

# Eagle Mountain City Planning Commission Minutes 2018, Part 1

## *Dates of Planning Commission Meetings:*

- January 9, 2018
- January 23, 2018
- February 13, 2018
- February 27, 2018
- March 27, 2018
- April 10, 2018
- April 24, 2018
- May 8, 2018
- May 22, 2018



## EAGLE MOUNTAIN PLANNING COMMISSION MINUTES

**January 9, 2018 6:00 p.m.**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; Steve Mumford, Community Development Director; Chris Trusty, City Engineer; 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. November 14, 2017

B. November 28, 2017

C. December 12, 2017

**MOTION:** *Rich Wood moved to approve the November 14, 2017, November 28, 2017, and the December 12, 2017 meeting minutes. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

#### **4. Election of Planning Commission Chair and Vice-Chair**

**MOTION:** *Rich Wood moved to appoint Matthew Everett as Planning Commission Chair for the 2018 year. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

**MOTION:** *Jared Gray moved to appoint Rich Wood as Planning Commission Vice Chair for the 2018 year. DeLin Anderson seconded the motion. Those voting aye:*



*DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray.  
The motion passed with a unanimous vote.*

5. Action and Advisory Items

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

Mike Hadley explained that the preliminary plat is for 178 single family units located within the Spring Run Master Development Plan, located north of State Road 73.

Commissioner Anderson asked about the street challenges in this plat. Mr. Hadley said that the plan does not meet the City's connectivity code.

Commissioner Wright asked if the developer would be responsible for putting in the fence along Spring Mountain Drive. Mr. Hadley stated that the developer will be responsible for putting in the fence.

Jim Allred, applicant, stated that he has been working on the project for over 12 years. He said that they are striving to get the park done close to the entrance of the master project.

Commissioner Everett asked the developer to address the connectivity code pertaining to the project. Mr. Allred stated that the connectivity code was just adopted by the City. He explained that the development is in a cove and with the vertical changes, topography, and the hundred foot open space around the development it's a very unique community. Commissioner Wood asked if at least the walking paths could have connectivity into other developments. Mr. Allred felt that a connective trail would make more sense than a connective road.

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

Denise Barney, resident, questioned who maintains the parking strip along the fence on Spring Mountain Drive. Mr. Allred explained that the developer will be putting rock and trees in that park strip, but the City would maintain the park strip. He said that he has been working on getting a water meter into the park above the park strip. That water meter will allow them to water the trees in the park strip. The developer plans on getting the trees in the spring.

Janeal McEwan, resident, asked what was planned for the hundred foot open space along the development that is adjacent to her property. Mr. Allred stated that there will be an 8ft walking trail with native vegetation around the trail.

Commissioner Everett closed the public hearing at 6:27 p.m.

**MOTION:** *Rich Wood moved to recommend approval of the Spring Run Phase D preliminary plat to the City Council. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

B. Lee Brown Barn, Conditional Use Permit, Public Hearing, Action Item:



Taylor Jensen stated that the proposal was for an equestrian center, commercial riding arena, stables, and inside storage within an existing barn on a 6.79 acre parcel located at 2909 North Highway 73.

Utah State Law 10-9a-507 & 17-27a-506

2)(a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards

Items for consideration:

- Change of Use- Assembly uses required structures to meet more stringent fire and building codes.
- Off-site effects- Access to barn is down a private drive for which the applicant has an easement.
- Truck Traffic: If storage is permitted what considerations should be taken?

Commissioner Wood asked how the conditional use permit could impact the easement. Mr. Jensen explained that the Planning Commission could approve the conditional use permit as long as there is legal access to the property. If the legal access was challenged then that would be handled outside of the City's scope.

Lee Brown, applicant, stated that he is in negotiation with the Smith family to purchase a matching 30 ft. for a right-of-way. He has been in contact with the City to improve the City's portion of the right-of-way to the barn. He was hoping to start working on an access to the barn this month, depending on the weather. He stated that as soon as the other access road is complete then the problem of accessing the property from the Saunders easement should go away. He also stated that he was running his equestrian center before the City annexed the barn into the City. He explained that the property is not set up for big events. He said that maybe 25 people maximum would use the barn at the same time. He stated that he leases the barn out to horse trainers, social group events, and commercial storage. He stated that if he has to add a sprinkler system to the building then he does not want the commercial storage portion of the permit. He said that no other private arena facility in the State requires a sprinkler system.

