

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 22, 2011 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: Karleen Bechtel, Preston Dean, John Linton and Tom Maher

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, and Johna Rose

ELECTED OFFICIAL PRESENT: Jon Celaya

VISITOR: Darcy Hanks

1. Pledge of Allegiance

Tom Maher led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Minutes

A. September 27, 2011 Planning Commission Meeting Minutes

MOTION: *John Linton moved to approve the September 27, 2011, meeting minutes. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote*

4. City Council Action Update

Steve Mumford reported that

- The City Council approved the Park Development Standards.
- The ladder sign agreement was tabled, awaiting proposal from the Lehi Area Chamber of Commerce.
- There is an OHV survey on the web page for input into allowing OHVs on roads or if a trail system should be designated.
- There is an environmental study being completed for the Pioneer Crossing Connection project.

5. Development Items

A. Site Plan - Wasatch Wake Park; Action Item, Public Hearing.

The wake park is being proposed on City property in Pony Express Regional Park. This is a review of the site plan for this project.

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Steve Mumford explained that we would need to approve a new site plan on public property. The Planning Commission and City Council approved applications for the Wasatch Wake Park in May of this year on SITLA-owned property south of the Pony Express Regional Park. Since then, Pat Panakos of The Wake Park Project has joined his efforts with those of Darcy Hanks, the original applicant, and the project has expanded dramatically. The City Administration and Staff have had various meetings with the applicants during the last several months, and the project is now moving forward. The City Council was shown a presentation concerning this wake park, along with a detailed cost/benefit analysis from the City's Management Analyst, on November 1st. The City Council approved the concept of the park on public property. Then on November 16 a town hall meeting was held to give the applicants a chance to present the information to the residents and respond to questions or concerns.

The current proposal involves a private/public partnership, in that the City provides the land for a lease, along with some utility infrastructure, and the company improves the land and provides recreation for the community. The current proposal includes two options: 1) Option A includes two rectangular lakes and the full-size lake; 2) Option B includes the full-size lake and either one rectangular lake or a modified site plan with two rectangular lakes in different locations. This is due to a property ownership issue in the northeast corner.

Darcy Hanks pointed out that he now has a partner that is an expert in the field. His partner Pat Panakos has helped with other wake board parks and had just helped open two others. What made Pat Panakos an expert in the field was a thing called the Carnival which is strictly rail riding. The Carnival changed wake boarding and made Pat Panakos a pioneer in the industry.

Mr. Hanks presented the two site plans, one with the Smiths' property included and one without the Smiths' 1.66-acre property. Mr. Hanks pointed out that the parking would come off of Eagle Mountain Blvd to parking lot with 70 parking stalls. Also a splash zone was designed away from the wake board area for safety.

Steve Mumford pointed out that the parking lot would be moved farther south, along with the building, so the larger lake could be repositioned and the parking would be lined up with the church parking lot. He said the accesses would be about 300-350 feet apart, and the southern access would allow for a dirt access continuing toward the rodeo parking.

Commissioner Maher asked what kind of traffic issues would be created, if a lot of people were coming and going from the park.

Steve Mumford responded that a DRC meeting was held with the department heads, Sheriff, and the Fire Chief. The Fire Chief wanted to know how fire trucks are going to be able to get in the park and turn around. The response was that there would be the same access as the rodeo or other big event.

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Commissioner Maher asked how many people have attended the rodeo events in the past.

Steve Mumford responded two thousand to thirty five hundred people. But there is a plan for temporary parking that would be adequate for the rodeo and then that same area could be used for events at the Wake Park.

Commissioner Linton questioned if the parking would be adequate for one thousand to four thousand people with only 70 parking spots.

Steve Mumford responded that large events would be spaced out and they would not have five large events each summer. Pat Panakos told us they would like a large event next year on the tour for this area. But on an average day there would not be a thousand people, but for the larger events it would be similar to the rodeo, and the rodeo will not have an event on the same day. The Sheriff's Office would be controlling parking at the large events.

Mr. Mumford pointed out that there was a concern about taking up regional park space for a specialty park, and that in the future we would have to purchase more land for softball fields, soccer fields and recreational sport.

