



# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

**May 8<sup>th</sup> 2018 6:00 p.m.**

Eagle Mountain City Hall Council Chambers  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

## **6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**

COMMISSION MEMBERS PRESENT: Rich Wood, DeLin Anderson, Brett Wright, Jared Gray, and Matthew Everett.

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Tayler Jensen, Planner; Mike Hadley, Senior Planner; and Johna Rose, Deputy Recorder.

Commissioner Everett opened the meeting at 6:02 p.m.

### 1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

### 2. Declaration of Conflicts of Interest

None

### 3. Approval of Meeting Minutes

A. April 24, 2018

**MOTION:** *Rich Wood moved to approve the April 24, 2018 meeting minutes. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

### 4. Action and Advisory Items

- A. General Plan Update/Rewrite: Action Item: A comprehensive policy document used to guide the city in decisions related to its future growth and change.

Susie Perthera, CSRA, presented the updated General Plan.

Commissioner Wood asked about a future airport and the zoning that it would fall into. Mrs. Perthera said that the airport should fall under the light industrial business park.

Commissioner Gray stated that Wasatch Wing and Clay has sold their development rights and has an agreement with Camp Williams. Wasatch Wing and Clay is considered a wildlife



conservation area. Mr. Mumford stated that the property then would reflect as open space. Commissioner Gray felt that if that property were zoned as open space then rural density 1 zone should be moved to another area in the General Plan.

Commissioner Wood stated that he is not in favor of removing the road through Cedar Pass Ranch on the Transportation Plan. He requested that something be in place in the General Plan to help protect the City's corridors, right-of-ways, and the structure of neighborhoods.

Commissioner Wright said that there is a horse arena and horse trails on Cedar Drive that are required by Municipal Code to be maintained and are used by the residents. He felt that the Cedar Pass Ranch neighborhood and equestrian areas should be protected. He did not feel that a connection through Cedar Pass Ranch was necessary. Commissioner Gray said that people will use Cedar Drive to get through to new developments. There needs to be something in the plan that could protect that right-of-way and keep residents safe.

**MOTION:** *Rich Wood moved to recommend approval of the 2018 General Plan to the City Council with the following conditions:*

- 1. Property designated as conservation areas by the State or Federal Government be shown as open space on the future land use map.*
- 2. Cedar Drive corridor in Cedar Pass Ranch be protected.*
- 3. All utility corridors be designated as park and open space in the General Plan.*
- 4. Southeast rural residential density 2 be changed to rural residential density 1 and extend into the foothills zone on the future annexation map.*
- 5. Language be added to page 59 of the General Plan stating that collector road through neighborhoods with animal rights be preserved.*

*Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Rich Wood, and Jared Gray. Nay: Brett Wright. The motion passed with a vote of 4 ayes and 1 nay.*

**B. Spring Ridge Church, CUP and Site Plan, Public Hearing, Action Item:**

Mike Hadley explained that the application is for a CUP (Conditional Use Permit) and Site Plan on an LDS Church building located on 4.92 acres in the SilverLake 16 subdivision, located off of Woodhaven Blvd.

Commissioner Everett felt that the Municipal code should be reviewed on church parking lots.

Mike Davey, architect, said that this parking lot design has more islands and is better for snow removal.

*Commissioner Everett opened the public hearing at 7:13 p.m.*

None

*Commissioner Everett closed the public hearing at 7:13 p.m.*



**MOTION:** *Bret Wright moved to approve the Spring Ridge Church Conditional Use Permit. Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

**MOTION:** *Brett Wright moved to recommend approval of the Spring Ridge Church site plan to the City Council. Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

C. Eagle Mountain Sr. Seminary, Preliminary Plat, Site Plan, and CUP; Public Hearing, Action Item:

Tayler Jensen explained that this was a preliminary plat for one (1) .973 acre lot located adjacent to the Cedar Valley High School, and a site plan and CUP for an LDS Seminary building.

The applicant has provided a written request for exceptions to the Municipal code. The requests are as follows:

1. Parking location: While the proposed elevations comply with Commercial Design Standards, the proposed site plan does not comply with the Municipal Code as the parking lot location is at the front of the lot, along High School Road with the building being located behind.