Commissioner Anderson asked why the City was pushing for the commercial use if the barn is already being used this way. Mr. Jensen said that the fire department explained that for horse boarding and stables the current use is fine. The change is for assembly use which is commercial A3 use. Assembly uses for events require more stringent fire and building codes.

Commissioner Wright was concerned about allowing commercial storage. He was worried that if the property was approved with commercial storage it could open the property up to all types of commercial storage.

Commissioner Everett opened the public hearing at 6:52 p.m.

Kendal Saunders, resident, stated that an alternate access into the property would resolve the majority of his concerns. He explained that his current driveway is an insufficient commercial access road. He provided pictures of his driveway (exhibit A). He was concerned about the



current conditional use permit's wording. The wording states that if the conditional use permit is approved the applicant can continue horse boarding until he complies or improves the property for the commercial use. He stated that the applicant is already using the barn for horse boarding, horse training, and dog breeding. He said that he will not have any recourse but legal action if the applicant does not have to comply with the required conditions. Commissioner Gray asked Mr. Saunders if all his concerns would be resolved if the applicant builds the alternate access road and surrender the easement. Mr. Saunders said that his concerns would be resolved if the applicant builds the alternate access road and surrenders the easement by June 2018.

Amy Saunders, resident, requested that the Planning Commission adopt all the conditions stated in the staff report.

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

Mr. Brown explained that he was deeded the easement before the Saunders bought their property. He stated that if Mr. Saunders is willing to give him until June 2018, he would be willing to quit claim the easement deed over to the Saunders. He asked if there could be a condition that states how many people are allowed for an assembly use before he is required to install a sprinkler system in the barn. Mr. Jensen explained that condition would have to be approved by the Fire Marshal.

Commissioner Gray felt that with commercial traffic the private drive should meet some kind of standards. Chris Trusty explained that the Fire Marshal should make the call on what standards the private drive should have. Commissioner Gray also requested that all parking be onsite.

**MOTION:** *Jared Gray moved to approve the Lee Brown Barn Conditional Use Permit under the Agriculture Zone, removing the use for commercial storage, with the following conditions:*

- 1. Comply with all building and fire codes*
- 2. Pass a building safety inspection carried out by City's Commercial Building Inspector*
- 3. Pass a fire inspection carried out by the Fire Marshal*
- 4. Any use of barn for events shall comply with all provisions of chapter 8.15*
- 5. The applicant will build a road to the Fire Marshal's standards outside of the easement.*

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

**AMENDED MOTION:** *Jared Gray moved to amend the motion by adding a condition to the previous motion:*

- 6. That the applicant would deed the easement over to the Saunders before June 30, 2018.*

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



A. Skyline Ridge Phase 2 Plats 4,5, & 6 Preliminary Plat, Public Hearing, Action Item: A  
preliminary plat for 61 single family residential lots located on 64.7 acres, located South of  
Golden Eagle Road

Mike Hadley explained that Skyline Ridge development preliminary plat was approved by the Planning Commission on January 16, 2007. The City Council approved the two final plats on February 6, 2007. Phase 1 of the Skyline Ridge development was approved with 121 lots and is close to being built out. Phase 2 was approved with 98 lots and has begun construction; two final plats have been recorded (plats 1 & 3). The applicant has been working with the City to redesign portions of the project to reduce the amount of blasting near homes that have already been built.

Commissioner Wood was concerned about the slope study that was approved with the current approved plat. He stated that the majority of the mountain in the development has been demolished by blasting. He was also concerned that the builder was building on lots that had a slope greater than 25% as long as the builder could get the lot down under the 25% slope. Steve Mumford explained that the development was approved in 2006. The current code would not allow a developer to be approved for lots with a 25% slope or greater.

Commissioner Gray suggested twin homes along Golden Eagle Road to help reduce the amount of lots in the development.

Jake Tombs, applicant's home builder, stated that the project was approved in 2007 with the understanding that the developer could blast. Blasting makes the project viable. The developer is willing to find a solutions but it still needs to be economically viable for the developer. The developer has been working with City staff on plat changes.

