



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

June 12th 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: 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. May 8, 2018

B. May 22, 2018

MOTION: *Rich Wood moved to approve the May 8, 2018 and May 22, 2018 meeting minutes with the following change:*

1. That Commissioner Wright opened the meeting for May 22, 2018.

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. Development Code Amendments, Chapters 16.20, 16.25, 16.30, & 16.35, Parks and Open Space, Landscaping Plans, Public Hearing; Action Item:

Staff proposed Code amendments intended to reduce the complexity of the City's current parks & open space requirements, and to improve the consistency of the implementation of those requirements across all developments.

Tayler Jensen said that this Code amendment would do the following:

- Clean up some of the requirements for preliminary plat and final plat landscape plan submittals.
- Simplify the calculation of the guarantee for parks and improved open spaces. Developers are required to improve parks and open spaces prior to recording the first plat, or they can pay cash to the City to be held in escrow at the rate of \$3,750 per lot. That amount was calculated at the rate of \$2.00/sq. ft. for the base level improvements, plus \$500/sq. ft. for labor, multiplied by 150%. One lot would require 1,000 square feet of open space. $(1,000 \times \$2.00 + \$500) \times 1.5 = \$3,750$. This number was compared with bond amounts and park costs for recent park projects in the city, and found to be very comparable.
- Eliminating small common areas in multi-family projects from qualifying as improved open space.
- Allowing storm water basins to count as improved open space at a rate of 75%, if improved with sod and other improvements.
- Changing the parks and open space fee-in-lieu from \$5.75/sq. ft. to \$3.75/sq. ft. plus the appraised value of the land.

Commissioner Wright asked what kind of improvements will be required for storm water basins. Mr. Jensen explained that developers would get credit for sod and sprinklers in the storm water basins at the approval authority discretion (Planning Commission's and City Council's discretion). The City would like to see the developers improve the storm water basins instead of leaving them to dirt and weed patches. City staff is called out on a regular bases to fix or maintain unimproved storm water basins in neighborhoods.

Commissioner Wood asked if there should be some kind of standard for different types of storm water basins (10 year, 100 year, or 1000 year flood area) improvements that developers could follow in the Municipal Code. Commissioner Everett felt that the 75% should be required for 100 year storm water basins, but the percentage should be lower for any storm water basin under the 100 year.

Commissioners were concerned about dropping the fee-in-lieu from \$5.75 to \$3.75. Mr. Jensen said that with the appraisal value of the property and the \$3.75 fee the fee-in-lieu could be higher for some developments depending on market value.

Commissioner Everett opened the public hearing at 6:29 p.m.

None

Commissioner Everett closed the public hearing at 6:29 p.m.

MOTION:

Rich Wood moved to recommend approval of the Development Code amendments of Chapters 16.20, 16.25, 16.30, & 16.35 Parks, Open Space, and Landscaping Plans to the City Council with the following language change to Section 16.35.105 (A)(8) as follows: Improved open space credit may be awarded up to a maximum rate of 75% for improved storm water basins, at the approval authority's discretion.

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.

B. Development Code Amendments, Chapters 17.10, 17.38, 17.40, Moving and Storage Facilities, Public Hearing; Action Item:

Mr. Jensen explained that staff has proposed Code amendments to create standards for moving and storage facilities, and to allow for the consistent, safe, and fair establishment of moving and storage Facilities including but not limited to U-Haul rentals. The proposed amendment would:

- Create a definition for moving and storage facilities.
- Allow for moving and storage facilities as Conditional Uses within the Commercial Storage and Industrial Zones.
- Create development standards for moving and storage facilities.

Commissioner Wood asked if rental trucks would be allowed to park in Ridley's parking lot. Mr. Jensen said that this Code would prevent rental trucks in Ridley's parking lot.

Commissioners suggested changing the definition name to Moving, Storage Facilities and Business.

Commissioner Wright questioned if a 6 foot private fence is sufficient for this type of business. Mr. Jensen said that the minimum fence requirement is a 6-foot fence and the maximum is an 8-foot fence in the Industrial and Commercial Storage areas. Commissioner Gray suggested changing the wording in the Municipal Code to state a minimum 6-foot fence.

