

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 10, 2012 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 PRESENT: Scott Langford, Preston Dean, John Linton and Wendy Komoroski

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Steve Olsen, Adam Ferre and Johna Rose

ELECTED OFFICIAL PRESENT: Ryan Ireland

1. Pledge of Allegiance

John Linton led the Pledge of Allegiance

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes – June 12, 2012

**MOTION:** *Preston Dean moved to approve the June 12, 2012, meeting minutes. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton and Wendy Komoroski. The motion passed with a unanimous vote.*

4. City Council Action Update

Steve Mumford reported the following City Council action:

- That the 2013 fiscal year Budget was approved.
- Clearview Estates annexation was accepted for further review.
- Eagle Point Townhomes Agreement was approved, with a time line for improvement of open space amenities.

5. Development Items

A. Site Plan – Meadow Ranch Self Storage; Action Item, Public Hearing.

This project is a portion of the Meadow Ranch Business Center, which received site plan and conditional use approval in 2001. It is located on the west side of Sunset Drive, north of SR73.

Steve Mumford explained that the Meadow Ranch Business Center (Phase 6) received site plan and conditional use approval in August and September, 2001. The Business Center included five office buildings, self-storage units, open boat and recreational vehicle storage, and two buildings listed as office/retail. The zoning for this site was identified by the City

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Attorney at the time as Satellite Commercial, which allowed office and retail as permitted uses and recreational vehicle, open boat, and self-storage as conditional uses. A development agreement was also approved for the project, with specific exhibits and timing requirements for improvements. This approval remains valid, as approvals prior to October 5, 2010 (the date when expirations of approvals were added to the Development Code) do not expire. The Meadow Ranch Business Center development agreement required the following: "The developer is required by this agreement and the terms of approval of the developer's project by the City Council to submit a site plan application and receive specific site plan approval for the development of each commercial site within the overall business center."

The proposed self-storage project will be located in the northwest corner of the overall project, north of SR73 and west of Sunset Drive, taking up approximately 9.51 acres. The project includes eight single story self-storage buildings, a two-story office/residence, a future single-story storage building, a large temporary gravel area for open boat and RV storage, a temporary gravel area for RV valet staging, and a storm drainage retention area.

The applicant has gone through the Development Review Committee (DRC) process, and has been receptive to staff's comments and concerns, making changes to the plans. The following are some of the items of interest or concern in the proposed project:

**Building Elevations & Site Design**

Building practices and architecture have changed somewhat since this project was approved in 2001, as well as fire codes. The storage buildings, for instance, were approved with a pitched asphalt shingle roof. This style of roofing creates potential hazards for fire protection, adding combustible construction to the buildings. Storage buildings are nearly always built with a flat roof in order to avoid that potential fire danger. The proposed building elevations are different than those that were approved in 2001, but the Planning Commission and City Council will have to determine if the proposed elevations are improved over the previously approved buildings; City Staff recommends that the proposed elevations are an improvement in color, style, and construction.

The site was designed to be identical, or as close as possible, to the approved site plan from 2001. The buildings are placed around the perimeter of the site with the center area open for temporary open boat and RV storage. The only significant changes on the site plan include the following:

- 1) The two-story climate controlled storage building is now being shown as future single-story building "I." The developer has indicated that this could be a storage building with interior hallways, but may not be climate-controlled. Elevations for this building would have to return for an approval in the future.
- 2) The property boundaries have changed since 2001, so the southwest portion of the site is part of this property rather than the property to the south. This area is being planned as a temporary gravel area for RV valet staging along with a storm drainage retention area, as recommended by the City Public Works Director and Engineer. The previous plan showed this area as including drive aisles and parking for the project to the south. The plan also contained a communal storm drain pond

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for the entire project along the highway. City Staff required the applicant to retain storm drainage on site.