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

Riley Jenkins, resident, said that the values of their homes are the number one concern for residents in the development. He explained that during blasting rocks are coming off rock retaining walls and making them unstable. He believed that the 25% slope limitation was approved with the current approved plat. He stated that under state law this property would be under mining operation. Commissioner Gray asked if the resident would be opposed to twin homes in the development. Mr. Jenkins stated that these homes are considered bench homes and felt that twin homes would bring down the value of the homes in the development. He suggested that the City look at other bench home development in the state and see how the developer was able to build those developments.

Matt Visser, resident, stated that it's not the City's job to make sure the developer makes money.

Jeff Ruth, resident, said that it's not up to the City to make sure the developer makes money. He stated that the Planning Commission should make the developer follow the Municipal Code.

Attached is an email from Adam Olsen (exhibit B).



Commissioner Everett closed the public hearing at 7:55 p.m.

Commissioner Wood asked if there was anything in place to stop the current vested development from being built with lot slopes greater than 25%. Mr. Mumford explained that a developer has the right to develop vested plats that were approved before the implementation of plat expiration dates in 2010. The blasting code would apply to all new building. The best the City can do is work with the developer to figure out a way to reduce the impact on the community.

Commissioner Wood suggested that the developer show an overall grading plan, that the City has a way to enforce the 25% slope, and show how many lots have usable building space for a house.

Commissioner Everett was concerned about approving any development with blasting. He would have liked to see the slope study. He was also concerned about the cul-de-sac length.

Commissioner Anderson did not like the fact that half the mountain was being removed to build homes. He hoped that the builder would bring back other development options.

Commissioner Wright was concerned that the developer would revert back to the previous plat. He was hoping to give the developer some kind of directions. He requested to see the difference between the current plat and proposed plat so he could see how the proposed plat would reduce the impact.

Commissioner Gray was concerned about snow removal for the development.

**MOTION:** *Matthew Everett moved to table the Skyline Ridge Phase 2 Plats 4, 5, and 6 preliminary plat.*

- 1. The average slope is calculated for all hillside lots and all lots that average greater than 25% shall be removed from the plan.*
- 2. A geotechnical report and map shall be submitted that indicates all areas requiring blasting. Any blasting must comply with the City code.*
- 3. The developer will take into account all suggestions given by the Planning Commission.*

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

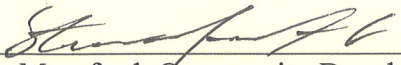
7. Next scheduled meeting: January 23, 2018

8. Adjournment

The meeting was adjourned at 8:13 p.m.

APPROVED BY THE PLANNING COMMISSION ON JANUARY 23, 2018





Steve Mumford, Community Development Director



# Exhibit A

Saunders' driveway 1/9/2018





3 photos | View All »



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801-360-3990

801-360-3990

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**Description**

Metal building is 150 X 200 has a 90 X 200 indoor arena with 17 attached cinder box stalls, automatic water, wash bay, 2 tack rooms, 2 rest rooms, Shop 36 X 60 with 2 - 14 X 14 rollup doors. There is room for an outdoor arena. Currently the access to the arena with a deeded Right of Way through the neighbors. I have purchased a new access and will be building a new road. Call Lee with Lee Brown Realty, Inc at 8013603990. Very Motivated! I will look at all reasonable offers. Owner/Agent



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# Exhibit B



**From:** Adam Olsen <[adamols@gmail.com](mailto:adamols@gmail.com)>  
**Date:** January 8, 2018 at 10:48:12 AM MST  
**To:** Steve Mumford <[SMumford@Emcity.org](mailto:SMumford@Emcity.org)>  
**Subject:** Skyline Ridge

Steve,

Could you pass along my comments to the Planning Commission for tomorrow night's meeting? I am not able to attend, but would like to provide comment.

Thanks,

Adam

Planning Commissioners,

I have some questions/concerns with the latest phases of Skyline Ridge: Plats 4, 5 and 6. In looking at the proposal, I fear the new plan goes further up and into the hillside than the original plan; thus requiring more blasting. The original plan is much more compact and would require minimal blasting. I am unsure how the argument can be made that the new plats require less blasting, when they clearly extend higher onto the hillsides.

The staff report discusses slope analysis. It states that average slope will still need to be calculated and added to the slope analysis for certain lots. Is this analysis on slope before or after blasting? It also states that staff does not recommend approval of Lots 505-509, as the slopes are 25% or greater. Which plat is this referring to? It is unclear. Additionally, there is nothing in the motion that reflects this recommendation by staff. If staff is recommending against approval of certain lots, that should be made part of any motion of approval; exclusion of Lots 505-509 Plat.

