EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

**MAY 27, 2025, 5:30 PM**
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

**5:30 PM – PLANNING COMMISSION WORK SESSION**

1. **DISCUSSION ITEMS**

    1.A. DISCUSSION/TRAINING - Code Workshop

    1.B. CONCEPT PLAN - Pony Express Business Park

**6:30 PM PLANNING COMMISSION POLICY SESSION**

2. **CALL TO ORDER**
3. **PLEDGE OF ALLEGIANCE**
4. **DECLARATION OF CONFLICTS OF INTEREST**
5. **MINUTES**

    5.A. May 13, 2025 Planning Commission Minutes

6. **STATUS REPORT**
7. **ACTION AND ADVISORY ITEMS**

    7.A. TEMPORARY SITE PLAN - Sweetwater Stake Center

8. **DISCUSSION ITEMS**
9. **NEXT SCHEDULED MEETING**
10. **ADJOURNMENT**

**THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.**
**In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.**

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**MAY 27, 2025** |
| **TITLE**: | Zoning/Subdivision Code Amendments Discussion |
| **ITEM TYPE**: | Discussion Item |
| **FISCAL IMPACT**: | n/a |
| **APPLICANT**: | n/a |

| CURRENT GENERAL PLAN DESIGNATION & ZONE | ACREAGE |
|---|---|
| n/a | n/a |

**PUBLIC HEARING**
No

**PREPARED BY**
Jason Allen

**PRESENTED BY**
Jason Allen

**RECOMMENDATION**:
n/a

**BACKGROUND**:
n/a

**ITEMS FOR CONSIDERATION**:
n/a

**PLANNING COMMISSION ACTION/RECOMMENDATION:**
n/a

**ATTACHMENTS**:
None

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**MAY 27, 2025** |
| **TITLE**: | Pony Express Business Park Concept Plan |
| **ITEM TYPE**: | Concept Plan |
| **FISCAL IMPACT**: | n/a |
| **APPLICANT**: | Georgia Bales/John Heiner |

| CURRENT GENERAL PLAN DESIGNATION & ZONE | ACREAGE |
|---|---|
| General Plan Designation: Community Commercial<br>Zone: Commercial Community | 2.2 Acres |

**PUBLIC HEARING**
No

**PREPARED BY**
Ashley Swensen, Planner

**PRESENTED BY**
Ashley Swensen

**RECOMMENDATION**:
Staff recommends that the Planning Commission provide feedback regarding the legal route to obtain permission to build within the Tickville Gulch [wash] setbacks, and, any required studies and mitigation to be submitted help the Planning Commission make such determination.

**BACKGROUND**:
The Applicant seeks to build retail and restaurant space on property within the Pony Express Business Park plat. The property was zoned Commercial Community on April 21, 2020, which allows for both proposed land uses. The Applicant previously dedicated roughly 1-acre for open space along the west side of the development and .75 acres for right-of-way along Pony Express Parkway on April 6, 2021. On September 3, 2024, a code amendment was passed changing the definition of wash setbacks from "significant" to "75 feet from the center of the flowline, or a 50-foot buffer on either side, as measured out from the top of the bank..." (see EMMC 17.25.50 (G.)). John Heiner gave public comment at the September 3rd City Council meeting regarding the setback code amendment and Council was open to accepting a proposal for mitigating measures. Additionally, a Staff level plat amendment was recorded on April 1, 2025, that adjusted its lot sizes and boundaries.

**ITEMS FOR CONSIDERATION**:
The Applicant seeks permission to build within the Tickville Gulch setbacks. They state that the gulch's setback would make most of lots 2 and 3 unbuildable and that smaller buildings that could fit on the lot would not provide enough return on investment. They also state that their previous dedication of roughly 1-acre for open space along the western boundary of the plat was intended to mitigate the wash setback issues. Please see below for more in-depth findings on the concept plan, most of which will be cleaned up with a full site plan application:

- Wash Setbacks and Mitigation: In order to build according to the concept plan, a Variance or Development Agreement will be required to build within the 50 ft. wash setbacks.
- Shared Parking Agreement: Parking is measured by lot. Per EMMC 17.55.100., a Shared

Parking and Maintenance Agreement will need to be entered into for parking that overlaps lots.

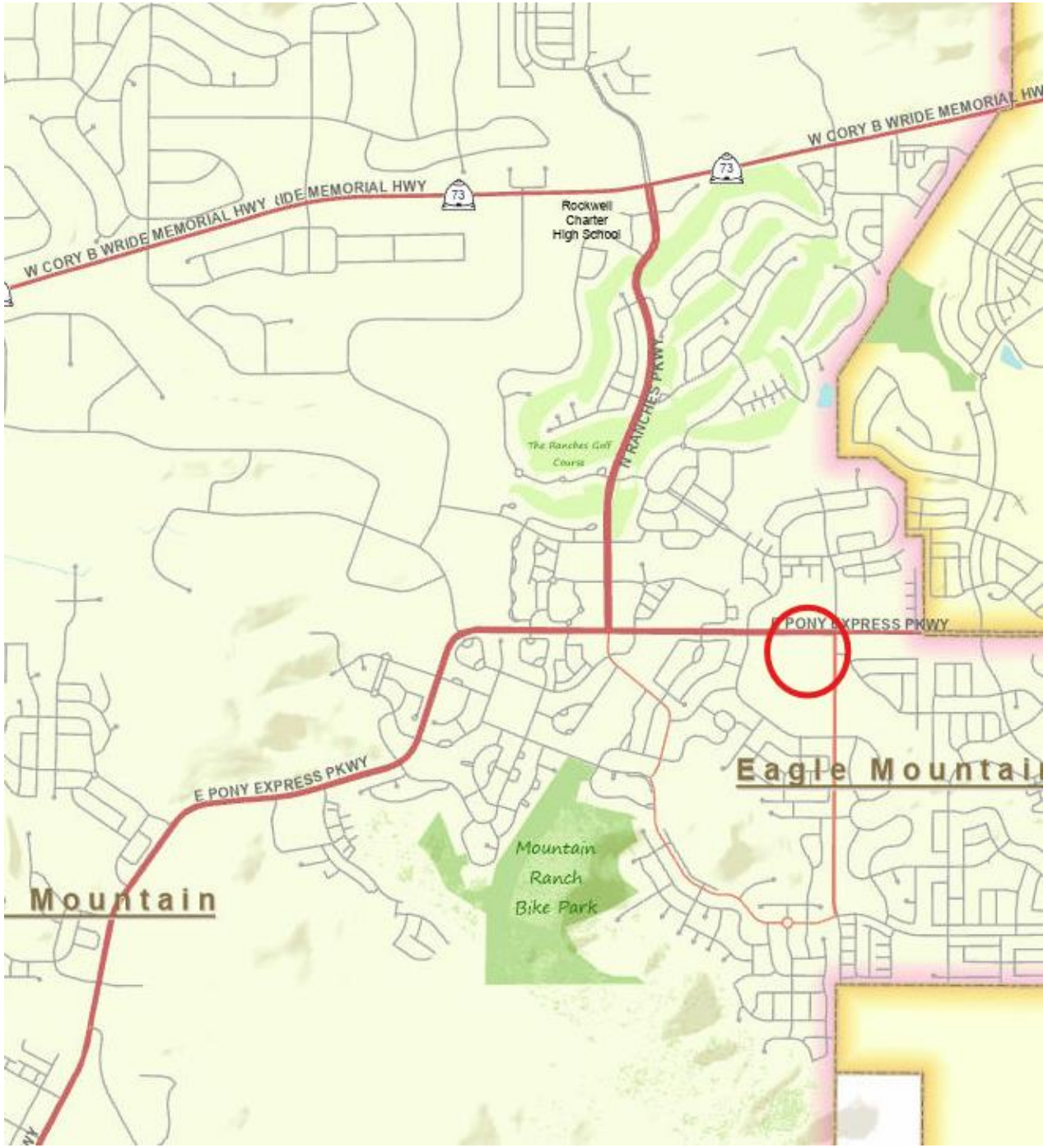
- Water Rights: Unsure if there is existing capacity from previous phases of this project for water and sewer. Applicant has yet to submit evidence of water rights.
- Shared Access: The private access road between Lots 2 and 3 will require execution of a cross-access, shared maintenance agreement.
- Dumpsters: Will need one dumpster per lot rather than shared dumpsters between lots.
- Parking Islands: Islands are required every 12 stalls in a row per EMMC 17.55.080 (c.)(2.)
- Need to provide ADA stall widths and requirements per EMMC 17.55.070

**PLANNING COMMISSION ACTION/RECOMMENDATION:**
n/a

**ATTACHMENTS**:

1. Pony Express Business Park Maps
2. Site Plan Pony Express Business Park
3. Utility Plan Pony Express Business Park
4. Traffic Circulation Pony Express Business Park
5. Topography Pony Express Business Park

