

# Eagle Mountain City Planning Commission Minutes 2011

## *Dates of Planning Commission Meetings:*

- January 11, 2011
- January 25, 2011
- March 8, 2011
- March 29, 2011
- April 26, 2011
- May 10, 2011
- June 14, 2011
- June 28, 2011
- August 9, 2011
- September 27, 2011
- November 22, 2011

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JANUARY 11, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**Eagle Mountain City Planning Commission Policy Session – 6:00 p.m.**

COMMISSION MEMBERS PRESENT: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton.

ELECTED OFFICIAL PRESENT: Jon Celaya

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman, Ifo Pili

1. Pledge of Allegiance

John Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Minutes

A. November 9, 2010 Planning Commission Meeting Minutes

**MOTION:** *Karleen Bechtel moved to approve the November 9, 2010, meeting minutes. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Bonnie ElHalta, Preston Dean and John Linton. The motion passed with a unanimous vote.*

4. Approval of 2011 Planning Commission Meeting Schedule

**MOTION:** *Karleen Bechtel moved to approve the 2011 Planning Commission meeting schedule. \*\*\* seconded the motion. Those voting aye: Karleen Bechtel, Bonnie ElHalta, Preston Dean and John Linton. The motion passed with a unanimous vote.*

5. Review of Planning Commissioner Terms of Service

Planning Director Steve Mumford reviewed term lengths and ending dates for the Planning Commissioners' terms.

6. Discussion Items

A. Utah County 2040 Metropolitan Transportation Plan

This plan received draft approval by the Mountainland MPO Regional Planning Committee on Thursday, January 6. The plan was drafted by MAG based on extensive traffic modeling which included projections of employment and population growth,

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JANUARY 11, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

preferences and requests of the municipalities within the County, and air quality. It includes a map and timeline for transit, trails, and roads. After two public comment periods and some time for revisions, the final plan is set to be approved in June.

Mr. Mumford reported that, at the meeting last week, Eagle Mountain and Saratoga Springs were given time to come to agreement on freeways and expressways in the area.

McKay Edwards, representing SITLA, reminded the Commissioners that SITLA's position is that the Hidden Valley alignment should be an arterial and not an expressway.

B. Commercial Storage Zone, Rezone, and General Plan Amendment (discussed prior to item 6A).

This is a new zoning district and a rezone and general plan amendment of the golf course maintenance building property, and is tied to the Business Incubator Development Program that is being considered by the City Council at their next meeting.

Economic Development Director Ifo Pili described the Business Incubator Development Program. Direct Communications is going to lease office space to the City, with the cost of the lease to be offset by the City's granting a small parcel of land to Direct Communications for vehicle storage. The City needs to create a commercial storage zone to allow that use. Commissioners asked questions about how much the City would invest in the program and what return the City was likely to receive on its investment.

C. Development Code Amendments

The proposed amendments include changes to the following chapters:

- Fencing (17.60)
- Neighborhood Commercial Zone (17.32)
- Deck Setbacks (17.10 Definitions)
- Residential Zone (17.25)
- Parks Standards (16.35)
- Signs (17.80)

Several changes are being proposed for fencing, including restricting fences in the front yard to 3 feet high instead of 4 feet, adding new exhibits and deleting the old exhibits, and some clarifying language. In addition, a proposed code amendment allows for six-foot high chain link fencing in the side and rear yards on lots larger than ½ acre with animal rights. One resident has also requested permission to install six-foot chain-link fencing along her front property line to allow her horses to be kept in her side yard. The Commissioners questioned whether she could be granted an exception that wouldn't be granted to her neighbors.

The proposed neighborhood commercial zone would allow certain small businesses in residential neighborhoods to improve walkability and reduce car usage.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JANUARY 11, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

The proposed deck setback amendment would include “uncovered decks” as an exclusion from standard setbacks, and would allow for roofed, unenclosed decks to encroach up to five feet into a rear setback.

Numerous residential zone amendments were discussed.

The proposed park amendments would update requirements, bring them into line with the Parks & Open Space Parks Master Plan, and increase flexibility.

Signage amendments refer to the possibility of the City purchasing LED electronic message center signs that would be used specifically for City events, notifications, City-sponsored events, or other non-profit messages.

7. Adjournment

The meeting was adjourned at 8:34 p.m.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JANUARY 25, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005

**Eagle Mountain City Planning Commission Policy Session – 6:00 p.m.**

COMMISSION MEMBERS PRESENT: Karleen Bechtel, Preston Dean, John Linton, Tom Maher. Bonnie ElHalta was excused.

ELECTED OFFICIAL PRESENT: Jon Celaya

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman

1. Pledge of Allegiance

Tom Maher led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Minutes

A. January 11, 2011, Planning Commission Meeting Minutes

**MOTION:** *John Linton moved to approve the January 11, 2011, meeting minutes. \*\*\* seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Development Items

A. Development Code Amendment—Commercial Storage Zone—Public Hearing, Action Item

A new zoning district is proposed that creates a zone intended for commercial storage uses, with associated development standards.

*\*\*Mr. Maher opened the public hearing at 6:08 p.m. No comments were received and he closed the hearing.\*\**

**MOTION:** *John Linton moved to recommend approval to the City Council of Chapter 17.38 Commercial Storage Zone as set forth in the staff report, including a height as well as “two stories,” and referring back to the buffering and screening requirements found in Table 17.60.160(b). Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

B. General Plan Amendment—FLUTC—Public Hearing, Action Item

A City-sponsored amendment to the Future Land Use and Transportation Corridors Map, changing a portion of property #58:034:0436 from Mixed Use Residential to Mixed Use Commercial. Direct Communications has agreed to allow the City to occupy part of its new office building in exchange for the use of land for vehicle and equipment storage. In order for Direct Communications to use the property for storage of their equipment, and potential future recreational vehicle parking, the Future Land Use designation for the property will need to be changed from Mixed Use Residential to Mixed Use Commercial.

*\*\*Mr. Maher opened the public hearing at 6:10 p.m. No comments were received and he closed the hearing.\*\**

**MOTION:**

*John Linton moved to recommend approval to the City Council of the General Plan Amendment designating a portion of parcel #58:034:0436 as Mixed Use Commercial in order to allow Direct Communications to use the property as agreed to in the Business Incubator agreement. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

C. Rezone—Public Hearing, Action Item

A City-sponsored proposal to rezone a portion of parcel #58:034:0436 from Community Open Space to Commercial Storage. Because the property abuts the City's boundary with Saratoga Springs, their Planning Department will be informed when a site plan or conditional use application is received.

*\*\*Mr. Maher opened the public hearing at 6:16 p.m. No comments were received and he closed the hearing.\*\**

**MOTION:**

*John Linton moved to recommend approval to the City Council of the Rezone of a portion of parcel #58:034:0436 to Commercial Storage. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

D. Development Code Amendments—Public Hearings, Action Items

The proposed amendments include changes to the following chapters:

1. Chapter 17.60 Landscaping, Buffering, Fencing, and Transitioning (Fencing)

*\*\*Mr. Maher opened the public hearing at 6:25 p.m.\*\**

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JANUARY 25, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005

Raylynn Robinson, 9259 N. Mustang Way, requested an exception to fencing standards, allowing wire fencing along the front edge of her lot to accommodate the lot's unusual shape. Fencing allowed under the Development Code won't contain her children, dogs or horses adequately. She showed the Commission pictures of her lot and fencing on other lots in her neighborhood.

The Commission discussed the staff's proposed amendments and Ms. Robinson's request at length. They decided to send the proposal back to staff for additional work, and told Ms. Robinson that her request could not be approved.

*\*\*Mr. Maher closed the public hearing at 6:50 p.m.\*\**

**MOTION:**            *John Linton moved to return Chapter 17.60 to staff for further consideration and requested that it be brought back to the Commission as soon as possible. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

2. Chapter 16.35 Development Standards for Required Public Facilities (Parks Standards)

The current parks standards do not reflect the Parks and Open Space Master Plan for the City. This proposal replaces the old language and tables for neighborhood and community parks, including instead some somewhat flexible requirements for pocket parks, neighborhood parks, community parks, and regional parks.

*\*\*Mr. Maher opened the public hearing at 7:14 p.m.\*\**

Nikki Wickman, 2766 Fort Hill Road, said the City's trails aren't safe: not lighted or plowed, and the surfaces are broken up. She also wanted to know if the trash cans that were installed with the new pergolas will be emptied.

*\*\*Mr. Maher closed the public hearing at 7:20 p.m.\*\**

**MOTION:**            *John Linton moved to return Chapter 16.35 to staff for further consideration and requested that it be brought back to the Commission as soon as possible. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

3. Chapter 17.25 Residential Zone

Various code amendments are being proposed in this chapter, including but not limited to the following:

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JANUARY 25, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005

- Adds cluster homes, patio homes, garden courts, and other detached housing as conditional uses in the Residential Zone.
- Adjusts driveway setbacks.
- Allows storm drain detention areas to be counted towards improved open space requirements if improved for recreational uses (such as soccer fields or similar uses).
- Changes the setbacks for Base Density and Tier I lots.
- Allows up to a 10% variation in setbacks to be approved by the Planning Director and the Building Official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance.
- Adds building height language and exhibit to Tier 1 and Tier II, as stated in the Base Density building height section.
- Changes the lot frontage.
- Adds a “housing diversity” section.
- Reduces the setback between multi-family housing structures from 30 feet to 20 feet.

*\*\*Mr. Maher opened the public hearing at 7:27 p.m. No comments were received and he closed the hearing.\*\**

**MOTION:**        *John Linton moved to recommend City Council approval of amendments to Chapter 17.25, as presented in the staff report. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Chapter 17.10 Definitions  
The proposed code amendment would include “uncovered decks” as an exclusion from the setbacks, and would include definitions for cluster homes, patio homes and garden courts.

*\*\*Mr. Maher opened the public hearing at 7:29 p.m. No comments were received and he closed the hearing.\*\**

**MOTION:**        *John Linton moved to recommend City Council approval of amendments to Chapter 17.10 concerning setbacks, cluster homes, patio homes and garden courts. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

5. Other Business

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JANUARY 25, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005

a. Election of Planning Commission Chair and Vice-Chair

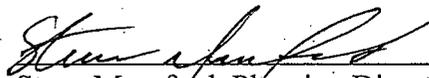
**MOTION:** *John Linton moved to elect Tom Maher Chair of the Planning Commission. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

**MOTION:** *Tom Maher moved to elect John Linton Vice-Chair of the Planning Commission. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

6. Adjournment

The meeting was adjourned at 7:34 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 8, 2011.

  
Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MARCH 8, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**Eagle Mountain City Planning Commission Policy Session – 6:00 p.m.**

COMMISSION MEMBERS PRESENT: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton, Tom Maher.

ELECTED OFFICIAL PRESENT: Jon Celaya

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman

1. Pledge of Allegiance

Tom Maher led the pledge of allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Minutes

A. January 25, 2011 Planning Commission Meeting Minutes

**MOTION:**            *John Linton moved to approve the January 25, 2011, meeting minutes. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Development Items

A. Final Plat - Sage Valley Plat B Phase 2; Action Item

The proposal is to combine two existing lots in the Sage Valley B subdivision, resulting in one 2-acre lot.

**MOTION:**            *John Linton moved to approve the final plat of Sage Valley Plat B, Phase 2. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

5. Other Business

A. Discussion – Signs

A discussion concerning directional off-premises ladder signs and other off-premises model home/subdivision signs.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MARCH 8, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Mr. Mumford said that City Administration asked that the Planning Commission review signage regulations. Many existing ladder signs are not fully used and are in disrepair. Builders and developers say that the existing ladder signs are inadequate to direct people to their subdivisions and would like separate subdivision signs. The SilverLake subdivision has unauthorized ladder signs.

Questions were raised as to whether the City should continue to allow City property to be used for advertising, who should own the signs, whether some ladder signs should be removed or relocated, and whether other entities besides builders and developers (including City government) be allowed to use lease space on ladder signs.

Brian Haskell spoke, representing The Ranches HOA, explained the history of the ladder signs. He said the original ladder signs were placed to direct potential customers to various projects. They were planned to transition to directional signs when the developments were built out.” He would like to see them follow that plan, under the control of the homeowners’ association. He thought that the City should not own signs, but regulate the usage of signs owned by private parties.

