

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 8, 2016 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS: Wendy Komoroski, Matthew Everett, Daniel Boles, John Linton, and Mike Owens.

CITY STAFF PRESENT: Mike Hadley, Senior Planner; Tayler Jensen, Planner, and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. February 23rd, 2016

The approval of the meeting minutes was moved to the April 12, 2016 Planning Commission meeting.

4. Action and Advisory Items (Recommendations to the City Council)

A. Pony Express Dental Office, Site Plan – Public Hearing, Action Item

Mr. Jensen explained that this is a site plan application for a dental office. The site is located south of Eagle Mountain Boulevard and west of Ira Hodges Scenic Parkway. The project will require approximately 1.64 acres and will be located on a 10.25 acre parcel. The City has not yet received a preliminary plat application for the parcel.

Items of concerns are as follows:

- Commercial Design Standards
 - Building location should be near the front setback line.
 - Primary entrance should be oriented to the road and not the parking lot.
 - Parking should not be located between the building and street.
- Refuse Area
 - Should be appropriately screened with a wall or privacy fence.
- Landscaping
 - A 6' privacy fence or decorative wall should be located adjacent to single family residential dwellings.

- Applicant should provide a 10' landscaped strip between the sidewalk/trail and parking lot. A landscaped berm of 3.5' or a headlight screen should buffer the parking area.
- The trail should be moved back beyond the easement line along Eagle Mountain Boulevard.
- A 20' buffer should be provided between the commercial land use and single-family dwellings.
- Lighting
 - A lighting plan should be provided, showing a maximum 100,000 lumens per acre.
 - Lighting should be compliant with the Municipal Code Chapter 17.56.
 - Lights must be full cut-off/fully shielded, directed downward, and spec sheets will be provided.

Commissioner Linton opened the public hearing at 6:02 p.m.

Brent Benson, the applicant's architect and Joel Featherstone, a partner of the dental office, was concerned about meeting ADA parking requirements, because they are not allowed parking in front of the building. They also stated that the fire code requires a turnaround in the front and at the back of the building. They requested xeriscape landscaping rather than sod. They stated that they will comply with the other conditions and that the plan is to build a 6' vinyl fence adjacent to the single family residential dwellings.

Adam Ferre, resident, was happy to see commercial buildings being built in the City. He explained that the project borders properties with animal rights. He said that he has seen vinyl fences blown down in the area due to high wind and requested that the fencing for commercial property be masonry. He reminded the developer to keep the dust level down during building. He was also concerned about lighting and having it properly shielded.

Jay Phelps, resident, lives adjacent to the project and has horses. He said that horses destroy the majority of fences. He felt that the commercial fencing should be masonry and not vinyl.

Kirstin Lydol, resident, requested that the fence be masonry. She explained how costly it could become for the horse owner and property owner, if a horse kicks through the vinyl fence. She stated that it would not be a pretty sight for a child or client of the dental office to see an injured horse.

Commissioner Linton closed the public hearing at 6:12 p.m.

Commissioner Owens felt that the front door of the building should be closer to the parking lot, but did not want to set the trend of a parking lot being between Eagle Mountain Boulevard and the building. Commissioner Boles stated that the building has three access doors and felt that the building should be closer to the road. Commissioner Owens suggested that the front entrance be next to the parking lot, but the front of the building should be esthetically pleasing since it would be adjacent to Eagle Mountain Boulevard. Commissioner Boles felt that street presence is important and that the front entrance should be oriented toward Eagle Mountain Boulevard. He also felt that this

would set a standard for commercial property in City Center. Commissioner Owens asked the applicant if he would comply with removing the front parking. Mr. Benson explained that he would need to move the building in order to meet that requirement. He felt that having an entrance from Eagle Mountain Boulevard without parking in the front would be a nuisance to ADA clients. Commissioner Boles explained that the entrance from Eagle Mountain Boulevard does not have to be a public entrance, but will need to be esthetically appealing.

MOTION: *Daniel Boles moved to recommend approval of the Pony Express Dental Office site plan to the City Council with the conditions presented in the meeting and staff report. Wendy Komoroski seconded the motion. The motion failed for the lack of a vote.*

MOTION: *Matthew Everett moved to recommend approval of the Pony Express Dental Office site plan to the City Council with the following conditions:*

- 1. The building shall be located near the street an entrance oriented toward Eagle Mountain Boulevard, the parking shall be placed in the rear or side of the building and shall comply with the Commercial Design Standards.*
- 2. The trail should shifted back, away from the road, beyond the easement line along Eagle Mountain Boulevard.*
- 3. The applicant shall provide a detailed plan for the screened refuse area.*
- 4. All parking slopes shall be less than a five percent (5%) slope.*
- 5. A six foot privacy fence or decorative wall shall be constructed on the property line between the parking lot and single family residential lots.*
- 6. A required buffer of 20' shall be provided between the commercial land use and single-family dwellings, per table 17.60.160(b) of the Municipal Code.*
- 7. The applicant shall provide landscaping calculations, and landscaping shall meet the standards in Chapter 17.60 of the Municipal Code.*
- 8. A 10' landscaped berm shall be provided between the sidewalk/trail and the parking lot.*
- 9. A 3.5' berm or headlight screen must buffer all parking areas.*
- 10. A lighting plan shall be submitted showing a maximum light output of 100,000 lumens per acre.*
- 11. All lights shall be full-cut off and directed downward in accordance with Chapter 17.56 of the Municipal Code.*
- 12. The site shall be recorded before building permits are issued.*

Wendy Komoroski seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

B. Development Code Amendments - Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning – Public Hearing, Action Item

Mr. Jensen presented item B. The proposal is to change the Municipal Code by removing the required turf percentages from Table 17.60.160(a) as well as adding Section 17.60.105 Water Wise Landscaping Standards.

Commissioner Linton opened the public hearing at 6:37 p.m.

Adam Ferre, resident, requested that the commercial fencing standard be masonry throughout the City.

Commissioner Linton closed the public hearing at 6:39 p.m.

Commissioner Linton proposed to strike multifamily from this section of the Municipal Code. Commissioner Komoroski stated that multifamily housing should be under a separate section of the Municipal Code.

MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.60 of the Eagle Mountain City Municipal Code for Landscaping, Buffering, Fencing, and Transitioning, and to remove all references to “multifamily” in that section of the Code, to the City Council. Matthew Everett seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

5. Next scheduled meeting: April 12th, 2016

6. Adjournment

The meeting was adjourned at 6:45 p.m.

APPROVED BY THE PLANNING COMMISSION ON APRIL 12, 2016



Steve Mumford, Planning Director