

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 8TH, 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

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Meeting Minutes
 - A. February 23rd, 2016
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Pony Express Dental Office, Site Plan – Public Hearing, Action Item
A proposed 1.64 acre commercial building, dental office, proposed in the City Center south of Eagle Mountain Boulevard, west of Ira Hodges Scenic Parkway.
 - B. Development Code Amendments- Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning – Public Hearing, Action Item
City-proposed changes to the code removing the required turf percentage from table 17.60.160(a) and the addition of section 17.60.105 Water Wise Landscaping standards.
5. Next scheduled meeting: April 12th, 2016
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 23, 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: Steve Mumford, Planning Director; Tayler Jensen, Planner, and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Ben Reaves

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 9, 2016

MOTION:

Wendy Komoroski moved to approve the February 9, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

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

A. Holiday Oil, Site Plan, Public Hearing, Action Item, Recommendation to City Council

Tayler Jensen presented the proposed site plan for a 2 acre convenience store and car wash located on the southwest corner of Eagle Mountain Blvd and Pony Express Parkway.

We have not yet received building elevations or renderings but the applicant has submitted photos of similar stores that have been built elsewhere. The applicant will have to meet the required buildings & commercial design standards in Chapter 17.72 of the City Code. There is currently an asphalt walking trail on the proposed property. The design and relocation of portions of the trails and possible additional trail will need to be decided upon as this project moves forward. Any proposed signs will require a sign permit(s) prior to any construction.

Commissioner Linton opened the public hearing at 6:10 p.m.

None

1 Commissioner Linton closed the public hearing at 6:10 p.m.

2
3 Mike Wagstaff, applicant, stated that he would meet all landscaping and lighting
4 requirements.

5
6 **MOTION:** *Wendy Komoroski moved to recommend approval of the Holiday Oil Site
7 Plan to the City Council with the following conditions:*

8 1. *That the elevation, lighting, landscaping, and trail plans be provided to
9 the City Council.*

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

13
14 B. Glenmar Ranches, Preliminary Plat, Public Hearing, Action Item, Recommendation to City
15 Council

16
17 Mr. Jensen went over the proposed 12 lot subdivision preliminary plat located along Lake
18 Mountain Road, just south of the connection to Pony Express Parkway. He also explained
19 that the applicant will be responsible for paving Lake Mountain Road from Pony Express
20 Parkway to the south end of the Glenmar development. The City will require a pave asphalt
21 trail along the paved portion of Lake Mountain Road.

22
23 Commissioner Linton opened the public hearing at 6:01 p.m.

24
25 Marianne Smith, applicant, asked the Commissioners to remove the requirement that a
26 paved trail be installed along Lake Mountain Road.

27
28 Elise Ehler, SITLA, expressed her support of the development.

29
30 Commissioner Linton closed the public hearing at 6:04 p.m.

31
32 Steve Mumford explained that if the developer does not install the trail along the front of
33 the development, then the cost would fall to the taxpayers in the City. He said that it is a
34 requirement of all developers. Commissioner Owens felt that the trail was a necessary start
35 to the developments in the area and consistent with the City's other developments.

36
37 **MOTION:** *Wendy Komoroski moved to recommend approval of the Glenmar Ranches
38 Preliminary Plat application to the City Council. Daniel Boles seconded the
39 motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett,
40 John Linton, and Wendy Komoroski. The motion passed with a unanimous
41 vote.*

42
43 C. Oak Hollow, Master Development Plan Amendment, Public Hearing, Action Item
44 Recommendation to City Council

45
46 Mr. Jensen explained that the proposal is a 34.8 acre amendment to an existing Master
47 Development Plan. The developer replaced all townhome units with single family
48 dwellings. The development was formerly known as Evans Ranch North. The name has
49 been changed at the request of City staff.

1 Parks and Open Space:

2 Using our current Code requirements for improved open space, the project open space
3 summary is as follows:

- 4 ○ Required Improved Open Space: 3.03 acres (132 units x 1,000 sf)
- 5 ○ Required Amenity Points: 303
- 6 ○ Provided Amenity Points: 303
- 7 ○ Provided Improved Open Space: 1.03 acres (applicant is proposing to buy down 2
8 acres of open space and is providing 2.89 acres of unimproved open space.)