David Adams of E.M. Construction said it was difficult to regulate signs in this economy, but they will be more useful in a better economy. He felt the homeowners’ association would be the best owner of the signs, or the City in the case of areas without a homeowners’ association. He didn’t think ladder signs would be useful for commercial businesses, just for subdivisions.

City Councilmember Jon Celaya said that the signs should not be restricted to a particular kind of consumer, they should not have a price cap controlling the cost of the slats, and nonprofit groups should be allowed to use slats with the lease price reduced or eliminated.

The Commission decided to recommend that ladder signs should have five slats, other signs should be removed, and if two or more slats are empty for three months, the sign should be removed. Off-premise model home signs in a City-approved style should also be allowed for as long as the model home is in use. The mastheads of new and existing signs should show the approved City logo, unless the City Council allows another design.

**B. City Council Update/Report**

Cluster homes, patio homes and garden courts were approved as conditional uses. Driveway and alley amendments were not approved. Allowing detention pond areas to be counted as improved open space was returned to staff for clarifying language and clearer standards. Setbacks for half to three-quarter acre lots were not approved. 50-foot lot frontages were not approved. The ten percent variation and building height language were approved. Housing diversity was not approved.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MARCH 8, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Mr. Linton asked for the reasoning behind the City Council's decisions. Mr. Mumford said that the Mayor was interested in having a joint meeting with the Planning Commission. The Planning Commission agreed.

Regarding housing diversity, Mr. Linton explained that the original developer's plan was to have mixed housing to prevent divisions among neighborhoods of starter homes and more expensive homes. Discussion ensued about starter neighborhoods deteriorating, and older homeowners wanting to remain in their neighborhoods when they need to downsize to apartments or condos. Also, residents ready to move up to more expensive homes should be able to stay in a nearby area if they want to.

C. Discussion – Discussion of Planning, City Codes, and other City Business

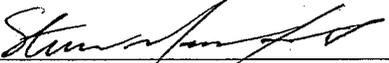
Mr. Mumford let the Commission know that the developer of the Harmony project is creating a new master plan rather than a preliminary plat. Also, the retail development expected for the Amsource area is being planned, including an Associated Foods grocery store.

6. Adjournment

The meeting was adjourned at 7:20 p.m.

The next meeting date will depend on when a joint meeting with the City Council can be scheduled.

APPROVED BY THE PLANNING COMMISSION ON MARCH 29, 2011.

  
Steve Mumford, Planning Director

MINUTES  
EAGLE MOUNTAIN CITY PLANNING COMMISSION MEETING  
**March 29, 2011 at 6:00 p.m.**  
**Joint Work Session with the City Council at 7:00 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: Preston Dean, Bonnie ElHalta, John Linton, Tom Maher. Karleen Bechtel was excused.

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman, Chris Trusty, Ifo Pili, Sgt. John Mulder

1. Pledge of Allegiance

Tom Maher led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Minutes

A. March 8, 2011 Planning Commission Meeting Minutes

**MOTION:**            *John Linton moved to approve the March 8, 2011, meeting minutes. Bonnie ElHalta seconded the motion. Those voting aye: Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Development Items

A. General Plan Amendment – Talon Cove Estates; Action Item, Public Hearing  
The proposal is to change the Future Land Use designation from Mixed Use Residential to Industrial for the Talon Cove properties, totaling approximately 160 acres, located north of SR73 in the northeast corner of the city (property #580330296, #580330217, and #580330295).

Talon Cove’s master development agreement was approved in 2007. The applicant is requesting that the general plan for the area be changed from residential and commercial to industrial. Economic Development Director Ifo Pili explained that Symbiotec, a prosthetic manufacturer; Snugs, a promotional products group; a wakeboard company and a wakeboarding park are all interested in locating there. Scot Hazard, the applicant, said that the promotional products company needs to be up and running by March, 2012. The wakeboard manufacturer already has orders to fill and is anxious to start.

Mr. Hazard described the location of the gravel pit relative to the proposed industrial park. The conditional use permit would need to be revised to allow more material to be

removed from the site to create enough level land for the companies that already want property in the Talon Cove location.

*Mr. Maher opened the public hearing at 6:21 p.m. As no comments were made, he closed the hearing.*

**MOTION:**                    *John Linton moved to recommend to the City Council approval of the amendment to the General Plan, changing the future land use for the Talon Cove property to industrial for the reasons set forth in the staff report. Bonnie ElHalta seconded the motion. Those voting aye: Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

The reasons given in the staff report are as follows: “The applicant is proposing to amend the Future Land Use and Transportation Corridors Map (an exhibit of the City’s General Plan) for these properties, totaling about 160 acres, from Mixed Use Residential to Industrial. Concept plans have been discussed with the owner of the existing Staker Parson gravel pit property to the east, and other property in this area for a business/light industrial park when the properties are annexed into the City. This property also lends itself to that use, with easy access to SR 73 and future access to the Mountain View Corridor via the future freeway to the north. The property is also fairly close to the new NSA facility (Utah Data Center), hoping to capture some other high-tech companies that generally follow a facility of this type. The property is buffered from SR 73 by commercially zoned land, and is nearly ½ mile away from any existing residences.”

B. Rezone – Talon Cove Estates; Action Item, Public Hearing

The proposal is to rezone the approximately 160-acre Talon Cove properties from Residential (according to the Talon Cove Master Development Plan) to Industrial, located north of SR 73 in the northeast corner of the city (property #580330296, #580330217, and #580330295).

- A. Compliance with Future Land Use Plan.
- B. Reasonably compatible with adjacent land uses.
- C. Buffering of incompatible uses.

*Mr. Maher opened the public hearing at 6:27 p.m. As no comments were made, he closed the hearing.*

**MOTION:**                    *John Linton moved to recommend to the City Council approval of the amendment to the General Plan, changing the future land use for the Talon Cove property to industrial for the reasons set forth in the staff report. Bonnie ElHalta seconded the motion. Those voting aye: Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

C. Conditional Use Permit – Talon Cove Estates; Action Item, Public Hearing

A proposal to temporarily expand the hours of operation of the approved on-site excavation (gravel pit), allow retail sales of the materials, and add a temporary concrete batch plant to the site.

The applicant has made the following requests concerning the onsite excavation operations:

1. Extended hours of operation. The current 12-hr production schedule is inadequate to provide for the necessary projects, including the SR73 expansion project. A temporary 24-hr production allowance for 90 days is requested, and following the SR73 expansion the production time will be reduced again.
2. Retail sales from the excavation. They currently cannot sell to excavators other than the mining operator (HADCO) nor to the public. Retail sales should allow quicker removal of the material, as well as sales tax revenue to the City.
3. Signage. A request for the right to place a sign for the mining operation on SR73 and their access road.
4. Concrete Batch Plant. Central Utah Water is requesting to place a concrete batch plant on the site, which will assist them in the construction and installation of the water line infrastructure in Saratoga Springs, which will eventually provide water to Eagle Mountain City.

*Mr. Maher opened the public hearing at 6:42 p.m. As no comments were made, he closed the hearing.*

**MOTION:**

*John Linton moved to recommend to the City Council approval of the conditional use permit to allow for the expansion of hours of operation of the approved, on-site excavation gravel pit, allow retail sales of materials and add a concrete batch plan on-site, according to the conditions of approval included in the staff report, for the reasons set forth in that staff report, and to add an item 11 be inserted, that the batch plant may be permitted to operate for a period of one year from the date of approval. Bonnie ElHalta seconded the motion. Those voting aye: Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

Recommended Conditions of Approval (as listed in the staff report:

1. 2 Year Review. This Conditional Use Permit requires the applicant to renew their approval from the Planning Commission every two years. The Planning Commission reserves the right to add necessary conditions or choose to not renew the Conditional Use Permit – which, if not renewed, effectively denies the Conditional Use Permit.
2. Road Maintenance. The applicant commits to reconstruct and, if necessary, repair damages to access lanes onto SR73 throughout the time the gravel pit is in operation.
3. Fire Control. Any fuel tanks stored on-site shall have proper containment measures taken and must be approved by the Fire Chief.
4. Dust and Debris Control. That the applicant provides daily watering to mitigate excessive dust, this includes daily cleaning of the access area onto SR73.
5. Lighting. That all light is directional and light pollution is minimized. No lights may shine directly into residences. If necessary, berming or screening shall be required to shield lighting.
6. Fire Hydrant. That any water used for watering be metered by the City. If in the summer months, the City shuts off water to a hydrant, the applicant is responsible for finding other water sources to maintain daily watering of site.
7. Blasting Permits. That any blasting receives a blasting permit from the Fire Chief.

8. Business License. That the appropriate Business License is acquired from the City and renewed yearly.
9. Grading & Erosion Control Measures. All UDOT requirements must be followed. All drainage must be kept on site.
10. Access to SR73. Access to SR73 must be improved as required by UDOT. A paved surface must be installed on the access road from SR73 to the weight station / scales.
11. 1 Year Batch Plant. The concrete batch plant is approved for one (1) year from the date of approval.
12. Operation Hours. This may be a 24-hour operation for a maximum of 90 days; after the 90 days, the hours will be from 7am to 7pm.
13. Excavation Point. The lowest point of excavation will be an elevation of 5,210 feet. All excavation shall occur according to the approved grading and excavation permit.

## 5. Adjournment

The meeting was adjourned at 6:48 p.m.

The next meeting will be held on April 26.

## **7:00 P.M. - Eagle Mountain City Joint Planning Commission & City Council Work Session**

ELECTED OFFICIALS PRESENT: Mayor Heather Jackson, Donna Burnham, John Celaya, Ryan Ireland, Nathan Ochsenhirt and John Painter.

COMMISSION MEMBERS PRESENT: Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. Karleen Bechtel was excused.

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman, Chris Trusty

Mayor Heather Anne Jackson called the meeting to order at 7:01 p.m.

1. Presentation and discussion concerning planning philosophies, including but not limited to the design of neighborhoods, building types, lot sizes, and open space.

This meeting was held to help the Planning Commission and the City Council coordinate their understanding of what kind of housing developments are desirable for approval in the City. Planning Director Steve Mumford made a presentation on neighborhood design during the last fifty years. In the last few years, neighborhoods with similar sizes and styles of houses have been popular. Recently, due in part to the more difficult economy, more buyers are looking for smaller houses and yards, with small retail and office areas within walking distance. Around the nation, neighborhoods with limited housing types are also losing value and becoming run down as they age. Diverse neighborhoods are considered less likely to decline.

Council members noted that housing expectations vary depending on where in the state people live. Some felt that people come to Eagle Mountain for larger lots and neighbors that share their lifestyles and stages. Smaller, diverse neighborhoods are already available in other cities. By contrast, there was also discussion about people who need to downsize or upsize as they go through life stages and would like to remain in their own neighborhoods.

Several developments in nearby towns were discussed. Some have been built with homes of varying values with similar exteriors, so that they mix well on the same street. Mr. Mumford said that Shanna Thatcher of Free & Associates told him that multi-family housing on the same street as single-family homes have not been found to decrease appraised value of the single-family homes. She gave Mt. Airey and Spring Valley Townhomes as examples. Daybreak in Salt Lake County is another example.

Mayor Jackson asked the Planning Commission to discuss Hidden Valley, which was originally going to be a large-lot subdivision. The plans were later altered to create a more diverse community. Mr. Maher said the neighborhood, parks and roadway designs were very creative and there was a diversity of price points which would appeal to buyers.

It was pointed out that diverse neighborhoods aren't suitable for every area of the city. Some homogeneous developments add to the overall diversity of the City and serve the needs of residents who want to live near neighbors who share their life stages, or like a lot of land or want to own animals.

It was pointed out that smaller neighborhoods need to have lots large enough to accommodate normal uses like more than one car per family and roads wide enough to allow adequate traffic flow with cars parked along the street. Too much crowding can create public safety hazards.

Mr. Mumford was directed to look further into the types of developments that were discussed at this meeting and propose some Development Code amendments. Themes to be considered should be quality products, public safety, private property rights and who will maintain open space and public facilities. More joint meetings should be held for discussion before Development Code amendments go to the City Council for a vote, if possible.

## 2. Adjournment

Councilmember Ochsenhirt moved to adjourn the meeting at 8:37 p.m.

APPROVED BY THE PLANNING COMMISSION ON APRIL 26, 2011.

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Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, APRIL 26, 2011 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: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton, Tom Maher.