Under the Connectivity section of the report, it states that the Castle Gate cul de sac exceeds the maximum allowed length. If the cul de sac does not meet code, why is it moving forward to the Planning Commission; and secondly, why isn't this listed as a finding for the Planning Commission to make should they recommend denial; or, if the Planning Commission has authority to recommend that it be approved, it is not listed as a finding for approval. It is ignored in any motion suggestion.

The Streets section of the report looks to be pasted from a different report, as there are no streets connecting to the east. This can be stricken from the report.

I strongly suggest the Planning Commission hold firm to all City rules and codes as it relates to slope and the prohibition of building on slopes in excess of 25%. The proposed plats appear to violate this rule and will create the need for additional blasting. As stated above, the original plan is more compact and will require minimal blasting. I recommend the developer hold to the original approval. This is such a unique area and has already been incredibly scarred by blasting. Please do not exacerbate the issue and create an even bigger eyesore.

Thank you for your consideration.

Adam Olsen  
6951 N. South Pass Rd.  
Eagle Mtn.





## EAGLE MOUNTAIN PLANNING COMMISSION MINUTES

**January 23, 2018 6:00 p.m.**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior 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. January 9, 2018

**MOTION:** *Matthew Everett moved to approve the January 9, 2018 meeting minutes. Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Heatherwood Phase 3, Preliminary Plat, Public Hearing, Action Item:

Mike Hadley explained that the proposal was for 72 single family lots on 10.81 Acres. The project is located south of the existing Heatherwood development along the Ranches Golf Course. This proposed plat is the final phase of the Heatherwood Development.

Commissioner Wood asked what would separate the development from the golf course. Mr. Hadley stated that the developer has talked about an rod iron fence along the south side of the development, but that fencing is not required. The Ranches HOA would have required that type of fencing along the south side. Because The Ranches HOA is no longer operating, that requirement is no longer in place. Commissioner Wood was concerned about fire safety and the



distance between houses. Mr. Hadley explained that if the distances between the homes are less than 5 feet the builder is required to install firewalls in each home. The proposed setback between homes in this development is 7 feet.

Commissioner Anderson was concerned about the developer not finishing the park. He wanted to make sure the park was completed before all phases on the project were built out. Mr. Hadley said that the builder is required to finish the park before phase 3 is complete.

Commissioner Everett asked if the drainage issues in the first phases would impact the proposed phase. Mr. Hadley explained that there is no concern with drainage in the proposed phase and the builder will be required to install drainage pipes throughout the phase. The developer has fixed the drainage issues in the first phases.

Commissioner Gray stated that just because nothing has changed in this development, does not mean the surrounding development has not changed since the last traffic study. He was concerned that the traffic study for this development was done in 2005. He felt that the traffic study should have been updated to include the surrounding built-out area. Mr. Hadley said that the majority of the development surrounding this phase was approved before this phase and was taken into account on the traffic study.

Al Rafati, applicant, explained that they acquired the project and the property in 2011 after the market crash. His company had to come in and fix and upgrade the existing development. He stated that once Heatherwood became his project, he wanted it built to a high quality. Because he could not find a builder that could meet his company criteria or standards his company became the builder. They have approval to build 78 townhomes, but they felt that these cottage homes would give a better quality of life to the residents. He said that every cottage home would have a two car garage, backyard, and be built to a better standard. He also explained that his company has started putting in the park and plans on finishing it before all the units are built. They also want their owners to have a beautiful view of the golf course. They do not want to restrict the owners' view of the golf course, but are willing to put in a high quality fence. If the City does require a fence then the developer would like to install a rod iron fence.

Commissioner Wood asked if the developer was willing to add golf screening to the development. Mr. Rafati said that they do not want to restrict their residents' view of the golf course and would like to find something more aesthetically pleasing. He wants this project to be a higher quality product. Commissioner Wood requested that the developer look at natural barriers.

Commissioner Gray felt that a fence should be required between the golf course and the development.

Commissioner Everett opened the public hearing at 6:43 p.m.

Commissioner Everett requested that a resident's email he received be added to the packet and emailed to all Commissioners.



Lisa Maxwell, Southmoor resident, was concerned about the added traffic in the development, children's safety, and that the 2005 traffic study was not sufficient. She felt that the park and green space was not enough for the development. She questioned if this would be part of the existing HOA in the area. She also felt that the fence requirement set forth by the Ranches HOA should be followed. She was also concerned about drainage and that her view of the golf course would be taken away.