9 Applicant is proposing to buy down 2 acres (300 Amenity Points) The proposal is to
10 pay \$500 per amenity point (\$150,000.00) which will be used to improve the City
11 owned space adjacent to the project
12

13 City staff is concerned about how isolated the park is and that there is not a lot of eyes on
14 the park.
15

16 Commissioner Boles questioned what kind of responsibility the applicant would bear from
17 the mitigation measures recommended by the traffic impact study and whether it would be
18 shared by others. Mr. Jensen said that it would be shared. Each phase of the projected
19 would require a traffic impact study and at that time the City would require the mitigation
20 measures be installed in the phase that was called for by the traffic impact study.
21

22 Commissioner Everett was concerned that the traffic study was calling out for a two lane
23 road on Porter's Crossing Pkwy, he thought that Porter's Crossing Pkwy was supposed to
24 only be a one lane road. Mr. Mumford explained that to accommodate the two left lanes
25 into the development that Porter's Crossing Parkway would have to widen to two
26 southbound lanes to a point and then shift back to one lane.
27

28 Commissioner Everett pointed out that the road Pin Oak Parkway ends in the middle of the
29 property line. He felt that the road Bridalway should continue into the development instead
30 of changing to Pin Oak Parkway in the middle of a property line change.
31

32 *Commissioner Linton opened the public hearing at 6:32 p.m.*
33

34 Tiffany Ulmer, resident, suggested a parking area for the park She felt that the park would
35 cause traffic congestion.
36

37 Scott Langford, resident, was concerned about the park's visibility and felt like the park
38 was an afterthought. He was also worried about what the sports court was made of and it
39 being a problem in the future to maintain.
40

41 *Commissioner Linton closed the public hearing at 6:34 p.m.*
42

43 Commissioners were concerned about the location of the park and felt that there should be
44 more consideration.
45

46 Dillon Young, Fieldstone Homes, applicant, suggested that as the developer he could
47 remove one of the lots to help with the visibility to the park.
48

1 MOTION: Wendy Komoroski moved to recommend approval of the Oak Hollow
2 Master Development Plan Amendment Preliminary Plat to the City Council
3 with the following conditions:

- 4 1. The project meets the dark sky standards of Chapter 17.56.
- 5 2. Street lights must be paid for before recording, and must be installed
6 prior to first Certificate of Occupancy.
- 7 3. The applicant must provide mitigation measures recommended by the
8 Traffic Impact Study.
- 9 4. The applicant shall get a slope stability study and provide mitigation
10 measures recommended.
- 11 5. The installed trail shall match the trails in the Evans Ranch
12 Development?
- 13 6. The applicant will remove one lot adjacent to the entrance of the park
14 and the details be worked out with staff.
- 15 7. Change Pin Oak Parkway to Bridalway Road.

16 Matthew Everett seconded the motion. Those voting aye: Mike Owens,
17 Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The
18 motion passed with a unanimous vote.
19

20 D. Oak Hollow, Preliminary Plat, Public Hearing, Action Item, Recommendation to City
21 Council.

22
23 Proposed Preliminary Plat and Public Hearing was presented and opened with the Master
24 Development Plan Amendment.
25

26 MOTION: Wendy Komoroski moved to recommend approval of the Oak Hollow
27 Preliminary Plat to the City Council with the following conditions:

- 28 1. The project meets the dark sky standards of Chapter 17.56.
- 29 2. Street lights must be paid for before recording, and must be installed
30 prior to first Certificate of Occupancy.
- 31 3. The applicant must provide mitigation measures recommended by the
32 Traffic Impact Study.
- 33 4. The applicant shall get a slope stability study and provide mitigation
34 measures recommended.
- 35 5. The installed trail shall match the trails in the Evans Ranch
36 Development?
- 37 6. The applicant will remove one lot adjacent to the entrance of the park
38 and the details be worked out with staff.
- 39 7. Change Pin Oak Parkway to Bridalway Road.

40 Matthew Everett seconded the motion. Those voting aye: Mike Owens,
41 Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The
42 motion passed with a unanimous vote.
43

44 E. Trailhead Townhomes, Amended Recorded Plat, Public Hearing, Action Item
45 Recommendation to City Council

46
47 Mr. Jensen explained that the proposal is an amendment to a recorded plat. A 65 unit
48 townhome development located on 5.17 acres located south of Eagle Valley Elementary
49 School, and just north of the Eagle Mountain City Hall. Since the plat was recorded in June
50 of 2008 the project has been stalled. The project was taken over by the bank and has sat

1 with no progress since that time. The infrastructure has been completely installed for the
2 project. The Trailhead Townhomes were originally approved with a clubhouse and a
3 swimming pool which are required by the Tier III development standards. Since the project
4 was taken by the banks different investors have looked at finishing the project. The main
5 problem with an investor taking the project was the cost feasibility of the swimming pool
6 and clubhouse. The HOA fees for each individual unit would be extremely high making it
7 unfeasible to maintain the amenities cost effectively. Due to this fact the banks and the
8 City administration met and decided on an agreement to change the park and amenities plan
9 and address some of the other issues involved with Trailhead Townhomes. The swimming
10 pool and clubhouse were removed and replaced with an agreement that the developer is
11 required to spend a minimum of \$30,000 dollars towards the park and amenities.
12

13 *Commissioner Linton opened the public hearing at 6:51 p.m.*

14
15 Tiffany Ulmer, resident, requested that a trail be built along Pony Express Parkway.