ELECTED OFFICIAL PRESENT: Jon Celaya

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest

None

3. Approval of Minutes

A. March 29, 2011 Planning Commission Meeting Minutes

**MOTION:** *John Linton moved to approve the March 29, 2011, meeting minutes. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Development Items

A. General Plan Amendment – Porter’s Crossing Town Center; Action Item, Public Hearing

The proposal is to change the Future Land Use designation from Mixed Use Residential to Mixed-Use Commercial for approximately 65 acres, located north of Pony Express Parkway and east of the Plum Creek development.

*Planning Commission Chair Tom Maher opened the public hearing at 6:04 p.m. No comments were made, so he closed the hearing.*

**MOTION:** *John Linton moved to recommend approval to the City Council of the proposed Porter’s Crossing Town Center General Plan amendment as shown in the staff report and for the reasons set forth therein. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, APRIL 26, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

B. Master Development Plan – Porter’s Crossing Town Center; Action Item, Public Hearing

The proposal is for a 145-acre Master Development Plan including a mix of commercial, office, single-family residential, and multi-family residential uses.

*Mr. Maher opened the public hearing at 6:20 p.m.*

Bill Gaskill, applicant, stated that his group has had a great working relationship with City staff. They used the 12-unit density because it’s mentioned in the Code. The plan was to be consistent with Plum Creek. They would be comfortable with a density of 9.6 units per acre. There will be no stacked units. The plan for Tickville Wash is to pipe it through the road and leave the rest open. There will be a note on the plat that all of the lots need to have engineering approval. They’re willing to join The Ranches HOA. The additional open space between the high-density and the single-family to the north, they would like to have a trail area.

*Mr. Maher closed the public hearing at 6:27 p.m.*

**MOTION:**

***John Linton moved to recommend approval to the City Council of the proposed Porter’s Crossing Town Center Master Development Plan, in accordance with the staff report and for the reasons in the staff report, including the three recommended additions as shown, and that under compatibility criteria, compatible densities, internal densities, internal parcels that the dwelling units per acre be reduced from 12 to 9.6. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.***

Conditions of Approval:

1. The 2.71-acre northwest residential area must be included in the Ranches Home Owners’ Association, and must comply with their design standards.
2. The high-density residential area must be changed to a maximum of 9.6 dwelling units per acre.
3. The plan must include an additional 1 acre of unconstrained useable improved open space within the high density residential area, plus the difference between 3.75 acres and the park acreage included in the plan.

C. Master Site Plan – Porter’s Crossing Town Center; Action Item, Public Hearing

A 20.148-acre commercial retail development containing a grocery store anchor and an attached retail store, along with future retail shops and pads.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, APRIL 26, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

*Mr. Maher opened the public hearing at 6:39 p.m.*

*Phillip Cooper, grocery store owner, talked about truck access to the store. They need a U-shaped access/exit so that drivers aren't backing trucks and endangering cars.*

*Bill Gaskill, applicant, pointed out that without a U-shaped access, an enormous area of asphalt would be required to allow trucks to turn around and exit. He also brought up parking. Retailers want more parking than the City's standards allow; however, the developers want to provide a little more parking than the City allows, but not the excessive parking that the retailers would prefer.*

*Mr. Maher closed the public hearing at 6:44 p.m.*

**MOTION:** *John Linton moved to recommend approval to the City Council of the proposed Porter's Crossing Town Center master site plan, with the conditions as noted in the staff report, for the reasons set forth in the staff report. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

- D. Site Plan – Porter's Crossing Town Center Lot 5 & Retail A; Action Item, Public Hearing  
A site plan for approximately 10 acres of the commercial retail development, including only Lot 5 (the grocery store) and Retail A.

**MOTION:** *John Linton moved to recommend approval to the City Council of the proposed Porter's Crossing Town Center site plan for Lot 5 and Retail A, with the conditions as set forth in the staff report, for the reasons shown in the staff report. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

- E. Preliminary & Final Plat – Porter's Crossing Town Center; Action Item, Public Hearing  
A combined preliminary and final plat application including 9 commercial lots on 20.148 acres.

*Mr. Maher opened the public hearing at 6:52 p.m.*

Bill Gaskill, applicant, said he put a lot more trees in the parking area as staff's request, but they reduce visibility to the retail shops. They would like to reduce the number of trees in the park strips. He felt the fire & building requirements worked for the grocery store, but exceeded the needs for the retail shops.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, APRIL 26, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

*Mr. Maher closed the public hearing at 6:55 p.m.*

Mr. Mumford said that the fire & building conditions could be determined at building reviews. Mr. Linton asked the applicant how he would feel about having some shrubs in the park strips, rather than trees, to soften their look. Mr. Gaskill said that would be OK.

**MOTION:** *John Linton moved to approve the Porter's Crossing Town Center preliminary plat, with the conditions as noted in the staff report, for the reasons set forth in the staff report and that item 3 under Planning be revised to show that mutually satisfactory planting of shrubs replace trees along the Smith Ranch Road and Porter's Crossing area, and that the comments under Fire and Building be reviewed as uses come in to make sure that they're applicable to the kind of use that's being proposed at the time of proposal. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

**MOTION:** *John Linton moved to recommend approval to the City Council of the proposed Porter's Crossing Town Center final plat, with the recommendations as set forth in the staff report, and modified during the presentation of the preliminary plat for the reasons set forth. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

Mr. Mumford brought up an additional item. The Planning Dept. received a request for changes to building pad 5 in Parkway Crossroads, to allow additional parking. The use of the building will be changed from a day care center to a restaurant. The changes will be made at the staff level. The Planning Commission has no concerns with this proposal.

5. The next meeting is scheduled for May 10, 2011.
6. Adjournment

The meeting was adjourned at 7:04 p.m.

APPROVED BY THE PLANNING COMMISSION ON MAY 10, 2011.

  
Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, MAY 10, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

COMMISSION MEMBERS PRESENT: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton, Tom Maher.

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman, Jerry Kinghorn

Commission Chair Tom Maher called the meeting to order at 6:00 p.m.

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest

None.

3. Approval of Minutes

A. April 26, 2011 Planning Commission Meeting Minutes

**MOTION:** *John Linton moved to approve the April 26, 2011, meeting minutes. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Development Items

A. Conditional Use Permit – Wasatch Wake Park; Action Item, Public Hearing

This is an applicant-proposed wakeboarding park located south of the Pony Express Regional Park and west of the Overland Trails subdivision.

*Mr. Maher opened the public hearing for the conditional use permit and site plan at 6:27 p.m.*

Mark Mach, 4347 Majors Street, didn't believe the wake park would make any money; it should be an attraction in a full-size water park. He asked why the developer wanted to locate the park in Eagle Mountain. It would be too far away from the freeway to attract users. He didn't believe it would be a temporary location, as is planned. He felt it would fill with mud from blowing dust.

Elise Erler, SITLA, stated that SITLA is the landowner leasing the land for the park. The City proposed the project to SITLA, which sees it as a temporary land use. SITLA plans to develop the land residentially within five to ten years. The ground lease for the park will be a maximum of ten years. SITLA chose this parcel rather than one of its other parcels in order to provide a recreational amenity in City Center.

Dan Cotton, 4391 Major Street, said the skate park is much noisier than he was told it would be, because kids are running around and yelling. He said the wake board park would be noisy, too.

Jenacee Jackson, a professional wakeboarder, said a wakeboard park is completely different from an amusement park. She said there is an active wakeboard community in Utah and she gets calls every day asking about the status of this project. The distance from the freeway is not an obstacle, because wakeboarders are used to going much farther to be able to participate in the sport.

Nikki Wickman, 2766 Fort Hill Road, was concerned that without a fence to keep people out when the park is closed, it will be a safety hazard.

Wendy Mach, 4347 Major Street, said the park is not appropriate for this city.

*Mr. Maher closed the public hearing at 6:43 p.m.*

Discussion ensued concerning noise and safety issues and the location of the park. The park will be located farther away from homes than was originally planned. Darcy Hanks, the applicant said his goal is to open the park this summer. The Planning Commission discussed building a berm between the homes and the park.

**MOTION:** *John Linton moved to approve the Wasatch Wake Park conditional use permit for two years, with the conditions listed in the staff report, with the addition of an item 8, Phase 1 be moved south and adjacent to Lehi-Fairfield Road and that Phase 2 be sited south of Phase 1, and 9, that an annual review by City staff be conducted to determine compliance and unforeseen problems. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

- B. Site Plan – Wasatch Wake Park; Action Item, Public Hearing  
This is an applicant-proposed wakeboarding park located south of the Pony Express Regional Park and west of the Overland Trails subdivision.

**MOTION:** *John Linton moved to recommend approval to the City Council of the Wasatch Wake Park site plan for Phases 1 and 2, with the conditions noted in the staff report, with the addition of items 8 and 9 as previously stated. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

- C. General Plan Amendment – Hidden Valley Road; Action Item, Public Hearing  
An applicant-proposed amendment to the City's Future Land Use and Transportation Corridors Map, removing the Hidden Valley "expressway" from the map.

*Mr. Maher opened the public hearing at 7:09 p.m.*

Ryan Bybee of Cadence Capital, the applicant, asked that the master plan, as approved, not be changed. It does not show the Hidden Valley expressway, because it was approved prior to the change in the transportation plan.

Elise Erler, SITLA, asked that the item be tabled for further discussion.

Jim McNulty, Planning Director of Saratoga Springs, cited sections of the Eagle Mountain Municipal Code related to master development plans and agreements and suggested that the item be tabled or continued.

*Mr. Maher closed the public hearing at 7:16 p.m.*

City Attorney Jerry Kinghorn explained the legal issues around this item, and recommended that the Commission table the item. He suggested that the City and the landowners go to the Property Ombudsman's Office for an advisory opinion.

Kevin Anderson, the applicant's attorney, felt that nothing would be gained by going to the Ombudsman's Office. He felt that the applicant has vested rights from the approvals they have received from the City. He recommended that the Commission remove the road from the map until those who would benefit agree to assume the risk.

Mr. Kinghorn requested that the item be tabled for thirty days while he makes some inquiries and provide a written report to the Planning Commission.

**MOTION:** *John Linton moved to table the proposal regarding the General Plan amendment for the Hidden Valley road to the June 28 meeting. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

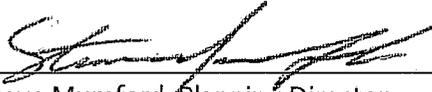
- D. *General Plan Amendment – Pole Canyon; Action Item, Public Hearing  
This item has been removed from the agenda at the request of the applicant*
- E. *Master Development Plan Amendment – Action Item, Public Hearing  
This item has been removed from the agenda at the request of the applicant*
- F. *Industrial Master Site Plan – Pole Canyon Business Park Plat A; Action Item, Public Hearing  
This item has been removed from the agenda at the request of the applicant*
- G. *Final Plat – Pole Canyon Business Park Plat A Phase 1; Action Item  
This item has been removed from the agenda at the request of the applicant*
- H. *Site Plan – Raass Brothers Construction; Action Item, Public Hearing  
This item has been removed from the agenda at the request of the applicant*

5. Next scheduled meeting: May 24, 2011

6. Adjournment

The meeting was adjourned at 7:34 p.m.

APPROVED BY THE PLANNING COMMISSION ON JUNE 14, 2011.



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Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JUNE 14, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

COMMISSION MEMBERS PRESENT: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher.

CITY STAFF PRESENT: Steve Mumford, Mike Hadley and Jenalee Harper

Commission Chair Tom Maher called the meeting to order at 6:00 p.m.

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest

None

3. Approval of Minutes

A. May 10, 2011 Planning Commission Meeting Minutes

**MOTION:** *John Linton moved to approve the May 10, 2011 Planning Commission meeting minutes. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Development Items

A. Master Development Plan Amendment -- SilverLake; Action Item, Public Hearing

Mr. Mumford explained that the existing master plan contains 1,545 remaining residential units and that 53.9 acres are designated as multi-family which comes to a maximum of 583 units. He said that the proposal includes a total of 1,800 residential units, an increase of 255. He explained that it removes all multi-family attached products from the plan and has the single family density at an average of 6.77 units per acre for the entire project. He stated that the applicant is able to do this by moving the school site and increasing the density slightly.

Mr. Mumford explained that the development agreement for this plan was also re-written because the original included a lot of language regarding multi-family units which are now being removed with the new proposal. He explained that the applicant has agreed to comply with the following criteria in regards to single-family areas:

1. Maintain a lot width of 55 feet at the front yard building setback line for all single-family homes (not for cluster or cottage homes).
2. Provide a variety of lot sizes in each neighborhood, with proper transitioning. Small lots (under 6,500 square feet) shall not be clustered together in groups of more than 65 lots.
3. Construct an upgraded entryway into each subdivision.

