



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

March 10, 2020, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

- 1.A. [Development Code Amendments - Office Professional and Business Park Zones](#)
Discussion of the Office Professional and Business Park Zones.

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. [February 25, 2020 Minutes](#)
Regular Planning Commission Meeting.
[PC Minutes 02.25.2020 - DRAFT](#)

5. STATUS REPORT

6. ACTION AND ADVISORY ITEMS

- 6.A. [The Ranches Event Barn \(at the Golf Course\) - Site Plan - Public Hearing](#)
This is a proposal for an Event Barn at the Ranches Golf Club.
[CLUB HOUSE 2019 SITE.pdf](#)
[THE RANCHES GC EVENT CENTER - PDF \(1\).pdf](#)

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.

- 6.B. [Development Code Amendment - Airpark Zone - Public Hearing](#)
This is a proposal at the request of the Planning Commission to amend Chapter 17.45 Airpark Zone
[Chapter 17.45 Airpark Zone](#)
- 6.C. [Commercial Zones - Creating and Amending the Commercial Code - Public Hearing](#)
This proposal amends Ch 17.35 Commercial Zone, creating two new commercial zones in place of the existing one
[Ch 17.35 Commercial Zones 3-10-20](#)
[Ch 17.35 Commercial Zones 3-10-20](#)

7. **DISCUSSION ITEMS**

8. **NEXT SCHEDULED MEETING**

9. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **6th day of March, 2020**, 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 10, 2020**

TITLE:	February 25, 2020 Minutes		
ITEM TYPE:	Minutes		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Lianne Pengra,
Recorder's Office

RECOMMENDATION:

BACKGROUND:

Attachments:

[PC Minutes 02.25.2020 - DRAFT](#)



EAGLE MOUNTAIN City Planning Commission MEETING MINUTES

February 25, 2020, 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: Matthew Everett, Erin Wells, Rich Wood, and Brett Wright. Commissioner Christopher Pengra was excused.

ELECTED OFFICIALS PRESENT: City Councilmembers Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; and Elizabeth Fewkes, Recording Secretary.

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

1. Discussion Items

1.A. Community Commercial – Municipal Code

1.B. Neighborhood Commercial – Municipal Code

Items 1.A. Community Commercial and 1.B. Neighborhood Commercial were discussed concurrently.

Commissioner Wood presented his proposed amendments to Municipal Code Chapter 17.35 Commercial Zones with the intent to recommend amendments to the City Council for approval and implementation.

Commissioner Wells expressed concern regarding the prescriptive nature of the wording in Municipal Code Chapter 17.35.40 Commercial Development Standards footnote 2, item 2. Commissioner Wood stated the usage of “may” instead of “shall” allows for discretionary denial of approval requests.

Community Development Director Steve Mumford explained he adapted the language from the existing Municipal Code guidelines for the maximum allowance for front setbacks, currently Code only allows for increases to the front setbacks. Discussion ensued regarding allowing both increases and decreases to the front setbacks.

Commissioner Wells suggested additional verbiage to clarify the specifications for the requirements of Section K of Chapter 17.35.050 Bicycle Parking.

Commissioner Wright suggested changing “town center” to “Commercial Civic Towne Center Zone” in the statement “may not be a stand-alone development in the town center” in Section 4 Future Land Use of Chapter 17.35.020 Future Land Use and Commercial Zones. Commissioner Wood explained he used the same verbiage as included in the City’s General Plan.

Commissioner Wright suggested restricting exits that direct pedestrian traffic across drive-through rights-of-way due to safety concerns. Discussion ensued regarding pedestrian safety and potential codification of design restrictions.

Discussion ensued regarding the specifications of Community Commercial and Regional Commercial zones.

Mr. Mumford explained the potential for confusion between the General Plan Businesses Park/Light Industrial designation and the Business Park Zone. The Commission discussed potentially renaming the Business Park Zone as the Office/Professional Zone.

Mr. Mumford suggested focusing on amending two or three zones before determining the final number of and names for all of the commercial zone subcategories.

1.C. Commercial Civic Town Center – Municipal Code

Commissioner Wood proposed the creation of a Commercial Civic Town Center zone to include areas such as the future Eagle Mountain City downtown and the City office and auxiliary buildings. Commissioner Wright said the designation may be too narrow and could potentially exclude other uses the City may want to permit in that zone. Mr. Mumford said the City Council had discussed potentially moving the future downtown area closer to the freeway and suggested postponing the creation of a Civic Town Center Zone.

Discussion ensued regarding land use and other allowances for the proposed Civic City Town Center Zone. Commissioner Wells suggested combining use categories if and when applicable.

Commissioner Wood explained the differences among the various types of medical care facilities and stated that many have combined into multiple-care facilities. Discussion ensued regarding which types of medical care facilities should be permitted in a specific zone.

Mr. Mumford stated staff is working to contract with an organization to assist with special use standards codification.

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

Commissioner Wood called the meeting to order at 6:33 p.m.

2. Pledge of Allegiance

Commissioner Wood led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

Commissioner Wells disclosed that applicant Ryan Bybee has worked on development projects within the city where she is employed. Her employment role has not impacted any of Mr. Bybee's applications, but she expressed her desire to state the association for transparency.

No Commissioners expressed concerns regarding Commissioner Wells participating and voting during Policy Session.

4. Approval of Meeting Minutes

Commissioner Wright requested an amendment to the minutes for item one, work session discussion items 1.C. City Code. In the second to final paragraph, "Commissioner Wright said his understanding was they were waiting for direction from the City Council regarding vested rights." He had meant City legal counsel and requested for "City Council" to be amended to "City Attorney" to reflect his intention.

4.A. February 11, 2020 Minutes

MOTION: *Commissioner Wright moved to approve the February 11, 2020 minutes as amended. Commissioner Wells seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, and Erin Wells. The motion passed with a unanimous vote.*

5. Status Report

Mr. Mumford stated on February 18, 2020, the City Council reviewed a Municipal Code amendment for sign regulations and sign permits. The Council discussed regulations for special event and right-of-way signage drafted by City Attorney Jeremy Cook, which were then approved by the City Council.

The J & J Ranches preliminary plat returned to the City Council after being tabled on February 4, 2020 due to concerns that approving two five-acre lots within the thirteen-acre plat would increase the likelihood of density transfers to other neighborhood planning areas within the Pole Canyon Master Development and the resulting impact the density transfers may have. On February 18, 2020, the City Council approved the preliminary plat, as well as a minor amendment to the Pole Canyon Annexation and Master Development Agreement waiving a master development plan for Neighborhood Planning Area 4, the location of the J & J Ranches Preliminary Plat.

The City Council tabled the SilverLake South Phases 21 & 24 Site Plan until such time as the reimbursement agreement with the City for the installation of an extension of Golden Eagle Road is finalized.

6. Action and Advisory Items

6.A. Hidden Hollow Phase B Amended Site Plan – Public Hearing

Planning Manager Michael Hadley explained the application only addresses the parks and amenities plan for Hidden Hollow Phase. The Hidden Hollow Phase B preliminary plat and site plan were approved by City Council on September 4, 2018. The parks and amenities plan includes a trail at base of the hill behind the townhouses, a storm water detention basin, and a twenty-stall trailhead parking lot with a drinking fountain, restroom, trailhead kiosk, bike tool rack, wayfinding signs, and a bench/picnic table with a shade structure.

Mr. Hadley explained that due to the close proximity of the proposed restroom to a preexisting City well, the applicant could face a significant cost increase to protect the sewer line from potential leaks that may compromise the City water supply. The steep slope of the hillside behind the townhomes also increases the difficulty of trail installation, while decreasing the usability of the trail.

Mr. Hadley stated the amended proposal eliminates the trail behind the townhomes and moves the trailhead bathroom and pavilion to a new upper parking lot. The developer would eliminate the curb, gutter, and asphalt on the twenty-stall parking lot and install 80 stalls including 9 inches of sub-base and 6 inches of road base, with railroad ties at the ends of the parking stalls. The landscaping would remain as presented in the original proposal, except the south portion would include 60 parking stalls, a pavilion, and a bathroom instead of native open space. The parking would be utilized by mountain bikers that use the existing trails in the area.

Staff recommended, should the Planning Commission choose to approve the applications, to include a condition requiring a full updated set of landscape plans to be submitted and approved before building permits are issued in Phase B Plat 2.

Applicant Ryan Bybee with Cadence Homes clarified that moving the bathroom was due to State Code requirements, not cost. Upon closer examination of the area, the developer thought, due to the sidewalks fronting the townhomes, a trail would be superfluous and increasing parking to 80 stalls near a major trailhead would be a greater benefit to the community at an additional developer cost of \$1,000 to \$2,000.

Mr. Bybee explained neither the upper nor the lower parking lot would be paved due to cost.

Commissioner Everett asked if the trail was necessary to comply with the connectivity Code. Mr. Hadley explained the cul-de-sac would meet the requirement.

Mr. Bybee said a lot line adjustment would be used to divide the area allotted for the trail behind the townhomes.

Commissioner Wells asked for a clarification on the appearance of the pavilion or shade structure. Mr. Bybee said he did not have the dimensions or design specifics for the pavilion area above the picnic tables available at this time.

Commissioner Wood opened the public hearing at 6:50 p.m. As there were no comments, he closed the hearing.

Mr. Bybee explained they are ready to begin construction and desire a quick approval.

Commissioner Wood expressed concerns regarding removing trails, trepidation in changing things after initial approval, and the maintenance burden to City staff due to unpaved parking lots and rotting railroad ties. Mr. Mumford said the City would be responsible for laying asphalt, or staff could potentially work with the developer to allot amenity points for paving the parking lots during a future phase of the project. State grant funds, if obtained, could potentially cover the cost.

Commissioner Wright expressed concerns regarding insufficient information to make a decision due to the lack of a cost analysis comparison of the amenities included in original plan versus the amended landscape plans, as well as the resulting cost to the City to pave the parking lots.

Commissioner Everett expressed concern over the unpaved parking lots and potential issues with allowing railroad ties. He stated the trail provided minimal benefit and potential safety issues due to the rock wall and additional parking would benefit the City due to the popularity of the biking trails but said he is concerned with weather related issues that impact unpaved parking lots.

Mr. Mumford said the proposed area for the upper parking lot would remain native landscaping should the City Council deny the amended site plan.

Commissioner Wells stated the trail does not provide much benefit to the neighborhood and the addition of eighty parking stalls would benefit the residents, mountain bikers, and Hidden Hollow Elementary school.

Commissioner Wright suggested staff evaluate the cost to the City to have the developer install the twenty-stall parking lot, with the City installing the non-paved sixty-stall parking lot, versus the City paving both parking lots. He stated the Commission needs more information to make the decision.