16
17 Mr. Mumford was concerned about the garages facing the park and the entrance.
18

19 *Commissioner Linton closed the public hearing at 6:56 p.m.*

20
21 **MOTION:** *Wendy Komoroski moved to recommend approval of the Trailhead
22 Townhomes amended recorded Plat to City Council with the following
23 condition:*

24 *1. Three buildings in the center are flipped so that the front of the
25 buildings face the front of the project.*

26 *Daniel Boles seconded the motion. Those voting aye: Mike Owens, Daniel
27 Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion
28 passed with a unanimous vote.*
29

30 F. Development Code Amendment Chapter 17.80 Sign Regulations and Sign Permits, Public
31 Hearing, Recommendation to the City Council
32

33 Mr. Jensen reviewed the proposed changes to Chapter 17.80 of the Eagle Mountain
34 Municipal Code, Sign Regulations and Sign Permits. The staff added pictures and
35 illustrations to the Code to increase clarity.
36

37 *Commissioner Linton opened the public hearing at 7:02 p.m.*

38
39 None
40

41 *Commissioner Linton closed the public hearing at 7:02 p.m.*

42
43 **MOTION:** *Daniel Boles moved to recommend approval of the Development Code
44 amendment , Chapter 17.80 Sign Regulations and Sign Permits, to the City
45 Council. Wendy Komoroski seconded the motion. Those voting aye: Mike
46 Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy
47 Komoroski. The motion passed with a unanimous vote.*
48

49 5. Discussion Items
50

1 A. Townhomes at the Ranches, Concept Plan

2 A developer is seeking feedback on their concept plan to construct 258 units near The
3 Ranches Golf Course as well as construction of a new clubhouse.

4
5 Scotty Hall, applicant, explained that the main reason for this development is to pay off the
6 debit to the City and build a new clubhouse for the golf course.

7
8 *Commissioner Linton invited residents to speak their concerns at 7:10 p.m.*

9
10 Kristin Whitebrook, resident, was concerned about the access road that is being proposed by
11 her home. She was also concerned about the safety of the children in the area.

12
13 Travis Gollaher, resident, was concerned about his property value. He stated that he
14 purchased his home because he wanted to live on the golf course and that he paid lot
15 premiums to live on the golf course.

16
17 Danny Morris, resident, said that he was on The Ranches HOA Board, stated that the
18 development would never get a rezone approved through The Ranches HOA. He said that
19 some of the land being proposed is too steep to build on.

20
21 John Web, resident, said that he bought their home for the view of the golf course. He stated
22 that the proposed street by his home is a safety hazard.

23
24 Jason Hall, resident, explained that his neighborhood has lot sizes ranging from half an acre
25 to two acres. He stated that small townhomes would not be a great fit for his neighborhood.
26 He brought up the fact that some of the land that is proposed in the plan is a water retention
27 basin and another is part of the Tickville Wash.

28
29 Greg Riley, resident, wanted to preserve the open space on the golf course.

30
31 Cory Larson, resident, said that he lives on a steep hill with retaining walls. The townhomes
32 being proposed would loom over his backyard retaining wall.

33
34 Sherrie Weimer, resident, was concerned about the additional traffic on her narrow
35 neighborhood streets. She stated that her neighborhood already has traffic problems from the
36 high school.

37
38 Christa Kelly, resident, explained the issues the neighborhood has had with the erosion of
39 Tickville Wash and the safety concerns of children playing in the area.

40
41 Dustin Jones, resident, stated that because the golf course is a private business their financial
42 obligation and liability should be no consequence to the City. He also felt the zoning should
43 stay golf course open space.

44
45 Ivan Polson, resident, stated that he went out and looked at all the lots being proposed. He
46 went through the land and explained why each lot was unbuildable.

47
48 Nathan Ochsenhirt, resident, stated that he did not feel this proposal was a well thought out
49 plan. He explained that he had purchased property behind his home and there was standard

1 that he had to accept. He asked how far the City was willing to go to change the rules to
2 profit a private company.

3
4 Dean Britain, resident, requested that the golf course open space be preserved. He also felt
5 that the community appeal would be brought down if this development was accepted.

6
7 Lisa Maxwell, resident, said that she has a lot of traffic in their neighborhood. She was also
8 concerned about the children's safety in the area and the dirt road going through to Pony
9 Express Parkway.

10
11 *Commissioner Linton closed the invitation at 7:41 p.m.*

12
13 Commissioners disapproved of the application being proposed. Some of their concerns were
14 as follows:

- 15 1. The proposal did not comply with The Ranches Master Development Plan.
- 16 2. They felt that this development and the placement of the townhomes were
17 inappropriate for the area.
- 18 3. There are drainage issues with some of the land being proposed.
- 19 4. The properties are not compatible with the rezone request.
- 20 5. Current residents have paid a lot premium to live on the golf course. Building
21 townhomes between their lots and the golf course would defeat their premiums
22 already paid to live on the golf course.

23
24 6. Next scheduled meeting: March 8th 2016;
25 March 22nd meeting is canceled.

26
27 7. Adjournment

28
29 The meeting was adjourned at 7:58 p.m.

