

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.

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:

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- 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

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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