

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 10, 2016 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: Wendy Komoroski, Matthew Everett, Daniel Boles, John Linton, and Mike Owens.

CITY STAFF PRESENT: Mike Hadley, Senior Planner and Tayler Jensen, Planner.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. April 12, 2016

MOTION: *Wendy Komoroski moved to approve the April 12, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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

A. Chapter 17.100.040 Development Code Amendment – Public Hearing, Action Item

Tayler Jensen explained that City staff has proposed a Development Code change to allow Master Site Plans to serve as Preliminary Plats in commercial developments.

Commissioner Linton opened the public hearing at 6:03 p.m.

None

Commissioner Linton closed the public hearing at 6:03 p.m.

Mr. Jensen clarified some of the wording in the proposal.

MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.100.40 of the Eagle Mountain City Municipal Code for Development Code to the City Council. Mike Owens seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett,*

John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

B. Chapter 17.60 Development Code Amendment – Public Hearing, Action Item

Mr. Jensen explained that the proposal is to require masonry or decorative concrete walls between commercial and residential developments.

Commissioner Linton questioned who would be responsible for installing the concrete wall. If commercial went in first and then residential came in later, would the commercial property owner be responsible to remove the vinyl fence and then install a concrete wall. Mr. Jensen said the decision would be made based on the zoning of the property around the commercial property. Mr. Hadley explained that the City would need to use the General Master Development Plan to determine if a concrete wall would be required. He said that the second developer would be required to install the wall if there is a zoning change. The Commissioners felt that the Code should be amended to say the second developer would be responsible for the concrete wall.

Commissioner Komoroski felt that commercial property adjacent to agriculture property should require a concrete wall. She was concerned about the animal rights on agriculture property. She reminded everyone about the complaints the Planning Commissioners had from residents with animal rights next to a commercial development.

Commissioner Owens suggested that the Code have concrete or masonry commercial wall standards or guidelines.

Commissioner Linton opened the public hearing at 6:08 p.m.

None

Commissioner Linton closed the public hearing at 6:08 p.m.

MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.60 of the Eagle Mountain City Municipal Code for Landscaping Buffering, Fencing and Transitioning to the City Council with the following conditions:*

- 1. If commercial development borders a Residential, Agriculture Zone and/or development a decorative concrete wall will be required.*
- 2. Guidelines and pictures of masonry and concrete walls will be added to the Code.*

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

C. Chapters 17.10 & 17.25 Development Code Amendments – Public Hearing, Action Item

Mr. Jensen stated that City staff has proposed a Code change clarifying the definition of “manufactured home or dwelling”, an update of conditional and prohibited uses in the Residential Zone, and the addition of minimum design standards in the Residential

Zone. He explained that this change is in response to people inquiring about constructing their homes based on shipping containers. Staff would like to have a City design standard in place before considering approval of such homes.

Commissioner Komoroski suggested that the City be proactive and look into the Tiny Home Movement.

Commissioner Linton said that there should be a minimum square footage per house depending on lot size.

Commissioner Linton opened the public hearing at 6:20 p.m. and requested that the public hearing be continued to the next Planning Commission meeting.

MOTION: *Wendy Komoroski moved to continue the public hearing for an amendment to Chapter 17.10 and 17.25 of the Eagle Mountain City Municipal Code for the Residential Zone to the next Planning Commission meeting. Daniel Boles seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

D. Chapter 17.57 Gated Communities – Public Hearing, Action Item

Mr. Jensen said City staff has proposed an addition to the Code governing the development of gated communities.

Commissioner Everett was concerned about some of the wording in the proposed Chapter.

Commissioner Linton stated that most gated communities have narrow streets. He felt that the streets in these communities should be City standard streets. He was concerned about the streets and amenities being turned over to the City if the HOA was ever dissolved.

Commissioner Owens and Everett suggested that a size limit be put on gated communities.

Commissioner Linton requested that the Code require design standards for fencing in gated communities.

Commissioner Linton opened the public hearing at 6:38 p.m.

None

Commissioner Linton closed the public hearing at 6:38 p.m.

MOTION: *Wendy Komoroski moved to table the amendment to Chapter 17.57 of the Eagle Mountain City Municipal Code for Gated Communities. Mike Owens seconded the motion. Those voting aye: Mike Owens, Daniel*

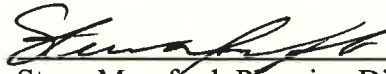
Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

5. Next scheduled meeting: May 24th, 2016

6. Adjournment

The meeting was adjourned at 6:45 p.m.

APPROVED BY THE PLANNING COMMISSION ON MAY 24, 2016



Steve Mumford, Planning Director