Casey Green, resident, was concerned about added traffic, parking on the side of the street, children safety, and snow removal.

Bobbie Fluckiger, Heatherwood resident, worried about her property value. She stated that the seller of her home told her that she would always have a view of Utah Lake. This development would restrict her view of Utah Lake. She felt that the park space provided by the developer was insufficient to contain a swimming pool. She was excited to see the new parking stalls in the new phase.

Janae Jakins, Southmoor resident, was concerned with the traffic in the area. She stated that at least 140 cars a day are already coming through their neighborhood. She was also concerned about the homes being too close to the golf course. She felt that there was not enough green space with the amount of amenities being proposed.

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

Brian Grow, Heatherwood's land manager, stated that the applicant is requesting less density than what is approved. The applicant has also increased the open space around the units. The traffic would be distributed between different roads. There will be two different homeowners associations in Heatherwood because both phases in Heatherwood have different maintenance requirements. There will be a joint maintenance agreement for the park in Heatherwood. He stated that the park will be finished this spring, but the pool and clubhouse would not be finished until the development is complete. They want their homeowners to be able to weigh in on what type of amenities should be built.

Commissioner Everett requested that a fence or natural barrier be built between the golf course and the homes.

**MOTION:**

***Rich Wood moved to recommend approval of the Heatherwood Phase 3 preliminary plat to the City Council with the following conditions:***

- 1. Developer shall comply with the park phasing plan.***
- 2. Any required walls that are fire rated should be shown as an exhibit.***
- 3. Applicant should get approval from Rocky Mountain Power and Dominion Energy that there will not be a conflict with the proposed setbacks.***
- 4. A plan showing fencing or barrier between the golf course and homes should be submitted.***

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



B. Overland Phase B, Preliminary Plat, Public Hearing, Action Item:

Taylor Jensen explained that the proposal is for 159 single family homes on 41.4 acres, within the Overland Master Development Plan (formerly the SITLA Mid-Valley MDP) located west of Pony Express Parkway and north of Frontier Middle School. This is the second phase within Village 1 of Overland.

Items of consideration:

- All lots shall have frontage of at least 55'
  - 17.25.130 E Lot Frontage Requirements. Every lot within a subdivision in a Tier II residential development shall have a minimum lot frontage of 20 feet on a cul-de-sac or circle. All other lots shall have a minimum lot frontage of 55 feet along a public street. A minimum of 20 percent of all lots within a project shall have a minimum lot frontage of 60 feet along a public street. Lots with 60 feet of frontage or more should be distributed throughout a development and not clustered together.
- Per the MDA, Club Ivory and a 4 acre park shall be completed prior to 150th building permit

Commissioner Gray was concerned about phasing of parks in Eagle Mountain City. He asked that there be something in the code to help accelerate the building of parks in the developments. He was also concerned about traffic issues City wide. He felt the City was making traffic worse by approving more development.

Brian Prince, Ivory Development, stated that in the Overland Master Development Agreement Ivory Homes and SITLA would dedicate property along Pony Express Parkway to help widen Pony Express Parkway to six lanes. The dedication of land will take place March 2018, but the City will still need to widen the road. The Ivory Club portion of the park in the project would be considered a private amenity run by the HOA. The project will have eight acres of open space with trails running to Cory Wride Memorial Park. There will also be different HOAs throughout the project, depending on the maintenance needs of each development.

Commissioner Everett opened the public hearing at 7:54 p.m.

None

Commissioner Everett closed the public hearing at 7:54 p.m.

**MOTION:** *Jared Gray to recommend approval of the Overland Phase B preliminary plat to the City Council with the following conditions:*

- 1. All lots shall have a minimum frontage of 55'*
- 2. The Club Ivory and 4-acre park shall be constructed prior to recording a plat containing the 150th building permit within Village 1.*

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



C. Chapter 17.25.100 Development Code Amendment, Public Hearing, Action Item:

Taylor Jensen said staff was proposing a change to the unbuildable lands section of the Residential Code, further clarifying staffs interpretation of existing Code that unbuildable slopes may not be made buildable through grading of any type. The City Code will state that lots with average natural grades of 25 percent or greater may not be graded to become buildable.

