

Eagle Mountain City Planning Commission Minutes 2017

Dates of Planning Commission Meetings:

- January 10, 2017
- January 24, 2017
- February 14, 2017
- February 28, 2017
 - March 17, 2017
- March 28, 2017
 - April 25, 2017
- May 9, 2017
- May 23, 2017
- June 13, 2017
- July 11, 2017
- August 8, 2017
- August 22, 2017
- September 12, 2017
- September 16, 2017
- October 10, 2017
- November 14, 2017
- November 28, 2017
- December 12, 2017

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 10, 2017 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, John Linton, and Daniel Boles.

PRESENT NON-VOTING MEMBERS: Mike Owens and Muriel Xochimitl. *(Not appointed by City Council until January 17, 2017.)*

CITY STAFF PRESENT: Mike Hadley, Senior Planner, Tayler Jensen, Planner, and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. December 13, 2016

MOTION: *Matthew Everett moved to approve the December 13, 2016 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. Eagle Mountain High School – Conditional Use, Site Plan & Rezone

Tayler Jensen explained that the proposal is for a 51 acre rezone from Agriculture to Residential. It is located in Eagle Mountain City Center, south of Cory Wride Memorial Park, and west of Pony Express Parkway.

Utah State Code Title 10 Chapter 9a Section 305 states that the City:

- May not impose requirements for landscaping, fencing, aesthetic considerations, and construction materials.
- Impose regulations upon the location of a facility except as necessary to avoid unreasonable risks to health or safety.

School districts shall coordinate the siting of a new school to:

- Avoid or mitigate existing or potential traffic hazards.
- Maximize school, student, and site safety.

The school district must comply with the City's Dark Sky Lighting Standards.

Commissioner Linton opened the public hearing at 6:04 p.m.

None

Commissioner Linton closed the public hearing at 6:04 p.m.

Commissioner Boles was concerned about traffic. Mr. Jensen said that the traffic study did not require the high school road to go through to Eagle Mountain Blvd. The Alpine School District would only be required to connect the road to Pony Express Parkway. He said that the new development called Sage Park along Eagle Mountain Blvd. has a road through that would eventually connect to the high school road. The City will need to finish connecting the road.

Commissioner Linton was concerned about the turn pockets not being wide enough.

Frank Pulley, Alpine School District, said that the Alpine School District wants to start this spring so that they will make a June 2019 occupancy date. The school plans on being ready for the 2019 summer curriculum.

MOTION: *Matthew Everett moved to approve the Eagle Mountain high school Conditional Use Permit with the following condition:*

*1. The property is rezoned from Agriculture to Residential zoning
Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

MOTION: *Matthew Everett moved to recommend approval of the Eagle Mountain high school site plan to the City Council with the following condition:*

*1. The applicant completes traffic mitigation features recommended by the Traffic Impact Study
Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

B. Spring Run Phase C – Conditional Use, Site Plan, & Preliminary Plat

Mike Hadley said that the developer has proposed a 156 lot townhome Residential preliminary plat. The proposal is also for a site plan and conditional use permit. The project is a Tier III Residential development. Spring Run is located north of Cory Wride Memorial Highway and east of Meadow Ranch. The Spring Run Master Development Agreement was approved on May 15, 2012 and last amended on October 18, 2016. A detailed open space plan must be provided prior to going to City Council.

Pool construction:

- Construction must begin by issuance of the 16th building permit.
- The pool must be complete prior to issuance of the 78th building permit.

Gate:

- The applicant is proposing a gate on the south side of Spring Sky Drive.

Tier III standards require 20' between multifamily buildings. The Planning Commission may recommend a setback that differs from this standard if they feel it is appropriate.

Commissioner Boles was concerned that the packet was not complete and there were missing items from the Spring Run Phase C plan. Mr. Hadley stated that there are guest parking stalls and building material missing from the packet. He stated that the City has requested that the developer provide the missing items. Commissioner Boles asked about guest parking. Mr. Hadley explained that the developer was not aware that the City does not allow tandem parking for guest parking.

Commissioner Linton opened the public hearing at 6:17 p.m.

Jim Allred, applicant, stated that each unit has a two car garage and two parking areas in the driveway. He requested leeway for guest parking with each unit having 4 parking areas that would encourage parking in the driveway and discourage residents from parking in the guest parking stalls. Commissioner Linton asked if the HOA intended on citing and fining residents that do not use the garage for the intended purpose. Mr. Allred stated that the HOA would be fining residents that do not use their garage properly. The developer wants to create a beautiful community. The developer would rather have greenery than parking stalls. Commissioner Linton asked if the developer was proposing no guest parking. Mr. Allred stated that he would like the guest parking to be half of what is required.

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

Commissioner Boles was concerned about eliminating guest parking with narrow roads. He said that many residents use their garage for storage instead of parking. Most residents will park in their driveway which will push guest parking alongside the road. Mr. Hadley stated that the road is 34 feet wide. He also stated that the City has not allowed less guest parking. He explained even with the required guest parking the City has seen issues with snow removal and residents parking on the side of the road.

Commissioner Everett felt that there was not enough evidence to reduce guest parking. He was also concerned about all the front loaded garages the City allows.

Commissioner Linton stated that he strongly feels that all guest parking requirements must meet City Code.

Commissioner Owens asked about storage space in the townhomes. Mr. Allred stated that each townhome has an unfinished basement for storage.

Mr. Allred described the materials that will be used in building the townhomes. Commissioner Linton asked if the developer would have the missing items ready for City Council. Mr. Allred confirmed that the developer will be ready with the missing items.

MOTION: *Daniel Boles moved to approve the Spring Run Phase C conditional use permit as presented. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

MOTION: *Daniel Boles moved to recommend approval of the Spring Run Phase C site plan and preliminary plat to the City Council with the following condition:*

1. That the parking, open space plan and building materials be presented to City staff prior to City Council meeting.

Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.

C. Chapter 17.35.070 Development Code Amendment

Mr. Jensen presented item C. the proposed amendment to the Commercial zone creating a maximum front yard setback for commercial buildings of 20 feet.

Commissioner Linton opened the public hearing at 6:39 p.m.

Dan Ford, developer, was concerned about his property not being visible from the main road (Cory Wride Memorial Highway). Commissioner Boles and Mr. Jensen explained that the developer would be able to comply with one of the exceptions written in the City Code.

Commissioner Linton closed the public hearing at 6:42 p.m.

MOTION: *Matthew Everett moved to recommend approval of the amendment to Chapter 17.35.070 of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

D. City Center Commercial- Recorded Plat Amendment

Mr. Jensen explained that the proposal is to amend the City Center Commercial Phase A Plat 1 plat, creating two additional building lots to accommodate the previously approved Shops at City Center project. There are no proposed changes to public infrastructure.

MOTION: *Matthew Everett moved to recommend approval of the City Center Commercial recorded plat amendment to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and John Linton. The motion passed with a unanimous vote.*

5. Next scheduled meeting: January 24, 2017

6. Adjournment

The meeting was adjourned at 6:46 p.m.

APPROVED BY THE PLANNING COMMISSION ON JANUARY 24, 2017


Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 24, 2017 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, John Linton, Daniel Boles, Mike Owens and Muriel Xochimitl.

CITY STAFF PRESENT: Mike Hadley, Senior Planner, Tayler Jensen, Planner, and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. January 10, 2017

MOTION: *Matthew Everett moved to approve the January 10, 2017 meeting minutes. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

4. Election of Planning Commission Chair and Vice-Chair

MOTION: *Matthew Everett moved to appoint John Linton as Planning Commission Chair for the 2017 year. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

MOTION: *John Linton moved to appoint Matthew Everett as Planning Commission Vice Chair for the 2017 year. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

5. Action and Advisory Items (Recommendations to the City Council)

A. Evans Ranch Phase F-1 Preliminary Plat, Public Hearing Action Item

Tayler Jensen explained that the proposal is for a 5.03 acre 20 lot residential preliminary plat, within the Evans Ranch Master Development Plan. The development is located south of Pony Express Parkway and east of Porter's Crossing Pkwy.

Items for Consideration:

Golden Eagle Road Dedication: It is the opinion of staff that the full ROW of Golden Eagle Road should be dedicated to the City at the time of recording. Alpine School District owns a portion of the future road, and their signature will be required to dedicate the plat. Staff recommends that the developer work with the Alpine School District to provide for the dedication of the full ROW of Golden Eagle Road.

Privacy Fencing: Privacy fencing shall be required along the rear of lots 14-20 as they back up to Golden Eagle Road, which is designated as a collector road.

Mindy Dansie, DAI representative, stated that the developer has worked with the Alpine School District before to sign off on easements. She does not feel there will be any issues working with the school district.

Commissioner Linton asked if the developer had issues with the fencing requirement. Mrs. Dansie stated that the developer would rather bond for the fencing and install the fencing after the homes and improvements are built. She explained that the fence could be damaged during building, especially on smaller lots.

Commissioner Linton opened the public hearing at 6:09 p.m.

None

Commissioner Linton closed the public hearing at 6:09 p.m.

MOTION: *Matthew Everett moved to recommend approval of the Evans Ranch Phase F-1 Preliminary Plat site plan to the City Council with the following condition:*

- 1. The developer works with Alpine School District to provide for the dedication of the full ROW of Golden Eagle Road.*
 - 2. Fencing be installed or bonded for prior to plat recordation.*
- Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimilt and John Linton. The motion passed with a unanimous vote.*

6. Items removed from the Agenda

A. Porter's Ranch Townhomes, Preliminary Plat, CUP & Site Plan

Item has been removed from the agenda at applicant's request. It will be re noticed and reviewed by the Planning Commission at a later date.

7. Discussion Items (no action)

A. General Plan Update, Update

Mr. Jensen provided a brief update of the ongoing General Plan updates. The City has a website where residents can review updates on the Eagle Mountain City General Plan (www.planeaglemountain.com).

8. Next scheduled meeting: February 14, 2017

Commissioner Linton requested that the City staff add standards to Chapter 16.35.90 Privacy Fencing, to define what durable fencing is by the type of materials used.

Commissioner Boles requested training for the Commissioners on Eagle Mountain City procedures pertaining to the Planning Commission.

9. Adjournment

The meeting was adjourned at 6:34 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 14, 2017



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 14, 2017 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, John Linton, Daniel Boles, Mike Owens and Muriel Xochimiltl.

CITY STAFF PRESENT: Mike Hadley, Planning Manager; Tayler Jensen, Planner; Steve Mumford, Community Development Director; and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. January 24, 2017

MOTION: *Matthew Everett moved to approve the January 24, 2017 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. Porter's Ranch Townhomes, Preliminary Plat, Master Development Plan Amendment, CUP & Site Plan

Mike Hadley explained that the project is for 128 residential townhome units located north of Pony Express Parkway and west of Ridley's. This project consists of Pod 14 of the Porter's Crossing Town Center Master Plan and Phase 2 of the Plum Creek development (24 units) in the Ranches Master Plan. There are a total of 38 units approved in Phase 2 of Plum Creek which have not been built. The applicant has proposed 24 units in the Plum Creek area of the project. The applicant is proposing to transfer the extra 14 units in the Plum Creek area to the Porter's Crossing area, which gives Pod 14 a total of 104 units. This is more than the Master Development Agreement allows, so the applicant proposed an MDP amendment to allow the transfer/increased units in the Porter's Crossing Pod 14.

The Ranches HOA: Staff recommends that developer works with the HOA to remove the properties within Plum Creek from the Ranches HOA. There is no master HOA for Porter's Crossing.

St. Andrew's Drive: 7.2 MDA "...Developer shall install the portion of the Saint Andrews Drive Extension outside of the Project as shown on Exhibit 4 in conjunction with the approval of any Final Plat in Pod 14. City and Developer acknowledge and agree that the Saint Andrews Drive Extension project outside of the Project area should be classified as a system improvement, and City shall enter into an impact fee reimbursement agreement with Developer..."

Commissioner Linton opened the public hearing at 6:11 p.m.

Travis Tayler, applicant, stated that if the four buildings in Plum Creek Phase 2 cannot be removed from the Ranches HOA the developer will pay the HOA fees. Commissioner Linton suggested transferring adjacent property to The Ranches HOA for the Plum Creek Phase 2 area so the Ranches Master HOA does not lose its property mass.

Commissioner Linton closed the public hearing at 6:19 p.m.

MOTION: *Matthew Everett moved to recommend approval of the Porter's Ranch Townhomes site plan and preliminary plat to the City Council with the following conditions:*

- 1. An updated traffic study be submitted and reviewed by the City Engineer.*
- 2. A buffering plan is submitted and approved by City staff on the buildings to the north of St. Andrews Drive.*
- 3. An updated open space and amenities table is submitted to staff.*
- 4. A preliminary plat is submitted.*
- 5. Applicant reaches an agreement with The Ranches HOA for the Plum Creek Phase 2 property.*

Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.

MOTION: *Matthew Everett moved to recommend approval of the Porter's Ranch Townhomes Master Development Plan Amendment to the City Council*
Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.

MOTION: *Matthew Everett moved to approve the Porter's Ranch Townhomes Conditional Use Permit. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

B. Arrival Phase B Preliminary Plat & MDA Amendment, Public Hearing, Action Item

Tayler Jensen explained that the proposal is for 188 acre, 148 lot residential preliminary plat, located within the Arrival Master Development Plan, and a proposed amendment to the Arrival MDA modifying road widths and clarifying park funding. Arrival is located north of SR-73 and to the west of North Ranch.

Items to note:

- Access Road. The applicant has proposed a long secondary access road through the property to the south of this project, accessing SR-73. This access road is required prior to issuing the first building permit within any of the phases of this development. This access must be approved by UDOT and Unified Fire Authority prior to the first plat being recorded.
- Internal ROW. The applicant has indicated they originally designed the subdivision anticipating a 50' ROW despite the MDA calling for 56' roads. The existing phase of Arrival was built with a 50' ROW, and the applicant is proposing to amend the MDA to allow for a 50' ROW throughout the project.

The developer has expressed an interest in amending the MDA, as he is not ready to design the park at this time and wants to get feedback from more residents in order to design a park that meets their needs and wants.

Commissioner Linton opened the public hearing at 6:26 p.m.

Scot Hazard, applicant, stated that he is not holding off on building the park, just holding off the design of the park. He explained that he does not have to build the park until the 122nd building permit is issued. He wants the residents of the development to be an active part in designing the park. He is prepared to bond or put an escrow deposit down for the park.

Commissioner Xochimitl asked how the developer was planning on getting the residents involved in designing the park. Mr. Hazard said through the HOA, which is managed by Sage Management Group.

Commissioner Linton closed the public hearing at 6:33 p.m.

Commissioner Linton suggested that the staff look at including the 50' ROW in rural areas in the City Municipal Code.

MOTION:

Matthew Everett moved to recommend approval of the Arrival Phase B Master Development Plan Amendment and preliminary plat to the City Council with the following conditions:

- 1. 20 foot public trail and utility easement is added to the plat.***
- 2. The developer shall escrow \$2,913.81 per lot, and an additional \$30,068.58 with the first plat in Phase B.***
- 3. The ROW exhibit provided by the applicant be adopted for all local streets within the project.***
- 4. An approved 2nd access onto SR-73 be approved prior to issuing any building permits within Phase B.***

Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.

C. Scenic Mountain Phase A Preliminary Plat, Public Hearing, Action Item

Mr. Jensen said that the proposal is for an 80 lot, 17.39 acre residential preliminary plat. The development is located within the Scenic Mountain Master Development Plan, south of SR-73 and east of Mt. Airey Drive.

- Open space required for entire project: 4.91 Acres, 491 Amenity Points, max of 162 points from trails and parking.
- Applicant is proposing to place the bulk of amenity points within the trailhead park, and not the hillside park, due to location of the hillside park. Staff supports this change.

Commissioner Linton opened the public hearing at 6:38 p.m.

None

Commissioner Linton closed the public hearing at 6:38 p.m.

Dylan Young, Fieldstone Homes, said that the developer is working with UDOT on preserving the corridor along SR-73. UDOT has done an appraisal on the property and is working on acquiring the property.

MOTION: *Matthew Everett moved to recommend approval of the Scenic Mountain Phase A preliminary plat to the City Council with the following condition:*

1. The developer escrow for park improvements at a 150% pro rata rate, and the park be completed prior to issuing 50% of the building permits (building permit 107).

Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.

5. Next scheduled meeting: February 28, 2017

6. Adjournment

The meeting was adjourned at 6:45 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 28, 2017



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 28TH AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, John Linton, Daniel Boles, Muriel Xochimitl (arrived at 6:10 p.m.) and Mike Owens.

CITY STAFF PRESENT: Mike Hadley, Senior Planner; Tayler Jensen, Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Tom Westmorland

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. February 14, 2017

MOTION: *Mike Owens moved to approve the February 14, 2017 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. Spring Run Phase B, Preliminary Plat, Public Hearing, Action Item

Mike Hadley explained that the application is to amend the previously approved Phase B. preliminary plat. On October 18, 2016 the Spring Run Master Development Plan and Master Development Agreement were approved by the City Council. With the update of the MDP/MDA, the overall open space and parks plan needed to be updated. This preliminary plat has been updated to reflect the changes with the master open space and parks plan. The original preliminary plat approval consisted of 150 single family lots on 25.43 acres. The updated preliminary plat has 125 lots still on 25.43 acres. The original proposed park was 1.08 acres in size. The new proposed park area is 4.02 acres.

Commissioner Everett was concerned about access and visibility to the park, if the park was fenced along the collector road. Mr. Hadley said that the applicant is willing to fence along the southern end of the park instead of fencing along the collector road.

Commissioner Everett was also concerned about not having a parking area for this size of park and residents parking along the collector road. Mr. Hadley stated that the plan for

this park is that the majority of residents will access the park by walking. There are trails connected throughout the park.

Commissioner Linton opened the public hearing at 6:06 p.m.

Gay Davis, resident, asked how the City was planning on managing the traffic and roads in the area. She was concerned about the residents parking along the collector road to use the park and that it could cause traffic problems in the area. She was also concerned with the density of the development. She said that the area has been known to flood in the past. She was worried about the ground not being able to absorb the water with the amount of homes being built. She question if there was enough water pressure in the area for this development.

Mike Winters, resident, was concerned about an HOA taking over his subdivision. He stated that he moved into his subdivision because there was no HOA.

Jim Allred, developer, stated that there will not be an HOA for this area. The park will be a City park. He went through the trail system in the area and explained that there was about 40 acres of open space throughout the area. He did not feel that parking was needed for this park. He also stated that the water pressure has been studied by an engineer. There was a new pump station installed for this development, the developer also had to install a pressure reducing valve because there is too much water pressure.

Commissioner Linton asked about flooding retention. Mr. Allred explained that Focus Engineering has done a storm drain study and the development would be protected from flash flood storms.

Paul Davis, resident, asked about what will be built in the HOA area of this development. Commissioner Linton said it would be townhomes.

Commissioner Linton closed the public hearing at 6:19 p.m.

MOTION: *Matthew Everett moved to recommend approval of the Spring Run Phase B preliminary plat to the City Council with the following conditions:*

- 1. The applicant work with City staff to improve the amenities in the north park and to update the master open space and parks plan.*
- 2. No fencing along the northern end of the park. Fencing is required along the southern end of the park.*

Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimilt, and John Linton. The motion passed with a unanimous vote.

B. Chapter 16.35.090 Development Code Amendment

Tayler Jensen explained the proposed Code amendment which defines what constitutes “Durable Quality” for required fencing along collector and arterial roads.

Commissioner Boles requested that Trex be changed to composite materials. He said that Trex is a brand name and the City should use a material description, in the City Code.

Commissioner Linton requested that 6x6 posts be required when building a wood fence, due to wind speeds in the area.

Commissioner Everett asked if the City could add to the HOA maintenance agreement an ongoing fencing maintenance agreement.

C. Chapters 6 & 17.85 Development Code Amendment

Mr. Jensen explained that the proposed Code amendment is to combine the animal zoning regulation chapter (17.85) with the animal chapter of the Code (Chapter 6). The proposed amendment removes Chapter 17.85 from the code and adds new beekeeping regulations.

Commissioner Linton was concerned about Table 6.10.090 – Residential Zone Livestock Requirements. He felt that there should be something in the code limiting the total number of animals on this table. Mr. Jensen suggested a point value for each animal. Commissioner Boles suggested capping the amount of animals by acreage. Commissioner Owens asked that when this Code amendment comes back to Planning Commission, there be feedback on why animal capping was necessary for other cities.

