

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 24<sup>TH</sup>, 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. May 10<sup>th</sup>, 2016
4. Action and Advisory Items (Recommendations to the City Council)
  - A. Gotta Dance Studios- Dance Studio Site Plan. Public Hearing, Action Item, Recommendation to City Council:  
A proposed Dance Studio located in City Center, South of Eagle Mountain Boulevard, and East of Ira Hodges Scenic Parkway. Approximately a 1 acre site
5. Next scheduled meeting: June 14<sup>th</sup>, 2016
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, MAY 10, 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 and Tayler Jensen, Planner.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. April 12, 2016

**MOTION:** *Wendy Komoroski moved to approve the April 12, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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

A. Chapter 17.100.040 Development Code Amendment – Public Hearing, Action Item

Tayler Jensen explained that City staff has proposed a Development Code change to allow Master Site Plans to serve as Preliminary Plats in commercial developments.

*Commissioner Linton opened the public hearing at 6:03 p.m.*

None

*Commissioner Linton closed the public hearing at 6:03 p.m.*

Mr. Jensen clarified some of the wording in the proposal.

**MOTION:** *Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.100.40 of the Eagle Mountain City Municipal Code for Development Code to the City Council. Mike Owens seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett,*

1 *John Linton, and Wendy Komoroski. The motion passed with a*  
2 *unanimous vote.*  
3

4 B. Chapter 17.60 Development Code Amendment – Public Hearing, Action Item  
5

6 Mr. Jensen explained that the proposal is to require masonry or decorative concrete  
7 walls between commercial and residential developments.  
8

9 Commissioner Linton questioned who would be responsible for installing the concrete  
10 wall. If commercial went in first and then residential came in later, would the  
11 commercial property owner be responsible to remove the vinyl fence and then install a  
12 concrete wall. Mr. Jensen said the decision would be made based on the zoning of the  
13 property around the commercial property. Mr. Hadley explained that the City would  
14 need to use the General Master Development Plan to determine if a concrete wall would  
15 be required. He said that the second developer would be required to install the wall if  
16 there is a zoning change. The Commissioners felt that the Code should be amended to  
17 say the second developer would be responsible for the concrete wall.  
18

19 Commissioner Komoroski felt that commercial property adjacent to agriculture property  
20 should require a concrete wall. She was concerned about the animal rights on agriculture  
21 property. She reminded everyone about the complaints the Planning Commissioners had  
22 from residents with animal rights next to a commercial development.  
23

24 Commissioner Owens suggested that the Code have concrete or masonry commercial  
25 wall standards or guidelines.  
26

27 *Commissioner Linton opened the public hearing at 6:08 p.m.*  
28

29 None  
30

31 *Commissioner Linton closed the public hearing at 6:08 p.m.*  
32

33 **MOTION:** *Wendy Komoroski moved to recommend approval of the amendment to*  
34 *Chapter 17.60 of the Eagle Mountain City Municipal Code for*  
35 *Landscaping Buffering, Fencing and Transitioning to the City Council*  
36 *with the following conditions:*

- 37 *1. If commercial development borders a Residential, Agriculture Zone*  
38 *and/or development a decorative concrete wall will be required.*  
39 *2. Guidelines and pictures of masonry and concrete walls will be added*  
40 *to the Code.*

41 *Matthew Everett seconded the motion. Those voting aye: Mike Owens,*  
42 *Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski.*  
43 *The motion passed with a unanimous vote.*  
44

45 C. Chapters 17.10 & 17.25 Development Code Amendments – Public Hearing, Action Item  
46

47 Mr. Jensen stated that City staff has proposed a Code change clarifying the definition  
48 of “manufactured home or dwelling”, an update of conditional and prohibited uses in  
49 the Residential Zone, and the addition of minimum design standards in the Residential

1 Zone. He explained that this change is in response to people inquiring about  
2 constructing their homes based on shipping containers. Staff would like to have a City  
3 design standard in place before considering approval of such homes.  
4