Commissioners Dean and Maher believed that we need more specialty parks like the bike park and the skate park.

Steve Mumford pointed out that in their proposed agreement the park will be a part of the city recreational program. They will provide time for training kids, teachers, help with boy Scout merit badges (that deal with water), and provide discounts for residents on certain days.

Mr. Mumford recommended the Planning Commissions approve the Wake Park Project Site Plan with the following conditions:

1. Option A is approved contingent upon the purchase of the 1.66-acre "Smith" parcel. If the parcel is not purchased, Option B is considered approved.
2. Temporary toilets must be provided until permanent facilities are built.
3. County Health Department requirements must be met.
4. Engineered site plans, including utilities, landscaping, and irrigation plans must be submitted and approved by the City Staff prior to any installation or construction.
5. A 10-foot separation must be maintained from the power poles.
6. Vehicular access must be approved by the City Engineer, keeping a safe separation between access points and lining up accesses with those across the street, if possible.
7. Access must be provided toward the rodeo for rodeo parking.
8. Plans must be submitted for review and approval by the Planning and Building Departments for any structures. The towers and other structures will require building permits and inspections.
9. All park features/elements must be free and open to the public, except for use of the cable system and any merchandise or sales.

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10. Performance and security bonds must be provided for completion of the facility and/or remediation.

Commissioner Maher asked where the water would come from?

Steve Mumford responded that there are water rights that are tied to that regional park and they would fill up the lakes. Then the rest would be provided by the City for economic development incentives. The idea is that this park would draw attention, people and business to the area.

Commissioner Maher asked what recourse the City has if the park goes under.

Steve Mumford stated that there would be an exit strategy in the concession agreement.

Commissioner Maher asked if there would be some kind of bond?

Steve Mumford stated there would be a performance bond on the construction and a security bond for an exit strategy.

Commissioner Maher asked that they include the water in that strategy.

Steve Mumford stated that the applicant will be responsible to fill the lakes as needed and will be billed for the water.

Commissioner Dean was concerned with the parking, but would wait for the engineering plans. He suggested they move the parking lot down and that it could be configured in a way that not everyone is pulling in and out of the stacking lane. Mr. Dean asked if the facility building would be under a conditional use permit since it is a retail building.

Commissioner Linton requested that a conditional use permit be required due to the fact that the building is a permanent structure.

Steve Mumford explained that most cities allow concessions to be sold on city property, but with the building being a permanent structure, he would talk to the City Attorney on that issue, so it would be reflected in the concession agreement.

Commissioner Maher opened the public hearing at 6:42 p.m.

Councilman Jon Celaya explained the concerns he had were for public safety, and the water use is a public safety issue. Another concern the City Council had in the future was that there would not be enough park space for soccer fields and softball fields if needed. The City Council also discussed the idea of a performance bond.

Commissioner Bechtel asked what would happen to the water in the winter.

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Councilman Jon Celaya responded that nothing was set in stone, but the cable system can be used to pull skiers and snowboarders, and when it freezes people can ice skate on it.

Steve Mumford stated the applicants would like it to be used as much as possible.

Commissioner Maher closed the public hearing at 6:46p.m.

MOTION: *John Linton moved to recommend the Wake Park Project site plan to City Council with the recommendations set forth in the staff report. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote*

B. Development Code Amendment – Chapter 17.37 Business Park Zone; Action Item, Public Hearing.

The proposal for a new zoning district that would allow for professional offices, light manufacturing, and multi-family or mixed-use residential, as well as other uses.

Steve Mumford explained the proposal for the new zoning district. The main purpose of this change is to create a zone that provides opportunities for business park uses and mixed-use or multi-family residential uses in the same area, while not allowing manufacturing or heavy industrial uses. It is basically a more flexible alternative to the Industrial Zone – one that is more compatible when placed near existing residential areas.