#### Landscaping & Fencing

The approved plan included a white steel picket fence with beige split-faced CMU barrier walls between Sunset Drive and the project. The new plan includes a six-foot high pre-cast decorative wall. This wall will "hide" the storage buildings and open storage better, and result in a better appearance from the street. The pre-cast decorative wall will actually surround the project along the east and south property lines. The backs of the buildings on the north and west will act as a solid wall, and a solid masonry wall will be placed in between the buildings. Sliding gates are included in a couple of locations for security purposes.

The landscaping has been modified somewhat from the original plan, including less trees surrounding the project, no berming surrounding the buildings, and a different setup along the street. The original meandering trail along Sunset Drive was straightened at Staff's request, so the tree placement was made more standardized in the park strip. The City's Parks Foreman has some concerns over the types of trees shown on the plan. We recommend that the plan be reviewed with the Parks Foreman and revised if necessary. The berming was excluded specifically for storm drainage purposes, in order to avoid creating flooding and water damage issues to the buildings and the site.

#### Timing of Improvements

Phasing plans were included as Exhibit 4 of the original development agreement for the overall project, specifying the completion of landscaping throughout the project. Section 2.8.3 of the development agreement states the following: "...the entry landscaping shall be completed...no later than the first phase of construction together with all landscaping, trails, and other improvements on both sides of Sunset Drive as depicted more specifically in the phasing plan Exhibits for the self-storage Phase I phase identified in the Exhibits." The properties, however, are now separately owned, and the only portion of the project that is being proposed for development is the self-storage site. The applicant is requesting to not be held to the requirement of installing the entryway landscaping on neighboring properties. Staff believes this request is reasonable.

The phasing within the self-storage site is somewhat consistent with the original plan, including temporary gravel open boat and RV storage areas that may eventually be replaced with storage buildings. Again, the climate controlled storage building is shown now as a future building. The temporary RV and boat storage is much needed for the community, as the City Code Enforcement Officer and other City Staff receive numerous requests and complaints concerning the lack of areas for this type of storage in the city.

#### DRC Comments

A majority of the DRC comments have been resolved. Any remaining issues must be resolved with staff prior to the issuance of building permits, including storm drainage calculations and addressing storm drainage on Sunset Drive, fire hydrant locations, turning

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radii within the site, building concerns, water rights, lighting fixtures, and dry utility plans, among others.

The following are the recommended conditions of approval:

1. The landscaping plans must be approved by the City Parks Foreman prior to receiving building permits.
2. All DRC comments must be addressed appropriately prior to receiving building permits (see DRC Comments section above).
3. Documentation for the appropriate amount of water rights must be submitted prior to City Council review.

Commissioner Langford asked if the applicant would need to provide improvements to the right of ways and to Sunset Drive going out to SR73. He suggested that the developer stick to the pitched roofs, due to the view from the hillside homes.

Ken Menlove, the applicant, explained that the storage buildings are constructed out of block and steel, because of the Building Code and the fire rating of the buildings. The majority of storage units are constructed with metal flat roofs due to combustibility.

Commissioner Langford asked the applicant to explain the living quarters building.

Mr. Menlove explained that this type of business this size requires a live-in quarters. Proposed is a two story commercial look building, with the living quarters upstairs and the office area down stairs. The living quarters are designed for an older couple or a newlywed couple, with two bedrooms one master bedroom and a guest bedroom. The facility will have a security gate, security cameras, a live-in caretaker and downward wall pack lighting.

*Commissioner Linton opened the public hearing at 6:32 p.m.*

Karen Kast, 2327 E. Coyote St, stated that she wished that this development would not be built in their neighborhood. She was concerned with the development being too close to the trails and the north west park. She suggested that the City require the developer to add a continues trail along Sunset Drive.

Mr. Mumford explained that the developer would be providing a trail in front of their property, but the road in front of the property to the south is not a dedicated road to the City.

Mrs. Kast was concerned that the downward facing lights would be too bright for their neighborhood. She requested that background checks be done on the caretakers and if there are no lights in the storage units, business could close earlier than 10:00 p.m.