Commissioner Everett opened the public hearing at 6:54 p.m.

None

Commissioner Everett closed the public hearing at 6:54 p.m.

MOTION:

Rich Wood moved to recommend approval of the Development Code Amendments of Chapters 17.10, 17.38, and 17.40 Moving and Storage Facilities to the City Council with the following changes:

- 1. The definition wording is as follows: "Moving and Storage Facilities" means a facility or business engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the parking of moving vehicles.*
- 2. 17.38.090 (E.) wording be changed to: A maximum of three (3) moving vehicles may be displayed outside of a building or in front of a minimum six foot (6') privacy fence or wall. All vehicles must be parked upon an improved parking area within designated parking stalls. Up to ten (10) additional rental vehicles may be placed inside a structure or behind a minimum six foot (6') privacy fence or wall.*

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.

C. Development Code Amendment, Chapter 17.60.120, General Fencing Provisions, Public Hearing; Action Item:

Mr. Jensen explained that staff has proposed a change to the General Fencing Provisions referencing that retaining walls must comply with the Hillside Site Development Standards.

Commissioner Everett opened the public hearing at 7:01 p.m.

None

Commissioner Everett closed the public hearing at 7:02 p.m.

MOTION: *Rich Wood moved to recommend approval of the Development Code Amendments of Chapters 17.60.120 General Fencing Provisions 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.*

D. Harvest Pavilion Variance Request, Public Hearing; Action Item:

Mr. Jensen said that the applicant is requesting a variance to allow for the construction of an open pavilion within the front yard of their home located at 3387 East Harvest Lane.

Commissioner Gray was concerned that future owners would turn the pavilion into a barn or garage. He stated that this would create a prescriptive easement.

Larry Diamond, representing the land owner Glen Allred, stated that there is no place for residents to gather in the older part of Meadow Ranch. All residents of Eagle Mountain would be able to use the private park. The land owner would maintain the park. The residents have already paid for an installation of an extra water meter and to have a power pole moved on the property. They have already installed a sprinkler system on the property. The hardship of this property is the slope of the property, the house is built on the back of the property so the only yard is in the front, and the sprinkler system is already installed.

Commissioner Wright felt that this would not qualify as a hardship.

Mr. Jensen suggested that the pavilion be placed on the adjacent property. The other property would not require a variance.

Commissioner Everett opened the public hearing at 7:29 p.m.

Aaron Allred, resident, felt that it would be a hardship because it would be a great expense to the residents to move the sprinklers. Commissioner Everett explained that the hardship could not be self-imposed as per State Code.

Commissioner Everett closed the public hearing at 7:34 p.m.

Commissioners suggested to the applicant that they post a private park sign on the property so that it would not turn into a prescriptive easement.

MOTION: *Rich Wood moved to deny the Harvest Pavilion variance. 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.*

E. SilverLake South Monument Sign, Action Item:

Mike Hadley explained that the applicant has proposed a community entrance sign within the right-of-way for the southern portion of the SilverLake development.

Commissioner Everett was concerned that the applicant did not attend the Planning Commission meeting. He questioned why the sign stated SilverLake South if it had the same HOA as all residents in SilverLake.

Commissioner Wood was concerned about the SilverLake HOA paying to maintain a sign that was unnecessary to the development.

Commissioner Everett also questioned why there were three different types of monument signs for SilverLake. He was also concerned about the scale of the proposed sign.

Commissioner Wright requested that there be some kind of continuity in the design of new development signs and that a moniker be added that could tie the City together.

MOTION: *Matthew Everett moved to table the SilverLake South monument sign. 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.*

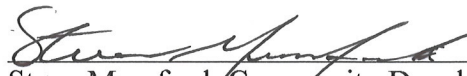
Commissioner Everett requested that the applicant attend the Planning Commission or at least send a representative to answer the Planning Commissioners' questions.

5. Next scheduled meeting: July 10, 2018

6. Adjournment

MOTION: *Jared Gray moved to adjourn the meeting at 8:14 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 JULY 10, 2018


Steve Mumford, Community Development Director