D. Chapters 15.10 & 16.35 Development Code Amendments

Mr. Jensen reviewed the proposed Municipal Code amendments correcting inconsistencies in the Code regarding maximum cul-de-sac length and minimum lot size allowing septic systems.

Commissioner Linton opened the public hearing for items B, C, and D at 6:42 p.m.

None

Commissioner Linton closed the public hearing for items B, C, and D at 6:42 p.m.

MOTION: *Matthew Everett moved to recommend approval of the amendment to Chapters 15.10, 16.35 and 16.35.090, of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

MOTION: *Daniel Boles moved to table the amendment to Chapters 6 and 17.85 of the Eagle Mountain Municipal Code. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

5. Next scheduled meeting: March 14, 2017

6. Adjournment

The meeting was adjourned at 6:47 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 14, 2017



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MARCH 14 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, Daniel Boles, Muriel Xochimitl and Mike Owens. MEMBER EXCUSED: John Linton.

CITY STAFF PRESENT: Mike Hadley, Senior Planner; and Tayler Jensen, Planner.

ELECTED OFFICIALS PRESENT: Tom Westmorland and Colby Curtis.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. February 28th 2017

MOTION: *Muriel Xochimitl moved to approve the February 28, 2017 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, and Muriel Xochimitl. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. Evans Ranch Elementary School, Site Plan, Conditional Use Permit, Public Hearing, Action Item

Mike Hadley reviewed the proposed elementary school site plan and conditional use permit. The proposed school will be located within the Evans Ranch Master Development Plan, south of Golden Eagle Road.

Commissioner Boles was concerned about the roads in the area being able to handle the amount of traffic the school will create.

Commissioner Xochimitl requested that the City work together with Saratoga Springs on the school project because of its proximity to Saratoga Springs.

Commissioner Everett opened the public hearing at 6:11 p.m.

Frank Pulley, Alpine School District representative, explained that this school is to help provide relief to the other, overpopulated neighborhood schools. The plan is to have the school open in the fall of 2018.

Commissioner Everett closed the public hearing at 6:18 p.m.

MOTION: *Daniel Boles moved to approve the Evans Ranch elementary school conditional use permit. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, and Muriel Xochimiltl. The motion passed with a unanimous vote.*

MOTION: *Muriel Xochimiltl moved to recommend approval of the Evans Ranch elementary school site plan to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, and Muriel Xochimiltl. The motion passed with a unanimous vote.*

B. Chapters 6 & 17.85 Development Code Amendment, Public Hearing, Action Item

Taylor Jensen explained that staff has proposed a Code amendment which combines the animal zoning regulations chapter (17.85) with the animal chapter of the Code (Chapter 6), removing Chapter 17.85 from the Code. The City has pulled the beekeeping portion of the Code out of the Code amendment, because the staff felt that it is adequately addressed by State Code.

City staff didn't feel that Table 17.85.140 – Residential Zone Livestock Requirements needed to be changed. The table already restricted the amount of animals by the "Available Fenced Area Per Animal" portion of the table.

Commissioner Everett suggested a different point system between small and large animals.

Mr. Hadley suggested adding a note to the bottom of the current table referring to the fencing per animal restriction and simplifying the table.

Commissioners Owens requested that the Code amendment stating "A residential property may have a mix of the permitted animals so long as they don't exceed the maximum number of animal points allowed for their lot" be changed to "Total number of animals is restricted by the amount of fencing per animal required by the table."

Commissioner Everett opened the public hearing at 6:32 p.m.

None

Commissioner Everett continued the public hearing to the April 11, 2017 meeting.

MOTION: *Matthew Everett moved to continue the Chapters 6 & 17.85 Development Code amendment and public hearing to the April 11, 2017 Planning Commission meeting. Mike Owens seconded the motion.*

Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, and Muriel Xochimitl. The motion passed with a unanimous vote.

5. Next scheduled meeting: March 28, 2017

6. Adjournment

The meeting was adjourned at 6:35 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 28, 2017



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 28, 2017 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, Daniel Boles, Muriel Xochimitl and Mike Owens. MEMBER EXCUSED: John Linton.

CITY STAFF PRESENT: Mike Hadley, Senior Planner; Tayler Jensen, Planner; and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. March 14, 2017

MOTION: *Daniel Boles moved to approve the March 14, 2017 meeting minutes. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, and Muriel Xochimitl. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. Oquirrh Mountain Ranch Church, Site Plan, Conditional Use Permit, Public Hearing, Action Item

Tayler Jensen explained that the proposal was for a site plan and conditional use permit for a church located on 3.025 acres within the Oquirrh Mountain Ranch subdivision.

Commissioner Everett opened the public hearing at 6:03 p.m.

Cory Solomon, architect, explained that a landscaping berm and scrub line were added to the new plan to screen the parking stall headlights that face Oquirrh Ranch Parkway. The developer will also comply with the dark sky ordinance.

Ryan Kent, developer for Oquirrh Mountain Ranch subdivision, stated that he supports the building design and site plan for the church.

Commissioner Everett closed the public hearing at 6:10 p.m.

MOTION: *Daniel Boles moved to approve the Oquirrh Mountain Ranch Church conditional use permit. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, and Muriel Xochimitl. The motion passed with a unanimous vote.*

MOTION: *Muriel Xochimitl moved to recommend approval of the Oquirrh Mountain Ranch site plan to the City Council with the following conditions.*

1. Lighting for the project complies with dark sky ordinance, and spec sheets are provided to staff.

2. Details of the 6' privacy fence are provided to staff.

3. A three and a half foot headlight screen is placed in front of parking stalls that face Oquirrh Ranch Parkway.

Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, and Muriel Xochimitl. The motion passed with a unanimous vote.

5. Next scheduled meeting: April 11, 2017

6. Adjournment

The meeting was adjourned at 6:14 p.m.

APPROVED BY THE PLANNING COMMISSION ON APRIL 11, 2017


Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY APRIL 25, 2017 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, John Linton, Daniel Boles, Muriel Xochimitl and Mike Owens.

CITY STAFF PRESENT: Mike Hadley, Senior Planner; Tayler Jensen, Planner; Steve Mumford, Community Development Director; and Johna Rose, Deputy Recorder.

ELECTED OFFICIALS PRESENT: Tom Westmorland and Chris Pengra.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. March 28, 2017

MOTION: *Matthew Everett moved to approve the March 28, 2017 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, John Linton, Mike Owens, and Muriel Xochimitl. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. SilverLake 16 Preliminary Plat, Public Hearing, Action Item

Tayler Jensen explained that this is a preliminary plat proposal for a 31 lot (30 residential unit 1 church lot) development located along Woodhaven Boulevard south of the Tickville wash on 15.37 acres.

Items for consideration:

Slope Stability: The applicant has conducted a slope stability study to determine what mitigation needs to take place to ensure safety of homes located near the wash.

Connectivity: The project has block lengths in excess of 800'. Connectivity needs to be addressed.

Privacy Fencing: Privacy fencing details should be provided for the standard arterial/collector road fencing in the Silverlake subdivision south of the Tickville Wash.

Commissioner Boles asked if the City was comfortable with the Geotechnical Engineer and the City Engineer review of the slope stability study. Mr. Jensen stated that the City and the developer have a plan in place that will take care of the issues brought up in the slope stability study.

Commissioner Xochimitl stated that the slope stability study states that “upstream flood control measures in Tickville Wash that have been implemented to prevent flooding then the risk of meander will be greatly reduced.” She asked if that was one of the mitigation measures the City was looking into and what other type of mitigation is needed to ensure the City is comfortable with the slope stability. Steve Mumford stated the City feels comfortable that the lots for this development are safe. The mitigation measures are for the future trails behind the lots which is a City project, but the developer will be working with the City to complete the trails. The City Engineer is working out an agreement with the developer.

Commissioner Linton was concerned about what “upstream” means in the slope stability study. How does the City control upstream when the wash does not start in Eagle Mountain?

Commissioner Owens questioned how the proposed code amendment pertaining to the natural drainage will effect this development. His understanding is that the code change will require the natural drainage to be left in its natural state. Mr. Jensen explained that the City will protect residential property. The City is not changing the channel of the wash, but is trying to enforce and protect the curves of the wash. The City will require the developer to put in measures that will protect from erosion.

Commissioner Xochimitl asked what liability the City would have if a flood occurred. Mr. Mumford said that it would fall back on the Geotechnical Engineer. She was still concerned about the Geotechnical Engineer analysis of the study.

Commissioner Linton opened the public hearing at 6:25 p.m.

Pete Evans, Flagship Homes, explained that there are two parts to the slope stability study, because they had the Geotechnical Engineer go out twice. Flagship Homes wanted to make sure that the homes would be safe. They also wanted to know what needed to be done long term to the channel to make sure erosion will be controlled and that the water will flow in an controlled manner. He explained that if any construction on the wash accrued upstream that would change the flow of the wash, then the study and the construction to improve the wash would be null and void. Mr. Mumford stated that there are no current plans to change the wash upstream at this time.

Commissioner Linton closed the public hearing at 6:32 p.m.

Commissioners Everett, Xochimitl and Linton requested a statement from the City Engineer assurance the safety of the homes and the liability to the City.

MOTION: *Matthew Everett moved to continue the SilverLake 16 preliminary plat to the next Planning Commission meeting. He also invited the City Engineer to attend the next Planning Commission meeting or to provide a statement of assurance. Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Muriel Xochimitl, and John Linton. Those voting nay: Daniel Boles and Mike Owens. The motion passed with a 3-2 vote.*

- B. Ranches HOA Design Guidelines, Chapter 17 code Amendments, Public Hearing, Discussion Item, and Action Item. A discussion of current Ranches HOA design guidelines in anticipation of the dissolution of the HOA, and proposed changes to Chapter 17 of the Eagle Mountain Municipal Code

Mr. Jensen said that with The Ranches HOA disbanding, staff has conducted a review of the CC&R's, Design Guidelines/Standards, etc. that the HOA has in place. City staff has proposed an amendment to Chapter 17 of the Eagle Mountain Municipal Code.

Commissioner Everett felt that the code change that states "Houses sited on three (3) adjacent lots, or directly across the street (sharing frontage) shall have different floor plans OR elevations" is too restrictive. He suggested maybe only houses adjacent to one another. Commissioners Linton and Boles did not feel that the 3 adjacent lots were that constrictive.

Commissioner Everett asked how the City was planning on informing the property owners that they will be required to maintain the back of the fence along Ranches Parkway. Mr. Jensen stated that the City could do a campaign informing those residents.

Commissioner Linton opened the public hearing at 7:09 p.m.

Attached are two resident emails.

Kevin O'Donnal, resident, asked if the turf requirement has changed. He stated that he would love to put in a desert theme.

Camille Gardner, resident, stated that many residents bought into The Ranches HOA values. She prefers to keep the green grass look. She hopes the City will keep the look of the entrance into The Ranches.

Commissioner Linton closed the public hearing at 7:12 p.m.

Commissioner Xochimitl asked about keeping the wood post signs in The Ranches. Mr. Mumford explained that most of the wood post has deteriorated over time. The Streets Department has found a new powder coated brown pole that would match the theme of The Ranches.

Commissioner Owens explained that the City is not trying to enforce The Ranches HOA bylaws onto the rest of the City. The proposal is adopting good practice and standards into the Eagle Mountain Municipal Code.

MOTION: *Daniel Boles moved to recommend approval of the amendment to Chapter 17 of the Eagle Mountain Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.*

C. Regional Technology and Industry Overlay Zone, Development Code Amendment, Public Hearing, Discussion Item, Action Item

Mr. Jensen explained that City staff has proposed an overlay zone intended to provide for the development and operation of large scale technological, clean industrial, distribution, and high-tech manufacturing uses that will increase the tax base and provide jobs for the City's residents. Overlay Zones are provisions added in addition to the Base Zoning of a property. The adoption of this Overlay Zone would not place the Zone over any property unless the property is rezoned Regional Technology and Industry Overlay Zone.

Mr. Mumford explained that this Overlay Zone was modeled after Story County, Nevada which has the largest industry park in the nation. They have a very streamlined process that gives them an advantage in locating businesses that was possible before due to the desert location.

Mayor Pengra explained that he asked the Planning Department to look into advantages that would attract large businesses to Eagle Mountain. He did not know of any other cities in Utah that have this Regional Technology and Industry Overlay Zone.

Commissioner Xochimiltl asked if the City has considered the impact that some of the uses could have on the City like traffic flow, the environment, and noise. Mr. Jensen explained that most businesses that are allowed in our Industry Zone are disruptive. The City is looking at accelerating only uses that will be allowed uses within the zone. The Planning Commission should look at what kind of uses should be allowed and give recommendations. Commissioner Boles questioned allowing indoor shooting ranges as they do produce noise. He suggested adding retail to allowed uses.

Commissioner Boles requested that standards be added to the setback section of the code.

Commissioner Linton opened the public hearing at 7:59 p.m.

Camille Gardner, resident, was concerned about residents not having input on what would be built and reminded everyone that the residents are the City. She encouraged the City to plan and set land aside that could help build our community. She stated that Eagle Mountain is the backbone to the west and that could be a huge asset.

Commissioner Linton closed the public hearing at 8:01 p.m.

MOTION: *Matthew Everett moved to recommend approval of the amendment to Chapter 17.48 of the Eagle Mountain Municipal Code to the City Council. Muriel Xochimiltl seconded the motion. Those voting aye:*

Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.

D. Development Code Amendment, Title 6 (Animals) and Chapter 17.85 (Animal Regulations), Public Hearing, Action Item

Mr. Jensen stated the proposed code amendment combines chapter 17.85 with Title 6 of the Eagle Mountain Municipal Code.

Commissioner Linton opened the public hearing at 8:05 p.m.

None

Commissioner Linton closed the public hearing at 8:05 p.m.

MOTION: ***Matthew Everett moved to recommend approval of the amendment to Chapter 17.85 and Title 6 of the Eagle Mountain Municipal Code to the City Council. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.***

E. Development Code Amendments, Title 17, Public Hearing, Action Item

Mr. Jensen explained that the proposed code amendment clarifies that any use not specifically permitted in the code is prohibited. A recent evaluation of the code revealed that the City could potentially be at risk of undesirable items being permitted as per State code.

Commissioner Owens was concerned about this code taking away owners property rights. Mr. Mumford explained that zoning was created to protect people from negative impacts. Mr. Jensen explained that if the City does not adopt the code change than anything could be permitted into a residential neighborhood. This code would help protect property rights and the neighbors' rights.

Commissioner Linton opened the public hearing at 8:20 p.m.

Kevin O'Donnal, resident, recommended that the Planning Commission move the item forward to City Council.

Commissioner Linton closed the public hearing at 8:21 p.m.

MOTION: ***Daniel Boles moved to recommend approval of the amendment to Title 17 of the Eagle Mountain Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.***

5. Next scheduled meeting: May 9, 2017

6. Adjournment

The meeting was adjourned at 8:25 p.m.

APPROVED BY THE PLANNING COMMISSION ON MAY 9, 2017



Steve Mumford, Planning Director

Tayler Jensen

From: Steve Mumford
Sent: Tuesday, April 25, 2017 12:59 PM
To: Sandy White
Cc: Fionnuala Kofoed; Tayler Jensen
Subject: RE: Planning commission meeting comment 4/25/17

Sandy,

Thank you for your comments. I'll make sure the Planning Commission receives these for tonight's meeting. You brought up some excellent points. A large majority of the proposed code additions affect new construction; however, I believe the way the proposed change to the arterial and collector fencing could have an unintended consequence here in city center where the fencing already doesn't match and isn't consistent along the arterial and collector roads. Our main purpose with this proposed code amendment was to maintain a consistent look and feel along the main roads. Ideally, the fencing along Pony Express Parkway for Eagle Park would have one consistent fence style and color, while all of the internal fences could be different. It wasn't built that way, however, so it is a different scenario from the Ranches. We'll definitely look into some possible alternative language. Thank you.



EAGLE
M O U N T A I N

Steve Mumford, AICP
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From: Sandy White [mailto:sandy.white@gmail.com]
Sent: Tuesday, April 25, 2017 12:34 PM
To: Steve Mumford
Cc: Fionnuala Kofoed
Subject: Planning commission meeting comment 4/25/17

Dear Mr. Mumford,

I am unable to attend the planning commission meeting tonight, but would like my comments to be read to the board in consideration for their recommendation to the city council.

I have reviewed the agenda documents, specifically those related to recommendations for changes to city code due to the dissolution of the Ranches HOA. I have a few comments that I would like the board to consider.

Regarding the changes to sections 17.25.080, 17.25.130, and 17.60.120 -- the codes all affect design elements of ALL homes in the city, not just homes in the Ranches. When discussing these changes, please keep in mind that while some people purchased homes in the Ranches because they liked the uniformity and were willing to give up personal freedoms regarding the designs of their homes (e.g. stucco/vinyl siding colors, fence colors and materials, mailbox colors, gardening options, etc.), many of us also purchased outside of the HOA because we

did NOT want these liberties taken away. I lived for 7 years in the Ranches, and when we bought our home 5 years ago we specifically stayed away from all homes within the Ranches HOA because we did not want to live by their restrictions. We bought a home in the beautiful Eagle Park neighborhood, and we love it here, even without cedar fences stained Monterey Grey, and with homes varying outside the brown color scheme. It is not the government's role to tell homeowners that they cannot tear down their aged, or termite-infested wood fence and install a vinyl fence, because it won't match their neighbor's. We should not spend tax dollars on a code enforcement officer who is comparing stain colors between neighbors' fences. We should not tell a homeowner he cannot paint his house because the color is too similar to one across the street. We should not be policing the color of a homeowner's garage or rain gutter. If we have extra tax dollars to spend, let's spend them improving our roads and parks, adding in sidewalks where kids are walking in the roads on their way to school, increasing the size and scope of our library, growing our youth sports programs, replacing our 8 million stop signs with signs and signals that improve traffic flow, and so on. Let's not waste tax dollars on policing paint colors and arbitrating neighborhood squabbles. If people want their neighborhood to have uniformity, let them set up a subdivision HOA and implement those rules. In fact, many of the neighborhoods in the Ranches already have subdivision HOAs. If those want those rules, let them implement and enforce them. For those that don't want those restrictions, including those of us who purposely bought homes outside of the Ranches, don't take away our rights because of those who feel they have the right to tell us what color our fences can be.

Please remember that not everyone wants to tell their neighbor what to do with their property. Putting in place a few guidelines that will affect new construction is one thing, but putting in place code that affects current residents' ability to beautify their personal property is another. We love our freedom, and our white vinyl fence, and would not want to lose either.

Thank you.

--Sandy White

Hi, Steve –

I live in the Lone Tree Subdivision. With the untimely demise of The Ranches HOA, I have some concerns about the future of the 'look' of our subdivision. The rules thus far regarding fencing and mailboxes have been well suited to a good overall look for our subdivision. Homes there are highly sought after. Some, in recent weeks, have sold within days of being placed on the market. Some, when word got out that the owner was selling, have even sold before the sign was put up.

My concern is that if the fencing guidelines are cast aside and residents are allowed to put various types of fencing – even the white vinyl – we will lose some of our appeal. I would hope that if the City decides to allow vinyl fencing, that the code would specify the color we've all (up to now) been asked to abide by in the past. I understand that there is a vinyl fencing available that has the color and look of our current fencing guidelines. It might even last longer than the current cedar wood fencing, which has its drawbacks as to lasting quality for various reasons, including extreme wind and wood rot. My concern is the same for the mailboxes. Currently they are specific as to the apparatus that holds the mailbox, color matching the fencing. These guidelines contribute to the overall look and high appeal of our subdivision.

Values of the homes in our subdivision have been going up at a steady rate since we've come out of the 2008 recession. Since we will eventually sell, this is a trend I would like to see continue.

Best Regards,

Pat Catherall

(can this be read in the meeting this evening, since I won't be able to attend in person?)

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY MAY 9, 2017 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, John Linton, and Mike Owens.
MEMBERS EXCUSED: Daniel Boles and Muriel Xochimiltl.

