



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

August 8, 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, and Robert Fox. Commissioner Brent Strong and Alternate Commissioner Jimmy Eaton were excused.

CITY STAFF PRESENT: Evan Berrett, Economic Development Director; Chris Trusty, City Engineer; David Stroud, Senior Planner; and Jed Shum, Planner.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 5:32 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – TITLE 17 CODE AMENDMENT: HOTEL STANDARDS

Economic Development Director Evan Berrett presented the proposed Municipal Code amendments to 17.35.030 and 17.55.120 for hotel development. Eagle Mountain City staff finds great value in attracting hotel developers and operators to the City to benefit the local economy. During communication with hotel developers and operators, staff has found that two standards are potentially problematic for hotel development in Eagle Mountain. Staff has found that height restrictions on hotels would benefit from some minor adjustments to enable hotel developers to plan hotel products that would be successful in the City. Particularly, modern hotels generally seek between 3 to 4 stories, but four-story hotels can potentially exceed the 50-foot limit by 5 to 10 feet. The proposed change gives some ability to allow heights to exceed 50 feet, but only to enable no more than four-story hotels. Parking requirements have also been found to be excessive. Most cities, including Lehi, Payson, Spanish Fork, Pleasant Grove, Tooele, and others require only one stall per sleeping unit, whereas Eagle Mountain requires one stall per bed which can greatly increase the parking requirements if many of the units have two queen beds or a similar format. The proposed code revises parking requirements to be more in line with other cities while also requiring parking for employees. Eagle Mountain City staff is aware of a hotel developer currently preparing plans for a proposed four-story hotel in Eagle Mountain with heights between 52 and 53 feet. There are two sites in Eagle Mountain approved for hotel development, and an additional site being marketed for hotel development.

Discussion ensued regarding the following:

- Support of amending parking standards to be in line with other cities to promote attracting a hotel;

- Whether to require parking for trucks, trailers with recreational vehicles, and campers that utilize more than one standard parking space;
- Clarification regarding the number of employee parking stalls to require based upon peak staffing hours;
- Possibly limiting hotels to three stories to coincide with residential building height standards;
- Rooms potentially having more than one occupant with a vehicle or multiple rooms having only one vehicle; and
- Convention attendees staying at a different hotel increasing parking needs during daytime hours.

Commissioner Everett recommended requiring 1.5 stalls for each sleeping unit plus one stall for each employee at peak employment hours.

Mr. Berrett noted that conference center parking is usually based on the square footage of the conference area rather than the number of sleeping units and that larger hotels could be limited to Commercial Regional areas of the City where shared parking with other businesses could be approved to alleviate parking concerns.

Commissioner Fox suggested setting different parking standards for hotels with conference centers and focusing on making standards for the types of hotels currently interested in developing in the City that can be amended to meet future needs and growth once the City is large enough to attract a larger hotel with a conference center.

Commissioner Bergener stated that some of the concerns such as truck and trailer parking and access will need to be addressed on a case-to-case basis. He thinks it is wise to consider vehicle parking for larger vehicles and trails at hotels given the location of the City and the nearby outdoor recreational opportunities. A four-story hotel could be appropriate due to the unlikelihood of the City attracting several hotels at this time.

Commissioner Everett adjourned the work session at 6:10 p.m.

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

Commissioner Everett called the policy session to order at 6:31 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

Commissioner Everett disclosed that he is on the Board of Directors for the Eagle Mountain Chamber of Commerce; however, he has no financial stake in item 6.A.

4. Approval of Meeting Minutes

4.A. July 25, 2023 Planning Commission Minutes

Commissioner Allen noted that on page six, the motion vote table had Commissioner Everett erroneously marked as absent in addition to voting in favor of the recommendation for approval of item 6.B.

Commissioner Everett clarified that he had intended to exclude the staff-recommended condition, “If the proposed shared parking is approved, then data from a professional traffic engineer shall be provided to staff;” listed as condition #5 on his motion to recommend approval of the site plan for A to Z Building Blocks. Commissioners Bergener and Allen verified that, based upon the conversation, their understanding was to exclude the requirement and the amendment did not impact Commissioner’s Bergener second of the motion nor their vote in favor of recommending approval.

