

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 25, 2014 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: Preston Dean, Miriam Allred, Wendy Komoroski, Matthew Everett, and John Linton.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Ken Sorenson, City Planner, Mike Hadley, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

Commissioner Linton called the meeting to order at 6:01 p.m.

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. February 11, 2014

MOTION: *Preston Dean moved to approve the February 11, 2014 meeting minutes. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Miriam Allred, John Linton, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

4. Development Items

A. Mid Valley Road Phase 1 Plat (Amended) (aka The Eagle Mountain Jr. Seminary) Preliminary Plat & Final Plat; Public Hearing, Action Item

Steve Mumford explained that the proposed plat subdivides the middle school property, creating an additional 0.54-acre lot in the southwest portion of the property for the LDS Church seminary building. The easements around the front of the building would not be sold to the LDS Church because the school wishes to have access to the easement and the power box.

Commissioner Linton asked if the seminary building would be specifically dedicated to the junior high. Mr. Mumford explained that it is dedicated to the junior high, but if the high school goes in close to the junior high, the building could be expanded.

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Commissioner Dean asked if there was a need for cross parking. Mr. Mumford explained that the seminary building met the parking code. The applicant feels no need to have a parking agreement between the school and the seminary building.

Commissioner Linton opened the public hearing at 6:12 p.m.

Elise Erler with SITLA, the landowner surrounding the Junior High, stated that SITLA supports the school district on the amended plat.

Commissioner Linton closed the public hearing at 6:14p.m.

MOTION:

Preston Dean moved that the Planning Commission approve the Mid Valley Road Phase 1 Preliminary Plat (Amended) and recommend approval of the Final Plat to the City Council with the following conditions:

- 1. The plat should state "A partial vacation of Mid Valley Road Phase 1."***

Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, John Linton, Matthew Everett, and Wendy Komoroski. The motion passed with a unanimous vote.

B. Porter's Crossing Town Center Project Entrance Sign – Public Hearing, Recommendation to the City Council

A proposal for a large project sign for the 120-acre Porter's Crossing Town Center master development, as well as a combined commercial sign for the retail development. This item was continued specifically to this meeting by the Planning Commission.

Mr. Mumford explained that the applicant requested the sign be tabled until they are ready.

Commissioner Linton felt that the sign is unacceptable for a residential neighborhood. The sign is too much for that type of road (35 mile speed limit road).

Commissioner Dean was concerned about the City Code not requiring the sign grade to be similar to the surrounding development. He stated that he was concerned that the applicant could berm up to get a higher sign.

Commissioner Komoroski stated that Ridley's is a local store in a residential neighborhood. The customers are local residents that will know the area so a sign that big would not be required. She felt that the City should not pick and choose but there should be a precedent for signs.

Commissioner Everett felt that the base should count towards the sign height.

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Mr. Mumford asked how the Commissioners felt about the City Code design standards for signs. Commissioners felt that flexibility with the style of the sign would help customize the development. Commissioner Dean stated that styles of signs get outdated and owners should be able to update the material or design.

Commissioner Linton opened the public hearing at 6:36 p.m.

None

Commissioner Linton continued the public hearing to March 25, 2014.

MOTION: *Preston Dean moved that the Planning Commission table the Porter's Crossing Town Center Project Entrance Sign and continue the public Hearing to the March 25, 2014 meeting. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, John Linton, Miriam Allred, Matthew Everett, and Wendy Komoroski. The motion passed with a unanimous vote*

5. Work Session

A. Eagle Mountain City Cemetery Discussion/Presentation

Commissioner Concerns:

- Landscaping
 - Berming and trees along Eagle Mountain Blvd to help with view. (It will help hide the view of the cemetery from the traffic and/or hide the traffic from the cemetery guest view.)
- Fencing
 - Non-soild fence
 - Help reduce vandalism (closing time)
- Location
 - Concerned that the City is rushing to make a decision on the location. (This will be a permanent location.)
- Process
 - Suggested that the City hold a public hearing.
- Design standards
 - Headstone, landscaping, signs, and maintenance.

B. Discussion of Potential Changes to the General Plan & the Municipal Code

Commissioners reviewed meeting preferences and standards.

C. Next Scheduled Meeting: March 11

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6. Adjournment

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

APPROVED BY THE PLANNING COMMISSION ON MARCH 25, 2014.


Steve Mumford, Planning Director