



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 26, 2022, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen and Jeremy Bergener. Commissioners Christopher Pengra and Erin Wells were excused.

COMMISSION MEMBERS PRESENT ELECTRONICALLY: Matthew Everett.

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 Director of Administrative Services/City Recorder Fionnuala Kofoed.

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 Allen called the meeting to order at 6:29 p.m.

2. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. April 12, 2022 Planning Commission Minutes

MOTION: *Commissioner Bergener moved to approve the April 12, 2022 minutes. Commissioner Everett seconded the motion.*

Those Voting Yes
☒ *Jason Allen*

Those Voting No
☐ *Jason Allen*

Those Absent
☐ *Jason Allen*

☒ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener
☒ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett
☐ Christopher Pengra	☐ Christopher Pengra	☒ Christopher Pengra
☐ Erin Wells	☐ Erin Wells	☒ Erin Wells

The motion passed with a unanimous vote.

5. Status Report

Senior Planner Tayler Jensen reviewed the planning items discussed and voted upon during the April 19, 2022 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – Eagle Plaza

Mr. Jensen presented the item. The site plan is for a strip mall development on 1.21 acres located on Campus Drive. The Eagle Mountain Business Campus Plat C was approved on April 6, 2021. The projects have been on hold due to traffic concerns but a traffic study was recently approved. The proposed buildings are located as close to Wride Memorial Highway as possible with parking behind them on Campus Drive. The proposed elevations largely meet most commercial design standards, are significantly different from other buildings in the area, and no pedestrian connection is provided from Campus Drive to the front door of the buildings.

The left-hand turn movement for Campus Drive to Ranches Parkway is operating at a level of service (LOS) E/F before this project. The traffic study calls for a High-T intersection to mitigate current and future traffic in the area. The City Engineer contacted Hales Engineering about interim solutions until the larger system-wide improvements can be made. The intersection could be made safer by pushing the left-turn movements inside for better sightlines.

Mr. Jensen confirmed that a traffic light is planned for the intersection of Stonebridge Lane and Ranches Parkway to accommodate future commercial development.

Applicant representative Anton Bercich stated they were amenable to the staff recommended conditions.

Commissioner Allen opened the public hearing at 6:42 p.m.

The Planning Commission received emails from Alexis Hicks and Dale Erling expressing concerns about the traffic impacts of the proposal and requesting mitigation measures be enacted prior to the approval of the project.

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

Commissioner Bergener stated his support of requiring the staff recommendation to remove the existing medians along Ranches Parkway at a minimum to address traffic issues in the area

should the item be approved in an effort to balance property rights and resident concerns and impacts.

Commissioner Everett concurred with staff's assessment regarding locating the building closer to Wride Memorial Highway as more appropriate as it is a gateway to the City. In his opinion, the proposed architectural styling is appropriate because it is congruent with the most proximate commercial building. Although he agrees with concerns that the queue will exceed the provided length, where the proposal meets stacking requirements, he does not feel the City should compel requirements exceeding Municipal Code standards. Should standards be deemed insufficient, Municipal Code should be reviewed and amended accordingly. Nevertheless, traffic problems remain a concern. He believes adding businesses in an area with an intersection with a failing LOS is tremendously problematic. Until the traffic mitigation measures are put into place, such as a traffic light at Stonebridge Lane and Ranches Parkway, he is uncomfortable with moving the project forward.

Commissioner Allen concurred with Commissioner Everett regarding the need for a traffic light to provide traffic mitigation prior to approving additional businesses, recognizing that the applicant is faultless regarding current traffic congestion issues. Even though the elevations differ from the businesses to the south of Campus Drive, he has no qualms with the design.

Mr. Jensen requested for the Commission to recommend denial rather than tabling the item due to the traffic mitigation measures being a policy decision at the purview of the Council rather than something within the realm of the applicant's control.

MOTION: *Commissioner Everett moved to recommend denial to the City Council of the site plan for Eagle Plaza due to the traffic concerns that exist on Ranches Parkway in relation to Campus Drive and Stonebridge Lane. Commissioner Allen seconded the motion.*

Those Voting Yes

☒ ***Jason Allen***
☒ ***Jeremy Bergener***
☒ ***Matthew Everett***
☐ ***Christopher Pengra***
☐ ***Erin Wells***

Those Voting No

☐ ***Jason Allen***
☐ ***Jeremy Bergener***
☐ ***Matthew Everett***
☐ ***Christopher Pengra***
☐ ***Erin Wells***

Those Absent

☐ ***Jason Allen***
☐ ***Jeremy Bergener***
☐ ***Matthew Everett***
☒ ***Christopher Pengra***
☒ ***Erin Wells***

The motion passed with a unanimous vote.

