

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MAY 10TH, 2016 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

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Meeting Minutes
 - A. April 12th, 2016
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Chapter 17.100.040 Development Code Amendment – Public Hearing, Action Item
A staff proposed code change allowing for Master Site Plans to serve as Preliminary Plats
 - B. Chapter 17.60 Development Code Amendment – Public Hearing, Action Item
A staff proposed code change requiring masonry or decorative concrete walls between commercial and residential developments
 - C. Chapters 17.10 & 17.25 Development Code Amendments – Public Hearing, Action Item
A staff proposed code change clarifying the definition of “Manufactured home or dwelling”.
Update of conditional and prohibited uses in the Residential zone, and the addition of minimum design standards in the Residential Zone.
5. Next scheduled meeting: May 24th, 2016
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY APRIL 12, 2016 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: Wendy Komoroski, Matthew Everett, John Linton, and Mike Owens. Excused: Daniel Boles.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, Senior Planner; Tayler Jensen, Planner, Ikani Taumoepeau, Economic Development Director; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

- A. February 23, 2016
- B. March 8, 2016

MOTION: *Wendy Komoroski moved to approve the February 23, 2016 and March 8, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. Eagle Mountain Commercial Plat A, Preliminary Plat – Public Hearing, Action Item

Tayler Jensen explained that the proposal is to split the 10.25 acre parcel into a 1.64 acre lot and an 8.61 acre lot. The parcel is located south of Eagle Mountain Boulevard, and west of Ira Hodges Scenic Parkway. The 1.64 acre lot will be used for the Pony Express Dental Office, which was approved by the City Council on April 5, 2016.

Commissioner Linton opened the public hearing at 6:06 p.m.

None

Commissioner Linton closed the public hearing at 6:06 p.m.

1 No discussion was held on this item.

2
3 **MOTION:** *Wendy Komoroski moved to recommend approval of the Preliminary*
4 *Plat for Eagle Mountain Commercial Plat A to the City Council with the*
5 *following conditions:*

- 6 *1. The access road from Ira Hodges through parcel 2 to parcel 1 be*
7 *completed with at least a 20' wide paved surface and a turnaround*
8 *approved by the Fire Department prior to certificate of occupancy.*
- 9 *2. No future development (beyond the dental office) shall be permitted*
10 *on either parcel until a Master Site Plan has been approved.*
- 11 *3. 3 fire hydrants shall be located within 600' of the proposed dental*
12 *office, and be shown on the utility plan.*
- 13 *4. A fire flow report shall be completed with a minimum flow over*
14 *1,500 gpm.*
- 15 *5. A post indicator valve (PIV) shall be shown on the utility plan.*
- 16 *6. Property shall be dedicated along Eagle Mountain Boulevard to the*
17 *full buildout width of a 122' right of way.*

18 *Mike Owens seconded the motion. Those voting aye: Mike Owens,*
19 *Matthew Everett, John Linton, and Wendy Komoroski. The motion*
20 *passed with a unanimous vote.*
21

22 **B. Evans Ranch Plat E, Preliminary Plat – Public Hearing, Action Item**

23
24 Mr. Jensen explained that the developer has proposed a 24 lot, 6.55 acre preliminary
25 plat. The proposal is located within the Evans Ranch Master Development Project, east
26 of Porter's Crossing Parkway.
27

28 *Commissioner Linton opened the public hearing at 6:08 p.m.*

29
30 None

31
32 *Commissioner Linton closed the public hearing at 6:08 p.m.*
33

34 No discussion was held on this item.

35
36 **MOTION:** *Wendy Komoroski moved to recommend approval of the Preliminary*
37 *Plat for Evans Ranch Plat E to the City Council with the following*
38 *conditions:*

