

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY AUGUST 23, 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 PRESENT: Matthew Everett, Mike Owens, and Daniel Boles.
EXCUSED: Wendy Komoroski and John Linton.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, Senior Planner; Tayler Jensen, Planner; and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. August 9, 2016

MOTION: *Mike Owens moved to approve the August 9, 2016 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and Mike Owens. The motion passed with a unanimous vote.*

4. Items removed from consideration by applicant (no action)

A. Muhlestein Private Community Center Conditional Use Permit:

The applicant has informed staff they no longer wish to pursue a Conditional Use Permit.

5. Action and Advisory Items

A. Preliminary Plat: Eagle Mountain Benches, Public Hearing, Action Item:

Mike Hadley explained that the Eagle Mountain Benches proposal is located along Lake Mountain Road. The applicant has proposed a preliminary plat on approximately 101.62 acres of land, which is currently zoned Agriculture. The proposal consists of 16 lots that are all 5 acres or larger in size. The largest lot is 11.09 ac and the smallest is 5.05 ac in size. The proposal complies with the City's Future Land Use General Plan designation of Rural Residential. No rezone is required for this development.

Regional Trail: Both the City's General Plan and the Parks and Open Space Master Plan designate a regional trail within the power line corridor, traversing the entire length of the City. This corridor crosses directly through the middle of the project. The applicant will be required to work with staff to find an acceptable connection through the development to be dedicated to the City.

Power Line and Gas Line Corridor: The City Code considers land restricted by power lines as unbuildable, and restricts construction activity within these areas. Kern River Gas recommends that property within their corridor be preserved as open space and they restrict certain types of improvements on the property. Rocky Mountain Power does not allow any buildings or structures within the right of way, and requires access points with 16-ft wide gates on any fencing within the right of way, and restricts any changes in elevation of the property. The development will be required to comply with any restrictions placed on the property by these entities.

Lake Mountain Road: The City Code requires pavement of roadways within new development. Lake Mountain Road was historically a County road, and has been maintained periodically by the City as a dirt/gravel road, with some repurposed asphalt treatments in some sections. Fire Code allows for gravel road access to large lots in rural areas, but will require fire sprinkler systems to be installed in each home that is accessed by a gravel road. Since the applicant is developing agricultural lots that fit with the zoning of the property, and the Fire Code allows for a gravel road in this situation, then City staff recommends that the applicant be required to improve the existing dirt road with road base to the satisfaction of the City Engineer and Fire Marshal.

Commissioner Owens questioned if the utility companies would allow access to lot 8. Mr. Hadley said that the builder of the lot would have to submit plans for approval to each utility company, but it was allowed. Commissioner Boles asked how big the buildable area of the lot was. Mr. Hadley said anywhere between half an acre to about an acre. The applicant has a desire to keep lot 8.

Commissioner Everett opened the public hearing at 6:10 p.m.

Reagan Peck, resident, was concerned about Lake Mountain Road remaining gravel.

Greg Jeppson, resident, stated that as a homeowner that lives on Lake Mountain Road he is concerned about the road remaining dirt. He felt that with the additional traffic on Lake Mountain Road that the road should be paved.

Commissioner Everett closed the public hearing at 6:14 p.m.

Jeff Scott, applicant, said that the power company will allow structures up to 12 feet high under the corridor. The gas company requires a representative to be present while driveways are being placed over the gas line.

Commissioner Owens questioned why a paved road was required for the Smiths' project to the north but not the Eagle Mountain Benches project. Steve Mumford explained that the Smiths' project was zoned Residential, where this project is zoned Agriculture. The land that separates the two projects is owned by SITLA and BLM. There is a question as

to whether the City can improve BLM land. Commissioner Owens was concerned that the City might have to pay to pave Lake Mountain Road in the future.

MOTION: *Daniel Boles moved to recommend approval of the Eagle Mountain Benches Preliminary Plat to the City Council with the following conditions.*

- 1. Applicant shall work with staff to provide an acceptable connection for the regional trail in the power line corridor.*
- 2. The development must comply with any and all restrictions placed on properties affected by the utility corridor.*
- 3. Lake Mountain Road shall be improved as a gravel road to the satisfaction of the City Engineer and Fire Marshal.*

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

B. Site Plan: Shops at City Center, Public Hearing, Action Item:

Taylor Jensen explained that the application is a site plan for two 6,000 square foot office buildings located on a 2-acre site south of Eagle Mountain Boulevard and west of Ira Hodges Scenic Parkway.