MOTION: *Commissioner Everett moved to approve the July 25, 2023 minutes as amended. Commissioner Bergener 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>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☐ <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

Senior Planner David Stroud reviewed the planning items discussed and voted upon during the August 1, 2023 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – CODE AMENDMENT: TITLE 17.80.080.C. OFF-PREMISE LADDER SIGNS (INSERTS)

Mr. Berrett presented the item. Staff received a request from the Eagle Mountain Chamber of Commerce to amend code found in 17.80.080(C) related to the City ladder signs. After review of the changes, staff would support the changes for the purpose of improving consistency with the agreement the City has with the Eagle Mountain Chamber of Commerce for management of the signs, and adapting to modified capabilities of ladder sign options. Earlier this year, the City agreed to change some language in the ladder sign agreement with the Eagle Mountain Chamber of Commerce to enable the Economic Development Director to approve advertising copy, and for the sign headers to be modified to the Chamber of Commerce logo. Municipal Code does not currently

reflect those changes and should be amended to match. Additionally, the Eagle Mountain Chamber of Commerce has undergone an extensive effort to restore many of the ladder signs that were damaged or worn. Many of the frames and headers have been replaced, repainted, moved slightly, and so forth. Currently, demand for sign advertising is extremely high, and the Chamber of Commerce has been adhering to standards with respect to ensuring local small businesses take priority for advertising space. The frames allow for up to 96 inches of vertical space and a maximum of 80 inches of vertical space is currently allowed by Municipal Code. There is desire to modify the term slats to inserts and change the sizing to four sizes – small, medium, large, and extra-large. Certain maximums would remain in effect including a company not being allowed more than two large or extra-large inserts.

Commissioner Fox expressed concern with the use and the number of ladder signs in the City.

Eagle Mountain Chamber of Commerce President Melissa Clark explained that the new local builder they contracted with constructs the top and bottom brace farther apart than the previous ladder signs but the sign structure is the same height and width. The larger signage area will allow the Chamber to increase the number of businesses served by 33%. Funds earned from the sign advertising allow the Chamber to provide other programs to small businesses. The City limits the number of ladder signs permitted to 60. She is in discussions regarding the relocation of signs to improve spacing and efficiency.

Commissioner Everett opened the public hearing at 6:43 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Title 17.80.080(C) Off-Premise Ladder Signs (Inserts). Commissioner Bergener 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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The motion passed with a vote of 3:1.

Commissioner Fox clarified that his distention was due to objecting to the increased signage area.

6.B. ACTION ITEM – CODE AMENDMENTS TO EMMC TITLES 13 AND 15

City Engineer Chris Trusty presented the item. The Federal Clean Water Act requires that stormwater discharges from certain types of facilities be authorized under stormwater discharge

permits. The goal of the stormwater permits program is to reduce the amount of pollutants entering streams, lakes, and rivers as a result of runoff from residential, commercial, and industrial areas. Municipal stormwater systems such as cities, counties, state universities, and state hospitals are covered by the General Permit for Discharges from Small MS4s (Municipal Separate Storm Sewer Systems).

Eagle Mountain City was audited by the State of Utah to ensure compliance with the General Permit. Over the course of a year, the City has updated its Storm Water Management Plan and Standard Operating Procedures to gain compliance. The last step to meet deficiencies found through the audit includes updating sections of Municipal Code that potentially have implications on land use which require approval of the Planning Commission including the following:

- 13.75.110(B)(2)(e): “BMPs should be selected based on their ability to adequately protect water quality and the BMP manual shall outline the removal performance expected from the selected BMP as well as the technical basis for supporting the pollutant removal performance.”
- 13.75.110(D)(9): “Low Impact Design Considerations. The plan will be evaluated for the utilization of Low Impact Development (LID) approaches such as infiltration, evapotranspiration, or rainwater harvesting or reuse.”
- 13.75.110(D)(10): “Any retention requirement infeasibilities that may occur are to be documented and a rationale shall be provided for alternative design criteria that uses LID practices to the maximum extent possible.”
- 13.75.150(B)(16): “Individual residential car washing”
- 13.75.150(B)(17): “Dechlorinated water reservoir discharges”
- 15.50.70: “Redevelopment projects disturbing greater than one acre, including projects part of a common plan of development or sale which disturbed an acre or greater must provide a site-specific plan for net gain to onsite storm water retention or a reduction to impervious surfaces. Redevelopment projects increasing impervious surfaces by greater than 10% must prevent off-site discharge of the net increase in storm water volume associated with precipitation from all rainfall events less than or equal to the 80th percentile rainfall event.”

