

MINUTES OF THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, April 12, 2005

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

Roll Call:

Commissioners Present: Tom Maher, Chris Kemp, John Malone, Mike Hansen

Others Present:

Rodger Knell, LDS Church/Knell Architects; Keena Price, Resident; Marylyn Lloyd, Resident; Mark Lloyd, Resident; Candy Bateman, Resident; Kent Price, Resident; Paul Beckstead, Scenic Development; Willy Miller, Datus Archery; Carl Allred, Carl Allred Ladder Sign.

City Staff:

Planning Director: Shawn Warnke
City Planner: Adam Lenhard
City Engineer: Chris Trusty
City Council Liaison: Vincent Liddiard
Planning Coordinator: Jenalee Cheever

1. Pledge of Allegiance

Tom 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. Warnke explained that the 14400 West Road Closure has been approved by the City Council. Mr. Warnke explained that Valley View A & B were tabled because the developer still needs to work with Camp Williams to get the road approved. Mr. Warnke stated that the Development Code and General Plan Amendments were approved with a change of the front setback to thirty feet in tier 1. Mr. Warnke explained that the John Celaya Sign Permit was also approved by the city council.

4. Approval of Minutes

A. March 22, 2005

MOTION: *Mike Hansen made a motion to approve the minutes of March 22, 2005.*

John Malone seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

5. Development Items

A. West View Heights Rezoning, Public Hearing – Action Item

Mr. Warnke explained that West View Heights is located along SR 73 in between Cedar Pass Ranch and the Meadow Ranch subdivision and the application is to rezone the

property from Agriculture to Residential, the land is currently identified in the General plan as "Rural Residential."

Tom Maher opened the public hearing at 6:07 p.m.

Candy Bateman explained that she lived in the log home that was directly across from the rezoning. Mrs. Bateman explained that she would like to see the zoning stay the same and that the lot sizes stay at five acres.

Kent Price explained that he lived two lots down from the Bateman's. Mr. Price stated that he would like to keep the setbacks large enough so that houses are not built too close to the ridge. Mr. Price explained that if the setback was large enough the homes along the ridge would not obstruct his view. Mr. Price explained that if all lots in Cedar Pass Ranch have a ten foot easement making the trails twenty feet wide and that if homes were built along the edge then it would restrict the trail to only ten feet wide.

Marylyn Lloyd stated that her concern would be the increase in traffic. Mrs. Lloyd stated that she would like to know what types of homes were going to be built in the proposed West View Heights subdivision. Mrs. Lloyd stated that another one of her concerns was the density of this project.

Mark Lloyd stated that he would like to see this subdivision stay consistent with the Cedar Pass Ranch subdivision, such as the fencing. Mr. Lloyd stated that his major concerns were the density of the subdivision and the increase in traffic.

Tom Maher explained that UDOT is responsible for the widening of roads, he suggested that the residents contact them regarding any issues concerning the roads.

The public hearing closed at 6:20 p.m.

Mr. Warnke explained that the Planning Staff recommends that an equestrian trail be accommodated and that it not be an easement but rather be dedicated as public open space so that the City owns the property. Mr. Warnke explained that twenty feet would be adequate for a trail of this type.

Tom Maher asked Mr. Warnke to explain the CC&R's to the Commission and Audience.

Mr. Warnke explained that the City does have some minimum requirements regarding the size of homes and that that would be included in the CC&R's.

Tom Maher asked the developer where he was at with the CC&R's.

Paul Beckstead explained that the CC&R's had not been discussed much. Mr. Beckstead stated that the CC&R's would follow some similar guidelines as Cedar Pass Ranch. Mr. Beckstead explained that a rock wall being installed at the front of the subdivision was being discussed. Mr. Beckstead stated that they were aiming for a nicer neighborhood to fit in with the current surroundings.

Tom Maher asked the Commission if they had any concerns.

Chris Kemp stated that his only concern would be to accommodate the traffic but that this particular issue is mainly in the hands of UDOT.