5 Commissioner Komoroski suggested that the City be proactive and look into the Tiny  
6 Home Movement.  
7

8 Commissioner Linton said that there should be a minimum square footage per house  
9 depending on lot size.  
10

11 *Commissioner Linton opened the public hearing at 6:20 p.m. and requested that the public*  
12 *hearing be continued to the next Planning Commission meeting.*  
13

14 **MOTION:** *Wendy Komoroski moved to continue the public hearing for an*  
15 *amendment to Chapter 17.10 and 17.25 of the Eagle Mountain City*  
16 *Municipal Code for the Residential Zone to the next Planning*  
17 *Commission meeting. Daniel Boles seconded the motion. Those voting*  
18 *aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and*  
19 *Wendy Komoroski. The motion passed with a unanimous vote.*  
20

21 D. Chapter 17.57 Gated Communities – Public Hearing, Action Item  
22

23 Mr. Jensen said City staff has proposed an addition to the Code governing the  
24 development of gated communities.  
25

26 Commissioner Everett was concerned about some of the wording in the proposed  
27 Chapter.  
28

29 Commissioner Linton stated that most gated communities have narrow streets. He felt  
30 that the streets in these communities should be City standard streets. He was concerned  
31 about the streets and amenities being turned over to the City if the HOA was ever  
32 dissolved.  
33

34 Commissioner Owens and Everett suggested that a size limit be put on gated  
35 communities.  
36

37 Commissioner Linton requested that the Code require design standards for fencing in  
38 gated communities.  
39

40 *Commissioner Linton opened the public hearing at 6:38 p.m.*  
41

42 None  
43

44 *Commissioner Linton closed the public hearing at 6:38 p.m.*  
45

46 **MOTION:** *Wendy Komoroski moved to table the amendment to Chapter 17.57 of*  
47 *the Eagle Mountain City Municipal Code for Gated Communities. Mike*  
48 *Owens seconded the motion. Those voting aye: Mike Owens, Daniel*

1 *Boles, Matthew Everett, John Linton, and Wendy Komoroski. The*  
2 *motion passed with a unanimous vote.*  
3

4 5. Next scheduled meeting: May 24<sup>th</sup>, 2016  
5

6 6. Adjournment  
7

8 The meeting was adjourned at 6:45 p.m.  
9

10 APPROVED BY THE PLANNING COMMISSION ON MAY 24, 2016  
11

12 \_\_\_\_\_  
13 Steve Mumford, Planning Director

DRAFT



**EAGLE MOUNTAIN CITY**  
Planning Commission Staff Report

**MAY 24<sup>TH</sup>, 2016**

**Project:** Gotta Dance Studios – Dance Studio  
**Applicant:** Scot Hazard  
**Request:** Site Plan  
**Type of Action:** Action Item: Recommendation to City Council

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***Preface***

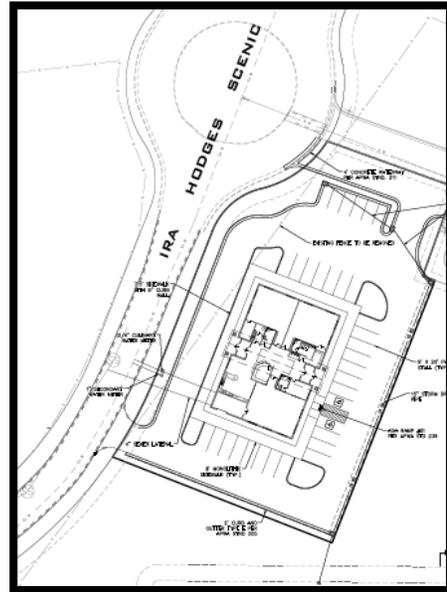
This application is for a Dance Studio site plan located south of Eagle Mountain Boulevard and east of Ira Hodges Scenic Parkway, and is approximately 1 ac in size.