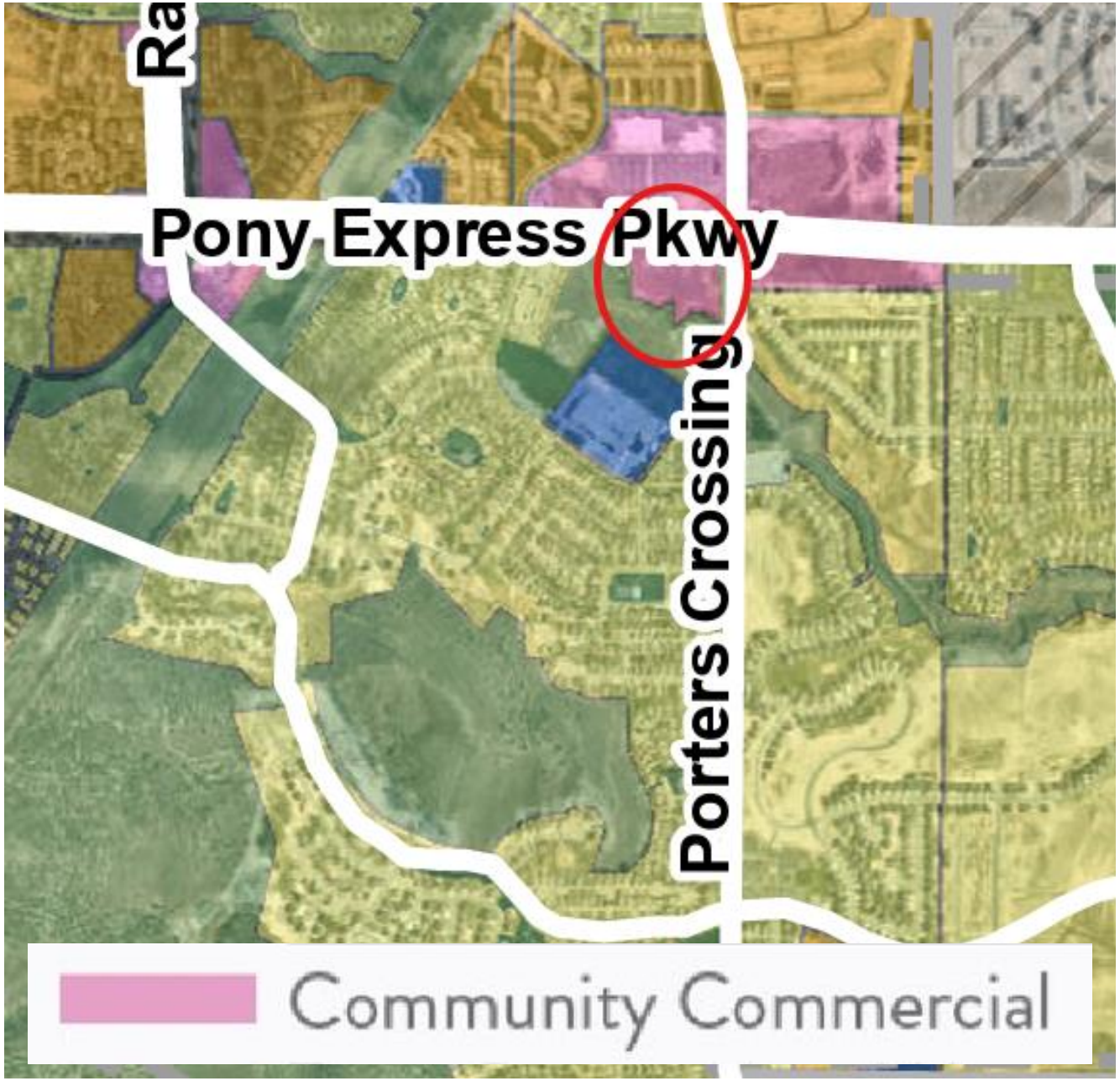
# Vicinity Map

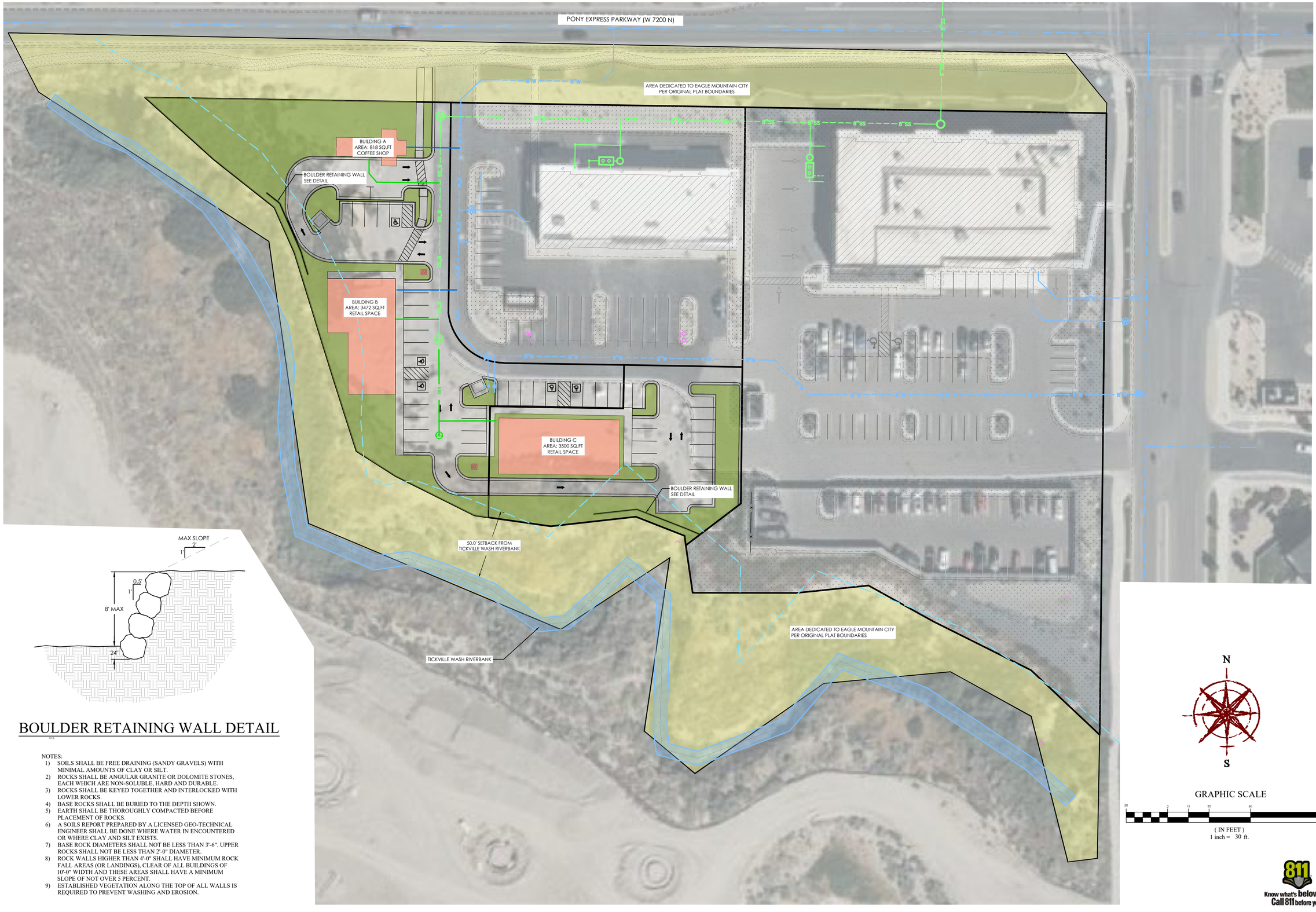


# Zoning

Carson Crossing West/LCS Rezone Exhibit
Pony Express Parkway
Commercial Community (CC) Zone
Porter's Crossing

# General Plan Designation









## BOULDER RETAINING WALL DETAIL

NOTES:

1) SOILS SHALL BE FREE DRAINING (SANDY GRAVELS) WITH MINIMAL AMOUNTS OF CLAY OR SILT.
2) ROCKS SHALL BE ANGULAR GRANITE OR DOLOMITE STONES, EACH WHICH ARE NON-SOLUBLE, HARD AND DURABLE.
3) ROCKS SHALL BE KEYED TOGETHER AND INTERLOCKED WITH LOWER ROCKS.
4) BASE ROCKS SHALL BE BURIED TO THE DEPTH SHOWN.
5) EARTH SHALL BE THOROUGHLY COMPACTED BEFORE PLACEMENT OF ROCKS.
6) A SOILS REPORT PREPARED BY A LICENSED GEO-TECHNICAL ENGINEER SHALL BE DONE WHERE WATER IN ENCOUNTERED OR WHERE CLAY AND SILT EXISTS.
7) BASE ROCK DIAMETERS SHALL NOT BE LESS THAN 3'-6". UPPER ROCKS SHALL NOT BE LESS THAN 2'-0" DIAMETER.
8) ROCK WALLS HIGHER THAN 4'-0" SHALL HAVE MINIMUM ROCK FALL AREAS (OR LANDINGS), CLEAR OF ALL BUILDINGS OF 10'-0" WIDTH AND THESE AREAS SHALL HAVE A MINIMUM SLOPE OF NOT OVER 5 PERCENT.
9) ESTABLISHED VEGETATION ALONG THE TOP OF ALL WALLS IS REQUIRED TO PREVENT WASHING AND EROSION.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