Commissioner Wood asked if something could be added to the Code to address how a builder could build on a slope just barely under the 25 percent. Commissioner Gray asked that a building envelope be created on each lot that would show buildable area and unbuildable area.

Commissioner Everett opened the public hearing at 8:04 p.m.

None

Commissioner Everett closed the public hearing at 8:04 p.m.

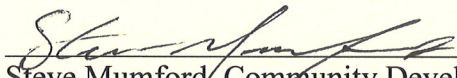
**MOTION:** *Rich Wood moved to recommend approval of the amendments to Chapter 17.25.100 of the Eagle Mountain Municipal Code to the City Council. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

5. Next scheduled meeting: February 13, 2018

6. Adjournment

The meeting was adjourned at 8:07 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 13, 2018

  
Steve Mumford, Community Development Director





# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

**February 13, 2018 6:00 p.m.**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior 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. January 23, 2018

#### **MOTION:**

***Rich Wood moved to approve the January 23, 2018 meeting minutes. Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

### 4. Action and Advisory Items

#### A. SilverLake 18, Preliminary Plat, Public Hearing, Action Item:

Tayler Jensen stated that the proposal was for 55 single family lots located on 10.62 acres. The project is located south of the Tickville Wash, east of Evans Ranch, and north of Golden Eagle Road. He explained that with this project and the traffic mitigation, the traffic study shows a higher level of service than what currently exists.

Commissioner Wood was concerned with the lack of road connectivity in the SilverLake development. He stated that Golden Eagle Road has changed from the SilverLake Master Development Agreement. Golden Eagle Road now travels south instead of east out of the development. Mr. Jensen said that the City has been talking with the applicant and Saratoga

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Springs on finding a connection to Redwood Road. Commissioner Wood was also concerned with the Silver Creek Road connection to the school.

Bronson Tatton, applicant, is willing to work with City staff on the connection through to Saratoga Springs. He explained that Saratoga Springs' transportation plan does not show any connection to Eagle Mountain through the SilverLake development. He said that the Silver Creek Road connection is not needed for this project. Commissioner Wood stated that the residents that live in SilverLake development see the Silver Creek Road connection as necessary. He felt that the Silver Creek connection would alleviate traffic in, out and around the development.

Commissioner Gray felt that parks should be addressed sooner than later. He was concerned that there were no parks on the south side of SilverLake. He stated that there is only the amphitheater and one other park in SilverLake. Mr. Tatton explained that Flagship Homes is contributing \$380,000 towards parks in the north area of SilverLake and will be building the Ansley pocket park this year. Flagship Homes is also working with City staff to build the 11.5 acre park and is willing to build a portion of the park or all of it, depending on funding.

Commissioner Wood would like to see the asphalt trail in plat 16 completed and connected to other phases in SilverLake. Mr. Tatton was not aware of the trail in plat 16 not being complete.

Mr. Tatton said that Flagship Homes wants to work with the City next year in addressing the Tickville Wash.

Commissioner Wood asked if the builder could find a way to help stabilize the Tickville Wash bank adjacent to the homes, especially since Flagship Homes still owns the property.

Commissioner Anderson would like to encourage building the parks sooner than later.

*Commissioner Everett opened the public hearing at 6:33 p.m.*

None

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

Commissioner Wright was concerned that parks and amenities have not be completed that should have already been complete.

**MOTION:** *Rich Wood moved to recommend approval of the SilverLake 18 preliminary plat and site plan to the City Council with the following conditions:*

*1. A four-way stop shall be placed at the intersection of Porters Crossing Parkway and Golden Eagle Road, when deemed appropriate by the Eagle Mountain City Engineer.*

*2. The applicant shall pay a park cash escrow of \$2,810.40 per lot (total escrow \$154,572) prior to recording this plat.*

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



B. SilverLake 19, Preliminary Plat & Site Plan, Public Hearing, Action Item:

Mr. Jensen said that the proposal is a 7.35 acre preliminary plat that contains 16 single family residential lots and 36 townhome lots. The proposal also includes the site plan for the 36 townhome units. The project is located south of the Tickville Wash and SilverLake 16.

Commissioner Wood suggested that the townhomes be fenced.

Commissioner Wright asked if there were going to be any additional parking stalls. Mr. Jensen stated that the developer was over the required 12 parking stalls. Mr. Tatton said that he believes there are about 18 parking stalls.