Commissioner Wood expressed concern that the removal of the trail reduced the amenity benefits to the townhome residents. Commissioner Wells stated the parking would benefit the townhome residents, and she hesitated to require an amenity that may be more of a nuisance than a benefit to the townhome residents to meet an amenity quota, especially where the trail would also require City maintenance.

Commissioner Everett asked for clarification if the State Code prohibits the original bathroom locations.

Mr. Mumford explained State Code allows a bathroom to be built near a well; however, the protection requirements to prevent potential contamination are expensive and were not factored into the costs of the original site plan. The project engineer suggested moving the park amenities to the upper parking lot location. However, the developer had already completed the grading work for the lower lot. Mr. Mumford stated staff preference for additional parking and explained approximate dollar correlations to amenity points.

Mr. Mumford explained that portions of the concept plans for Phase C are included on the worksheet due to the uniqueness of the amenities included in this project, which provide a better overall concept of the final landscaping installation, but the Phase C amenities are not included in the approval of the amendment to Phase B.

Discussion ensued regarding the amenities and cost of the landscape installation. Commissioner Wood suggested a transfer of the cost of the asphalt for the trail to be applied to the upper parking lot. Mr. Bybee explained the original site plan included a rock trail, not an asphalt trail. Mr. Hadley explained the applicant did not received any amenity points for the trail.

Mr. Mumford presented the bid spreadsheet for the project to the Commission and said the City can likely install asphalt at a lower cost than the developers. He stated he has requested specific cost differences from the City Streets Manager.

Commissioner Wright suggested conducting a cost analysis for a partnership with the City to install asphalt during the initial development of the parking lots. Mr. Mumford stated the need to research and discuss the idea with City staff and that it would be unfair to increase the cost to the applicant.

Mr. Bybee stated the spreadsheet provided includes actual bids from their contractor and not estimates. They deeded the right-of-way for the waterline and the land for the well to the City at no cost. Once the project began, they realized the trail would not be beneficial to the residents. The bathroom was approved by the City Engineer before the realization and assessment of additional costs to protect the City well. The suggested amendments were intended to be of greater benefit to the City than the original site plan. Mr. Bybee expressed willingness to make other amendments to the site plan, such as not using railroad ties, as long as it did not increase overall costs, especially due to the developer not charging the City for the land the well is located on. and the waterline right-of-way. Mr. Bybee requested the Planning Commission not table the item, so it can be presented to the City Council, due to their timetable for completing the project.

Discussion ensued between Mr. Bybee and the Commission regarding cost projections and inclusions of the approved site plan and the amended site plan proposal.

Commissioner Everett requested to go on record saying he does not want the restrooms near the City well, as is shown on the approved site plan.

Commissioner Wood suggested applying the money allotted for the trail and curb and gutter from the lower parking lot, towards asphalt installation on the upper parking lot. Mr. Bybee said he is willing to transfer where the money is spent, as long as there is not an increase in overall cost.

Commissioner Wells asked if an asphalt parking lot without curb and gutter would increase runoff hazards. Mr. Mumford said he needed time to research and discuss potential issues with staff.

Commissioner Wright suggested tabling the amended site plan for the compilation of a cost and benefit analysis for the suggested options. Commissioner Wells stated the applicant needed a response regarding the trail to implement lot line adjustments for the townhomes.

Commissioner Wood expressed concern allowing the removal of the trail without the developer replacing it with another amenity specifically for the townhome residents.

Commissioner Everett suggested recommending approval to the City Council with conditions to address the Commission's concerns and stated that due to warming weather increasing use of the trails in the area, a delay in the project would not be in the best interest of the community. Commissioner Wright said that, in consideration of the timeline, he was not opposed to recommending approval with conditions that address his concerns.

Discussion ensued regarding the conditions to include with the motion.

MOTION: *Commissioner Everett moved to recommend approval of the Hidden Hollow Phase B Amended Site Plan with the following conditions:*

- 1. A full updated set of landscape plans shall be submitted and approved before building permits are issued for Phase B.*
- 2. The applicant shall replace the railroad ties in the parking lot with fencing.*
- 3. The applicant shall install asphalt in the lower parking lot and transfer the cost of the trail behind the townhomes and curb and gutter installation to the installation of asphalt on the upper parking lot.*
- 4. The applicant shall work with staff to record the plat amendment for a lot line adjustment for the townhomes due to removal of the trail.*
- 5. The applicant shall work with staff to determine appropriate storm water drainage for the lower parking lot.*
- 6. The upper parking lot amenities shall include a drinking fountain, tables with shade structure, bike racks, trees, a restroom, a trailhead kiosk, a bike tools rack, and wayfinding signs.*

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, and Erin Wells. The motion passed with a unanimous vote.

[7. Discussion Items](#)

[8. Next scheduled meeting](#)

Commissioner Wood requested staff include a proposal to remove the Airpark Zone from Eagle Mountain Municipal Code as a policy session item for the Planning Commission meeting scheduled for March 10, 2020.

Commissioner Wells stated she would be unable to attend the next meeting.

[9. Adjournment](#)

MOTION: *Commissioner Everett moved to adjourn the meeting at 8:01 p.m. Commissioner Wells seconded the motion. Those voting aye: Matthew*

Everett, Brett Wright, Rich Wood, and Erin Wells. The motion passed with a unanimous vote.

The meeting was adjourned at 8:01 p.m.

Approved by the Planning Commission on March 10, 2020.

Steve Mumford, AICP
Community Development Director



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 10, 2020

TITLE:	The Ranches Event Barn (at the Golf Course) - Site Plan - Public Hearing
ITEM TYPE:	Site Plan
APPLICANT:	Vanguard Ranches Golf

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Site plan development standards (17.100.050 EMMC).

The following are standards required for all site plans in any zoning district:

A. Use of Property. The entire parcel area shall be built upon, landscaped or paved in accordance with the zoning district's open space requirements and other generally applicable development standards.

B. Screening Requirements. Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is approved by the city council. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon.

C. Access Requirements.

1. Access onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from an intersection or another driveway on the same side of the street. When a parcel has less than 200 feet of frontage on a public right-of-way, then all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common ingress and egress

BACKGROUND:

On October 2, 2018 the City Council approved the Preliminary Plat for the Ranches Estates. The Ranches Estates is a residential development consisting of twenty-seven (27) residential units in five (5) different development pods at different locations around the Ranches Golf Course. As part of that approval, and an agreement with the City, the addition of an event barn was stipulated. The purpose of developing Ranches Estates was to provide the money needed to build the event barn and golf course park at the existing Ranches Golf course, adjacent to the clubhouse. This is the application for a Site Plan for the proposed event barn.

ITEMS FOR CONSIDERATION:

Parking (EMMC 17.55.120(c)): The existing parking lot includes a total of 147 parking stalls. The following is a breakdown of the parking area from the applicant.

1- The existing golf course demands. If we use 4 stalls per green that would be 76 Stalls plus 14 stalls for the existing pro shop and 6 stalls for the Driving Range. for a total of 96 stalls. Keep in mind that is a full golf course with nobody carpooling.

2- That would leave 51 stalls for the event and fitness center.

The main use of the event center is for hosting golf tournaments. So a majority of the time golf parking and event parking are the same people.

For events such as weddings. The parking required for those would be in the evening when golf is tapering off. If the event center was being occupied by another use then golf during the afternoon, and we anticipated a packed day, we can always free up spots by having our employees park at the maintenance shed.

Examples of other golf courses in the area that have event centers.

Talons cove in Saratoga Springs. 18 hole golf course with an event center for golf tournaments and weddings. 159 stalls

Sleepy Ridge in Orem. 18 hole golf course with 2 event centers. The garden room 2,720 sq ft and the sunset room at 4,160 sq ft. Their building totals over 18,000 sq ft. They have 205 parking stalls. That's 28% more parking then the ranches, however their facility is built to accommodate more the double what we can, and they have 28% more parking.

Added use from the fitness center.

straddling the common property line.

2. Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way.

3. Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.

4. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on arterial and collectors when deemed necessary by the city engineer. = Access to the site is on a residential road therefore accel and decal lanes are not required.

D. Off-Street Truck Loading Space. Every building or structure built, remodeled or occupied after the effective date of the ordinance codified in this chapter for manufacturing, commercial trade, or other uses similarly involving the receipt or distribution by vehicles or materials or merchandise shall have provided and maintained on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets or alleys.

E. Utilities. All utility lines shall be underground in designated easements. No pipe, conduit, cable, line for water, gas, sewage, drainage, steam, electrical or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except for hoses, movable pipes used for irrigation or other purpose during construction. Transformers shall be grouped with other utility meters where possible and screened with vegetation or other appropriate method. Each

Great Life has found that only 18 - 22% of our golf membership body use the fitness component. Therefore, even at 650 - 700 golf members you can only expect that 130 - 150 members will utilize the fitness center from that group. Of those that use the fitness center only 20-30% use it more the twice a week. So averaging that out it's roughly 30 people a day visiting the fitness center. Fortunately fitness users are utilizing stalls at the most opportune time in which not to interrupt the other traffic flows of the golf course. The parking stalls for fitness users will be most heavily used between 5:30 am - 9:30 am and 4:30 pm - 7:30 pm on weekdays.

Elevations: It is up to the Planning Commission and City Council to review and decide if the proposed elevations meet the architectural design standards (17.72 EMMC). The elevations that were shown to the City Council during the Ranches Estates approval/agreement are consistent with this proposal, except that this current proposed building is much larger than originally contemplated.

Gym/Fitness Center: The applicant is proposing a gym area which would allow for gym use on the site which will be used by patrons with a club membership. The applicant does have a gym use only pass at other facilities that they manage. It should be discussed if the applicant can allow more than just golf patrons or if they even want to allow more public access.

Timing of the Golf course park: The proposed installation of the golf course park that is to coincide with the building of the event barn.

Zoning. The City Attorney has reviewed the proposal, and has concluded that the proposed building and uses are permitted and appropriate in this location as secondary uses to the golf course.

RECOMMENDATION:

The Planning Commission may recommend approval, approval with conditions, table for more information, or denial based upon findings of facts. If the Planning Commission chooses to approve this application, we recommend the following motion:

I move that the Eagle Mountain Planning Commission recommend approval of the Ranches Event Barn Site Plan with the following conditions:

1) A full set of engineering plans shall be submitted for review and approval to City Staff.

And any conditions the Planning Commission deems appropriate based on findings of facts.

If the Planning Commission feels that there are sufficient findings of facts to recommend denial of the proposed site plan, then the following motion is appropriate:

I move that the Planning Commission recommend denial of the Ranches Event Barn site plan based on the following findings of facts...

contractor and owner/developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be the responsibility of the developer.