# PONY EXPRESS RETAIL

EAGLE MOUNTAIN

PONY EXPRESS SITE CONCEPT

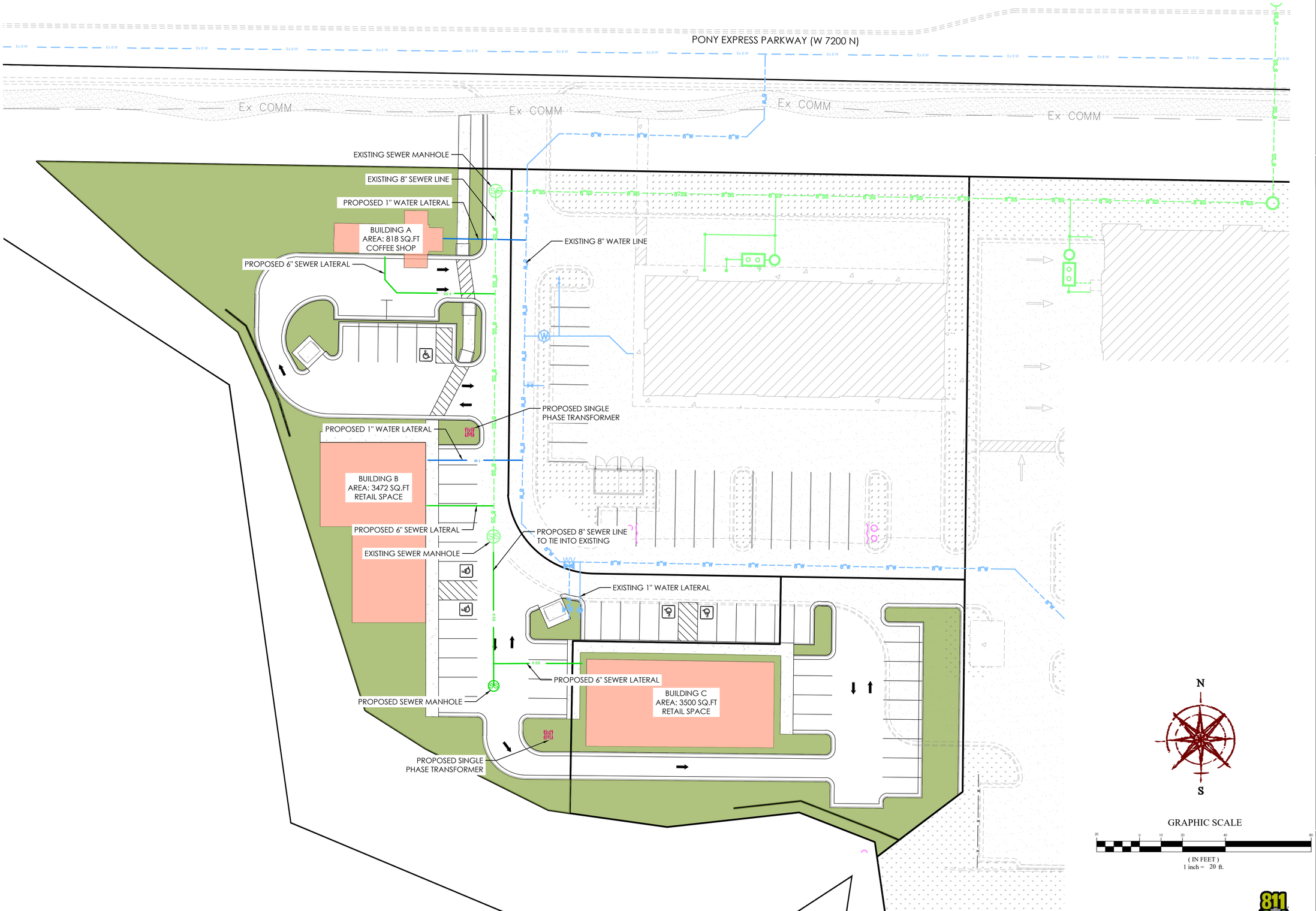
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

PONY EXPRESS SITE CONCEPT

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | GB |
| Date: | 5/13/25 | Job #: | 25-0015 |
| Sheet: | A | | |

Z:_2025\25-0015 Pony Express Business Park Phase 3\design 25-0015\dwg\concept\\25-0015 PONY EXPRESS SITE CONCEPT.dwg




N

S

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

Know what's below.
Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

# PONY EXPRESS RETAIL

## EAGLE MOUNTAIN

## PONY EXPRESS UTILITIES

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

PONY EXPRESS UTILITIES

| | | | |
|---|---|---|---|
| Scale: | 1"=20' | Drawn: | GB |
| Date: | 5/13/25 | Job #: | 25-0015 |
| Sheet: | B | | |

Z:_2025\25-0015 Pony Express Business Park Phase 3\design 25-0015\dwg\concept\25-0015 PONY EXPRESS UTILITIES.dwg

N

S

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

Know what's below.
Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

# PONY EXPRESS RETAIL

## EAGLE MOUNTAIN

## TRAFFIC CIRCULATION EXHIBIT

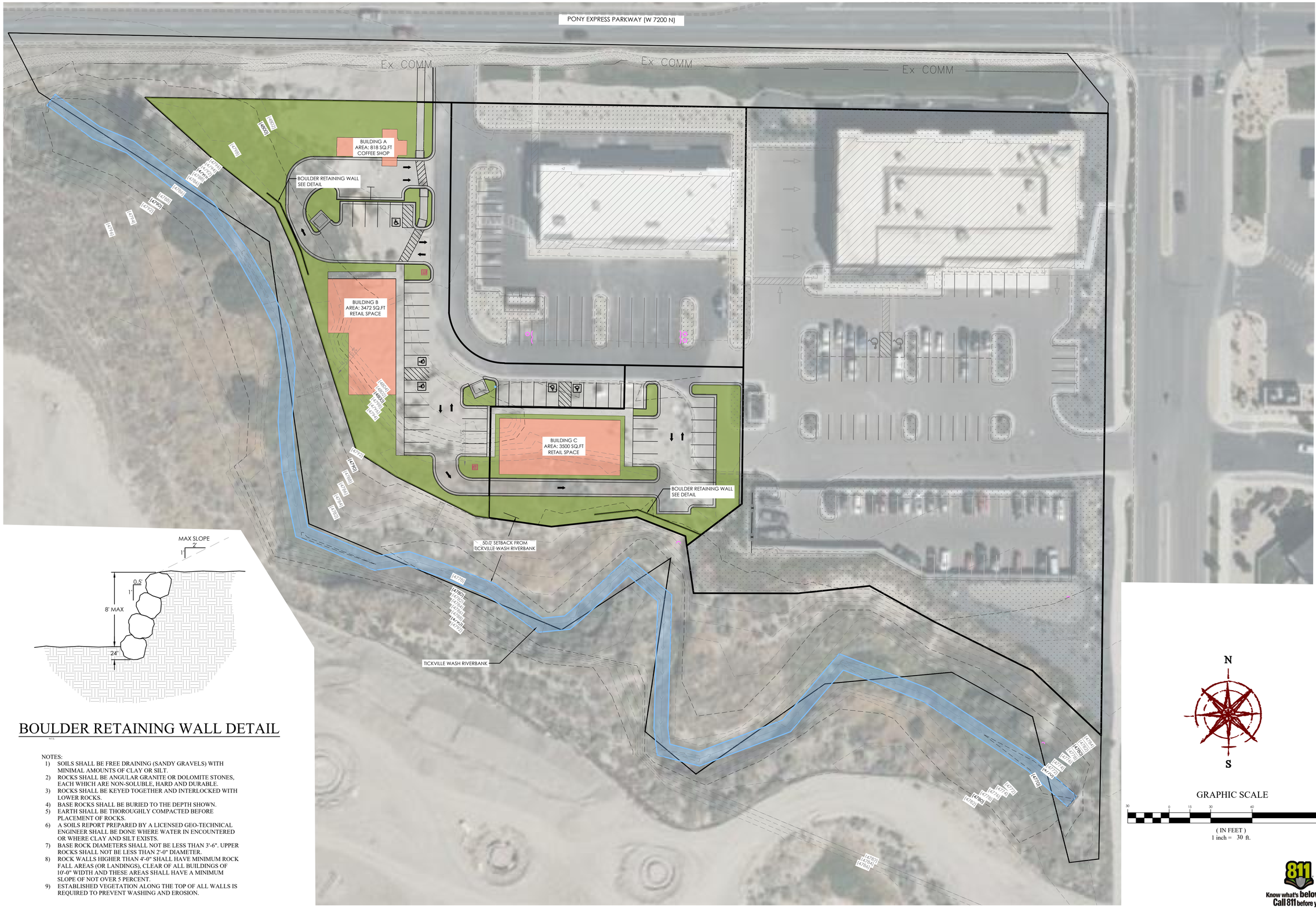
REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