- 39 *1. The fencing shall be installed with infrastructure improvements in*
40 *accordance with the Master Development Agreement fencing*
41 *exhibit.*
- 42 *2. The developer must pay a cash fee to the City of \$13,100 (6.55*
43 *buildable acres x \$2,000) for community improvements that will be*
44 *spent on public amenities over and above the approved landscaping*
45 *plan. (This money should go towards the City's park north of the*
46 *project.)*
- 47 *3. The developer shall improve the public open space and dedicate it to*
48 *the City prior to 50% of the building permits being issued for the*

1 *single family area of the Evans Ranch Master Development Plan*
2 *(136 building permits).*

3 *Matthew Everett seconded the motion. Those voting aye: Mike Owens,*
4 *Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski.*
5 *The motion passed with a unanimous vote.*
6

7 C. Valley View Ranch Plat A Phase 7B, Preliminary Plat – Public Hearing, Action Item
8

9 Mr. Jensen explained that the proposal is to add two lots adjacent to the approved park
10 in Valley View plat A Phase 7 in exchange for additional park improvements and
11 amenities. The City was approached by the developer and residents requesting a smaller
12 park with more amenities.
13

14 Commissioner Linton requested that the playground surface not be sand.
15

16 *Commissioner Linton opened the public hearing at 6:11 p.m.*
17

18 Chris Jensen, resident, was upset with the fact that Edge Homes will be building two
19 homes across the street from his home. He bought is lot from Edge Homes with the
20 understanding that he would have a view of the park.
21

22 *Commissioner Linton closed the public hearing at 6:16 p.m.*
23

24 **MOTION:** *Wendy Komoroski moved to recommend approval of the Valley View*
25 *Ranch Plat A Phase 7B preliminary plat to the City Council. Matthew*
26 *Everett seconded the motion. Those voting aye: Mike Owens, Matthew*
27 *Everett, John Linton, and Wendy Komoroski. The motion passed with a*
28 *unanimous vote.*
29

30 5. Next scheduled meeting: April 26, 2016
31

32 6. Adjournment
33

34 The meeting was adjourned at 6:21 p.m.
35

36 APPROVED BY THE PLANNING COMMISSION ON APRIL 26, 2016
37

38 _____
39 Steve Mumford, Planning Director
40



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

MAY 10TH, 2016

Project: Development Code Amendment: Chapter 17.100.040 (Master Site Plans)
Applicant: City Staff
Type of Action: Action Item (Recommendation to the City Council); Public Hearing

Background

Staff has been reviewing the Eagle Mountain Municipal Code (EMMC) and making changes to ensure it is consistent, easy to understand, and useful.

Proposed Amendments

Staff recommends that the code be amended to allow Master Site Plans to serve as Preliminary Plats for commercial developments as well as industrial developments. The proposed Code amendment is provided below:

17.100.040 Master site plans.

When development proposals are larger than five acres in size, proposed to be developed in phases or sold in separate parcels, a master site plan ~~and final master plat~~ approval by the city council ~~are is~~ required prior to approving the individual sites within the project. The master site plan application shall address the following issues for the entire site: land use, open space and landscaped areas, architectural guidelines, buildable square footage, parking requirements, access and circulation ~~requirements, phasing and timing of improvements, project monument sign locations~~, storm drainage and all preliminary calculations for infrastructure improvements and traffic impact mitigation related to a traffic impact study, if required. The proposal and accompanying documents shall be reviewed using the same procedure as any site plan application, ~~except that the development agreement shall include provisions that address phasing and timing of improvements. Commercial Master site plan master plats may be resubdivided upon the application of the property owner after approval of the planning commission and city council.~~

A. Waiving Previously Reviewed Materials. All new construction in master site plans shall be required to go through a ~~separate~~ site plan review. To the extent that site plan requirements such as storm drainage, traffic circulation, parking, lighting, or other provisions have been met through the master site plan process, such information may not be required.

