EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

January 14, 2020, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. Planning Commission Guidelines.
Discussion of guidelines for Planning Commissioners.

6:00 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. PLEDGE OF ALLEGIANCE

3. DECLARATION OF CONFLICTS OF INTEREST

4. APPROVAL OF MEETING MINUTES

4.A. November 12, 2019 Minutes
Regular Planning Commission Meeting.
11.12.2019 PC Minutes - DRAFT

4.B. December 10, 2019 Meeting Minutes
Regular Planning Commission Meeting.
12.10.2019 PC Minutes - DRAFT

5. STATUS REPORT

6. ACTION AND ADVISORY ITEMS

6.A. Election of a Planning Chairman and Vice Chairman for the Planning Commission.
Action Item

7. **DISCUSSION ITEMS**

8. **NEXT SCHEDULED MEETING**

9. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **10th day of January, 2020,** on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

EAGLE MOUNTAIN	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** JANUARY 14, 2020
TITLE:	Planning Commission Guidelines.
ITEM TYPE:	Discussion
APPLICANT:	N/A

ACTION ITEM:
No

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PREPARED BY:
Michael Hadley, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

Attachments:

EAGLE MOUNTAIN City Planning Commission MEETING MINUTES

November 12, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

ELECTED OFFICIALS PRESENT: City Councilmember Melissa Clark.

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

Commissioner Everett called the meeting to order at 5:39 p.m.

1. Discussion Items

1.A. Discussion – Amendments to Commercial, Industrial, and other Non-Residential Zones

Community Development Director Steve Mumford explained potential future amendments to the Commercial, Industrial, and other non-Residential zones. The intent is to implement the land uses in the City’s General Plan through zoning. One example is creating a Neighborhood Commercial zone for use in the Community Commercial land use.

Discussion ensued regarding possible commercial zones and the potential to remove industrial zones from Municipal Code.

Mr. Mumford stated the City may have a consultant assist in developing updated zones, as this is a very large project.

1.B. Discussion – Potential Amendments to the 2018 Eagle Mountain City General Plan (Moderate Income Housing Element)

Mr. Mumford stated recently approved Utah State law requires cities to include an element in their general plans that address moderate income housing. This must include three of the State’s twenty-five requirements. Staff submitted documentation to Workforce Services that specifies the requirements have been met in the City's General Plan. Meg Ryan of Utah League of Cities and Towns informed staff of her opinion that the plan complies with the State's requirements, but Mr. Mumford has not received confirmation from the State yet.

Commissioner Wood requested an upcoming meeting agenda include a work session item to discuss the Planning Commission's roles, duties, and bylaws.

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

Commissioner Everett called the policy session to order at 6:03 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

Commissioner Wood expressed appreciation to the nation's veterans.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. October 22, 2019 Minutes

MOTION: ***Commissioner Wright moved to approve the October 22, 2019 minutes with a correction to the meeting date in which he will not be in attendance. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

5. Action and Advisory Items

5.A. Code Amendment – Amendment to 17.25.040 Residential Development Standards – Public Hearing

Mr. Mumford explained the City can only require dedication of property for improvements if it is justified by impacts such as traffic impacts or density; if not justified, the City must purchase property using impact fees or other funding. Eagle Mountain City will have transportation, parks, and trails needs that outweigh our ability to pay for them without increasing impact fees and/or taxes. The proposed amendment gives another option to the City Council to provide value in the form of additional lots or units, reduced frontage requirements, or reduced lot size minimums based on land dedication value. The amendment was patterned after Lehi's ordinance that has been in use and benefits both the City and the developer. Lehi has used this option approximately four times and has not seen any negative impacts to the approved reduced standards.

Mr. Mumford provided examples of potential reduced standards and explained each reduced standard will be reviewed and approved on a case-by-case basis. The amendment does not detail a specific process to be followed for granting an exception; it does provide general language and criteria to be worked out for each proposal. The Planning Commission will be able to review proposed exceptions and make recommendations to the City Council. This is a discretionary action; the City Council may decide how much property to trade for, and how much property to purchase on a case-by-case basis.