TRAFFIC CIRCULATION EXHIBIT

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | GB |
| Date: | 5/13/25 | Job #: | 25-0015 |
| Sheet: | C | | |

Z:\...2025\25-0015 Pony Express Business Park Phase 3\design 25-0015\dwg\sheets\25-0015 traffic circulation exhibit.dwg







## BOULDER RETAINING WALL DETAIL

NOTES:

1) SOILS SHALL BE FREE DRAINING (SANDY GRAVELS) WITH MINIMAL AMOUNTS OF CLAY OR SILT.
2) ROCKS SHALL BE ANGULAR GRANITE OR DOLOMITE STONES, EACH WHICH ARE NON-SOLUBLE, HARD AND DURABLE.
3) ROCKS SHALL BE KEYED TOGETHER AND INTERLOCKED WITH LOWER ROCKS.
4) BASE ROCKS SHALL BE BURIED TO THE DEPTH SHOWN.
5) EARTH SHALL BE THOROUGHLY COMPACTED BEFORE PLACEMENT OF ROCKS.
6) A SOILS REPORT PREPARED BY A LICENSED GEO-TECHNICAL ENGINEER SHALL BE DONE WHERE WATER IN ENCOUNTERED OR WHERE CLAY AND SILT EXISTS.
7) BASE ROCK DIAMETERS SHALL NOT BE LESS THAN 3'-6". UPPER ROCKS SHALL NOT BE LESS THAN 2'-0" DIAMETER.
8) ROCK WALLS HIGHER THAN 4'-0" SHALL HAVE MINIMUM ROCK FALL AREAS (OR LANDINGS), CLEAR OF ALL BUILDINGS OF 10'-0" WIDTH AND THESE AREAS SHALL HAVE A MINIMUM SLOPE OF NOT OVER 5 PERCENT.
9) ESTABLISHED VEGETATION ALONG THE TOP OF ALL WALLS IS REQUIRED TO PREVENT WASHING AND EROSION.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

811 Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

# PONY EXPRESS TOPOGRAPHY

EAGLE MOUNTAIN

PONY EXPRESS TOPOGRAPHY

REVISION BLOCK

| # | DATE | DESCRIPTION |
|---|---|---|
| 1 | ---- | ---- |
| 2 | ---- | ---- |
| 3 | ---- | ---- |
| 4 | ---- | ---- |
| 5 | ---- | ---- |
| 6 | ---- | ---- |

PONY EXPRESS TOPOGRAPHY

| | | | |
|---|---|---|---|
| Scale: | 1"=30' | Drawn: | GB |
| Date: | 5/13/25 | Job #: | 25-0015 |
| Sheet: | D | | |

Z:_2025\25-0015 Pony Express Business Park Phase 3\design 25-0015\dwg\concept\25-0015 PONY EXPRESS TOPOGRAPHY.dwg

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**MAY 27, 2025** |
| **TITLE**: | May 13, 2025, Planning Commission meeting minutes |
| **ITEM TYPE**: | Minutes |
| **FISCAL IMPACT**: | n/a |
| **APPLICANT**: | n/a |

| CURRENT GENERAL PLAN DESIGNATION & ZONE | ACREAGE |
|---|---|
| n/a | n/a |

**PUBLIC HEARING**

**PREPARED BY**
Heather Lamb, Planning Secretary

**PRESENTED BY**

**RECOMMENDATION**:
n/a

**BACKGROUND**:
n/a

**ITEMS FOR CONSIDERATION**:
n/a

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

**ATTACHMENTS**:
1. 5.13.2025 Draft Meeting Minutes

# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

May 13, 2025 6:00 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, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; and Ashley Swensen, Planner.

**6:00 P.M. – Eagle Mountain City Planning Commission Work Session**

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

1. Discussion Items

1. A. DISCUSSION ITEM: Joint Presentation/Discussion with City Council on Architectural Standards – VCBO

- This item was discussed in a Joint Session with the City Council (from 5:00 pm to 6:00 pm) before the Planning Commission meeting.

1. B. DISCUSSION ITEM: TRAINING - Landscape Plans

- Review of 17.60.050 EMC Landscaping Plan Review, 17.60.040 General Landscape Provisions, 17.60.050 Landscape Plan, 17.60.060 Planting Standards; 17.60.090 Required Landscaping

1. C. DISCUSSION ITEM: CONCEPT PLAN - Pony Express Business Park – (Removed from Agenda)

Commissioner Allen adjourned the work session at 6:30 p.m.

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

Commissioner Allen called the policy session to order at 6:31 PM

2. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

DRAFT

**4. A.**

**MOTION:** **Commissioner Whiting moved to approve the minutes. Commissioner Allen seconded the motion.**

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Not Voting - Alternate** |

**The motion passed with a unanimous vote.**

5. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the May 6, 2025, City Council meeting.

7. Action and Advisory Items

**7. A. ACTION/PUBLIC HEARING - Atkinson Accessory Dwelling Unit Exception**.

**Item 7.A. was moved to be presented as Item 7. F.**

Presentation Summary Points: presented by Planner, Steven Lehmitz: A proposed ADU exception for a property located at 1998 E. Horizon Cove, Parcel No. 54:223:0034. Property owners are petitioning the Planning Commission for an exception to the accessory dwelling unit standards found in EMMC 17.70.030.

Applicant's Statements Summary Points: Applicants reviewed suggestions and recommendations from previous meetings and are here to present and discuss with the Planning Commission.

**MOTION:** **Commissioner Whiting motions to approve Item 7. A. Atkinson Accessory Dwelling Unit Exception. Commissioner Allen seconded the Motion.**

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Not Voting - Alternate** |

**The motion passed with a unanimous vote.**

**7. B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Steeplechase South.**

**Item 7. B was moved to be presented as Item 7. A.**

Presentation Summary Points: presented by Planner, Ashley Swensen: A proposed Plat Amendment of the Steeplechase South Subdivision, located at 877 N Pony Express Parkway. The purpose of the proposed Amendment is to subdivide a second lot for the previously constructed substation (Parcel #: 66:815:0002).

Applicant's Statements Summary Points: The Applicant was present but did not comment.

DRAFT

*Commissioner Allen opened the public hearing at 6:42 p.m. As there were no comments, he closed the hearing at 6:42 pm.*

**MOTION:** ***Commissioner Whiting moved to forward a positive recommendation to the City Council on Item 7. B. An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Steeplechase South. Commissioner Strong seconded the motion.***

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Not Voting - Alternate** |

***The motion passed with a unanimous vote.***

**7. C. SITE PLAN - The District Lot 3**

Discussion Summary Points: Presented by Senior Planner, David Stroud. Site plan approval of a commercial multi-tenant building on Lot 3 of The District at Eagle Mountain at 4276 North 1620 East in the Commercial Community zone (Parcel # 59:044:0175).

Discussion Summary Points: meets all architectural feature requirements

Forrest Gaskill, Applicant's Statement Summary Points: Clarification of siding material, hardened panel, with score lines to give some definition.

*Commissioner Allen opened the public hearing at 6:49 p.m. As there were no comments, he closed the hearing at 6:49 p.m.*

**MOTION:** **Commissioner Allen moved to recommend approval to the City Council of Item 7. C. Site Plan- The District Lot 3. Commissioner Hess seconded the motion.**

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Not Voting - Alternate** |

**The motion passed with a unanimous vote.**

**7.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.35.140 Diagrams.**

Presentation Summary Points: Presented by Senior Planner, Robert Hobbs. A proposal to enact an ordinance amending Title 16, Chapter 35, Section 140 Diagrams by changing the section name and substituting new illustrations in a corrected format and order.

*Commissioner Allen opened the public hearing at 6:54 p.m. As there were no comments, he closed the hearing at 6:54 p.m.*

DRAFT

**MOTION:** **Commissioner Whiting moved to forward a positive recommendation to the City Council on Item 7.D. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.35.140 Diagrams. Commissioner Strong seconded the motion.**

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Not Voting - Alternate** |

**The motion passed with a unanimous vote.**

**7. E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.40.020 Land Use Table.**

Presentation Summary Points: Presented by Senior Planner, Robert Hobbs. Amending Title 17.40.020, deleting reference to conditional uses and Title 17.60.120; reformatting the section, specifying that a fence permit is required by the City, and clarifying when grey wooden fencing is required along Ranches Parkway.