30
31 APPROVED BY THE PLANNING COMMISSION ON MARCH 8, 2016

32
33
34 _____
Steve Mumford, Planning Director



EAGLE MOUNTAIN CITY

Planning Commission Staff Report

MARCH 8TH, 2016

Project: Pony Express Dental Office
Applicant: Joel Featherstone
Request: Site Plan
Type of Action: Action Item: Recommendation to City Council

Preface

This application is for a dental office site plan located south of Eagle Mountain Boulevard and west of Ira Hodges Scenic Parkway, and is approximately 1.64 ac in size.

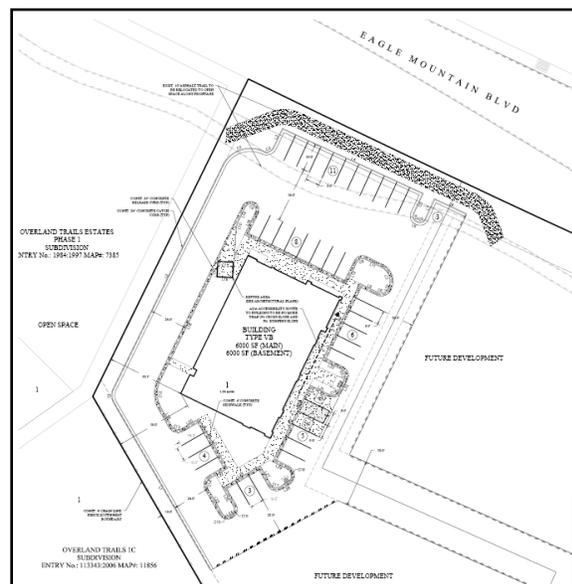
Items for consideration

Buildings & Commercial Design Standards

- **Building Elevations:** The applicant has provided elevations for the Pony Express Dental Office. The proposed elevations use a variety of building materials including: brick, colored metal, timbers, aluminum, hardie board siding, and corrugated metal siding. Proposed elevations also provide building articulation and incorporate all façade design, and meet the City Commercial & Multi-family Design Standards.



- **Building Location:** The proposed location of the building does not meet the City Commercial & Multi-family Design Standards as:
 - Building isn't located near the front setback line
 - Primary entrance is oriented to the parking lot not the street
 - Parking is located between the building and the street



Refuse Areas

All refuse areas shall be appropriately screened with a wall or privacy fence. Applicant must provide this detail to staff.

Landscaping

- **Privacy Fencing:** Applicant shall provide a six foot (6') privacy fence or decorative wall between parking lot and property line adjacent to single family residential dwellings. Plans currently indicate fencing is chain link which is not permitted for commercial developments
- **Calculations:** Applicant should provide staff with calculations of landscaping, including amount of landscaping provided, and % of turf, planter beds, and xeriscaping. According to **Chapter 17.60 Landscaping, Buffering, Fencing, and Transitioning**
- **Landscaped Buffer/Berm:** The applicant should provide a ten foot (10') landscaped strip between sidewalk/trail and the parking lot. Landscaped berm of three and a half feet (3.5') or headlight screen should buffer or surround all parking areas
- **Trail:** The trail should be moved back beyond the Easement line along Eagle Mountain Boulevard.
- **Buffering:** A twenty foot (20') buffer should be provided between the commercial land use and single-family dwellings. Buffer should include Trees, ground cover, wall/fence, and berming per table 17.60.160(b)

Lighting

- **Dark sky ordinance:** A lighting plan should be submitted, showing a maximum light output of one-hundred thousand (100,000) lumens per acre. All lights shall be, full cut-off/fully shielded, directed downward and the light source may not be visible from surrounding properties, spec sheets shall be provided.

Parking

The applicant provides forty (40) parking stalls including two (2) ADA compliant parking stalls. This is consistent with Eagle Mountain Municipal Code (EMMC). All parking slopes shall be less than a five percent (5%) slope.

Plat

The applicant is proposing the dental office on a 1.64 acre site, but the current size of the property is 10.25 acres. The applicant has indicated they are going to create a one lot subdivision, but an application for a preliminary plat has yet to be received.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Pony Express Dental Office site plan to the City Council with any proposed conditions. Recommended conditions are:

1. *Building be located near the street with front entrance oriented toward Eagle Mountain Boulevard, parking lot be placed on rear or side of the building to comply with Commercial Design Standards*
2. *Shifting the trail back, away from the road beyond the easement line along Eagle Mountain Boulevard*
3. *Applicant provide detail for the screened refuse area*

