



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 12, 2023, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Robert Fox, and Brent Strong. Alternate Commissioner Jimmy Eaton was absent.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Allen called the meeting to order at 5:33 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – Concept Plan Regarding the Mountainland Supply Site Plan.

Senior Planner David Stroud presented the item for Mountainland Supply a wholesaler of plumbing, heating, cooling, piping, and other supplies. A new location is desired and the applicant has acquired property in the recently approved/recorded Rush Creek subdivision. Staff has reviewed two proposed site plans with submittal dates of January 16, 2024 and February 8, 2024. Staff redlined each submitted architectural plan as not compliant with Eagle Mountain Municipal Code (EMMC) requirements. The purpose of the concept review is for the applicant to receive feedback regarding the architecture.

The west elevation contains a large panelized and featureless surface and two material elements, one of which, metal, can only be used as an accent. The architectural requirements are implemented to provide an aesthetically pleasing building and should only be altered under specific circumstances. This subdivision is new and this may likely be the first building constructed and set the tone of future development. The location is near residential development and Eagle Mountain Boulevard. The State is planning on a future freeway in the area which makes this area a highly visible location.

A third set of elevation plans have been submitted that staff is in the process of reviewing. The new plans have building trim and gutters in an accent color, horizontal cementitious wall panels, metal channel frames overhanging the windows with metal roofing, and prefinished metal wall panels in a color different than the cementitious wall panels. Staff feels that the building would be appropriate in the Sweetwater Industrial Overlay Zone but requires higher architectural elements for this zone.

Bert Bradford, the property owner, said building construction costs and land costs have increased but lease rates have not increased proportionally. Mountainland Supply has outgrown the size and the height of its current buildings. The metal on the front of the building is a smooth, insulated panel that looks different than the typical, less expensive corrugated metal. He feels that the two sides of the building screened by the six-foot wall should need less architectural attention. The west elevation will possibly not be visible once the adjacent property is developed as it will likely face the side of another building. Eaves are prone to snow-load issues and damage. The parapet heights could be adjusted.

Discussion ensued regarding the following:

- Setbacks permitting construction of buildings up to the property line if permitted by fire code standards;
- The use of multiple colors and materials elevating the design and being appropriate for this business type;

- Clarification that the property is zoned Light Manufacturing/Distribution and is classified as office and business uses;
- Concerns with permitting reduced standards that fail to meet Municipal Code;
- The potential negative impacts of creating a precedent and setting a tone noncongruent with the future businesses and adjacent uses;
- The ability of the approval authority, the City Council, to approve relaxed design standards at their discretion;
- Staff recommendations for changes to the landscaping plan to meet standards and to increase screening; and
- The capability to update Municipal Code to allow new materials as they become available if they are agreeable to the City.

Planning Director Brandon Larsen stated that he believes it is within the purview of the Planning Commission to make recommendations to the City Council for a relaxation of or amendments to Municipal Code standards.

Commissioner Allen adjourned the work session at 6:02 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Allen called the policy session to order at 6:32 p.m.

2. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. February 27, 2024 Planning Commission Minutes

MOTION: *Commissioner Allen moved to approve the February 27, 2024 minutes. Commissioner Strong seconded the motion.*

Those Voting Yes

- ☒ **Jason Allen**
- ☐ **Jimmy Eaton**
- ☒ **Robert Fox**
- ☒ **Rod Hess**
- ☒ **Brent Strong**

Those Voting No

- ☐ **Jason Allen**
- ☐ **Jimmy Eaton**
- ☐ **Robert Fox**
- ☐ **Rod Hess**
- ☐ **Brent Strong**

Those Abstaining

- ☐ **Jason Allen**
- ☐ **Jimmy Eaton**
- ☐ **Robert Fox**
- ☐ **Rod Hess**
- ☐ **Brent Strong**

Those Absent

- ☐ **Jason Allen**
- ☒ **Jimmy Eaton**
- ☐ **Robert Fox**
- ☐ **Rod Hess**
- ☐ **Brent Strong**

The motion passed with a unanimous vote.