CITY STAFF PRESENT: Mike Hadley, Senior Planner; Steve Mumford, Community Development Director; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. April 25, 2017

MOTION: *Matthew Everett moved to approve the April 25, 2017 meeting minutes. Mike Owens seconded the motion. Those voting aye: Matthew Everett, John Linton, and Mike Owens. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. Kieffer Accessory Apartment, Public Hearing, Action Item

Mike Hadley explained that the request is to increase the square footage of an accessory apartment for more than is currently allowed by City Code. The accessory apartment is located on Lake Mountain Road.

Commissioner Linton opened the public hearing at 6:09 p.m.

Mike Kieffer, applicant, stated that he does not want to be a landlord. The apartment is for his mother. In order to accommodate his mother's needs the apartment needs to be one level, which is why he is requesting the increase in square footage.

Commissioner Linton closed the public hearing at 6:10 p.m.

MOTION: *Matthew Everett moved to approve the Kieffer accessory apartment. Mike Owens seconded the motion. Those voting aye: Matthew Everett, John Linton, and Mike Owens. The motion passed with a unanimous vote.*

B. Evans Ranch MDP Amendment & Preliminary Plat, Public Hearing, Action Item

Mr. Hadley stated that the proposal is to amend the Evans Ranch Master Development Plan. The developer is moving the pool to a new location and making changes to the open space improvement plan. The applicant has also proposed that the Master Development Plan map serve as the preliminary plat for the remainder of the project.

Commissioner Linton opened the public hearing at 6:14 p.m.

Drew Anderson, Evans Ranch resident, asked the developer how he could opt into the use of the pool if he already has a set HOA fee.

Nate Shipp, applicant, explained that the current Evans Ranch residents will be able to opt in and use the new pool facility. The new residents will automatically be required to pay the fees to use the clubhouse and pool facilities, if they want to opt out there will be a grace period.

Commissioner Linton closed the public hearing at 6:18 p.m.

MOTION: *Matthew Everett moved to recommend approval of the Evans Ranch MDP amendment. Mike Owens seconded the motion. Those voting aye: Matthew Everett, John Linton, and Mike Owens. The motion passed with a unanimous vote.*

MOTION: *Matthew Everett moved to recommend approval of Evans Ranch to use the master development plan as the preliminary plat to the City Council. Mike Owens seconded the motion. Those voting aye: Matthew Everett, John Linton, and Mike Owens. The motion passed with a unanimous vote.*

C. SilverLake 16 Preliminary Plat, Public Hearing, Action Item

The proposed preliminary plat is for a 31 lot (30 residential lots and 1 church lot) development located along SilverLake Parkway, south of the Tickville wash on 15.37 acres.

Mr. Hadley explained that this item was tabled on April 25, 2017 due to concerns with the slope stability study and the location of the homes adjacent to the Tickville Wash. The tabling of this project gave more time for the City Engineer to review the project and meet with the applicant. The City Engineer has provided a map and a letter that recommends approval of the project.

Commissioner Linton opened the public hearing at 6:24 p.m.

Colby Curtis, resident, asked the Planning Commission to find way to increase the amenities in the SilverLake area (Plats 8, 9, and 11-16) per the master development agreement. He stated that there were very few amenities in the Woodhaven area of SilverLake. Steve Mumford explained that he has contacted the developer and is trying to work on getting a larger park for this area of SilverLake.

Commissioner Linton closed the public hearing at 6:29 p.m.

Commissioner Everett encouraged the applicant to look at open space and to do a better job in planning the parks.

MOTION: *Matthew Everett moved to recommend approval of the SilverLake 16 preliminary plat to the City Council with the following conditions.*

- 1. Applicant shall comply with any conditions required by the City Engineer to mitigate risk factors of building near the Tickville Wash. A mitigation plan shall be approved prior to being heard by the City Council.*
- 2. Applicant shall provide midblock pedestrian access from SilverLake South Boulevard to the Tickville Wash Trail.*
- 3. Applicant shall provide details of proposed arterial/collector road fencing to staff, and staff shall approve fencing prior to construction.*
- 4. The City Council shall be provided in their packet a copy of the City Engineer letter and the Tickville Wash grading proposal.*

Mike Owens seconded the motion. Those voting aye: Matthew Everett, John Linton, and Mike Owens. The motion passed with a unanimous vote.

D. Skyline Ridge Phase 2 Plats 5, 6, & 7 Amended Preliminary Plat, Public Hearing, Action Item

Mr. Hadley requested that the Planning Commission table the item so that City staff has adequate time to review the project. The project is a 64.70 acre preliminary plat located southwest of Golden Eagle Road, west of Kiowa Valley. The applicant has proposed two separate preliminary plat options; the first proposes 51 residential lots, and the alternative plan proposes 47 residential lots. Also the project has cul-de-sacs that do not comply with the City's connectivity code. Staff recommends that these lengths be reduced to comply with current City Code.

Commissioner Linton opened the public hearing at 6:40 p.m.

Jill Bayles, resident, was concerned about the blasting the builder will have to do in order to lengthen the cul-de-sacs. She stated that the builder is already blasting in the area and it has caused major damage to her home and rock retaining wall. She said that the builder and/or the blasting company will not take responsibility for the damage. She also stated if the City can't stop them from blasting maybe they could lessen the amount the builder is allowed to blast.

Sarah Carroll, resident, attached email.

Paul Molnar, resident, stated that he was not aware that there would be continued building and blasting in the area when he bought his home. He felt that the City should have made them build all the lots for the subdivision before any homes were built. He also felt that the builder should be required to post blasting safety signs. Mr. Mumford explained that the City has now required the builder to prep for all building lots before a building permit is pulled. He explained that it will be hard to regulate, because there is nothing in the City Code requiring the builder to prep each lot before building. The City has to allow the builder to blast on their property as long as the builder meets UFA required limits to blast. The City is willing to help out as much as possible as long as it is in the City's legal right to do so.

Eric Lundell, resident, stated that there are ways to build without blasting. He said that he would like to see changes to the City Code that would help protect existing residents. He was also concerned with the slope, steep roads, and the cul-de-sacs not meeting code. He felt that the builder was also mining the material on the property.

Torren Philips, resident, felt that the builder was going unchecked. He was concerned about not having a second access out of the development.

Additional attached resident emails.

Commissioner Linton closed the public hearing at 7:00 p.m.

Commissioner Everett felt that the developer should start over with the planning of this development.

Commissioner Owens requested some changes to the City Code that could help protect the current residents. He also asked if there was anything in the Code about material processing in residential areas during building. Mr. Mumford said that the builder is allowed to process the material as long as they are using it on site.

MOTION: *Matthew Everett moved to table the Skyline Ridge Phase 2 Plats 5, 6, and 7 amended preliminary plat to no earlier than the June 13, 2017 Planning Commission meeting. Mike Owens seconded the motion. Those voting aye: Matthew Everett, John Linton, and Mike Owens. The motion passed with a unanimous vote.*

5. Next scheduled meeting: May 23, 2017

6. Adjournment

The meeting was adjourned at 7:18 p.m.

APPROVED BY THE PLANNING COMMISSION ON MAY 23, 2017



Steve Mumford, Planning Director

Here are some comments from a resident (Adam Olsen) concerning the Skyline Ridge proposal on tonight's agenda. Thanks.



EAGLE
MOUNTAIN



Steve Mumford, AICP
Community Development Director
SMumford@Emcity.org
801-789-6616
www.eaglemountaincity.com

From: Adam Olsen [REDACTED]
Sent: Tuesday, May 09, 2017 11:44 AM
To: Steve Mumford
Subject: Skyline Ridge

Steve,

Could you pass this along to the Planning Commission for tonight's meeting? I am not able to attend but wanted to give some thought on the proposed preliminary plan amendments for Skyline Ridge.

I feel the Planning Commission and ultimately City Council should hold with the approved preliminary plan. This plan keeps the units clustered at the base of the hills and keeps the hillside open. Eagle Mountain is in a unique position where we have many open hillsides. Clustering at the base of those hillsides leaves them preserved as City open space and really contributes to our "sense of place". Continuing this focus on and protection of open hillsides can be a real community asset.

Option 1, which is the developers preferred option, will severely impact the hillside with scarring, cuts and fills, and ultimately, homes on ridge-lines. Additionally, it cannot work under current City code as it relates to cul-de-sac length. There is also uncertainty as to whether the road can work with grade limits currently in place. If it can work, there will certainly be numerous cuts, fills and severe degradation of hillside. Do we want to turn our backs on the hills and have them resemble Draper and Lehi, as they have done with the Traverse Mountains?

Option 2 still offers cul-de-sac lengths in excess of current City code. If deviation from current code is allowed, the question can be asked "why is this even code?". While Option 2 better preserves the hillside, I feel it should be turned down due to excessive cul-de-sac lengths.

Again, the originally approved preliminary plan does the best at preserving hillsides while keeping with current City code. Please strongly consider NOT approving either option and holding the developers to the original plan. In this case, the original plan is the best option and should be adhered to.

Thank you for your work on the Planning Commission.

Adam Olsen
[REDACTED]
Eagle Mountain

Johna Rose

From: Sarah [REDACTED]
Sent: Tuesday, May 09, 2017 10:38 AM
To: Steve Mumford; Michael Hadley; Tayler Jensen
Subject: Planning Commission Item D, Skyline Ridge Plat Amendment
Attachments: 20170508_202517.jpg; 20170508_202535.jpg; 20170508_202710.jpg; 20170508_202853.jpg; 20170508_203025.jpg; 20170508_203431.jpg; 20170508_203652.jpg

Steve, Mike, Tayler,

I'm writing in opposition to the proposed plat amendment for Skyline Ridge Phase 2, Plats 5, 6, and 7.

My concerns are that the proposed plat amendment options do not comply with the cul-de-sac length requirements in the code and that two cul-de-sacs are proposed that exceed the 250' limit in the code.

This brings to light other issues in this location.

1. There have been wild fires near this spot in the past and the surrounding neighborhoods have been evacuated. By extending the cul-de-sacs beyond what is allowed by the code, the future residents of these homes will be at greater risk in the event of a wildfire and could even become trapped in the cul-de-sac in option 1.
2. The grading and blasting up to this point is egregious. There are massive piles of dirt that are larger than the two story homes. The jagged rocks left after the blasting are now becoming someone's back yard. When the wind blows the entire neighborhood is covered by a dust storm. We've heard that the massive amount of grading and blasting is causing financial issues for the developer because the development of the lots isn't cost effective. I've attached photo's of the current situation related to grading. This is a gravel pit operation in our neighborhood.

In summary, allowing the plat amendment will violate the Code and will continue to cause distress to the surrounding homes in the form of blasting, massive piles of rocks and sand, jagged rock back yards and so on. The long cul-de-sacs also create a potential safety issue in the event of a wildfire.

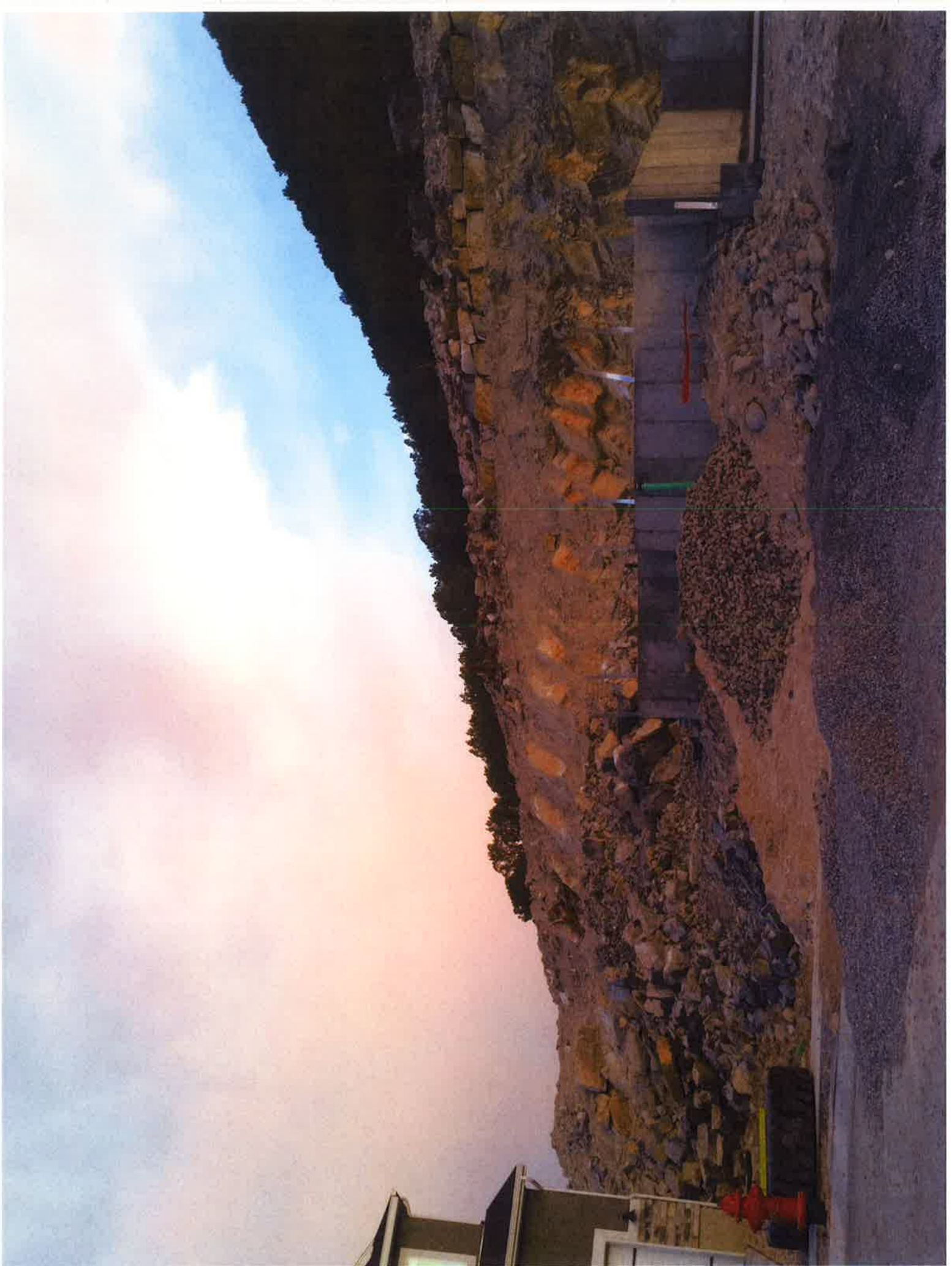
I request that the Planning Commission recommend denial due to the proposed code violations.

Sincerely,

Sarah Carroll
[REDACTED]

Eagle Mountain, Utah















EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY MAY 23, 2017 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, John Linton, Daniel Boles, Muriel Xochimitl and Mike Owens (arrived at 6:05 p.m.).

CITY STAFF PRESENT: Mike Hadley, Senior Planner; Tayler Jensen, Planner; Steve Mumford, Community Development Director; and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. May 9th 2017

MOTION: *Matthew Everett moved to approve the May 9, 2017 meeting minutes. Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, John Linton, and Muriel Xochimitl. The motion passed with a unanimous vote.*

4. Discussion Items

A. Sunset Flats Concept Plan

Mike Hadley explained that the applicant is seeking feedback on a proposed project on approximately 230 acres located to the north of Bobby Wren Boulevard and on the east side of Pony Express Parkway.

The proposal is for:

- 204 Condominium Units
- 177 Townhomes
- 484 Single Family Units

Susan Palma, applicant, stated that she is excited to work with the Planning Commission and get their feedback.

Commissioner Xochimitl asked why City staff felt that the density should be reduced. Mr. Hadley said that most high density neighborhoods are closer to commercial property, where residents are in walking distance of a store or a park. There is no proposed commercial for that area. He also said that this development is next to a high

density single family home neighborhood and felt that the City needed larger lots adjacent to the existing neighborhood. Steve Mumford stated that a development should have a variety of lot sizes so residents could move within the same community.

Commissioner Everett felt that the lot transitioning should be better planned. He also requested that the developer include an LDS church site. He was concerned about the commercial storage yard in the development. He explained to the developer how upset residents were with a plan for a commercial storage yard in the same area. Mr. Mumford explained that the property being proposed for the commercial storage yard is undesirable property for residential homes, because it is next to a substation and it's close to the power corridor. Commissioner Linton stated that if this high density development is approved then the residents would require some sort of storage in the area.

Commissioner Linton asked the developer to look at connectivity for the walking trails, parks and existing neighborhoods. He encouraged the developer to reduce the density. He also encouraged more single family, larger lot homes.

Commissioner Owens was concerned about street connectivity. He felt that a variety of lot sizes would help this development.

Commissioner Xochimitl was not opposed to seeing high density as long as it was designed appropriately. She stated that she was comfortable with the developer's changes. Commissioner Boles agreed with Commissioner Xochimitl.

Commissioner Boles was concerned that most of the open space being dedicated to the City was under the power line corridor.

Commissioners liked the transition of the acre lots to half-acre lots in the middle of the development.

5. Action and Advisory Items (Recommendations to the City Council)

A. Foothills at Unity Pass, Rezone, Public Hearing, Action Item

Taylor Jensen stated that the applicant has proposed a 126.25 acre rezone from Agriculture to Residential. The proposed property is located east of Pony Express Parkway and Lake Mountain Road. Glenmar Ranches is located south of the proposed development. In addition to the rezone proposal, the applicant has included a conceptual plan for how they anticipate the project will be developed, pending an approval of the rezone. The proposed concept narrative anticipates a total of 97 units for a total project density of 0.77 units per acre. The breakdown of the concept plan is as follows: 17 one-acre lots, 40 half-acre lots and 40 third-acre lots. As such, portions of the proposed development will be Base, Tier I and Tier II in density.

Commissioner Linton opened the public hearing at 6:54 p.m.

Elise Erler, SITLA, was concerned about the lot sizes being approved. She stated that Ivory Homes development west of this project is only approved for 3 acre lots. She felt

that the Foothills development plans are closer to the desired house market. She suggested that the City reduce the lot sizes for the Ivory Homes development, Antelope Benches. She was also concerned about the building of small lots on the rough sloped terrain. She also stated, as neighbors to the west, SITLA does not have a problem with rezoning the property to Residential.

Ken Olsen, applicant, stated that he developed Valley View. The Foothills development slope and terrain is nothing compared to Valley View's slope and terrain. He also stated that his lots are larger than any other development lots around his development. He plans on building homes similar to Valley View homes.

Commissioner Linton closed the public hearing at 7:19 p.m.

Commissioner Owens questioned if the ridge line should be preserved.

MOTION: *Daniel Boles moved to recommend approval of the Foothills at Unity Pass rezone from Agriculture to Residential to the City Council with the following condition:*

1. The minimum permitted lot size shall be 1/3 of an acre (14,520 square feet).

Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.

B. Regional Technology and Industry Overlay Zone, Rezone, Public Hearing, Action Item

Mr. Jensen explained that staff has proposed a rezone to add the Regional Technology and Industry Overlay Zone to two large tracts of land in Pole Canyon and south of the sewer treatment plant around Jake Garn Airport.

Commissioner Linton opened the public hearing at 6:04 p.m.

Marianne Smith, resident, asked if Jake Garn Airport was still in use. Mr. Mumford explained that the airport is not currently active or approved by the FAA (Federal Aviation Administration) at this time, but it could be revived in the future.

Renita Pullman, land owner, was concerned about how the property would be zoned. She stated that her family owns about 320 acres. The property has been divided between her aunts and uncles. She owns about 40 acres of the property being rezoned.

Commissioner Linton closed the public hearing at 6:10 p.m.

Commissioner Xochimitl felt that the Commission should proceed with caution when approving the Industry Overlay Zone. Mr. Mumford stated that City Council removed many of the uses from this Industry Overlay Zone.

MOTION: *Matthew Everett moved to recommend approval of the Regional Technology and Industry Overlay Zone for the Jake Garn and Pole Canyon sites as presented in the staff report, to the City Council. Daniel*

Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.

6. Removed Items

A. Hidden Hollow Plat 2 Preliminary Plat, Public Hearing, Action Item

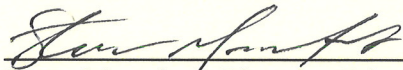
This item has been removed from the agenda. The item will be noticed again before being heard by the Planning Commission in the future.

7. Next scheduled meeting: June 13, 2017

8. Adjournment

The meeting was adjourned at 7:25 p.m.