Mr. Menlove stated that the lights would be set on a timer. The majority of the time the lights in the summer would be shut off by about 10:00 p.m. and the lights in the winter would be on between 6:00 p.m. to 10:00 p.m. due to the power bill. He stated if the lights become a problem there could be a shut-off requirement. The lights would be mounted 7 feet off the ground, placed

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on buildings about every 40 feet, and the lights are wall pack low shielded lighting, only providing customers with a secure passage to their storage unit at night.

Linda Bright, 9303 N. Hawk Lane, believed that Sunset Drive will need to be improved if this type of business is going into the neighborhood. She is concerned that the landscape will become an eyesore, and she requested that the City expand their notice area for bigger lot neighborhoods.

Dean Thornton, 9250 N. Hawk Lane, was concerned that the weeds between the back of the property and the path will not be maintained by the City, and become a fire hazard.

Commissioner Langford reported that the plan shows 20 foot pole lights in the RV area and 12 foot lights on the wall areas.

Mr. Menlove said that he could modify the lighting plan to remove the pole lights from the RV area, and mount the wall pack lights a maximum of 8ft.

Rod Allred, representative of property owners of 70 acres on the south side of SR73, was concerned that the developer and the City are operating on approval from 11 years ago. He and the owners have been deciding how to develop their 70 acres of property. Most likely they will develop their property for residential homes. Because their 70 acres of property are on a hillside, the residential development views will be 10 acres of storage units. He believed that the storage units should not be built in this type of residential area.

*Commissioner Linton closed the public hearing at 6:58 p.m.*

**MOTION:**

***Preston Dean moved to approve and recommend the Meadow Ranch Self Storage site plan to City Council as in the staff report with limiting the wall pack lights to 8 feet and removing the pole lights. Wendy Komoroski seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton and Wendy Komoroski. The motion passed with a unanimous vote.***

**B. Site Plan – Eagle Mountain City Energy Building; Action Item, Public Hearing.**

The City is proposing a new building to house the Energy Department, to be located immediately north of the Public Works building along Pony Express Parkway.

Mr. Mumford explained that the City's Public Works building has been insufficient for the needs of both the Public Works and Energy Departments for some time, not only for office space and associated needs, but for proper indoor storage of equipment and vehicles. The City recently purchased property immediately north of the Public Works property and budgeted sufficient funds to construct a new Energy building, specifically to house the Energy Department and their associated equipment. The Public Works Building will then house only the Public Works Department.

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Some of the City's goals for this project are:

1. Tie this project in with the existing Public Works Building, including vehicular access and pedestrian connection between the sites.
2. Plan a building that is of appropriate size and layout for the Energy Department's office and storage needs.
3. Provide for sufficient paved vehicular access and parking for the department's vehicles and equipment.
4. Construct an attractive building that is energy efficient, provides a good example of some water-wise landscaping, and contains a room that educates the public (residents and contractors) of energy-efficient fixtures and materials.
5. Provide sufficient space south of the building and access road for power poles and facilities that would provide power for a power generation site to the southwest.

#### Building Elevations & Site Design

The site is laid out very similar to the Public Works site with customer parking in the front and the main entrance facing the street. The building elevations have been included as an attachment to this report. A rendering was prepared and attached as well. City staff and Administration are pleased with the outcome of the design.

#### Landscaping & Fencing

The trees shown on the site plan are not accurate – the landscape plan provides the location of trees, shrubs, etc. The landscaping includes berming between the street and the parking, as required in the Development Code as a "headlight screen," as well as some trees and xeriscaping. Pony Express Parkway is planned as a 122-foot minor arterial in this area, which includes curb and gutter, and an 8-foot multiuse path. The plan does not provide for the curb and gutter, since it will be quite some time before the road needs to be widened to include the additional lanes. The path is not included as well, since there will be no pedestrian traffic in this area for a long time, since it is located more than a mile away from the nearest subdivision. These will have to be future improvements, when appropriate.