F. Grading and Drainage. Drainage from any lot must follow current city requirements for on-site retention and a maximum allowable discharge at the calculated historical rate for the site. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The planning commission must approve a site plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Where possible, roads and development shall be designed for preservation of a natural grade.

G. Dedication of Water Shares. The applicant shall comply with Chapter 13.25 EMMC and shall dedicate to the city the amount of water rights specified in that chapter or purchase sufficient water from the city prior to the issuance of any building permit. - No water shares are required to be dedicated with this site plan.

H. Protection of Steep Slopes and Natural Drainage's. Steep slopes and natural drainage's shall be protected from development and erosion. It is encouraged that they be incorporated into the design of development. Development or construction near these features shall comply with Chapter 15.80 EMMC, Hillside Site Development. No building lot may have an average slope that exceeds 25 percent. - Existing lot does not apply.

17.100.060 Architectural requirements.Share

A. Mechanical Equipment. All mechanical equipment shall be located or screened and/or other measures taken so as not to be visible from any public or private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or roof.

Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view. Screening materials shall conform to the color scheme of the primary building. Measures taken to shield mechanical equipment from view, other than screening, must be approved by the city council after recommendation from the planning commission.

B. Windows. Windows are encouraged as accents and trim.

C. Building Lighting. Plans for exterior building lighting shall be approved as part of the site plan approval. Building lighting shall be fully shielded and directed downward so that the light source is not visible from beyond the property where the structure is located. Lighting shall be in conformance with Chapter 17.56 EMMC.

D. Trash Enclosures, Storage Areas, and External Structures. Landscaping, fencing, berms or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures. Trash and storage areas shall be comparable to the proposed or existing building and with surrounding structures. These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between business and the use of modern disposal and recycling techniques are encouraged. Chain link fences and fencing with vinyl slats are prohibited.

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

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

G. Parking Lot and Street Lighting. All parking lot light fixtures shall be installed to prevent light glare from adversely affecting adjacent properties. Pole-mounted fixtures

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

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

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

- Does not apply no businesses will be moving into the event barn.

J. Nuisances. All commercial uses shall be free from objectionable odors, noises, hazards or other nuisances.

PREPARED BY:
Michael Hadley, Planning

Attachments:

[CLUB HOUSE 2019 SITE.pdf](#)

[THE RANCHES GC EVENT CENTER - PDF \(1\).pdf](#)

THE RANCHES EVENT BARN



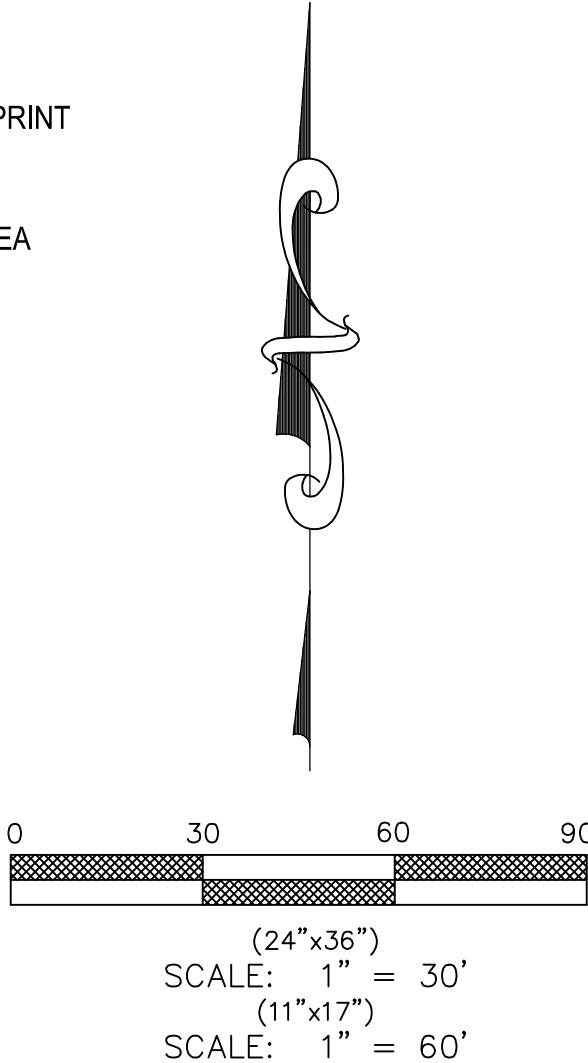
- GENERAL NOTES:**
- 1) ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
 - 2) ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
 - 3) THE BARN FOOTPRINT IS SHOWN FOR REFERENCE PURPOSES ONLY. SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS
 - 4) CONTRACTOR TO DIRECT SLOPE AWAY FROM BUILDING
 - 5) ROOF DRAINS TO BE PIPED A MINIMUM OF 10' AWAY FROM STRUCTURE AND CONNECTED TO A BUBBLE UP INSTALLED TO DIRECT FLOWS TO DRAINAGE AREAS.
 - 6) EXISTING GREASE TRAP AND SAMPLING MANHOLE TO REMAIN, IT IS ANTICIPATED THAT THERE WILL BE NO COOKING THAT WOULD REQUIRE A GREASE TRAP IN THE NEW BUILDING. THE DOMESTIC SEWER LATERAL FROM THE NEW BUILDING WILL CONNECT DOWN STREAM OF THE EXISTING SAMPLING MANHOLE.
 - 7) WATER SERVICE WILL BE CONNECTED FROM THE EXISTING BUILDING TO THE NEW BUILDING.
 - 8) COORDINATE WITH THE FIRE MARSHALL AND THE BUILDING SPRINKLER DESIGN TO CONNECT THE FIRE RISER TO THE EXISTING FIRE HYDRANT LINE LOCATED ADJACENT TO THE NEW BUILDING.
 - 9) GAS AND POWER ARE LOCATED AT THE EXISTING BUILDING. OWNER WILL COORDINATE WITH UTILITY SERVICE PROVIDER TO ENSURE PROPER SIZING IS AVAILABLE FOR THE NEW BUILDING AND UPSIZE IF REQUIRED.
 - 10) CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE WITH ENGINEER FOR ANY CONNECTIONS.

LAND USE:

LOT AREA:	7.1 ACRES
EXISTING BUILDING FOOTPRINT:	3600 SF
PROPOSED BUILDING FOOTPRINT:	6150 SF
EXISTING PARKING	145 STALLS
ADA STALLS REQUIRED	5 STALLS

LEGEND

- BUILDING FOOTPRINT
- DECK/ PATIO AREA
- LANDSCAPING



REVISIONS				DESIGNED BY: TGT	
NO.	DATE	DESCRIPTION	BY	DRAWN BY: TT	
1				CHECK BY: TGT	
2				DATE: 07/08/19	
3				COGD FILE:	
4					

J\RYAN BYBEE\EAGLE MOUNTAIN\dwg\Prelim_Utility.dwg

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

EAGLE MOUNTAIN
UTAH

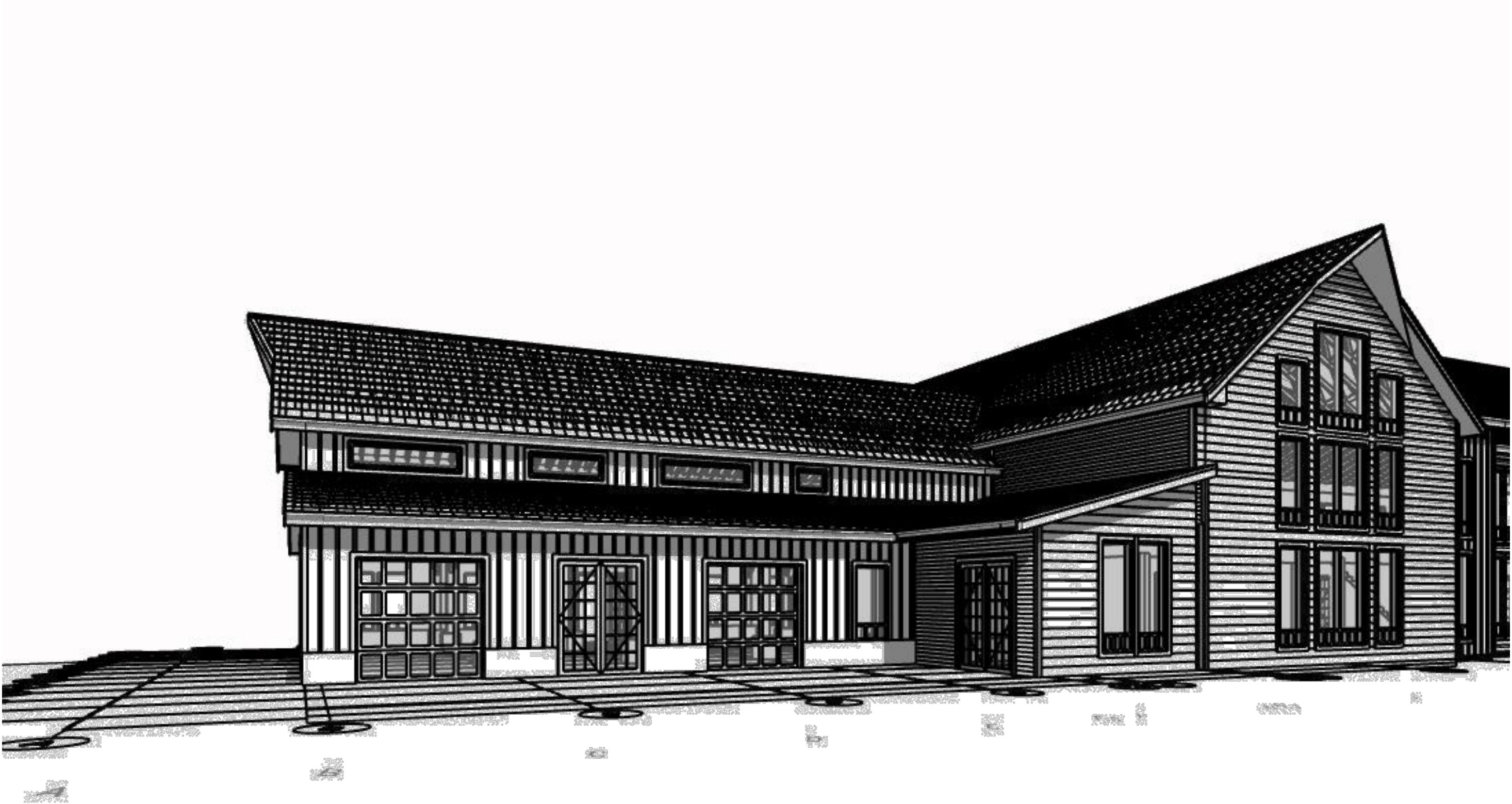
THE RANCHES
CLUBHOUSE

EVENT BARN CONCEPT PLAN

JOB
RANCHES
SHEET NO.
1

SHEET INDEX

SD1	SCHEMATIC COVER ...
SD2	ARCHITECTURAL SIT...
SD3	FIRST FLOOR PLAN
SD4	SECOND FLOOR PLAN
SD5	ROOF PLAN
SD6	ELEVATIONS
SD7	SECTIONS



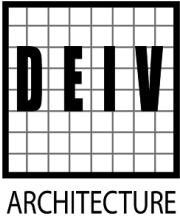
3D Schematic View

SCHEMATIC DESIGN SIGN-OFF

Signature below indicates Owner/Client Acceptance of Schematic Design level plan set and understands that significant changes beyond this point may result in additional architectural fees billed on an hourly basis per DEIV Architecture's standard hourly rates as posted in the Owner / Architect Agreement.