Commissioner Wood asked why the proposed amendment would be codified, instead of discussing the exceptions on a case-by-case basis. Mr. Mumford explained if the amendment is codified, the City Council can legally grant exceptions outside of a master development agreement. This is a tool for the City's use to propose exchanges to developers, not for developers to propose to the City.

Commissioner Everett opened the public hearing at 6:21 p.m.

Mike Keifer stated the amendment will allow developers to legally develop without meeting requirements in Municipal Code.

Betina Cameron stated the amendment will allow developers to avoid meeting City standards, as it is currently written. She said the amendment should be more detailed with specific limitations.

Commissioner Everett closed the public hearing at 6:25 p.m.

Commissioner Wood stated the City removed the bonus density system to avoid situations that this amendment will allow.

Commissioner Wright explained he believes the amendment is in opposition to the updated General Plan and Residential zoning standards. He stated he would like to review information from Lehi regarding their ordinance and any approvals given under the ordinance. He would prefer the amendment specify that developers cannot use the ordinance to propose exchanges to the City; only the City can develop options under the ordinance.

Discussion ensued regarding the process the City uses to obtain land for right-of-way expansion, and how other cities obtain land.

Mr. Mumford explained that the existing zoning standards are very strict; the proposed amendment allows staff to solve issues with creative solutions.

Commissioner Everett stated the intent of the proposed amendment is not to dismiss the work the Planning Commission, City Council and staff did to update the residential zones. The proposed draft needs to be amended, but it can be a good tool for the City to utilize.

MOTION: ***Commissioner Wood moved to table the Development Code amendment to Chapter 17.25.040 Residential Development Standards. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

Commissioner Wright requested the information from Lehi be made available to the Commissioners for review before the item returns to a future meeting.

5.B. Code Amendment – Creation of Chapter 17.55 Warehouse Farming Overlay Zone – Public Hearing

Mr. Mumford said Chapter 4-41a-406 of Utah Code states if a municipality's or county's zoning ordinances provide for an industrial zone, the operation of a cannabis production establishment shall be a permitted industrial use in any industrial zone, unless the municipality or county has designated by ordinance, before an individual submits a land use permit application for a cannabis production establishment, at least one industrial zone in which the operation of a cannabis production establishment is a permitted use. The same applies to at least one agriculture zone.

Staff discussed options with the City Attorney and Meg Ryan of Utah League of Cities and Towns (ULCT), and determined an overlay zone that is approved for specific property within the City best meets the State's requirement. Staff will bring a rezone request to the Planning Commission and City Council to place the overlay on property in portions of the south and/or west industrial and agricultural areas, far from residential and other incompatible land uses.

The proposed overlay zone contains regulations that are allowed by State Code, including distance separations from residential zones and community uses, architectural standards, and signage restrictions.

Commissioner Wood stated the City can limit the permitted warehouse size, as well as and the amount of land allowed to obtain the overlay zone; it is important to implement these restrictions to keep production operations small and avoid large open farms. There is a lot of land in the City that is attractive to cannabis farmers.

Mr. Mumford said the ULCT held a training with Andrew Rigby, Cannabis Program Manager with the Utah Department of Agriculture. Mr. Rigby was previously involved in cannabis production and was heavily involved in drafting the State's cannabis regulation. Mr. Mumford will contact Mr. Rigby to present to the Council and provide feedback on the City's proposed ordinance.

Commissioner Wood stated when the cannabis initiative was passed in Colorado, warehouse space was nearly impossible to acquire, as the cannabis industry took almost all of the available space.

Commissioner Everett opened the public hearing at 6:57 p.m.

