. COMMUNICATION ITEMS

17.A. Financial Report

17.B. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn the meeting at 9:33 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 9:33 p.m.

Approved by the City Council on August 4, 2020.

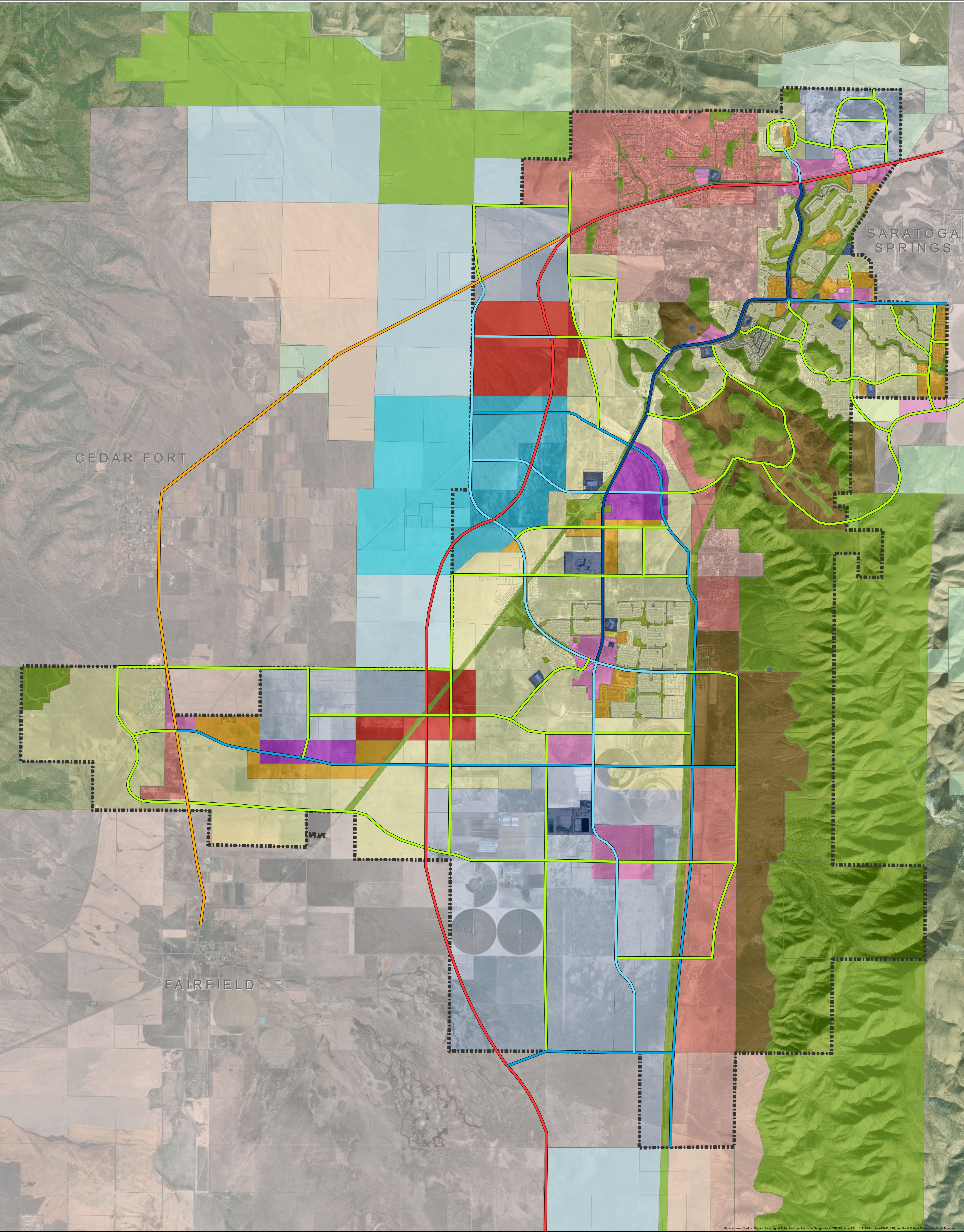

Fionnuala B. Kofoed, MMC
City Recorder



Future Land Use & Transportation

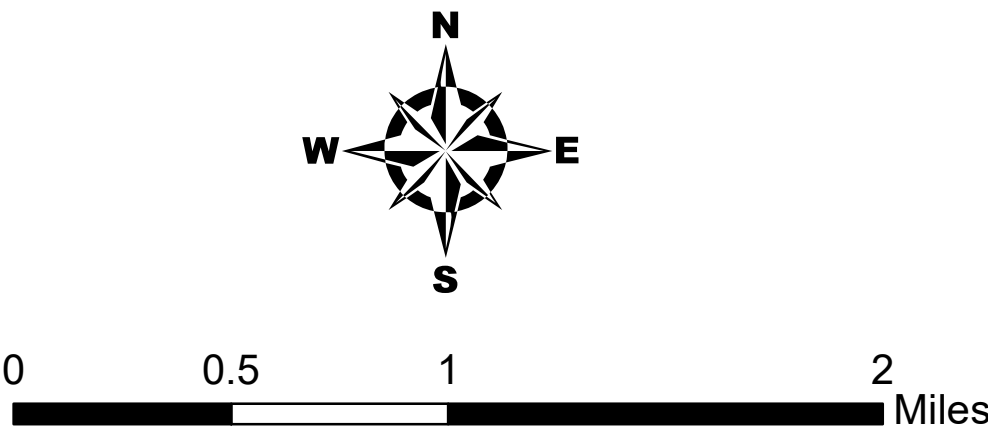
General Plan Map

January 2020



Land Use		Future Transportation			
	Foothill Residential		Town Center Mixed Use		Freeway
	Rural Density One		Regional Commercial		Highway
	Rural Density Two		Employment Center Campus		Parkway
	Neighborhood Residential One		Business Park/Light Industry		Major Arterial
	Neighborhood Residential Two		Civic Uses and Schools		Minor Arterial
	Neighborhood Residential Three		Parks and Open Space		Collector
	Community Commercial				

Future Transportation	
	Freeway
	Highway
	Parkway
	Major Arterial
	Minor Arterial
	Collector



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To all interested parties: Under the terms of a 1997 agreement between Eagle Mountain City and property owners Monte Vista Ranches and Eagle Mountain Properties, the undeveloped lands and allowed land uses within the Eagle Mountain Properties Master Development may be changed at any time at the direction of Monte Vista Ranches and Eagle Mountain Properties. Inquiries concerning the Eagle Mountain Properties Master Plan should be directed to Eagle Mountain Planning Office.