APPROVED BY THE PLANNING COMMISSION ON JUNE 13, 2017



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY JUNE 13, 2017 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, Mike Owens (arrived at 6:11 p.m.), Daniel Boles, John Linton, and Muriel Xochimitl.

CITY STAFF PRESENT: Mike Hadley, Senior Planner; Steve Mumford, Community Development Director; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Tom Westmoreland.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. May 23, 2017

MOTION: *Matthew Everett moved to approve the May 23, 2017 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, John Linton, Daniel Boles, and Muriel Xochimitl. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Porter's Crossing Town Center Commercial Retail B, Site Plan, Public Hearing, Action Item (Recommendation to City Council)

Mike Hadley explained that the proposal is a site plan for 17,660 square feet of commercial office and retail space on approximately 3.4 acres. It is on lot 1 of the Porter's Crossing Town Center Master Development Plan. The proposed building is located adjacent to the Ridley's strip mall.

Items for Consideration:

- Lighting: Lighting shall comply with dark sky ordinance.
- Refuse Collection: No Dumpsters currently shown.
- Commercial Design Standards: Additional features are needed on the north elevation.

- Landscaping/Buffer: Buffer required between project and The Village at Porters Crossing to the north. Headlight screen needed along Porter's Crossing Parkway.

Dan Vals, Stolz Architecture, went through the revised plan.

Commissioner Linton opened the public hearing at 6:12 p.m.

None

Commissioner Linton closed the public hearing at 6:12 p.m.

MOTION: *Matthew Everett moved to recommend approval of the Porter's Crossing Town Center Commercial Retail B Site Plan to the City Council with the following conditions:*

- 1. Applicant shall provide details to staff of all exterior lighting*
- 2. Parking lot lighting shall be under 17' or on dimmer switches that dim output to 50% after 30 minutes*
- 3. Applicant shall provide updated lighting plan to staff, showing compliance with 17.56 of EMMC*
- 4. Architectural features shall be added to North elevations*
- 5. Decorative concrete or masonry wall provided on north side of project*
- 6. Three and a half foot headlight screen provided between parking stalls and Porter's Crossing Parkway.*

Daniel Boles seconded the motion. Those voting aye: Matthew Everett, John Linton, Daniel Boles, Muriel Xochimil, and Mike Owens. The motion passed with a unanimous vote.

B. Nathen Dubose Accessory Apartment, Public Hearing, Action Item

Mr. Hadley stated that the proposal is for an accessory apartment within a Tiny Home on Wheels. The proposed location is 9239 Deerfield Circle. The accessory apartment does not match the elevation of the primary dwelling and the applicant is seeking an exception to this requirement.

Commissioner Linton opened the public hearing at 6:15 p.m.

Bernard Warburton, resident, stated that he takes a lot of pride in his yard. He felt that this tiny home looked like a mobile home. He said that he did not want his neighborhood to be turned into a mobile home park. He also stated that he did not feel this was appropriate for his neighborhood. He also felt that this would drop the home prices in his neighborhood.

Dallas Anderson, resident, stated that his other neighbor has a freight shipping container in his yard and now this neighbor wants a tiny home. He is upset that the City is not enforcing the Code and neighbors are allowed to store junk in their yards. He did not feel this was appropriate and if allowed it should match the primary home.

Rebecca Smith, sister to the applicant, read a letter from Nathan and Tawnee DuBose (letter attached). She stated that they are currently building the tiny home.

Cindy Figuracion, property owner, stated that she keeps her yard very nice. She said that this is a temporary structure. The DuBose need a place to put their tiny home and live while going to school. She stated that many of her neighbors have sheds that are bigger than the tiny home and are not the same material as the primary structure.

Commissioner Linton closed the public hearing at 6:22 p.m.

Commissioner Everett did not feel the applicant's request was an appropriate exception.

Commissioner Boles did not feel it was realistic to have a requirement for brick or stucco on a tiny home.

Commissioners Linton and Owens suggested that the paint scheme match the primary structure.

MOTION: *Daniel Boles moved to approve the accessory apartment/tiny home permit. Motion failed due to lack of a second.*

MOTION: *Matthew Everett moved to continue the accessory apartment/tiny home permit to a future Planning Commission meeting so staff could work with the applicant and help them comply with Municipal Code. Motion withdrawn.*

MOTION: *Mike Owens moved to approve the accessory apartment/tiny home permit with the condition that the exterior of the tiny home must be painted to match the primary structure. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, John Linton, Muriel Xochimiltl, and Mike Owen. Nay: Daniel Boles. The motion passed with a vote of 4 ayes and 1 nay.*

C. Development Code Amendment, Chapter 17.62 Swimming Pools, Public Hearing, Action Item (Recommendation to City Council)

Steve Mumford said that staff had proposed a Development Code amendment adding Section 17.75.120 Swimming Pools, creating fencing and setback requirements for in-ground and above-ground swimming pools. The City not having requirements for swimming pools was brought up by residents at a City Council meeting.

Commissioner Everett questioned what "near vicinity of any septic tank or sewage disposal drain field" means in distances. He asked if residents could be denied a pool if their neighbor has a septic tank. Mr. Mumford said that he could not reach the County Health Department to verify their procedures. He suggested adding language to the Code that says that if a pool and septic tank are on the same lot, then the resident would have to meet all County Health Department standards.

Commissioner Everett was concerned about fencing material standards around pools.

Commissioner Owens asked if resident pools that are removed in the fall and set up the next spring would have to comply with the new Municipal Code or would they be grandfathered in. He explained that a resident that purchased an above ground pool for about five hundred dollars would have to install a ten thousand dollar fence on or around their property.

Commissioners Boles, Linton and Everett felt that anyone that wants to have a pool should be required to put in a fence for safety.

Commissioner Linton said that the Code has discrepancies on the fence height.

Commissioner Xochimitl questioned having kiddie pool in the definition of a Recreational Water Facility.

Commissioner Linton opened the public hearing at 7:20 p.m.

None

Commissioner Linton closed the public hearing at 7:20 p.m.

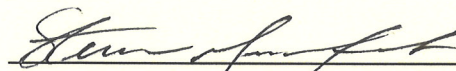
MOTION: *Daniel Boles moved to bring back the amendment to Chapter 17.62 of the Eagle Mountain Municipal Code to the Planning Commission meeting. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

5. Next scheduled meeting: June 27, 2017

6. Adjournment

The meeting was adjourned at 7:24 p.m.

APPROVED BY THE PLANNING COMMISSION ON JUNE 27, 2017



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 11, 2017 AT 6:00 P.M.

Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, Mike Owens (arrived at 6:09 p.m.), John Linton, and Muriel Xochimitl. MEMBER EXCUSED: Daniel Boles.

CITY STAFF PRESENT: Tayler Jensen, Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENTS: Tom Westmoreland and Colby Curtis.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. June 13 2017

MOTION: *Matthew Everett moved to approve the June 13, 2017 meeting minutes. Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, John Linton, and Muriel Xochimitl. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Clearview Estates Preliminary Plat, Public Hearing, Action Item

Tayler Jensen explained that the proposal is to revise the existing Clearview Ranch Phase A Preliminary Plat to account for UDOT's purchase of a large right of way along SR 73. The proposal is 49 lots on 39.05 acres.

Commissioner Linton opened the public hearing at 6:04 p.m.

Maureen Valentine, resident, questioned the lot size. She said that SilverLake has very small lots and felt that new development should have larger lots.

Ben Tanner, resident, asked how this would affect residents that live on the south side of SR 73. If UDOT was purchasing land on the north side of SR 73, does that mean UDOT plans to expand SR 73 to the north? Mr. Jensen stated that he could not speak

for UDOT. He does know that UDOT is trying to preserve as much land along SR 73 as possible.

Commissioner Linton closed the public hearing at 6:08 p.m.

MOTION: *Matthew Everett moved to recommend approval of the Clearview Estates Preliminary Plat to the City Council with the following conditions:*

- 1) A revised water model for the entire subdivision is required that demonstrates the effect to existing residents.*
- 2) A stream alteration permit from the State is required for changes to West Wash.*
- 3) Build acceleration lanes and left-hand turn lanes on SR 73, as required in the Master Development Agreement.*

Mike Owens seconded the motion. Those voting aye: Matthew Everett, John Linton, Muriel Xochimiltl, and Mike Owens. The motion passed with a unanimous vote.

B. Pony Express Plaza, Site Plan, Conditional Use Permit, Public Hearing, Action Item

Mr. Jensen explained that this application is for a 15,701 square foot, five-suite professional office development located on 1.35 acres at the intersection of Pony Express Parkway and Ranches Parkway, adjacent to the Willow Springs condo development. The parcel is zoned Village Core (which requires a conditional use permit for professional offices) and is included in the Ranches Master Development Plan.

Dan Vowles, architect, went through the structure and design of the building being proposed.

Matthew Everett asked who would be maintaining the landscape for the development and how other commercial property landscaping maintained in the City. Mr. Jensen said that Ridley's landscape is maintained by a business owners association. Chaz Johnson, applicant, stated that he will coordinate with the City on how the landscaping will be maintained and by who. He has no problems complying with the lighting or buffering requirements.

Commissioner Linton opened the public hearing at 6:24 p.m.

Maureen Valentine, resident, asked if there was only one exit and entrance. She also asked if this building was only zoned for medical offices. Mr. Jensen stated that there is a secondary exit. He said that this is only proposed as a professional office building (any type of office could use this building).

Commissioner Linton closed the public hearing at 6:26 p.m.

Commissioner Everett stated that the building looks very professional. He does not have an issue with approving the design of the building.

Commissioner Linton suggested a monument statue, water structure, or exterior lighting that could dress up the outer corner to help give it a more pleasing atmosphere. Mr. Johnson said that the picture of the corner of this building does not do it justice. He explained that the building is larger than a two story house. It's designed with the wood and white to help give it a warm, inviting feeling.

MOTION: *Matthew Everett moved to approve the Pony Express Plaza Conditional Use Permit. Mike Owens seconded the motion. Those voting aye: Matthew Everett, John Linton, Muriel Xochimiltl, and Mike Owens. The motion passed with a unanimous vote.*

MOTION: *Matthew Everett moved to recommend approval of the Pony Express Plaza Site Plan to the City Council with the following conditions:*

- ~~1. Pedestrian oriented features and architectural elements shall be added to street facing facades, and approved by the City Council.~~*
- 2. The applicant should design and work with the City to create a pedestrian plaza between the intersection and proposed building, and landscape the "native grass" areas between the project and the asphalt trail.*
- 3. The applicant should add additional colors, materials and/or features to building elevations to create more vertical articulation to be approved by the City Council.*
- 4. A six foot (6') masonry or decorative concrete wall shall be built on the north side of the project buffering the Willow Springs condos. Design shall be approved by Planning Commission.*
- 5. Three and one-half foot headlight screen shall be provided along the west and south edges of the parking lot.*

Muriel Xochimiltl seconded the motion. Those voting aye: Matthew Everett, John Linton, Muriel Xochimiltl, and Mike Owens. The motion passed with a unanimous vote.

C. Chapters 17.75.120 & 17.10 Development Code Amendment, Public Hearing, Action Item

Adding a definition for Recreational Water Facility and adding swimming pool, hot tub, and spa safety requirements to Chapter 17.75

Commissioner Linton opened the public hearing at 6:49 p.m.

None

Commissioner Linton closed the public hearing at 6:49 p.m.

Commissioner Owens felt that the fence requirement for pools should comply with the International Building Code, which allow for fences to be only 4 feet.

MOTION: *Matthew Everett moved to recommend approval of the amendments to Chapter 17.75.120 and 17.10 of the Eagle Mountain Municipal Code to*

the City Council. Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Muriel Xochimitl, and John Linton. Nay: Mike Owens. The motion passed with a vote of 3 ayes and 1 nay.

D. Chapter 17.60.120 Development Code Amendment, Public Hearing, Action Item

Mr. Jensen said that the proposal is to remove the requirement for a 3 ft. setback for corner and side yard fences, and add a reference to the section of Code that addresses arterial and collector road fencing.

Commissioner Linton questioned if the City was sacrificing safety in the interest of something that the City cannot regulate or control. Commissioner Xochimitl stated that safety is important, and was concerned that removing this from the Code could make the City liable. Mr. Jensen explained that the Code change is not changing the clear view triangle safety regulations. The Code is only allowing a resident to put a fence up to the sidewalks in the rear or side yard. The resident building the fence will have to comply with the clear view triangle safety regulations.

Commissioner Linton opened the public hearing at 6:55 p.m.

None

Commissioner Linton closed the public hearing at 6:55 p.m.

Commissioner Linton did not feel comfortable approving this item. He wanted to know how the removal of this setback would affect the City.

Commissioner Everett requested that the City look at a landscaping requirement for the residential fences that are setback 3 feet. He stated that the landscape within the 3foot fence setback is not maintained.

Commissioner Xochimitl stated that without the 3 foot setback use of the sidewalk is limited.

Mr. Jensen stated that residents have complained about the 3 foot fencing setback taking away the usable square footage of their back yard, especial on small lots. Commissioner Owens suggested changing the code to a 1 foot fence setback which gives resident 2 feet more usable backyard space and helps with not limiting the sidewalk use.

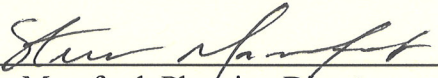
MOTION: *Muriel Xochimitl moved to return this amendment of Chapter 17.60.120 of the Eagle Mountain Municipal Code back to City staff, so the staff could get feedback from the City Engineer, Fire Department, Public Safety and the City Attorney before bringing it back to the Planning Commission. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

5. Next scheduled meeting: August 8, 2017

6. Adjournment

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

APPROVED BY THE PLANNING COMMISSION ON AUGUST 8, 2017



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY AUGUST 8, 2017 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Rich Wood, Mike Owens, John Linton, and Muriel Xochimitl. MEMBER EXCUSED: Matthew Everett.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Tom Westmoreland.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. July 11, 2017

MOTION: *Muriel Xochimitl moved to approve the July 11, 2017 meeting minutes. Mike Owens seconded the motion. Those voting aye: Mike Owens, Rich Wood, John Linton, and Muriel Xochimitl. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Hidden Hollow Phase B Preliminary Plat, Public Hearing, Action Item

Mike Hadley explained that the proposal is for 40 single family dwellings located on 16.59 acres of land south of Hidden Hollow Elementary School, located on the Hidden Valley Parkway. The applicant has not provided an open space plan for the development. The applicant felt that he was providing a service to the community allowing an access trail through his property for hikers, bikers and four wheelers. Staff did not support the plan being proposed. Without the dedication of the trail properties, or permanent easements, the plan does not guarantee any type of amenity as the Hidden Valley area is further developed.

Slopes

Any lot with an average slope greater than 25% is considered unbuildable. According to the slope study this project has many different areas that have greater than 20% slopes. Staff recommends a more detailed analysis with anything greater than 25% being specifically included in the report, and the average slope of all steep lots included. Staff

also recommends that any lot with steep slopes is required to show the building pad on the proposed lot. Staff recommends that before this preliminary plat goes to City Council, updated slope analysis is submitted and that the plat be revised, based on the findings of the slope analysis.

Commissioner Linton opened the public hearing at 6:12 p.m.

Jeffery Ruth, resident, felt that the City should hold the developer accountable to provide open space for the development. He said that the access being offered by the development will not be usable in the future. He is fine with the developer taking the trail access away.

Commissioner Linton closed the public hearing at 6:13 p.m.

Commissioner Linton felt that the current proposal was incomplete. He stated that the developer should be accountable to provide open space to the residents of the development.

Commissioner Xochimitl would like the developer to comply with the open space requirements, and to preserve the access.

Commissioner Wood stated that the access will only be good for a couple of more years. There are already plans to develop the property beyond the access.

Commissioner Owens felt that the applicant was only providing the City with a short term development plan. He requested that the applicant provide a long term development plan that would benefit the residents of the development. He also requested that the applicant attend the next Planning Commission meeting so that the applicant could provide feedback pertaining to the development.

MOTION: *Mike Owens moved to table the Hidden Hollow Phase B Preliminary Plat and continue the public hearing to the next Planning Commission meeting. Rich Wood seconded the motion. Those voting aye: Rich Wood, John Linton, Muriel Xochimitl, and Mike Owens. The motion passed with a unanimous vote.*

B. Chapter 17.60.120 Development Code Amendment, Public Hearing, Action Item

Tayler Jensen explained that the staff has proposed a Development Code amendment removing the requirement for corner and side yard fences being setback 3 feet from property lines, and adding a reference to the section of Code that addresses arterial and collector road fencing. The item was tabled by the Planning Commission on July 11, 2017. As requested, staff took this proposal to the City Engineer who found no safety faults or concerns with removing the 3' setback from sidewalks so long as the clear-vision triangle provisions remain. A review of AASHTO and NACTO standards did not reveal any requirement for sidewalk setbacks for fencing, and an evaluation of city codes for Bluffdale, Herriman, Lehi, and Saratoga Springs similarly showed no such requirement.

Commissioner Xochimitl stated that she has looked into the 3' setback along sidewalks and had the same finding as the City Engineer. She said that the AASHTO guide does have a fence setback along trails but not along sidewalks. She felt comfortable with approving the amendment.

Commissioner Linton opened the public hearing at 6:23 p.m.

None

Commissioner Linton closed the public hearing at 6:23 p.m.

MOTION: *Muriel Xochimitl moved to recommend approval of the amendments to Chapter 17.60.120 of the Eagle Mountain Municipal Code to the City Council. Mike Owens seconded the motion. Those voting aye: Rich Wood, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

5. Discussion Items

A. Sunset Flats MDP Discussion

A discussion on the proposed Sunset Flats Master Development Plan, a proposed 688 unit, 206.65 acre development with Tier I, Tier II, and Tier III residential and a Commercial Storage component. It should be noted that mailed notices were sent advertising a public hearing on August 8, but due to a noticing irregularity the city and state noticing requirements were not met. The project will be re-noticed for the August 22, 2017 Planning Commission meeting which will be a public hearing.

Commissioner Linton allowed residents to speak on the Sunset Flats Master Development Plan.

James Taylor, resident, was concerned about septic tanks, access in out of the City and high density.

Nicholas Genes, resident, was concerned about too many small lots being built in one area and traffic the development will create. He was also concerned that the development would bring more crime.

Johnathan Vail, resident, requested that the developer keep the commercial storage to one level and add boat and RV storage. He was concerned about the high density of the project. He also requested that the developer keep the hiking trail to the east of the development open.

Marcie Taylor, resident, requested that there be a barrier between the five acre lots and the new development. She was concerned about the developer removing the natural trees. She also requested that the City post guidelines and safety regulations on trails.

Ingrid Lau, resident, wanted to know what was being built behind her property on Long Way. Commissioner Owens explained that the plan is for a future arterial road.

Jeffery Ruth, resident, felt that the developer should be responsible for providing land for a school with such high density. Mr. Hadley said there is a plan for a future elementary school in the SITLA land proposal for this area.

Commissioner Linton stated that he would like to see the developer plan for a church site in the development. He requested that the commercial storage units have a softer appearance to help complement the neighborhood. He was concerned with building homes next to a power station.

Commissioner Xochimiltl felt that with the future transportation plan and amenities that high density is appropriate for the area.

B. Ridgeline Protection Overlay Zone

Staff presented a draft of a proposed Ridgeline Protection Overlay Zone to the Commission and solicited feedback in preparation for bringing the ordinance forward for adoption at a later meeting.

Commissioners and City Planners discussed the purpose of the Code.

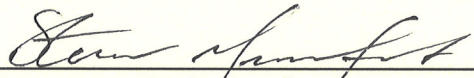
Commissioner Owens asked if current property owners would be compensated for the land. Mr. Jensen said that this Code would not apply to current property owners, but to future developments.

6. Next scheduled meeting: August 22, 2017

7. Adjournment

The meeting was adjourned at 6:57 p.m.