5. Status Report

Mr. Larsen reviewed the planning items discussed and voted upon during the March 6, 2024 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM/PUBLIC HEARING – Firefly NPA 8 Phase B – Preliminary Plat

Senior Planner Robert Hobbs presented the item. Submittal of the Preliminary Plat made the subject of this report comes on the heels of the City's approval of an amended Master Development Plan and associated Master Development Agreement. The amendments recomposed the 2010 approved Pole Canyon development project into the Firefly planned community with a collection of design and other changes. The community is still divided into re-defined neighborhood planning areas and Firefly 8 B is but one of many preliminary plats that will expectedly be submitted to the City for review and approval. Firefly NPA 8 Phase B consists of 709 lots on 154.42 acres with 29.78 acres of asphalt pavement and 20.40 acres of open space. The preliminary plat contains 503 single-family lots and 206 multifamily lots resulting in a density of 3.72 units per acre.

The applicant submitted a memo and exhibit with proposed block lengths for categories of lower-density living proposed to fall within the block length tier level of R1, R2, and R3 zones and a high-density living area to fall within the block length tier level of RC, MF1, and MF2 zones rather than meeting a specific zoning category as the areas have a combination of lot sizes and product types.

Staff recommends to approve the preliminary plat with the condition to adjust block lengths to meet the agreeable standards as relevant to be reviewed and approved by staff.

Applicant representative, David Vitek with Firefly and Candlelight Homes, presented an overview of the project, the progress on the development, and an update on the installation of the amenities. He expounded on the information in the memo and clarified that with the mixture of lot sizes, they feel the development is most congruent with the R3 block length standard of 800 feet to 1,100 feet. One of their main objectives is to provide connectivity within the project to the parks and amenities. They verified the block lengths meet the R3 standard and have provided the requisite midblock connections. He clarified that the open space is being developed with the associated plats per the original approval and is not being transferred to a different plat.

Discussion ensued clarifying block length standards. Irrigation systems will be used to establish the native landscaping. During future review, staff will verify the block length standards approved for the preliminary plat are appropriately applied.

Commissioner Allen opened the public hearing at 7:05 p.m. As there were no comments, he closed the hearing.

Commissioner Allen stated that the proposed block lengths appear to meet the intention of City standards and the characteristics and desired connectivity of the Firefly development.

MOTION: *Commissioner Allen moved to approve the preliminary plat for Firefly NPA 8 Phase B with the condition that the applicant shall adjust block lengths to meet the agreeable standards as relevant to be reviewed and approved by staff. Commissioner Hess seconded the motion.*

Those Voting Yes

☒ Jason Allen
☐ Jimmy Eaton
☒ Robert Fox
☒ Rod Hess
☒ Brent Strong

Those Voting No

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

Those Abstaining

☐ Jason Allen
☐ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

Those Absent

☐ Jason Allen
☒ Jimmy Eaton
☐ Robert Fox
☐ Rod Hess
☐ Brent Strong

The motion passed with a unanimous vote.

7. Discussion Items

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for March 26, 2024.

9. Adjournment

MOTION: *Commissioner Hess moved to adjourn at 7:10 p.m. Commissioner Strong seconded the motion.*

Those Voting Yes

☒ ***Jason Allen***
☐ ***Jimmy Eaton***
☒ ***Robert Fox***
☒ ***Rod Hess***
☒ ***Brent Strong***

Those Voting No

☐ ***Jason Allen***
☐ ***Jimmy Eaton***
☐ ***Robert Fox***
☐ ***Rod Hess***
☐ ***Brent Strong***

Those Abstaining

☐ ***Jason Allen***
☐ ***Jimmy Eaton***
☐ ***Robert Fox***
☐ ***Rod Hess***
☐ ***Brent Strong***

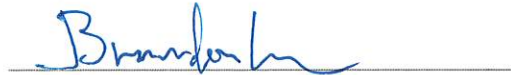
Those Absent

☐ ***Jason Allen***
☒ ***Jimmy Eaton***
☐ ***Robert Fox***
☐ ***Rod Hess***
☐ ***Brent Strong***

The motion passed with a unanimous vote.

The meeting was adjourned at 7:10 p.m.

Approved by the Planning Commission on March 26, 2024.



Brandon Larsen
Planning Director