MOTION: *Chris Kemp moved that the Planning Commission recommend approval to the City Council of an ordinance that will rezone the "West View Heights" parcel from the Agriculture Zone to the Residential Zone, not to exceed the density of 1.6 dwelling*

units as per the General Plan Future Land Use Map classification of Rural Residential.

Mike Hansen seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

B. Silver Lake LDS Church, Site Plan & Conditional Use – Public Hearing

Mr. Lenhard explained that the proposed LDS Stake Center is located at the intersection of Pony Express and Silver Lake Parkway.

Mr. Maher asked Mr. Lenhard what the width was of the entrances to the parking lot.

Mr. Lenhard stated that they were twenty six feet wide.

Discussion took place regarding the entrances to the parking lot.

Mr. Maher stated that he would like to see the entrances widened to allow for better a traffic flow.

Tom Maher opened the public hearing opened at 6:48 p.m.

Tom Maher closed the public hearing at 6:48 p.m.

MOTION: ***Mike Hansen moved that the Planning Commission approves the Conditional Use Permit and recommends approval of the Site Plan to the City Council subject to the following conditions:***

- 1. SECURITY FOR ACCESS. That some type of security is placed for the removal and landscaping of the access on Pony Express and construction of the future access to the west.***
- 2. ENTRANCES. That the entrances are widened and realigned to allow for better traffic flow. That clear vision triangles are observed.***
- 3. SILVER LAKE MONUMENT. That the church plans are redrawn to show the correct property line of the Silver Lake monument in the north east corner of the property.***

Chris seconded the motion. Ayes: 4, Nays: 0.

C. Village Pizza Sign Permit Application – Action Item

Adam Lenhard explained that Village Pizza is requesting consideration of one Directional/Advertising Business at the intersection of Ranches Parkway and State Road 73 need for signage be diminished.

Mr. Lenhard stated that the applicant understands that they are required to construct the sign. Mr. Lenhard explained that Village Pizza would put their own sign in one of the spots and rent out the other to another local business.

Mr. Maher asked how future signage would be handled.

Mr. Lenhard explained that part of it would be handled with the next application. Mr. Lenhard explained that Mr. Hazard's sign would say something like "Left Eagle Mountain Business Campus" and the other one would have an arrow point down and say "Parkway Crossroads Commercial Plaza" Mr. Lenhard explained that there is definitely an issue with more businesses coming in and wanting more signage. Mr. Lenhard explained that

there are other locations for these signs but not many and that it is somewhat of a first come first serve basis.

Mr. Warnke explained that the City hopes that as the City continues to grow that there will not be a need for this signage.

Tom Maher asked how long the lease agreements are for.

Mr. Lenhard explained that the lease agreement is for a potential period of three years and that the City can cut that short.

Mr. Warnke explained that the signage would be reviewed on a yearly basis and at that time it would be determined whether or not the ladder sign is need any longer.

Mr. Warnke explained hopefully in time there will be no need for the business signage anymore because the businesses will be more established, eliminating the need for the signage.

Mr. Lenhard explained that Scott Hazard is building a monument sign and that that would eventually serve for those businesses eliminating the need for the ladder sign.

MOTION: *Chris Kemp moved that the Planning Commission recommend approval of the Village Pizza Commercial Ladder Sign Permit Application to the City Council subject to the following conditions:*

- 1. SIGN CONSTRUCTION.** *That all signage is constructed in accordance to the dimensions specified in Title 1, Chapter 15 of the City's new Development Code (see Schematic 15.3-Directional/Advertising Business Signage). That the signage is similar in color (earth tones) to that of the signs in The Ranches Area.*
- 2. LOCATIONS.** *That the Planning Department identifies the exact locations with the applicant prior to installation (so that the clear vision triangles are observed etc.) That subdivision monument signs are not obstructed by the ladder signs.*
- 3. LEASE AGREEMENT.** *That the City Council approves the lease agreement specifying copy control, insurance, maintenance, time frames, and mechanics' liens. That the sign lease fees are paid in full - \$300 per sign per year.*
- 4. SIGN COPY.** *That the applicant may not advertise on the sign for lease spots available. That each business is limited to one 48" x 72" spot per sign.*

Mike Hansen seconded the motion. Ayes: 4, Nays: 0.