Mike Keifer suggested the overlay be named the Cannabis Production Overlay zone. He expressed concern that any indoor greenhouse or farmer considering hydroponic farming would be required to obtain this overlay zone.

Jeff Ruth stated the fear that large-scale, open cannabis farming will become a reality in the City is overblown. Cannabis production facilities will likely locate south of the City.

Commissioner Everett closed the public hearing at 7:05 p.m.

Commissioner Everett agreed that warehouse sizes may need to be reviewed. He stated the residents of Utah voted to allow medicinal cannabis, which requires the City to enact policies that relate to legal production, which may or may not happen within City limits. In response to Mr. Kiefer's comment, he stated the amendment should be clarified to relate solely to cannabis.

Mr. Mumford explained the Agriculture zone allows greenhouses as accessory structures, and does not specify size restrictions, only height restrictions for accessory structures. He said the overlay name specifies warehouse farming due to the fact that this type of farming is becoming more popular. Renaming the zone the Cannabis Production Overlay Zone may be appear to be advertising the possibility of developing cannabis production facilities in the City. The overlay is also intended for warehouse farming of non-cannabis plants.

Commissioner Wood asked if City staff consulted any farmers to determine if other farmable products have detrimental effects. In response to Mr. Ruth's comment, he said Colorado now has many unforeseen negative impacts such as lack of farming and warehouse space, due to the allowance of cannabis production.

Mr. Mumford explained the City may look into prohibiting cannabis production outside of land with the proposed overlay zone.

Commissioner Everett asked if the State would require a zone, not an overlay, for cannabis production. Mr. Mumford stated he can speak with the City Attorney, and if required, staff can present a rezone to remove the overlay zone.

Commissioner Wood asked if the City can implement distance standards to the overlay, and if the ordinance can prohibit the overlay adjacent to specific uses. Mr. Mumford explained the distances in the proposed ordinance comply with the State's regulations.

Commissioner Wright stated the Industrial zone allows five-story structures, and asked how to mitigate that with cannabis production facilities. Commissioner Wood said the overlay is a zone, and height limitations can be included.

Commissioner Wood expressed concern regarding the possibility of break-ins at cannabis facilities, and stated the ordinance should mitigate perceived and real harm to adjacent businesses.

Commissioner Wright recommended the item be sent to the City Council with recommendations. They will receive guidance from Mr. Rigby regarding areas of concern, and what the State will allow in the City's ordinance.

Discussion ensued regarding potential conditions of approval related to building height and setbacks from other uses. The proposed height limitation is the existing limitation for the Industrial zone.

Commissioner Wood requested that staff determine if outdoor cannabis production is allowed in the Agriculture zone, and discuss the finding with City Council. He also requested the Council consider security requirements for the facilities.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council of the amendment to Eagle Mountain Municipal Code, creating Chapter 17.55 Warehouse Farming Overlay Zone with the following conditions:***

1. ***Section 17.21.050(B) is changed to read, "Buildings shall be no taller than 35 feet," with 17.21.050(B)1 and 17.21.050(B)2 omitted; and***
2. ***The City Council shall determine a specific maximum facility size.***

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

6. Discussion Items

6.A. Brylee Commercial Concept Plan

Planner Jessa Porter stated the concept plan for the commercial portion of Brylee Estates includes a rezone from Commercial to add MF2 zoning. The plan includes 9.03 acres of retail space and approximately thirteen acres of multi-family residential space, consisting of 22 dwelling units per acre. The current maximum density in the MF2 zone is 20 units per acre.

Randy Smith with Fieldstone Homes explained the concept plan was created before the updated residential zones were approved, and is not meant to be taken as a final detailed plan; it addresses the land use. He stated they created the plan around future transportation routes, as well as with future potential uses in mind. They will adjust the density and units per building to meet the City's current standards.

Commissioner Wood said the concept plan does not comply with the General Plan, and stated three applicants have requested uses that do not comply with the Campus/Employment Center land use designation. He asked why Mr. Smith does not want to provide development that fits within that designation.

