



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

August 28, 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, Brett Wright, DeLin Anderson, and Matthew Everett. EXCUSED: Jared Gray.

OFFICIAL PRESENT: Melissa Clark.

CITY STAFF PRESENT: Mike Hadley, Planning Manager; Tayler Jensen, Planner; and Johna Rose, Deputy Recorder.

Commissioner Everett opened the meeting at 6:00 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. August 14, 2018

MOTION: *Rich Wood moved to approve the August 14, 2018 meeting minutes. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Hidden Hollow - Site Plan, Public Hearing; Action Item:

A proposed site plan for the Hidden Hollow Ph. B preliminary plat located just south of the current Hidden Hollow development.

Mike Hadley stated that this site plan was discussed along with the preliminary plat at the August 14, 2018 Planning Commission meeting. There were no changes with the site plan. The only change made was to remove condition #6 stating "no blasting" from the conditions in the staff report. The applicant received an approved blasting permit from the City Council prior to this meeting.

Commissioner Wood suggested adding texture and materials to condition #5 in the staff report.

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

None

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

MOTION: *Rich Wood moved to recommend approval of the Hidden Hollow site plan to the City Council with the following conditions:*

- 1. Applicant shall comply with the open space plan presented in the packet.*
- 2. Applicant should show the building footprint on the plat for any steep lots.*
- 3. Applicant shall enter into an agreement to preserve the mountain bike trails.*
- 4. The garages must not be the most prominent feature of the townhomes.*
- 5. Buildings shall have a variety of architectural designs, textures, materials, and structures to break up patterns and colors on the townhomes.*
- 7. Applicant shall submit the certified engineer slope study.*
- 8. White garage doors are discouraged.*

Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Rich Wood, and Brett Wright. The motion passed with a unanimous vote.

B. Ridley's – U-Haul's Conditional Use Permit, Public Hearing; Action Item:

Taylor Jensen explained that this a proposal for a Conditional Use Permit for a moving facility business at Ridley's Market located in the Porter's Crossing Town Center commercial development. Moving Facility Uses are only allowed uses in the Industrial and Commercial Storage zones. Ridley's Market is located in the Commercial zone which is not a designated use zone for moving facilities. The applicant plans to park the moving trucks behind the store in the loading area adjacent to The Village at Porter's Crossing residential project.

Lynn Harley, applicant, stated that many of their Ace Hardware stores are associated with U-Haul. It's a benefit to the community to have a couple of U-Haul services in Eagle Mountain. Each location or U-Haul business is limited to a certain number of moving trucks.

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

David Hall, business owner of Sunset Storage RV, stated that Ridley's Market has taken about half of his moving truck business. He was worried that other businesses in the Commercial zone would also request a Conditional Use Permit for a moving truck facility. His understanding was that the Commercial zone was not designated for moving truck services and that only another storage facility would be allowed to have a moving truck service. He said that Saratoga Springs has shut down many moving truck businesses that were not in the correct zones. He was concerned that this location was too close to residential townhomes. Many residents drop off trucks late in the evening or early in the morning. He has witnessed many times residents unloading moving trucks in the middle of the night.

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

Commissioner Wood felt that this would provide a great service to residents, so they would not have to go outside of Eagle Mountain City.

Mr. Jensen explained that Conditional Use Permit for moving trucks facilities are a prohibited use in the Commercial zone. The Commissioners would have to give an exception to the Municipal Code for this business. The Code should be amended to allow moving truck facilities in the Commercial zone before giving a Conditional Use Permit. Standards for this type of use will need to be outlined in the Commercial zone.

Commissioner Wright was concerned about Ridley's Market not being an appropriate location for this type of use. He did not feel that this property was designed for a moving truck business. There need to be appropriate and safe designated parking stalls for customers to pick up moving trucks. There should be a fence between residential housing and the moving truck business.