4. Provide fencing of all open space along major roads, constructed of cedar or other durable or treated wood, masonry, or composite. Also provide six-foot high privacy fencing along rear lot lines of all lots with a rear lot line abutting an arterial or collector road.
5. Provide upgraded street signs, similar to those seen in the Ranches.
6. Pay a fee of \$475 per lot to the City upon issuance of a building permit for street trees.
7. Exterior materials shall include stone, brick and hardiplank siding. Stucco may also be used as an exterior material, provided that the stucco shall not exceed 25% of any front elevation and elevation facing a public street. Such masonry materials shall be wrapped onto side exteriors a minimum of 18 inches. No vinyl siding is permitted.

Mr. Mumford said that the master plan map must include a minor collector road stubbing to the east in the middle of the plan.

Mr. Mumford explained that to the east of this development there is a large amount of property that contains the Saratoga Springs City Center District Area Plan. He said that this project contains six different proposed concept maps. He said that there is a proposed freeway and an area that shows rail. He said that the City will be meeting with the Mountainland Association of Governments, Saratoga Springs and Lehi, to discuss this railway. He said that they have vocally agreed to not send railway right through the Ranches area. He explained that two of the maps designate the area immediately adjacent to SilverLake as "town neighborhood" and "traditional neighborhood." He said the density of these uses ranges anywhere from 5 to 34 du/ac. He stated the other maps show the area as "business park." He explained that these maps are conceptual at this time and that the future of the property is unknown.

Mr. Maher asked how a district area plan is possible with multiple land owners.

Mr. Mumford explained that this particular land is all owned by one person, Property Reserve Inc.

Mr. Mumford explained that the amphitheater and Smith Ranch Parks are community parks which take in most of the SilverLake area. He said that there are no neighborhood or pocket parks. He said that the total required parks & open space for SilverLake is 42.29 acres with 15.4 acres of existing parks which leaves 26.89 acres remaining. Mr. Mumford said that 11.58 acres of neighborhood and pocket parks would be required and 15.32 of community and regional parks. He said that these will all be planned in more detail as the area is actually developed.

Mr. Mumford reviewed a concept of an expansion of the amphitheater which mainly included parking area/open space. He also explained that master plan map contains a 12 acre school site. He said the new map does not contain this school site, and instead provides potential locations for a school and two churches, with underlying density.

Mr. Mumford stated that staff has three recommended conditions of approval for this plan. They are:

1. That the master plan map must include a minor collector road stubbing to the east in the middle of the plan.
2. Phasing of development should occur in a way that SilverLake Boulevard and SilverLake Parkway are connected as soon as possible, along with Pony Express Parkway.

Mr. Mumford said that there is only one access point into and out of SilverLake. He stated that the more the area develops, the more nervous the fire chief gets.

Mr. Maher asked if this condition should be worded differently so that it is more specific.

Mr. Mumford stated that the Planning Commission could make a recommendation, and that there was no traffic study for the City to use to word this condition.

3. The developer or property owner must resolve existing water right accounting issues with the City prior to City Council approval.

Mr. Mumford explained that there is an issue with water rights for a previous plat that would need to be resolved before the City Council could give any approvals.

Mr. Linton asked Mr. Shipp what he envisioned for the connection of SilverLake Parkway and SilverLake Boulevard.

Mr. Shipp said that the cost of crossing the wash makes it much more advantageous for him to develop the land north of there because it will cost him the least amount of money.

Mr. Linton said that he would like to see the road requirement be tied to density and growth.

Mr. Shipp said that he would want the requirement to be that the road be built once the land south of the wash crossing is developed. He suggested that wording be included in the agreement that states all phases shall have two or more points of access.

Mr. Maher asked if there were enough church sites.

Mr. Shipp explained that he would try to provide as many as needed and that potential sites have been included in the plan. He said that churches would purchase the areas needed.

Mr. Maher asked how the exterior materials on buildings would be monitored to make sure they are built according to the proposed conditions.

Mr. Mumford explained that the plans examiner in the building department would receive a copy of the guidelines and would review each building permit as it is submitted. He said if necessary they can be reviewed by the planning department as well.

Mr. Shipp said that existing residents have expressed concern with parking and that they would like to see a community RV pad storage area. He said that they have discussed possibly approaching the City about having a temporary area built up against the open space which would be fenced and have some lighting installed. He said that this will need to be discussed further on in the process. He explained that the CC&R's allow for storage but it has to be enclosed and not be seen.

*Tom Maher opened the public hearing at 6:50 p.m.*

Calvin Barnum, Lot 44 in SilverLake, stated that he was originally told that a large park and school site would be next to his property. He feels that being put next to a higher density would

decrease his property value. He stated that the roads are going to become congested and that the roundabout next to his lot is going to see a lot of traffic.

Mr. Mumford said that he agreed that most of the traffic would head towards that roundabout causing potential traffic problems.

Mr. Shipp asked that another condition be added that moves the school site back next to the proposed park. He stated that there is not much he can do about road congestion until all of the roads are built. He explained that when they are all completed the congestion will go away and that there will be adequate enough roads.

Ms. ElHalta stated that in her subdivision the school causes the most traffic congestion problems. She said that when the school is built in the SilverLake area it is going to need a road that can handle all of that traffic.

Mr. Shipp said that having the school by the park with SilverLake Boulevard finished should alleviate traffic problems.

Mr. Mumford said that if the school were to go in before any development it would come back to the City and developer to figure out how to get the road completed.

*Tom Maher closed the public hearing at 6:57 p.m.*

**MOTION:**                    *John Linton moved that the Planning Commission recommend approval to the City Council of the proposed amendments to the SilverLake Master Development Plan subject to the following conditions:*

- 1. The master plan map must include a minor collector road stubbing to the east in the middle of the plan (approximately adjacent to the "open space area").*
- 2. All development phasing must include two or more points of access.*
- 3. The developer or property owner must resolve existing water right accounting issues with the City prior to City Council approval of the master development agreement.*
- 4. The school site shall be returned to the original location (adjacent to the park, north of Tickville Wash).*

*Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Bonnie ElHalta, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

**B. Significant Land Disposal – Cedar Trails; Discussion Item with a Recommendation to the City Council**

Mr. Hadley explained that the City has received an application from residents requesting disposal of significant land. He explained that the property the residents are interested in acquiring is open space between the homes on Frontier Street and Saddle Horn Drive. He explained that it is the homeowners on the east side that have expressed interest in purchasing the property. He explained that this property does have a trail but that it has no connectivity

and that residents have complained about it in the past. He said that the property has been inspected for future utility needs and that there are not any.

Mr. Maher said that he would like to see the homeowners on the west side notified so that they can have an opportunity to purchase some of the land as well.

Mr. Hadley explained that a notice was sent out to all of those homeowners about the public hearing.

Mr. Maher asked how the City would coordinate the selling of this land with 14 people.

Mr. Hadley explained that there are policies in place that would require the homeowners to come in and purchase all at once before the City would record and deed any property over.

Mr. Maher said the only concern he has would be that if these homeowners don't improve the property then it could possibly create problems for the City in trying to get 14 homeowners to clean up the property.

Ms. ElHalta asked if this would create an issue with setting a precedent.

Mr. Maher said that it should be a good thing for the City because it helps clean up some of the open space property.

Mr. Mumford said that this would be the first piece of property to be sold that has "improvements" on it.

**MOTION:**                    *John Linton moved that the Planning Commission recommend approval to the City Council of the sale of the proposed significant parcel of land. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

5. Additional Items

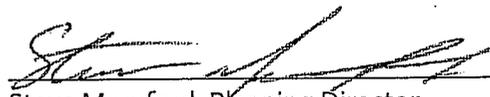
None

6. Next Scheduled Meeting: June 28, 2011

7. Adjournment

The meeting was adjourned at 7:18 p.m.

APPROVED BY THE PLANNING COMMISSION ON JUNE 28, 2011.

  
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Steve Mumford, Planning Director

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
 TUESDAY, JUNE 28, 2011 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: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher.

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Jerry Kinghorn and Jenalee Harper

Commission Chair Tom Maher called the meeting to order at 6:00 p.m.

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest  
None
3. Approval of Minutes

- A. June 14, 2011 Planning Commission Meeting Minutes

**MOTION:** *John Linton moved to approve the June 14, 2011 Planning Commission meeting minutes. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Development Items

- A. Conditional Use Permit – Garden Near the Green, Action Item, Public Hearing

Mr. Hadley explained that in 2008 Dr. Gardiner was approved to build the Family First Dentistry building. He explained that he has had a hard time finding a tenant for the space and feels that a reception/events center would be a good use for the space. He said that the zoning is Satellite Commercial which requires this type of use to go through the conditional use permit process. He stated that staff's biggest concern is parking. He explained that there are currently 42 parking stalls with an additional 69 stalls that are a part of the original office building at the location. He said that the code does not address reception centers so staff researched what other cities have done and found the following:

<u>Cities</u>	<u>Requirement</u>
Orem	1 per 250 sq ft of total area
Pleasant Grove	1 per 150 sq ft of total area
Lehi	1 per 250 sq ft of total area
Provo	1 per 200 sq ft of total area, 1 per 4 individuals based on max occupancy
American Fork	20 per 20,000 sq ft of area

Mr. Hadley explained that the parking requirement for this use based on these results would range from 12 stalls to 62 stalls. He said that the 42 parking stalls will provide sufficient parking for small events.

Mr. Hadley stated staff felt that the applicant should get written permission from the surrounding property owners that they agree to allow overflow parking outside of regular business hours. He also recommended that staff conduct a yearly review of the permit to verify that conditions of approval are being met and that the parking is sufficient.

Commissioner ElHalta asked if the existing trash bins would be sufficient to handle trash from large events.

Bart Gardiner, owner of the building, stated that there is an 8 cubic foot trash bin located at his building and the other building.

Commissioner Dean asked if the intention was to prepare food at the location.

Mr. Gardiner explained that a small kitchen would be installed for preparation purposes. He said that only warming appliances would be installed such as microwaves.

*Tom Maher opened the public hearing at 6:08 p.m.*

No public comment was made.

*Tom Maher closed the public hearing at 6:08 p.m.*

**MOTION:** *John Linton moved to approve the Garden Near the Green Conditional Use Permit subject to the conditions as listed in the staff report. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

B. General Plan Amendment – Hidden Valley Road, Action Item, Public Hearing

Steve Mumford explained that this item was reviewed by the Planning Commission on May 10, 2011 and had been continued until this meeting to give the City Attorney time to make some inquiries and provide a written report to the Planning Commission.

Mr. Kinghorn explained that the City committed to a land use element before the transportation corridors map was amended. He said that a development agreement being worked on would vest the land owners with the land uses shown on the map. He said that the land uses conflict with the transportation corridor. He recommended that the City move forward with completing the development agreement with the hard zoning as shown on the land use element of the map. He also recommended that the expressway be removed from the map.

*Tom Maher opened the public hearing at 6:18 p.m.*

Jim McNulty, Saratoga Springs Planning Department, said that Saratoga Springs was in favor of the plan that was adopted by the City Council on May 5, 2011. He said that the "expressway" is more in line with Saratoga's 180 foot cross section. He said Saratoga was in support of the current plan and that they would prefer that it not change.

*Tom Maher closed the public hearing at 6:20 p.m.*

Commissioner Dean asked what the process would be if the expressway became necessary in the future.

Mr. Mumford explained that it would need to be something proposed by the State unless the property owners came to the City at a future date asking that their plan be amended to include the road.

Mr. Kinghorn recommended that the City return to the road system on the approved land use element and suggested that if someone wants to propose this road in the future they can do so.

**MOTION:** *John Linton moved to remove the Hidden Valley Freeway from the City's Future Land Use and Transportation map and that it be shown as a major collector road. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton, Bonnie ElHalta and Tom Maher. The motion passed with a unanimous vote.*

C. Master Development Plan – Spring Run, Action Item, Public Hearing

Mr. Mumford explained that the Spring Run Master Development Plan is located north of S.R. 73 and east of Meadow Ranch, wrapping around the 160 acre land that was recently rezoned to industrial. He said that the roads may need to be changed in the future.