OWNER'S SIGNATURE

DATE

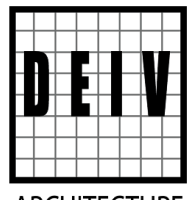


DEIV Architecture and Design, PLLC
1056 WEST 400 NORTH
WEST BOUNTIFUL, UT 84087

THE RANCHES GC EVENT CENTER
MATT PEHRSON

SCHEMATIC COVER SHEET
2/1/20

SD1



DEIV Architecture and Design, PLLC
1056 WEST 400 NORTH
WEST BOUNTIFUL, UT 84087

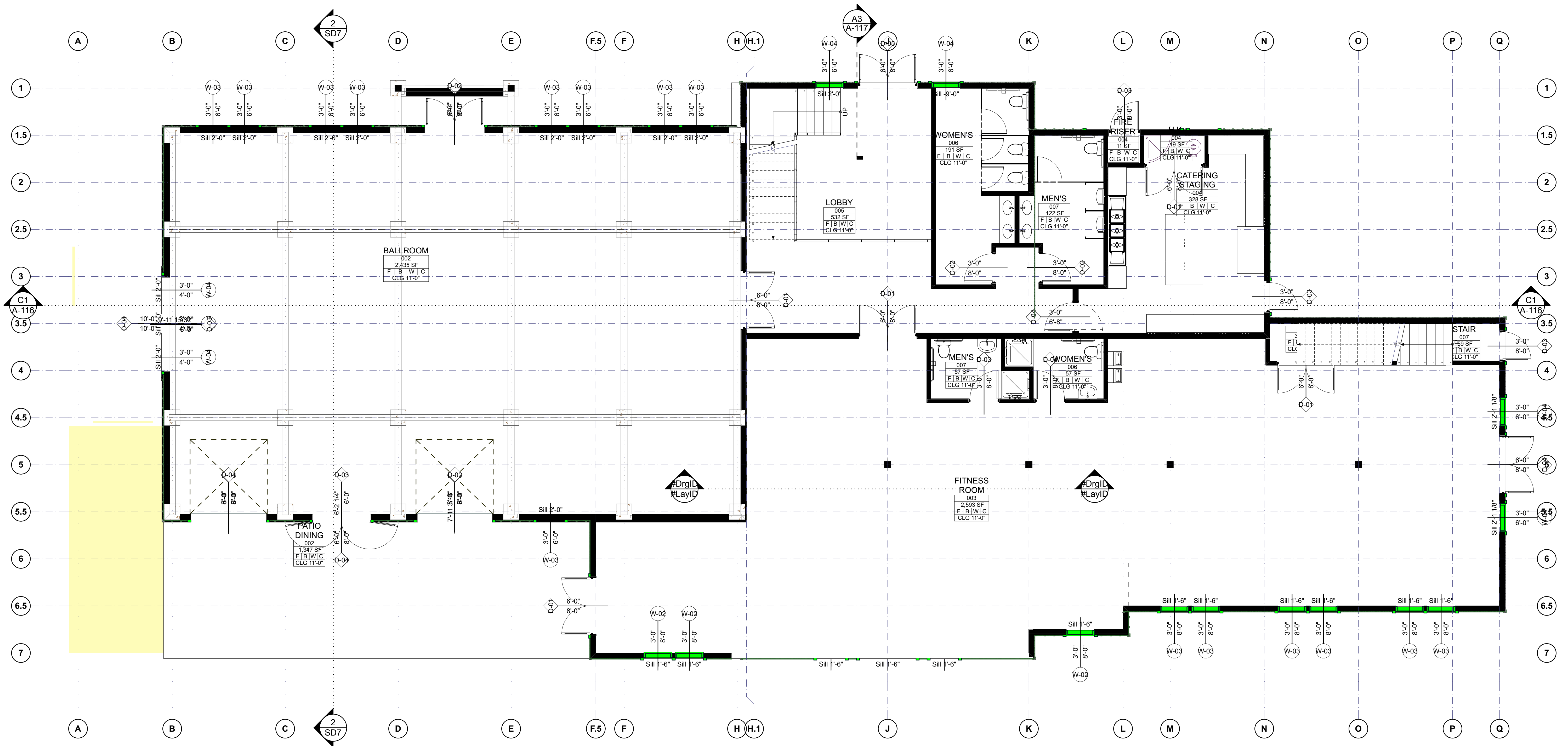
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THE RANCHES GC EVENT CENTER