D. Carl Allred Sign Permit Application – Action Item

Mr. Lenhard explained that Carl Allred is requesting consideration of 15 Model Homes Ladder signs throughout the Ranches. Mr. Lenhard explained that the inserts for these signs are 16' by 64' in diameter. Mr. Lenhard explained that staff recommends that sign number 2 be taken out of the median and placed on the side of the road.

Mr. Lenhard explained that the applicant has been doing a lot of legwork to ensure that if this application gets approved that all of the slots on the ladder signs will be filled by various builders.

Mr. Lenhard explained that the conditions for this application were that the signs need to be full, that the signs are constructed according to the City's code and that the Planning

Department identifies the locations of these signs with the developer, and that the lease agreement is signed.

Mr. Lenhard explained that the intention of the whole signage ordinance is to eventually eliminate the need for signage. Mr. Lenhard explained that the Staff hopes that eventually the businesses will be known well enough that there will be no more need for these signs.

MOTION:

John Malone moved that the Planning Commission recommend approval of Carl Allred's Model Home Ladder Sign Permit Application subject to the following conditions:

- 1. CAPACITY. That the applicant must demonstrate the ability to keep his signs full in order for the lease to be renewed. That signs which can not be filled or are no longer needed will be removed.***
- 2. SIGN CONSTRUCTION. That all signage is constructed in accordance to the dimensions specified in Title 1, Chapter 15 of the City's new Development Code (see Schematic 15.1-Model Home Signage). That the signage is similar in color (earth tones) to that of the signs in The Ranches area.***
- 3. LOCATIONS. That the Planning Department identifies the exact locations with the applicant prior to installation (so that clear vision triangles are observed etc.). That subdivision monument signs are not obstructed by the ladder signs.***
- 4. LEASE AGREEMENT. That the City Council approves the lease agreement specifying copy control, insurance, maintenance, time frames, and mechanics' liens. That the sign lease fees are paid in full -\$300 per sign per year.***
- 5. SIGN COPY. That the applicant may not advertise on the sign for leasing spots available. That each builder is limited to on 16" 64" spot per sign.***
- 6. Relocation. That signs are relocated as follows:***

Sign 1- Will have to be converted from a commercial sign to a model home sign.

Sign 2- needs to be moved from the median to the east shoulder of Ranches Parkway, south of the Eagle's Gate entrance.

Sign 3- needs to be moved from the median to the east shoulder of Ranches Parkway, south of the Anthem on the Green entrance.

Sign 8- needs to be moved from the median to the west shoulder of Ranches Parkway, in between the entrance to Willow Springs and the intersection of Ranches and Pony Express.

Signs 10 and 13- need to be moved from the median to the south side of Pony Express.

Sign 11- needs to be moved from the median to the north side of Pony Express.

Sign 15- current location is acceptable, but may need to be relocated or removed in the future as new development occurs.

Chris Kemp seconded the motion. Ayes: 4, Nays: 0.

E. Scot Hazard Sign Permit Application – Action Item

This Item was discussed with item number C, Village Pizza Sign Permit Application.

Scot Hazard is requesting consideration of one Directional/Advertising Business near the intersection of Ranches Parkway and State Road 73 to provide signage for the Business Campus and the Parkway Crossroads commercial center.

MOTION: *Mike Hansen moved that the Planning Commission recommends approval of Scot Hazard's Commercial Ladder Sign Permit Application to the City Council subject to the following conditions:*

- 1. SIGN CONSTRUCTION.** *That all signage is constructed in accordance to the dimensions specified in Title 1, Chapter 15 of the City's new Development Code (see Schematic 15.3-Directional/Advertising Business Signage). That the signage is similar in color (earth tones) to that of the signs in The Ranches area.*
- 2. LOCATIONS.** *That the Planning Department identifies the exact location with the applicant prior to installation (so that clear vision triangles are observed etc.) That subdivision monument signs are not obstructed by the ladder signs.*
- 3. LEASE AGREEMENT.** *That the City Council approves the lease agreement specifying copy control, insurance, maintenance, time frames, and mechanics' liens. That the sign lease fee is paid in full - \$300 per sign per year.*
- 4. SIGN COPY.** *That the applicant may not advertise on the sign for lease spots available. That each business is limited to one 48" x 72" spot per sign.*

Chris Kemp seconded the motion. Ayes: 4, Nays: 0.