Mr. Mumford explained that the proposal has approximately 520 acres and has a mix of residential densities, a town center area, commercial and mixed use areas, and business park areas. He stated that an annexation petition was submitted for 240 acres, including the gravel pit, and that the petition was accepted by the City Council for review on May 4, 2010. Mr. Mumford said that the future land use plan must also be amended as part of this proposal. He explained that the densities in the master plan range from 2.9 units per acre to 18 units per acre with an average 7.2 units per acre.

Mr. Mumford explained that the Alpine School District has expressed interest in having a site identified for an elementary school on the north side of S.R. 73. He said that the proposal includes an 11 acre site and that the school district has made a few comments stating that the site appears suitable for a school and that the frontage is sufficient. Mr. Mumford stated that a 1.61 acre fire station site has also been included in the plan and that the Fire Chief has reviewed the site.

Mr. Mumford stated that 8.70 acres of pocket and neighborhood parks would be required. He said that 10.63 acres of community and regional parks is required as well. He said that the pocket and neighborhood parks should be improved by the developer and maintained

and owned by the HOA. He said that the community and regional parks should be dedicated to the City and will be improved at a later date through impact fees. He said that the applicant has combined some smaller parks to create larger ones. He explained that a concept plan for a recreation center has also been included and would be located in the town center area. He stated that details for this would be included in the master development agreement.

Mr. Mumford explained that the applicants are providing a 100 foot buffer between the existing Meadow Ranch lots and any proposed lots. He said that it will include a trail system, some pocket parks and native landscaping.

Mr. Mumford explained that Camp Williams said that the boundary space would provide enough space between military operations and residents. He stated that the Guard's plans include development of rotary wing tactical airstrip to the northwest of the proposed development:

Mr. Mumford reviewed the following conditions of approval with the Planning Commission:

1. A water tank must be included on the hill or there will not be enough pressure for the project.
2. Pre-payment of impact fees required to the City for the construction of the tank and future impact fees will be waived; or, the developer may install the tank and will be reimbursed through impact fees at a later date.
3. A sewer lift station is required in the lowest corner of the business park.
4. Lighting and height standards should be considered to reduce light pollution to surrounding properties and limit potential negative impacts from helicopters.
5. The open space buffer must extend further north to buffer any one-acre lots from the planned commercial area.
6. The freeway alignment must be adjusted on the northeast section to move it further to the east, adjacent to the utility corridor.
7. Access must be maintained throughout the project and phases. No more than 15 homes may be constructed prior to a secondary access being created.
8. Fire apparatus access roads shall not exceed 10 percent grade.
9. A "welcome to Eagle Mountain" entrance feature at the southeast corner of the project must be provided for and detailed in the Master Development Agreement.
10. A variety of multi-family building types must be included in multi-family residential areas to limit large concentrations of the same type of unit.
11. The open space buffer area must contain more manicured or semi-manicured open space, including a native seed mix with sagebrush, rabbit brush, flower mix, etc., as well as areas of grass and trees.

Commissioner Maher asked if the water tank was the same size and scope of the existing tank above Meadow Ranch.

Mr. Mumford stated that he was not sure but that it could possibly be larger than the one above Meadow Ranch.

Commissioner Linton asked if there was additional parking for some of the activity areas located on the park map.

Mr. Mumford said that most of the area will not be built until the subdivision is near completion. He said there is potential for amending the plan and also requiring more parking.

Jim Allred explained that he has been working on this plan for two years. He explained that they had previously worked with the other land owner to place the playfields on both properties. He said that they want to provide a different type of housing also and felt that the 100 foot buffer would help accomplish that. He stated that some mining needs to be done in the industrial park and that he is working with Scott Hazard on buffering both projects.

*Tom Maher opened the public hearing at 7:13 p.m.*

Jim McNulty, Saratoga Springs Planning Department, said that a few months ago Saratoga had received some inquiries from Interpace Brick Company about annexing into their City. He stated that Interpace was told of the boundary agreement with Eagle Mountain and that according to that agreement they would need to annex into Eagle Mountain. He asked if anyone from Interpace had spoken with the City.

Mr. Mumford said that they had met with John Rhine with Interpace and that he seemed hesitant to do anything because he wanted to see what would happen with Mr. Allred's property.

Mr. McNulty suggested that the City watch Scott Hazard's gravel pit because those types of projects tend to be drawn out. He also asked what type of uses were in the business park.

Mr. Mumford stated that the plan is for clean campus style facilities to be in the business area. He said that there are other types of businesses that could come in under a conditional use permit.

*Tom Maher closed the public hearing at 7:20 p.m.*

Commissioner Linton asked if Mr. Allred was in accord with the proposed conditions of approval.

Mr. Allred stated that a portion of the project, approximately 160 acres, could possibly be developed before the need of water tank. He said that conditions 5 and 6 have been shown on the master plan.

Mr. Mumford stated that conditions 5 and 6 should be removed from the conditions of approval.

Mr. Allred said that they would work with the City on an ideal location for an entrance feature.

**MOTION:** *John Linton moved to recommend approval to the City Council that the Spring Run Master Development Plan be approved subject to the following conditions:*

- 1. A water tank must be included on the hill or there will not be enough pressure for the project.*
- 2. Pre-payment of impact fees required to the City for the construction of the tank and future impact fees will be waived; or, the developer may install the tank and will be reimbursed through impact fees at a later date.*
- 3. A sewer lift station is required in the lowest corner of the business park.*
- 4. Lighting and height standards should be considered to reduce light pollution to surrounding properties and limit potential negative impacts from helicopters.*
- 5. Access must be maintained throughout the project and phases. No more than 15 homes may be constructed prior to a secondary access being created.*
- 6. Fire apparatus access roads shall not exceed 10 percent grade.*
- 7. A "welcome to Eagle Mountain" entrance feature at the southeast corner of the project must be provided for and detailed in the Master Development Agreement.*
- 8. A variety of multi-family building types must be included in multi-family residential areas to limit large concentrations of the same type of unit.*
- 9. The open space buffer area must contain more manicured or semi-manicured open space, including a native seed mix with sagebrush, rabbit brush, flower mix, etc., as well as areas of grass and trees.*

*Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton, Bonnie ElHalta and Tom Maher. The motion passed with a unanimous vote.*

## 5. Discussion Items

### A. Development Codes, Discussion Item

Mr. Mumford discussed with the Planning Commission the potential for an Open Space and Recreation Zone. He said this would include rezoning city parks, the golf course, and other similar parks. He stated that there would be permitted and conditional uses in these

areas. He also explained that land would have to be rezoned if anything other than parks or open space were to be proposed.

Mr. Maher asked how this could be done on other individuals land.

Mr. Mumford explained that the City could propose a mass rezone. He said that other cities have done the same thing and theirs was approved. He said that by having these types of areas it would also help the residents to know the types of improvements and uses that could potentially be proposed.

The Planning Commission liked this idea and suggested that Mr. Mumford moved forward with open space and recreation zones.

Mr. Mumford reviewed potential park requirements with the Commission. He explained that there is the potential for a point system where each park feature is assigned a point value. He said that 10 points per 0.1 acres would be required for pocket and neighborhood parks. He said that there would also be a minimum for required features. He reviewed a possible point chart for pocket and neighborhood park elements.

The Planning Commission discussed the potential to charge a fee along with the building permit that would allow the City to collect money for parks that would be put in at a certain build out. They also suggested that electricity be provided at every park because there are parks within the city that are currently running on battery power because there is no electricity available.

Mr. Mumford also reviewed fencing along streets with the Commission. He said that current code requires any sight obscuring fence taller than four feet to be set back at a minimum of three feet from the sidewalk. He explained that this space usually contains trees, shrubs or other ground cover and that this is to be maintained by the property owner. He stated that the code enforcement officer has found over 55 fencing violations in the City Center and that administration feels that it might not be worth going after those individuals who don't follow the code. He said that it has been suggested that the City change the code rather than make these individuals fix their fences. He also suggested that the three feet minimum be reduced to one foot.

The Planning Commission discussed fencing permits and suggested that the City look into requiring a fencing permit. They felt that this would give the City a better opportunity to enforce the fencing code and make the residents more accountable if they violate code.

Mr. Mumford discussed residential landscape requirements with the Commission. He explained that all single-family dwellings are required to have their front yards landscaped within one year and back yards within two years of getting a certificate of occupancy. He said that the code enforcement officer has come up with a list of violations which has included a number of city employee's homes.

The Planning Commission discussed the Ranches HOA requirements which allow an individual to not landscape their back yard if they fence it. The Planning Commission felt that the City should be enforcing this violation.

6. Next Scheduled Meeting: July 12, 2011

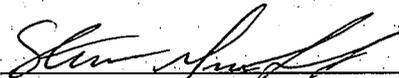
7. Additional Item

A. The November 8, 2011 Planning Commission meeting canceled due to elections

8. Adjournment

The meeting adjourned at 8:27 p.m.

APPROVED BY THE PLANNING COMMISSION ON AUGUST 9, 2011.



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Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 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 MEMBER PRESENT: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman and Johna Rose

ELECTED OFFICIAL PRESENT: Jon Celaya

1. Pledge of Allegiance

Tom Maher

2. Declaration of Conflicts of Interest

None

3. Approval of Minutes

A. June 28, 2011 Planning Commission Meeting Minutes

**MOTION:** *John Linton moved to approve the June 28, 2011, meeting minutes. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote*

4. City Council Action Update

The City Council approved the Spring Run Master Development Plan, disposal of significant land in Cedar Trails Development, and the General Plan Amendment for Hidden Valley Road.

Development Items

A. Development Code Amendment – Chapter 17.25 Residential Zone; Action Item, Public Hearing  
This proposal amends the Residential Zone Tier II Interior Side Yard Setbacks to require drainage systems to be installed when building a home with less than an eight-foot setback.

Steve Mumford explained the Tier II side yard setback flooding issues. Flooding happens in area with two homes where window wells are adjacent to another home with a small setback. Window wells are built 3ft wide with only 2 ft away from the fence and the compaction around window wells is poor. The Building Official and Planning Director drove through the flooded area, talked to residents with flooding issues, and assessed what damages occurred.

In The Building code there is an allowance for the Building Official to require a drainage system to move water 10 feet away from the foundation. When there is at least 8 ft

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

setback or less (especially with a window well), even a 10 ft setback, they will require some sort of drainage system.

The standard version will be that water will come down the rain gutters directly to a pipe that is buried a foot or so away from the property line (for future fences). Drainage pipe on each side will send water out away from the house towards the street. Water would daylight at the street or pop up. There are a few cases where the water would run to the rear of the property (majority will go to the front). Another option will be a drainage swale or engineered drainage plan. Steve explained that residents are changing the drainage system after occupancy, resulting in flooding.

Wording proposed: "if a structure is constructed with less than an eight-foot setback, a drainage channel, piping, or other approved drainage system shall be installed in the side yard prior to occupancy, sending water at least 10 feet away from the foundation (generally towards the street)."

This will help back up the Building Official in what is being required for the drainage system.

Commissioner Maher said this will be part of construction prior to occupancy.

Steve Mumford explained that the Building Department will require the drainage plan along with inspections. This code amendment helps give extra notice of what we will require of builders and developers.

Commissioner Linton stated that he thinks this is right. For many years he felt they should backfill around the window wells with crushed granite, but that would be hard to inspect.

Commissioner ElHalta questioned about the 10 feet.

Steve Mumford explained the Building Official is going to have a geotechnical engineer look at homes and areas with those issues.

Commissioner ElHalta asked if this will be amended after the geotechnical engineer's opinion.

Steve Mumford stated it would not. The alternative would be increasing the side setback.

Commissioner Dean questioned the way it's written if it's changing anything. He stated they should require the piping and not the channel.

Steve Mumford explained the drainage channel was intended to follow the same course the pipe should on each property.

Commissioner Linton believed that the only thing that is going to ensure the drainage systems is to require piping.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Steve Mumford explained that if a geotechnical Engineer recommends or approves some type of channel, the city will review the recommendation

Commissioner Linton wanted a permanent drainage system. That's why they are recommending piping.

Commissioner Maher didn't want the homeowner to fill the channel up and screw up the drainage. That why they are recommending piping.

Commissioner Dean stated once the homeowner move in the builder has no responsibility to fix the drainage and the city will not be able to get them back to fix it.

Commissioner Maher asked if the wording is good enough with "other approved drainage system".

Commissioner Dean requested that the water run towards the street and not the rear.

