

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 22, 2014 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: John Linton, Wendy Komoroski, Preston Dean, and Matthew Everett. Absent: Miriam Allred.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner, Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

Commissioner Linton called the meeting to order at 6:01 p.m.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. July 8, 2014

MOTION: *Preston Dean moved to approve the July 8, 2014 meeting minutes. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

4. Development Items

- A. DIGIS Wireless Internet Service Conditional Use Permit – Public Hearing, Action Item
Proposal for a 12.5' tall wireless internet service tower adjacent to the water tank located on City property at the end of Eagle Mountain Boulevard.

Ken Sorenson explained that the applicant, DIGIS, is requesting approval of a Conditional Use Permit for a wireless internet service facility. The proposed facility is located east of City Center on the water tank site, which is owned by the City. The applicant is proposing to lease a 23' X 28.5' area equaling 655.5 square feet, on which it will place its wireless internet service equipment. Within the leased area the applicant is proposing to add a 12.5' tall equipment tower,

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a 6' X 6' equipment shed, and a 6-solar panel array used to power the equipment. None of the equipment will be permanently installed, instead it will rest on gravel foundations.

Recommended conditions:

- 1) Fire. 30' shrub clearance / fire break
- 2) Building. Building Department to approve plans for all equipment.
- 3) Fencing. Applicant to fence perimeter of site.
- 4) Lease Agreement. City Council to approve lease agreement

Commissioner Linton questioned why the fence would be required if it was for the applicant own protection. He also questioned why the City would require a 30' shrub buffer when the City is not required to keep a 30' shrub buffer from the water tank. Mr. Sorenson stated that the 30' shrub clearance was a recommendation from the Fire Marshall.

Commissioner Linton opened the public hearing at 6:05 p.m.

None

Commissioner Linton closed the public hearing at 6:05 p.m.

Troy Blair, Network Manager for DIGIS, explained that the reason DIGIS does not want a fence around the equipment is because it shades the solar panels. DIGIS would need a bigger area if a fence is required. Commissioner Linton asked if the applicant would rather repair or replace the equipment from vandalism then put in a fence. Mr. Blair said yes, that DIGIS would rather repair or replace the equipment. He suggested that a "high voltage" sign be placed in the area.

MOTION:

Preston Dean moved that the Planning Commission approve the DIGIS Wireless Internet Service Conditional Use Permit with the following conditions:

- 1) FIRE. 30' shrub clearance / fire break***
- 2) BUILDING. Building Department to approve plans for all equipment.***
- 3) LEASE AGREEMENT. City Council to approve lease agreement.***

Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

- B. Eagle Mountain East LDS Church Site Plan & Conditional Use Permit – Public Hearing, Action Item, Recommendation to the City Council An application for a Conditional Use Permit and Site Plan for a 4.6 acre LDS Church site located at Porter's Crossing and Golden Eagle Road.

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Mr. Sorenson explained that the proposed Eagle Mountain East LDS Church is located within the Evans Ranch Master Development Plan. The proposed site is located near the intersection of Porter's Crossing and Golden Eagle Road. The applicant is proposing a meetinghouse, onsite parking, and a pavilion for the site. The 4.6 acre site is designated as Mixed Use Residential. The City's General Plan does require a Conditional Use Permit for a church use within this zone.

Landscape Standards

The applicant is submitting revised landscape plans to include street trees in the park strip for collector and arterial roads. In addition, the applicant is modifying the landscaped areas between parking and the roads to prevent headlight spillover. The remaining landscape plan complies with the Code requirements providing both xeriscape and manicured lawn.

Parking

Landscaped berms used as headlight screens are needed for areas between the roads and parking: at least 3.5 feet high, max slope of 2.5:1, except where a retaining wall is used on one side. The Code also requires parking islands (5' wide by 40' every 12 parking stalls, 2 trees), and the ends of parking to have islands. The applicant has proposed one row that does not meet the parking island requirement. The row exceeds the maximum parking spaces (12) by two; however, it would not be beneficial to add an island for two spaces along the same row, dividing the row would also break the symmetry of the parking lot design. Lastly, the applicant will confirm that the 9' x 18' ADA parking spots on the plan meet ADA requirements; City Code requires 10' X 20'.

