EAGLE MOUNTAIN PLANNING COMMISSION SPECIAL MEETING MINUTES

August 28, 2019, 6:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, DeLin Anderson and Brett Wright. Commissioner Jared Gray was excused.

ELECTED OFFICIALS PRESENT: Councilmember Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; and Lianne Pengra, Recording Secretary.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Meeting Minutes

3.A. July 9, 2019 Planning Commission

MOTION: ***Commissioner Wood moved to approve the July 9, 2019 minutes. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

3.B. July 23, 2019 Minutes

MOTION: ***Commissioner Wood moved to approve the July 23, 2019 minutes. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

4. Action and Advisory Items

4.A. Cedar Farms Rezone and Preliminary Plat

Planning Manager Michael Hadley explained the proposed project is a two-lot subdivision on 5.47 acres. The rezone is from Agriculture to RA2 residential. The General Plan designates this property as Rural Density One; the plan complies with that designation. The rezone is not expected to burden City services, create traffic concerns, or negatively impact property values. The proposed plat complies with lot frontage and zoning standards.

Commissioner Wood asked if the City has determined what Lake Mountain Road will be designated, and stated the road should contain paths. Commissioner Wright asked if Lake Mountain Road is paved in this area.

Mr. Hadley said when asphalt is removed from other areas of the City, it is pulverized and compacted along Lake Mountain Road. It is currently designated a residential road, and asphalt, curb, and gutter exist in the Eagle Point I subdivision.

Commissioner Wright asked that the same requirements placed on Glenmar Ranches for Lake Mountain Road are in place for this project.

Community Development Director Steve Mumford explained that if subdivisions are developed, hard surface roads are required. In the past, single homes have not been required to install asphalt.

Applicant Karen Scott confirmed that Lake Mountain Road is recycled asphalt in this project. She said if they pave the area of Lake Mountain Road in their project, there will be a section of asphalt between two sections of compacted gravel. They would be willing to work with the Sunset Flats developer to pave their section when that portion of Lake Mountain Road is paved.

Discussion ensued regarding the status of Lake Mountain Road. Commissioner Wood requested staff inform the City Council that the Planning Commission would like the road designated appropriately to accommodate future vehicle and pedestrian traffic.

Commissioner Wright said he would prefer that the approval be contingent upon the applicant paving Lake Mountain Road in the project area, and that paths are included.

Commissioner Everett clarified with staff that Municipal Code 17.25.110(A) does not exempt the applicant from installing curb, gutter, and streetlights; it allows the Planning Commission to recommend approval of an exemption to the City Council.

The Planning Commissioners agreed to recommend requiring an escrow for future road improvements, as well as a path that is congruent with the area.

Applicant Jeff Scott explained that neighbors surrounding the project, as well as the City Councilmembers, do not want Lake Mountain Road paved.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council of the Cedar Farms rezone and preliminary plat with the following conditions:***

1. ***The applicant shall provide a utility plan for review by the City Engineer;***

2. ***The applicant updates the plat to show the minimum requirements of 20,000 square feet of buildable area and RA2 setbacks; and***
3. ***The applicant escrows money towards the improvement of Lake Mountain Road and a path.***

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

4.B. SilverLake Elementary School Conditional Use Permit and Site Plan - Public Hearing

This item was discussed after item 4.D.

Mr. Hadley explained the final plat containing the elementary school site will be presented to the Planning Commission at a later date. To expedite the construction process, Alpine School District is requesting approval of the site plan and conditional use permit prior to final plat approval.

Commissioner Wood said the existing access point design will cause traffic issues.

Mr. Mumford said staff spoke with Alpine School District and the engineer regarding a public road entering the property, as this area was not intended originally as a school site. He said the private area of the road will be a one-way to accommodate drop offs. The side parking area is not connected to the other two drop-off areas to allow for safe pedestrian pathways; this design reduces the number of crossings.

Commissioner Everett stated the school will likely only have minimal busses. He expressed concern about potential traffic issues.