**Items for consideration**

- **Building Elevations:** The applicant has provided elevations for the Gotta Dance Studios. The proposed elevations **do not** meet the City Commercial & Multi-family Design Standards, particularly by not providing adequate building articulation, as well as using stucco as the principal building material. Staff recommends increasing the building articulation through the use of pop-outs or awnings and the use of more or different materials on the exterior of the building.



- **Building Location:** The proposed location of the building meets the City Commercial & Multi-family Design Standards as the building is located along the street (drive through between street and building is no parking zone) with parking to the side and rear of the building.
- **Parking:** Required parking for Health Center/Gyms is 1 stall per 150 sf, for this building that would require 40 stalls, only 33 stalls are provided. Staff feels this is appropriate as a Dance Studio isn't exactly a health center or a gym. The proposed dance studio will provide drop off lanes for parents and it is expected that few parents will typically stay and watch classes. Other proposed uses in the area, are typically retail uses, which only require 1 stall for every 300 square feet, a retail use of this size would require 21 parking stalls. The Dance Studio is also designed and sited with the understanding that it's parking lot will adjoin another parking lot. The property owner has indicated to the applicant that a Master Site Plan which is currently being created will allow for uses to share excess parking.
- **Refuse Areas:** All refuse areas shall be appropriately screened with a wall or privacy fence. Applicant must provide this detail to staff.
- **Lighting:** 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.
- **Master Site Plan:** The applicant is proposing the Dance Studio within a larger commercial property, due to the size of the property a Master Site Plan is required. Building permits should not be issued until a Master Site Plan for the development is approved, and a Final Plat for the *Gotta Dance Studio* is approved by the Development Review Committee and recorded with Utah County. Staff has yet to receive a Master Site Plan application, but the Engineer working on one and the future applicant have been in touch with City Staff.
- **Sidewalk/Trail:** Staff feels that it would be appropriate to construct a sidewalk along Ira Hodges connecting to existing walking trail along Eagle Mountain Boulevard; however, space is very limited. The Applicant has indicated they feel a trail or sidewalk connection would be beneficial and will look at the feasibility of placing one.



**Recommendation**

The Planning Commission shall either continue the hearing to a later meeting, table the item until additional plans are received or make a recommendation to the City Council.

If the Planning Commission were to recommend approval of the *Gotta Dance Studios* Dance Studio site plan to the City Council, the following are the recommended conditions for approval:

1. *Building elevations be modified to comply with City Commercial Design Standards*
2. *Refuse location and details of adequate screening shall be submitted to staff*

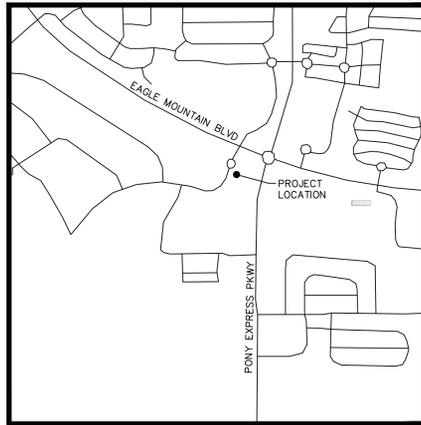
3. *Spec Sheets for outdoor lighting is provided*
4. *A Master Site Plan is completed and a Final Plat is recorded prior to issuing of building permits.*