*Commissioner Allen opened the public hearing at 7:03 p.m.*

*Kim Ekins and Justin Ekins spoke during the public comment period.*

*Commissioner Allen closed the public hearing at 7.09 p.m.*

**MOTION:** **Commissioner Hess moved to forward a positive recommendation to the City Council of Item 7.E. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.40.020 Land Use Table. Commissioner Fox seconded the motion.**

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Not Voting - Alternate** |

**The motion passed with a unanimous vote.**

**7. F. DEVELOPMENT AGREEMENT AMENDMENT - Harmony DA Sections 7 and 8**

Presentation Summary Points: Presented by the City Attorney, Marcus Draper, the Developer filed a Site Plan Application for the Alternative Block Designs for review by the Planning Commission and City Council. During the review of that application, it was discovered that an MDA requirement found in Section 8 regarding minimum lot frontage requirements may prohibit the application. It was not the intent of the parties at the time the Agreement was entered into that Section 8 apply to the Alternative Block Designs. This Amendment is being brought to clarify that intent.

Discussion Summary Points:

- It was not the intent of the parties at the time the Agreement was entered into that Section 8 apply to the Alternative Block Designs.

**Commented [BL1]:** The "Presentation Summary Points" appear to be missing from Item 7F, along with any "Discussion Summary Points. Please add them.

DRAFT

- It was discovered that the MDA requirement found in Section 8 regarding minimum lot frontage requirements may prohibit the application; therefore, a Development Agreement Amendment has been filed to clarify this intent.

**MOTION:** **Commissioner Strong moved to forward a positive recommendation to the City Council on Item 7. F. Harmony DA Section 7 and 8. Commissioner Allen seconded the motion.**

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Not Voting - Alternate** |

**The motion passed with a unanimous vote.**

7. Discussion Items

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for May 27, 2025

9. Adjournment

**MOTION:** **Commissioner Whiting moved to adjourn the meeting at 7:30 p.m. Commissioner Allen seconded the motion.**

| | |
|---|---|
| **Jason Allen** | **Yes** |
| **Robert Fox** | **Yes** |
| **Rod Hess** | **Yes** |
| **Brent Strong** | **Yes** |
| **Craig Whiting** | **Yes** |
| **Bryan Free** | **Not Voting - Alternate** |

**The motion passed with a unanimous vote.**

The meeting was adjourned at 7:30 p.m.

Approved by the Planning Commission on

_____

Brandon Larsen
Planning Director

DRAFT

| | |
|---|---|
| | **EAGLE MOUNTAIN CITY**<br>**PLANNING COMMISSION MEETING**<br>**MAY 27, 2025** |
| **TITLE**: | Sweet Water Stake Center Temporary Site Plan |
| **ITEM TYPE**: | Site Plan |
| **FISCAL IMPACT**: | n/a |
| **APPLICANT**: | Chad Spencer |

| CURRENT GENERAL PLAN DESIGNATION & ZONE | ACREAGE |
|---|---|
| General Plan Designation:Neighborhood Residential One<br>Zone: Commercial | 5.23 Acres |

**PUBLIC HEARING**
No

**PREPARED BY**
Ashley Swensen, Planner

**PRESENTED BY**
Ashley Swensen

**RECOMMENDATION**:
Staff recommends that the Planning Commission approve the Sweetwater Stake Center temporary site plan.

**BACKGROUND**:
Applicant seeks to place a temporary structure [single-wide office trailer] to provide for additional church office space until construction of another chapel can be completed. Concerns were raised over whether the structure would cover code-required parking spaces;however, the Applicant has shown that the site has more parking stalls than required. Therefore, placement of the structure would create a code violation.

**ITEMS FOR CONSIDERATION**:
**EMMC 17.100.050 Site plan development standards. The following are standards required for all site plans in any zoning district:**
A. Use of Property -- Complies
B. Screening Requirements -- Complies
C. Access Requirements -- Complies
D. Off-Street Truck Loading Space -- Complies
E. Utilities -- Complies
F. Grading and Drainage -- N/A
G. Dedication of Water Shares -- N/A
H. Protection of Steep Slopes and Natural Drainages -- N/A

**EMMC 17.100.060 Architectural requirements.**
A. Mechanical Equipment -- Complies
B. Windows -- N/A
C. Building Lighting -- N/A
D. Trash Enclosures, Storage Areas, and External Structures -- N/A
E. Exterior Materials -- N/A

F. Landscape Guidelines -- N/A
G. Parking Lot and Street Lighting -- N/A
H. Enclosed Uses -- N/A
I. Businesses Moving into Existing Buildings -- N/A
J. Nuisances -- Complies

**EMMC 17.72.030 Site design.**
A. Building Location -- Complies

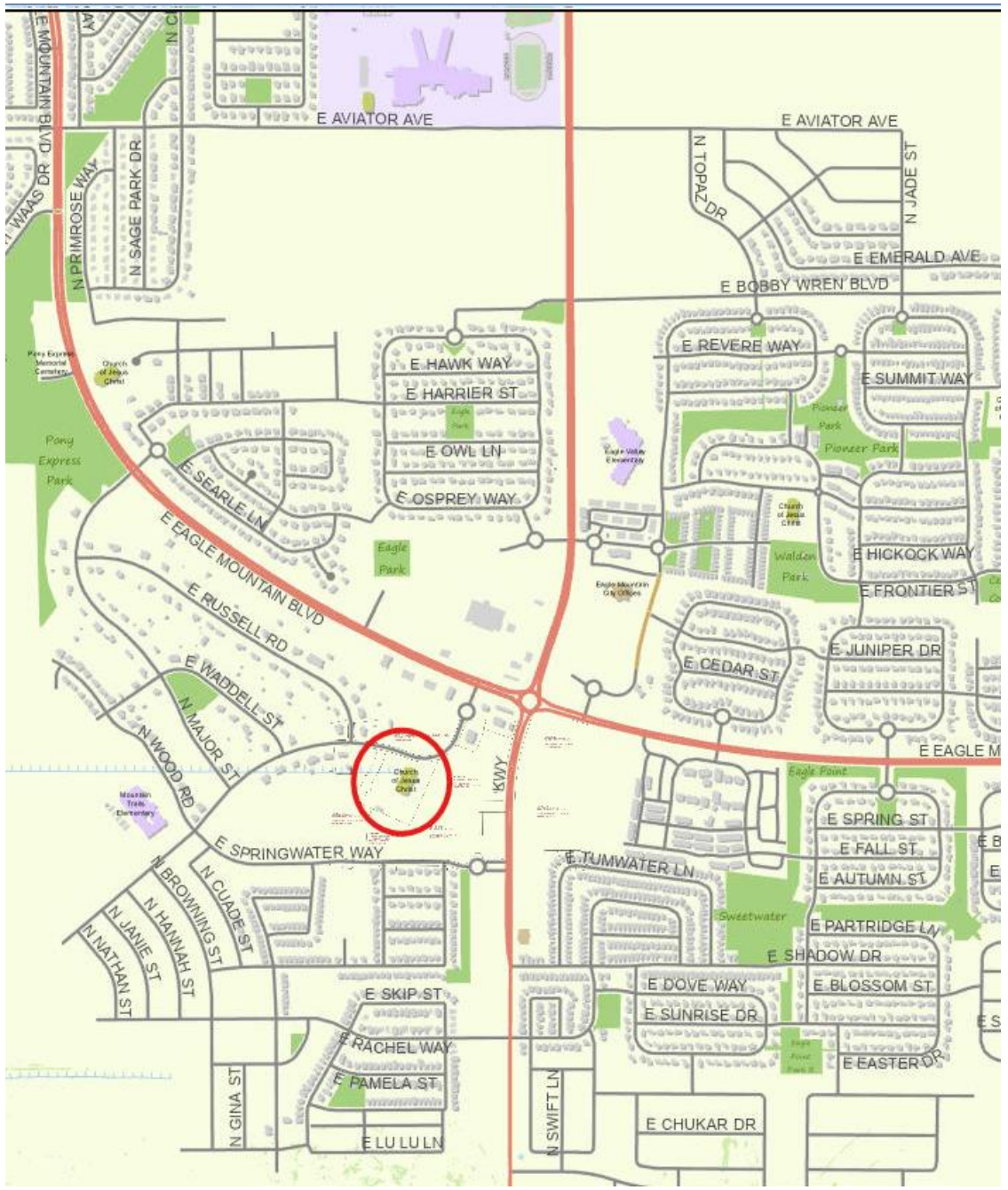
**EMMC 17.72.040 Architectural standards.**
A. Architectural Style/Theme -- N/A
B. Main Entrance -- N/A
C. Roof Desing -- N/A
D. Building Articulation -- N/A
E. Architectural Detailing -- N/A
F. Building Materials -- N/A
G. Building Color -- N/A
I. Lighting -- N/A
K. Mechanical Equipment -- Complies
L. Storage, Loading Areas, and Trash Enclosures -- Complies

