

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JANUARY 15, 2008

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

Commissioner Maher called the meeting to order at 6:00 p.m.

**Roll Call**

Tom Maher, Matt Weir, John Linton, Craig Larrabee, Preston Dean

**Others Present**

Nate Shipp,

**City Staff Present**

Planning Director: Peter Spencer  
Senior Planner: Mike Hadley  
Senior Planner: Steve Mumford  
Planning Coordinator: Jenalee Harper

**1. Pledge of Allegiance**

Commissioner Maher led the Commission and Audience in the Pledge of Allegiance.

**2. Declaration of Conflicts of Interest**

None

**3. Status Report from City Council**

Mr. Spencer gave an update on the following items:

- A. Planning Commissioner & Public Works Director Appointed—Chris Trusty
- B. Letter of support from Saratoga Springs & Eagle Mountain to UDOT in favor of the Lehi 2300 West Plan.

Mr. Spencer displayed a map showing the different proposed east west roads through Lehi.

- C. Eagle Mountain & Saratoga Springs Boundary Adjustment

**4. Development Items**

**A. Saddle Junction Master Site Plan, Preliminary Plat & Final Plat - Public Hearing, Action Item**

Mr. Spencer explained that Saddle Junction is located on the southwest corner of Ranches Parkway and SR 73.

Mr. Spencer said that the current zoning is Satellite Commercial and that a carwash is a permitted use in that zone. Mr. Spencer explained that the definition does not specifically call out carwash but that the description is broad and would allow a carwash as a permitted use.

Mr. Spencer reviewed the different lots on the site plan and explained to the commission which buildings would be placed on each lot. Mr. Spencer explained that the use of each could be changed in the future. Mr. Spencer explained if the use changes dramatically the developer would have to come back to the Planning Commission with a site plan.

Mr. Spencer reviewed the proposed signage with the Planning Commission. Mr. Spencer explained that it complies with the development code.

Mr. Spencer explained that the architecture on the carwash plan will match all the other architecture for the other future buildings. Mr. Spencer explained that the developer would be held to the carwash plan being the architecture standards plan.

Discussion took place concerning the layout of the wash.

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Mr. Shipp explained that the carwash layout on the map has been laid out that way in order to help with the flow of traffic and it is the layout that works the best for the lot.

Mr. Shipp said that they have need for more signage rather than the one monument sign that is allowed by the Development Code.

Mr. Shipp asked the Commission if in addition to the monument sign if a second sign could be approved along Ranches Parkway so that they can advertise carwash specials.

Mr. Shipp also asked for a sign to be located on the road north of the Carisma Carwash to inform people that there is a carwash, because the carwash is in a set back location.

Commissioner Weir asked where on the carwash the sign would be placed.

Mr. Shipp explained that the sign would be placed above the window on the carwash.

Mr. Spencer referred the Commission to Chapter 16 Section 5.1 of the Development Code. Mr. Spencer read the following excerpt from the chapter: *In carrying out this responsibility, the Planning Director may also require signage applications to be reviewed by the Planning Commission in cases where signage is proposed that requires interpretation of these provisions or is otherwise unusual. This is not to be interpreted to mean that signage that violates this Chapter or specific provisions approved by the Planning Commission.*

Mr. Spencer also read the Chapter 16 Section 7 to the Planning Commission which states which signs are permitted.

Mr. Spencer explained that Staff's recommendation for signage would be only to approve the one proposed monument signage.

Mr. Spencer reviewed the conditions of approval with the Planning Commission.

Mr. Spencer explained that Staff would like to remove Condition Number 4, Dumpsters because the applicant at this time is unable to show where the dumpsters will be located until the actual business are built and occupied.

The Commission agreed to remove this item from the list of conditions.

Mr. Spencer said that one easement to the south needs to be adjusted to include a lot that was not included in the language. Mr. Spencer explained that this is so that the proper utilities can be taken directly to the lot.

Commissioner Dean asked what would initially be built in this proposed Site Plan Center.

Mr. Shipp explained that pads would be built for each lot and then the buildings would be phased out as they are filled with occupants.

Commissioner Maher asked what types of businesses would be located in the center.

Mr. Shipp explained that there would be the Car Wash, a Seminary Building, and a possible light automotive repair center and possibly a fast food store.

Commissioner Maher opened the public hearing at 6:44 p.m.

Commissioner Maher closed the public hearing at 6:44 p.m.

Commissioner Weir explained that he is not in favor of allowing an additional monument sign.

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**MOTION:** *John Linton moved that the Planning Commission approve the Saddle Junction Preliminary Plat and recommends approval of the Final Plat to the City Council, subject to the following conditions:*

**Planning Conditions:**

1. **EASEMENTS.** That the plat has the appropriate easement language as noted on the redlines and mentioned in the staff report above.
2. **MISC. REDLINES.** That the remaining redlines are addressed and approved.
3. **SCHOOL REGULATIONS.** That all state statues and city ordinances are followed with the required distances from certain commercial business to public institutions are maintained and followed.
4. **LIGHTING PLAN.** That a complete lighting plan is submitted and approved by the City.

**Engineering/Public Works Conditions:**

1. **WATER & SEWER DESIGN.** That an additional 8” main to feed lot #5 & #7 with the appropriate manholes are provided and shown on the plans. That the sewer draining on the south end of the project discharges as per the City Engineer’s approval.

**Fire Conditions:**

1. **HYDRANTS.** That two fire hydrants are added to lot 103, and one to lot 105.
2. **FAST FOOD.** Type 1 hood is required for the fast food.
3. **LOCK BOXES.** All commercial buildings require a lock box.
4. **REDLINES.** Other various redlines are approved.