B. Planning Commission Final Approval of Phases. The city council may elect to delegate to the planning commission the final approval responsibilities for each site plan phase. This shall be stated in the development agreement for the master site plan. However, if one or more of the following conditions exists,

final site plan approval must be obtained from the city council, upon recommendation from the planning commission:

1. The site plan deviates from the approved master site plan.
2. Previous phases have created unforeseen impacts requiring the reevaluation of site standards for subsequent phases with respect to such impacts.

C. Industrial Master Site Plans – Special Conditions. The planning director may waive certain requirements of the master site plan that may not be necessary for an industrial proposal larger than five acres in size. The following requirements cannot be waived: land use, open space and landscaped areas, architectural guidelines, access and circulation requirements, and traffic impact study, if required.

D. ~~Industrial~~ Master Site Plans Serving as Preliminary Plat. The preliminary plat process described in Chapter [16.20](#) EMMC may not be required if an ~~industrial~~ master site plan, while going through the initial approval process, complies with the following criteria:

1. A preliminary arrangement of larger blocks of land – later to be subdivided during the final plat process – is included.
2. All required utilities, storm drainage, landscaping, access and circulation requirements, and other aspects of the eventually built-out project are addressed sufficiently with the master site plan.
3. The city is not responsible if, over time, the ~~industrial~~ project is unable to service a possible user due to undersized utilities, roadways, or other infrastructure. If upgrades to such facilities are necessary, they will be borne solely by the applicant. [Ord. O-16-2010 § 3 (Exh. B); Ord. O-18-2008 § 2 (Exh. A § 20.4); Ord. O-11-2008 § 2 (Exh. A § 20.4); Ord. O-23-2005 § 3 (Exh. 1(1) § 20.4)].



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

MAY 10TH, 2016

Project: Development Code Amendments: Chapter 17.60 (Landscaping Buffering, Fencing, and Transitioning)
Applicant: City Staff
Type of Action: Action Item (Recommendation to the City Council); Public Hearing

Background

Staff has been reviewing the Eagle Mountain Municipal Code (EMMC) and making changes to ensure it is consistent, easy to understand, and useful.

Proposed Amendments

Staff recommends that the code be amended to require fencing between commercial and residential developments be Masonry or Stamped Concrete Walls. The proposed code amendment is provided below:

Chapter 17.60
LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING

17.60.110 Required buffer widths and improvements.

B. Walls or Fences. Where required, screening walls or fences shall not be less than six feet in height, unless approved by the city council after recommendation of the planning commission as part of site plan review. Masonry or decorative concrete is the suggested type of wall/fence, and is required where a commercial development borders a residential zone or development. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon.



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

MAY 10TH, 2016

Project: Development Code Amendments: Chapter 17.10 (Definitions)
Chapter 17.25 Residential Zone

Applicant: City Staff

Type of Action: Action Item (Recommendation to the City Council); Public Hearing

Background

Staff has been reviewing the Eagle Mountain Municipal Code (EMMC) and making changes to ensure it is consistent, easy to understand, and useful. During this review staff found a need to clarify the definition of Manufactured Home or Dwelling, and where they are permitted within the City.

Proposed Amendments

Staff recommends that the following codes be amended to clarify the definition of Manufactured homes or dwellings, and their permitted status within Eagle Mountain, and the addition of minimum design standards in the residential zone. The proposed code changes are provided below.

Chapter 17.10
DEFINITIONS

“Manufactured home or dwelling” means a single-family dwelling complying with the National Manufactured Home Construction and Safety Standards Act ([4 USC 5401](#)), the International Building Code or the International Residential Code. Mobile homes, travel trailers, houses mounted on self-propelled or drawn vehicles, [shipping containers](#) and tents or other forms of temporary housing or portable housing are not included within this definition.

17.25.060 Conditional uses.

[I. Manufactured Homes or dwellings](#)

17.25.070 Prohibited uses.

[C.All uses not specifically listed are not permitted](#)

17.25.080 Generally applicable residential zone provisions.

[C. Minimum Design Standards. All residential zone developments shall incorporate elements of masonry, siding, windows and main entry doors on front elevation.](#)