Section 17.72.030 B "...Locate surface parking to the side or rear of the buildings. Parking should not be located between any commercial building and the street.

2. Building Setbacks: The applicant has requested that the west setback for the building be reduced to fifteen feet (15') to allow for future additions; the west side setback is currently shown at thirty-three feet 3 inches (33'3").

Table 17.60.160(b) defines the required buffers widths between different project types, and it designates that the separation between a permitted use and a Conditional Use as fifteen feet (15'), and the required buffer between single family residential dwellings and religious and cultural meeting halls is ten feet (10').

Commissioner Wright asked why the Code does not allow a front parking lot and access onto High School Road. Mr. Jensen explained that High School Road would be a collector road and the City does not want too many access roads that close together.

Commissioner Gray felt that the parking lot could stay in the front if it was accessed from the high school parking lot.

Mr. Davey stated that there were several reasons to request the parking lot in front of the Seminary building. The reasons are as follows:

1. Locating the parking lot behind the Seminary building would place the driveway entrance directly in the bus drop-off area. This would create unsafe and inefficient traffic flows.



2. The school will install a gate just south of the bus drop-off area near the crosswalk. The gate will be closed at certain times of the day to restrict traffic north of the gate. Locating the parking lot behind the Seminary building would place the driveway entrance behind the gate. Access to the Seminary parking lot would be limited when the gate is closed.
3. Locating the parking lot in front of the seminary building would be consistent with the school site design. The Seminary parking lot would align with the school's parking lot.
4. Locating the parking lot in front of the Seminary building would allow a safer configuration for the dumpster enclosure. The garbage truck could pull into the parking lot from the public road, back up and turn around in the seminary parking lot, and then pull out forward on to the public road. If the parking lot is located behind the Seminary building, the garbage truck would be required to drive across the school crosswalk and then back out of the Seminary parking lot into the bus drop-off area.
5. Locating the parking lot behind the Seminary building would increase the public road traffic noise in the three classrooms that are located on the south side of the building.
6. Locating the parking lot behind the building would require the school district to provide an access easement to the Seminary through the school parking lot. The Church prefers not to obtain this easement.
7. They feel that the Commercial Design Standards are intended for commercial and multifamily projects. The small-scale Seminary project is an institutional project that will tie into the institutional high school project.
8. They will add berming and shrubs between the High School Road and the parking area to provide some visual and headlight screening.

Commissioner Wood suggested a right-in/right-out access only into the parking lot. Mr. Mumford explained that there would have to be an acceleration lane. Commissioner Everett did not feel that it would be necessary for a right-in/right-out access, because Seminary staff should be leaving at a different time than students.

*Commissioner Everett opened the public hearing at 7:42 p.m.*

None

*Commissioner Everett closed the public hearing at 7:42 p.m.*

Commissioner Everett felt that it was appropriate to allow the parking lot and access in front of the building.

**MOTION:** *Rich Wood moved to recommend approval of the Sr. Seminary preliminary plat to the City Council. Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

**MOTION:** *Rich Wood moved to approve the Sr. Seminary Conditional Use Permit. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*



**MOTION:** *Rich Wood moved to recommend approval of the Sr. Seminary site plan to the City Council with the following condition:*

*1. The west setback be 15'*

*DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

- D. Eagle Top Phase 2, Preliminary Plat; Public Hearing, Action Item: A 4 lot preliminary plat located on .715 acres, located on Eagle Top Court, north of Golden Eagle Road.

Mr. Jensen stated that the preliminary plat was approved on February 17th 2015; preliminary plat approvals are valid for two (2) years. Because a final plat was never approved, the preliminary plat approval expired on February 17th 2017. As a new submittal, this subdivision is subject to all requirements of any new residential development. No blasting will be required for this project.