Fire

The applicant needs to provide an 8" loop for the 4 required fire hydrants that must be in place prior to start of combustible construction. The applicant will also need to install an onsite hydrant located within 100' of the Fire Department connection and a Knoxbox 3200 series lockbox adjacent to the fire riser room door.

Commissioner Linton opened the public hearing at 6:13 p.m.

None

Commissioner Linton closed the public hearing at 6:13 p.m.

Commissioner Linton asked about the buffering requirement for the headlight screening and if there is a reason the applicant could not meet the code requirement. Mr. Sorenson stated that he is not aware of any reasons why the applicant could not meet the requirement.

Steve Mumford explained that ideally he would like the street trees to be placed evenly in the park strip along the road because that is how it is on the west side of the road. However the LDS church likes to keep an open space in front of the church allowing it to be visible from the street.

Mike Davies, Architect, explained that as long as the applicant could meet the screening

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requirement with part dirt and planting the applicant will be able to meet the code requirement.

MOTION: *Preston Dean moved that the Planning Commission recommend the approval of the Eagle Mountain East LDS Church Site Plan to the City Council with the following conditions:*

- 1. Revised landscape plans that include the required street trees and screening between the streets and parking lots.*
- 2. Provide an 8" loop for the 4 required fire hydrants that must be in place prior to start of combustible construction.*
- 3. Install an onsite hydrant located within 100' of the Fire Department connection and a 3200 series lockbox adjacent to the fire riser room door.*

Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

MOTION: *Preston Dean moved that the Planning Commission approve the Eagle Mountain East LDS Church Conditional Use Permit subject to the conditions in the staff report. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.*

- C. Eagle Mountain North LDS Church Site Plan & Conditional Use Permit – Public Hearing, Action Item, Recommendation to the City Council An application for a Conditional Use Permit and Site Plan for a 4.1 acre LDS Church located at Porter's Crossing and Smith Ranch Road.

Mr. Sorenson explained that the proposed Eagle Mountain North LDS Church is located within the Porter's Crossing Town Center Master Development Plan. The proposed site is located near the intersection of Porter's Crossing and Smith Ranch Road. The applicant is proposing a meetinghouse, onsite parking, and a pavilion for the site. The 4.1 acre site is designated as Mixed Use Residential on the City's General Plan, requiring a Conditional Use Permit for a church use within this zone. The revised plan that was submitted only includes a two foot berm. With some vegetation the applicant could probably meet the three and half foot code requirement.

Parking

The Code also requires parking islands (5' wide by 40' every 12 parking stalls, 2 trees), and the ends of parking to have islands. The applicant is proposing a different layout for easier maintenance that centralizes the parking islands for easier snow removal.

Opened the public hearing at 6:24 p.m.

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Commissioner Linton asked if the City had any problems with the centralized island parking. Mr. Mumford explained that the old islands defined the start of the parking where the centralized island gives more vegetation.

Commissioner Dean was concerned that there was no designated walking path between cars up to the island. Mr. Davies explained that because there is no constant flow in that area of the parking lot the applicant felt there was no need for a designated walking path. He also stated that with the centralized island the applicant will be able to provide six additional trees to the plan.

Closed the public hearing at 6:30 p.m.

MOTION: *Preston Dean moved that the Planning Commission recommend approval of the Eagle Mountain North LDS Church Site Plan to the City Council with the following conditions:*

- 1. Revised landscape plans that include the required street trees and screening between the streets and parking lots.*
- 2. Relocate Fire Department key box to the fire riser room door and install Knoxbox 3200 series lockbox.*

Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

MOTION: *Preston Dean moved that the Planning Commission approve the Eagle Mountain North LDS Church Conditional Use Permit with the following conditions:*

- 1. Revised landscape plans that include the required street trees and screening between the streets and parking lots.*
- 2. Relocate Fire Department key box to the fire riser room door and install Knoxbox 3200 series lockbox.*

Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

6. Next Scheduled Meeting: August 12

7. Adjournment

The meeting was adjourned at 6:40 p.m.

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APPROVED BY THE PLANNING COMMISSION ON AUGUST 12, 2014.



Steve Mumford, Planning Director