Commissioner Maher questioned residents changing the grading when the water is directed to the rear and draining on another homeowner.

Commissioner Linton believed the safest drainage is to the street. (Streets are flood channels)

Steve Mumford explained the reason why the drainage to the rear may be necessary in some cases. He talked about master drainage plan in the future to be required with subdivision applications.

Commissioner Dean questioned the reason there is less than a 10 ft setback.

Steve Mumford explained that he does not know the background of the setback. It was less costly for the builders and developers, and was adequate for the code at that time.

Commissioner Linton said that bigger building will be built on smaller lots in the future. That's why the issue needs to be taken care of now.

Steve Mumford explained it puts a lot of responsibility on the Building Official.

Commissioner Maher opened the public hearing at 6:31 p.m.

No Public comment was made.

Commissioner Maher closed the public hearing at 6:31p.m.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**MOTION:** *John Linton moved to recommend the proposed Development Code Amendment (Chapter 17.25 Residential Zone) to City Council. The recommendation for the wording is:*

**Tier II Side Yard Setback: Side Yard, Interior.** The two interior side yards on all lots shall not be less than a combination of 15 feet total and no smaller than five feet on one side. If a structure is constructed with less than an eight-foot setback, drainage piping or other approved drainage system shall be installed in that side yard prior to occupancy, sending the water at least 10 feet away from the foundation (generally toward the street).

*Tom Maher seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote*

B. Development Code Amendment – Chapter 17.80 Sign Regulations and Sign Permits; Action Item, Public Hearing

The leases on ladder signs throughout the city have expired and the City will now be leasing ladder sign slats to businesses, home builders, and others. This is a proposed code amendment to modify and simplify the regulations concerning ladder signs.

Steve Mumford explained off-premises ladder signs are not being maintained since building construction is down, and lease fees are not being paid. City Administration decided that the city will take over the signs, and accept them as donations in the sense we have not collected lease fees. The city will take over the signs, remove and relocate signs. The City will then lease sign slats to home builders, developers and businesses. The purpose is to maintain consistency in signage, provide more opportunities for advertising, and improve the appearance of the signs. The top slats will be replaced with the new city logo, the city will provide general maintenance (painting, removing, replace back, etc).

Commissioner Linton requested back bill of the signs.

Lease applications will be administered through the Planning and Building Department, or specifically through the new Code Enforcement Officer. Residents and business could propose a new sign location through an application and review.

Developers have been asking for more opportunity for more signage. Developers and builders still have the option of signage on site. Two types of signs have been approved for the ladder signs.

Commissioner Linton questioned if the height of the signs is necessary.

Steve Mumford explained the purpose for the business sign height and some locations for the home builder signs.

Steve Mumford stated the city could reduce the height of many, but during the winter and the summer with the natural vegetation the bottom slat isn't visible.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner ElHalta suggested taking out the bottom slat, and believes the height is important and they would be losing the point of the signs.

Commissioner Linton: Did not feel the need of 10 ft high signs in the city especially in fully landscape areas. He did not know what the City could do to fill up the slats.

Commissioner ElHalta suggested the horizontal logo from the marketing packet would look best on the signs.

Steve Mumford was not aware of the logo, and would look into the Eagle Mountain City logo with the name to the side (horizontal logo).

Commissioner Maher opened the public hearing at 6:45 p.m.

No public comment was made.

Commissioner Maher Closed the public hearing at 6:45p.m.

**MOTION:** *John Linton moved to recommend off-premises ladder sign Development Code amendment to the city council subject to conditions listed in the city staff report. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote*

C. Development Code Amendment – Chapter 16.35 Development Standards for Required Public Facilities; Action Item, Public Hearing

This proposed amendment changes the process of calculating required amenities for pocket and neighborhood parks, and modifies the code language for community and regional parks.

Steve Mumford presented the proposed development standard for required public facilities referring to park standards.

Minimal required elements of pocket parks will be:

- Park space
- Grass area large enough for children to play
- Shady seating areas with benches
- Grove of trees or shady structures
- Street parking
- Play structures
- Connected to the neighborhood by sidewalks or trails.
- Variety of landscaping

Neighborhood parks required elements:

- Half a mile from a neighborhood park
- Play structures
- Multi-use playing field
- Off-street parking

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

- Picnic area
- Internal trails and external trails
- Basketball court
- Pavilions or other covered seating

Other items are included as recommendations in these sections. Park plans will still be determined by the developer and the City, and approved by Planning Commission and City Council.

Commissioner Maher questioned the effectiveness of going from cost to this new system.

Steve Mumford explained that they have modified the code so playfields, grass fields, and ornamental landscape are required elements and changed the point values.

Point value would be 70 points per acre or 7 points per 0.1 acre. Grass and ornamental landscaping was removed. This applies to the pocket parks and the neighborhood parks.

Examples: Eagle Gate Park A. 70 points required - achieved 65 points

Rush Valley Park 26 points required - achieved 28

Eagle Gate Park B 78 points required- achieved 44 under power line corridor

Saddleback Park 107 points required- achieved 88

Porters Crossing Park 99 points required -achieved 71

Liberty Farms Park 26 points required - achieved 48

Stonebridge Park 49 points required -achieved 105

Eagle Park 109 points required -achieved 54

Overland trails Park 152 points required - achieved 86

There are good parks that did not achieve what they should and some that are just lacking. Some parks would just need a tree or more landscaping to achieve required points instead of all grass: The proposed park fee-in-lieu is \$5.00 per square ft of park space. Recommended cost per sq ft \$4.50 -6.75 per sq ft. Low end includes: grading, turf, irrigation and minimal playground equipment. High end includes: low end items plus amenities such as tennis courts, basketball court, perennial gardens; and lighting.

Past Examples: SilverLake Plat 6 \$5.10sq ft

SilverLake Plat 7 \$3.01 sq ft

Cedar Corners Park \$2.42 sq ft

Eagle Point F \$5.89 sq ft

Pony Express regional park \$6.60 sq ft with contingency and design fees or \$5.14 without contingency and designs

Commissioner Linton asked what the percentage is of developers that install the parks.

Steve Mumford explained the higher the fee-in-lieu, the more incentive the developer have to install the amenities. He guessed that about 75 percent of the developers install the amenities now.

Commissioner Dean asked when the fee-in-lieu is paid what happens to it from there. Does the Parks and Recreation Board take that over and figure out the design?

Steve Mumford explained that Public Work Department and the Parks and Recreation Board would work together and come up with recommendations on park elements/design.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Maher asked how that fee-in-lieu is prioritized and when it is used.

Steve Mumford explained the City might be unable at the time to meet the requirement. There is a park escrow account per subdivision set up.

Commissioner Linton was concerned that the home owner receives the service that is expended.

Commissioner Maher asked if the City is tied to the 50 percent occupancy rule.

Steve Mumford explained the requirements are specific to the developers and builders in their agreements or the code.

Commissioner ElHalta wants to know if there is a way to hold the city responsible.

Steve Mumford explained that there are past parks that are waiting for the amenities to be installed. Most of the funds for parks have come out of the general fund.

Commissioner ElHalta asked how these parks could be moved to a high priority if the money is there.

Commissioner Linton stated that at 50 percent of occupancy then only 50 percent of the park should be finished.

Steve Mumford explained that the fee-in-lieu of parks is paid at recordation of the plat. The one neighborhood park could service 3 neighborhood plats. Some of the plats for that neighborhood park may not yet be recorded when 50% is reached.

Commissioner ElHalta questioned if we could phase out the parks.

Commissioner Linton suggested the fee in-lieu of parks be escrowed to that specific park and the parks be constructed at 50 percent of occupancy.

Commissioner Maher suggested that more points be given towards pavilions. Other commissioners agreed.

Steve Mumford explained the points were based on cost and value.

Commissioner Linton suggested the city drop the value on picnic tables and increase the value on pavilions.

Steve suggested reducing the picnic table to 3 points and increasing the small pavilion to 8 pts.

Commissioner ElHalta suggested pavilions should be in 10, 15, and 20 points range.

Commissioner Dean commented but the microphone was off, and was not audible.

Steve Mumford suggested to Commissioner Dean they could make a minimum square feet for pavilions.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Maher commented that that 4small picnic tables get 12 points and pavilions get 10 points.

Commissioners suggested point value on pavilions - small pavilion 400+ sq ft 15 points, 900+ sq ft 20 points and 2000+ sq ft 30 points.

Commissioner ElHalta suggested making the picnic table undesirable.

Steve Mumford suggested removing the picnic table.

Commissioner Maher opened the public hearing at 7:34 p.m.

No public comment was made.

Commissioner Maher closed the public hearing at 7:34 p.m.

**MOTION:** *John Linton moved to recommend Development Code Amendment – Chapter 16.35 Development Standards for Required Public Facilities to City Council subject to conditions: The fee in-lieu is escrowed for the purpose of the park and the park is constructed at 50 percent of occupancy. Table 16.35.130 picnic table be removed and 3 pavilion choices be added, 400 sq ft pavilion and greater 15 points, 900 sq ft pavilion and greater 20 points, and 2000 sq ft and greater 30 points. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote*

5. Discussion Items

A. Development Codes & the General Plan; Discussion Items

Discussion of potential amendments to the Development Code and more discussion concerning the General Plan update.

No discussion was held. The discussion will take place at the next Planning Commission meeting. Steve Mumford Introduced the new Deputy Recorder Johna Rose.

6. Next Scheduled Meeting: September 27, 2011

7. Additional Item

A. Cancelled meetings due to elections: September 13 and November 8

8. Adjournment

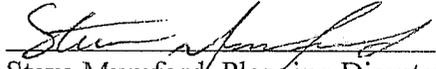
The meeting was adjourned at 7:46 p.m.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 27, 2011.

  
Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, SEPTEMBER 27, 2011 AT 6:00 P.M.

Eagle Mountain City Conference Room, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Preston Dean, John Linton and Tom Maher

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

ELECTED OFFICIAL PRESENT: Jon Celaya

VISITOR: Nikki Wickman

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Minutes

A. August 9, 2011 Planning Commission Meeting Minutes

**MOTION:** *John Linton moved to approve the August 9, 2011 meeting minutes. Preston Dean seconded the motion. Those voting aye: Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote*

4. City Council Action Update

The City Council reviewed the ladder sign code amendment proposal on August 16. After a lengthy discussion, they tabled the item and sent it back to Planning Commission.

City Council discussed park standards and will bring them back to the next City Council meeting.

5. Development Items

A. Development Code Amendment – Chapter 17.80 Sign Regulations and Sign Permits; Action Item, Public Hearing

This is a proposed code amendment to modify the regulations concerning ladder signs.

Commissioner Dean questioned the marketing of the ladder signs. Is it worth it for one entity to own 20 percent of the 30 signs and only be able to advertise on one slat.

Commissioner Maher believed the city was creating a failure model.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, SEPTEMBER 27, 2011 AT 6:00 P.M.  
Eagle Mountain City Conference Room, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Dean believed the city will benefit from the directional signs, but asked how many would be useful.

Commissioner Linton requested that the signs only be 5 ft high and limiting the ladder sign to 2 or 3 slats.

Commissioner Maher questioned the need of that many signs, if all retail is in one spot!

Commissioner Dean believed that the agreement lease does not address the builders' needs.

Commissioner Linton questioned what the city would do if the owner of the sign does not keep up with the agreement.

Steve Mumford replied that they would remove the sign or auction it off to a new buyer

Commissioner Linton questioned why the city should have to pay for the removal of the sign.

Commissioner Dean questioned the insurance they would have to carry on the sign. Only developers or builders will be able to insure them. What about the small business owner?

Commissioner Linton believed that they should return it to City Council for guidance.

Steve Mumford explained that it was not necessarily the consent of the City Council. Example: One member of the City Council requested that only city signs be in the right-of-ways and all private signs be on private property .

Steve Mumford suggested one option would be to remove majority of the ladders signs and only keep the other ladder signs for directions to city facilities.

Commissioner Linton questioned what the city will do once building comes back.

Commissioner Maher felt that turning it over to a individual is a mistake.

Commissioners believed that there are too many problems with this program and lease agreement.

Steve Mumford explained that the only changes to the program are to open it up to business and create a process for getting the ladder signs approved.

Commissioners believed that the program is not working now and asked what would be the differences.

Steve Mumford explained that businesses are asking for more signage.

Commissioner Maher asked if it is believed that if we open it up to retail that this program will come back?

