

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING MINUTES**  
 TUESDAY, JUNE 28, 2011 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: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher.

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Jerry Kinghorn and Jenalee Harper

Commission Chair Tom Maher called the meeting to order at 6:00 p.m.

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest  
None
3. Approval of Minutes

- A. June 14, 2011 Planning Commission Meeting Minutes

**MOTION:** *John Linton moved to approve the June 14, 2011 Planning Commission meeting minutes. 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.*

4. Development Items

- A. Conditional Use Permit – Garden Near the Green, Action Item, Public Hearing

Mr. Hadley explained that in 2008 Dr. Gardiner was approved to build the Family First Dentistry building. He explained that he has had a hard time finding a tenant for the space and feels that a reception/events center would be a good use for the space. He said that the zoning is Satellite Commercial which requires this type of use to go through the conditional use permit process. He stated that staff's biggest concern is parking. He explained that there are currently 42 parking stalls with an additional 69 stalls that are a part of the original office building at the location. He said that the code does not address reception centers so staff researched what other cities have done and found the following:

<u>Cities</u>	<u>Requirement</u>
Orem	1 per 250 sq ft of total area
Pleasant Grove	1 per 150 sq ft of total area
Lehi	1 per 250 sq ft of total area
Provo	1 per 200 sq ft of total area, 1 per 4 individuals based on max occupancy
American Fork	20 per 20,000 sq ft of area

Mr. Hadley explained that the parking requirement for this use based on these results would range from 12 stalls to 62 stalls. He said that the 42 parking stalls will provide sufficient parking for small events.

Mr. Hadley stated staff felt that the applicant should get written permission from the surrounding property owners that they agree to allow overflow parking outside of regular business hours. He also recommended that staff conduct a yearly review of the permit to verify that conditions of approval are being met and that the parking is sufficient.

Commissioner ElHalta asked if the existing trash bins would be sufficient to handle trash from large events.

Bart Gardiner, owner of the building, stated that there is an 8 cubic foot trash bin located at his building and the other building.

Commissioner Dean asked if the intention was to prepare food at the location.

Mr. Gardiner explained that a small kitchen would be installed for preparation purposes. He said that only warming appliances would be installed such as microwaves.

*Tom Maher opened the public hearing at 6:08 p.m.*

No public comment was made.

*Tom Maher closed the public hearing at 6:08 p.m.*

**MOTION:** *John Linton moved to approve the Garden Near the Green Conditional Use Permit subject to the conditions as listed in the staff report. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

B. General Plan Amendment – Hidden Valley Road, Action Item, Public Hearing

Steve Mumford explained that this item was reviewed by the Planning Commission on May 10, 2011 and had been continued until this meeting to give the City Attorney time to make some inquiries and provide a written report to the Planning Commission.

Mr. Kinghorn explained that the City committed to a land use element before the transportation corridors map was amended. He said that a development agreement being worked on would vest the land owners with the land uses shown on the map. He said that the land uses conflict with the transportation corridor. He recommended that the City move forward with completing the development agreement with the hard zoning as shown on the land use element of the map. He also recommended that the expressway be removed from the map.

*Tom Maher opened the public hearing at 6:18 p.m.*

Jim McNulty, Saratoga Springs Planning Department, said that Saratoga Springs was in favor of the plan that was adopted by the City Council on May 5, 2011. He said that the "expressway" is more in line with Saratoga's 180 foot cross section. He said Saratoga was in support of the current plan and that they would prefer that it not change.

*Tom Maher closed the public hearing at 6:20 p.m.*

Commissioner Dean asked what the process would be if the expressway became necessary in the future.

Mr. Mumford explained that it would need to be something proposed by the State unless the property owners came to the City at a future date asking that their plan be amended to include the road.

Mr. Kinghorn recommended that the City return to the road system on the approved land use element and suggested that if someone wants to propose this road in the future they can do so.

**MOTION:** *John Linton moved to remove the Hidden Valley Freeway from the City's Future Land Use and Transportation map and that it be shown as a major collector road. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton, Bonnie ElHalta and Tom Maher. The motion passed with a unanimous vote.*

C. Master Development Plan – Spring Run, Action Item, Public Hearing

Mr. Mumford explained that the Spring Run Master Development Plan is located north of S.R. 73 and east of Meadow Ranch, wrapping around the 160 acre land that was recently rezoned to industrial. He said that the roads may need to be changed in the future.