This zone is being created following discussions concerning the Spring Run project. A large area in that project near the highway was shown as Business Park, and was considered Industrial Zoning to this point. This area and the Talon Cove Industrial site to the west adjoin residentially planned land, and are both located at the main entrance to the City. Both the applicants and the City desire that these projects contain attractive business park uses. The Industrial zoning, however, allows for manufacturing and other less attractive and potentially incompatible uses. In order to not create specific exceptions to zoning uses in master development agreements, this new zone is being proposed.

This zone allows for offices, research and development, retail, entertainment, hotels, hospitals, and similar uses, and conditionally allows for mixed-use and multi-family residential, light manufacturing, and some other service uses. Manufacturing businesses, sexually-oriented businesses, single-family residential, junk yards, and animal rendering or processing uses are specifically prohibited.

Most development standards are left to be quite flexible, including setbacks, building height, lot size, etc., to be determined during a site plan review. Building height restrictions may be considered during a site plan review for properties within 1 mile of Camp Williams based upon feedback from the Utah National Guard concerning their helicopter flight paths. More information will be produced in the Joint Land Use Study

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that is currently underway with Camp Williams and the surrounding communities and agencies. Height restrictions would also be considered for properties near an airport.

Commissioner Dean asked what reason a fence would not be needed around this type of area.

Steve Mumford explained it would depend on the use of the building or property. Example: there could be a building with residential on top, retail commercial on bottom with an office space next door.

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

No public comment was made.

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

MOTION: *John Linton moved to recommend the proposed Development Code Amendment (Chapter 17.37 Business Park Zone a new zoning district) to City Council. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote*

C. Development Code Amendments – Chapter 17.65 Home Businesses, Chapter 17.05 General Provisions; Action Item, Public Hearing.

Business Licensing responsibilities were recently transferred to the City Recorder's Office. This amendment removes the Planning Director as the approval authority and instead refers to the License Official.

Steve Mumford explained that the responsibilities for business licensing were recently transferred to the City Recorder's Office. There are nine instances in this chapter where the Planning Director or Planning Department is being removed and/or replaced with "License Official or designee."

Health care businesses would also be removed from "Prohibited Home Businesses." These types of businesses would still be required to follow the other home business requirements.

Commissioner Linton reminded everyone why health care in home business was added to the prohibited list. Issues were that it creates hazardous waste and that hazardous waste did not belong around residential homes.

Steve Mumford explained that a year ago the Building Department made a determination that had building inspections would not be required for businesses to be located in a home that already received the proper inspections and a certificate of occupancy. The Fire Department continues to perform inspections of daycares, preschools, salons, and similar home businesses. If a business is proposed to be located in a basement that was

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finished without a building permit and inspections, or an addition to the home that requires a building permit, then the Building Department will deny the business license until the permit and inspections are received and performed. They will remain available for any consultations or review, if needed.

“Fire Extinguishers” and “Traffic Plans” will also be removed from the required supporting materials to be submitted with the application. The fire extinguishers are checked and required during the fire inspection, and so there is no need to submit evidence of an extinguisher with the application. Traffic generation for home businesses is not allowed to exceed 12 clients per hour and 24 per day. This means that whether or not they have a traffic plan, businesses are allowed to have this amount of traffic. Requiring a traffic plan would be subjective, simply depending on which businesses are expected to increase traffic, etc. There are parking requirements in the chapter, as well.

The City Council was listed in the approval process to handle petitions for exceptions from the standards, while the Planning Commission was referred to in other sections of this chapter. It was felt that exceptions should be petitioned to the Planning Commission rather than the City Council.

Commissioner Maher opened the public hearing at 7:01p.m.

No public comment was made.

Commissioner Maher closed the public hearing at 7:01p.m.

MOTION: *John Linton moved to recommend the proposed Development Code amendment to Chapter 17.65 Home Businesses to City Council, with the recommendation that an item be added: no medical, biohazards use or hazardous waste be allowed in a home business. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

D. Development Code Amendment – Chapter 17.80 Sign Regulations and Sign Permits; Action Item, Public Hearing.

This proposal is to allow signs for home businesses with certain restrictions.