***Attachments***

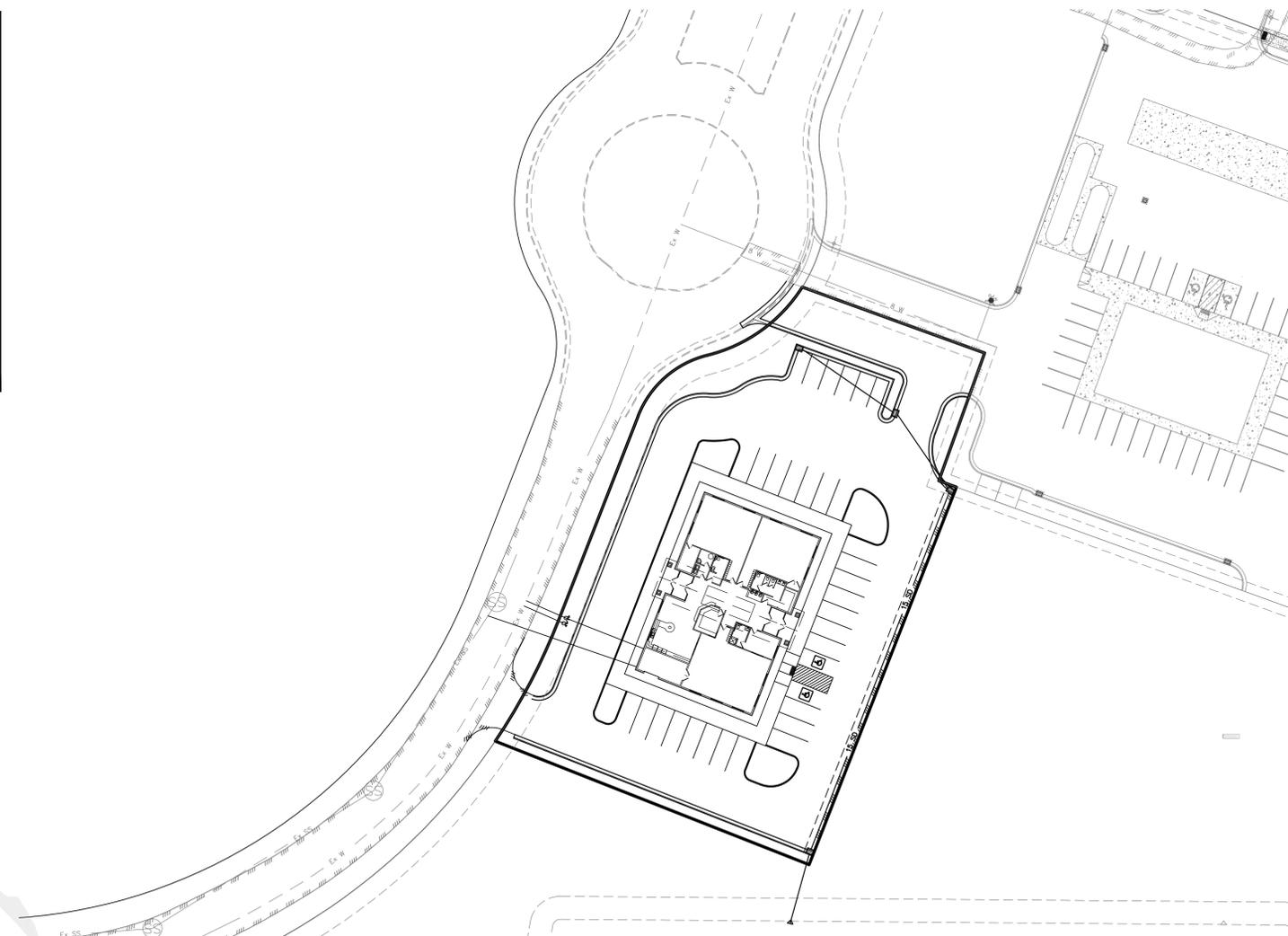
Overall Site Plan  
Building Elevations

# EAGLE MOUNTAIN DANCE STUDIO

PREPARED FOR:  
 THE REAL ESTATE GROUP  
 LOCATED IN:  
 EAGLE MOUNTAIN, UTAH



VICINITY MAP  
 NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	SITE AND UTILITY PLAN
C3	GRADING AND DRAINAGE PLAN
C4	EROSION CONTROL PLAN
L1	PLANTING PLAN



EAGLE MOUNTAIN DANCE STUDIO  
 EAGLE MOUNTAIN  
 COVER SHEET

### GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN STANDARD PLANS STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

### NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

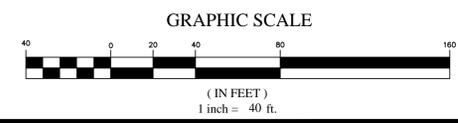
### ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