Plat Conditions: The following conditions of approval were included with the approval of Eagle Mountain Commercial Plat A.

1. No future development (beyond the dental office) shall be permitted on either parcel until a master site plan has been approved which addresses site layout, access, circulation and design standards.
2. Property must be dedicated along Eagle Mountain Boulevard to the full build-out width of 122' street right-of-way (ROW).

Building/Parking Location: The applicant is proposing to place the buildings back away from Eagle Mountain Blvd with a parking lot between the front of the building and the street. Eagle Mountain Municipal code (EMMC) states parking should be located to the side or rear of commercial buildings.

Architectural Standards: The applicant is proposing elevations that are similar to other developments in the area (Pony Express Dental). Proposed elevations largely meet commercial design standards; however, the main entrance orientation and rear elevations do not meet architectural standards found in EMMC 17.72.040.

Parking: If all 12,000 sq. ft. were proposed as retail, the minimum parking requirement would be 40 stalls, and the maximum parking allowed would be 60 stalls, however, the applicant is proposing to provide 77 stalls, as it is unknown what all of the users will be.

Parking Islands: Islands are required where there are more than 12 parking stalls in a row. Parking islands shall be landscaped and at least 20' by 5'.

Engineer's Recommendation: The City Engineer recommends that an acceleration and deceleration lane be added on Eagle Mountain Boulevard. The City Engineer may

recommend additional requirements after reviewing the traffic study/traffic memo. The applicant must comply with any conditions recommended by the City Engineer.

Walking Path: The applicant should provide a ten foot (10') landscaped strip between the sidewalk/trail and the parking lot to match what was required for the Pony Express Dental office.

Street Lights: Street lights are required at a minimum spacing of 150' and a maximum spacing of 250' along Eagle Mountain Boulevard.

Commissioner Owens asked if the applicant was willing to move the buildings closer to Eagle Mountain Blvd. Marlon Hill, applicant, stated that it is hard to sell retail buildings that are built close to the street. He explained that it is more desirable to have a parking lot in front of the building. He also said that he will be adding landscaping and berms along the Eagle Mountain Blvd side of the parking lot. He has also proposed more parking stalls for the project, because he would like to be prepared for future projects that could require more parking.

Commissioner Everett opened the public hearing at 6:47 p.m.

None

Commissioner Everett closed the public hearing at 6:47 p.m.

- MOTION:** *Daniel Boles moved to recommend approval of the Shops at City Center site plan to the City Council with the following conditions:*
- 1. An amended preliminary plat be required (or a master site plan) prior to a building permit being issued.*
 - 2. No building permit shall be issued until a master site plan has been approved which addresses site layout, access, circulation and design standards.*
 - 3. Property shall be dedicated along Eagle Mountain Boulevard to the full buildout width of 122' ROW.*
 - 4. A final plat shall be approved and recorded prior to a building permit being issued.*
 - 5. Chosen building details shall be continued on all sides of the building (4 sided architecture).*
 - 6. Parking islands are required for a minimum of every 12 parking stalls.*
 - 7. Dumpster enclosures must be provided and approved by staff.*
 - 8. The applicant shall provide a ten foot (10') landscaped strip between the sidewalk/trail and the parking lot.*
 - 9. Street lights are required every 150'-250' along Eagle Mountain Boulevard.*
 - 10. Acceleration and deceleration lanes are required on Eagle Mountain Boulevard.*
 - 11. Applicant must comply with any traffic recommendations made by the City Engineer after the traffic memo is reviewed.*

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

C. Development Code Amendment –Chapter 16.35.140 Diagrams. Public Hearing, Action Item, Recommendation to City Council:

Mr. Jensen said that the staff has proposed an addition to the Development Code adding images for street rights-of-way (ROW).

Commissioner Everett opened the public hearing at 6:50 p.m.

None

Commissioner Everett closed the public hearing at 6:50p.m.

MOTION: *Mike Owens moved to recommend approval of the amendment to Chapter 16.35.140 of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and Mike Owens. The motion passed with a unanimous vote.*

6. Next scheduled meeting: September 13, 2016

7. Adjournment

The meeting was adjourned at 6:54 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 13, 2016

Steve Mumford, Planning Director