Steve Mumford explained the main purpose of the sign would not be to advertise a business, but simply direct people searching for the business to the home. Following is a list of these cities/counties and the maximum size of sign they allow for home occupations:

- Not Allowed – (Tooele, Lehi, Hurricane, Provo, Holladay)
- 1 Square Foot - (Sandy, Salt Lake City, Kaysville, Farmington)
- 2 Square Feet – (Fillmore, Huntington, Highland, Bluffdale, Heber City, Duchene County, Wasatch County, Clinton, Springville, Weber County)
- 3 Square Feet – (Salt Lake County, Clearfield)

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- 4 Square Feet – (Layton, Saratoga Springs)
- 9 Square Feet – (Payson)

The proposal is to allow one sign a maximum of four square feet in size for any home business that is licensed by Eagle Mountain City. This sign must be located on the front of the principal dwelling and may not be illuminated. The reason that it would be located in the front rather than leaving it more open to the location would be so that major roads with fences and the backs of homes are not lined with various colors and styles of banners or other signs, which would detract from the feel and look of the community, such as Ranches Parkway, Pony Express Parkway, Highway 73, or Eagle Mountain Boulevard. Free-standing signs were considered as an option, but these signs are more obvious and can detract from the “residential” neighborhood.

Commissioner Maher opened the public hearing at 7:05 p.m.

No public comment was made.

Commissioner Maher closed the public hearing at 7:05.m.

MOTION: *John Linton moved to recommend the proposed Development Code Amendment to Chapter 17.80 Sign Regulations and Sign Permits for home businesses to City Council. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

6. Discussion Items

A. The General Plan; Discussion Item

Discussion concerning the General Plan update (guiding principles, goals).

Steve Mumford explained that he would like to keep this discussion item going every meeting or every other meeting, so it can stay on track.

Mr. Mumford explained that State Code requires each municipality to prepare and adopt a comprehensive, long range General Plan for present and future needs of the municipality, growth and development of all or any part of the land within the municipality. Plans should be updated every five years but planned out for twenty- plus years.

The City vision in the General Plan is to become Utah County’s most desirable place to live, work and play. Mr. Mumford presented the eight or nine guiding principles to the Commissioners for review.

Commissioner Maher requested that if there are any changes, Mr. Mumford copy all the Commissioners for review.

Steve Mumford explained that in this meeting he would like to talk about transportation strategies and parks and recreational strategies. Most general plans are broken down into

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goals, policies, and strategies. The City has the guiding principles as the main goals, then strategies, and then those are broken down into detailed items that are then implemented.

Transportation Goals and Strategies

- Provide and maintain an extensive biking and running trail network that connects to regional trail and/or bike lanes
- Collaborate to provide a multi-modal transportation system locally and regionally.
- Create a connected street network through the city
- Collaborate regionally to provide greater highway and/or freeway options to I-15 and the Mountain View Corridor.
- Provide attractive and walkable streets.
- Preserve the viability of future roads through corridor preservation.
- Maintain safe streets and intersections.

The Planning Department will take these to the Public Works Board and staff for feedback.

Commissioners believed that a broad, general, and clear plan would help people understand and would be easier to achieve.

Steve Mumford reminded them that it is required by State law and that it needs to follow our general codes. If there is a code change, a rezone, or a project that does not meet with these items it should not be approved unless there is an amendment change. He asked if anyone had questions on the transportation strategies? Then He moved on to the Parks and Open space strategies.

Parks & Open Space strategies:

- Follow the Parks and Open Space Master Plan and provide updates when necessary.
- Provide a system of parks connected by trails.
- Promote Eagle Mountain as a regional recreation destination.
- Provide recreational opportunities for all ages, incomes, and lifestyles.
- Provide sufficient parks for the population.
- Improve parks that are significant to the recreation program or city events.
- Provide attractive parks and open spaces that minimize maintenance costs and are unique to Eagle Mountain.

The last item is an update the General Plan timeline. It was extended by one month because it takes a while to complete the process. The plan is to get this done by December, 2012.

B. Other City Business

7. Next Scheduled Meeting: December 13, 2011.

8. Adjournment

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

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APPROVED BY THE PLANNING COMMISSION ON DECEMBER 13, 2011.


Steve Mumford, Planning Director