Commissioner Wright stated this property was rezoned to Commercial recently. He expressed concern that the applicant is now requesting multifamily development for this area.

Mr. Smith explained the commercial development benefits from the multifamily development. Commercial property is not developing as quickly as it has previously, and the multifamily units will bolster the commercial presence.

Discussion ensued regarding access points along Eagle Mountain Boulevard. Mr. Mumford said staff has communicated standards and existing planned access points to the applicant.

Commissioner Everett stated he does not have any interest in allowing multifamily units on this property. If commercial property is rezoned to allow multifamily, additional commercial area needs to be added within the City.

7. Next scheduled meeting

The next scheduled meeting is December 10, 2019.

8. Adjournment

MOTION: ***Commissioner Wood moved to adjourn the meeting at 8:10 p.m. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

Approved by the Planning Commission on January 14, 2020.

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Steve Mumford
Community Development Director

EAGLE MOUNTAIN City
Planning Commission MEETING
MINUTES

December 10, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, DeLin Anderson, Rich Wood, Jared Gray, and Brett Wright. Commissioner Anderson was excused at 8:20 p.m.

ELECTED OFFICIALS PRESENT: City Councilmember Melissa Clark.

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

Commissioner Everett called the meeting to order at 5:34 p.m.

1. Discussion Items

1.A. Planning Commission Bylaws and Rules of Procedure

The Commissioners discussed the Planning Commission Bylaws and Rules of Procedure, which were adopted October 22, 2002, noting for staff the areas which they feel need modification, and items which they feel should be implemented.

Commissioner Wright requested an annual review of the bylaws and requested clarification on how the Chair can call upon legal counsel for advice. He stated other areas that need modification include the temporary Chair position, secretary duties, and alternate commissioners.

Commissioner Wood stated the work session should begin at 5:00 p.m. to allow for discussion on multiple items and stated the status report from City Council should be included on future meeting agendas, as well as a section to discuss other business, as noted in item 16 of the existing bylaws. He requested rules of ethics be included in the bylaws, and stated the Commissioners in attendance should select a temporary chair, when necessary, instead of the Planning Director appointing a temporary chair.

Commissioner Gray requested the work session time be designated as the "posted time," instead of an actual start time. He stated the secretary duties are mainly performed by the Recorder's Office.

Commissioner Everett stated the secretary duties should be divided between the Planning Department and the Recorder's Office, according to the current process.

Commissioner Everett requested the Commissioners send their desired changes to staff by the Wednesday, January 8, 2020. The Commissioners will discuss the changes at the next Commission meeting.

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

Commissioner Everett called the policy session to order at 6:11 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Action and Advisory Items

4.A. Overland Phase D - Preliminary Plat - Public Hearing

Planning Manager Mike Hadley stated this item is the final preliminary plat within Village 1 of the Overland Master Development Plan; the Overland Master Development Plan was approved December 5, 2017. Village 1 is allowed between 431 and 647 units. Phase D brings the total units in Village 1 to 605, and consists of 174 lots on 58.22 acres.

Applicant Bryon Prince with Ivory Development explained the garden lots will be single-family detached rambler homes. The property around the home will be owned and maintained by the homeowners association. They intend to market these homes to senior citizens, fifty-five years old and older.

Commissioner Wright stated the Overland Master Development Agreement (MDA) specified an area that allowed frontages less than required in Municipal Code, but that area is not where the proposed senior active living homes are located. Additionally, the proposed cottage lots use more land than the MDA authorized.

Mr. Prince explained the concept plan was not intended to specify the number of lots or the acreage; the proposed preliminary plat does not deviate much from the original concept plan. The MDA does not expressly limit what was to be included in Phase D.

Commissioner Wright read from the MDA and stated the MDA specifically approves the cottage lot frontage and lot size requirement deviations as presented in the concept plan, which does not align with the proposed preliminary plat.