### CONTACTS

**ENGINEER & SURVEYOR**  
 FOCUS ENGINEERING & SURVEYING  
 502 WEST 8360 SOUTH  
 SANDY, UTAH 84070  
 (801) 352-0075  
 CONTACT: THOMAS ROMNEY

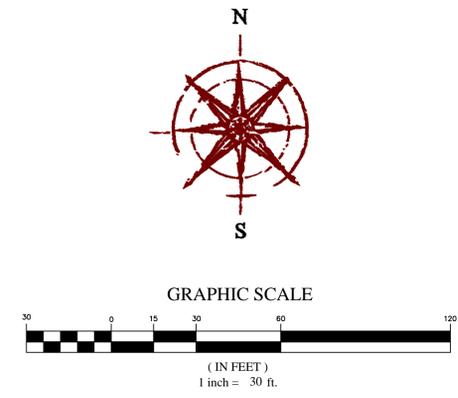
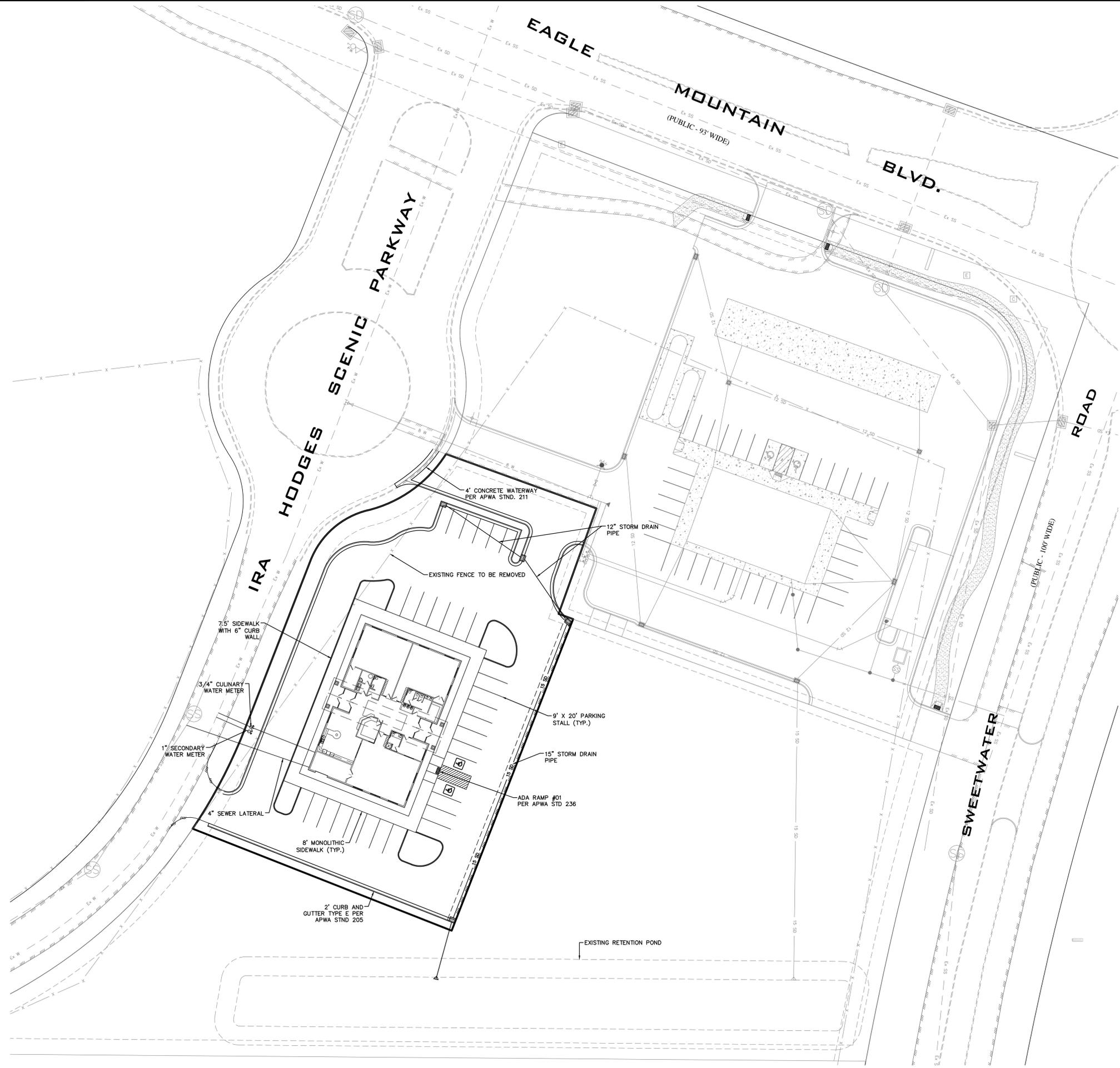
**OWNER/DEVELOPER**  
 THE REAL ESTATE GROUP  
 (801) 789-8000  
 CONTACT: SCOT HAZARD