**Landscaping Conditions**

1. **PARKINGISLANDS.** That the required landscaped islands with trees are added as per the redlines.
2. **BUFFER.** That the required buffers around the automotive site be provided.
3. **FENCING.** That six-foot privacy fencing between the future seminary building and the automotive and second retail site be provided.
4. **BERMING.** That a 3.5 ft berm is provided along the northern boundary of the project.
5. **SIGNAGE.** That irrigated landscaping is provided around any monument signage.
6. **PLANS.** That a colored plan is submitted and approved by the City.

*Preston Dean seconded the motion. Ayes: 5, Nays: 0. Motion Passed.*

**B. CARisma Carwash Site Plan – Public Hearing, Action Item**

(The CARisma Carwash was discussed with item A, The Saddle Junction Master Site Plan)

Commissioner Maher opened the Public Hearing at 6:47 p.m.

Commissioner Maher closed the Public Hearing at 6:47 p.m.

Commissioners Linton and Weir explained that they were not in favor of approving more signage for the carwash.

Commissioner Dean explained that he agreed with Commissioner Linton and Weir in allowing only the monument sign, and the sign on the building. Commissioner Dean explained that he felt the directional sign should be removed.

Commissioner Maher asked if the Commissioners were okay with approving the additional directional sign but not the monument sign. All Commissioners agreed.

Commissioner Dean asked if there was an office within the Carwash.

Mr. Shipp explained that there would be a room in which would be entered to collect the money from the change machines.

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Commissioner Dean asked why a lighting plan was one of the conditions and asked if one had been submitted.

Mr. Spencer explained that a lighting plan had been submitted for a carwash but that one had not yet been submitted for the entire Saddle Junction project.

Commissioner Dean said that he was okay with approving the project as long as Staff has approved the lighting plan and that there is sufficient lighting for the carwash.

**MOTION:**     *John Linton moved that the Planning Commission approves the Saddle Junction Preliminary and recommends approval of the Final Plat to the City Council, subject to the following conditions:*

1. **SIGNAGE.** That the applicant enter into a Sign Lease Agreement with the City. That the secondary monument sign is removed from the plans.
2. **UTILITY DEMANDS.** That the storm drain calculations are verified by the City Engineer.
3. **LANDSCAPE PLAN.** The landscape plan redlines are addressed and approved by City Staff. This includes the required, berming, and irrigation, as mentioned in the staff report.
4. **SCREENING.** The screening detail of the proposed dumpster is submitted.
5. **SNOW STACKING.** That there is snow stacking capacity of a 4" base over the entire parking lot. This needs to be shown on the plans.
6. **FIRE CODE.** A lockbox is required on the exterior of the building.
7. **SUBMITTED PLANS.** All redlines are addressed and approved by City Staff.

*Matt Weir seconded the motion. Ayes: 5, Nays: 0. Motion Passed.*

**C. Staff Proposed Development Code Amendments – Public Hearing, Action Item**

**Equine Overlay Zone**

Mr. Hadley explained that the 50 ft setback of a habitable dwelling had been removed from the original proposal.

Mr. Hadley explained that the setbacks for stables and corals had been removed and that for uncovered stables and corals that abut alleyways can be built on the property line and are exempt from the accessory structure setback requirements.

Mr. Hadley reviewed the different setback tables that were included in the presentation.

Commissioner Maher opened the Public Hearing at 6:59 p.m.

Commissioner Maher closed the Public Hearing at 6:59 p.m.

Mr. Shipp asked if there were any special setbacks for narrow and deep lots.

Mr. Hadley explained that there are lot frontage requirements in the Residential Chapter that would still keep the narrow deep lots from having the horse rights.

Mr. Shipp suggested allowing homes to move forward and wider and have coral in back with trail for loading and unloading of horses.

Mr. Spencer explained that there have been a lot of people requesting to get the side yard setbacks reduced so that a wider house could be put on a skinny lot but that the setbacks still stand as they are and have not been changed to accommodate the skinny lots.

**MOTION:**     *John Linton moved that the Planning Commission recommend approval to the City Council for the following proposed amendment to the Eagle Mountain City Development Code:*

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**1. Equine Overlay Zone. (To be added as a separate chapter in the development code.)**

*Preston Dean Seconded the motion. Ayes: 5, Nays: 0. Motion Passed.*

**Fencing**

Mr. Mumford explained that the fencing amendment is to allow chain link fencing in industrial areas, clarify the code for detached residential lots, prohibit chain link fencing in commercial and multi family areas and other general fencing regulations.

Mr. Mumford explained that a section on sport court fencing had been added. Allowing 6 foot high fence for sport courts but that it can not be the perimeter fencing for the lot.

Mr. Mumford explained that they are now proposing a 4 foot setback for fencing instead of the previous 6 foot proposal.

Commissioner Maher opened the Public hearing at 7:07 p.m.

Commissioner Maher closed the Public Hearing at 7:07 p.m.

**MOTION:** *John Linton moved that the Planning Commission recommend approval to the City Council for the following proposed amendment to the Eagle Mountain City Development Code:*

- 1. That Title 1 Sections 12.12 General Fencing Provisions and 12.13 Chain Link Fencing be revised as drafted on the attached document.**

**Revised as drafted in staff report. (Add language to minutes)**

*Preston Dean seconded the motion. Ayes: 5, Nays: 0. Motion Passed.*

**5. Other Business**

**A. Planning Commission Training: by David Church, Utah League of Cities & Towns (depending on time)**

Commissioner Maher asked that rather than watching the training video at this meeting that a copy be distributed to each of the Commissioners to review on their own time.

**6. Adjournment**

Commissioner Maher closed the meeting at 7:12 p.m.