

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 8, 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, Tom Maher.

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 25, 2011 Planning Commission Meeting Minutes

MOTION: *John Linton moved to approve the January 25, 2011, meeting minutes. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Development Items

A. Final Plat - Sage Valley Plat B Phase 2; Action Item

The proposal is to combine two existing lots in the Sage Valley B subdivision, resulting in one 2-acre lot.

MOTION: *John Linton moved to approve the final plat of Sage Valley Plat B, Phase 2. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

5. Other Business

A. Discussion – Signs

A discussion concerning directional off-premises ladder signs and other off-premises model home/subdivision signs.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 8, 2011 AT 6:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Mr. Mumford said that City Administration asked that the Planning Commission review signage regulations. Many existing ladder signs are not fully used and are in disrepair. Builders and developers say that the existing ladder signs are inadequate to direct people to their subdivisions and would like separate subdivision signs. The SilverLake subdivision has unauthorized ladder signs.

Questions were raised as to whether the City should continue to allow City property to be used for advertising, who should own the signs, whether some ladder signs should be removed or relocated, and whether other entities besides builders and developers (including City government) be allowed to use lease space on ladder signs.

Brian Haskell spoke, representing The Ranches HOA, explained the history of the ladder signs. He said the original ladder signs were placed to direct potential customers to various projects. They were planned to transition to directional signs when the developments were built out.” He would like to see them follow that plan, under the control of the homeowners’ association. He thought that the City should not own signs, but regulate the usage of signs owned by private parties.

David Adams of E.M. Construction said it was difficult to regulate signs in this economy, but they will be more useful in a better economy. He felt the homeowners’ association would be the best owner of the signs, or the City in the case of areas without a homeowners’ association. He didn’t think ladder signs would be useful for commercial businesses, just for subdivisions.

City Councilmember Jon Celaya said that the signs should not be restricted to a particular kind of consumer, they should not have a price cap controlling the cost of the slats, and nonprofit groups should be allowed to use slats with the lease price reduced or eliminated.

The Commission decided to recommend that ladder signs should have five slats, other signs should be removed, and if two or more slats are empty for three months, the sign should be removed. Off-premise model home signs in a City-approved style should also be allowed for as long as the model home is in use. The mastheads of new and existing signs should show the approved City logo, unless the City Council allows another design.

B. City Council Update/Report

Cluster homes, patio homes and garden courts were approved as conditional uses. Driveway and alley amendments were not approved. Allowing detention pond areas to be counted as improved open space was returned to staff for clarifying language and clearer standards. Setbacks for half to three-quarter acre lots were not approved. 50-foot lot frontages were not approved. The ten percent variation and building height language were approved. Housing diversity was not approved.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 8, 2011 AT 6:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Mr. Linton asked for the reasoning behind the City Council's decisions. Mr. Mumford said that the Mayor was interested in having a joint meeting with the Planning Commission. The Planning Commission agreed.

Regarding housing diversity, Mr. Linton explained that the original developer's plan was to have mixed housing to prevent divisions among neighborhoods of starter homes and more expensive homes. Discussion ensued about starter neighborhoods deteriorating, and older homeowners wanting to remain in their neighborhoods when they need to downsize to apartments or condos. Also, residents ready to move up to more expensive homes should be able to stay in a nearby area if they want to.

C. Discussion – Discussion of Planning, City Codes, and other City Business

Mr. Mumford let the Commission know that the developer of the Harmony project is creating a new master plan rather than a preliminary plat. Also, the retail development expected for the Amsource area is being planned, including an Associated Foods grocery store.

6. Adjournment

The meeting was adjourned at 7:20 p.m.

The next meeting date will depend on when a joint meeting with the City Council can be scheduled.

APPROVED BY THE PLANNING COMMISSION ON MARCH 29, 2011.


Steve Mumford, Planning Director