



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

October 24, 2023, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Jeremy Bergener, Matthew Everett, Robert Fox, and Brent Strong; and Alternate Commissioner Jimmy Eaton.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Brandon Larsen, Planning Director; Marcus Draper, City Attorney; Chris Trusty, City Engineer; and David Stroud, Senior Planner.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

1. Discussion Items – *No work session was held.*

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

Commissioner Everett called the meeting to order at 6:39 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. October 10, 2023 Planning Commission Minutes

MOTION: *Commissioner Allen moved to approve the October 10, 2023 minutes. Commissioner Strong seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
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☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

5. Status Report

This item was presented following item 8.

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the October 17, 2023 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM/PUBLIC HEARING – Transportation Master Plan Update An update to the City's Transportation Master Plan.

City Engineer Chris Trusty presented the item. After adopting an updated Transportation Master Plan, the City Council requested additional changes to a portion of the plan through the Hidden Valley master development area. This plan makes a couple of changes to the Mid Valley Parkway through the Hidden Valley area and into Saratoga Springs. The intent is to provide a more robust additional connection between Eagle Mountain and Saratoga Springs. City staff is currently seeking funding through Mountainland Association of Government (MAG) for a corridor study which will further help identify an appropriate alignment in association with topography and other factors.

Commissioner Everett opened the public hearing at 6:47 p.m.

Deputy City Administrator/Community Development Director Steve Mumford read an email submitted by Elise Erler: “The State of Utah School and Institutional Trust Lands Administration (SITLA) owns lands under the general alignment of the proposed Mid Valley Parkway through the Hidden Valley area. In addition, Cadence Homes and SITLA have a City-approved Master Development Agreement (MDA) and an approved Master Plan (MP), for our collective lands in Upper Hidden Valley. Neither the MDA nor the MP contemplated a roadway connection from Hidden Valley Parkway to Saratoga Springs.

The proposed alignment changes are not identified on the MTP map attached to your agenda packet and the proposed road classification is subtle, so I am not able to comment on the proposed alignment change without more detail. That said, SITLA supports the staff request for MAG funding to study the proposed corridor, its alignment options with the topography as that study should answer my questions. I request that the study consider the underlying MP and how the proposed roadway can add value to, rather than detract from, the Upper Hidden Valley area and the MP, especially local-road connections to the proposed roadway.”

Commissioner Everett closed the public hearing at 6:49 p.m.

Mr. Trusty explained that the City would like Mid Valley Parkway to be a higher capacity roadway connecting to the Mountain View Corridor and believes that changing the alignment and classification of the road before the study will assist with that goal.

MOTION: *Commissioner Bergener moved to recommend approval to the City Council of the update to the Transportation Master Plan. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
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The motion passed with a unanimous vote.

6.B. ACTION ITEM – CODE AMENDMENTS TO EMMC TITLE 15
CONSTRUCTION STANDARDS

Mr. Trusty explained that periodically city staff will review construction standards to ensure that they are up to date and reflect typical standards. After a recent review, modifications have been made to the standards to help clarify portions of the code that may have been vague or misunderstood prior to the implementation of recent changes to State Code. Although Chapter 15.50 Storm Drains is included in the packet materials, changes pertaining to that chapter will be made in the future. He presented an overview of the proposed amendments to Title 15.

Discussion ensued regarding the language proposed to be added to EMMC 15.45.020 to clarify financial responsibility for sewer pipe and impacted infrastructure, “Sewer mains shall be owned and maintained by the City and includes all mainlines and manholes. Laterals extending from the home and connecting to the mainline are private and are the responsibility of the homeowner to maintain or correct failures should they occur regardless of the location relative to the right of way,” and determined that similar requirements vary depending upon the city.

Commissioner Everett opened the public hearing at 7:14 p.m. As there were no comments, he closed the hearing.

Discussion ensued regarding the following:

- The tracking and monitoring procedures for abandoned underground utilities;
- The timeframes listed in the standards represent business days and exclude holidays and weekends;
- Notification of public safety is being removed from 15.10.280 Traffic control to place the responsibility of public notification on the City’s Public Information Officer who informs the public and public safety;
- The verbiage “If items on the punch list are not completed within a 30 day time line another walk through *may* be required,” in 15.10.380 is intended to allow the City to require an additional walk-through in rare circumstances, and is more appropriate than stating that the City *shall* require another walk-through for all projects with punch lists that are not completed within 30 days;

- Concerns with permitting verbal confirmation of scheduled inspection appointments in 15.15.040;
- The change from not permitting rocks in excess of three inches to two inches in 15.25.060 is to be less onerous and to be consistent with requirements in other sections of Municipal Code;
- Electrical lines and gas lines are being removed from 15.30.010 because those services are now provided by entities other than Eagle Mountain City; and
- The “IP” in 15.40.050(A) is an abbreviation for irrigation pipe.

