

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JANUARY 10, 2017 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: Matthew Everett, John Linton, and Daniel Boles.

PRESENT NON-VOTING MEMBERS: Mike Owens and Muriel Xochimitl. (*Not appointed by City Council until January 17, 2017.*)

CITY STAFF PRESENT: Mike Hadley, Senior Planner, Tayler Jensen, Planner, and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes  
A. December 13, 2016

**MOTION:** *Matthew Everett moved to approve the December 13, 2016 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

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

A. Eagle Mountain High School – Conditional Use, Site Plan & Rezone

Tayler Jensen explained that the proposal is for a 51 acre rezone from Agriculture to Residential. It is located in Eagle Mountain City Center, south of Cory Wride Memorial Park, and west of Pony Express Parkway.

Utah State Code Title 10 Chapter 9a Section 305 states that the City:

- May not impose requirements for landscaping, fencing, aesthetic considerations, and construction materials.
- Impose regulations upon the location of a facility except as necessary to avoid unreasonable risks to health or safety.

School districts shall coordinate the siting of a new school to:

- Avoid or mitigate existing or potential traffic hazards.
- Maximize school, student, and site safety.

The school district must comply with the City's Dark Sky Lighting Standards.

*Commissioner Linton opened the public hearing at 6:04 p.m.*

None

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

Commissioner Boles was concerned about traffic. Mr. Jensen said that the traffic study did not require the high school road to go through to Eagle Mountain Blvd. The Alpine School District would only be required to connect the road to Pony Express Parkway. He said that the new development called Sage Park along Eagle Mountain Blvd. has a road through that would eventually connect to the high school road. The City will need to finish connecting the road.

Commissioner Linton was concerned about the turn pockets not being wide enough.

Frank Pulley, Alpine School District, said that the Alpine School District wants to start this spring so that they will make a June 2019 occupancy date. The school plans on being ready for the 2019 summer curriculum.

**MOTION:** *Matthew Everett moved to approve the Eagle Mountain high school Conditional Use Permit with the following condition:*

*1. The property is rezoned from Agriculture to Residential zoning  
Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

**MOTION:** *Matthew Everett moved to recommend approval of the Eagle Mountain high school site plan to the City Council with the following condition:*

*1. The applicant completes traffic mitigation features recommended by the Traffic Impact Study  
Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

**B. Spring Run Phase C – Conditional Use, Site Plan, & Preliminary Plat**

Mike Hadley said that the developer has proposed a 156 lot townhome Residential preliminary plat. The proposal is also for a site plan and conditional use permit. The project is a Tier III Residential development. Spring Run is located north of Cory Wride Memorial Highway and east of Meadow Ranch. The Spring Run Master Development Agreement was approved on May 15, 2012 and last amended on October 18, 2016. A detailed open space plan must be provided prior to going to City Council.

Pool construction:

- Construction must begin by issuance of the 16th building permit.
- The pool must be complete prior to issuance of the 78th building permit.

Gate:

- The applicant is proposing a gate on the south side of Spring Sky Drive.

Tier III standards require 20' between multifamily buildings. The Planning Commission may recommend a setback that differs from this standard if they feel it is appropriate.

Commissioner Boles was concerned that the packet was not complete and there were missing items from the Spring Run Phase C plan. Mr. Hadley stated that there are guest parking stalls and building material missing from the packet. He stated that the City has requested that the developer provide the missing items. Commissioner Boles asked about guest parking. Mr. Hadley explained that the developer was not aware that the City does not allow tandem parking for guest parking.

*Commissioner Linton opened the public hearing at 6:17 p.m.*

Jim Allred, applicant, stated that each unit has a two car garage and two parking areas in the driveway. He requested leeway for guest parking with each unit having 4 parking areas that would encourage parking in the driveway and discourage residents from parking in the guest parking stalls. Commissioner Linton asked if the HOA intended on citing and fining residents that do not use the garage for the intended purpose. Mr. Allred stated that the HOA would be fining residents that do not use their garage properly. The developer wants to create a beautiful community. The developer would rather have greenery than parking stalls. Commissioner Linton asked if the developer was proposing no guest parking. Mr. Allred stated that he would like the guest parking to be half of what is required.

*Commissioner Linton closed the public hearing at 6:25 p.m.*

Commissioner Boles was concerned about eliminating guest parking with narrow roads. He said that many residents use their garage for storage instead of parking. Most residents will park in their driveway which will push guest parking alongside the road. Mr. Hadley stated that the road is 34 feet wide. He also stated that the City has not allowed less guest parking. He explained even with the required guest parking the City has seen issues with snow removal and residents parking on the side of the road.

Commissioner Everett felt that there was not enough evidence to reduce guest parking. He was also concerned about all the front loaded garages the City allows.

Commissioner Linton stated that he strongly feels that all guest parking requirements must meet City Code.

Commissioner Owens asked about storage space in the townhomes. Mr. Allred stated that each townhome has an unfinished basement for storage.

Mr. Allred described the materials that will be used in building the townhomes. Commissioner Linton asked if the developer would have the missing items ready for City Council. Mr. Allred confirmed that the developer will be ready with the missing items.

**MOTION:**            *Daniel Boles moved to approve the Spring Run Phase C conditional use permit as presented. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

**MOTION:** *Daniel Boles moved to recommend approval of the Spring Run Phase C site plan and preliminary plat to the City Council with the following condition:*

*1. That the parking, open space plan and building materials be presented to City staff prior to City Council meeting.*

*Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

C. Chapter 17.35.070 Development Code Amendment

Mr. Jensen presented item C. the proposed amendment to the Commercial zone creating a maximum front yard setback for commercial buildings of 20 feet.

*Commissioner Linton opened the public hearing at 6:39 p.m.*

Dan Ford, developer, was concerned about his property not being visible from the main road (Cory Wride Memorial Highway). Commissioner Boles and Mr. Jensen explained that the developer would be able to comply with one of the exceptions written in the City Code.

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

**MOTION:** *Matthew Everett moved to recommend approval of the amendment to Chapter 17.35.070 of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

D. City Center Commercial- Recorded Plat Amendment

Mr. Jensen explained that the proposal is to amend the City Center Commercial Phase A Plat 1 plat, creating two additional building lots to accommodate the previously approved Shops at City Center project. There are no proposed changes to public infrastructure.

**MOTION:** *Matthew Everett moved to recommend approval of the City Center Commercial recorded plat amendment to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

5. Next scheduled meeting: January 24, 2017

6. Adjournment

The meeting was adjourned at 6:46 p.m.

APPROVED BY THE PLANNING COMMISSION ON JANUARY 24, 2017

  
Steve Mumford, Planning Director