Mr. Prince explained this was addressed in Phase A. They did not plat the phase as it was presented in the concept plan. They are providing the same products as are in the concept plan, but have more space dedicated to the age-directed homes, as well as additional open space.

Commissioner Gray stated there are more units in the proposed preliminary plat than in the concept plan, and asked where the half-acre lots are located. Mr. Prince said the half-acre lots are located along the edge of the Overland subdivision, adjacent to undefined land uses.

Discussion ensued regarding lot size requirements throughout the Overland project, as well as lot sizes throughout the City.

Commissioner Wright explained the applicant can build up to 647 units in Village 1, but they are only proposing a total of 605 units. He stated his concern relates to the location of the units with reduced lot frontages and minimum lot sizes.

Commissioner Gray expressed concern that this phase includes an additional thirteen lots, as those units did not fit in previous phases. Community Development Director Steve Mumford explained the base unit count for Village 1 is 539, which the concept plan showed, but Village 1 can have up to 647 units. Any units over 539 in Village 1 are removed from future Villages. There is a limit on the total units over the entire Overland subdivision.

Commissioner Gray stated developers can build the small lots within a subdivision and then go bankrupt, leaving the City without the large lots in the subdivision plan.

Mr. Prince stated it is problematic for the Commission to interpret concept plans as final plans. If that is the case, the concept plans will need to be redesigned to incorporate the highest density possible, which is bad planning.

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

Mr. Mumford explained the City has retained a consultant to design Airport Road from Pony Express Parkway to Wride Memorial Highway. He stated the applicant and staff should work together to relocate the dedicated portions of Airport Road to accommodate the future alignment.

Discussion ensued regarding obtaining property for Airport Road and future Utah Department of Transportation (UDOT) infrastructure improvements.

Commissioner Wood stated if the active senior homes will be used as such and not just additional small lots, he does not have concerns regarding the number of units.

Mr. Prince explained the age-targeted homes will not be deed restricted to only active seniors, but that is the demographic they will market to. The homes will be main-floor living with full maintenance included.

Commissioner Gray expressed concern that the units will not be deed restricted; they are simply additional small lots. Mr. Prince explained this area will be a benefitted assessment area; the monthly fee will by higher due to the extra amenities and full maintenance that is only provided to these residents. Trails will be included in this phase, as will sidewalks along the public roads.

Commissioner Gray asked if the roads are wide enough for snow removal. Mr. Mumford explained the roads are designed to the same standards as other neighborhood roads and comply with all of the City's requirements.

Commissioner Wood asked where the snow would be moved to and if there is sufficient space. Mr. Prince explained the roads are public roads and will be plowed similarly to other public neighborhood roads. Mr. Mumford said the City will plow the public roads, and snow typically is pushed to the park strips.

Commissioner Wright asked the applicant what he prefers regarding removing a lot for the Airport Road alignment. Mr. Prince stated he understands that the alignment is currently a moving target, and he recognizes the importance of preserving right-of-way. He is meeting with Mr. Mumford and City Engineer Chris Trusty next week regarding the road.

Discussion ensued regarding access points along Airport Road.

Commissioner Wood said he likes the active senior living product and stated it is a benefit to the City.

Commissioner Anderson stated the City needs the product Mr. Prince is proposing. He said he does not know if the right-of-way for Airport Road should come from this landowner or from an adjacent landowner in the future.

Commissioner Gray stated the City needs more large lots and said he feels conflicted with his vote. Commissioner Wood explained this application is not new, and the applicant is vested with rights.

Commissioner Wright said the MDA will give the City Council the opportunity to limit the active senior living area. He stated Ivory Development is a good entity to work with, and the City needs this product.

Commissioner Everett agreed that this product is needed, and stated he is comfortable with the additional thirteen units, as the MDA entitles the applicant to develop this number of units.