Commissioner Everett was concerned about the townhomes having prominent front-facing garage doors. He suggested having rear-loaded garages. Mt. Tatton explained that they will be staggering the townhomes so the garages will not be the prominent feature. There will be more open space than the previous phases of SilverLake. The builder did not want to build rear-loaded garages townhomes because he wanted to give the townhome owners private backyards.

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

None

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

Commissioner Wood was also concerned about the prominent front-facing garage doors. He would like to see rear-loaded alley roads in the future for townhomes.

Commissioner Gray disagreed with the rear-loaded garages. He explained that it takes away open space, adds extra road to be maintained, and it takes a way private backyards.

**MOTION:**

***Rich Wood moved to recommend approval of the SilverLake 19 preliminary plat and site plan to the City Council with the following conditions:***

- 1. The applicant shall pay a park cash escrow of \$2,810.40 per lot/unit (total escrow of \$146,140.08) prior to recording this plat.***
- 2. Side elevations of townhomes that face public ROWs shall have the same features in the same proportions as front elevations.***
- 3. A clubhouse (and pool if necessary) shall be planned for in SilverLake Phase 20***
- 4. A clubhouse serving townhome units in SilverLake 20 must be constructed prior to receiving certificates of occupancy for more than 75 townhome units, in SilverLake south of the wash.***
- 5. That 6 additional parking stalls will be added to phase 19 with a total of 18 parking stalls.***

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



## 5. Discussion Items

- A. Pacific Springs, Concept Plan, Discussion Item: The applicant is bringing forward a 41.15 acre concept plan for the recently rezoned Pacific Springs development, seeking Planning Commission review and feedback prior to bringing a formal submittal to the City for a preliminary plat approval.

Dan Ford, applicant, said that one element they wanted is larger deeper lots. Commissioner Wood explained that the 10 foot side setback was adopted because that setback gives residents the ability to store and access their backyards. He also felt that the City already had too many of these starter home type of lots. He suggested that the builder build wider lots that are a step-up from the starter homes.

Commissioner Anderson felt that the trails system needed to be similar and have connectivity to the other developments surrounding this development.

Commissioner Wood suggested a barrier between the trail and the homes.

Commissioner Wright liked the park in the middle of the development.

Commissioner Gray was concerned that when this property was rezoned it was approved for Tier 1 and Tier 2 housing, but this proposal shows more Tier 3 and Tier 4 housing.

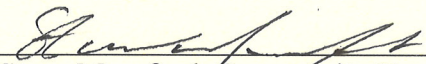
Commissioner Everett suggested that the developer pay a fee in lieu since this development is close to Cory Wride Memorial Park. He requested that the developer plan for a church area.

## 6. Next scheduled meeting: February 27, 2018

## 7. Adjournment

The meeting was adjourned at 7:59 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 27, 2018

  
Steve Mumford, Community Development Director





# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

**February 27, 2018 6:00 p.m.**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior 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. February 13, 2018

**MOTION:** *Rich Wood moved to approve the February 13, 2018 meeting minutes. Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

### **4. Action and Advisory Items**

#### **A. Gateway Park Plat 3, Preliminary Plat, Public Hearing, Action Item:**

Mike Hadley explained that the project is a 6 lot preliminary plat for Business Park uses. The project is located within the approved Gateway Park development. This is a change from the Master Development Plan. The project gains property from the west and loses one lot.

Commissioner Wood asked if this project would connect to Cory Wride Memorial Highway (SR 73). Mr. Hadley said that there would be a temporary secondary access onto the highway. The secondary access will be a right-in/right-out intersection only, onto the highway. Commissioner Gray was concerned that there would be no acceleration lanes on the highway.



Scot Hazard, applicant, stated that the secondary access (right-in/right-out intersection) was already built by RCA. He explained that the secondary access would be temporary since UDOT had already purchased the property between the development and Cory Wride Memorial Highway. UDOT plans on constructing a frontage road on the south side of the development. The right-in/right-out intersection will be removed at that time.

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

None

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

**MOTION:** *Jared Gray moved to recommend approval of the Gateway Park Plat 3 preliminary plat to the City Council. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

**B. Eagle Point Plat J, Preliminary Plat, Public Hearing, Action Item:**

Taylor Jensen stated that the proposal was for a 184 single family lot development located on 45.29 acres. The project is located east of Eagle Point I and North of Eagle Mountain Boulevard. This project was previously approved with a total of 175 single family lots, along with Eagle Point Plat I. Since the plat was approved, Eagle Point I has mostly been built out, and a church site was approved in Eagle Point J. The new proposal provides better connectivity than the previous approval, and the overall connectivity score is above the minimum requirement.