REVISION BLOCK	
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### COVER SHEET

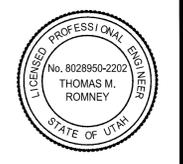
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**LEGEND**

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
12 SD	12" STORM DRAIN
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
---	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
SIGN	SIGN
★	STREET LIGHT
⊕	SD MH, INLET, AND COMBO
⊕	VALVE, TEE, AND 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
○ XXXX.XX	SPOT ELEVATION

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



**EAGLE MOUNTAIN DANCE STUDIO**  
**EAGLE MOUNTAIN**  
**SITE AND UTILITY PLAN**

REVISION BLOCK

#	DATE	DESCRIPTION
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**SITE AND UTILITY PLAN**

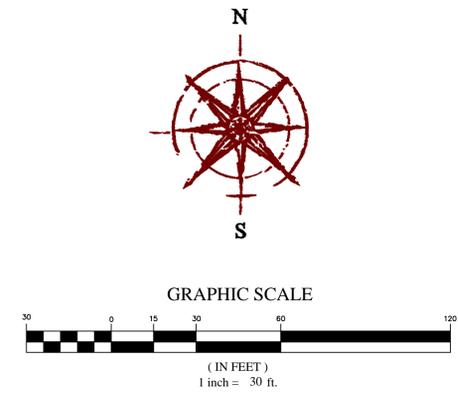
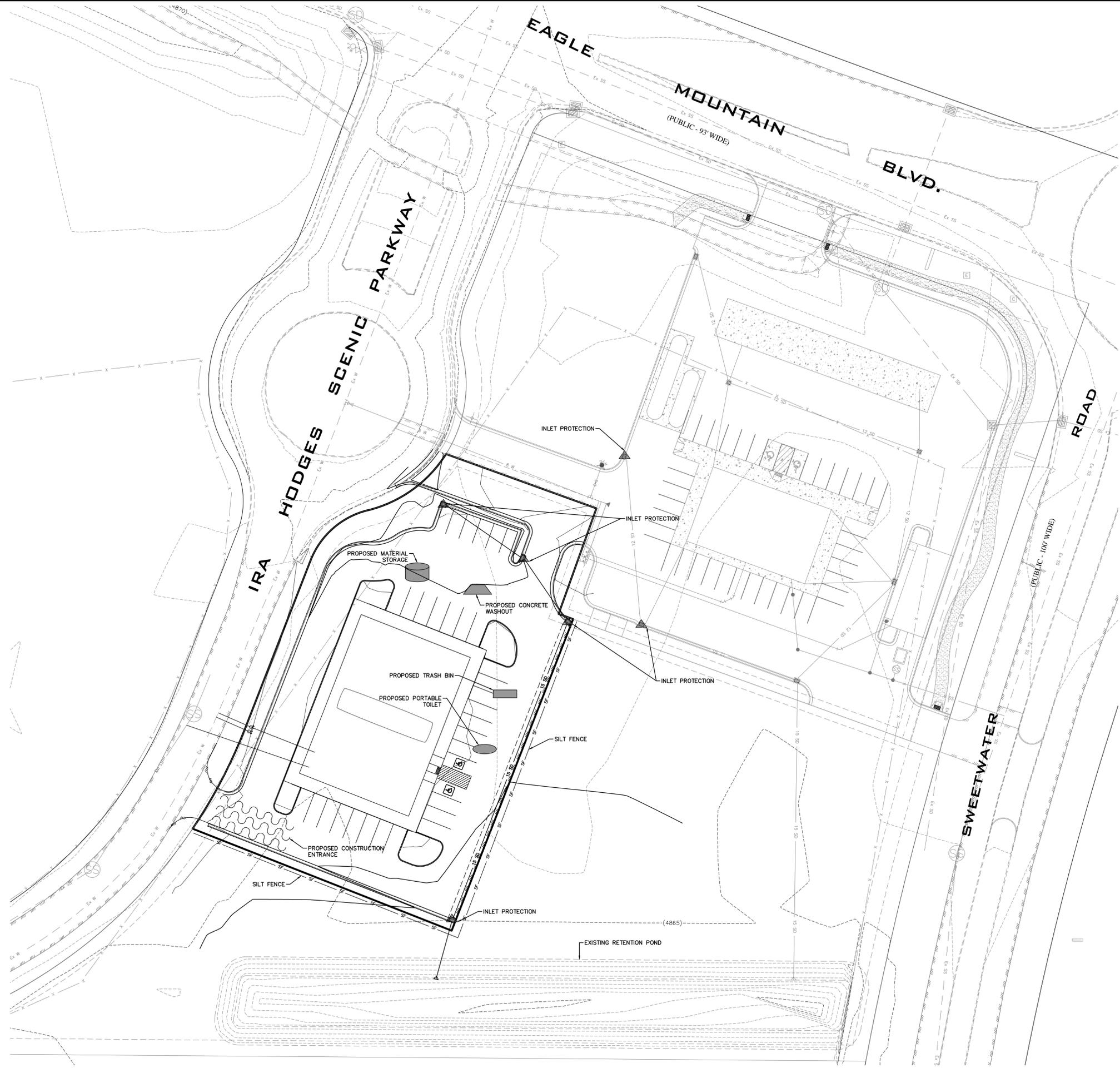
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Drawn: DRP  
 Job #: 16-074



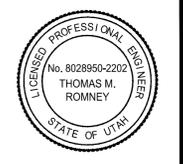
Z:\2016\16-074 Eagle Mountain Dance Studio\design\16-074.dwg sheets\C2 Site and Utility Plan.dwg





- EROSION CONTROL LEGEND**
- CONSTRUCTION ENTRANCE
  - MATERIALS STORAGE
  - FUEL TANKS
  - CONCRETE WASHOUT
  - TRASH BIN
  - PORTABLE TOILET
  - CONSTRUCTION TRAILER
  - INLET PROTECTION
  - SURFACE WATERS
  - OUTFALL
  - SILT FENCE
  - CUTBACK CURB
  - FIBER ROLL

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**EAGLE MOUNTAIN DANCE STUDIO**  
**EAGLE MOUNTAIN**  
**EROSION CONTROL PLAN**

