

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,

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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.

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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.