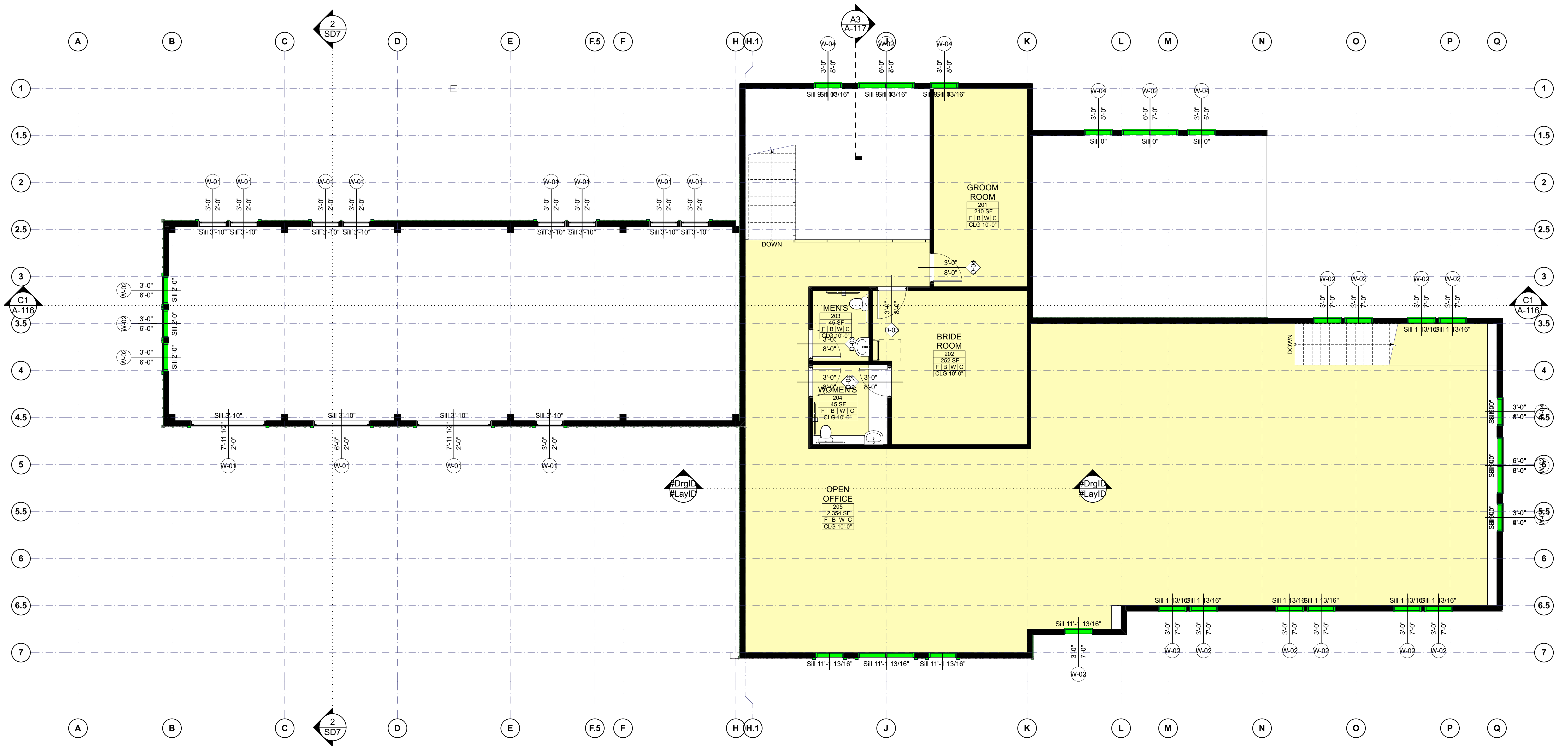
MATT PEHRSON

ARCHITECTURAL SITE PLAN
2/1/20

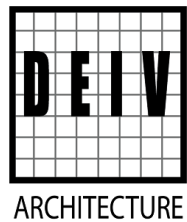
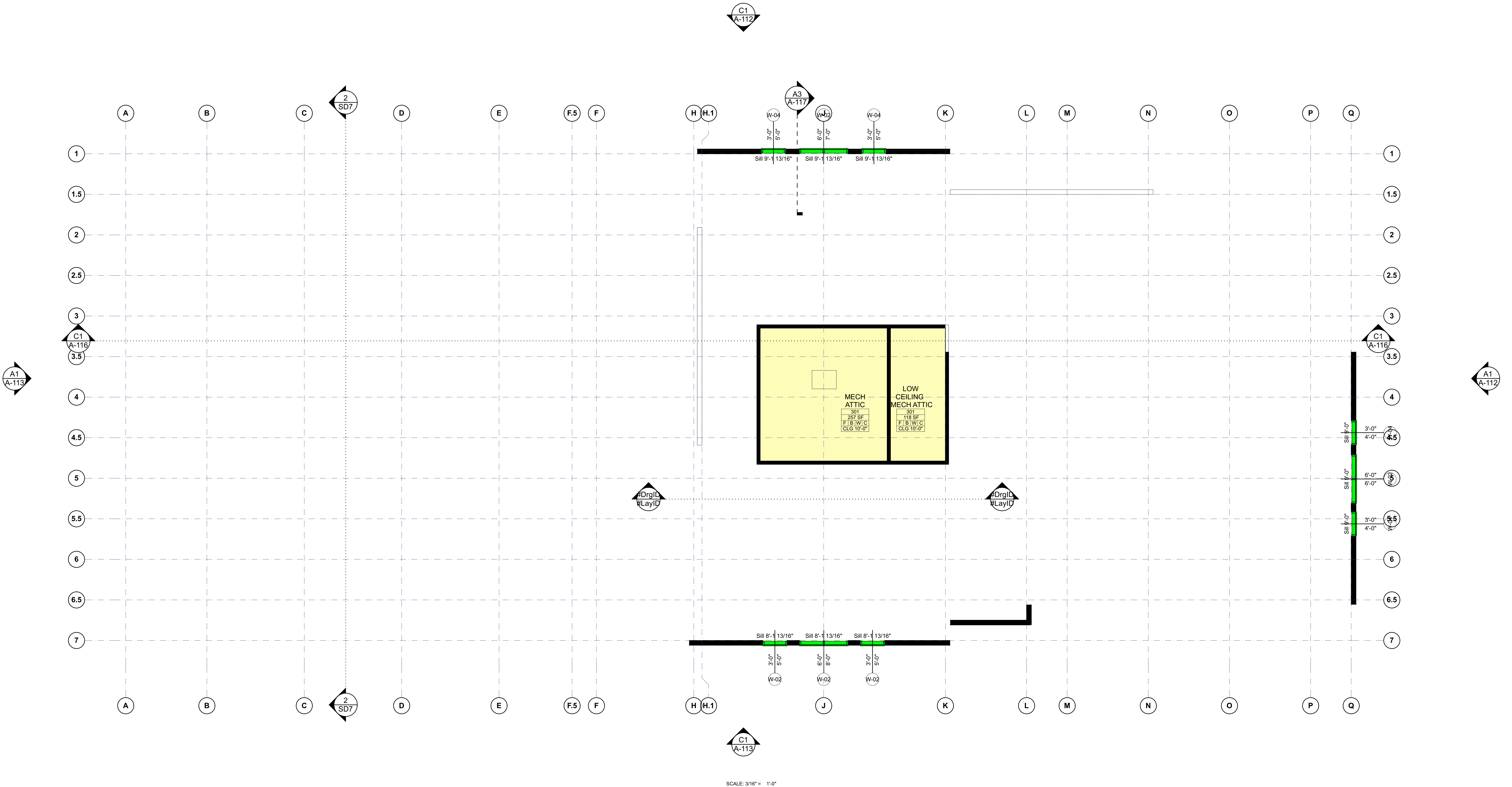
SD2



SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



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1056 WEST 400 NORTH
WEST BOUNTIFUL, UT 84087

THE RANCHES GC EVENT CENTER
MATT PEHRSON

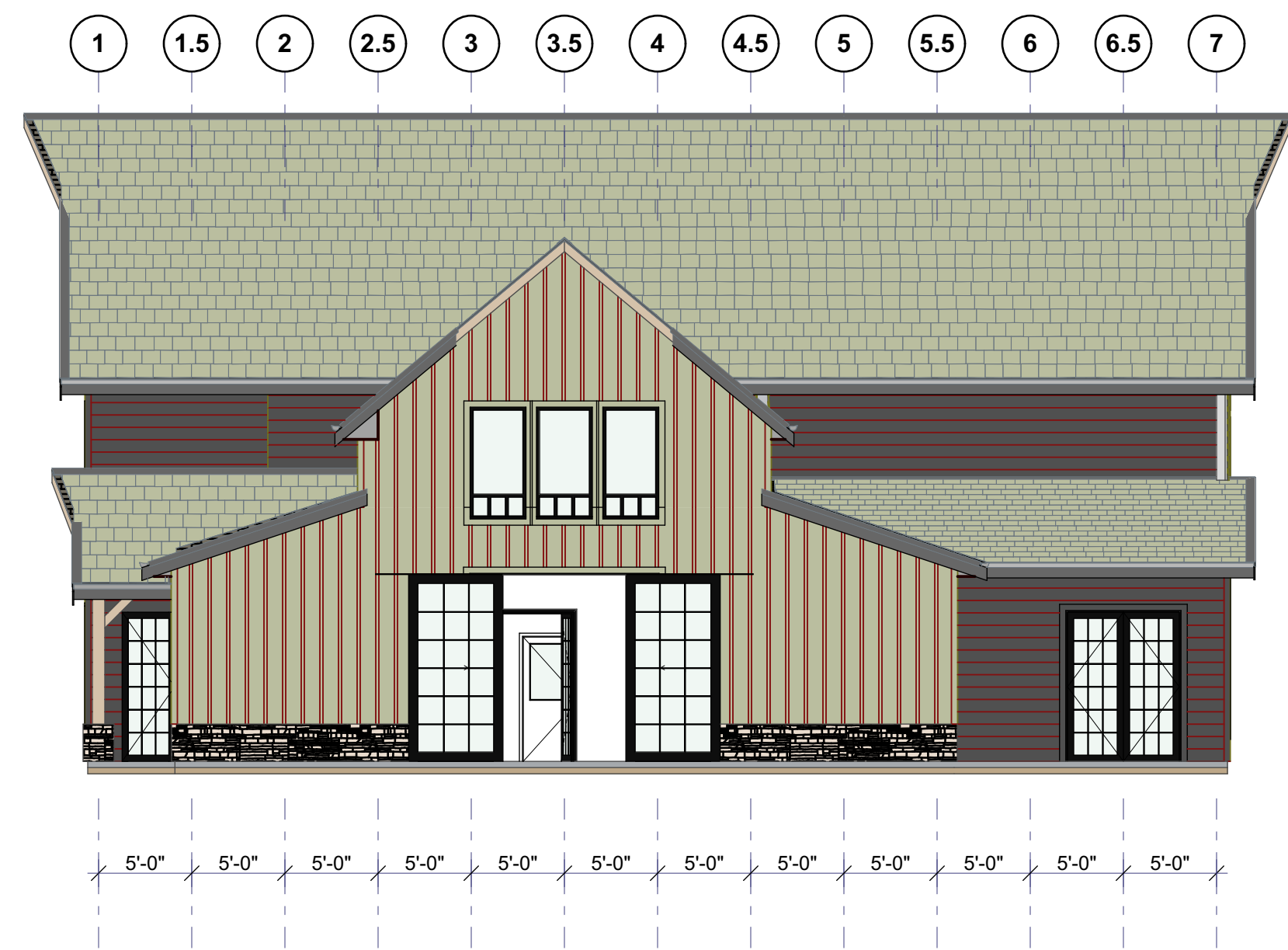
ROOF PLAN
2/1/20

SD5



North Elevation

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



West Elevation

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



East Elevation

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



South Elevation

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



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1056 WEST 400 NORTH
WEST BOUNTIFUL, UT 84087

BIMcloud: DEIV-BIMCLOUD - BIMcloud Basic for ARCHICAD 23(2001)-Pehrson-TheRanchesEventCenter

THE RANCHES GC EVENT CENTER

MATT PEHRSON

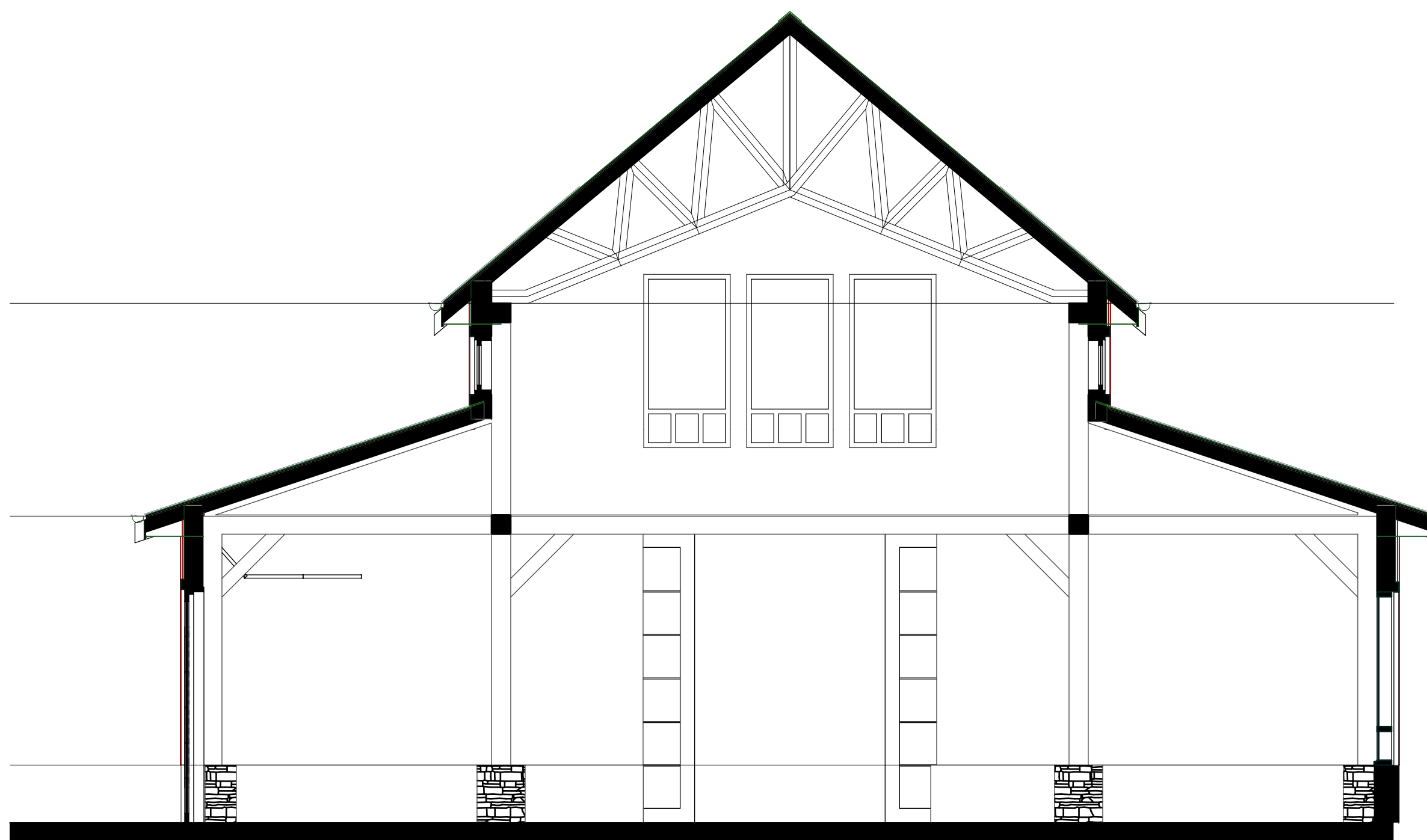
ELEVATIONS
2/1/20

SD6



1 Building Section A

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

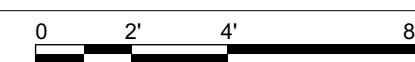


2 Building Section B

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

+11'-0"
2 SECOND

+0"
1 FIRST





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 10, 2020

TITLE:	Development Code Amendment - Airpark Zone - Public Hearing
ITEM TYPE:	Development Code Amendment
APPLICANT:	Planning Commission

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Code amendments are legislative actions and decisions are valid if reasonably debatable and not illegal.

