

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.

Steve Mumford, Planning Director