APPROVED BY THE PLANNING COMMISSION ON AUGUST 22, 2017



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY AUGUST 22, 2017 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Rich Wood, Mike Owens (arrived at 6:13 p.m.), John Linton, and Matthew Everett. ABSENT MEMBER: Muriel Xochimitl.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; Steve Mumford, Community Development Director; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Tom Westmoreland

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. August 8, 2017

MOTION: *Matthew Everett moved to approve the August 8, 2017 meeting minutes. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Sunset Flats MDP, Public Hearing, Action Item

Mike Hadley explained that the applicant has proposed a 688 unit, 206.65 acre master development plan that includes 515 single family units, 96 condominiums, and 77 townhomes for a total project density of 3.3 dwelling units per acre. The project is located north of the Pioneer subdivision and Bobby Wren Boulevard, west of Pony Express Parkway. The proposal contains Tier I, II, III, and IV Residential as well as a commercial storage component. He stated that the Eagle Mountain General Plan will need to be amended for the commercial storage portion of the development.

Commissioner Linton opened the public hearing at 6:10 p.m.

Mike Kieffer, resident, was concerned about the traffic the commercial storage would bring down Lake Mountain Road. He stated that Lake Mountain Road is not designed for commercial traffic. He stated that the City should require the developer to finish the open space adjacent to Bobby Wren Road even though the property is owned by the City. He said that he liked the transitioning of the lot sizes in the development.

Elise Erler, SITLA, requested that the high school road connect into the northern area of the development and that road should go straight through the SITLA property. She stated that SITLA does not have a problem with the density of the project.

Jeff Ruth, resident, was concerned about drainage in this area with the high density of lots. He requested that builders be required to add French drains/underground drains to developments.

Commissioner Linton closed the public hearing at 6:17 p.m.

Commissioner Everett was concerned about parks number 4, 5, and 6 under the power corridor counting towards open space. Mr. Hadley explained that the developer has enough land with parks 1, 2, 3, and 7 that will count toward open space. That does not count the amenities the developer will need for the parks. Commissioner Everett was concerned about what kind of park amenities could be built under the power corridor. Mr. Hadley referred Commissioner Everett to a list of amenities in the staff report that could be built under the corridor. He stated that he sent Rocky Mountain Power a copy of the development plan. Rocky Mountain Power did not have a problem with the development plan.

Commissioners Everett and Linton were concerned about the appearance of the commercial storage. Commissioner Linton stated that with the developments around this area there will be a need for residential storage.

Commissioner Wood requested that side setbacks have a minimum to allow residents to have a trailer pad. He felt that a second access road should be required onto Pony Express Parkway that could handle the traffic with this high density in the development.

MOTION: *Matthew Everett moved to approve the Sunset Flats Master Development Plan with the following conditions:*

- 1. The applicant provides an updated traffic plan.*
- 2. A water model is provided to the City Engineer.*
- 3. The proposed storage area must have an improved exterior design.*
- 4. That a northern connecting road be built into the townhome/condos section of the development and that it connect to Pony Express Parkway.*

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Rich Wood, and John Linton. The motion passed with a unanimous vote.

B. Hidden Hollow Phase B Preliminary Plat, Public Hearing, Action Item

Mr. Hadley explained that the proposal was for 40 single family dwellings located on 16.59 acres of land south of Hidden Hollow Elementary School, located on the Hidden Valley Parkway. The applicant is required to provide .91 acres or 39,639 square feet of improved open space and a total amenity point requirement of 91.8 points. This subdivision plat contains no useable park space. The open space on the plat is located on a hillside and is unbuildable. The City does not accept unbuildable land as improved open space. The applicant has discussed an alternative plan which includes trails and access to the existing mountain biking and OHV trails in the Hidden Valley area. The applicant does have the option of paying a fee in lieu to cover the cost of the improved open space.

Commissioner Wood asked why the slope study was drastically different. Mr. Hadley explained that the first slope study was not well defined. The second slope study only shows slopes that are 25% and greater. Commissioners Wood and Everett were concerned about how different the slope studies were. The first study showed that some of the land was unbuildable where the second study shows the same land buildable. Mr. Hadley stated that staff recommends that any lot with a steep slope be required to show the building pad on the proposed lot.

Ryan Bybee, developer, said the current slope study was done in the last two weeks. He would need to contact the slope study engineer to determine why the two slope studies are different. He stated that they are planning to blast in a small area and use the material for road base and trenching in the development. The next couple of developments would not require blasting.

Commissioner Wood asked the developer what the plan is for covering the scarring of the mountain from the blasting. Mr. Bybee stated that there will be retaining walls to cover that scarring.

Mr. Bybee explained that this development had final plat approval with development agreements in 2007. He stated that Alpine School District came in and took part of the land by eminent domain. He explained that most of the flat area for parks were taken by the Alpine School District. This took their plan for 600 units down to about 120 single family homes. The developer has an agreement with the City to help improve along Pony Express Parkway. Because the developer is trying to recover from land that was taken and make it viable for them, they are requesting the City waive the park requirement and trade for access of their property for mountain biking, hikers, paint ballers, and ATV's. He felt that this access would be a valuable commodity to the City. He also stated that the residents could use the school park.

Commissioner Wood was more concerned with the residents getting the proper parks and amenities then preserving a temporary access.

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

Mike Keiffer, resident, was concerned about blasting and the slope study. He suggested the Planning Commission table the item and figure out why the slope studies are different. He pointed out that part of the road has already been dedicated to the City, and did not feel the developer's threat was viable.

Drew Curley, resident, did not feel the City should allow blasting so close to new homes. He also felt that the City should not give away permanent credit for temporary access.

Jeff Ruth, resident, said as a home owner he would not care for bike trails behind his lot. He stated that many roads and accesses to mountains are being blocked off from building. As a resident he does not care if the developer takes the access away. He felt that the developer should be required to put in the amenities or pay the fee in lieu.

Commissioner Linton closed the public hearing at 7:02 p.m.

Commissioner Everett stated that he would not feel comfortable approving the development with blasting. He was concerned about the two different slope studies, and the park amenities. He suggested that the developer work with staff to come up with an agreement on the open space requirement, looking into a partial fee in lieu, partial credit for the access and moving the open space requirement to a future phase.

MOTION: *Matthew Everett moved to continue the Hidden Hollow Phase B Preliminary Plat and the public hearing to a future Planning Commission meeting. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, John Linton, and Mike Owens. The motion passed with a unanimous vote.*

C. Ridgeline Protection Overlay Zone, Public Hearing, Action Item

Taylor Jensen said that staff has proposed a development code amendment creating a Ridgeline Protection Overlay Zone for the purpose of protecting ridgelines from development. He explained that the proposed code does not define what is meant by "Ridgeline". The intent is for staff to identify important ridges in the City, to place them on a map, and then rezone those areas with the Overlay Zone. This new code will work together with the hillside development code (15.80).

Commissioner Linton opened the public hearing at 7:24 p.m.

Elise Erler, SITLA, suggested the City look into doing a viewshed protection instead of a hard 50 feet from ridgeline measurement. She explained that Summit County protects by corridor views instead of all ridgelines.

Drew Curley, resident, stated that we are not Summit County. He felt that we should have a standard distance from each ridgeline.

Jeff Ruth, resident, requested that the City look at protecting the hill north of Lake Mountain Road and East of Pony Express Parkway. He stated that the hill is the view people see coming into Eagle Mountain City Center.

Ryan Bybee, developer, agreed with Elise Erler.

Commissioner Linton closed the public hearing at 7:36 p.m.

Commissioner Wood did not feel that 50 feet was enough of a setback from the ridgeline. He would like to see a clear line where the City ends and the mountain start.

Commissioner Owens explained that a developer could fill up the whole upper area of Hidden Canyon and it would not restrict the view, because the area is between two mountains. He liked the idea of protecting the ridgeline view by a point on a corridor through geometry. He stated that 50 feet with the hillside development code setback was too broad of a spectrum.

Commissioner Everett requested that the map show the ridgeline plus the 25 percent slopes and steeper.

MOTION:

Matthew Everett moved to table the amendment to the Eagle Mountain Municipal Code for Chapter 17.57 Ridgeline Protection Overlay Zone. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Rich Wood, and John Linton. The motion passed with a unanimous vote.

5. Next scheduled meeting: September 12, 2017

6. Adjournment

The meeting was adjourned at 7:57 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 12, 2017



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY SEPTEMBER 12, 2017 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission

COMMISSION MEMBERS PRESENT: Rich Wood, Mike Owens (arrived at 6:06 p.m.), John Linton, Muriel Xochimitl (arrived at 6:20 p.m.), and Matthew Everett.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIALS PRESENT: Tom Westmoreland and Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. August 22, 2017

MOTION: *Matthew Everett moved to approve the August 22, 2017 meeting minutes. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Simpson Hollow, Preliminary Plat, Public Hearing, Action Item

Mike Hadley stated that Simpson Hollow is located between the Willow Springs Condos and Simpson Springs at Red Hawk Ranch in The Ranches. This preliminary plat consists of 59 units on 5.98 acres for a density of 9.87 units per acre. The zoning according to The Ranches Master Development Plan is R1 N2 which is for twin homes and triplexes. It allows for 81 total units. 22 units have been built in The Village at Simpson Springs subdivision.

Commissioner Everett questioned allowing multi-family homes next to half acre lots. Mr. Hadley stated that there is nothing in the Code that prevents multi-family homes next to half acre lots.

Commissioner Everett asked to see the traffic study for the development. He was concerned about how traffic could impact the area. Mr. Hadley presented the traffic study and went through the traffic levels of service and impact. He stated that this

development will have less of an impact than the currently approved development for this property.

Commissioner Linton opened the public hearing at 6:13 p.m.

Diane Jenkins, resident of the Willow Springs Condos, felt that the area was already a high density area. She stated that the area already has parking and traffic issues. She was worried about the subdivision turning into a slum area.

Chelsea Gillespie, resident, was concerned about the impact on property values, traffic, and high transition of housing in one area. She asked about the time line and if there would be fencing along Quarter Mile Road. She also asked if their HOA would be joining with the Simpson Springs HOA, and what kind of buffer there would be between the developments.

Commissioner Linton closed the public hearing at 6:19 p.m.

Commissioner Wood asked what kind of transition and buffering was planned between the single family homes and the multi-family development. He was concerned about the northern most house in the Simpson Springs development and how St Cecelia Street dead-ended at that house. He felt that would negatively impact the value of that home. He stated that he did not want to negatively impact any current homes.

Jordan Gillespie, resident, stated that the road dead-ends basically in his front room. He stated that he was concerned about traffic in his area. He felt that 59 families on a 6 acre lot would be too high a density for the current area. He stated that Fieldstone Homes told him when he bought his home that the property adjacent to his home would be single family homes.

Mr. Hadley explained that a 20 foot buffer would be required between the Gillespie home and the units in the new development. Commissioner Wood suggested having a fence buffer the south area of the development, preventing traffic lights into the Gillespies' home. Travis Taylor, applicant, stated that the developer plans on fencing the south border. He explained that they have reworked the plan to comply with The Ranches Master Development Plan and the City ordinances. He also explained that the road is placed there to comply with the fire code. He stated that he normally builds five-unit townhomes. He felt that twin homes and triplexes between single family and multi-family condos would be a better transition.

Commissioner Owens asked how the developer plans on complying with the garage door requirement. Mr. Taylor handed the Planning Commission a design drawing of the units and explained how he will be complying with the garage door code.

Mr. Taylor stated that the development would have its own HOA.

Commissioner Everett was concerned about adding another 59 units to an area with parking issues. He drove through the area and noticed that the majority of residents in the area park along the street. Mr. Taylor stated that the parking planned for his development exceeds the requirements.

MOTION:

Matthew Everett moved to recommend approval of the Simpson Hollow preliminary plat to the City Council with the following conditions:

- 1. Applicant shall submit a drainage plan showing the proposed drainage between the buildings.*
- 2. The landscape plan needs to be stamped and signed by a licensed landscape architect.*
- 3. Applicant shall provide details for the fencing that will be installed.*
- 4. An entry monument sign shall be added to the project.*
- 5. Additional exterior materials (stone, fiber cement siding) shall be added to the side facades that are most visible from the public streets, along with additional architectural detailing.*
- 6. Fencing on the west side of the project shall be consistent with the existing fencing.*
- 7. A fence shall be provided on the south side of Phase 5.*

Muriel Xochimiltl seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Rich Wood, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.

B. Stratton Estates, Rezone, Preliminary Plat, Public Hearing, Action Item

The proposal is for a 40 acre rezone from Agriculture to Residential. Stratton Estates is located southwest of Cedar Pass Ranch and north of Lone Tree. The proposed preliminary plat (conditional on the residential rezone) is for 78 lots located on 40 acres.

The developer requested Stratton Estates be removed from the agenda.

C. SilverLake 17, Preliminary Plat, Public Hearing, Action Item

Taylor Jensen explained that the project is for a 10.25 acre, 52 unit preliminary plat. It is located within the SilverLake subdivision, south of the Tickville Wash. The proposed project stretches from Evans Ranch to SilverLake Plat 16.

Commissioner Xochimiltl asked about the slope stability study. Mr. Jensen explained that the first slope stability study stated that if a flood accrued then a certain amount of the bank could be lost. The new slope stability study recommends cutting and filling the bank to protect the Tickville Wash's bank. The City Engineer has reviewed the new slope stability study and approves of the new study. Staff still would like to see a full context plan of the development.

Nate Hutchinson, developer, explained that the traffic study in SilverLake always comes out the same. The roads within the development rate as A's and B's while Woodhaven Blvd rates around a D or an F. He explained that his company has donated a dirt road to the City to help widen the main road into SilverLake. He felt that a light at Pony Express and Woodhaven would be the only solution to the traffic issues into SilverLake.

Commissioner Linton opened the public hearing at 7:12 p.m.

Greg Rawlinson, resident, was concerned about westbound traffic. He explained that when traffic is delayed on Pony Express Parkway, drivers venture into SilverLake

subdivision looking for westbound access. He was also concerned that the new elementary school being built to the west would bring more traffic. He felt that Golden Eagle Road connecting SilverLake to Evans Ranch needed to be built before SilverLake Plat17 is approved. He asked if there was a plan to cross the Tickville Wash. Bronson Tatton, applicant, stated that they do not have plans to cross the Tickville Wash in this development.

Commissioner Linton closed the public hearing at 7:17 p.m.

Commissioner Xochimitl requested that they table the SilverLake 17 preliminary plat to give the Commissioners time to review the new slope stability and traffic studies. Commissioners Everett and Linton agreed with Commissioner Xochimitl.

Commissioner Linton was concerned that some of the documentation and information was only provided an hour before the meeting. He did not feel comfortable recommending the SilverLake 17 preliminary plat to City Council without studying the materials and knowing the facts.

MOTION: *Matthew Everett moved to continue the SilverLake 17 preliminary plat to the next Planning Commission meeting. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Rich Wood, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

5. Next scheduled meeting: September 26, 2017
6. Adjournment

The meeting was adjourned at 7:44 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 26, 2017


Steve Mumford, Community Development Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY SEPTEMBER 26, 2017 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Rich Wood, Mike Owens, John Linton, Muriel Xochimítl, and Matthew Everett.

CITY STAFF PRESENT: Tayler Jensen, Planner; and Mike Hadley Senior Planner.

ELECTED OFFICIAL PRESENT: Tom Westmoreland

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. September 12, 2017

MOTION: *Matthew Everett moved to approve the September 12, 2017 meeting minutes. Muriel Xochimítl seconded the motion. Those voting aye: Matthew Everett, Muriel Xochimítl, Mike Owens, Rich Wood, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. SilverLake 17, Preliminary Plat, Public Hearing, Action Item

Tayler Jensen explained that the project is for a 52 unit preliminary plat on approximately 10.25 acres. SilverLake 17 is the second plat in the SilverLake Master Development Plan located south of the Tickville Wash, and it connects SilverLake 16 to the Evans Ranch subdivision. SilverLake 17 is intended to provide a second fire access for SilverLake south of the wash, and future development will branch off of it until Golden Eagle Drive is completed by the developer with future plats.

Traffic: While school boundaries are still undecided, it is anticipated that all of the homes in the SilverLake subdivision will send children to the new elementary school in Evans Ranch which is anticipated to open in 2018. Should this be the case it is likely that the level of traffic on the residential road running through SilverLake 16, 17, Evans Ranch G-1 and F-1 will be higher than typically seen on a residential road until Golden Eagle Drive is completed?

While increased traffic on this residential road is not ideal, it is the opinion of staff that the proposed connection into Evans Ranch via SilverLake 17 is a net positive as it increases the connectivity in the area:

- The proposed connection will provide a second way in and out of the Evans Ranch/Kiowa Valley area should Porter's Crossing Parkway ever be blocked off.
- The connection will also provide a second way to access the Evans Ranch elementary school which currently may only be accessed off of Golden Eagle Road, via Porter's Crossing Parkway. In the case that SilverLake is within the boundaries of the new elementary school students and parents would be required to either use Woodhaven Boulevard or SilverLake Parkway to Pony Express Parkway, before coming back to the school via Porter's Crossing Parkway and Golden Eagle Road (alternatively Porter's Crossing could be reached via Oak Hollow by using Bridleway Drive).

The higher than typical traffic on the residential road, while not ideal, is preferable to not making the connection as it provides additional routes to diffuse traffic, preventing additional pressures on already burdened roads elsewhere. It should also be noted that a traffic signal will be placed at the intersection of SilverLake Parkway and Pony Express Parkway, and that Pony Express Parkway will be widened to five lanes (two lanes in each direction with a turn lane, acceleration and deceleration lanes and bike paths) in the next year. This should reduce the pressure for vehicles to travel through the project, and improve the level of service on both SilverLake Parkway and Woodhaven Boulevard. The future completion of Golden Eagle Road will provide a long-term alternative to this temporary route and will ultimately relieve traffic pressure on the local residential roads.

Commissioner Wood stated that not including the northwest portion of SilverLake in the traffic study skewed the actual traffic impact that would be caused by the connection. Nate Hutchinson, applicant, stated that if the road was not connected through the Evans Ranch to Woodhaven Boulevard/Silverlake Parkway connection that all traffic would be forced to use Pony Express Parkway and Porter's Crossing. Commissioner Wood said that no one would use that anyway because of the impossibly long left turn from Pony Express Parkway to Porter's Crossing. It would push traffic through Oak Hollow. The connection all but ensures that any elementary school traffic would utilize this road and create an abnormal amount of traffic on this new connection. It would also become the shortcut from the Kiowa Valley area to the promised stoplight at Silverlake Parkway and Pony Express Parkway. He felt that Flagship Homes should start the SilverLake phase that contains Golden Eagle Road before starting this phase. Mr. Jensen said that the traffic engineer only looked at how these 52 lots could impact traffic. The City does not have control of where Alpine School District builds. Most of the traffic problems are related to the school.

Commissioner Linton opened the public hearing at 6:13 p.m.

Mr. Hutchinson, applicant, stated that the developer has donated land to help with traffic flow into SilverLake. He stated that the connecting road from Evans Ranch to SilverLake in this development will help with traffic. He stated that the developer is willing to participate in building Golden Eagle. It is not the developer's responsibility nor could they afford to build a major City road.

Commissioner Linton stated that Jaron Sheppard, resident, sent an email opposing the SilverLake 17 project.

Mike Kieffer, resident, stated that the Alpine School District website states that they only bus children who are located farther than one and half miles away from the school.

Ryan McMurtrey, resident, said that during the Dump Fire, when residents were forced to evacuate Porter's Crossing, there was a mess. Porter's Crossing Parkway is the only access out of the Evans Ranch subdivision. Connecting SilverLake subdivision would only increase the traffic onto Porter's Crossing Parkway.

Commissioner Linton closed the public hearing at 6:26 p.m.

Commissioner Everett was concerned with traffic. He said that trying to get out of SilverLake at 2:00 p.m. during the day is a challenge. He wanted to see a master plan of the development before approving this development.

Commissioner Xochimitl stated that it would be a missed opportunity to not provide the connection. She would love to see a bigger picture of the master plan, to see how all the roads could connect to other development. She felt that the connection from SilverLake to Evans Ranch would help relieve traffic. She would like to see an active transportation plan (walking and biking plan) and how it could be utilized in the subdivision.

Commissioner Owens said that he did not feel it was fair for the City to ask the developer to solve the traffic issues associated with the new school and the entire SilverLake development. He requested that the developer put in some traffic calming measures to help slow down traffic on the connecting road.

Mr. Jensen stated that the slope study made a number of recommendations including:

- Minimum setbacks of 125 feet from the high water mark of the Tickville Wash to the property lines.
- Cutting and filling of slopes and a rerouting of the wash as necessary to reduce the potential of channel meander.
- Protection of the channel with rock cobble, boulder rip-rap, HPTRM or other erosion control methods.