MOTION: ***Commissioner Wright moved to recommend approval to the City Council of the Overland Phase D preliminary plat with the following conditions:***

1. ***The trails shall be displayed on the plans showing connectivity with the master planned trails;***
2. ***A detailed landscaping plan for the park and open space shall be submitted for review to the Parks Director and Planning Director, to be approved prior to recording any final plats within this phase;***
3. ***Applicant shall work with the City to implement the Transportation Master Plan, including the removal of Lot D25 and other minor modifications to the plan. The applicant and***

City shall reach an agreement on this subject prior to recording the first final plat in this phase; and

4. ***In compliance with EMMC 16.30.090, a stub road connection shall be added to the west at either Dugway Ridge or Greeley Hill Drive, and a trail connection shall be added either to Airport Road or through the Senior Housing area from Greeley Hill Drive.***

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

4.B. Holiday Oil -Sunset Drive - Preliminary Plat & Site Plan - Public Hearing

Mr. Hadley stated the application is for a preliminary plat and site plan for a Holiday Oil convenience store. It is located on the northwest corner of Wride Memorial Highway and Sunset Drive. The 1.92-acre parcel is zoned Commercial, and convenience stores are allowed as a conditional use. The site will include gas pumps, a convenience store, and a carwash. The applicant has planned the site to accommodate the future expansion of Wride Memorial Highway and accompanying frontage road.

Commissioner Wood asked if the site location is farther than the required 600-foot distance from the elementary school. Mr. Hadley said it is, and explained the distance is defined as entrance door to entrance door.

Discussion ensued regarding State regulations of alcohol sales near restricted facilities.

Mr. Mumford explained that the kindergarten area is just less than 600 feet from the proposed gas station, and recommended the Commission include a variance allowance in the motion, if they choose to recommend approval to the City Council.

Mr. Hadley said the applicant is working with the owner of Sunset Storage to include an access point on the north side of the gas station property.

Applicant representative John Linton explained the State requirement is 200 feet from the property line of a restricted facility to the entrance of the convenience store, or 600 feet from entrance door to entrance door, which this plan complies with. He provided examples of other locations that were approved with distances less than 200 feet. Holiday Oil is working with Sunset Storage to obtain an access agreement for the north entrance. He has spoken with Sunset Storage regarding the option of periodically allowing vehicle parking over weekends.

Mr. Mumford stated the conditional use permit for Sunset Storage does not allow additional vehicles to be parked in the Holiday Oil parking lot.

Commissioner Gray asked if Sunset Storage will be able to park moving vehicles around the north access from Holiday Oil. Mr. Hadley stated they will be required to keep the 15-foot clear vision triangle free from objects that obscure visibility.

Commissioner Everett stated the issue of moving vehicle parking does not relate to the application before the Commission. The entrance to the north will be a required condition of approval.

Mr. Linton said it would not be a smart business move to allow storage of moving vehicles, but it would not be a smart business move to not allow periodic temporary storage of a vehicle over a weekend.

Commissioner Gray asked if the flag lot to the west will have a high-traffic business, and asked about access to the lot. Mr. Mumford stated the future frontage road will likely only have connections to roads, not business entrances. Mr. Linton said a high-traffic business will not likely locate to the west of this property without a separate access to the future frontage road.

Commissioner Wood asked about school traffic. Mr. Linton stated the Holiday Oil at Ashton Boulevard and 2100 North has the same issue with school traffic; they are working with Lehi to mitigate the concern. He said the fact that the school's peak times do not overlap with the gas station peak hours will mitigate some of the traffic issues. The on-site manager will coordinate closely with the Blackridge Elementary principal.

Commissioner Everett opened the public hearing at 7:48 p.m.

Betina Cameron expressed concerns regarding gas station traffic around the school pedestrian traffic. She stated there is not enough room to accommodate large trucks, or trucks with recreation vehicle trailers during pick-up and drop-off times at the school.