Mr. Mumford explained that the proposal has approximately 520 acres and has a mix of residential densities, a town center area, commercial and mixed use areas, and business park areas. He stated that an annexation petition was submitted for 240 acres, including the gravel pit, and that the petition was accepted by the City Council for review on May 4, 2010. Mr. Mumford said that the future land use plan must also be amended as part of this proposal. He explained that the densities in the master plan range from 2.9 units per acre to 18 units per acre with an average 7.2 units per acre.

Mr. Mumford explained that the Alpine School District has expressed interest in having a site identified for an elementary school on the north side of S.R. 73. He said that the proposal includes an 11 acre site and that the school district has made a few comments stating that the site appears suitable for a school and that the frontage is sufficient. Mr. Mumford stated that a 1.61 acre fire station site has also been included in the plan and that the Fire Chief has reviewed the site.

Mr. Mumford stated that 8.70 acres of pocket and neighborhood parks would be required. He said that 10.63 acres of community and regional parks is required as well. He said that he pocket and neighborhood parks should be improved by the developer and maintained

and owned by the HOA. He said that the community and regional parks should be dedicated to the City and will be improved at a later date through impact fees. He said that the applicant has combined some smaller parks to create larger ones. He explained that a concept plan for a recreation center has also been included and would be located in the town center area. He stated that details for this would be included in the master development agreement.

Mr. Mumford explained that the applicants are providing a 100 foot buffer between the existing Meadow Ranch lots and any proposed lots. He said that it will include a trail system, some pocket parks and native landscaping.

Mr. Mumford explained that Camp Williams said that the boundary space would provide enough space between military operations and residents. He stated that the Guard's plans include development of rotary wing tactical airstrip to the northwest of the proposed development:

Mr. Mumford reviewed the following conditions of approval with the Planning Commission:

1. A water tank must be included on the hill or there will not be enough pressure for the project.
2. Pre-payment of impact fees required to the City for the construction of the tank and future impact fees will be waived; or, the developer may install the tank and will be reimbursed through impact fees at a later date.
3. A sewer lift station is required in the lowest corner of the business park.
4. Lighting and height standards should be considered to reduce light pollution to surrounding properties and limit potential negative impacts from helicopters.
5. The open space buffer must extend further north to buffer any one-acre lots from the planned commercial area.
6. The freeway alignment must be adjusted on the northeast section to move it further to the east, adjacent to the utility corridor.
7. Access must be maintained throughout the project and phases. No more than 15 homes may be constructed prior to a secondary access being created.
8. Fire apparatus access roads shall not exceed 10 percent grade.
9. A "welcome to Eagle Mountain" entrance feature at the southeast corner of the project must be provided for and detailed in the Master Development Agreement.
10. A variety of multi-family building types must be included in multi-family residential areas to limit large concentrations of the same type of unit.
11. The open space buffer area must contain more manicured or semi-manicured open space, including a native seed mix with sagebrush, rabbit brush, flower mix, etc., as well as areas of grass and trees.

Commissioner Maher asked if the water tank was the same size and scope of the existing tank above Meadow Ranch.

Mr. Mumford stated that he was not sure but that it could possibly be larger than the one above Meadow Ranch.

Commissioner Linton asked if there was additional parking for some of the activity areas located on the park map.

Mr. Mumford said that most of the area will not be built until the subdivision is near completion. He said there is potential for amending the plan and also requiring more parking.

Jim Allred explained that he has been working on this plan for two years. He explained that they had previously worked with the other land owner to place the playfields on both properties. He said that they want to provide a different type of housing also and felt that the 100 foot buffer would help accomplish that. He stated that some mining needs to be done in the industrial park and that he is working with Scott Hazard on buffering both projects.

*Tom Maher opened the public hearing at 7:13 p.m.*

Jim McNulty, Saratoga Springs Planning Department, said that a few months ago Saratoga had received some inquiries from Interpace Brick Company about annexing into their City. He stated that Interpace was told of the boundary agreement with Eagle Mountain and that according to that agreement they would need to annex into Eagle Mountain. He asked if anyone from Interpace had spoken with the City.

Mr. Mumford said that they had met with John Rhine with Interpace and that he seemed hesitant to do anything because he wanted to see what would happen with Mr. Allred's property.

Mr. McNulty suggested that the City watch Scott Hazard's gravel pit because those types of projects tend to be drawn out. He also asked what type of uses were in the business park.

Mr. Mumford stated that the plan is for clean campus style facilities to be in the business area. He said that there are other types of businesses that could come in under a conditional use permit.

*Tom Maher closed the public hearing at 7:20 p.m.*

Commissioner Linton asked if Mr. Allred was in accord with the proposed conditions of approval.