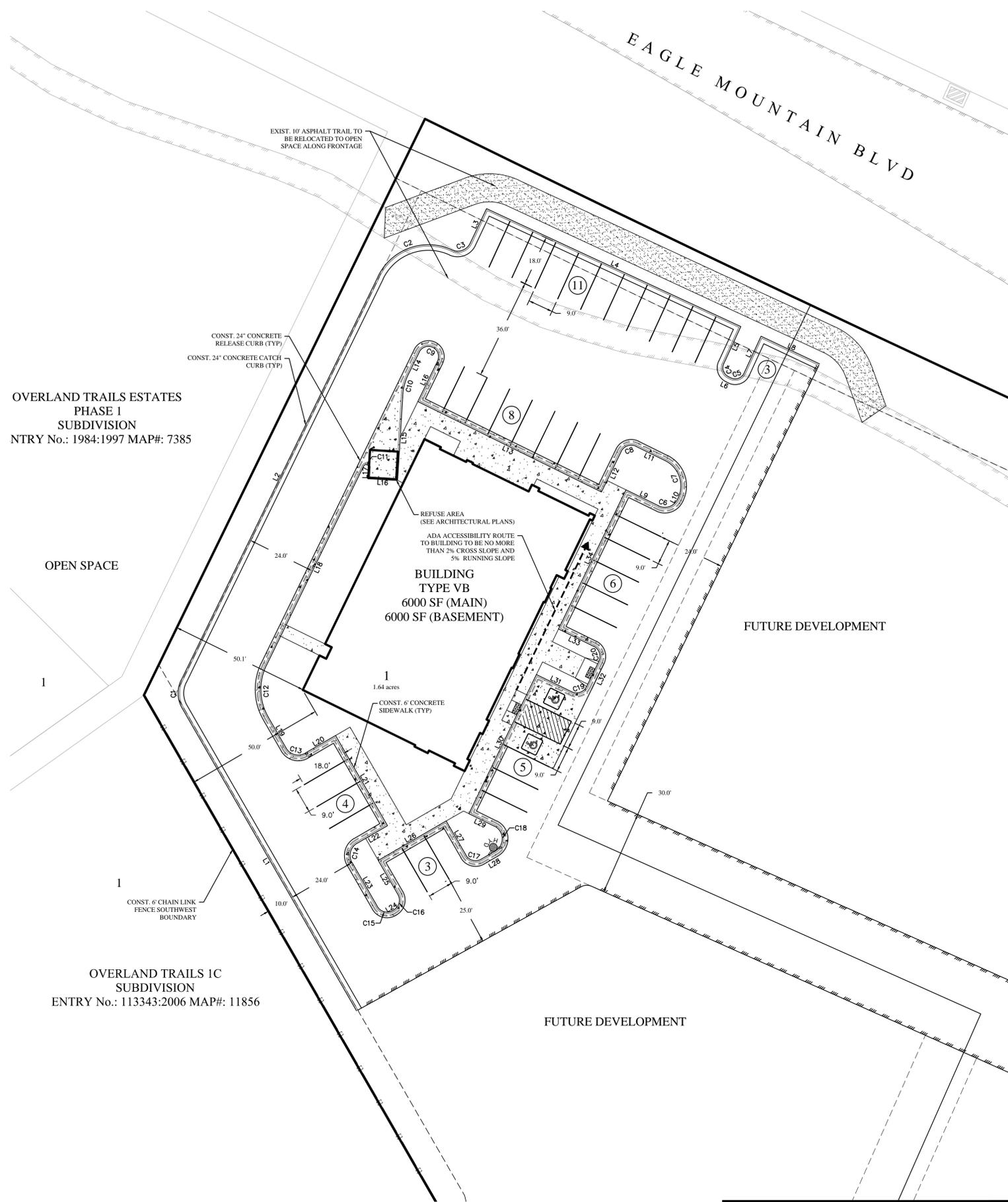
- 4. All parking slopes shall be less than a five percent (5%) slope*
- 5. Six foot (6') Privacy fence or decorative wall be constructed on property line between parking lot and single family residential lots*
- 6. Required Buffer of twenty feet (20') provided between commercial land use and single-family dwellings per table 17.60.160(b)*
- 7. Applicant provide landscaping calculations, landscaping must meet standards in chapter 17.60 of the EMMC*
- 8. A 10' landscaped berm shall be provided between sidewalk/trail and the parking lot.*
- 9. A Three and a half foot (3.5' berm or headlight screen should buffer all parking areas*
- 10. A Lighting plan shall be submitted that shows a maximum light output of 100,000 lumens per acre*
- 11. All lights are full-cut off and directed downward in accordance with Chapter 17.56 of the EMMC*
- 12. The site shall be recorded before building permits are issued (proper platting process for a one lot subdivision)*

