

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 11, 2017 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: Matthew Everett, Mike Owens (arrived at 6:09 p.m.), John Linton, and Muriel Xochimiltl. MEMBER EXCUSED: Daniel Boles.

CITY STAFF PRESENT: Tayler Jensen, Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENTS: Tom Westmoreland and Colby Curtis.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. June 13 2017

**MOTION:**                *Matthew Everett moved to approve the June 13, 2017 meeting minutes. Muriel Xochimiltl seconded the motion. Those voting aye: Matthew Everett, John Linton, and Muriel Xochimiltl. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Clearview Estates Preliminary Plat, Public Hearing, Action Item

Tayler Jensen explained that the proposal is to revise the existing Clearview Ranch Phase A Preliminary Plat to account for UDOT's purchase of a large right of way along SR 73. The proposal is 49 lots on 39.05 acres.

*Commissioner Linton opened the public hearing at 6:04 p.m.*

Maureen Valentine, resident, questioned the lot size. She said that SilverLake has very small lots and felt that new development should have larger lots.

Ben Tanner, resident, asked how this would affect residents that live on the south side of SR 73. If UDOT was purchasing land on the north side of SR 73, does that mean UDOT plans to expand SR 73 to the north? Mr. Jensen stated that he could not speak



for UDOT. He does know that UDOT is trying to preserve as much land along SR 73 as possible.

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

**MOTION:** *Matthew Everett moved to recommend approval of the Clearview Estates Preliminary Plat to the City Council with the following conditions:*

- 1) A revised water model for the entire subdivision is required that demonstrates the effect to existing residents.*
- 2) A stream alteration permit from the State is required for changes to West Wash.*
- 3) Build acceleration lanes and left-hand turn lanes on SR 73, as required in the Master Development Agreement.*

*Mike Owens seconded the motion. Those voting aye: Matthew Everett, John Linton, Muriel Xochimiltl, and Mike Owens. The motion passed with a unanimous vote.*

**B. Pony Express Plaza, Site Plan, Conditional Use Permit, Public Hearing, Action Item**

Mr. Jensen explained that this application is for a 15,701 square foot, five-suite professional office development located on 1.35 acres at the intersection of Pony Express Parkway and Ranches Parkway, adjacent to the Willow Springs condo development. The parcel is zoned Village Core (which requires a conditional use permit for professional offices) and is included in the Ranches Master Development Plan.

Dan Vowles, architect, went through the structure and design of the building being proposed.

Matthew Everett asked who would be maintaining the landscape for the development and how other commercial property landscaping maintained in the City. Mr. Jensen said that Ridley's landscape is maintained by a business owners association. Chaz Johnson, applicant, stated that he will coordinate with the City on how the landscaping will be maintained and by who. He has no problems complying with the lighting or buffering requirements.

*Commissioner Linton opened the public hearing at 6:24 p.m.*

Maureen Valentine, resident, asked if there was only one exit and entrance. She also asked if this building was only zoned for medical offices. Mr. Jensen stated that there is a secondary exit. He said that this is only proposed as a professional office building (any type of office could use this building).

*Commissioner Linton closed the public hearing at 6:26 p.m.*

Commissioner Everett stated that the building looks very professional. He does not have an issue with approving the design of the building.



Commissioner Linton suggested a monument statue, water structure, or exterior lighting that could dress up the outer corner to help give it a more pleasing atmosphere. Mr. Johnson said that the picture of the corner of this building does not do it justice. He explained that the building is larger than a two story house. It's designed with the wood and white to help give it a warm, inviting feeling.

**MOTION:** *Matthew Everett moved to approve the Pony Express Plaza Conditional Use Permit. Mike Owens seconded the motion. Those voting aye: Matthew Everett, John Linton, Muriel Xochimiltl, and Mike Owens. The motion passed with a unanimous vote.*

**MOTION:** *Matthew Everett moved to recommend approval of the Pony Express Plaza Site Plan to the City Council with the following conditions:*

- ~~1. Pedestrian oriented features and architectural elements shall be added to street facing facades, and approved by the City Council.~~*
- 2. The applicant should design and work with the City to create a pedestrian plaza between the intersection and proposed building, and landscape the "native grass" areas between the project and the asphalt trail.*
- 3. The applicant should add additional colors, materials and/or features to building elevations to create more vertical articulation to be approved by the City Council.*
- 4. A six foot (6') masonry or decorative concrete wall shall be built on the north side of the project buffering the Willow Springs condos. Design shall be approved by Planning Commission.*
- 5. Three and one-half foot headlight screen shall be provided along the west and south edges of the parking lot.*

*Muriel Xochimiltl seconded the motion. Those voting aye: Matthew Everett, John Linton, Muriel Xochimiltl, and Mike Owens. The motion passed with a unanimous vote.*

C. Chapters 17.75.120 & 17.10 Development Code Amendment, Public Hearing, Action Item

Adding a definition for Recreational Water Facility and adding swimming pool, hot tub, and spa safety requirements to Chapter 17.75

*Commissioner Linton opened the public hearing at 6:49 p.m.*

None

*Commissioner Linton closed the public hearing at 6:49 p.m.*

Commissioner Owens felt that the fence requirement for pools should comply with the International Building Code, which allow for fences to be only 4 feet.

**MOTION:** *Matthew Everett moved to recommend approval of the amendments to Chapter 17.75.120 and 17.10 of the Eagle Mountain Municipal Code to*



*the City Council. Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Muriel Xochimitl, and John Linton. Nay: Mike Owens. The motion passed with a vote of 3 ayes and 1 nay.*

D. Chapter 17.60.120 Development Code Amendment, Public Hearing, Action Item

Mr. Jensen said that the proposal is to remove the requirement for a 3 ft. setback for corner and side yard fences, and add a reference to the section of Code that addresses arterial and collector road fencing.

Commissioner Linton questioned if the City was sacrificing safety in the interest of something that the City cannot regulate or control. Commissioner Xochimitl stated that safety is important, and was concerned that removing this from the Code could make the City liable. Mr. Jensen explained that the Code change is not changing the clear view triangle safety regulations. The Code is only allowing a resident to put a fence up to the sidewalks in the rear or side yard. The resident building the fence will have to comply with the clear view triangle safety regulations.

*Commissioner Linton opened the public hearing at 6:55 p.m.*

None

*Commissioner Linton closed the public hearing at 6:55 p.m.*

Commissioner Linton did not feel comfortable approving this item. He wanted to know how the removal of this setback would affect the City.

Commissioner Everett requested that the City look at a landscaping requirement for the residential fences that are setback 3 feet. He stated that the landscape within the 3foot fence setback is not maintained.

Commissioner Xochimitl stated that without the 3 foot setback use of the sidewalk is limited.

Mr. Jensen stated that residents have complained about the 3 foot fencing setback taking away the usable square footage of their back yard, especial on small lots. Commissioner Owens suggested changing the code to a 1 foot fence setback which gives resident 2 feet more usable backyard space and helps with not limiting the sidewalk use.

**MOTION:** *Muriel Xochimitl moved to return this amendment of Chapter 17.60.120 of the Eagle Mountain Municipal Code back to City staff, so the staff could get feedback from the City Engineer, Fire Department, Public Safety and the City Attorney before bringing it back to the Planning Commission. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

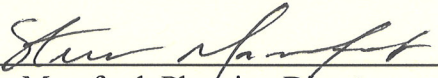


5. Next scheduled meeting: August 8, 2017

6. Adjournment

The meeting was adjourned at 7:19 p.m.

APPROVED BY THE PLANNING COMMISSION ON AUGUST 8, 2017

  
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Steve Mumford, Planning Director