The City Engineer has met with the applicant's engineer on site, reviewed the findings and recommendations of the report and finds them to be appropriate.

He said that because there are no open space plans for this phase, it is the opinion of staff that a 150% pro rata park cash escrow should be collected, as allowed by Code, for all SilverLake south subdivisions until a parks plan is provided. Mr. Hutchinson stated that he opposes the pro rata escrow. He stated that when the previous developer went bankrupt and they took over the development, they were required to pay a park improvement fee per lot to the City. He stated that there is fifty thousand dollars sitting in an escrow account that is to help the City improve the parks in SilverLake. He has not seen the City use those fees to improve SilverLake. He felt that instead of paying the pro rata park escrow the City should just deny the next project until all open space projects

are finished. He stated that if their company goes bankrupt the City could require the new developer to pay the park improvement fee.

MOTION:

Mike Owens moved to recommend approval of the SilverLake 17 preliminary plat to the City Council with the following conditions:

1. The SilverLake 17 plat cannot be recorded until a connection is provided to Golden Eagle Road (in SilverLake or through Evans Ranch).

2. The applicant shall comply with the mitigation measures recommended by the slope stability study.

3. A context plan for SilverLake south of the Tickville Wash shall be provided with plat 18.

4. The applicant shall provide staff with plan/document that show/proves that a mixture of lot sizes will be utilized south of the Tickville Wash.

5. The applicant shall pay a park cash escrow of \$2,810.40 per lot (total escrow: \$146,140.90) prior to recording this plat.

Muriel Xochimitl seconded the motion. Those voting aye: Mike Owens, Muriel Xochimitl, and John Linton. Those voting Nay: Rich Wood and Matthew Everett. The motion passed with a vote of 3 ayes and 2 nays.

5. Discussion Items

A. Code Amendments:

Staff wished to present the latest drafts of ongoing changes to ridgeline and lot size transitioning codes.

Commissioner Wood requested to see a ridgeline protection plan map. He suggested that the City zone the area adjacent to a ridgeline residential only.

Commissioner Linton was more concerned with protecting the ridgeline than protecting the viewshed. He stated that ridgelines are cut and dry where viewshed could be subjective.

Commissioner Xochimitl stated that she agrees with protecting the ridgelines. She asked if there was a way in the code to classify each ridgeline (ridgeline A should be zoned differently than ridgeline B.). She said that each ridgeline is unique. She was looking for a way to optimize each ridgeline but not overly restrict zoning.

Commissioner Woods suggested that the 4.9 acre buffer be changes to 3.9 acre buffer in the lot size transitioning code.

Commissioner Everett suggested that there be a variety of options adjacent to condos.

Commissioner Owens questioned having both figure 1 and figure 2 in the lot size transitioning code. He suggested combining both figures.

6. Next scheduled meeting: October 10, 2017

7. Adjournment

The meeting was adjourned at 7:34 p.m.

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 10, 2017

Steve Mumford, Community Development Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 10, 2017 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Rich Wood, Mike Owens (arrived at 6:04 p.m.), John Linton, and Matthew Everett. MEMBER EXCUSED: Muriel Xochimitl.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Tom Westmoreland

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. September 26, 2017

MOTION: *Matthew Everett moved to approve the September 26, 2017 meeting minutes with the requested changes suggested in an email by Commissioner Wood. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Pacific Springs Rezone, Public Hearing, Action Item

Tayler Jensen stated that the proposal was for a rezone of 41.15 acres from Agriculture to Single Family Residential. The property is located north of Eagle Mountain High School and south of Cory Wride Memorial Park.

Commissioner Linton opened the public hearing at 6:03 p.m.

None

Commissioner Linton closed the public hearing at 6:03 p.m.

Commissioners Everett, Owens and Wood felt that the rezone was compatible with the surrounding area.

MOTION: *Matthew Everett moved to recommend approval of the Pacific Springs rezone to the City Council with the following condition:*
1. Multifamily (Tier III and Tier IV) Residential is prohibited.
Rich Wood seconded the motion. Those voting aye: Mike Owens, John Linton, Rich Wood, and Matthew Everett. The motion passed with a unanimous vote.

B. Lot Size Transitioning (17.60.150) Development Code Amendment, Public Hearing, Action Item

Mr. Jensen explained that the proposal was to amend the Lot Size Transitioning section of the Code (17.60.150), refining lot size transitioning standards, and allowing conservation subdivisions as an alternative to traditional lot size transitioning.

Key changes to section 17.60.150 of the Eagle Mountain Municipal Code (EMMC) include the following:

- Large building lots that require buffering have been reduced in size from 5 acres to 4+ acres
- A new lot size (2 acres) is required between large lots (4+ acres) and 1 acre lots
- A buffering exhibit has been created showing the buffering required on the entire scale of large lots to condo developments
- A table has been created detailing transitioning requirements
- Conservation subdivisions have been added as an alternative to traditional lot size transitioning

The City should address commercial and residential lot transitioning along major roads in this Code. (Example: Spring Run subdivision, adjacent to SR 73, is a mixed residential and commercial area.) This would be a case by case scenario and would require Planning Commission and City Council approval. Mike Hadley stated that the current Code does require a buffer between residential and commercial developments. The buffer is a concrete decorative wall with a 20 foot setback and trees. Staff wants the ability to preserve the Code.

Commissioner Wood asked if there was a lot size requirement with the conservation subdivisions. Mr. Jensen explained that there would be no lot size requirement. It would be based on a case by case scenario. The conservation subdivisions are to preserve fifty percent of the natural open space. This would encourage smaller lot subdivisions. Commissioner Wood was concerned with allowing multi-family developments as a conservation subdivision adjacent to larger lots. Mr. Jensen stated that lots adjacent to larger lots have to be a minimum of one hundred feet deep. The Code would not allow condos adjacent to larger lots.

Commissioner Linton opened the public hearing at 6:11 p.m.

Jan Preece, resident, asked if the conservation property would remain in the property owner's name or be transferred to the City. Mr. Jensen said that it would be dedicated to the City as open space.

Jeff Ruth, resident, was concerned about who would maintain the conservation area. Mr. Jensen explained that the intent of the conservation property is to preserve the natural wildlife of the property.

Commissioner Linton closed the public hearing at 6:13 p.m.

MOTION: *Matthew Everett moved to recommend approval of the amendments to Chapter 17.60.150 of the Eagle Mountain Municipal Code to the City Council with the following condition.*

1. Code 17.60.110 shall be referenced in this portion of the Code pertaining to commercial transitioning and buffering.

Rich Wood seconded the motion. Those voting aye: Rich Wood, Mike Owens, Matthew Everett, and John Linton. The motion passed with a unanimous vote.

C. Ridgeline Protection Overlay Zone, Public Hearing, Action Item

Mr. Jensen explained that staff has proposed a Development Code amendment creating a Ridgeline Protection Overlay Zone for the purpose of protecting ridgelines from development. Staff had prepared and presented a ridgeline protection overlay zone map requested by the Planning Commission. The Commissioners would only be approving the Code language.

Commissioners reviewed a map of the ridgeline protection overlay zone showing 50 feet elevation buffer, 100 feet elevation buffer and the excess slopes of 25 percent.

Commissioner Everett asked if there was anything in the Code that would prohibit a developer from coming in and leveling out slopes by grading or blasting. Mr. Jensen explained that a developer would have to obtain a mass grading permit. The developer would go through the City Engineer, Planning Commission and the City Council before obtaining a mass grading permit. Commissioner Everett wanted to know if the Code allowed for property to be leveled if it was appropriate, especially in the 25 percent slope area. Mr. Jensen felt that the Code would allow a developer to level if it was appropriate. He stated that the ridgeline protection overlay Code would only apply to the 50 or 100 foot setback, not the 25 percent excess slope.

Commissioner Linton opened the public hearing at 6:24 p.m.

Jan Preece, resident, asked where the City got most of the background for this Code and what other cities they referenced. Mr. Jensen stated that they have looked at many Codes around the State and nationwide. He said that the Code was roughly based on Summit County Code.

Commissioner Linton closed the public hearing at 6:26 p.m.

Commissioner Everett requested the City remove the 25 percent excess slope area from the Ridgeline Protection Overlay Zone map.

Commissioner Owens said that requiring more than the 50 foot ridgeline setback could look like the City was acquiring more land than necessary. He was concerned with how many property owners could be affected by passing a 100 foot ridgeline setback. He stated that he likes the idea of protecting the ridgeline but feels that the City should only require the 50 foot ridgeline setback.

Commissioner Wood asked how the Code would address building silhouetting. Mr. Jensen said that the staff removed the viewsheds from the Code, which then removed the building silhouetting from the Code. Commissioner Owens stated that a residential building height per City Code is 35 feet. By City Code a building will never exceed the height of the ridgeline.

Commissioner Everett asked how the City would approve the overlay zone. Mr. Jensen stated that it would be placed over the entire overlay zone area at once. He stated that in some areas the 100 foot ridgeline setback does not make sense. Commissioners Owens and Linton were concerned with approving different ridgeline setbacks for each property.

Commissioner Owens suggested that the Code state that no roofline could exceed 15 feet below the ridgeline.

MOTION: *Matthew Everett moved to recommend approval of the Ridgeline Protection Overlay Zone of the Eagle Mountain Municipal Code to the City Council with the following conditions*

- 1. The ridgeline setback is 50 feet.*
- 2. A building roofline could only exceed 15 feet below the ridgeline.*

Mike Owens seconded the motion. Those voting aye: Rich Wood, Mike Owens, Matthew Everett, and John Linton. The motion passed with a unanimous vote.

5. Next scheduled meeting: October 24, 2017

6. Adjournment

The meeting was adjourned at 6:50 p.m.

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 14, 2017


Steve Mumford, Community Development Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY NOVEMBER 14, 2017 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Rich Wood, Muriel Xochimitl, John Linton, and Matthew Everett.

OFFICIALS PRESENT: Tom Westmoreland, John Painter, and Colby Curtis.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; Steve Mumford, Community Development Director; Jeremy Cook, City Attorney; Mike Malay, Neighborhood Improvement Officer; Diane Liberti, Neighborhood Improvement Officer; Linda Peterson, Communication & Community Relations Director; and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. October 10, 2017

MOTION: *Matthew Everett moved to approve the October 10, 2017 meeting minutes. Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Dodge Barn Variance, Public Hearing, Action Item:

Tayler Jensen explained that the applicant is requesting a variance to allow for a barn within the front yard of their home located at 2203 Cedar Fort Drive on a 5.25 acre lot, located within the Cedar Pass Ranch neighborhood. The applicant must meet the criteria stated in the staff report. The applicant's reasons for meeting the City criteria for a variance includes: the location of the Tickville Wash on their property, flooding which occurs on a regular basis, location of a septic tank leach field, location of similar structures on other properties in the area, and the use for the structure, which is to house a large service vehicle.

Commissioner Linton opened the public hearing at 6:06 p.m.

Avalie Muhlestein, resident, stated that she supports her next door neighbor's variance request for a barn. She received a variance approval for her own lot about a year ago for the same reasons. She suggested that the City Code be changed to allow these types of variances on 5 acre lots.

Brian Dodge, applicant, stated that his backyard is constantly flooding due to the Tickville Wash. That is one of the reasons he is requesting the variance.

Shari Dodge, applicant, stated that their HOA has already approved the barn. She also stated that her family has to pay for a storage unit that is costing them dearly. This barn would help relieve that financial burden.

Commissioner Linton closed the public hearing at 6:10 p.m.

Commissioners felt that the barn variance met all five City criteria stated in the staff report.

MOTION: ***Matthew Everett moved to approve the Dodge barn variance. Muriel Xochimiltl seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.***

B. Ranches Golf Course Single Family Rezone, Public Hearing, Action Item:

Mr. Jensen stated that the applicant has proposed to rezone portions of The Ranches Golf Course from Open Space to Residential and Commercial. In total the applicant is proposing to rezone 5.15 acres, including 4.15 acres of Residential and 1 acre of Commercial. The proposal is for land in 8 areas or pods. The applicant has indicated the proposed changes would make the golf course more playable, and will allow for the construction of an "events barn" which will allow the golf course to host more events, and consequently become more profitable, while providing a benefit to the City.

Tele Wightman, representative for Vanguard, handed out a pamphlet to all residents present at the Planning Commission meeting. The pamphlet shared the history and future plans for the golf course (pamphlet attached exhibit A). He stated that Vanguard is trying to be as transparent as possible with what they have planned for the golf course. Vanguard feels that this change would benefit the community. He would love the golf course to be able to sustain itself and continue to operate in the future.

Commissioner Linton opened the public hearing at 6:22 p.m.

Christa Kelley, resident, stated that she was representing half of Eagle's Gate subdivision. She read from a list of concerns called the "Reasons to Oppose the Golf Course Rezone" (list attached as exhibit B) put together by residents of Eagle's Gate subdivision.

Lori Jones, resident, was concerned that the additional homes would increase traffic into the Highlands on the Green subdivision.

Brent Harper, resident, said that he lives adjacent to the golf course at about the tenth green. He supports the current proposal and feels like this plan would enhance the golf course. He feels the current plan also has the least amount of impact on the community. He was more concerned about turning left into Highlands on the Green subdivision. He suggested that the City cut down the vegetation in the medians on Ranches Parkway to help with traffic.

Jeff Fox, resident, understood that the community needs a successful golf course. He wanted to see the details on how this plan would benefit the community. He questioned if the money the golf course received for the development would go towards the event barn. He wanted to know if homeowners that are impacted by this proposal would be compensated.

Boyd White, resident, was concerned about fencing requirements along the golf course, traffic, parking and snow removal.

Thomas Fox, resident, stated that he wants the golf course to be successful, but it's not up to the residents to save the golf course. He was concerned about property values.

Emily Wagner, resident, stated that this is not Vanguard's only golf course. She said that Vanguard is asking Eagle Mountain residents to forfeit their property and property values to pay for their event barn. She does not feel that this proposal would save the golf course. She also stated the problem with the golf course is that there too many homes adjacent to it. She does not feel adding more homes around the golf course would be a solution. She said that she paid a premium to live adjacent to the golf course. She also stated that Vanguard has not been a responsible property owner of the golf course. They do not take care of or maintain the golf course very well. The golf course has had many pipe and flooding issues. She feels that if the project was approved, the money should go back into repairing the pipes and sprinklers. She suggested that the golf course sell the property to the adjacent property owners. She stated that this item should not be approved because it was not properly noticed. The notice had the wrong street address on the mailer.

Karen White, resident, asked if this new development would have an HOA.

Kristin Denkers, resident and employee of the golf course, stated that the golf course is a community business and it employs many Eagle Mountain residents. She said that the pamphlet that was handed out said that a portion of the money would go toward fixing the golf courses irrigation system. She stated that the golf course would benefit from the events barn.

Ryan Bowlander, resident, was concerned about how the commercial property would impact traffic on Ranches Parkway.

Travis Pickup, resident, said that the greatest asset a golf course has is its land. He does not feel that developing around the land is a solution. He was concerned about the traffic, property rights, and property values, legal issues with selling the land, and the lack of details provided to residents.

Justin Miner, resident, supports the current proposed plan. He said that he lives next to the 18th green. He feels the residents should want to protect the viability of the golf course. He does not want to see the golf course closed down like the Salt Lake City golf courses. The closure of the golf course would negatively impact his property value. He feels the golf course is an asset to the community.

James Anderson, resident, stated that residents pay extra to live adjacent to the golf course. He said that no one knows what the outcome is going to be. He does know that if Vanguard closes the golf course, property value will go down. He feels that if Vanguard could meet the TGS golf course standards, then the golf course would become a viable golf course. He also stated that he does not know of a golf course in Utah County that does not have a clubhouse.

Randy Luck, resident, said that four of the eight homes on Barton Creek Drive have been flooded within the last year. He would like the money the golf course gets for this development to go towards fixing the golf course's pipes.

Greg Boyan, resident, said that he used to live next to a golf course in Nevada where a developer bought the golf course and then shut it down. That golf course was left to sagebrush. His property value in Nevada dropped substantially.

Steve Sircee, resident, supported getting more amenities for the golf course but did not support more housing around the golf course.

Paul Astin, resident, said that the community is woven around the golf course. He said once the open space is gone you can't get it back. Vanguard is asking the community to give up their community open space. He suggested that the golf course get rid of the driving range and use that for a clubhouse and build the event barn where the clubhouse is currently. He asked the Planning Commission to deny the rezone.

Brant Westover, resident, stated that he is directly affected by this rezone. He also stated that he is against the proposal. He felt that Vanguard has other options.

Mindy West, resident and employee of Vanguard, stated that Vanguard is trying to be very transparent with their plans for the golf course. She also stated that Vanguard is willing and open to discuss anything with residents. She stated that golf is not a profitable business. Vanguard does have some profitable golf courses but not enough to build a million dollar facility. She said that the commercial property being sold could have restriction on the type of business that could be allowed. The type of residential structures allowed would go into the CC&R's. Vanguard is also working on the flooding issues. They have already purchased a forty five thousand dollar irrigation system in the hope of making the golf course a better and safer place. Their insurance has covered all home owner loss of property due to flooding. The areas being proposed to be developed do not back into another backyard. Vanguard does not want to take anyone's view away. They have left open space between the proposed development areas and current residential homes.

Commissioner Linton closed the public hearing at 7:20 p.m.

Commissioner Linton requested that each proposed property be brought back to the Planning Commission one at a time.

Commissioner Xochimitl stated that she would personally be impacted by the rezone. She understands that everyone needs the golf course to be viable. She felt that there were too many questions on how this would impact the residents and golf course to be able to approve this rezone.

Steve Mumford stated that if the Planning Commission approves the commercial property for development they limit the type of commercial uses.

Jeremy Cook stated that because the golf course was owned by the City at one time, the City has a deed restriction over the golf course in favor of the City. The City Council would have to vote to lift the deed restriction. The deed restriction gives the City Council a negotiation method to make sure the money goes towards the event barn.

Commissioner Wood did not feel the Commission had adequate information to recommend approval of the rezone.

Commissioner Everett suggested that the applicant bring back the rezone in sections with detailed information.

MOTION:

Muriel Xochimitl moved to table the proposed Ranches Golf Course rezone until the following items are addressed or provided to staff for review:

- 1. Applicant provides a plan that shows relocation of tee boxes and cart paths.***
- 2. Renderings of events barn are provided***
- 3. Renderings/elevations of proposed homes are shown***
- 4. Plat map is also shown***

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.

C. Overland/SITLA Master Development Plan Amendment, Public Hearing, Action Item:

Mr. Mumford explained that the applicant has proposed an amendment to the 1,196 acre SITLA Mid-Valley project. The proposed change impacts transportation, parks, open space, land uses, density, and zoning. He reviewed each proposed village map with the minimum, maximum and proposed unit count in the staff report.

Open Space: The existing master development plan and agreement included the sale to the City of the 58-acre regional park (Cory Wride Memorial Park) and the 42-acre Pony Express Trail land, and the required improvement of neighborhood parks in the project. The proposed parks and open space for the project include land dedication, financial contributions to the existing regional park, improved trails, and various parks and clubhouses to be placed throughout the project.

Streets: The developer has agreed, in most cases, to comply with the City's planned rights-of-way for this project, and has offered to dedicate the additional right-of-way necessary for Pony Express Parkway to become a 152-foot wide major arterial. The bypass road, which was included in the previous plan, will be removed or relocated at a future date. The road that runs adjacent to the new high school will become a collector road, which is consistent with the City's Master Transportation Plan.

Densities: City staff recommends a reduction in the density range for each village to a 10-15% spread rather than 20%. This still allows the applicant market flexibility, while reducing the possibility of dramatic changes in a village. Staff would like to see villages further defined with planned unit/housing types. That may, however, be defined in each village master plan.

Commissioner Everett asked if the new lot transitioning code would apply to this development. Mr. Mumford stated that Village One would not have to comply with the new code, but the other villages would have to comply.