Mr. Harley said that the majority of the time employees will bring the moving truck around to the front for clients to pick up. If the employee is not able to bring the truck around to the front of the store then that employee will escort the customer to the truck. Ridley's Market plans on only having 6 trucks on site at a time.

Commissioner Everett was concerned about setting a precedent for these types of business not being in the proper zone. He explained that the applicant can appeal to the City Council if the Conditional Use Permit is denied.

MOTION: *Matthew Everett moved to deny the Ridley's - U-Haul Conditional Use Permit for the following reason:*

1. Moving and storage businesses are not permitted within the Commercial zone.

Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

C. Juniper Springs - Preliminary Plat, Public Hearing; Action Item:

Mr. Hadley explained that the proposal was for a preliminary plat for 84 townhome units on 11.58 acres (7.25 DU/AC). The project is located on Hidden Valley Parkway, east of Hidden Hollow Elementary School. This project is part of the Hidden Valley North preliminary plat and is vested with up to 100 units.

Commissioner Wood was concerned about the entrance to the development. He felt that the proximity was too close to the Pony Express Parkway intersection and the school.

Commissioner Anderson was concerned about overflow parking for the school adjacent to the development.

Travis Taylor, applicant, said that these are 6-plex units with large courtyards. The developers have reduced the number of units and have increased and widened the open space.

Commissioner Everett opened the public hearing at 7:00 p.m.

None

Commissioner Everett closed the public hearing at 7:00 p.m.

Commissioner Wright suggested adding some architectural design elements to the side elevations of the units adjacent to the public rights-of-way.

MOTION: *Brett Wright moved to approve Juniper Springs Conditional Use Permit. Matthew Everett seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

MOTION: *Brett Wright moved to recommend approval of the Juniper Springs preliminary plat and site plan to the City Council with the following conditions:*

- 1. Additional features should be added to the side elevations for the facades that are adjacent to public rights-of-way.*
- 2. The asphalt trails shall connect to Pony Express Parkway.*
- 3. An entry monument should be submitted for approval by staff, shown at one of the two accesses to the project.*

DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, and Brett Wright. Those voting nay: Rich Wood. The motion passed with 3 ayes and 1 nay vote.

D. Quick Quack Car Wash Site Plan, Public Hearing; Action Item:

Mr. Hadley said that this proposal was for a site plan located in the Porter's Crossing Town Center development on lot 4 and is approximately 1.14 ac in size. This proposed project is for a Quick Quack car wash facility.

Commissioner Anderson was concerned about the noise generated by the car wash.

Joseph Earnest, applicant, handed out a presentation booklet to all Commissioners (which was added to the Planning Commission Packet online and the Public Notice web page). He went through the layout of the project and the site plan. He explained that the dryer is the loudest part of the car wash at about 80 decibels. Traffic along Pony Express Parkway is louder than the dryer. Hours of operation will be from 7:00 a.m. to 7:00 p.m. in the winter and 7:00 a.m. to 9:00 p.m. in the summer.

Commissioner Everett opened the public hearing at 7:54 p.m.

None

Commissioner Everett closed the public hearing at 7:54 p.m.

MOTION: *Rich Wood moved to approve the Quick Quack Car Wash Conditional Use Permit. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

MOTION: *Rich Wood moved to recommend approval of the Quick Quack Car Wash site plan to the City Council with the following conditions:*

- 1. The applicant adds rock building materials to the entrance around the yellow and to the exit around the yellow of the building.*

Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Rich Wood, and Brett Wright. The motion passed with a unanimous vote.

5. Discussion Items

6. Next scheduled meeting: September 11, 2018

Commissioner Wood suggested adding architectural standards for multi-family units in the Municipal Code.

7. Adjournment

MOTION: *Brett Wright moved to adjourn the meeting at 8:11 p.m. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, and DeLin Anderson. The motion passed with a unanimous vote.*

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 23, 2018



Steve Mumford, Community Development Director