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, SEPTEMBER 27, 2011 AT 6:00 P.M.

Eagle Mountain City Conference Room, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Steve Mumford explained that if we get rid of the ladder signs builders and businesses are always going to want signage in the right-of-ways, especially on Ranches Parkway. He questioned if we should allow them on private property.

Commissioner Maher opened the public hearing at 6:20 p.m

Nikki Wickman said she thought they're ugly and has never lived in a city with directional signs to model homes. She believed that the city should get rid of the ladder signs.

Commissioner Maher explained if building comes back the need for a sign policy. Without some kind of policy and procedure builders will place their signs up everywhere and there would be a mess. Also retailers should have a option to display signage.

Nikki Wickman asked what do other cities do?

Commissioner Maher replied other cities are more liberal with their signage. There is usually not enough signage for certain entity.

Councilman Celaya explained the four basic concerns for the signage.

- Private retailers want signage
- City and HOA want directional signs
- Desire to have uniformity
- One single entity coming in and creating a monopoly.

Commissioners didn't believe this program will work.

Councilman Celaya explained that the City Council would not feel comfortable passing a program that puts the city in the business of leasing signs to private people. Private business should lease to private business.

Commissioner Dean stated that it's one thing to say we're not going to be in the business of leasing signs, but we're going to tell you how to lease your signs.

Commissioners don't believe this program will work and they do not believe the program worked before when building was busy.

Steve Mumford questioned if the ladder signs are removed, does the HOA prohibit signs on private property?

Commissioner Linton said they do prohibit signs on private property.

Councilman Celaya recommended a directional sign to retail.

Commissioner Linton recommendation was to remove all ladder signs.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, SEPTEMBER 27, 2011 AT 6:00 P.M.  
Eagle Mountain City Conference Room, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Mike Hadley recommended a directional sign off SR73 directing people to retail stores. He explained that residents of Eagle Mountain know where businesses are located.

Commissioner Maher closed the public hearing at 6:35p.m.

**MOTION:** *John Linton recommended that the City Council remove all ladder signs, withdraw the ladder sign ordinance and replace ladder signs with city monument directional signs at key entrance points to the city. Preston Dean seconded the motion. Those voting aye: Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote*

6. Discussion Items

A. Development Code & the General Plan; Discussion Items

Discussion concerning the General Plan update (community vision, guiding principles, goals) and potential amendments to the Development Code.

Steve Mumford introduced the General Plan update process and the proposed schedule. Steve explained that the process takes several years, but if we can get the public more involved in the process it could limit the process to a year or maybe one and a half years.

The key is early participation from appointed boards and committees, HOA, school districts, Youth Council, business and specific communities. Include them in review of our draft, our vision, goals and principles.

If we reach an element of interest to that specific group, involve them in that process. (Example: Parks & Recreation Board would have an interest in open space and parks.) They could review the element and help come up with goals.

Commissioner Linton requested with HOA participants that we be specific to the chairman or designees of the HOA.

Commissioner Maher requested that we not get caught up in the vision statement. Short and to the point would help the public to understand what are goals are and what are trying to accomplish.

Commissioner Linton requested that the introduction to the General Plan be short and brief. Example: Family friendly community.

Steve Mumford recommended that they briefly touch on the survey result summary.

Commissioner Maher wanted to know the number of people that participated in the survey.

Steve Mumford answered over 800 people.

Steve Mumford presented two questions on the survey, putting the most requested or highest at the top.

1. What do you like about living in Eagle Mountain?

-Quiet, Peaceful, Small town feel (over 200 people used these words)

-Away from big cities, but close enough to take advantage of them, location (over 100 times this was used)

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, SEPTEMBER 27, 2011 AT 6:00 P.M.

Eagle Mountain City Conference Room, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

- Community/ Neighborhood feel, activities, friendly people, family atmosphere
- Natural beauty, scenery, views
- Trails, Parks
- Clean, Well-Kept, Air quality
- Safety
- Affordability, housing prices (early survey put this to the top)

2. What is the most important change needed to improve Eagle Mountain?

- Economic Development – jobs & retailers (especially grocery store)  
(Economic development while maintaining a plan that preserves open space and the “quiet” lifestyle of the past)
- Recreation Center & more recreational opportunities, things for kids to do
- Better maintenance, trees, & beautification of City Center
- Cost of utilities
- More responsive and responsible City Government & Administration
- More telecommunication options
- Remove the HOA
- Better road maintenance
- Improve park amenities – swings, pavilions, tables, restrooms; dog park
- Improve drinking water quality

Commissioners believed if we can maintain small neighborhood shopping centers, we can create that wonderful community feel. Keep the box stores close to industrial areas and away from neighborhoods.

Commissioner Maher believed that the vision statement is accomplishing what it was set out for and the bottom is more just education.

Commissioner Dean believed this does not have much to do with development issues.

Steve Mumford proposed instead of goals we should have guiding principles to guide us through the document as we go into more detail. (Examples: Wasatch Choice for 2040 Regional Growth Principles, Utah Quality Growth Principles, and Smart Growth Principles )

Steve Mumford presented a couple of guiding principles for Eagle Mountain

- Economic Development – proactively market city, incentivize employers, assist home-grown businesses.
- Equality in all areas of city (Ranches, City Center, etc.)
- Housing Choices/Opportunities
- Walk ability/Transportation Options – mix land uses, interconnectivity, build to pedestrian scale, bike lanes, bus rapid transit, plan for future rail.
- Transportation Routes – continue to strengthen routes into and out of City
- Build and Maintain a Sense of Community – Preserve small town feel while growing
- Efficient Infrastructure – stay ahead of the growth
- Health and Safety – safe & attractive streets, extensive trail system, variety of recreation options.
- Environment, Natural Beauty – preserve hillsides, ridges, etc.

He Proposed setting up 8 or 9 guiding principles to help guide each group.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, SEPTEMBER 27, 2011 AT 6:00 P.M.  
Eagle Mountain City Conference Room, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Maher liked the Smart Growth Principles.

Commissioner Dean believed with the Development Code changes, the one aspect that does not get discussed is ideas on efficient infrastructure, especially in the outer areas.

Commissioners agreed there should be a shorter vision statement and more guiding principles.

Steve Mumford explained briefly the current land designations the city has: Mixed use Commercial, Mixed Residential, and Industrial with Pole Canyon. He presented a future land use designation option or the potential additional land uses.

- Neighborhood Commercial area
- Business Park / Light Industrial
- Professional Services
- Community Commercial
- Regional Commercial
- Non-Retail Commercial
- Residential Office Mixed
- Town Center
- Detached Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Mixed Use Village Overlay
- Resource Conservation Area
- Mixed Use Village Overlay
- Resource Conservation Area
- Mixed Residential
- Public / Cultural / Institutional
- Recreation/ Open Space
- Neighborhood center
- Natural Open Space

Commissioner Dean liked the idea of a neighborhood commercial overlay area.

Steve Mumford requested the separation of Business parks from Light Industrial areas. We don't want a manufacturer to come in to an area that does not fit the surrounding area.

Commissioner Linton explained that if you have a key business that comes in it will bring the businesses that feed off of that business or have a relationship with that business.

Mike Hadley requested to have design factors in areas.

Commissioner Linton requested the city not get into Detached Residential.

Commissioners felt that there was no need for Medium Density Residential, High Density Residential, and Very High Density Residential.

Steve Mumford explained the Resource conservation area is similar to Natural open space. (Example Wetlands, Ridgeline Mountain lands, and Wildlife Habitats.)

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, SEPTEMBER 27, 2011 AT 6:00 P.M.  
Eagle Mountain City Conference Room, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Dean liked the idea of a wildlife habitat and questioned how they could maintain one.

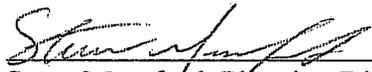
Commissioner Maher questioned how we could designate the land for natural open space when people own the property.

Steve Mumford explained that it could be done through a balance of property rights, codes and ordinances, and incentives.

7. Next Scheduled Meeting: October 11, 2011
8. Additional Items
9. Adjournment

The meeting was adjourned at 7:30 p.m.

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 22, 2011.



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, NOVEMBER 22, 2011 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: Karleen Bechtel, Preston Dean, John Linton and Tom Maher

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

ELECTED OFFICIAL PRESENT: Jon Celaya

VISITOR: Darcy Hanks

1. Pledge of Allegiance

Tom Maher led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Minutes

A. September 27, 2011 Planning Commission Meeting Minutes

**MOTION:** *John Linton moved to approve the September 27, 2011, meeting minutes. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote*

4. City Council Action Update

Steve Mumford reported that

- The City Council approved the Park Development Standards.
- The ladder sign agreement was tabled, awaiting proposal from the Lehi Area Chamber of Commerce.
- There is an OHV survey on the web page for input into allowing OHVs on roads or if a trail system should be designated.
- There is an environmental study being completed for the Pioneer Crossing Connection project.

5. Development Items

A. Site Plan - Wasatch Wake Park; Action Item, Public Hearing.

The wake park is being proposed on City property in Pony Express Regional Park. This is a review of the site plan for this project.

EAGLE MOUNTAIN CITY

PLANNING COMMISSION MEETING MINUTES

TUESDAY, NOVEMBER 22, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Steve Mumford explained that we would need to approve a new site plan on public property. The Planning Commission and City Council approved applications for the Wasatch Wake Park in May of this year on SITLA-owned property south of the Pony Express Regional Park. Since then, Pat Panakos of The Wake Park Project has joined his efforts with those of Darcy Hanks, the original applicant, and the project has expanded dramatically. The City Administration and Staff have had various meetings with the applicants during the last several months, and the project is now moving forward. The City Council was shown a presentation concerning this wake park, along with a detailed cost/benefit analysis from the City's Management Analyst, on November 1<sup>st</sup>. The City Council approved the concept of the park on public property. Then on November 16 a town hall meeting was held to give the applicants a chance to present the information to the residents and respond to questions or concerns.

The current proposal involves a private/public partnership, in that the City provides the land for a lease, along with some utility infrastructure, and the company improves the land and provides recreation for the community. The current proposal includes two options: 1) Option A includes two rectangular lakes and the full-size lake; 2) Option B includes the full-size lake and either one rectangular lake or a modified site plan with two rectangular lakes in different locations. This is due to a property ownership issue in the northeast corner.

Darcy Hanks pointed out that he now has a partner that is an expert in the field. His partner Pat Panakos has helped with other wake board parks and had just helped open two others. What made Pat Panakos an expert in the field was a thing called the Carnival which is strictly rail riding. The Carnival changed wake boarding and made Pat Panakos a pioneer in the industry.

Mr. Hanks presented the two site plans, one with the Smiths' property included and one without the Smiths' 1.66-acre property. Mr. Hanks pointed out that the parking would come off of Eagle Mountain Blvd to parking lot with 70 parking stalls. Also a splash zone was designed away from the wake board area for safety.

Steve Mumford pointed out that the parking lot would be moved farther south, along with the building, so the larger lake could be repositioned and the parking would be lined up with the church parking lot. He said the accesses would be about 300-350 feet apart, and the southern access would allow for a dirt access continuing toward the rodeo parking.

Commissioner Maher asked what kind of traffic issues would be created, if a lot of people were coming and going from the park.

Steve Mumford responded that a DRC meeting was held with the department heads, Sheriff, and the Fire Chief. The Fire Chief wanted to know how fire trucks are going to be able to get in the park and turn around. The response was that there would be the same access as the rodeo or other big event.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, NOVEMBER 22, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Maher asked how many people have attended the rodeo events in the past.

Steve Mumford responded two thousand to thirty five hundred people. But there is a plan for temporary parking that would be adequate for the rodeo and then that same area could be used for events at the Wake Park.

Commissioner Linton questioned if the parking would be adequate for one thousand to four thousand people with only 70 parking spots.

Steve Mumford responded that large events would be spaced out and they would not have five large events each summer. Pat Panakos told us they would like a large event next year on the tour for this area. But on an average day there would not be a thousand people, but for the larger events it would be similar to the rodeo, and the rodeo will not have an event on the same day. The Sheriff's Office would be controlling parking at the large events.

Mr. Mumford pointed out that there was a concern about taking up regional park space for a specialty park, and that in the future we would have to purchase more land for softball fields, soccer fields and recreational sport.

Commissioners Dean and Maher believed that we need more specialty parks like the bike park and the skate park.