REVISION BLOCK	
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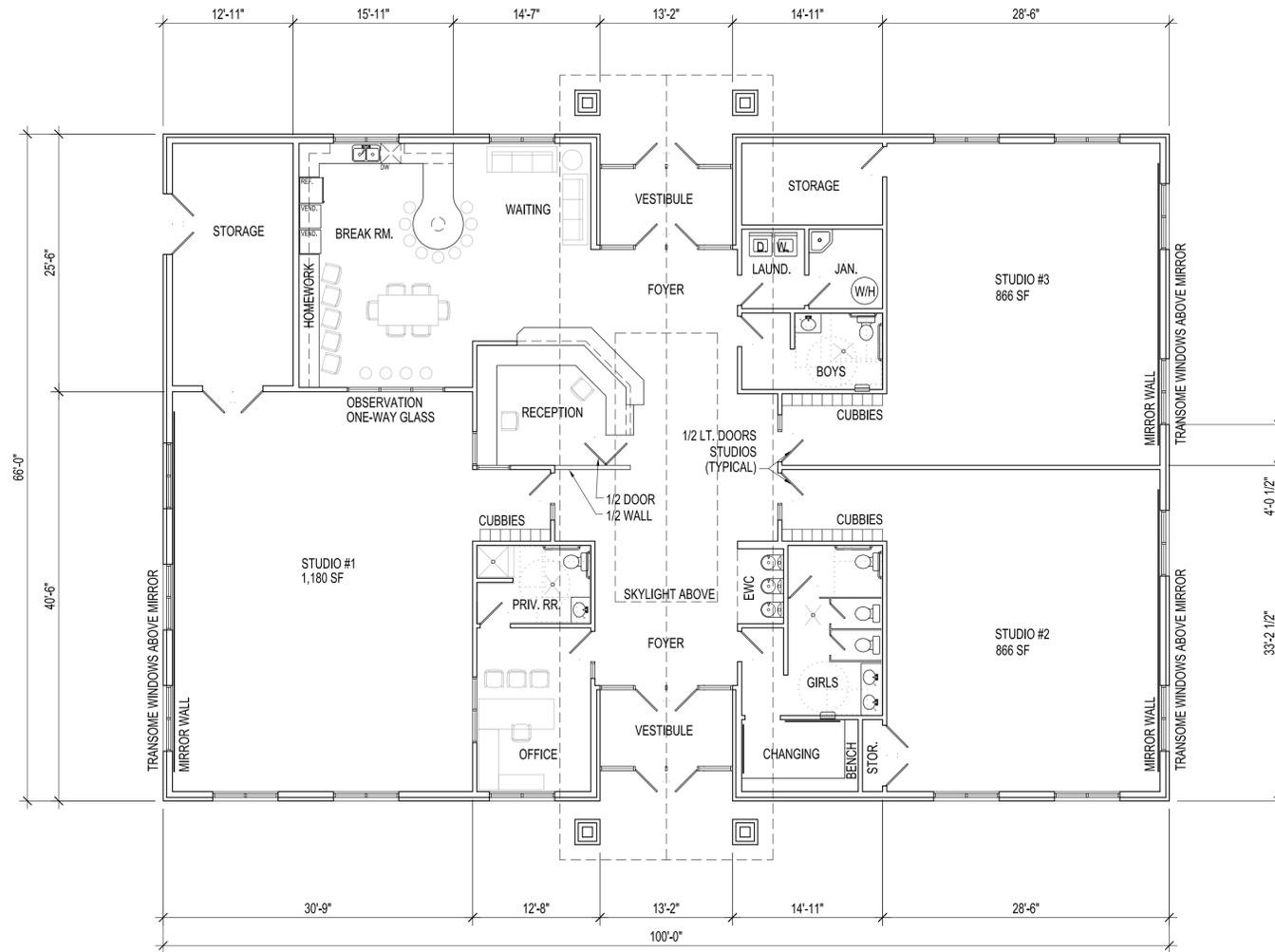
**EROSION CONTROL PLAN**

Scale: 1"=30' Drawn: DRP  
 Date: 04/26/16 Job #: 16-074  
 Sheet: C4



Z:\2016\16-074 Eagle Mountain Dance Studio\design\16-074.dwg sheets\C4 Erosion Control Plan.dwg





CONCEPTUAL FLOOR PLAN 'D'  
SCALE: 1/8" = 1'-0" 6,520 SF

DARCY AND JO MOTT  
DANCE STUDIO CONCEPT  
EAGLE MOUNTAIN, UTAH  
31 MARCH 2016



CURTIS MINER  
ARCHITECTURE  
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