Attachments

Overall Site Plan

Landscape Plan

Building Elevations



OVERLAND TRAILS ESTATES
PHASE 1
SUBDIVISION
ENTRY No.: 1984:1997 MAP#: 7385

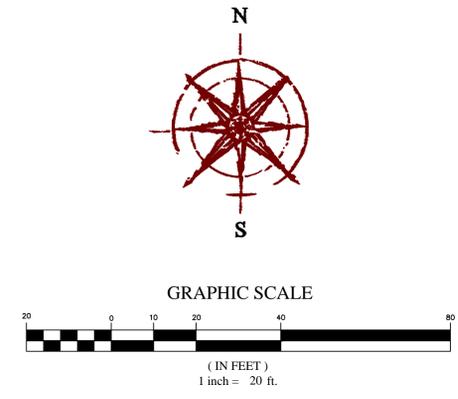
OPEN SPACE

OVERLAND TRAILS 1C
SUBDIVISION
ENTRY No.: 113343:2006 MAP#: 11856

TBC CURB TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	10.30'	10.50'	56°10'49"	5.60'	N01°58'49"W	9.89'
C2	30.87'	20.00'	88°26'39"	19.46'	N70°19'55"E	27.90'
C3	7.78'	5.00'	89°10'07"	4.93'	N69°58'11"E	7.02'
C4	5.46'	3.50'	89°27'56"	3.47'	S19°57'34"E	4.93'
C5	5.53'	3.50'	90°32'04"	3.53'	N70°02'16"E	4.97'
C6	7.85'	5.00'	90°00'00"	5.00'	N71°00'00"E	7.07'
C7	15.69'	10.00'	89°53'24"	9.98'	N18°56'42"W	14.13'
C8	6.28'	4.00'	90°00'00"	4.00'	S71°06'36"W	5.66'
C9	11.45'	3.64'	180°00'00"	INFINITY	N63°53'24"W	7.29'
C10	7.70'	19.50'	22°37'00"	3.90'	S14°48'06"W	7.65'
C11	2.75'	1.00'	157°23'00"	5.00'	N75°11'54"W	1.96'
C12	19.12'	19.50'	56°10'49"	10.41'	S01°58'49"E	18.36'
C13	7.85'	5.00'	90°00'00"	5.00'	S75°04'13"E	7.07'
C14	7.85'	5.00'	90°00'00"	5.00'	S14°55'47"W	7.07'
C15	6.28'	4.00'	89°55'47"	4.00'	S75°02'07"E	5.65'
C16	6.29'	4.00'	90°04'13"	4.00'	N14°57'53"E	5.66'
C17	6.28'	4.00'	89°55'47"	4.00'	S75°02'07"E	5.65'
C18	10.82'	5.00'	124°00'00"	9.40'	N02°00'00"W	8.83'
C19	6.28'	4.00'	90°00'00"	4.00'	N71°00'00"W	5.66'
C20	6.28'	4.00'	90°00'00"	4.00'	N19°00'00"W	5.66'

TBC TAG TABLE		
LINE	LENGTH	DIRECTION
L1	124.31'	N30°04'13"W
L2	159.87'	N26°06'36"E
L3	13.55'	N25°23'08"E
L4	100.00'	S65°13'46"E
L5	14.54'	S24°46'14"W
L6	1.00'	S64°41'32"E
L7	14.47'	N24°46'14"E
L8	23.10'	S64°44'49"E
L9	13.00'	S64°00'00"E
L10	0.48'	N26°00'00"E
L11	11.56'	N63°53'24"W
L12	16.00'	S26°06'36"W
L13	73.00'	N63°53'24"W
L14	8.96'	S26°06'36"W
L15	30.00'	S03°29'36"W
L16	10.50'	N86°30'24"W
L16	16.00'	N26°06'36"E
L17	3.70'	N03°29'36"E
L18	78.83'	S26°06'36"W
L19	12.75'	S30°04'13"E

TBC TAG TABLE		
LINE	LENGTH	DIRECTION
L20	12.50'	N59°55'47"E
L21	37.00'	S30°04'13"E
L22	12.50'	S59°55'47"W
L23	18.06'	S30°04'13"E
L24	0.50'	N60°00'00"E
L25	14.00'	N30°04'13"W
L26	28.00'	N59°55'47"E
L27	14.04'	S30°04'13"E
L28	5.84'	N60°00'00"E
L29	10.18'	N64°00'00"W
L30	55.00'	N26°00'00"E
L31	14.00'	S64°00'00"E
L32	10.00'	N26°00'00"E
L33	14.00'	N64°00'00"W
L34	55.00'	N26°00'00"E



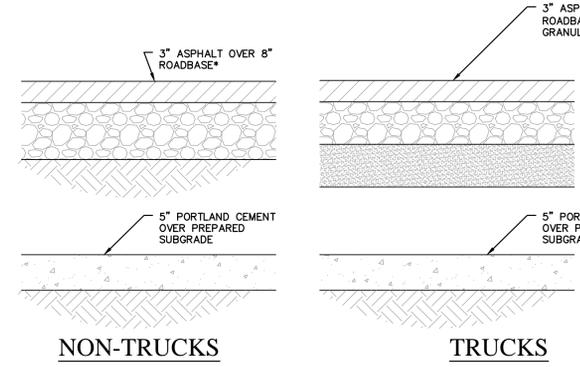
LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	CATCH CURB
---	RELEASE CURB
---	15" SD
---	8" SS
---	8" W
---	8" CULINARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT

ADA COMPLIANCE NOTE:
ALL APPLICABLE ELEMENTS OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

SITE STATISTICS

TOTAL PROJECT SITE	44055 SQUARE FEET
BUILDING AREA	6000 SQUARE FEET (MAIN) 6000 SQUARE FEET (BASEMENT)
PARKING STALLS	40 STALLS (2 ADA STALLS)
OPEN SPACE	10461 SF OR 0.24%
IMPERVIOUS AREA	33594 SF OR 76%



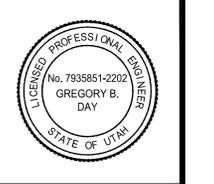
D PAVEMENT SECTIONS
NTS

**CONFIRM PAVEMENT SECTIONS AND COMPLY WITH PROJECT GEOTECHNICAL REPORT; IF DISCREPANCIES BETWEEN REPORT AND THESE DRAWINGS ARE ENCOUNTERED, GEOTECHNICAL REPORT SHALL GOVERN.