PREPARED BY:

Michael Hadley,
Planning

BACKGROUND:

The Planning Commission recently requested that the Airpark Zone be placed on this agenda for consideration of removal from the City Code. Several months ago the Commission expressed concern about the zone, especially the permitted and conditional uses. The zone appears to have been created many years ago, and was intended for a much more robust airpark than has been recently considered by landowners/applicants. While the City has reviewed several proposals over the years for a residential airpark, the current zone allows for manufacturing, distribution, research and development, shopping centers, aircraft manufacturing, and much more.

Chapter 17.45 Airpark Zone is attached to this report for your review.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

We recommend that the Planning Commission discuss this code and table it to the next meeting so that it can be considered together with the recent airpark rezone application.

Attachments:

[Chapter 17.45 Airpark Zone](#)

Chapter 17.45 AIRPARK ZONE

Sections:

- 17.45.010 What this chapter does.**
- 17.45.020 Purpose and objective.**
- 17.45.030 Permitted uses.**
- 17.45.040 Conditional uses.**
- 17.45.050 Prohibited uses.**
- 17.45.060 Area and density requirements.**
- 17.45.070 Land use standards.**
- 17.45.080 Driveways.**
- 17.45.090 Protection of airspace.**
- 17.45.100 Open space requirements.**
- 17.45.110 Supplementary regulations.**
- 17.45.120 Previous zoning district equivalents.**

17.45.010 What this chapter does.

This chapter establishes the land use regulations for the airpark zoning district in Eagle Mountain City, including permitted and conditional uses, minimum land use standards, and open space provisions. [Ord. O-23-2005 § 3 (Exh. 1(1) § 9.1)].

17.45.020 Purpose and objective.

The purpose and objective of this chapter is to provide commercial and residential sites with access to hangars and taxiways suitable for business and general aviation aircraft. The airpark zone will encourage a variety of uses including business parks, light manufacturing, professional offices, restaurants, and lodging. [Ord. O-23-2005 § 3 (Exh. 1(1) § 9.2)].

17.45.030 Permitted uses.

The following land uses shall be permitted uses in the airpark zone. Any use not specifically permitted in this chapter is prohibited.

- A. Aircraft sales, manufacturing, assembly and service operations or other aviation services carried out under contract with the city are permitted uses;
- B. Single-family detached dwellings;
- C. Research and development uses, including medical or electronic assembly and manufacturing;

D. Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments;

E. Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics;

F. Laundry and dry cleaning establishments;

G. Commercial recreation including golf courses;

H. Motels and hotels;

I. Office/business parks;

J. Shopping centers that include grocery stores, restaurants without drive-through windows, general retail services in multi-unit buildings;

K. Mixed uses of residential and commercial including small-scale retail, service commercial, or offices;

L. Public parks;

M. Public and private utility structures or facilities;

N. Residential facilities for the elderly;

O. Manufacturing. [Ord. O-11-2017 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 9.3)].

17.45.040 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

A. Retail establishments such as restaurants, department stores, furniture outlets, warehouse stores, hardware and building supply stores, auto parts and gasoline service stations and auto sales facilities;

B. Printing, lithography and publishing establishments;

C. Convenience stores;

D. Restaurants with drive-through windows;

- E. Banks and banks with drive-through windows;
- F. Religious or cultural meeting halls;
- G. Public or private schools;
- H. Home businesses (as allowed by Chapter [17.65](#) EMMC);
- I. Pet stores. [Ord. O-23-2005 § 3 (Exh. 1(1) § 9.4)].

17.45.050 Prohibited uses.

The following are prohibited uses and such uses as the planning director and planning commission determine to be similar or consistent with the prohibited use:

- A. Sexually oriented businesses;
- B. Multifamily dwellings and twinhomes. [Ord. O-23-2005 § 3 (Exh. 1(1) § 9.5)].

17.45.060 Area and density requirements.

The following area and density requirements shall apply to this district:

- A. The minimum lot size for single-family detached dwellings in this zone is one-half acre. Other uses may require a minimum size greater than one-half acre and will be evaluated by the city council, after review and recommendation by the planning commission, on an individual basis to determine if more property is required to reasonably accommodate the proposed use.
- B. Subdivisions in this zone shall not exceed 1.6 dwelling units per acre. [Ord. O-23-2005 § 3 (Exh. 1(1) § 9.6)].

17.45.070 Land use standards.

The diverse types of land uses including aviation, residential, retail, warehouses, light industrial and manufacturing require all projects in this zone to be subject to a site plan review and approval. The planning commission shall approve all building setbacks and heights in compliance with the Federal Aviation Administration (FAA). The planning commission shall also approve the setbacks of accessory structures, lot widths, and dwelling sizes. [Ord. O-23-2005 § 3 (Exh. 1(1) § 9.7)].

17.45.080 Driveways.

Residential driveways shall comply with the following standards:

A. Slopes. Driveways shall not exceed grades of 12 percent. The building official may approve driveway slopes that exceed 12 percent in circumstances that are deemed necessary because of the topographical conditions.

B. Clear Vision Triangle. Residential driveways when feasible shall not be permitted in the clear vision triangle at local streets as described in this title.

C. Driveway Length. Residential driveways shall be a minimum of 24 feet, measured from the property line. [Ord. O-23-2005 § 3 (Exh. 1(1) § 9.8)].

17.45.090 Protection of airspace.

The following standards will encourage aviation while at the same time provide for safety of residential and commercial development.

A. Development under Landing and Approach Patterns. All property within one-half mile of the end of an active runway and located under the noninterference cone trapezoids established by the Federal Aviation Administration (FAA) will be limited to agricultural or open space uses. Lands from one-half to one mile from the end of an active runway and located under the FAA cone trapezoid will generally be limited to agriculture, open space, low density commercial development or airpark uses.

B. Radio Communication. All aircraft in Eagle Mountain airspace and below 6,500 feet mean sea level (msl) must use radio communication in accordance with and as published in the Federal Aviation Administration's guidelines.

C. Minimum Altitude. All aircraft transiting Eagle Mountain airspace are requested to maintain an altitude in accordance with and as published in the Federal Aviation Administration's guidelines.

D. Approaches. Traffic patterns for landing at airports in Eagle Mountain will be from the west. [Ord. O-23-2005 § 3 (Exh. 1(1) § 9.9)].

17.45.100 Open space requirements.

Projects within this zone are required to provide at least 10 percent of the project areas as improved open space. [Ord. O-23-2005 § 3 (Exh. 1(1) § 9.10)].

17.45.110 Supplementary regulations.

All properties in Eagle Mountain City are also subject to the supplementary land use provisions of this title. [Ord. O-23-2005 § 3 (Exh. 1(1) § 9.11)].

17.45.120 Previous zoning district equivalents.

The equivalent zoning district contained in previous development codes includes the airport zone. Properties zoned prior to the adoption of the ordinance codified in this title shall only be entitled to the permitted and conditional uses permissible under the land use ordinance in which the property was zoned. With the exception of the land uses, property zoned under previous development codes shall comply with all other regulations and standards contained in this chapter so long as it does not restrict density entitlements that are solidified in a master development agreement. Property zoned under the development code of Eagle Mountain City adopted on September 28, 1999, is entitled to the following land uses:

A. Airport Zone. Aircraft sales, manufacturing, assembly and service operations or other aviation services carried out under contract with the city are permitted uses. The following conditional uses and such uses as the planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered: office use, restaurants, hotels, motels, bed and breakfast facilities, light manufacturing, warehousing, dwellings, group homes, places of worship, schools (public and private), banks and retail goods establishments. All other uses are expressly prohibited. [Ord. O-23-2005 § 3 (Exh. 1(1) § 9.12)].



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 10, 2020

TITLE:	Commercial Zones - Creating and Amending the Commercial Code - Public Hearing
ITEM TYPE:	Development Code Amendment
APPLICANT:	City Staff & Planning Commission

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

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

PREPARED BY:

Steve Mumford,
Planning

BACKGROUND:

For the last several meetings the Planning Commission has discussed the creation of commercial zones to better implement the "Community Commercial" land use in the City's General Plan. We are proposing that Chapter 17.35 be amended (see attached) to create a Commercial Neighborhood (CN) zone and a Commercial Community (CC) zone. The proposed code includes permitted and special land uses and development standards. We have made several minor changes to the language since the last Commission meeting to resolve some of the Commission's concerns as well as some minor changes at the request of the City Attorney.

ITEMS FOR CONSIDERATION:

Commercial Civic Town Center.

The discussion in the most recent PC meeting included discussion of a Commercial Civic Town Center zone. We decided to remove that zone from the proposal, for now, and bring it back to a future meeting once we have had more time to research and prepare for it. However, we have had development pressure in the areas intended for these two commercial zones (Neighborhood and Community), so we felt a need to move these forward as quickly as possible.

Land Uses.

You will notice that many of the land uses that are included in the land use table are prohibited in these two zones. They have been included in the table with the intent that we will propose additional commercial zones that may include these as permitted or special uses in the near future. We also combined many land uses into more general categories, adding footnotes to refer to these uses. That resulted in a slightly shorter land use table.

Future Land Uses.

The previous draft contained the Future Land Uses and the appropriate zones listed underneath those uses (17.35.020). We decided that, although these zones are most appropriate in the Community Commercial land use area, they may be appropriate in certain locations in other land use areas, and we didn't want to be too restrictive. This was also recommended by the City Attorney.

Drive-Through Lanes.

We added some language attempting to reduce the potential conflict of drive-through lanes and pedestrians.

State Liquor Store.

About 20 years ago the State began to build their own stores and would put them anywhere. They have begun looking at going back to leased facilities again as an option. We had planned to allow them in a Commercial Regional zone, but should they be allowed in the Commercial Community zone? There will likely only be one of these types of stores in the city for many years. In a regional commercial zone it would probably go on a pad with greater visibility, while in a Commercial Community zone it could go in line with a larger tenant behind the pads, keeping it off of the frontage on a busy road. While we don't have a strong preference, this should at least be discussed.