F. National Field Archery Association (NFAA), Archery Golf at The Ranches, Action Item

Mr. Warnke explained that the DATUS Archery club is requesting approval of a temporary archery range for April 23 & 24, May 7 & 8, and May 21 & 22 in the Hidden Valley area of The Ranches.

Mr. Warnke explained that is located right off of the Hidden Canyon subdivision. Mr. Warnke explained that this is the last year that the NFAA will be able to hold the archery golf here because development will begin in the upcoming year.

Mr. Malone asked if there was adequate parking for this event.

Willey Miller explained that there is a dirt road and that there is a large dirt field to park in for those participating in the event. Mr. Miller stated that he would water down the road and parking areas so that not so much dust will be kicked up from people driving and walking around up there.

MOTION: *Chris Kemp moved that the Planning Commission recommend approval to the City Council of the temporary archery range subject to the following conditions:*

- 1. That the temporary archery range be permitted for April 23 & 24, May 7 & 8, and May 21 & 22.**
- 2. That the applicant obtains special burn permits for any campfires and complies with all requirements outlined by the Fire Chief.**
- 3. That the site be returned to its precondition state following the event.**
- 4. That there are sufficient public facilities such as restrooms.**
- 5. That if the special event creates an increase in the demands for public safety services that those services shall be provided by the applicant.**
- 6. That the archery range complies with safety standards for Utah County Sheriff's Office and the National Field Archer's Association (NFAA) and that the applicant provides security to monitor the perimeter of the archery range to prohibit non-participants from accessing the range.**
- 7. That the City Recorder and City Attorney ensure that all of the insurance forms and the permission of the property owners have been submitted.**

8. That ATV are allowed in conjunction with this event and are limited to existing dirt roads.

Mike Hansen seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

G. Holiday Oil Convenience Store, Car Wash and Gas Station, Concept Plan – Discussion Item

Adam Lenhard explained that the Holiday Oil Convenience Store, Car Wash and Gas Station parcel is located at the southwest corner of The Ranches Parkway and Pony Express Parkway. Mr. Lenhard explained that there would be three access into the project. Mr. Lenhard stated that the applicant has brought additional image to show the Commission.

Mr. Lenhard stated that the sign for this gas station would be a monument sign with rock and then the chevron logo with the gas prices. Mr. Lenhard stated that two monument signs are being proposed, one along Ranches Parkway and the other along Pony Express Parkway.

Mr. Lenhard explained that there would two automatic car washes and that the canopy would also have some rock on it so that the store, the car washes, the monument and the canopy will all tie together.

Rodger Knell explained that the landscaping would stay consistent with what is already in the area.

Mr. Lenhard explained that 40 feet was found adequate enough for the entrances but that Staff would suggest that the islands in the middle be removed so that larger vehicles can turn in without running over the curb and for maintenance issues.

Mr. Warnke explained that the lighting issue was discussed. Mr. Warnke explained that the lighting would need to be pointed downward so that it does not bother the neighboring homes.

Mr. Knell explained that there would be two automatic drive thru car washes.

Tom Maher asked what type of products would be sold at the convenience store.

Mr. Knell explained that items sold would be the typical convenience store items such as chips, soda, candy and etc. Mr. Knell stated that some grocery store type items would be sold as well because there is not a grocery store around.

Discussion took place regarding the selling of alcohol and cigarettes.

Mr. Warnke explained that the code does allow for it to be sold.

Mr. Knell explained that there would be two fuel tanks.

6. Other Business

None

7. Adjournment

The meeting adjourned at 8:00 p.m.