Mr. Allred stated that a portion of the project, approximately 160 acres, could possibly be developed before the need of water tank. He said that conditions 5 and 6 have been shown on the master plan.

Mr. Mumford stated that conditions 5 and 6 should be removed from the conditions of approval.

Mr. Allred said that they would work with the City on an ideal location for an entrance feature.

**MOTION:** *John Linton moved to recommend approval to the City Council that the Spring Run Master Development Plan be approved subject to the following conditions:*

- 1. A water tank must be included on the hill or there will not be enough pressure for the project.*
- 2. Pre-payment of impact fees required to the City for the construction of the tank and future impact fees will be waived; or, the developer may install the tank and will be reimbursed through impact fees at a later date.*
- 3. A sewer lift station is required in the lowest corner of the business park.*
- 4. Lighting and height standards should be considered to reduce light pollution to surrounding properties and limit potential negative impacts from helicopters.*
- 5. Access must be maintained throughout the project and phases. No more than 15 homes may be constructed prior to a secondary access being created.*
- 6. Fire apparatus access roads shall not exceed 10 percent grade.*
- 7. A "welcome to Eagle Mountain" entrance feature at the southeast corner of the project must be provided for and detailed in the Master Development Agreement.*
- 8. A variety of multi-family building types must be included in multi-family residential areas to limit large concentrations of the same type of unit.*
- 9. The open space buffer area must contain more manicured or semi-manicured open space, including a native seed mix with sagebrush, rabbit brush, flower mix, etc., as well as areas of grass and trees.*

*Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton, Bonnie ElHalta and Tom Maher. The motion passed with a unanimous vote.*

## 5. Discussion Items

### A. Development Codes, Discussion Item

Mr. Mumford discussed with the Planning Commission the potential for an Open Space and Recreation Zone. He said this would include rezoning city parks, the golf course, and other similar parks. He stated that there would be permitted and conditional uses in these

areas. He also explained that land would have to be rezoned if anything other than parks or open space were to be proposed.

Mr. Maher asked how this could be done on other individuals land.

Mr. Mumford explained that the City could propose a mass rezone. He said that other cities have done the same thing and theirs was approved. He said that by having these types of areas it would also help the residents to know the types of improvements and uses that could potentially be proposed.

The Planning Commission liked this idea and suggested that Mr. Mumford moved forward with open space and recreation zones.

Mr. Mumford reviewed potential park requirements with the Commission. He explained that there is the potential for a point system where each park feature is assigned a point value. He said that 10 points per 0.1 acres would be required for pocket and neighborhood parks. He said that there would also be a minimum for required features. He reviewed a possible point chart for pocket and neighborhood park elements.

The Planning Commission discussed the potential to charge a fee along with the building permit that would allow the City to collect money for parks that would be put in at a certain build out. They also suggested that electricity be provided at every park because there are parks within the city that are currently running on battery power because there is no electricity available.

Mr. Mumford also reviewed fencing along streets with the Commission. He said that current code requires any sight obscuring fence taller than four feet to be set back at a minimum of three feet from the sidewalk. He explained that this space usually contains trees, shrubs or other ground cover and that this is to be maintained by the property owner. He stated that the code enforcement officer has found over 55 fencing violations in the City Center and that administration feels that it might not be worth going after those individuals who don't follow the code. He said that it has been suggested that the City change the code rather than make these individuals fix their fences. He also suggested that the three feet minimum be reduced to one foot.

The Planning Commission discussed fencing permits and suggested that the City look into requiring a fencing permit. They felt that this would give the City a better opportunity to enforce the fencing code and make the residents more accountable if they violate code.

Mr. Mumford discussed residential landscape requirements with the Commission. He explained that all single-family dwellings are required to have their front yards landscaped within one year and back yards within two years of getting a certificate of occupancy. He said that the code enforcement officer has come up with a list of violations which has included a number of city employee's homes.

The Planning Commission discussed the Ranches HOA requirements which allow an individual to not landscape their back yard if they fence it. The Planning Commission felt that the City should be enforcing this violation.

6. Next Scheduled Meeting: July 12, 2011

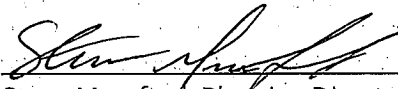
7. Additional Item

A. The November 8, 2011 Planning Commission meeting canceled due to elections

8. Adjournment

The meeting adjourned at 8:27 p.m.

APPROVED BY THE PLANNING COMMISSION ON AUGUST 9, 2011.



Steve Mumford, Planning Director