**EMMC 17.55 Off-street Parking** -- Complies

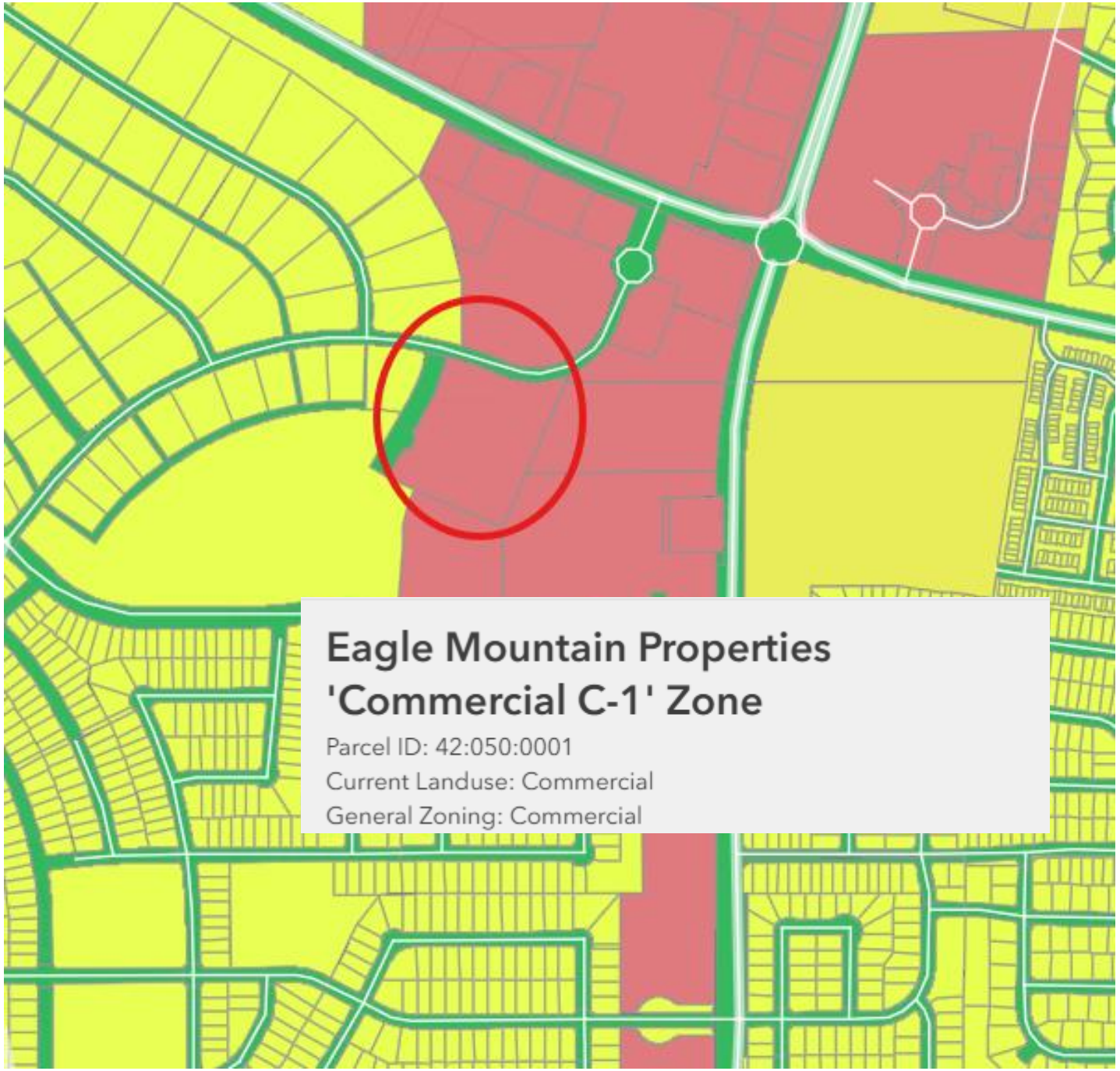
**PLANNING COMMISSION ACTION/RECOMMENDATION:**
n/a

**ATTACHMENTS**:
1. Sweetwater Maps
2. Site Plan Sweetwater
3. Elevations Sweetwater
4. Utility Plan Sweetwater

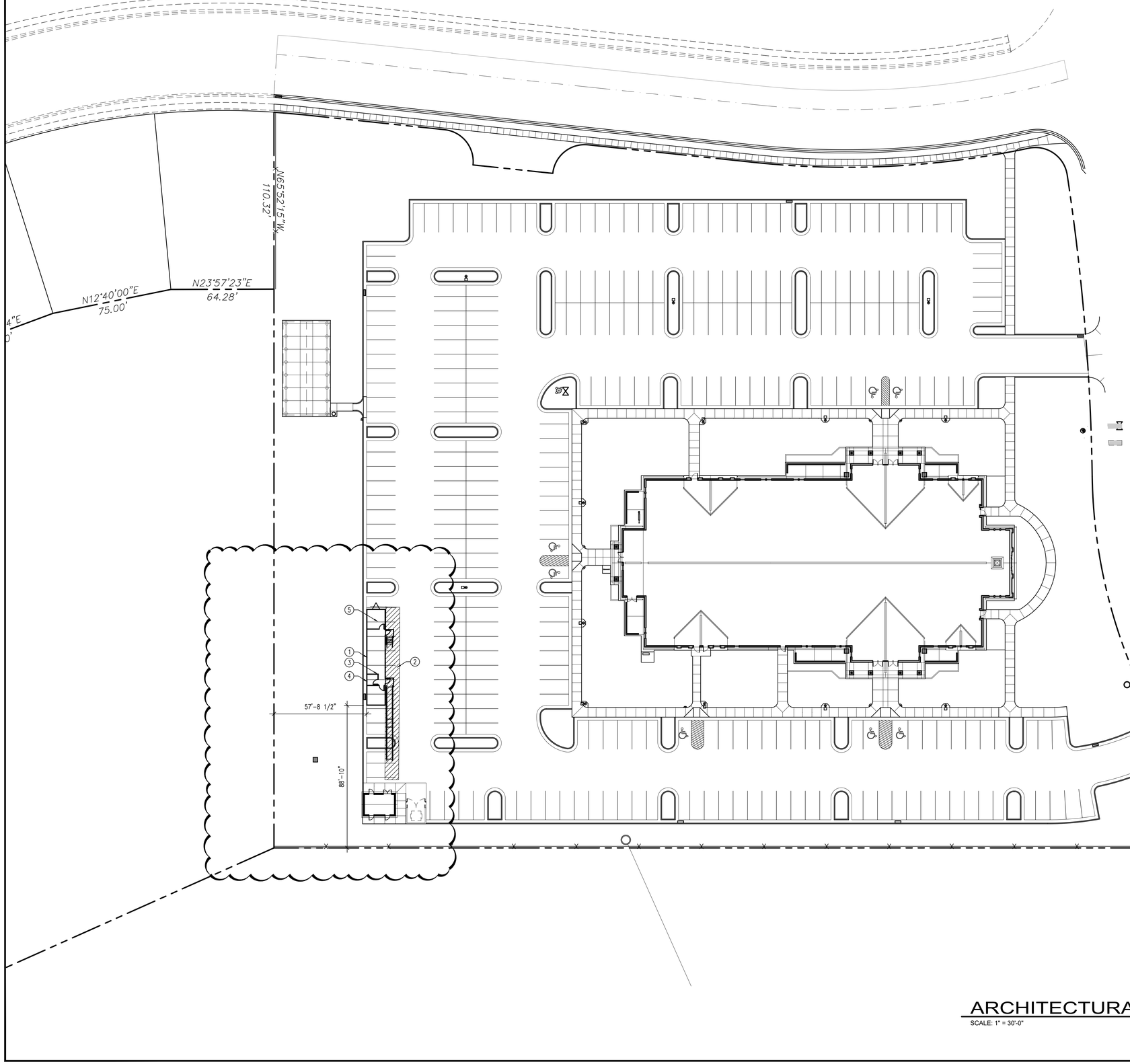
# Vicinity Map



# Zoning


Eagle Mountain Properties
'Commercial C-1' Zone
Parcel ID: 42:050:0001
Current Landuse: Commercial
General Zoning: Commercial

# General Plan Designation




## ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

### GENERAL NOTES

1. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
2. MOBILEN OFFICE TRAILER ELECTRICAL PANELS WILL NEED TO BE PROVIDED WITH TWO (2) LUGS PER PHASE TO ACCOMODATE THE REQUIRED FEEDERS AND A MAIN BREAKER TO COMPLY WITH THE NEC.