Hilary Allred emailed the following comment for the public hearing: I won't be able to attend the meeting tomorrow, but I wanted to voice that I really don't want a gas station placed on Sunset and SR73. It'll bring too much traffic, increase crime, and a myriad of other negative impacts. Please don't approve this! Since it's zoned for commercial use, it should be something that closes at night.

Commissioner Everett closed the public hearing at 7:50 p.m.

Commissioner Wood stated vehicles traveling to Five-Mile Pass will not likely visit this gas station during elementary school peak hours. He asked how often semi-trailers will use the entrance through Sunset Storage, or if they will utilize the Maverik gas station.

Commissioner Gray stated he would not fill up his semi at this location or at Maverik, as they do not have high capacity pumps. He stated delivery trucks, and the trucks that fill the underground fuel tanks will likely be the only type of semis at this location, and they will come during off-peak times.

Mr. Linton said they schedule deliveries for off-peak hours. If delivery drivers arrive during peak times, they are informed they can only deliver during scheduled times.

Commissioner Gray asked if the conditional use permit can require set delivery times. Mr. Linton stated the drivers prefer to come to the gas station outside of peak times. He explained that Holiday Oil does not build truck stops.

Mr. Linton said the access through Sunset Storage is a requirement for them, and they will work with UDOT to obtain an access onto the future frontage road. Mr. Mumford said staff will also approach UDOT regarding the access point.

Commissioner Wood asked if it makes sense to approve a preliminary plat and site plan before a conditional use permit is approved.

Mr. Hadley stated Municipal Code does not require applicants to include a conditional use permit application with other development applications.

Commissioner Wright expressed concerns regarding traffic and the elementary school proximity. He asked if the applicant has considered other sites, and stated commercial development on this lot will have an impact, regardless of the business type.

Mr. Linton stated he has communicated to the principal of Blackridge Elementary that they are willing to finance a fence on the south border of the school property. Commissioner Wood stated the fence can be a condition of approval. Mr. Linton requested the condition be that Holiday Oil will work with the school to finance the fence, but not install the fence, due to potential issues with the school district's ability to accept the funding.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council of the Holiday Oil Sunset Drive preliminary plat and site plan, with the following conditions:***

1. ***A conditional use permit application shall be submitted for approval prior to the City Council review of the site plan and preliminary plat;***
2. ***Applicant shall meet with the Sheriff's Office prior to the City Council review of this application to determine a plan to resolve traffic and safety concerns; and***
3. ***The applicant will work with Blackridge Elementary to finance a fence on the south border of the school property.***

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

4.C. Approval of the 2020 Planning Commission Calendar

Commissioner Everett asked if meetings will be held on June 23, Primary Election Day, and November 24, the week of Thanksgiving. Mr. Hadley stated the Commission can remove those two meeting dates. A special meeting can be scheduled, if needed.

Commissioner Wood requested the work sessions begin earlier than 5:30 p.m. Mr. Mumford explained the calendar can include a notation that work sessions generally occur prior to policy sessions.

MOTION: ***Commissioner Wood moved to approve the 2020 Planning Commission meeting calendar, with the following changes:***

1. ***The November 24 meeting is removed in observance of Thanksgiving;***
2. ***Add a scheduled meeting on January 14; and***
3. ***Add a note stating work sessions to be held prior to policy session, time to be determined.***

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

Commissioner Anderson was excused from the meeting at 8:20 p.m.

Commissioners Everett, Wood, Wright, and Gray expressed appreciation to Commissioner Anderson for his service to the City.

5. Discussion Items

5.A. Ault Farms Concept Plan

Mr. Hadley stated the plan includes five residential villages and one technology/business park village. The plan includes 12 acres of commercial property, 125 acres of technology or business park property, a 20-acre community park, dedication of collector and arterial roads, an interconnecting trail system, a mix of neighborhood and pocket parks, and a variety of lot sizes and housing types. It is currently zoned Agriculture, and the General Plan designates areas of the property as Neighborhood Residential One, Business Park, Foothill Residential, and Parks and Open Space.