Multi-Level Interior Storage.

These types of buildings are being added to some retail centers. They are clean, interior only, and seem to be doing quite well in community business and retail areas. We'll look into this further prior to the meeting.

Next Steps.

Following approval of this code by the City Council the next step could include the City proposing a rezone of vacant properties in expired MDA areas, both commercial and residential, to match the intent of the General Plan. Of course, we will also continue to work on creating and updating other non-residential zones in the City Code.

RECOMMENDATION:

We recommend the following motion:

I move that the Planning Commission recommend approval of the proposed code amendments to Chapter 17.35 to the City Council as presented (or with minor changes agreed upon at the meeting).

Attachments:

[Ch 17.35 Commercial Zones 3-10-20](#)

[Ch 17.35 Commercial Zones 3-10-20](#)

Chapter 17.35 COMMERCIAL ZONES

Sections:

- 17.35.010 What this Chapter Does
- 17.35.020 Commercial Zones
- 17.35.030 Land Use Table
- 17.35.040 Commercial Development Standards
- 17.35.050 Generally Applicable Provisions

17.35.010 What this chapter does.

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the City's General Plan, the city is divided into various zones, including a number of commercial and office zones. This chapter establishes the land use regulations for these zones in Eagle Mountain City, including allowed uses, minimum land use standards, and other development provisions.

17.35.020 Commercial Zones.

1. Zone: **Commercial Neighborhood (CN)**. This zone provides small scale commercial retail, office, and services, located to accommodate the daily needs of local residents. Uses should be integrated with adjacent neighborhoods and impose minimal impacts resulting from traffic, lighting, noise, etc. This zone is generally appropriate within some areas designated as Community Commercial on the City's Future Land Use Map.
2. Zone: **Commercial Community (CC)**. This zone provides areas of commercial retail, office, and services, located near transportation hubs and major intersections and designed to buffer neighboring residential areas. Developments should incorporate coordinated circulation, architecture, and landscaping, and a balance of uses oriented to local residents and passing motorists. This zone is generally appropriate within some areas designated as Community Commercial on the City's Future Land Use Map.

17.35.030 Land Use Table.

This land use table contains the various land uses that are permitted, special, and prohibited uses in the commercial zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted uses that must also comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

BLANK = Prohibited

Land Use Table

LAND USE	ZONING DISTRICT	
	Commercial Neighborhood (CN)	Commercial Community (CC)
RESIDENTIAL USES		
Assisted Living Facility (Residential Facility for Elderly Persons)	P	P
Bed and Breakfast	P	P
Caretaker / security guard dwelling unit		
Residential Juvenile Group Home; Residential Facility for Persons with a Disability; Residential Rehabilitation and Treatment Facility		S
Skilled Nursing Facility; Transitional Care Facility		P
CIVIC / INSTITUTIONAL		
Cultural & Entertainment Uses (Theaters, Museums, Galleries, Libraries, Performing Arts Studios, Movies, etc.)		P
Schools (Public / Charter / Private)	S	S
Public / Civic buildings & facilities (City Owned)	P	P
Public parks, plazas, trails, and open space	P	P
Religious or Cultural Meeting Halls	S	S
Sports Facilities / Arenas / Fields (Indoor)		P
Transit Stop (Bus, Light-Rail)	P	P
COMMUNICATION & UTILITIES		
Communication Facilities & Towers	S	S
Electrical Substations & Power Transmission Lines		S
Public and Private (with franchise agreement) Utility Underground Lines, Utility Buildings, and other Above Ground Structures	S	S
Public and private utility equipment and inventory storage, fenced or enclosed	S	S
COMMERCIAL / NONRESIDENTIAL USES		
Adult Group Care Facility (Nonresidential)		
Animal Care Service		S
Athletic Instruction, including Dance, Gymnastics, Martial Arts, etc.	P	P
Automobile gas/service stations	P	P
Automobile sales and/or minor service		P
Automobile Service & Repair (minor)		P
Automobile Service & Repair (including auto body)		
Banks & Credit Unions	P	P
Brewery		P
Car Wash		P

Check Cashing and Deferred Deposit Lenders ³		
Child Day Care Center or Preschool	P	P
Construction and Equipment Sales / Rental		
Convenience Store	P	P
Corner Market	P	P
Fitness Center	P	P
Flex Office / Retail / Warehouse		
Grocery Store	P	P
Hospital		
Hotel ⁴		P
Laundry Services (No Dry Cleaning)	P	P
Laundry & Dry Cleaning Services		P
Mortuary		P
Moving and storage facilities and businesses		
Office (Medical, Health Care, Professional)	P	P
Outdoor Sales and Display (including storage of materials, products, and equipment incidental to an allowed use)	S	S
Outdoor storage/parking of recreational vehicles, trailers, boats, and similar vehicles		
Parking Garage		S
Pawn Shop		
Pharmacy ³		P
Plant & Tree Nursery / Garden Center (with outside display)		S
Portable Storage Container		
Race Tracks for Go-Carts, ATVs, and other Motorized Sports Recreational Facilities		
Reception/Conference/Meeting Center	S	S
Recreation (indoor)		P
Recreational Vehicle Sales/Rentals		P
Research and Development Facilities, including medical or electronic assembly and associated light manufacturing		
Restaurant or Bakery (without drive-through services)	P	P
Restaurant (with drive-through services)		P
Retail Sales, General ¹		P
Retail Sales, Neighborhood (generally < 5,000 sq ft) ²	P	P
Retail Sales, Regional (generally > 55,000 sq ft)		
Salon (hair, nails, etc.)	P	P
Sexually Oriented Business		
State Liquor Store		
Storage Units (self-storage or mini-storage)		
Temporary Sales (Christmas tree lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)	S	S
Tobacco Specialty Business		

¹ Includes arts & crafts sales, body art facility, electronic media rental & sales, hardware and home improvement, pet store, and uses deemed similar or appropriate by the City

² Includes bookstore, copy center or postal center, floral sales, ice cream or dessert shop, and uses deemed similar or appropriate by the City

³ Check cashing and deferred deposit lenders include any business that must register in accordance with Utah Code Ann. § 7-23-101, *et seq.*

⁴ Hotels offering extended stay must include a mix of extended stay and standard rooms (maximum 70% extended stay)

17.35.040 Commercial Development Standards.

This Development Standards table contains required standards for each commercial zone in the city.

More details and clarification are included as footnotes and as generally applicable provisions later in this chapter.

Commercial Development Standards

General Plan Category	Community Commercial	
Zone Designation	CN (Commercial Neighborhood)	CC (Commercial Community)
Maximum Height of Structures	35' ¹	50' ¹
Minimum Setback Requirements ²		
Front	5' Min; 20' Max	5' Min; 20' Max
Rear	20'	20' (35' ³)
Side	None (20' ³)	None (Equal to building height ³)

¹ Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures.

² The approval authority may approve alternative setbacks if, in its judgment, the setbacks comply with the following:

1. Does not interfere with the use, enjoyment, and character of adjacent properties;
2. The success of the business necessitates the setbacks, proven by data or research;
3. The setbacks are not solely to provide space for parking between the building and the street;
4. Topography or natural features make it impossible or impracticable to place the building within the setback

*Maximum setback does not apply to anchor buildings if pad sites are provided which comply with this standard.

³ If adjacent to residential

17.35.050 Generally applicable provisions.

All development projects within the commercial zones in this chapter shall conform to the following general requirements:

A. Site Plan Approval. All permitted or special uses in the commercial zones must comply with Chapter 17.100 EMMC, Site Plan Review, unless exempted in that chapter.

B. Architecture & Site Design. All permitted or special uses in the commercial zones shall comply with Chapter 17.72 EMMC, Commercial and Multifamily Design Standards. Exceptions include communication & utility structures, transit stops, temporary commercial uses, and similar uses.

C. Lighting. All exterior lighting, including parking lot lights, building lights, and other lighting must comply with the standards found in Chapter 17.56 EMMC, Outdoor Lighting Standards. Streetlights are required to be paid for by developers and installed by the City's contractor along all roads in and surrounding a project, in accordance with Section 15.10.390 EMMC.

D. Parking. Parking stalls, including ADA stalls, and parking lot improvements shall be provided in accordance with the standards in Chapter 17.55 EMMC, Off-Street Parking.

E. Landscaping. All landscaping shall comply with the standards in Chapter 17.60 EMMC, Landscaping, Buffering, Fencing and Transitioning. Landscaping in parking lots shall comply with Chapter 17.55 EMMC, Off-Street Parking. All landscaping shall be installed prior to the issuance of a certificate of occupancy for the building. The City Building Official may approve exceptions as seasonal conditions warrant. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved site plan and in compliance with the City's parking and landscaping requirements.

F. Buffers and Transitions Between Developments and Uses. Commercial and other non-residential uses require buffering or transitioning when built adjacent to residential uses. Buffering standards can be found in Chapter 17.60 EMMC, and include walls or fences, landscaping, and distance separations. Screening walls shall be built by the developer/builder of the commercial or non-residential use, when adjacent to a residential use.

G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80, 17.62, other applicable City Codes, and approved by the approval authority for site plans. The approval authority may consider, at their discretion, approval of uses on land restricted by utility corridors, including parking lots, recreation (trails, plazas, open space), appropriate temporary uses, and transit stops. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC. Development near natural washes must include significant setbacks from the edge of the wash to any structure, unless approved to pipe the wash. Utility corridors shall be preserved and deeded to the City whenever possible for trails and open space corridors.

H. Signs. Permanent monument signs for a project shall comply with the standards in Chapter 17.80, Sign Regulations and Sign Permits, and sign locations shall be reviewed along with the site plan review. All business signs require submittal and approval of a sign permit application, and signs may require a building permit.

I. Street Trees. Developers and/or builders shall plant appropriate trees in park strips along all public streets. Planting shall be done along with the project landscaping and in accordance with the standards found in EMMC 16.35.080. Street trees are required along all collector and arterial roads.

J. Uses within Buildings. All uses in the commercial zones shall be conducted entirely within a fully enclosed building except those uses deemed by the approval authority to be customarily and appropriately conducted outside (merchandise, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc.). No trash, used materials, wrecked or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept within an opaque enclosure that is architecturally compatible with the main building. Trash enclosures, compactors, truck loading areas, and outdoor storage shall be oriented away from residential uses to the extent practical.

K. Bicycle Parking. Convenient bicycle parking shall be provided in locations that do not interfere with pedestrian circulation. Bicycle parking facilities shall be disbursed throughout larger sites and located in convenient and visible areas.