Bryon Prince, applicant with Ivory Homes, explained that SITLA, the City, and Ivory Homes interpreted the master development agreement differently. They have all gotten together in trying to fix some of the misinterpretation. He said one of the issues being address is the widening of Pony Express Parkway. Pony Express would be two lanes in each direction with a shoulder and a center median with left turn lane. If needed, Pony Express could be widened to six lanes in the future. SITLA will be donating 11 acres to widen Pony Express Parkway. The second issue being discussed is matching density on the subdivision's perimeter, with the minimum being half acre lots. The third issue was how to add value to their neighborhood. City staff suggested that Ivory Homes invest in the park. Ivory Homes will be contributing \$1,710,000 to the Cory Wride Memorial Park. Ivory Homes will also have ten parks throughout the Overland development. Ivory Homes is also dedicating 13.4 acres to the City for a recreational facility. Ivory Homes will allow the City an extension along High School Road. In return for these contributions and dedications Ivory Homes is asking for 3800 units instead of the allowed 3564 units. He stated that is only a 7 % unit increase. They are also asking for color or density flexibility.

Commissioner Linton was concerned about a 20% maximum and the 20% minimum density increase. He asked if Ivory Homes would be will to reduce the swing density to 10% maximum and a 10% minimum density increase. Mr. Prince stated that he could not answer that question at that time. He feels that Ivory Homes would want to stay with the 20% maximum and the 20% minimum.

Commissioner Xochimitl would like to see a traffic study for the whole development.

Elise Erler, applicant with SITLA, stated that this is a long-term, 25-year buildout project. She said that no one could forecast the future. This plan gives the developer flexibility when or if the real estate market or economic conditions change.

Commissioner Linton opened the public hearing at 8:21 p.m.

Jeff Ruth, resident, expressed his approval of the development if it would widen Pony Express Parkway.

Elfre Valdes, resident, was concerned about the shoulder lane and the material the trails would be made from. Mr. Mumford stated that the Code requires asphalt or concrete trails. He explained that SITLA is dedicating the property to the City to allow Pony Express Parkway to be widened. That will allow the City to improve Pony Express Parkway in the future.

Drew Curley, resident, questioned the math in the proposal. He asked how the units could come to 2.64 units per acre. He has seen this before, where the numbers in the proposal have not matched the density. Mr. Mumford explained that Village One concept plan was submitted after the gross density was calculated. The proposed density of 515 went up to 539 in Village One. That density comes out to 2.76 units per acre. He also explained that they remove the large roads and parks from the calculation on the gross density. Mr. Prince confirmed Mr. Mumford's findings.

Commissioner Linton closed the public hearing at 8:30 p.m.

Commissioner Woods asked how the City was protecting itself from these long term master development agreements. Mr. Mumford explained that the developer would have to comply with the expiration set forth in the City Code. The City has an extensive mediation process if one of the parties does not fulfill the duties outlined in the master development agreement (MDA). Mr. Cook explained that the last Overland MDA did not have an expiration period. The applicant and the City are still working through a phase expiration period for each part of the development.

Commissioner Everett would like to see a full traffic study done for the whole project. He felt that a 20 % flexible density was too large. He does understand that because the development is large, there needs to be some density flexibility. He stated that he would be more comfortable with a 10% flexible density.

Mr. Mumford suggested a traffic study be done for each individual village. He explained that it's hard for the traffic engineer to make assumptions on future traffic impacts.

MOTION: *Matthew Everett moved to recommend approval of the Overland/ SITLA Master Development Plan amendment to the City Council with the following conditions:*

- 1. Traffic study for the whole project*
- 2. Traffic study for each village.*
- 3. Reduction of the flexible density to a 10% maximum.*

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.

D. Porter's Crossing Town Center Master Development Plan Amendment and Preliminary Plat, Public Hearing, Action Item:

Mr. Hadley explained that the applicant has proposed an amendment to the Porter's Crossing Town Center Master Development Plan. The proposal was to remove a small portion of proposed commercial development, replace some multifamily development with small single family residential lots, change a residential pod to civic use, and added an institutional component to the plan. In addition to the MDA amendment, the applicant is proposing the New Park Preliminary Plat, which is dependent on the approval of the MDP amendment, and contains 169 small single family lots on 35.58 acres with an overall density of 4.75 units per acre.

Toby Cordova, applicant, reviewed the development changes on the map in the staff report.

Commissioner Linton opened the public hearing at 8:49 p.m.

Riley Jenkins, resident, was concerned about the recreation center.

Drew Curley, resident, was concerned about the recreation center. He was also concerned about the mixed use portion of the project and pod 4. He said that a mixed use area that has multifamily above retail commercial has not worked in Utah County.

Commissioner Linton closed the public hearing at 8:53 p.m.

Commissioner Wood was concerned about parking for pod 4.

Commissioner Xochimitl asked how this would fit with the connectivity code. Mr. Hadley explained that it would have to meet all City standards. Mr. Mumford explained that roads would not connect through the border into Saratoga Springs. He said that they have contacted Saratoga Springs City, but because of the different type of development each city has proposed, Saratoga Springs did not feel it was appropriate to connect roads. Commissioner Xochimitl stated that residents do not care where Saratoga Springs ends and Eagle Mountain City begins. She suggested that the City at least connect foot traffic between the cities.

MOTION: *Matthew Everett moved to recommend approval of the Porter's Crossing Town Center Master Development Plan amendment to the City Council. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

MOTION: *Matthew Everett moved to recommend approval of the New Park at Porter's Crossing Preliminary Plat to the City Council with the following conditions:*

- 1. A full traffic impact study be submitted and reviewed by the City Engineer.*
- 2. An open space worksheet with an amenities table shall be submitted to staff.*

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.

- E. Hidden Hollow Phase B Preliminary Plat, Public Hearing, Action Item:
A proposal for 40 single family dwellings located on 16.59 acres of land south of Hidden Hollow Elementary School, located on the Hidden Valley Parkway for a total density of 3.17 units per acre.

Hidden Hollow Phase B Preliminary Plat was removed from the agenda at the developer's request.

- F. Chapters 8.25, 15.30, & 16.20 Development Code Amendments Related to Blasting Regulations, Public Hearing, Action Item:

Mr. Jensen explained that staff has proposed a change to the Development Code to ensure blasting is done in a safe and responsible manner under the guidelines and direction of the Eagle Mountain City Council, City Engineer, Unified Fire Authority, and the State Division of Air Quality.

Commissioner Linton opened the public hearing at 9:09 p.m.

Eric Lundell, resident, suggested more standards be added to the Code amendment before going to City Council.

Riley Jenkins, resident, requested that a pre inspection of every building within so many feet be mandated in the Code before blasting. He stated that in Pennsylvania and North Carolina they have a mandatory pre inspection of every structure within a thousand feet. He also stated that most of the City Code is not being enforced. He said that he has followed trucks leaving his subdivision. He has followed trucks to other areas and development within the City. He also stated that the Code says you cannot transfer material offsite if it is being processed. He did not feel confident that the blasting code would be enforced.

Jenafer Bauerie, resident, felt that the City had a lack of concern for the residents and the resident's homes. She said the rock face on the other side of the blasting is shifting. She is concerned with allowing developers to blast within a thousand feet of her home.

Elfre Valdes, resident, was concerned about the blasting destroying his home. He stated that he has before and after pictures of the damage done to his home by the blasting. He is concerned for the safety of his wife and children living in the home.

Kira Evans, resident, said that when she purchased her home there were no cracks in the foundation and now there are many cracks. She stated that the residents have contacted their insurance companies and all claims have been denied. She felt that there was no protection in the Code amendment for the current residents.

Drew Curley, resident, asked why the City would allow blasting in existing developments. He suggested that the City require a developer to blast all phases of the development before homes are built. He felt that land should be left as is and that the City should not allow developers to create real estate.

David Upwall, resident, stated that he echoes all of the other concerns. He suggested that there be a way in the Code to reject blasting permits and require another way of excavation.

Attached to these minutes are statements made by Mark Sheffer and Brad Spackman (Exhibit C).

Commissioner Linton closed the public hearing at 9:21 p.m.

Commissioner Wood asked if the City has met with an expert to determine a safe distance or standards for blasting. Mr. Mumford said that the City has not met with anyone yet, but staff is seeking out experts. He has contacted several structural engineers and has talked with them about the ordinance being proposed. He said that without pre-inspection of the surrounding homes, it is hard to determine if the damage was caused by the blasting.

Riley Jenkins was concerned about the developer accelerating the blasting if the developers blasting permit expires December 31, 2017. The developer would have to go through the new process to obtain a new blasting permit. Mr. Mumford asked him about the pre-inspection of structures done in other states and who is responsible to pay for those inspection. Mr. Jenkins stated that the builder or developer is required to pay for the pre-inspections, but a third party inspector appointed by the municipality or state does the inspection.

Commissioner Everett questioned if a \$25,000 bond was sufficient.

MOTION:

Matthew Everett moved to recommend approval of the amendments to Chapter 8.25, 15.30, & 16.20 of the Eagle Mountain Municipal Code to the City Council with the following conditions.

- 1. Public comments be addressed or added in the staff report for City Council.*
- 2. Review other states that have pre-inspection and post inspection from a third party inspector.*
- 3. The cash bond amount in Section 8.25.070 of the Municipal Code be reviewed and increased.*

Muriel Xochimiltl seconded the motion. Those voting aye: Rich Wood, Matthew Everett, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.

G. Chapter 17.10 and 17.20 Development Code Amendments, Public Hearing, Action Item:

Mr. Jensen said that the applicant has proposed an amendment to Chapters 17.10 (Definitions) and 17.20 (Agriculture Zone) to add three conditional uses to the Agriculture Zone.

Commissioner Linton opened the public hearing at 9:44 p.m.

Lee Brown, applicant, stated that he purchased his property 12 years ago. He stated that the property was used for business stables, a commercial riding arena and an equestrian center before the property was annexed into Eagle Mountain.

Commissioner Linton closed the public hearing at 9:45p.m.

MOTION: *Matthew Everett moved to recommend approval of the amendments to Chapter 17.10 and 17.20 of the Eagle Mountain Municipal Code to the City Council. Rich Wood seconded the motion. Those voting aye: Rich Wood, Matthew Everett, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.*

H. Chapter 17.80 Development Code Amendments, Public Hearing, Action Item:
Staff proposed changes to prohibited signs.

Mr. Jensen said that the Neighborhood Improvement Division has reviewed the sign code and is recommending changes to the Eagle Mountain Municipal Code.

Commissioner Linton opened the public hearing at 9:48 p.m.

None

Commissioner Linton closed the public hearing at 9:48 p.m.

MOTION: *Matthew Everett moved to recommend approval of the amendments to Chapter 17.80 of the Eagle Mountain Municipal Code to the City Council. Rich Wood seconded the motion. Those voting aye: Rich Wood, Matthew Everett, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.*

I. Chapter 17.25 Development Code Amendment, Public Hearing, Action Item:

Mr. Jensen said that proposal is to change the side yard setbacks, requiring minimum side yard setbacks of 10' and 5'.

Commissioner Linton opened the public hearing at 9:49 p.m.

None

Commissioner Linton closed the public hearing at 9:49 p.m.

MOTION: *Matthew Everett moved to recommend approval of the amendments to Chapter 17.25 of the Eagle Mountain Municipal Code to the City Council. Muriel Xochimiltl seconded the motion. Those voting aye: Rich Wood, Matthew Everett, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.*

5. Next scheduled meeting: November 28, 2017

6. Adjournment

The meeting was adjourned at 9:51 p.m.

APPROVED BY THE PLANNING COMMISSION ON JANUARY 9, 2017



Steve Mumford, Planning Director

EXHIBIT A

THE
RANCHES
GOLF CLUB



The Ranches Golf Course

History and Future Plans

2007 Financial Problems:

Ames Construction (The Ranches builder and original owner) and the City of Eagle Mountain contacted Vanguard Golf Management Group concerning The Ranches Golf Course. Ames was losing \$300k plus per year, and planning to shut down the course.

Needing New Ownership:

The City did not want to take on the Golf Course and fund the \$300k annual loss with tax payer dollars. However, the City realized that the Golf Course was central to Eagle Mountain City and if the course went to weeds, property values would plummet.

2008 Negotiations:

Ames, EMC and VGMG, came together to brainstorm how to keep the golf course viable and successful for the City of Eagle Mountain. The negotiating took about 18 months to formulate a plan that would be positive for all parties.

Plans for Change:

VGMG also didn't want to take on \$300k in debt per year, but wanted to help out and felt if properly managed The Ranches could break-even within a few years. It was still a risk, and there needed to be a plan to make the course profitable in the long term. To become profitable and compete with other facilities, the Ranches would need an event center and/or new club house to host events. The agreement for a future event center at The Ranches was the deal-maker for VGMG.

2009 Ranches transferred to EMC:

In 2009, Ames donated the golf course to Eagle Mountain City. Ames also paid \$600k into a City Enterprise Fund which would be used to keep the Golf Course afloat during the transition to new management.

2009 VGMG Lease Agreement:

VGMG signed a lease with EMC, which included a purchase option after year three. VGMG would use the \$600k to get The Ranches back to financial stability. After the funds were exhausted, VGMG would be responsible for any loss or improvements. As part of the deal, EMC agreed that within 10 years a new event center and/or clubhouse would need to be constructed. This new facility would be funded by developing a small portion of the golf course, 4-6 acres about 2% of the total golf course.

2012 VGMG Purchase:

VGMG got the Ranches to a break-even point during the three years. In the fall of 2012, VGMG exercised the option to purchase The Ranches Golf Course from EMC for \$500k.

2013-2017 Operations:

The Ranches has been at a break-even point almost every year since VGMG purchased the course. In 2016 there was a net loss due to a well going down and very expensive repairs and capital improvements. This year VGMG had to invest in new equipment and will show a net loss again. VGMG knew these things would happen, and put a 10-year plan in place to compensate for these losses with the addition of an event center.

Petition to Re-Zone:

VGMG has worked for months with EMC on the location of the land to be converted from open space to residential. Careful consideration was taken to make sure no homes were put adjacent to any backyards. The homes will be single-story as to not block any views of current homeowners. Placement was crucial to maintain the integrity of the golf course and The Ranches community.

2018-2019 Plans:

The revenue from the lots sale will be used to construct the new event facility, redesign and reconstruct tee boxes and greens, and other capital projects such as irrigation upgrades and new equipment. The event center is crucial to the success of The Ranches Golf Course. It will create a needed revenue stream and bring in corporate and charity events, weddings, catering, corporate meetings, and rental fees.

Competition and Making a Profit:

Without this event facility, The Ranches will have a hard time ever being profitable. One bad month of weather, another well failure or a fungus on the greens would put the course into a loss and VGMG can't keep funding the course if it's operating at a loss. The Ranches must be able to compete with other courses that can host events and large tournament. With a new club house and event center, VGMG estimates tournament business will grow from 10 golf tournament events a year to 40-50 golf tournament events per year which would ensure a positive net income at the end of the year. The only option for The Ranches to continue to operate is to sell these lots, improve the course, and build a new event center.

The Ranches Golf Course

Plans for the Re-zoning and Construction

Irrigation Upgrades:

The irrigation controls at The Ranches are outdated. VGMG has already purchased an updated system that is being installed over the next few months. The cost was about \$40k with the amount due in March of 2018. However, this does not guarantee the breakdown of specific pipes or irrigation valves.

Hole #9 Reconstruction:

Vanguard Golf Management Group has put thousands of dollars into reconstructing #9 green and #9 bunkers. We have not received any external funds for this project; these mentioned upgrades were funded solely by Vanguard Golf Management.

Agreement to Sell Lots:

The original lease to purchase agreement between EMC and VGMG included a clause which allowed some of The Ranches Golf Course to be re-zoned for residential/commercial in order to raise funds for a new club house and/or an event center.

Lot Location:

The locations, home size and style, as well as the number of lots were discussed with the city over the past year. The lots were chosen based on the best use of the golf course property, without losing the integrity of the golf course design. We were also conscious of the locations selected to be the least intrusive to our neighbors and current home owners. The lot sizes range from 6,000 – 9,000 square feet per lot.

Details of the Homes:

Part of the re-zoning process will include the creation of CCR's for the new development. Included in the CCR's, will be specific criteria the homes must meet. Only single-level, single-family homes will be built. The homes will average 3,000 – 4,000 square feet finished, including the basement. The homes will be well appointed, and will be the most intimate homes as far as relation to the golf course.

Views and Traffic Concerns:

The elevation of the land being rezoned on hole #16 and #17, is lower than Ranches Parkway. The homes will be much lower in elevation, than the current (mostly two-story) homes across the street from The Ranches. The new streets which these homes will use to access their driveways will be built adjacent to Ranches Parkway. Most of these homes will not create any additional traffic through the current neighborhoods. In reality, the homes will likely block the undesirable lights and heavy traffic currently existing on Ranches Parkway, without blocking mountains or sunsets any more than the homes that already exist.

Adjustments to Golf Course Holes:

Our goals in the adjustments to the golf course; are to create more playable golf holes, create the least amount of impact to the surrounding home owners, and maintain the integrity of the design. For example: the tee boxes on #6 wrap around a few of the homes and golfers try to cut the bend and incidentally hit homes. The new tee boxes will be closer to the green and much further to the left of the current tee boxes. This will allow the golfers a straighter shot to the green, and should result in less homes being hit. The new tee boxes on #16 will be closer to the green and further to the right of the current tee boxes. This will allow the golfers to aim further left, and help avoid the homes on the right.

Future Development:

This development/lot sell has been part of The Ranches plan for almost 10 years to help ensure the success of the golf course. There are no plans to further sell off parts of the golf course; and because there are no other agreements with the city, approval for re-zoning would likely never pass.

Purpose:

The reason the lots are being sold, is to raise capital for golf course improvements and an event center. The new event center is critical to increase revenues at the golf course, and to help make the golf course profitable now and in the future. This in turn will continue to sustain and increase home property values surrounding the golf course, due to The Ranches Golf Course health and sustainability.

EXHIBIT B

Reasons to oppose the Golf Course Rezone

Traffic

- Traffic coming into and out of our area on both Carnoustie and Royal Dornoch is already very difficult: peak traffic times such as morning and evening commute, start and end times of the local schools.
 - Adding a business on Carnoustie and homes off of Royal Dornoch would increase the amount of vehicles trying to get in and out of the area at peak times. Turning left out of our area is a “blind turn”, forcing residents to go to the area between the medians on Ranches Parkway to see if it is safe to continue.
- The parking lot of the proposed commercial property would be very close to the street entrance causing more danger especially at peak times.
 - Several residents in Rock Creek Condos use Carnoustie to park their car. Having a commercial property in the same area would make Carnoustie more dangerous since sight distance is already limited due to parking on the street.
- According to the proposal new roads would have to be built to access the proposed homes. These roads would be within in feet of turning onto Royal Dornoch again making for an unsafe area.
- If the commercial property were to have the entrance off of Ranches Parkway it would be within 20 feet of Carnoustie. This would create a dangerous entrance/exit along Ranches Parkway
- Our roads cannot support more traffic.
 - There are currently approximately 100 townhomes going in on Cunninghill Drive. Many of those residents will use our neighborhood to get to and from their homes.
 - Currently St. Andrew’s Street is being lengthened to go through to Ridley’s. This alone will drastically increase the amount of traffic we see in our neighborhood, additionally, it looks as though more high density housing is being built along that road extension.
- Due to the potential increase in traffic how would the city regulate the traffic? Would a stop light have to be added the entrance to Carnoustie?

Master Development Plan and Land

- The Ranches Master Development Plan and agreement never anticipated development to take place on the actual golf course. By potentially allowing these rezones, the Master Development Plan is thrown out the window.
- According to the Utah County parcel map, the golf course doesn't own all the land in the proposal for the commercial property. Approximately half is city owned. Is the city going to sell the land to the golf course so it can be built on? There is no mention of that in the proposal.
- All of us that live on the golf course paid a premium for our lots to have the golf course view and with an understanding that nothing would be built neither behind our homes nor anywhere in the vicinity of the back of our homes. Often we can't control what is behind our homes, but in this situation we paid on average more than \$10,000 for a golf course view. The area surrounding the proposed commercial rezone is surrounded by residential areas. Many residents moved to this area due to the rural feeling that Eagle Mountain has. The commercial rezone will drastically change that feeling for those living in these areas.
- The proposed site for the commercial property is very close to current homes.
 - It is approximately 80-100 feet from 2-3 different houses and 100-120 feet from additional 3-4 homes. Not only is close to these homes, but the Rock Creek condos are across Carnoustie which is approximately 30 feet wide.
 - Home and condo values will fall drastically if the commercial rezone is allowed. It will start with the homes that are within the 120 feet radius and spread from there. We will lose value in our homes that we have put so much time, energy and investment into.
- If development is allowed, the actual golf course would be significantly smaller, making it hard if not impossible to keep holes and greens as they are. The 5th hole, for example, is already a fairly short par 3 hole. By adding in the commercial property and the houses on the north end, the hole would be even shorter. The proposed houses on the north end would be hit with golf balls frequently.
 - The proposal states that netting would be put in to protect some of the homes. Is that for all homes on both sides of the golf course or only the new development?
 - Many houses currently on the golf course get it on a regular basis. Making the holes narrower and shorter will make these holes much harder to play, and more likely that homes will be hit more often.