6.B. ACTION ITEM – Mountain America Credit Union

This item was removed from the agenda at the request of the applicant.

6.C. ACTION ITEM – Browns Meadow

Planning Manager Robert Hobbs presented the item. The request is for a preliminary plat for 37 residential lots on 43.133 acres. A rezone to RD1 was approved on March 8, 2022 and the

preliminary plat was tabled. The Planning Commission and the City Council expressed a desire for the northern area of the project adjacent to existing properties to have a minimum lot size of two acres. The current proposal does not address the need for a collector road and provides four 1.5-acre lots on the north edge of the project, rather than buffering all neighboring properties with two-acre lots. The applicant believes that the neighbors are amenable to their new plat design, especially with their proposed six-foot concrete fencing. Staff recommends that the Planning Commission motion to recommend denial of the revised preliminary plat for Browns Meadows as presented.

Mr. Hobbs recalled that the rezone discussion with the City Council included consideration of the collector road indicated on the Future Land Use and Transportation Map. The City Attorney noted that the adjacent parcels can be viewed as lots and as such the transition requirements may apply.

Applicant representative Howard Schmidt said their goal is to reach an amenable solution with the adjacent property and homeowners. The width of the property and the prohibition for homes to front on a collector road pose difficulties in accommodating the requested road width and make the property almost undevelopable. The homeowners submitted comments in support of the masonry fence as a better solution to their concerns than lot sizes. They are in discussions with the Pole Canyon developers regarding a traffic study for the area. He believes a residential road would be appropriate to accommodate fewer, large lots.

Commissioner Bergener explained that the request for two-acre lots was to meet the transitioning standards and not only to address the concerns of neighboring property owners.

Commissioner Everett expressed appreciation to the applicant for working with the adjacent property owners and for increasing the lot sizes and bringing the cul-de-sac length into compliance. Although, he recognizes the merit in reevaluating the need for a collector road in the area, that discussion is outside the purview of the Commission. He concurred with Commissioner Bergener that the proposal fails to meet Municipal Code requirements and as such, he is unable to support the request.

Commissioner Allen echoed the sentiments regarding working with the neighbors and the willingness to install the masonry wall. He is likewise hesitant to recommend approval due to the failure of the proposal to meet standards.

MOTION: *Commissioner Bergener moved to recommend denial to the City Council of the preliminary plat for Browns Meadow. Commissioner Allen seconded the motion.*

Those Voting Yes

- ☒ ***Jason Allen***
- ☒ ***Jeremy Bergener***
- ☒ ***Matthew Everett***
- ☐ ***Christopher Pengra***
- ☐ ***Erin Wells***

Those Voting No

- ☐ ***Jason Allen***
- ☐ ***Jeremy Bergener***
- ☐ ***Matthew Everett***
- ☐ ***Christopher Pengra***
- ☐ ***Erin Wells***

Those Absent

- ☐ ***Jason Allen***
- ☐ ***Jeremy Bergener***
- ☐ ***Matthew Everett***
- ☒ ***Christopher Pengra***
- ☒ ***Erin Wells***

The motion passed with a unanimous vote.

7. Discussion Items

8. Next scheduled meeting

The next Planning Commission meeting is scheduled for May 10, 2022.

Commissioner Everett will likely not be able to be in attendance at the meeting.

9. Adjournment

MOTION: *Commissioner Bergener moved to adjourn the meeting at 7:11 p.m.
Commissioner Everett seconded the motion.*

Those Voting Yes

- ☒ *Jason Allen*
- ☒ *Jeremy Bergener*
- ☒ *Matthew Everett*
- ☐ *Christopher Pengra*
- ☐ *Erin Wells*

Those Voting No

- ☐ *Jason Allen*
- ☐ *Jeremy Bergener*
- ☐ *Matthew Everett*
- ☐ *Christopher Pengra*
- ☐ *Erin Wells*

Those Absent

- ☐ *Jason Allen*
- ☐ *Jeremy Bergener*
- ☐ *Matthew Everett*
- ☒ *Christopher Pengra*
- ☒ *Erin Wells*

The motion passed with a unanimous vote.

The meeting was adjourned at 7:11 p.m.

Approved by the Planning Commission on May 10, 2022.


Steve Mumford (AICP)

Steve Mumford, AICP
Assistant City Administrator/Community Development Director