



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

May 10, 2022, 6:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen, Jeremy Bergener, Christopher Pengra, and Erin Wells. Commissioner Matthew Everett was excused.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Colby Curtis, Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; and Fionnuala Kofoed, Director of Administrative Services/City Recorder.

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 Wells called the meeting to order at 6:30 p.m.

2. Pledge of Allegiance

Commissioner Wells led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

- 4.A. April 26, 2022 Planning Commission Minutes

MOTION: *Commissioner Bergener moved to approve the April 26, 2022 meeting minutes. Commissioner Pengra seconded the motion.*

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

☐ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett	☒ Matthew Everett
☒ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra
☐ Erin Wells	☐ Erin Wells	☒ Erin Wells	☐ Erin Wells

The motion passed with a vote of 3:0. Commissioner Wells abstained as she was not present at the April 26, 2022 meeting.

5. Status Report

Planning staff reviewed the planning items discussed and voted upon during the May 3, 2022 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – Mountain America Credit Union

Item removed from the agenda at the request of the applicant.

6.B. ACTION ITEM – Mochila Technology Park

Senior Planner Tayler Jensen presented the item. The rezone requests the Regional Technology and Industry (RTI) Overlay Zone on approximately 120 acres. The RTI Overlay is set to expire on May 31, 2022; however, the Council will be voting during the May 17th City Council meeting on whether to extend the expiration. The request to add the RTI Overlay zone is compliant with the General Plan which designates the area for Business Park/Light Industry. The adjacent parcels are designated as Business Park/Light Industry and properties to the north and east already contain the RTI Overlay zone. All surrounding property is in the same future land use designation and property with the RTI Overlay and active RTI Overlay building sites are adjacent. The proposed use is not anticipated to overburden City Services. The use is not anticipated to generate significant traffic once construction is completed. The proposed use is not expected to have a significant negative impact on surrounding property values.

Applicant representative Adrienne Bell stated the future freeway indicated for this area will be addressed during the site plan phase of the application.

Commissioner Wells opened the public hearing at 6:41 p.m.

The Planning Commission received an email from Reagan Peck the owner of property adjacent to the area. He expressed concern with use compatibility, the safety of his animals, and utility impacts.

Commissioner Wells closed the public hearing at 6:43 p.m.

MOTION: ***Commissioner Allen moved to recommend approval to the City Council of the rezone for Mochila Technology Park. Commissioner Pengra 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>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>

The motion passed with a unanimous vote.

6.C. PUBLIC HEARING – Proposed Amendments to Required Garage Dimensions for Residential Units (EMCC 17.25)

Planning Manager Robert Hobbs presented the item. State Code 10-9a-534 was amended last year, effective May 28, 2021, to prevent cities from imposing minimum garage sizes on single-family homes and two-family homes such as duplexes. Municipal Code currently requires all garages to be 22 feet by 22 feet. He presented three potential amendments to City standards to come into compliance with State requirements:

Option 1 – EMMC 17.25.050(C) Parking and Garage Dimensions. Projects shall comply with the off-street parking standards found in Chapter 17.55 EMMC, which includes standards for enclosed parking, covered parking, and visitor parking. The following requirements shall apply to all garages – except for those associated with detached single-family or two-family [duplex] dwellings: (1) minimum dimensions of two-car garages shall be 22 feet by 22 feet; (2) two-car garage door openings shall be a minimum of 16 feet wide by 8 feet tall; (3) single-car garages shall have a useable parking area [of] no less than 12 feet in width by 20 feet in depth; and (4) single-car garage door openings shall be a minimum of 9 feet wide by 8 feet tall.

Option 2 – EMMC 17.25.050(C) Off-street Parking Residential. Projects shall comply with the off-street parking standards found in Chapter 17.55 EMMC.

Option 3 – Repeal EMMC 17.25.050(C).

Commissioner Wells opened the public hearing at 6:46 p.m. As there were no comments, she closed the hearing.

Assistant City Administrator/Community Development Director Steve Mumford explained that staff does not have a strong preference regarding the presented options. Option 2 would simplify enforcement. Retaining the larger garage standards for townhomes would require builders to alter their townhome plans because Eagle Mountain is the only City with a requirement for larger garages.

Commissioner Wells noted the benefit of larger garages for townhomes augmenting the storage space for the units; however, it also increases the cost to both the developer and the resident.

Commissioner Allen supported Option 1 due to the benefit of the additional space and the ability for the City to enforce the requirement when desired while allowing developers to request an exemption if merited.

Commissioner Bergener noted the incongruity of adding an expansion requirement on a compact product. As such, he slightly prefers Option 2 but is open to considering and supporting the other options.

Commissioner Pengra stated that he is in favor of Option 1.

Mr. Mumford clarified that one of the purposes of the garage size standard was to increase the width to allow two cars to be parked in a garage with space to open the doors of the vehicles and a depth to accommodate both the stairs from the garage to the interior of the home and longer vehicles.

MOTION: *Commissioner Bergener moved to recommend approval to the City Council of the amendment to Eagle Mountain Municipal Code 17.25050(C), Option 1. Commissioner Pengra 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>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>

The motion passed with a unanimous vote.

7. Discussion Items

Mr. Mumford thanked Mr. Jensen for his service during his tenure with the City and wished him well on his new employment opportunity.

8. Next scheduled meeting

The next Planning Commission meeting is scheduled for May 24, 2022.

9. Adjournment

MOTION: *Commissioner Pengra moved to adjourn the meeting at 6:58 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>

☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>

The motion passed with a unanimous vote.

The meeting was adjourned at 6:58 p.m.

Approved by the Planning Commission on June 14, 2022.


Steve Mumford (June 14, 2022 12:17 MDT)

Steve Mumford, AICP
 Assistant City Administrator/Community Development Director

3313_001

Final Audit Report

2022-06-15

Created:	2022-06-15
By:	Shawna Ellis (sellis@emcity.org)
Status:	Signed
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"3313_001" History

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-  Document emailed to Steve Mumford (smumford@emcity.org) for signature
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