Applicant representative Bronson Tatton stated they purchased the property a few months ago, and they hope to have the site in development in 2020. The property will likely continue to be farmed while plans are under consideration. He showed examples of other 750-acre projects, and presented a possible layout of land uses with related regulations from Municipal Code, and explained how the concept plan fits within the City's General Plan and meets the stated initiatives.

Brian Gabler with LEI Engineers explained they used the City's General Plan to design the proposed concept plan. Mr. Tatton said that a data center will not likely build on this property, but a technology company may require a pad-ready site for an office. He stated the proposal includes a time limitation that if the land is not developed as technology use within a certain amount of time, they will request a rezone to residential.

Mr. Tatton stated the open space includes trails and park space that connect to Eagle Point to the north. They intend to have open space within walkable distance to all units. Mr. Gabler said they will include additional open space as needed, based on density and requirements in Municipal Code.

Commissioner Gray stated the City needs to balance the high-density and multifamily residential areas with larger lot residential developments. He would be hesitant to rezone technology business park or industrial property to residential without that use added in another section of the plan.

Commissioner Wright stated the Foothill Residential land use requires specific lot sizes and wanted the applicant to understand those requirements. He said a small amount of transitioning between commercial and residential uses should be included, as well as lots between a third-acre and a half-acre.

Commissioner Everett expressed concern regarding the technology business park area in the southern portion of the plan rezoning to residential. He explained he would also be hesitant to remove any non-residential uses without adding those uses to another place within the project. Regarding the townhome elevations presented, two of the three do not comply with Municipal Code requirements, as they have front-loading garages. He also expressed concern with the park locations along major roads. He recommended the applicant include curving in the neighborhood roads.

Commissioner Wood stated the plan does not comply with the City's General Plan. He said it would be irresponsible for the Commission to add the products presented in the concept plan to the City. The transportation infrastructure is not in place to allow the addition of 750 acres of the density presented. He stated the Planning Commission and City Council have worked to prevent development similar to 9th and 9th neighborhood in Salt Lake City, and that the City needs to determine buffering requirements between land uses. He recommended the applicant bring a creative project to the Commission, and that the villages be set with specific allowances that cannot be moved to other villages.

Commissioner Everett recessed the meeting at 9:46 p.m. and reconvened at 9:51 p.m.

5.B. Scenic Mountain Townhomes

This item was removed from the agenda.

5.C. Scarlet Ridge

Planner Jessa Porter explained Scarlet Ridge is located on 160 acres along the east bench and Lake Mountain Road, and the plan consists of 139 lots in the AG/R2 zone.

Applicant Ryan Kent explained most of the lots in the project are one-acre lots. They are incorporating green space, pedestrian trails, and equestrian trails. They would like to have equestrian trails on one side of the road, and pedestrian trails on the other side.

Applicant Paul Simms stated the distance from the road to the equestrian trail is approximately twenty to thirty feet. There will be a swale between the road and trail, as well. They have planned a walking trail around the exterior of the project.

Mr. Kent said they will meet or exceed the open space requirements in Municipal Code.

6. Next scheduled meeting

January 14, 2020

Commissioners Everett, Wright, and Wood thanked Commissioner Gray for his service and wished him well in his duties as City Councilmember.

7. Adjournment

MOTION: ***Commissioner Gray moved to adjourn the meeting at 10:25 p.m. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

Approved by the Planning Commission on January 14, 2020.

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Steve Mumford
Community Development Director

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **JANUARY 14, 2020**
TITLE:	Election of a Planning Chairman and Vice Chairman for the Planning Commission.
ITEM TYPE:	Motion
APPLICANT:	N/A

ACTION ITEM:
Yes

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PREPARED BY:
Michael Hadley, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

Attachments: