



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 9, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Robert Fox, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Chris Trusty, City Engineer; Todd Black, Wildlife Biologist/Environmental Planner; David Stroud, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

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

Commissioner Allen called the meeting to order at 5:31 p.m.

1. Discussion Items

1.A. DISCUSSION – ACEC (AREAS OF CRITICAL ENVIRONMENTAL CONCERN)

Wildlife Biologist/Environmental Planner Todd Black presented the item and explained that given recent attempts with the Bureau of Land Management (BLM) and School and Institutional Trust Lands Administration (SITLA) to trade parcels in Eagle Mountain, staff is considering options to add additional layers of protection on certain parcels within the City. An Areas of Critical Environmental Concern (ACEC) designation would help to accomplish this goal. The lands under consideration fall outside of the Army Compatible Use Buffer (ACUB) area surrounding Camp Williams. ACECs are public land units that require special management to safeguard important and relevant values. ACECs can protect important resources, unique scenic landscapes, and people and property from hazards on public lands. ACECs are proposed and evaluated through land use planning utilizing the best available information and extensive public involvement to determine how the ACECs are managed. The program would only apply to BLM land.

A map illustrating the City boundaries and areas of environmental concern on BLM land within City limits was presented and discussed during the meeting.

Discussion ensued regarding the protections provided by and the process for application and qualification for an ACEC designation.

Commissioner Allen adjourned the work session at 5:45 p.m.

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

Commissioner Allen called the policy session to order at 6:30 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. March 26, 2024 Planning Commission Minutes

MOTION: *Commissioner Hess moved to approve the March 26, 2024 minutes. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

5. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the April 2, 2024 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – Election of a Planning Commission Chair and Vice-Chair

MOTION: *Commissioner Fox moved to appoint Jason Allen as the Planning Commission Chairman for 2024. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

MOTION: *Commissioner Hess volunteered to serve as the Planning Commission Vice Chairman for 2024. Commissioner Allen seconded the appointment.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

6.B. ACTION ITEM/PUBLIC HEARING – Pinnacles Multi-Family Preliminary Plat

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

Commissioner Allen opened the public hearing at 6:36 p.m.

MOTION: *Commissioner Allen moved to table the Pinnacles Multifamily Preliminary Plat, place the item on the April 23, 2024 Planning Commission agenda, and continue the public hearing. Commissioner Whiting seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes

Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

6.C. ACTION ITEM/PUBLIC HEARING – Mountainland Supply Site Plan at 800 E. Split Rock Drive

Senior Planner David Stroud presented the item. The General Plan designation for the property is Employment Center/Campus and the zoning is Light Manufacturing/Distribution. The north elevation will face the road. Since the previous review by the Planning Commission during the March 12, 2024 work session, the applicant has added two cement siding elements to the south and west sides of the building increasing the number of panels from one to three on each elevation.

Staff recommends the Planning Commission discuss the site plan and forward a recommendation to the City Council of approval or denial.

Applicant representative, Matt Cook the project manager for the site plan, explained that in addition to the extra panels, they've added more articulation with popouts and trim. They estimate that the metal paneling will be less than 30% of the material which they believe meets the Municipal Code requirement for metal to only be used as an accent. He showed the Commissioners a Hardie plank panel sample planned to be used as one of the materials on the building. He said that the metal panels would look similar to shiplap rather than standard corrugated metal panels; unfortunately, he was unable to obtain a sample of that material to show the Commission. Stone wainscoting has been added along the frontage of the building. The reason for the use of metal is due to cost. The building has two entrances, one for patrons and one for suppliers.

Commissioner Allen opened the public hearing at 6:49 p.m. As there were no comments, he closed the hearing.

Mr. Stroud noted that Eagle Mountain Municipal Code 17.35.050(B) includes the provision, "It is recognized that the function and use of buildings used for light manufacturing or unique uses may dictate the style and other appearance of the structure. In these cases strict adherence to the provisions of this chapter may not be advisable or possible, at the discretion of the approval authority."

Discussion considered the longevity, appearance, and value of a building with the materials as proposed.

Commissioner Allen expressed concern that the amount of metal on the elevations exceeds the allowance of the material to be used as an accent and that allowing the proposal would set a precedence that would impact the tone of other development in the area.

MOTION: *Commissioner Strong moved to recommend denial to the City Council of the site plan for Mountainland Supply. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	No
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a vote of 4:1.

Discussion considered the percentage of metal used on the building and whether cement tilt-up buildings are allowed in Municipal Code. Staff will research whether tilt-up buildings are permitted and will report back to the Commission.

Commissioner Fox clarified that he voted against denial because the applicant has made efforts to meet the aesthetic desired by the City. He feels the building does not look like an industrial building and the appearance of the building can be preserved through proper care and maintenance and Municipal Code allows for discretion in approvals for buildings used for light manufacturing.

6.D. ORDINANCE/PUBLIC HEARING – CODE AMENDMENTS TO EMMC TITLE 15
CONSTRUCTION STANDARDS

City Engineer Chris Trusty presented the item and reviewed proposed amendments to Eagle Mountain Municipal Code to revert streetlight spacing to previous standards that had unintentionally been altered during a recent amendment and to make additional changes as detailed below:

- 15.10 Street Light Spacing
 - o Local street minimum spacing 250 feet; maximum spacing 350 feet
 - o Arterial and collector 150 feet; maximum 250 feet
- 15.35 Water
 - o Change details to reference current Eagle Mountain standards to prevent those sections from needing to be updated in association with future code amendments
 - o Fire hydrant maximum spacing 500 feet
- 15.45 Sewer
 - o Changes remove the option to install a concrete sewer pipe and will only allow for polyvinyl chloride (PVC) or high-density polyethylene (HDPE) materials unless approved otherwise
 - o Sewer manholes maximum spacing 400 feet to facilitate maintenance
 - o Removes the option for wet well sewer lift station design and restricts construction of lift station if gravity flow can be provided
 - o Clarifies that septic waste cannot be disposed of at the City wastewater treatment facility
- Standard Details
 - o Eagle Mountain has adopted American Public Works Association (APWA) construction standards and details unless otherwise modified
 - o Details are intended to provide a visual of standards already adopted in Municipal Code

Mr. Trusty stated that to his knowledge, septic waste has not been disposed of at the City's sewer facility in the past and the inclusion is to clarify that it is prohibited.

Commissioner Allen opened the public hearing at 7:13 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Title 15 Construction Standards. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7. Discussion Items

None.

8. Next Scheduled Meeting

Commissioner Allen stated that he will not be in attendance at the April 23, 2024 meeting.

9. Adjournment

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

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

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

Approved by the Planning Commission on April 23, 2024.



Brandon Larsen
Planning Director