MATCHLINE SEE PP01
OFFSITE SEWER/WATER PLAN

MATCHLINE SEE PP02
OFFSITE STORM DRAIN PLAN

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com



DENTAL OFFICE
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SITE PLAN

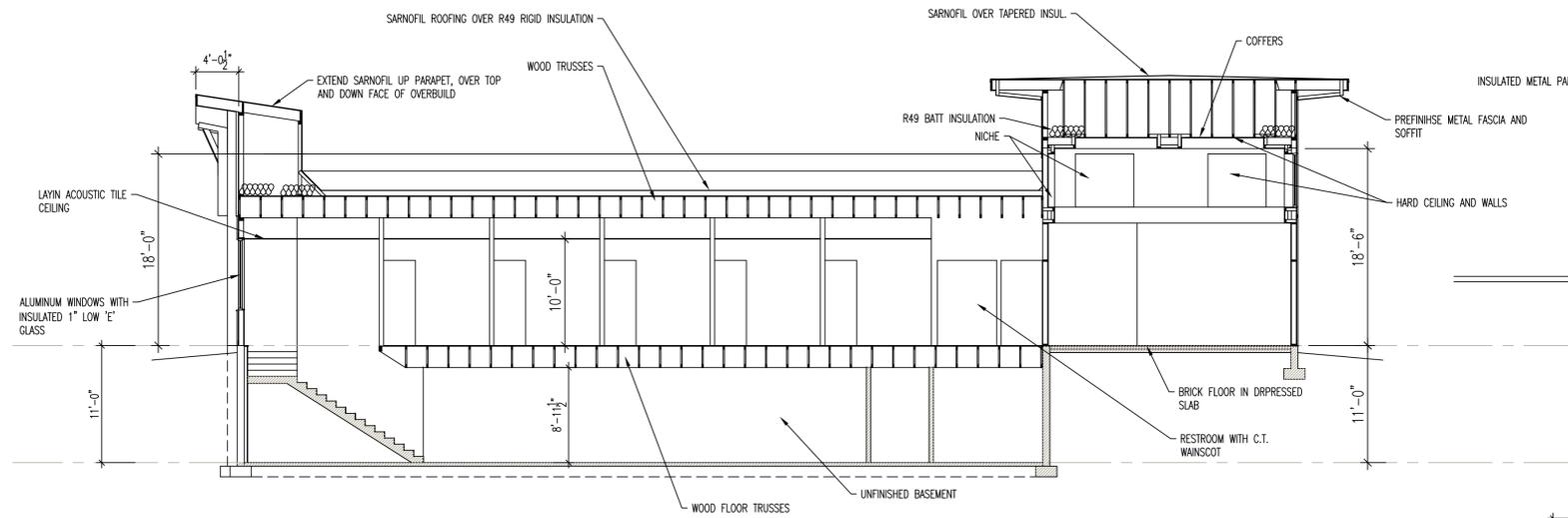
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1		
2		
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SITE PLAN