- When a window is broken the home owner usually is the one paying to fix the window as most golfers do not let the homeowner know they hit the window nor help pay to fix it.
- In order to develop the commercial property, a significant amount will have to be backfilled.
 - The Tickville Wash that lies just north of the proposed commercial site has had a significant amount of water run down over the last 10 years. When water comes out of the culvert that runs beneath Ranches Parkway it is moving very rapidly. The water is then squeezed between a more narrow section of the current golf course and the house on the other side of the wash. This has caused erosion on both sides of the wash. Adding in the amount of backfill that is needed for this proposed site could very potentially make the erosion worse for all properties. On several occasions when the water flows down the Tickville Wash we have watched as chunks of earth have fallen off on the golf course side as well as exposing pipes containing electrical wires has been exposed as a result of the force of the water. If this is happening on the golf course side it is happening on the home side as well.

Safety

- There is a bus stop on the south side of Carnoustie. There is also a bus stop on the south side of Royal Dornoch. Having a commercial property and more residential housing in these two areas would cause danger for our children who walk to these bus stops everyday 9.5 months of the year.
 - Also children from our neighborhood walk to school when the weather is good. We want them to be safe as they do so.
- Many youth and adults use the adjacent sidewalks and trails to ride bikes, skateboards, and to walk dogs. It is a safe place. However adding the commercial property and additional homes will make this area less safe with all the added traffic.
- The proximity of the proposed driveways for the houses on the south side of Royal Dornoch to the intersection of Royal Dornoch and Ranches Parkway creates a safety issue.
- Loitering in the area of the proposed commercial rezone could potentially increase depending on the type of business going in. This is going to increase the amount of property damage.

Conclusion

- February 2016, the golf course proposed development along almost the entire golf course. That proposal was shot down.
 - This time the proposal only affects two to three areas. If this proposal is allowed nothing will stop the golf course from doing this along the remainder of the golf course, bit by bit by bit. The effect will render the golf course non-functional. Slowly leading to more development and less open space.
 - If the golf course is given an inch they will take a mile.

EXHIBIT C

Johna Rose

From: Hyahoo <hyrum_07@yahoo.com>
Sent: Tuesday, November 14, 2017 6:58 PM
To: Johna Rose
Subject: Skyline Ridge Blasting

To whom it may concern,

Regarding the blasting happening in the Kiowa Valley area.

The fact that city leaders are not addressing an issue that is clearly causing problems, is short sighted, and they should consider preventing what the can right here and now. By failing to stop this blasting now, they are creating a situation that will cause far more damage to the city than if they'd taken actions when they could have. Our elected officials duty is to us, not some developer that will pull out of the community, and leave damage in their wake. Please take appropriate action to halt this activity immediately, before additional damage to our home happens.

We've worked extremely hard to make a home here in Eagle Mountain, please help us to protect what we have built.

Sincerely,
-Mark Sheffer

PUBLIC COMMENT FORM
EAGLE MOUNTAIN CITY COUNCIL MEETING

NAME BOB SPACKMAN DATE 11/14/17

ADDRESS 7224 SKYVIEW LN

TELEPHONE NUMBER 801 580 1897

TOPIC YOU WISH TO ADDRESS BUSTING REGULATIONS

COMMENTS BUSTING NEEDS TO STOP. PROPERTY IS BEING
DAMAGED. RESIDENTS HAVE NO RECOURSE TO PROPERTY
DAMAGE, ALL CLAIMS ARE DENIED.

Instructions:

1. Please fill out the form below for verbal or written comment and turn it in to the City Recorder or Deputy City Recorder before the meeting.
2. Public Comment is limited to 3 minutes each.
3. Do you wish to make verbal comment? ☒ Yes ☐ No (Circle One)
4. Do you wish to speak longer than 3 minutes? ☐ Yes ☒ No (Circle One)

Guidelines for Speaking:

1. Please wait to be recognized before going to the microphone.
2. Speakers should introduce themselves (name, address)
3. Direct comments to the Mayor or presiding councilmember.
4. Be brief and to the point.
5. Try not to restate points made by others. (If a number of individuals are speaking on the same topic, the group should select a single spokesperson to address the issue.)

**FEEL FREE TO CONTACT THE MAYOR
OR ANY COUNCILMEMBERS INDIVIDUALLY**

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY NOVEMBER 28, 2017 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Rich Wood, DeLin Anderson, Brett Wright, John Linton, and Matthew Everett.

OFFICIAL PRESENT: John Painter

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; Steve Mumford, Community Development Director; and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of 2018 Planning Commission Meeting Calendar (Action Item)

MOTION: *Matthew Everett moved to approve the 2018 Planning Commission meeting calendar. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, DeLin Anderson, John Linton, and Rich Wood. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Sunset Flats, Master Development Plan, Public Hearing, Action Item:

Mike Hadley explained that this is a resubmittal of a proposed master development plan located on 206.65 acres located northeast of Pioneer Addition subdivision and Bobby Wren Boulevard. The proposal is for 384 single family lots.

Changes in the Master Development Plan are as follows:

- Removed all of the multi-family units.
- Decreased the lots/unit count 688 to 384.
- Removed the commercial storage site.
- Increased the size of the lots buffering the large lots around Lake Mountain Road.
- Removed all of the improved open space in the utility corridor.
- Created a 7 plus acre park in the southeast corner of the project.
- Added a debris basin in the Trailhead Park.

Commissioner Linton opened the public hearing at 6:07 p.m.

Elise Erler, SITLA, recommended approval of the project.

Commissioner Linton closed the public hearing at 6:08 p.m.

Commissioner Linton asked if there was property set aside for a place of worship. Mike Carlton, applicant, stated that there is about 3 to 4 acres set aside in the development for a potential church site.

Commissioner Anderson asked about the Trailhead Park proposed parking. Mr. Carlton did not know how much parking would be required at this time. He explained that there is a large portion of property to expand for parking. A portion of that property will be used for a debris basin.

MOTION: ***Matthew Everett moved to recommend approval of the Sunset Flats Master Development Plan to the City Council with the following conditions:***

- 1. The applicant shall provide an updated traffic plan.***
- 2. A water model shall be provided to the City Engineer.***

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

B. Stratton Estates, Rezone and Preliminary Plat, Public Hearing, Action Item:

Mr. Hadley said that the applicant has proposed a 40 acre rezone from Agriculture to Residential, with a preliminary plat for 78 Single Family Residential lots. The project is located north of Lone Tree, and west of Cedar Pass Ranch. Some of the lots have steep slopes and there is a wash that runs through the project.

Commissioner Wood asked if this development would require a connection through Cedar Pass Ranch. Steve Mumford said that the Municipal and Fire Codes require two access points into any development with more than 30 lots.

Commissioner Linton opened the public hearing at 6:19 p.m.

Tiffany Felix, resident, stated that Cedar Pass Ranch is a quiet equestrian community. She explained that Cedar Pass Ranch was designed as a country neighborhood with country roads. There are no sidewalks or street lights in their neighborhood. The equestrian trail runs through their neighborhood and along the streets in many places. The community horse riding arena sits on the corner of two well-traveled roads. The streets in Cedar Pass Ranch have deep curves. Combining those curves with Cedar Pass Ranches structures and natural topography creates dangerous blind areas. Many drivers cannot see beyond the curbs because of those unique curves. This is not an issue for normal neighborhoods because people can walk on the sidewalks. The lack of sidewalks in Cedar Pass Ranch makes these blind curves especially dangerous. The added traffic from the proposed homes in Stratton Estates, Lone Tree and other future developments will eventually feed into Cedar Pass Ranch. That would exponentially increase the

chances of accidents involving people on horseback. The winter traffic danger will also increase for equestrians, pedestrians, and cyclists on roads in Cedar Pass Ranch. Snow plows push snow up onto the side of the road leaving people no choice but to bike, walk, and ride their horses on the road. The proposed development will also put many more cars on Cedar Pass Ranch roads. Those drivers may or may not be horse savvy and know how to drive around a horse. Her family has experienced many cars that do not slow down for horse riders. She stated that some drivers may think it's funny to honk or rev their engine at a horse. She said that less than 18 months ago a rider on horseback encountered that very thing. The rider was on a trail next to a road in Cedar Pass Ranch when the car spooked the horse. The horse took flight and rolled on top of the rider. They were both alive but really injured. This is a little bit of an extreme example but it does happen. The Census Bureau has said that Eagle Mountain City is one of the five fastest growing cities in Utah right now. Eagle Mountain City has a population of 29,000. By the year 2040 the population is estimated to be 120,000. She wanted responsible development that takes into account the conditions, limitations, and the needs of the surrounding areas. The City should consider the safety of the current and future residents. She suggested that the Planning Commission postpone the approval of the proposed development. She felt that there should be a different access into the proposed development, one that would not increase traffic in Cedar Pass Ranch.

Bob Clegg, resident, stated that he is a transportation engineer. He was concerned about how the development's traffic would impact Cedar Pass Ranch. He has reviewed the projects traffic study and feels that it's a good report, but disagreed with one of the four assumptions, that traffic would be a 50% split between Cedar Pass Ranch and Lone Tree. He stated that the shortest route from SR 73 is through Cedar Pass Ranch. He felt that 90% of traffic would go through Cedar Pass Ranch. He noticed that the City's long term Transportation Corridor Plan shows a future arterial road off of airport road. He suggested that this development be postponed until that arterial road is constructed. He was also concerned about the road pavement durability within Cedar Pass Ranch. He stated that currently the City standards require 3 inches of asphalt on 6 inches of road base. Cedar Pass Ranch roads are 1 to 2 inches of asphalt on 2 to 4 inches of road base. The roads in Cedar Pass Ranch will wear out quicker because they are substandard to other roads in Eagle Mountain City.

Joan Jones, resident, said that she was the first woman in Utah to become a licensed pavement contractor. She stated that asphalt is never any better on top than what is underneath it. She was concerned about the durability of the roads in Cedar Pass Ranch. She was also concerned about the safety of the residents and animals in the neighborhood. She asked the Commissioners to preserve their community's way of life.

Michael Karr, resident, wanted to preserve his equestrian neighborhood's way of life.

Jeff Wickman, resident, stated that he moved into Cedar Pass Ranch knowing that it was an equestrian neighborhood. He felt that the intent of the neighborhood should stay the same. He also felt that the City should solve the traffic issues in Eagle Mountain City before adding new subdivisions. He also stated that the developer should have to put in its own roads in the development that would connect to SR 73. He did not want the proposed subdivision to go through Cedar Pass Ranch. He was concerned for the resident's safety.

Heather Beck, resident, stated that she would have never moved into Cedar Pass Ranch if she had known this new development was going to be built. She felt that this proposed development would devastate the Cedar Pass Ranch neighborhood. She opposed the development traffics coming through Cedar Pass Ranch.

Cheryl Karr, resident, said that when she bought her lot she was told there would be a lot transition from five acres down to three acres then to one acre lots. She stated that she is opposed to rezoning the property from Agriculture to Residential. She felt that the City should set aside property for horse recreational actives like Dimple Dell in Sandy City. She stated that the City needs a variety of actives. She stated that there are very few areas to ride a horse anymore in Eagle Mountain City. She felt that residents would not want to live in Eagle Mountain City if it was made up of solely house to house developments.

Marian Burningham, resident, stated that Scot Hazard sold them their lot in 1997. She lives adjacent to the proposed property. She was also told that the transition of lot size would be 5 acres, 3 acres, to 1 acre lots. She was concerned about the Tickville Wash and how it floods yearly on the proposed property. She also said that many deer, coyotes, and other wildlife that use the property for migration. She wanted to preserve the surrounding land and the neighborhood's uniqueness. She felt that property should be a conservation park development. She proposed a fire access gate between the proposed property and Cedar Pass Ranch.

Doug Grover, resident, explained the amount of traffic coming and going with construction of a new development. He stated that the City would have to replace every road in Cedar Pass Ranch within a year, if they allow this development to connect into Cedar Pass Ranch.

Paul Kersey, resident, was concerned for the safety of his children. He stated that there is no formal provision (street lights, crosswalks, and sidewalks) in Cedar Pass Ranch for children's safety.

Attached is a public commit from resident Kathleen Densley.

Commissioner Linton closed the public hearing at 6:49 p.m.

Scot Hazard, applicant, stated that the transition lot size was honored to the lots on the eastern border of Cedar Pass Ranch. He could only honor that on property that was owned by The Ranches. This proposed property was only recently purchased by him. He stated that in Stonebridge subdivision he was not required to keep with the lot transitioning, but he did honor the 3 acre transition within that subdivision.

He explained that the roads in Cedar Pass Ranch are public right-of-ways and the City would have to replace them if damaged. He understood the Cedar Pass Ranch residents' concerns about the roads. He knows with the least amount of density their roads are considered last for repair or snowplowing. He stated that according to the analysis of the traffic impact study the level of service through Cedar Pass Ranch actually improves with the addition of Stratton Estates. The study shows that more people from Cedar Pass

Ranch will travel through Stratton Estates going west. The reason is that trip generation points are places of worship and schools.

His original proposal for the property was one acre lots with septic tanks. He then discovered that the property was too close to a City sewer connection and that the soil was hydro collapsible and could not handle septic tanks. The City suggested that he build a lift station. That was when he proposed a higher density subdivision to help pay for a lift station. He explained that he tried to keep the lots as big as possible to help preserve the integrity of the surrounding areas.

He asked the Commissioners for guidance with the pedestrian connection across the Tickville Wash. He explained that the pedestrian connection block length is more than 800 feet and there is no other connection without creating a culvert. He felt that putting the block next to an improved open space was a better idea and it would also function as a storm drain area. He stated that he is not required to build a park for Stratton Estates. He asked that the Commissioners consider transferring the park fee lieu in paid for this development to the Arrival development.

Commissioner Everett asked who would be maintaining the monument park. Mr. Hazard stated that the City would maintain the monument property.

Commissioner Anderson was concerned about the homes being built too close to the Tickville Wash. Mr. Hazard explained that the Tickville Wash would be deeded to the City. The slope stability study will state how close a structure could be built to the wash. He stated that the storm drain pond would help control the storm water release from Lone Tree subdivision down into the wash.

Commissioner Wright asked about preparing a future stub road out to the north or west of Stratton Estates. Mr. Hazard stated that there would be a stub road to the west of Stratton Estates. He would not be able to say when that would be developed, because he does not own that property.

Commissioner Wright asked if the developer could meet the new lot transitioning Code. He was also concerned about the development not having a park. Mr. Hazard explained that he has to compensate for the cost of the lift station. He could add a park to the development but then he would have to increase the density of the project.

Mr. Hazard stated that there are many benefits to having ingress into the City.

Commissioners Wood and Wright were concerned about putting the burden of the lift station on the developer.

Commissioner Linton was concerned about the construction traffic going through Lone Tree subdivision with the amount of children in the area. He was also concerned about the construction traffic on Cedar Pass Ranch roads that were built to County standards.

Commissioner Wright, resident of Cedar Pass Ranch, realized that the property would be developed in the future. He asked if the developer would consider going back to the 27 one acre lots developments if he was not burdened by the lift station. Mr. Hazard stated

that if he did not have to build the lift station, then he would consider going back to the one acre lot development.

MOTION: *Matthew Everett moved to continue the Stratton Estates Rezone and Preliminary Plat with the direction that staff and the developer work together to resolve the following concerns:*

- 1. A way to pay for the lift station*
- 2. Lot size transitioning*
- 3. Conductivity*
- 4. Slope stability and geo tech issues*
- 5. Safety conditions with construction traffic*

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

C. Gateway Park Flex Space Building, Site Plan, Public Hearing, Action Item:

Mr. Hadley explained that the proposal is for two (2) flex space buildings. It's located on 2.85 acres within the Gateway Park project north of Cory Wride Memorial Highway (SR-73) on Mt. Airey Drive.

Curtis Miner, architect, said that there is a maximum of 14 office units in the building. They do not know who their tenants will be at this time. One tenant could take multiple units.

Isaac Patterson, applicant, explained that parking is determined by a parking ratio of square feet of the building and the type of use. Each tenant will be required to obtain a building permit and conditional use permit before occupying the units of the building. He has submitted a revised parking plan. He stated that the revised parking plan has two islands in the front of the building. He stated that he is happy to put the islands in but would prefer removing from the plan. He explained that the islands make it hard to maintain the parking lot with snowplowing. Without the islands his parking lot gains two additional parking stalls.

Commissioner Linton opened the public hearing at 7:54 p.m.

None

Commissioner Linton closed the public hearing at 7:54 p.m.

MOTION: *Matthew Everett moved to recommend approval of the Gateway Park Flex Space Building site plan to the City Council. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, DeLin Anderson, John Linton, and Rich Wood. The motion passed with a unanimous vote.*

5. Next scheduled meeting: December 12, 2017

6. Adjournment

The meeting was adjourned at 7:59 p.m.

APPROVED BY THE PLANNING COMMISSION ON JANUARY 9, 2017



Steve Mumford, Community Development Director

PUBLIC COMMENT FORM
EAGLE MOUNTAIN CITY COUNCIL MEETING

NAME Kathleen Densley DATE 11/28/17

ADDRESS 8168 Cedar Drive, (Cedar Pass Ranch), Eagle Mtn

TELEPHONE NUMBER 801-403-1025

TOPIC YOU WISH TO ADDRESS Stratton Estates Rezoning

COMMENTS Access from Stratton into Cedar Pass Ranch would put more traffic on the infrastructure than our subdivision can accommodate. If this subdivision ~~was~~ were to be approved, it should have access separate from Cedar Pass Ranch.

Instructions:

1. Please fill out the form below for verbal or written comment and turn it in to the City Recorder or Deputy City Recorder before the meeting.
2. Public Comment is limited to 3 minutes each.
3. Do you wish to make verbal comment? Yes ☐ No ☒ (Circle One)
4. Do you wish to speak longer than 3 minutes? Yes ☐ No ☒ (Circle One)

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1. Please wait to be recognized before going to the microphone.
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3. Direct comments to the Mayor or presiding councilmember.
4. Be brief and to the point.
5. Try not to restate points made by others. (If a number of individuals are speaking on the same topic, the group should select a single spokesperson to address the issue.)

**FEEL FREE TO CONTACT THE MAYOR
OR ANY COUNCILMEMBERS INDIVIDUALLY**



EAGLE MOUNTAIN
JOINT CITY COUNCIL AND
PLANNING COMMISSION MEETING

December 12, 2017 7:00 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

7:00 P.M. - Eagle Mountain City Planning Commission and City Council Work Session

COUNCILMEMBERS PRESENT: Colby Curtis, Benjamin Reaves and Tom Westmoreland

COUNCILMEMBERS-ELECT PRESENT: Donna Burnham and Melissa Clark.

COMMISSION MEMBERS PRESENT: Rich Wood, DeLin Anderson, Brett Wright, John Linton, and Matthew Everett.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; Steve Mumford, Community Development Director; and Fionnuala Kofoed, City Recorder.

OTHERS PRESENT: Muriel Xochimiltl, Former Planning Commissioner; Chris Huntsman, Consultant from CSRA; and Susie Perthera, Consultant from CSRA.

Councilmember Westmoreland opened the meeting at 7:09 p.m.

Susie Perthera, CSRA consultant, presented the proposed Eagle Mountain City General Plan.

The City Council and Planning Commission separated into two work groups and discussed the proposed Eagle Mountain City General Plan. Since the document was still in draft form it was not released to the public. It is anticipated that the plan will be presented to the public sometime in January 2018.

This was a work session only and no action was taken and no public comments were made.

The meeting was adjourned at 9:11 p.m.

APPROVED BY THE PLANNING COMMISSION ON JANUARY 9, 2018

Steve Mumford, Community Development Director