### KEYED NOTES

1. 12'-0" x 60'-0" MOBILE OFFICE TRAILER; RAMP AND STAIRS WILL BE PROVIDED BY TRAILER COMPANY
2. CROSS-STRIPE EXISTING PARKING STALLS
3. WALL MOUNTED FIRE-EXTINGUISHER
4. CONTINUOUS INSULATED SKIRTING AROUND THE ENTIRE PERIMETER OF THE MOBILE OFFICE TRAILER; PROVIDED AND INSTALLED BY TRAILER COMPANY
5. OCCUPANCY SENSOR LIGHT SWITCHES SHALL BE PROVIDED IN EACH ROOM; PROVIDED AND INSTALLED BY TRAILER COMPANY

### SITE INFORMATION

BUILDING AREAS
- CHAPEL: 24,119 sf
- MODULAR BUILDING: 720 sf

TOTAL PARKING SPACES REQUIRED
1 STALL PER 20 S.F CHAPEL
- 2,870 sf / 20 sf = 144 REQUIRED SPACES

TOTAL PARKING SPACES PROVIDED
- REGULAR: 292
- ACCESSIBLE: 6
- VAN ACCESSIBLE: 1
- TOTAL SPACES PROVIDED: 299

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A Temporary Trailer For

# Eagle Mountain Sweetwater Stake Modular
# Eagle Mountain UT Sweetwater Stake

1330 East Ira Hodges Scenic Parkway
Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

| Revisions | | |
|---|---|---|
| Mark | Date | Description |

Project Number
25-28

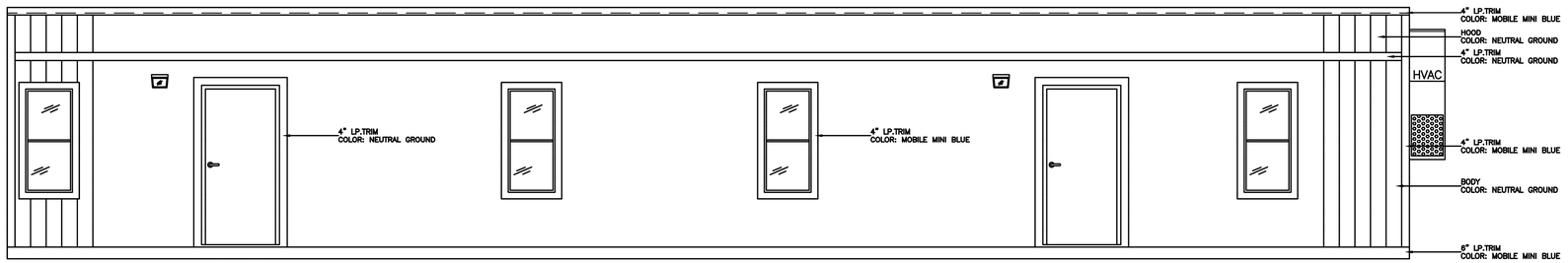
Plan Series
Modular

Property Number
502-4414-25010101

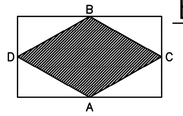
Date
April 14, 2025

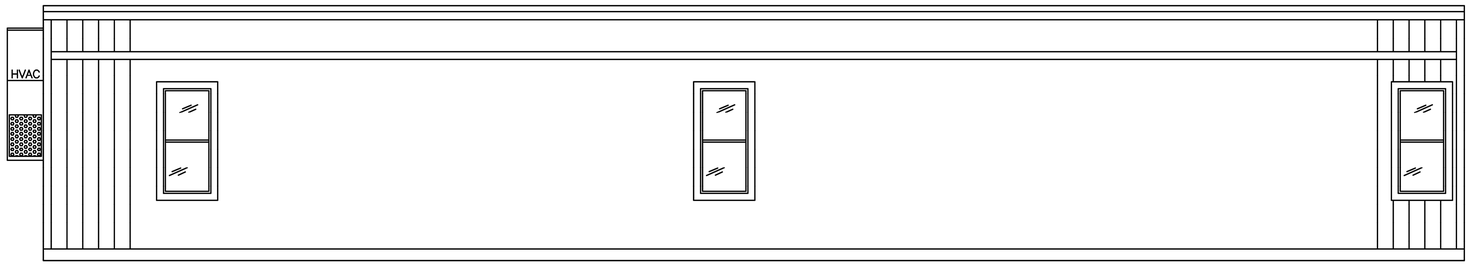
Sheet Title
ARCHITECTURAL SITE PLAN

Sheet
C101




ELEVATION 'A'

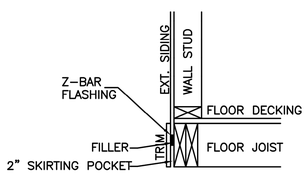


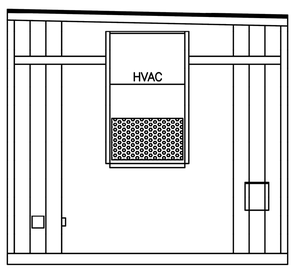

ELEVATION 'B'

PROVIDE AND INSTALL DEALER SIGNS

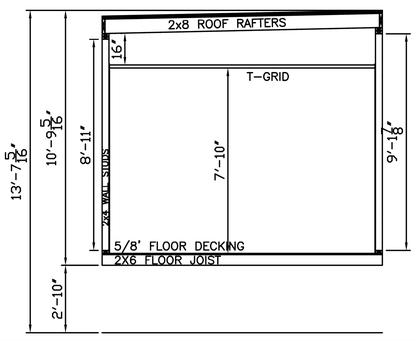
ALL PAINT UTILIZED ON EXT. SIDING AND TRIM TO BE EXT. LOW SHEEN

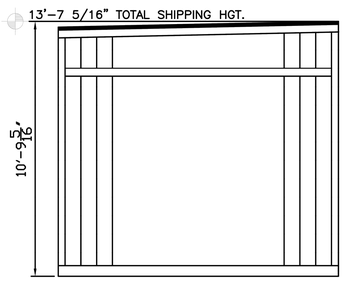



Z-BAR DETAIL




ELEVATION 'C'




ELEVATION 'D'

8-29-2018
PROFESSIONAL STRUCTURAL ENGINEER
No. 346898-2203
R. MARK STEELE
STATE OF UTAH
APPROVED ONLY FOR SHOWN CODES

ENGINEER'S SEAL

REVISIONS

| REV. | DATE | IN. | DESCRIPTION |
|---|---|---|---|
| △ | | | |
| △ | | | |
| △ | | | |
| △ | | | |

**PHOENIX MODULAR**
3635 S. 43RD AVE. #300
PHOENIX, AZ 85009
PHONE: (602) 442-9298

MOBILE MINI
7420 S. KYRENE RD. SITE 101
TEMPE, AZ 85283
PH. (602) 894-4511 FAX (602) 894-4433

DATE: 2/14/06
STATE: AZ, CO, UT
SERIAL NUMBER: PMI-1062 TO 1067-1260
MODEL NUMBER: PMI-MM-1260-07
SALES PERSON: JAY D.
DRAWN BY: FRED R.

CONFIDENTIAL
THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF PHOENIX MODULAR. UNAUTHORIZED COPYING, DISCLOSURE OR OTHER UNAUTHORIZED USES ARE PROHIBITED. THESE PLANS ARE REQUIRED TO BE STAMPED BY STRUCTURAL ENGINEER, R. MARK STEELE, P.E.