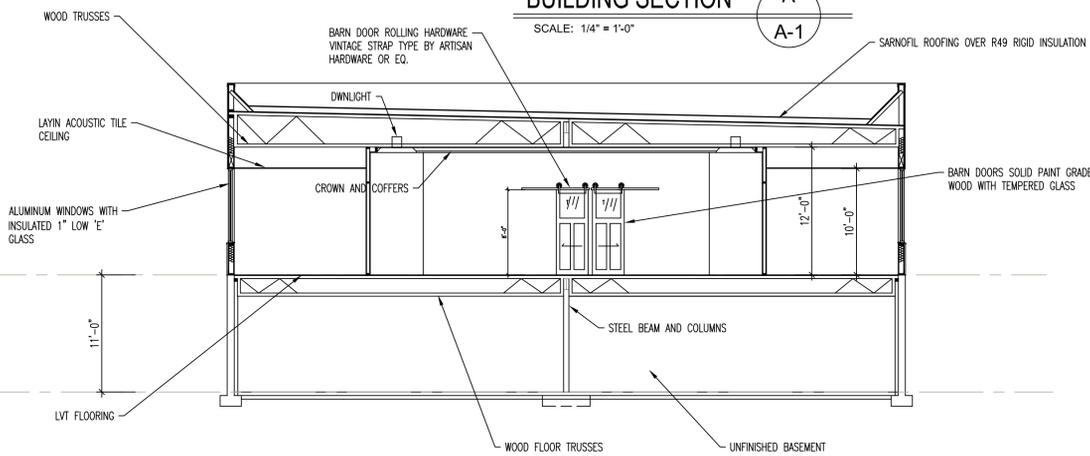
Scale: 1"=20'
Date: 02/11/16
Sheet: C02

Drawn: GBD
Job #: 16-014

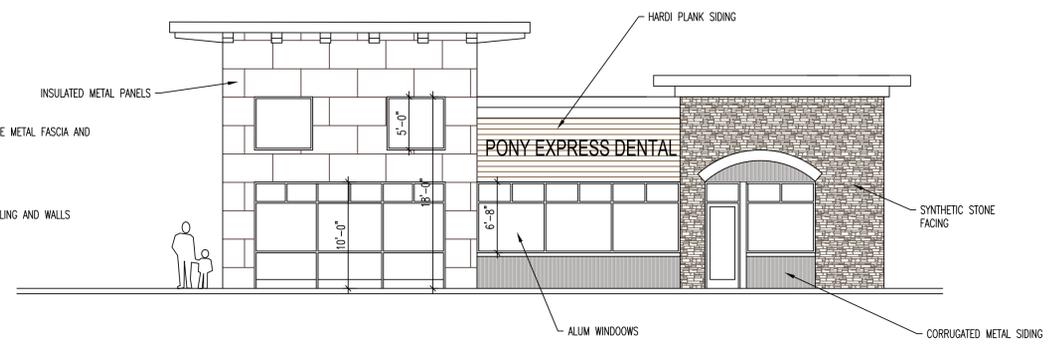




BUILDING SECTION A
SCALE: 1/4" = 1'-0"
A-1



BUILDING SECTION A
SCALE: 1/4" = 1'-0"
A-1



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



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



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



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

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VDC

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

PROPOSED SITE DEVELOPMENT FOR:
MONTE VISTA RANCH
CAPITOL COMMERCIAL REAL ESTATE

EAST EAGLE MOUNTAIN BLVD AND N IRA HODGES SCENIC PARKWAY
EAGLE MOUNTAIN, UTAH

FLOOR PLAN ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: XX-XXX
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:
© COPYRIGHT VDC ARCHITECTS
DATE REVISION

SHEET TITLE
A-1.00
ARCHITECTURAL 1 of 1

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EAGLE MOUNTAIN CITY
Planning Commission Staff Report

MARCH 8TH, 2016

Project: Development Code Amendment: Chapter 17.60 (Landscaping, Buffering, Fencing and Transitioning)
Applicant: City Staff
Type of Action: Action Item (Recommendation to the City Council); Public Hearing

Background

Staff has been reviewing the Eagle Mountain Municipal Code (EMMC) and making changes to ensure it is consistent, easy to understand, and useful. The city is currently studying ways to be water wise due to our location in a desert, and applicants and potential applicants have expressed concerns with our Turf Landscaping requirements for Commercial developments. Wanting to conserve water, and to avoid undue burdens on applicant's staff has drafted changes to the EMMC. Proposed changes would remove the turf percentage requirements for Commercial, Industrial, and Multifamily developments, as well as creating water wise landscaping standards.

Proposed Amendments

Staff recommends that the code be amended to remove the required turf percentage column from table 17.60.160(a), and the addition of section 17.60.105, Water Wise Landscaping Standards. Proposed changes are shown below:

Chapter 17.60
LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING

17.60.105 Water Wise Landscaping Standards

17.60.105 Water Wise Landscaping Standards

The following are the minimum standards for Water Wise landscaping for any parkstrip, median, or landscaped area located within a public right-of-way, or a commercial, industrial, or multifamily development:

- A. At least fifty percent (50%) of the required landscape area shall be live vegetation.
- B. Live vegetation shall be distributed throughout the landscape area, and shall not be segregated.
- C. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
- D. Decorative rock material shall be a minimum of one inch (1") aggregate, and shall be at least three inches (3") deep and be placed completely on top of a weed fabric barrier that allows the permeation of water. Rock Materials shall not exceed the height of the sidewalk/trail nor the top back of curb, when placed alone a public right-of-way.
- E. White quartz rock, lava rock, and gravel or any other material that approximates the color of concrete, are not permitted.
- F. All Water Wise landscaped areas shall be improved with a drip irrigation system.
- G. Any individual, corporation, or other entity that uses water wise landscaping in an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, trail, street, storm drain, or other public facility, regardless of how such migration occurs.

Table 17.60.160(a) Required Landscape Improvements for Commercial, Industrial or Multifamily

Landscaped Area	Deciduous/Evergreen Trees	Percentage of Turf
Less than 1,000	1	80
1,001 – 3,000	2	80
3,001 – 5,000	5	80
5,001 – 7,000	6	50
7,001 – 9,000	7	50
9,001 – 11,000	8	50
11,001 – 13,000	9	50
13,001 – 15,000 +13,001 +	10	50