Discussion ensued regarding Golden Eagle Road and its previous designations. Mr. Mumford explained staff has requested that Golden Eagle Road is connected to the east, and the developer has agreed to widen a portion of the road in front of the school to allow for a turn lane. He said the SilverLake preliminary plat is not approved and road alignments with the school access points can be addressed during that approval process. Those plans are being revised currently.

Commissioner Wright expressed appreciation that Alpine School District is adding an elementary school in SilverLake and stated the developer will need to be flexible in the preliminary plat design to accommodate the school traffic.

Commissioner Everett asked if the public-to-private road could be designated as a one-way only road to mitigate traffic issues. Mr. Mumford said he will discuss the plan with the school district to determine the final details.

Commissioner Everett opened the public hearing at 7:44 p.m. As there were no comments, he closed the hearing.

Discussion ensued regarding the number of school access points and potential safety concerns, as well as future development exasperating traffic issues. Mr. Mumford stated staff will report the Planning Commissioners' concerns to the City Council.

MOTION: ***Commissioner Wood moved to approve the SilverLake Elementary School conditional use permit. Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

MOTION: ***Commissioner Wood moved to recommend approval to the City Council of the SilverLake Elementary School site plan with the following condition:***

1. ***A plat map showing the school lot is recorded with the Utah County Recorder's Office.***

Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

4.C. Amendment to the Municipal Code, Chapter 17.48 Regional Technology and Industry Overlay Zone - Public Hearing

This item was discussed after item 4.A.

Mr. Mumford explained the proposed change adds an allowed use to the Regional Technology and Industry (RTI) Overlay Zone that staff believes is an existing permitted use; staff would like to include the use in the ordinance for clarification. The original draft states that on-site slaughtering or killing of animals is not allowed. He requested the Planning Commission add that harvesting of animals is prohibited in their motion. The animals will be harvested outside of the City and will likely arrive to food processing businesses via refrigerated trucks for final processing.

Mr. Mumford informed the Commissioners that Councilmember Burnham visited a site similar to the future Tyson Foods business and found very few, if any, negative impacts.

Commissioner Everett opened the public hearing at 6:44 p.m. As there were no comments, he closed the hearing.

Commissioner Wood expressed concern that the RTI Overlay Zone authorizes the City's Development Review Committee (DRC) to approve applications, versus the City Council. Mr. Mumford said only one facility has gone through the process allowed with the RTI Overlay Zone; this process is beneficial for both the applicant and City staff. The City Council liaison for the Economic Development Board attends DRC meetings, so Councilmember input is included. Utah State law does not require site plans to be presented to the Planning Commission or the City Council. The City has chosen to require those application approvals in all areas of the City outside of properties with the RTI Overlay Zone.

Commissioner Everett explained the RTI Overlay Zone allows the City to remain competitive in desired economic development in the City.

Commissioner Wright stated the RTI overlay is only available to large-scale businesses with at least 100 employees. This brings in large commercial and industrial businesses.

MOTION: ***Commissioner Wright moved to recommend approval to the City Council of the amendment to Municipal Code, Chapter 17.48 Regional Technology and Industry Overlay Zone with the following condition:***

1. ***Section 17.48.040(H) is amended to read: Food processing, packaging, and manufacturing (not including on-site slaughtering, killing or harvesting of animals);***

Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

4.D. Amendment to the Eagle Mountain City General Plan (Future Transportation Master Plan) - Public Hearing

Mr. Mumford explained the Master Transportation Plan is a part of the City's General Plan. No land uses are changing with this amendment. The proposed changes are for economic development in the City, as well as minor changes due to existing approved preliminary plats. The proposed changes are mainly located in the west and southwest areas of the City.

One change is to correct a road that is designated as a collector road that leads to an arterial. The proposed road is designated as an arterial for the entire length. Another change is to align with the Tyson Foods plans and improve connectivity; a collector is now located north-south, instead of curving to the southwest.