Section 17.60.130C of the Municipal Code states the following concerning industrial chain link fencing: "Chain link fencing in industrial areas shall not exceed eight feet in height, and shall be permissible no closer than the front wall of the building (or in the case of a corner lot, the side wall of the building). Where chain link fencing is visible from the street or parking, additional landscaping shall be established." The fencing on the plan extends about twenty-five (25) feet in front of the building on the south side. This should be pushed back to be in line with the building and the area replaced with additional landscaping.

#### Other

The access road shown on the south side of the project will be improved with asphalt until the west end of the sidewalk, and then with road base beyond that point. The road is sized appropriately for a local road in the case that properties to the west will need a road through this area in the future. In the meantime, it will be used solely to provide access to the two City sites.

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Some areas of the Public Works site are intended to be improved along with this project, expanding the parking area and providing pedestrian and vehicular access to the north.

The site plan shows “existing property line to be removed” and “new property line.” The property line will not be moved, and thus these references should be removed from the plans.

Adam Ferre stated that the City wants this Energy building to be a real gem, and set an example for new developments. He explained that they would love to use this building for educating the public on energy efficiency.

Commissioner Dean asked if the building will be LEED certified, and suggested that the City pursue that if they intend to be an example of energy efficiency.

Mr. Ferre stated that although the City has not submitted this project for LEED certification, it does meet many of the LEED standards.

Commissioner Linton asked what the life use of this building will be, so how long will this building be able to house the Energy Department?

Mr. Ferre explained that with the six acres there is room for an identical Energy Building behind this building. He stated a least 10 to 15 years this should hold the Energy Department. They need a building that can house their expensive equipment and help them take care of that equipment.

Steve Olsen explained that to the west of the garage bays they will be installing a knock out wall for expansion of future bays, and that there are areas also for office space to be expanded.

*Commissioner Linton opened the public hearing at 7:27 p.m.*

*Commissioner Linton closed the public hearing at 7:27 p.m.*

**MOTION:**

*Preston Dean moved to recommend approval of the Eagle Mountain City Energy Building site plan to City Council with the conditions 1) The chain link fencing be moved to be in line with the front of the building. The removed parking should be replaced with landscaping 2) The property line references must be removed from the plans, as well as the new property line. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton and Wendy Komoroski. The motion passed with a unanimous vote.*

6. Discussion Items

A. Development Code Amendments – Discussion Item.

Discussion of potential amendments to the Development Code.

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Mr. Mumford explained and reviewed:

- Water right requirements for developers and the change that developers could purchase water rights from the City.
- That the City is currently undergoing a detailed analysis of all development application fees.
- That driveway slopes are to be at 12% and builders are abusing that Building Code. That the City is working on setting up a new policy to help with regulating driveway slopes.
- The setup of Committees for General Plan Element reviews, and which Commissioner and Councilmember would be a part of each committee.

7. Other Business

A. Election of Planning Commission Chair and Vice-Chair

**MOTION:** *Preston Dean moved to appoint John Linton as Planning Commission Chair for the 2012 year. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton and Wendy Komoroski. The motion passed with a unanimous vote.*

**MOTION:** *Scott Langford moved to appoint Preston Dean as Planning Commission Vice Chair for the 2012 year. Wendy Komoroski seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton and Wendy Komoroski. The motion passed with a unanimous vote.*

B. Discussion of packets & Dropbox

Mr. Mumford explained that the City is becoming more technologically savvy, and hopes that Dropbox will reduce paper copies, travel, and time to deliver packets in the future. Commissioner Langford requested that City maps and other information be provided on Dropbox as well as the packets.

8. Meeting Information:

A. Next Scheduled Meeting – August 14

9. Adjournment

The meeting was adjourned at 7:58 p.m.

APPROVED BY THE PLANNING COMMISSION ON AUGUST 14, 2012.

  
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Steve Mumford, Planning Director