L. Drive-Through Lanes. Drive-through lanes shall be located away from adjoining residential developments. Speakers and menu boards shall be located so that noise is not directed toward residential uses and shall incorporate a screen wall and landscaping to mitigate noise. Where possible, public access doors shall not be located in an area that requires pedestrians/customers to cross drive-through lanes. Where unavoidable, improvements shall be provided to slow vehicles or improve visibility for pedestrians.

Chapter 17.35 COMMERCIAL ZONES

Sections:

17.35.010 What this Chapter Does

17.35.020 Commercial Zones

17.35.030 Land Use Table

17.35.040 Commercial Development Standards

17.35.050 Generally Applicable Provisions

17.35.010 What this chapter does.

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the City's General Plan, the city is divided into various zones, including a number of commercial and office zones. This chapter establishes the land use regulations for these zones in Eagle Mountain City, including allowed uses, minimum land use standards, and other development provisions.

17.35.020 Commercial Zones.

1. Zone: **Commercial Neighborhood (CN)**. This zone provides small scale commercial retail, office, and services, located to accommodate the daily needs of local residents. Uses should be integrated with adjacent neighborhoods and impose minimal impacts resulting from traffic, lighting, noise, etc. This zone is generally appropriate within some areas designated as Community Commercial on the City's Future Land Use Map.
2. Zone: **Commercial Community (CC)**. This zone provides areas of commercial retail, office, and services, located near transportation hubs and major intersections and designed to buffer neighboring residential areas. Developments should incorporate coordinated circulation, architecture, and landscaping, and a balance of uses oriented to local residents and passing motorists. This zone is generally appropriate within some areas designated as Community Commercial on the City's Future Land Use Map.

17.35.030 Land Use Table.

This land use table contains the various land uses that are permitted, special, and prohibited uses in the commercial zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

S = Special (Special uses are permitted uses that must also comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

BLANK = Prohibited

Land Use Table

LAND USE	ZONING DISTRICT	
	Commercial Neighborhood (CN)	Commercial Community (CC)
RESIDENTIAL USES		
Assisted Living Facility (Residential Facility for Elderly Persons)	P	P
Bed and Breakfast	P	P
Caretaker / security guard dwelling unit		
Residential Juvenile Group Home; Residential Facility for Persons with a Disability; Residential Rehabilitation and Treatment Facility		S
Skilled Nursing Facility; Transitional Care Facility		P
CIVIC / INSTITUTIONAL		
Cultural & Entertainment Uses (Theaters, Museums, Galleries, Libraries, Performing Arts Studios, Movies, etc.)		P
Schools (Public / Charter / Private)	S	S
Public / Civic buildings & facilities (City Owned)	P	P
Public parks, plazas, trails, and open space	P	P
Religious or Cultural Meeting Halls	S	S
Sports Facilities / Arenas / Fields (Indoor)		P
Transit Stop (Bus, Light-Rail)	P	P
COMMUNICATION & UTILITIES		
Communication Facilities & Towers	S	S
Electrical Substations & Power Transmission Lines		S
Public and Private (with franchise agreement) Utility Underground Lines, Utility Buildings, and other Above Ground Structures	S	S
Public and private utility equipment and inventory storage, fenced or enclosed	S	S
COMMERCIAL / NONRESIDENTIAL USES		
Adult Group Care Facility (Nonresidential)		
Animal Care Service		S
Athletic Instruction, including Dance, Gymnastics, Martial Arts, etc.	P	P
Automobile gas/service stations	P	P
Automobile sales and/or minor service		P
Automobile Service & Repair (minor)		P
Automobile Service & Repair (including auto body)		
Banks & Credit Unions	P	P
Brewery		P
Car Wash		P

Check Cashing and Deferred Deposit Lenders ³		
Child Day Care Center or Preschool	P	P
Construction and Equipment Sales / Rental		
Convenience Store	P	P
Corner Market	P	P
Fitness Center	P	P
Flex Office / Retail / Warehouse		
Grocery Store	P	P
Hospital		
Hotel ⁴		P
Laundry Services (No Dry Cleaning)	P	P
Laundry & Dry Cleaning Services		P
Mortuary		P
Moving and storage facilities and businesses		
Office (Medical, Health Care, Professional)	P	P
Outdoor Sales and Display (including storage of materials, products, and equipment incidental to an allowed use)	S	S
Outdoor storage/parking of recreational vehicles, trailers, boats, and similar vehicles		
Parking Garage		S
Pawn Shop		
Pharmacy ³		P
Plant & Tree Nursery / Garden Center (with outside display)		S
Portable Storage Container		
Race Tracks for Go-Carts, ATVs, and other Motorized Sports Recreational Facilities		
Reception/Conference/Meeting Center	S	S
Recreation (indoor)		P
Recreational Vehicle Sales/Rentals		P
Research and Development Facilities, including medical or electronic assembly and associated light manufacturing		
Restaurant or Bakery (without drive-through services)	P	P
Restaurant (with drive-through services)		P
Retail Sales, General ¹		P
Retail Sales, Neighborhood (generally < 5,000 sq ft) ²	P	P
Retail Sales, Regional (generally > 55,000 sq ft)		
Salon (hair, nails, etc.)	P	P
Sexually Oriented Business		
State Liquor Store		
Storage Units (self-storage or mini-storage)		
Temporary Sales (Christmas tree lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)	S	S
Tobacco Specialty Business		

¹ Includes arts & crafts sales, body art facility, electronic media rental & sales, hardware and home improvement, pet store, and uses deemed similar or appropriate by the City

² Includes bookstore, copy center or postal center, floral sales, ice cream or dessert shop, and uses deemed similar or appropriate by the City

³ Check cashing and deferred deposit lenders include any business that must register in accordance with Utah Code Ann. § 7-23-101, *et seq.*

⁴ Hotels offering extended stay must include a mix of extended stay and standard rooms (maximum 70% extended stay)

17.35.040 Commercial Development Standards.

This Development Standards table contains required standards for each commercial zone in the city.

More details and clarification are included as footnotes and as generally applicable provisions later in this chapter.

Commercial Development Standards

General Plan Category	Community Commercial	
Zone Designation	CN (Commercial Neighborhood)	CC (Commercial Community)
Maximum Height of Structures	35' ¹	50' ¹
Minimum Setback Requirements ²		
Front	5' Min; 20' Max	5' Min; 20' Max
Rear	20'	20' (35' ³)
Side	None (20' ³)	None (Equal to building height ³)

¹ Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures.

² The approval authority may approve alternative setbacks if, in its judgment, the setbacks comply with the following:

1. Does not interfere with the use, enjoyment, and character of adjacent properties;
2. The success of the business necessitates the setbacks, proven by data or research;
3. The setbacks are not solely to provide space for parking between the building and the street;
4. Topography or natural features make it impossible or impracticable to place the building within the setback

*Maximum setback does not apply to anchor buildings if pad sites are provided which comply with this standard.

³ If adjacent to residential

17.35.050 Generally applicable provisions.

All development projects within the commercial zones in this chapter shall conform to the following general requirements:

A. Site Plan Approval. All permitted or special uses in the commercial zones must comply with Chapter 17.100 EMMC, Site Plan Review, unless exempted in that chapter.

B. Architecture & Site Design. All permitted or special uses in the commercial zones shall comply with Chapter 17.72 EMMC, Commercial and Multifamily Design Standards. Exceptions include communication & utility structures, transit stops, temporary commercial uses, and similar uses.

C. Lighting. All exterior lighting, including parking lot lights, building lights, and other lighting must comply with the standards found in Chapter 17.56 EMMC, Outdoor Lighting Standards. Streetlights are required to be paid for by developers and installed by the City's contractor along all roads in and surrounding a project, in accordance with Section 15.10.390 EMMC.

D. Parking. Parking stalls, including ADA stalls, and parking lot improvements shall be provided in accordance with the standards in Chapter 17.55 EMMC, Off-Street Parking.

E. Landscaping. All landscaping shall comply with the standards in Chapter 17.60 EMMC, Landscaping, Buffering, Fencing and Transitioning. Landscaping in parking lots shall comply with Chapter 17.55 EMMC, Off-Street Parking. All landscaping shall be installed prior to the issuance of a certificate of occupancy for the building. The City Building Official may approve exceptions as seasonal conditions warrant. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved site plan and in compliance with the City's parking and landscaping requirements.

F. Buffers and Transitions Between Developments and Uses. Commercial and other non-residential uses require buffering or transitioning when built adjacent to residential uses. Buffering standards can be found in Chapter 17.60 EMMC, and include walls or fences, landscaping, and distance separations. Screening walls shall be built by the developer/builder of the commercial or non-residential use, when adjacent to a residential use.

G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80, 17.62, other applicable City Codes, and approved by the approval authority for site plans. The approval authority may consider, at their discretion, approval of uses on land restricted by utility corridors, including parking lots, recreation (trails, plazas, open space), appropriate temporary uses, and transit stops. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC. Development near natural washes must include significant setbacks from the edge of the wash to any structure, unless approved to pipe the wash. Utility corridors shall be preserved and deeded to the City whenever possible for trails and open space corridors.

H. Signs. Permanent monument signs for a project shall comply with the standards in Chapter 17.80, Sign Regulations and Sign Permits, and sign locations shall be reviewed along with the site plan review. All business signs require submittal and approval of a sign permit application, and signs may require a building permit.

I. Street Trees. Developers and/or builders shall plant appropriate trees in park strips along all public streets. Planting shall be done along with the project landscaping and in accordance with the standards found in EMMC 16.35.080. Street trees are required along all collector and arterial roads.

J. Uses within Buildings. All uses in the commercial zones shall be conducted entirely within a fully enclosed building except those uses deemed by the approval authority to be customarily and appropriately conducted outside (merchandise, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc.). No trash, used materials, wrecked or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept within an opaque enclosure that is architecturally compatible with the main building. Trash enclosures, compactors, truck loading areas, and outdoor storage shall be oriented away from residential uses to the extent practical.

K. Bicycle Parking. Convenient bicycle parking shall be provided in locations that do not interfere with pedestrian circulation. Bicycle parking facilities shall be disbursed throughout larger sites and located in convenient and visible areas.

L. Drive-Through Lanes. Drive-through lanes shall be located away from adjoining residential developments. Speakers and menu boards shall be located so that noise is not directed toward residential uses and shall incorporate a screen wall and landscaping to mitigate noise. Where possible, public access doors shall not be located in an area that requires pedestrians/customers to cross drive-through lanes. Where unavoidable, improvements shall be provided to slow vehicles or improve visibility for pedestrians.