SHEET# 5 OF 5

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp
LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A Temporary Trailer for
Eagle Mountain Sweetwater Stake Modular
Eagle Mountain UT Sweetwater Stake
1330 East Ira Hodges Scenic Parkway
Eagle Mountain, Utah 84005

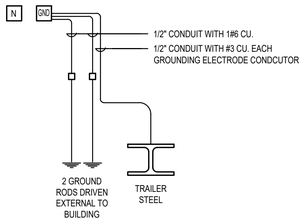
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions
Mark | Date | Description

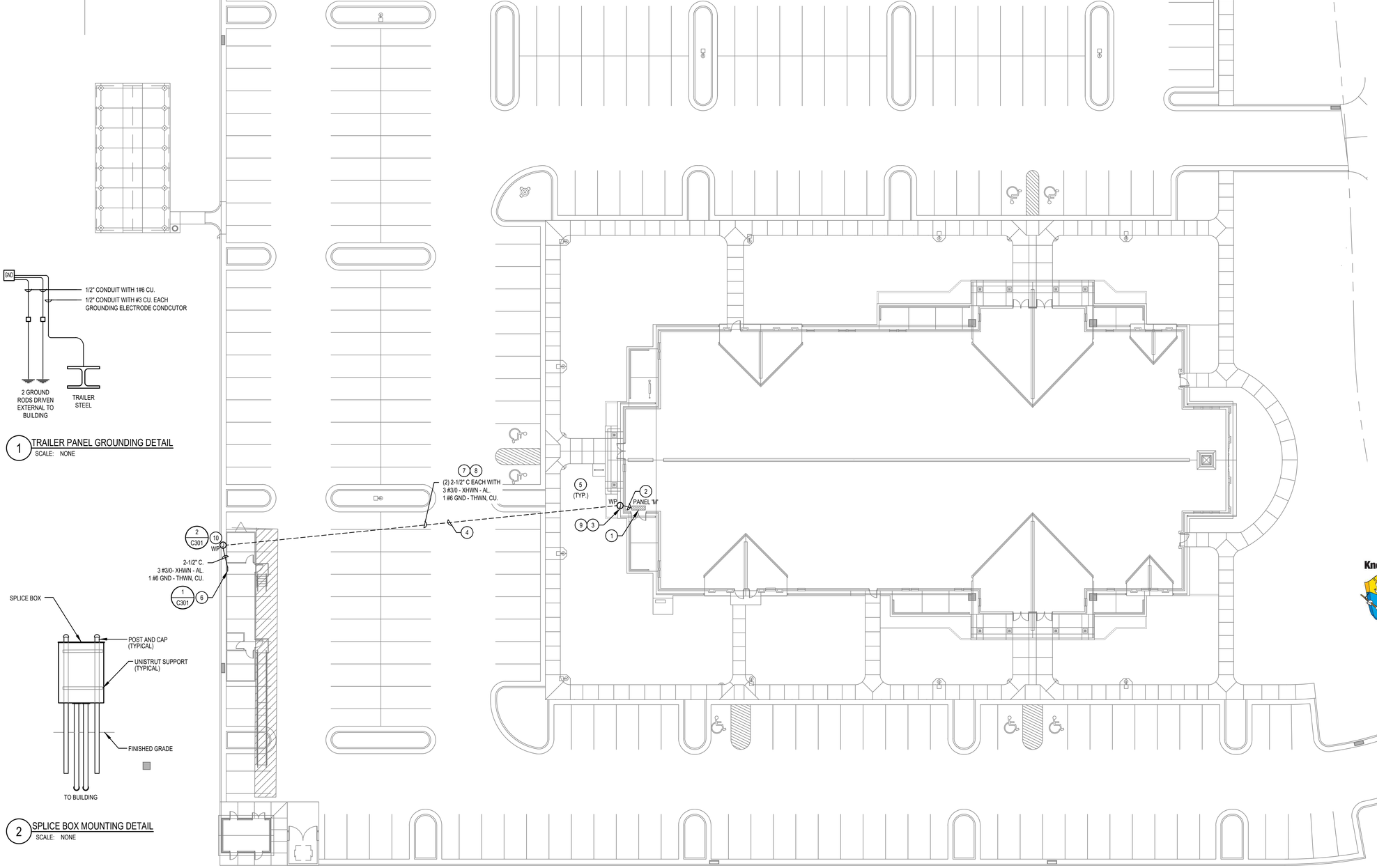
Project Number
25-28
Plan Series
Modular
Property Number
502-4414-25010101
Date
April 14, 2025

Sheet Title
TRAILER DETAILS

Sheet
C215




1 TRAILER PANEL GROUNDING DETAIL
SCALE: NONE




2 SPLICE BOX MOUNTING DETAIL
SCALE: NONE

## KEYED NOTES (#)

1. PROVIDE A NEW 400 AMP FRAME, 2 POLE BREAKER WITH A 150 AMP TRIP IN EXISTING PANEL 'M' TO FEED THE TEMPORARY STAKE TRAILER, CONFIRM TRIP SIZE WITH THE TRAILER SUPPLER PRIOR TO ORDERING THE BREAKER. NEW BREAKER TO BE OF THE SAME MANUFACTURE (GE) AND INTERRUPTING CURRENT AS THE EXISTING INSTALLED BREAKERS. ADJUST EXISTING BREAKER LOCATIONS IF REQUIRED TO INSTALL NEW BREAKER. CONTRACTOR TO FIELD VERIFY ALL REQUIREMENTS PRIOR TO ORDERING THE BREAKER. PROVIDE ILSCO PIN ADAPTERS TO REDUCE THE CONDUCTOR SIZE AS NECESSARY TO FIT IN THE BREAKER LUGS, DO NOT TRIM CONDUCTORS TO FIT LUGS.
2. ROUTE NEW CONDUIT THROUGH THE EXISTING WALL TO LOCATION SHOWN.
3. ROUTE NEW CONDUIT DOWN THE EXTERIOR OF THE BUILDING. CONFIRM LOCATION WITH WINDOWS, ARCHITECTURAL FEATURES, DOORS, AND ARCHITECT PRIOR TO ANY ROUGH-IN. CONTRACTOR TO PATCH EXISTING SOFFIT TO BE WATERTIGHT ONCE THE CONDUIT IS EXTENDED THROUGH.
4. PROVIDE BORING FROM THE EXISTING BUILDING TO THE TEMPORARY TRAILER LOCATION. CONTRACTOR SHALL CONFIRM LOCATIONS OF ALL UTILITIES, STORM DRAINS, BRANCH CIRCUITS, ETC PRIOR TO BORING. ANY DAMAGE DONE TO EXISTING BELOW GRADE INFRASTRUCTURE SHALL BE REPLACE TO ORIGINAL CONDITIONS.
5. ANY DAMAGE DONE TO THE EXISTING LANDSCAPE OR IRRIGATION SYSTEM SHALL BE REPAIRED BACK TO ORIGINAL CONDITIONS.
6. PROVIDE ALL REQUIRED FEEDER TERMINATIONS AT THE TRAILER PANEL. THE TRAILER PANEL WILL NEED TO BE PROVIDED WITH THREE (3) LUGS PER PHASE TO ACCOMMODATE THE FEEDER. PROVIDE ILSCO PIN ADAPTERS TO REDUCE THE CONDUCTOR SIZE AS NECESSARY TO FIT IN THE BREAKER LUGS, DO NOT TRIM CONDUCTORS TO FIT LUGS. FEEDER TO ENTER THE PANEL WERE IT EMERGES FROM BELOW GRADE, DO NOT ROUTED FEEDER THROUGH THE TRAILER. CONFIRM EXACT PANEL LOCATION WITH THE TRAILER INSTALLER PRIOR TO ANY ROUGH-IN.
7. CONTRACTOR TO ADJUST THE FEEDER CONDUCTORS AND CONDUIT BASED ON THE ACTUAL INSTALLED FEEDER LENGTH AND ACTUAL TRAILER ELECTRICAL LOAD AS NECESSARY FOR A 2% MAXIMUM VOLTAGE DROP. CONTRACTOR MAY REACH OUT THE ENGINEER TO ASSIST WITH THE FEEDER ADJUSTMENTS.
8. FEEDER CONDUCTORS ARE BASED ON 80% OF THE 150 AMP BREAKER AND LENGTH AS SHOWN, ACTUAL TRAILER ELECTRICAL LOAD IS UNKNOWING AT THE TIME OF DESIGN. CONTRACTOR TO VERIFY ACTUAL TRAILER ELECTRICAL LOAD WITH THE TRAILER INSTALLER PRIOR TO RUNNING CONDUIT OR ORDERING THE FEEDER CONDUCTORS. SEE KEYED NOTE #7.
9. PROVIDE NEMA 3R LOCKABLE PULL BOX. PULL BOX TO BE SIZED PER ALL NEC REQUIREMENTS.
10. PROVIDE NEMA 3R LOCKABLE SPLICE BOX. SPLICE BOX TO BE SIZED PER ALL NEC REQUIREMENTS AND MOUNTED ON A UNISTRUT RACK.

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

# ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

NORTH

ENVISION ENGINEERING
240 East Morris Ave. Suite 200
South Salt Lake City, UT 84115
p (801) 534-1130
p (801) 534-1080
www.envisioneng.com
ENV: 2025-126.00

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272
fax 801-553-8273

Stamp
REGISTERED PROFESSIONAL ENGINEER
DAVID P. WHITTON
No.264397
STATE OF UTAH
2025/04/14

A Temporary Trailer for
Eagle Mountain Sweetwater Stake Modular
Eagle Mountain UT Sweetwater Stake
1330 East Ira Hodges Scenic Parkway
Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions

| Mark | Date | Description |
|---|---|---|

Project Number
25-28
Plan Series
Modular
Property Number
502-4414-25010101
Date
April 14, 2025

Sheet Title
ELECTRICAL SITE PLAN

Sheet
C301