Open Spaces: By Code 4,000 SF of improved open space is required as part of this development, however, due to the small size of the required improved open space, staff is instead recommending improvements to the City's existing open space system as allowed for by 16.35.105 2 which states "...If the neighborhood is within 1,320 feet of an existing park, the developer may be required to improve the existing park rather than create additional park space within the development, at the discretion of the Planning Commission and City Council."

Staff recommends making improvements to the Freemont Springs Park/Park System. The Freemont Springs Park (located approximately 1,070 linear feet from Eagle Top 2) has a trail stub that crosses Ute Drive and dead ends at City property. The end of Eagle Top Court is also stubbed for a pedestrian path, and the City owned property between the two has had some grading work completed, planning for an eventual trail connection between the two stubs. It is the opinion of Planning and Park staff that the developer should be required to complete the trail between Ute Drive and Eagle Top Court to meet their open space requirement. Completion of the trail from the Eagle Top subdivision to the Freemont Springs Park would: improve connectivity, walkability, and recreation opportunities in the area.

The applicant has designed a trail connection, but has since requested to pay a parks fee-in-lieu rather than completing the trail. Staff recommends denying the applicants request to pay a park fee-in-lieu and require the paving of the path.

Commissioner Gray asked if the building envelope was big enough on each lot without having to change the slope of the property.

Greg Hansen, the property owners representative, said that building the trail would cost more than paying the fee-in-lieu. He stated that no blasting will be required for the development. The houses will have to be split levels due to the slope of the property.

*Commissioner Everett opened the public hearing at 8:15 p.m.*

Ashley Setterberg, resident, suggested that the trail go straight down to the park. Maybe the developer could add steps into the hillside. She said that her two small children can walk down



the hillside with no problems. She felt that more people would use the trail straight to the park. She also suggested a trail or a path be built for access to the property behind the lots. Commissioner Anderson explained that the trail to the park would also be a bike trail.

Armela Christiansen, resident, was concerned about the amount of homes being built around her property.

*Commissioner Everett closed the public hearing at 8:23 p.m.*

Commissioner Gray asked about adding steps to the trail. Mr. Jensen said that it would have to be ADA compliant.

**MOTION:** *Rich Wood moved to recommend approval of the Eagle Top Phase 2 preliminary plat to the City Council with the following conditions:*

- 1. Front and side yards must be landscaped by the developer/builder prior to receiving a certificate of occupancy.*
- 2. 75% of home exteriors shall be masonry materials.*
- 3. Hillside drainage plans must be approved by the City Engineer prior to issue of a building permit, no C of O issued until required drainage systems are installed.*
- 4. Collector road fencing shall be installed on side lot lines on the corner of Eagle Top Court and Golden Eagle Road.*
- 5. Sidewalk/path shall be installed along Golden Eagle Road for width of the project*
- 6. A street light shall be installed at the corner of Golden Eagle Road and Eagle Top Court.*
- 7. Paved pedestrian trail shall be completed between Eagle Top Court and existing trail stub at Ute Drive (that connects into Freemont Springs Park).*
- 8. There will be no blasting.*
- 9. The pedestrian trail be ADA compliant.*

*Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

## 5. Discussion Items

- A. Code Discussion: Time was set aside for members of the Planning Commission to discuss potential Code amendments.

Commissioners and Planners discussed the following:

1. Lot frontage on age targeted products (width of the lot)
2. Tier system
3. Overlay zone for high density
4. Accessory apartments
5. Master plans serving as preliminary plats
6. Street trees
7. Speed reduction signs for neighborhoods
8. Park calculations and timing standards



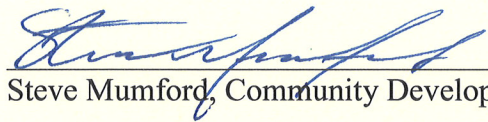
9. Retaining wall height
10. Traffic plans and using the existing stub roads
11. Rear setbacks
12. Concept plan reviews

6. Next scheduled meeting: May 22, 2018

7. Adjournment

**MOTION:**        *Jared Gray moved to adjourn the meeting at 9:42 p.m. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

APPROVED BY THE PLANNING COMMISSION ON JUNE 12, 2018



Steve Mumford, Community Development Director