The Planning Commission requested the following corrections and changes to Eagle Mountain Municipal Code Title 15:

1. Add a definitions page to assist the public with understanding the meanings of acronyms;
2. 15.10.140 Temporary turnarounds: add “or his/her designee” to the second sentence, “Temporary turnarounds are to be provided on all streets which are more than one lot from intersections unless approved otherwise by the Unified fire chief;”
3. 15.10.250 Standards for construction drawings: correct the number of copies returned to the subdivider from two to one;
4. 15.10.320 Construction entrance: add or reference the submittal process through which the truck route must be approved or amend the last sentence to require that a truck route must be approved by the City prior to the beginning of construction and/or the City has approved construction drawings;
5. 15.15.040 Requests for inspection: amend the verbiage to “The city shall provide confirmation for all scheduled inspection appointments,” to permit all forms of communication between staff and the developer;
6. 15.35.040 Water main type and locations: amend the applicable sentence to, “PVC pipe shall meet the requirements and specification of APWA 15014 and AWWA C900, C905, and C909. Ductile iron pipe shall meet the standards and specifications of APWA 15011;”
7. 15.35.050: Water meters and service lines: amend the applicable sentence to, “Meters one and a half *inches* (1.5) and larger shall be placed in vaults (see Eagle Mountain standard drawing);”
8. 15.35.120 Water Fittings: amend the sentence, “All fittings, valves, saddles and other parts that have a possibility to corrosion shall be completely greased (food grade) and wrapped (8 mil min.)” to replace the words “to corrosion;”
9. 15.35.120 Water Fittings: Amend the sentence, “Anti-corrosion (anode) pits may be required in highly corrosive soils (based on soils report or on site testing),” to capitalize anti-corrosion;
10. 15.35.120 Water Fittings: amend the first sentence of the last paragraph to, “Use ductile iron fittings that conform to the provisions of ANSI/ AWWA C110/ A21.10 or C153/A21.53 unless otherwise recommended by the manufacturer and authorized by the city engineer or his/ her designee,” changing *inless* to *unless*;
11. 15.45.020 Sewer pipe: add a reference to the requirement for residents to obtain excavation permits for work that falls under their responsibility in the public right of way;
12. Staff shall provide additional research regarding applicable standards for other cities, insurance coverage, and average repair and replacement costs associated with the proposed standards in 15.45.020 Sewer pipe; and

13. 15.55.010 General: amend the applicable sentence to, “All work shall comply with APWA standards unless otherwise stated in this section,” to replace the word “on” with “in.”

Discussion ensued regarding the following: (1) whether the individual Commissioners felt it was more appropriate to require the homeowner to have responsibility for the lateral sewer lines from the connection to the main sewer line to the house or from the property line to the house, and (2) previous and existing issues and types of damages caused by residents that have resulted in responsibility disputes.

MOTION: *Commissioner Everett moved to table amendments to Eagle Mountain Municipal Code Title 15 Construction Standards to allow staff to make the requested changes to be brought back to the next Planning Commission meeting for further conversation to determine how to handle the standards for the lateral sewer line. Commissioner Fox seconded the motion.*

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The motion passed with a unanimous vote.

6.C. ACTION ITEM – PUBLIC HEARING: Rezone, Master Site Plan, and Preliminary Plat approval of Brylee North Commercial.

Presented by Senior Planner David Stroud. The subject is currently zoned Mixed Commercial, a zone that is no longer contained in Eagle Mountain Municipal Code Title 17. The applicant requests the property be rezoned to the Commercial Regional Zone. The proposal also consists of a master site plan and preliminary plat approval. The subject property, located adjacent to Eagle Mountain Boulevard, meets the criteria for the Commercial Regional Zone. The 71.26-acre property would be divided into twelve lots ranging in size from 1.26 acres to 2.34 acres with an average lot size of 1.26 acres. The proposed landscaping plan will provide some screening for the properties. Additional screening will be required on-site and will be addressed with the site plan applications. The Beckman Lane private drive will be stubbed to the northwest and future connection will depend upon the design and uses developed on the adjacent property to the west.

Applicant representative Randy Smith said a medical office, restaurants, and other businesses have expressed interest in the development, but have requested that the developer build the road before making a commitment. Approval will allow them to move forward with constructing the road and utilities to sell rather than lease the lots to the business owners which is atypical in the market.

Commissioner Everett opened the public hearing at 8:24 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of the rezone for Brylee North from Mixed Commercial to Commercial Regional conditioned upon the correction of any outstanding redlines. Commissioner Everett seconded the motion.*

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The motion passed with a unanimous vote.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of the master site plan and preliminary plat for Brylee North subject to the correction of any outstanding redlines. Commissioner Strong seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
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The motion passed with a unanimous vote.

7. Discussion Items

At the request of Commissioner Eaton, Commission Everett explained the process of setting and ordering the agenda with consideration of applicants and staff.

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for November 14, 2023.

Commissioner Everett will be attending the meeting virtually.

9. Adjournment

MOTION: *Commissioner Bergener moved to adjourn at 8:36 p.m. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
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The motion passed with a unanimous vote.

The meeting was adjourned at 8:36 p.m.

Approved by the Planning Commission on November 14, 2023.



Brandon Larsen
Planning Director