Steve Mumford pointed out that in their proposed agreement the park will be a part of the city recreational program. They will provide time for training kids, teachers, help with boy Scout merit badges (that deal with water), and provide discounts for residents on certain days.

Mr. Mumford recommended the Planning Commissions approve the Wake Park Project Site Plan with the following conditions:

1. Option A is approved contingent upon the purchase of the 1.66-acre "Smith" parcel. If the parcel is not purchased, Option B is considered approved.
2. Temporary toilets must be provided until permanent facilities are built.
3. County Health Department requirements must be met.
4. Engineered site plans, including utilities, landscaping, and irrigation plans must be submitted and approved by the City Staff prior to any installation or construction.
5. A 10-foot separation must be maintained from the power poles.
6. Vehicular access must be approved by the City Engineer, keeping a safe separation between access points and lining up accesses with those across the street, if possible.
7. Access must be provided toward the rodeo for rodeo parking.
8. Plans must be submitted for review and approval by the Planning and Building Departments for any structures. The towers and other structures will require building permits and inspections.
9. All park features/elements must be free and open to the public, except for use of the cable system and any merchandise or sales.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, NOVEMBER 22, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

10. Performance and security bonds must be provided for completion of the facility and/or remediation.

Commissioner Maher asked where the water would come from?

Steve Mumford responded that there are water rights that are tied to that regional park and they would fill up the lakes. Then the rest would be provided by the City for economic development incentives. The idea is that this park would draw attention, people and business to the area.

Commissioner Maher asked what recourse the City has if the park goes under.

Steve Mumford stated that there would be an exit strategy in the concession agreement.

Commissioner Maher asked if there would be some kind of bond?

Steve Mumford stated there would be a performance bond on the construction and a security bond for an exit strategy.

Commissioner Maher asked that they include the water in that strategy.

Steve Mumford stated that the applicant will be responsible to fill the lakes as needed and will be billed for the water.

Commissioner Dean was concerned with the parking, but would wait for the engineering plans. He suggested they move the parking lot down and that it could be configured in a way that not everyone is pulling in and out of the stacking lane. Mr. Dean asked if the facility building would be under a conditional use permit since it is a retail building.

Commissioner Linton requested that a conditional use permit be required due to the fact that the building is a permanent structure.

Steve Mumford explained that most cities allow concessions to be sold on city property, but with the building being a permanent structure, he would talk to the City Attorney on that issue, so it would be reflected in the concession agreement.

*Commissioner Maher opened the public hearing at 6:42 p.m.*

Councilman Jon Celaya explained the concerns he had were for public safety, and the water use is a public safety issue. Another concern the City Council had in the future was that there would not be enough park space for soccer fields and softball fields if needed. The City Council also discussed the idea of a performance bond.

Commissioner Bechtel asked what would happen to the water in the winter.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, NOVEMBER 22, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Councilman Jon Celaya responded that nothing was set in stone, but the cable system can be used to pull skiers and snowboarders, and when it freezes people can ice skate on it.

Steve Mumford stated the applicants would like it to be used as much as possible.

*Commissioner Maher closed the public hearing at 6:46p.m.*

**MOTION:** *John Linton moved to recommend the Wake Park Project site plan to City Council with the recommendations set forth in the staff report. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote*

B. Development Code Amendment – Chapter 17.37 Business Park Zone; Action Item, Public Hearing.

The proposal for a new zoning district that would allow for professional offices, light manufacturing, and multi-family or mixed-use residential, as well as other uses.

Steve Mumford explained the proposal for the new zoning district. The main purpose of this change is to create a zone that provides opportunities for business park uses and mixed-use or multi-family residential uses in the same area, while not allowing manufacturing or heavy industrial uses. It is basically a more flexible alternative to the Industrial Zone – one that is more compatible when placed near existing residential areas.

This zone is being created following discussions concerning the Spring Run project. A large area in that project near the highway was shown as Business Park, and was considered Industrial Zoning to this point. This area and the Talon Cove Industrial site to the west adjoin residentially planned land, and are both located at the main entrance to the City. Both the applicants and the City desire that these projects contain attractive business park uses. The Industrial zoning, however, allows for manufacturing and other less attractive and potentially incompatible uses. In order to not create specific exceptions to zoning uses in master development agreements, this new zone is being proposed.

This zone allows for offices, research and development, retail, entertainment, hotels, hospitals, and similar uses, and conditionally allows for mixed-use and multi-family residential, light manufacturing, and some other service uses. Manufacturing businesses, sexually-oriented businesses, single-family residential, junk yards, and animal rendering or processing uses are specifically prohibited.

Most development standards are left to be quite flexible, including setbacks, building height, lot size, etc., to be determined during a site plan review. Building height restrictions may be considered during a site plan review for properties within 1 mile of Camp Williams based upon feedback from the Utah National Guard concerning their helicopter flight paths. More information will be produced in the Joint Land Use Study

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, NOVEMBER 22, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

that is currently underway with Camp Williams and the surrounding communities and agencies. Height restrictions would also be considered for properties near an airport.

Commissioner Dean asked what reason a fence would not be needed around this type of area.

Steve Mumford explained it would depend on the use of the building or property. Example: there could be a building with residential on top, retail commercial on bottom with an office space next door.

*Commissioner Maher opened the public hearing at 6:55 p.m.*

No public comment was made.

*Commissioner Maher closed the public hearing at 6:55p.m.*

**MOTION:** *John Linton moved to recommend the proposed Development Code Amendment (Chapter 17.37 Business Park Zone a new zoning district) to City Council. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote*

C. Development Code Amendments – Chapter 17.65 Home Businesses, Chapter 17.05 General Provisions; Action Item, Public Hearing.

Business Licensing responsibilities were recently transferred to the City Recorder's Office. This amendment removes the Planning Director as the approval authority and instead refers to the License Official.

Steve Mumford explained that the responsibilities for business licensing were recently transferred to the City Recorder's Office. There are nine instances in this chapter where the Planning Director or Planning Department is being removed and/or replaced with "License Official or designee."

Health care businesses would also be removed from "Prohibited Home Businesses." These types of businesses would still be required to follow the other home business requirements.

Commissioner Linton reminded everyone why health care in home business was added to the prohibited list. Issues were that it creates hazardous waste and that hazardous waste did not belong around residential homes.

Steve Mumford explained that a year ago the Building Department made a determination that had building inspections would not be required for businesses to be located in a home that already received the proper inspections and a certificate of occupancy. The Fire Department continues to perform inspections of daycares, preschools, salons, and similar home businesses. If a business is proposed to be located in a basement that was

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, NOVEMBER 22, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

finished without a building permit and inspections, or an addition to the home that requires a building permit, then the Building Department will deny the business license until the permit and inspections are received and performed. They will remain available for any consultations or review, if needed.

“Fire Extinguishers” and “Traffic Plans” will also be removed from the required supporting materials to be submitted with the application. The fire extinguishers are checked and required during the fire inspection, and so there is no need to submit evidence of an extinguisher with the application. Traffic generation for home businesses is not allowed to exceed 12 clients per hour and 24 per day. This means that whether or not they have a traffic plan, businesses are allowed to have this amount of traffic. Requiring a traffic plan would be subjective, simply depending on which businesses are expected to increase traffic, etc. There are parking requirements in the chapter, as well.

The City Council was listed in the approval process to handle petitions for exceptions from the standards, while the Planning Commission was referred to in other sections of this chapter. It was felt that exceptions should be petitioned to the Planning Commission rather than the City Council.

*Commissioner Maher opened the public hearing at 7:01p.m.*

No public comment was made.

*Commissioner Maher closed the public hearing at 7:01p.m.*

**MOTION:** *John Linton moved to recommend the proposed Development Code amendment to Chapter 17.65 Home Businesses to City Council, with the recommendation that an item be added: no medical, biohazards use or hazardous waste be allowed in a home business. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

**D. Development Code Amendment – Chapter 17.80 Sign Regulations and Sign Permits:**  
**Action Item, Public Hearing.**

This proposal is to allow signs for home businesses with certain restrictions.

Steve Mumford explained the main purpose of the sign would not be to advertise a business, but simply direct people searching for the business to the home.

Following is a list of these cities/counties and the maximum size of sign they allow for home occupations:

- Not Allowed – (Tooele, Lehi, Hurricane, Provo, Holladay)
- 1 Square Foot - (Sandy, Salt Lake City, Kaysville, Farmington)
- 2 Square Feet – (Fillmore, Huntington, Highland, Bluffdale, Heber City, Duchene County, Wasatch County, Clinton, Springville, Weber County)
- 3 Square Feet – (Salt Lake County, Clearfield)

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, NOVEMBER 22, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

- 4 Square Feet – (Layton, Saratoga Springs)
- 9 Square Feet – (Payson)

The proposal is to allow one sign a maximum of four square feet in size for any home business that is licensed by Eagle Mountain City. This sign must be located on the front of the principal dwelling and may not be illuminated. The reason that it would be located in the front rather than leaving it more open to the location would be so that major roads with fences and the backs of homes are not lined with various colors and styles of banners or other signs, which would detract from the feel and look of the community, such as Ranches Parkway, Pony Express Parkway, Highway 73, or Eagle Mountain Boulevard. Free-standing signs were considered as an option, but these signs are more obvious and can detract from the “residential” neighborhood.

*Commissioner Maher opened the public hearing at 7:05 p.m.*

No public comment was made.

*Commissioner Maher closed the public hearing at 7:05.m.*

**MOTION:** *John Linton moved to recommend the proposed Development Code Amendment to Chapter 17.80 Sign Regulations and Sign Permits for home businesses to City Council. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

## 6. Discussion Items

### A. The General Plan; Discussion Item

Discussion concerning the General Plan update (guiding principles, goals).

Steve Mumford explained that he would like to keep this discussion item going every meeting or every other meeting, so it can stay on track.

Mr. Mumford explained that State Code requires each municipality to prepare and adopt a comprehensive, long range General Plan for present and future needs of the municipality, growth and development of all or any part of the land within the municipality. Plans should be updated every five years but planned out for twenty- plus years.

The City vision in the General Plan is to become Utah County’s most desirable place to live, work and play. Mr. Mumford presented the eight or nine guiding principles to the Commissioners for review.

Commissioner Maher requested that if there are any changes, Mr. Mumford copy all the Commissioners for review.

Steve Mumford explained that in this meeting he would like to talk about transportation strategies and parks and recreational strategies. Most general plans are broken down into

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, NOVEMBER 22, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

goals, policies, and strategies. The City has the guiding principles as the main goals, then strategies, and then those are broken down into detailed items that are then implemented.

Transportation Goals and Strategies

- Provide and maintain an extensive biking and running trail network that connects to regional trail and/or bike lanes
- Collaborate to provide a multi-modal transportation system locally and regionally.
- Create a connected street network through the city
- Collaborate regionally to provide greater highway and/or freeway options to I-15 and the Mountain View Corridor.
- Provide attractive and walkable streets.
- Preserve the viability of future roads through corridor preservation.
- Maintain safe streets and intersections.

The Planning Department will take these to the Public Works Board and staff for feedback.

Commissioners believed that a broad, general, and clear plan would help people understand and would be easier to achieve.

Steve Mumford reminded them that it is required by State law and that it needs to follow our general codes. If there is a code change, a rezone, or a project that does not meet with these items it should not be approved unless there is an amendment change. He asked if anyone had questions on the transportation strategies? Then He moved on to the Parks and Open space strategies.

Parks & Open Space strategies:

- Follow the Parks and Open Space Master Plan and provide updates when necessary.
- Provide a system of parks connected by trails.
- Promote Eagle Mountain as a regional recreation destination.
- Provide recreational opportunities for all ages, incomes, and lifestyles.
- Provide sufficient parks for the population.
- Improve parks that are significant to the recreation program or city events.
- Provide attractive parks and open spaces that minimize maintenance costs and are unique to Eagle Mountain.

The last item is an update the General Plan timeline. It was extended by one month because it takes a while to complete the process. The plan is to get this done by December, 2012.

B. Other City Business

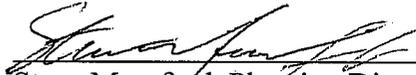
7. Next Scheduled Meeting: December 13, 2011.

8. Adjournment

The meeting was adjourned at 7:19 p.m.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, NOVEMBER 22, 2011 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

APPROVED BY THE PLANNING COMMISSION ON DECEMBER 13, 2011.

  
Steve Mumford, Planning Director