Another change is to move a collector road that is east of the city's western boundary, just east of the proposed freeway, to the boundary line. This allows the road to be on property lines, instead of through parcels. The freeway in the south end of the City has been shifted to the west, as the businesses that will likely locate in this area will not have high employee or vehicle traffic, so there is less need for a freeway access in the immediate vicinity. It makes sense to not locate the freeway through the industrial properties.

A collector road along the south end of the Facebook site has been removed. This is due to an existing Rocky Mountain substation, as well as the potential that Facebook will purchase 600 acres directly south of their property. This would cause the entire parcel to be developed and fenced, which would not accommodate a collector road through the center. To ensure adequate access to this area, a north-south collector has been extended to the south end of the City's boundary, and an east-west major arterial has been added on the southern border.

The final change is to Pony Express Parkway at the south end of the Facebook site. This has been shifted to the east to follow the Facebook property line. Facebook is working on adding an access point on the west side of their property, as well, to accommodate employee, vendor, and emergency service traffic.

Commissioner Wright stated something to be aware of is the freeway will be further to the western edge of the City, instead of in a more central location.

Commissioner Wood asked about emergency service access in the southern portion of the City and asked if the Fire Marshal has approved the plan. He expressed concern that a major arterial and a collector road are planned to run through larger lot areas.

Mr. Mumford said more access is always better for emergency services and if Facebook purchases an additional 600 acres, there will be at least two more access points to the facility, and they have a massive fire suppression system. The area will be one facility that will likely be wholly fenced with limited access points. It is not a high-density area requiring infrastructure to accommodate residential traffic.

Commissioner Wright confirmed that the adjustments will allow for improved economic development opportunities.

Commissioner Wood asked if the City can offer a temporary transportation improvement before the freeway is developed. Mr. Mumford said the City does not typically build infrastructure for the Utah Department of Transportation. The City has the option to possibly improve or widen collector roads in the area, if needed.

Commissioner Everett opened the public hearing at 7:14 p.m.

Jeff Ruth stated a third fire station in the southern portion of the City may address Commissioner Wood's access concerns.

Travis Parry with Psomas explained that Facebook is not the applicant for the amendment; they are reacting to the proposed changes. He commended the City on the RTI Overlay Zone and stated the site selection was based heavily on this zoning. Regarding the number of employees, he explained that each H building has 300 parking stalls. He stated that a 1,000-foot wide Rocky Mountain Power easement is along the north end of the project and adjusting the road 1,000 feet to the east allows the road to run along the property line. He said removing the east-west section of the collector road is due to an existing Rocky Mountain Power substation; there are no opportunities to install a road there at this time.

Commissioner Everett closed the public hearing at 7:18 p.m.

Commissioner Wood stated he wanted to ensure proper connectivity for vehicle traffic. He said if the section of the east-west road in the Tech Campus is removed from the Future Land Use Map, the City will have to ask permission from property owners to install a road in the future.

Commissioner Wright expressed approval of the proposed realignments.

Commissioner Everett said the changes make sense and the map may be adjusted as situations arise. He asked if Lake Mountain Road could be straightened at the south end of the City, or if it is planned as it is due to topographical issues.

Mr. Mumford said he and the City Engineer would like to have a full traffic model ran by a traffic engineer in order to provide feedback to staff on the City's Future Transportation Master Plan.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council of the amendment to the Eagle Mountain City General Plan Future Transportation Master Plan Map. Councilmember Everett seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

5. Discussion Items

The Planning Commission requested that staff begin reviewing existing zones in the Municipal Code.

Commissioner Everett requested the commercial zone be reviewed before the other zones. Mr. Mumford explained the City Council requested a transit-oriented development zone be brought to the Council before the end of the year.

Commissioner Wright commended staff and specifically Mr. Mumford on the efforts made in the residential zone update.

6. Next scheduled meeting

7. Adjournment

MOTION: ***Commissioner Wood moved to adjourn the meeting at 7:58 p.m. Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

The meeting was adjourned at 7:58 p.m.

Approved by the Planning Commission on September 10, 2019.

Steve Mumford
Community Development Director