Mr. Trusty explained that the dechlorinated water is to allow for low but not highly chlorinated water to enter the storm drain system.

Commissioner Everett opened the public hearing at 6:58 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Bergener moved to recommend approval to the City Council of amendments to Eagle Mountain Municipal Code Chapters 13.75.110, 13.75.150, and 15.50.70. 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>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
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☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>

☐ **Brent Strong** ☐ **Brent Strong** ☐ **Brent Strong** ☒ **Brent Strong**

The motion passed with a unanimous vote.

6.C. ACTION ITEM – PUBLIC HEARING: SITE PLAN APPROVAL OF EAGLE MOUNTAIN PET CARE

Planner Jed Shum presented the item for a site plan approval for a new Pet Care facility. The veterinary facility will be part of the Marketplace at Eagle Mountain Town Center, and the only pet care location in the Town Center area of the City. The applicant proposes constructing a 5,998-square-foot building on a 0.63-acre lot. This lot is platted as Lot 205 of Marketplace at Eagle Mountain Town Center Subdivision, recorded in July 2021. There will be a total of 27 parking stalls, including 2 ADA parking stalls. Parking stalls are located on the south side between the structure and Raven Way, and also on the west side of the structure. An inner connection between lots is provided as the parcels are zoned commercial, according to EMMC 17.100.050(C) at the time of application. Landscaping totals 6,072 square feet and is comprised of trees, shrubs, grass, boulders, and rocks. The main building is 32 feet 1 ¾ inches in height. The exterior materials are painted vertical siding with stone veneer on the bottom and standing seam roof system and 33 lights are placed on the exterior of the building, with 1000 lumens output per light. Two parking lot lights will be installed, with 9077 lumens per light. The total lumens output from exterior lights is 51,154 lumens. Lighting does not exceed the 100,000 lumens per acre standard, and the maximum allowed lumens on a 0.63-acre lot is around 63,000 lumens.

Commissioner Bergener confirmed with Mr. Shum that the plan meets architectural standard requirements.

Applicant representative Tucker Nipko stated that they have included the connectivity on Raven Way to the lot to the west to adhere to City standards. However, they would prefer to be able to have additional parking even though they have met parking requirements as some of their other facilities have experienced issues due to insufficient parking.

Mr. Shum verified that a connection is required between two commercial developments. The developer is considering mixed-use for the adjacent parcel but it has not been approved.

Discussion ensued regarding connectivity requirements and options for the applicant to request a Municipal Code amendment.

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

Commissioner Everett stated that he thinks a veterinary clinic will be utilized and beneficial. While he recognizes the potential for parking issues, the area is also likely to have high traffic volume.

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of the site plan for Eagle Mountain Pet Care. 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.

7. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for August 22, 2023.

8. Adjournment

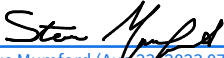
MOTION: *Commissioner Bergener moved to adjourn at 7:19 p.m. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <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.

The meeting was adjourned at 7:19 p.m.

Approved by the Planning Commission on August 22, 2023.


 Steve Mumford (Aug 23, 2023 07:35 MDT)
 Steve Mumford, AICP
 Deputy City Administrator/Community Development Director

08.08.23 PC Approved Minutes- not signed

Final Audit Report

2023-08-23

Created:	2023-08-23
By:	Shawna Ellis (sellis@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoKBxCziYPRog4jMnqlzw-X_QgsnXYUjq

"08.08.23 PC Approved Minutes- not signed" History

-  Document created by Shawna Ellis (sellis@emcity.org)
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