As a Tier II development, the maximum road length (from intersection to intersection) is 800' unless there is a midblock connection, in which case the maximum block length increases to 1,100'. Both Mercer Drive and Ophir Drive (the two easternmost roads in the project) exceed 1,100 feet in length (Mercer Drive ~1,150 feet) (Ophir Drive ~1,800 feet) meaning they do not comply with adopted connectivity standards. Staff recommends the 20' pedestrian trail between these two roads being replaced with a 53' residential road. Staff also recommends the 20' trail from Ophir Drive heading east be widened to a 53' residential road, providing a road stub to the property to the east.

He said that lot sizes have decreased, and that there should be some larger lots, particularly on the east side of the development. The number of lots has increased by 17 units.

Commissioner Gray was concerned with drainage, mud slides, and natural disasters from the mountain on the east side of the development. Mr. Jensen stated that those are always concerns that should be addressed by the engineer. He did say there is a storm drain and bench drain along that side of the development. There is a detention pond located in each corner of the development.



Commissioner Anderson asked what would be built to the east of this project. Mr. Jensen stated that the land east of this project is BLM land.

Scott Dunn, representing Patterson Construction, explained that Patterson Construction has many projects that have been approved for a long time. He said that this preliminary plat has been out dated. He is trying to update this plat to meet the current City Code, but still be able to meet Patterson Construction's original intent for the property. One of the main changes to the development is a larger park with a fair amount of amenities that could be utilized by the Eagle Point I residents as well. Providing the extra amenities and open space means Patterson Construction needs to justify the extra expense, which is why there are additional lots. He explained that these lot sizes give the homeowners and the builder many options for the type and size of homes they would like to build. This redesign also provides for a better storm drain infrastructure. He stated that his engineer felt that the water coming from the east hill could be handled by a simple berm and storm bench drain. The water would then be redirected to Eagle Mountain Boulevard according to the existing grade.

Commissioner Anderson felt that both long roads should have some kind of break in between. He felt that an intersection would slow traffic down.

Commissioner Wood asked if the proposed development meets the current City Code for side setbacks. Mr. Dunn stated that the developer is requesting the same approved setback as Eagle Point I and the previously approved plat.

Commissioner Gray was concerned about the developer increasing the density of the project. He stated that Tier II is too broad and that Tier II should be broken down in the City Code. He felt that this development would increase traffic on Lake Mountain Road.

Commissioner Wright was concerned that the new proposal had smaller lot frontages.

Mr. Jensen stated that the current approved park would not meet City standards because it does not have public access from a public road.

Commissioner Wood was concerned that they were giving up bigger lots for only a half-acre of park.

Commissioners would have liked to see a variety of lot sizes within the proposed plat.

*Commissioner Everett opened the public hearing at 7:14 p.m.*

Jeff Ruth, resident, was concerned about drainage and that the developer plans on channeling the water onto Eagle Mountain Boulevard. He felt that the City should require a retention pond instead of channeling. He felt that the developer should be required to build larger lots. He was also concerned about blasting.

Amanda Emery, resident, stated that her neighbor's house and her backyard are constantly flooding. Her house is adjacent to the proposed development. She is concerned with traffic speeding down Lake Mountain Road. She explained that a fence was installed incorrectly



behind all the homes on Lake Mountain Road to the east. There is property behind the fence that is owned by the homeowners. She has tried to contact Patterson Construction to fix the problem, but she has not had any response.

Eric Rooney, resident, was concerned about the increase in density. He asked who owned the strip of property to the east. County records show no owner on the property. He also wanted to know if the property to the north would be developed. Mr. Hadley said that it is highly likely that the property to the north would be developed.

*Commissioner Everett closed the public hearing at 7:23 p.m.*

**MOTION:**

***Rich Wood moved to recommend approval of the Eagle Point Plat J preliminary plat to the City Council with the following conditions:***

- 1. The 20' pedestrian trail between Mercer Drive and Ophir Drive should be replaced with a residential road connection.***
- 2. Some lots should be removed to provide for larger (1/4 acre lots) on the east side.***
- 3. Fencing consistent with Residential Arterial and Collector road fencing standards should be built for lots 101-107, 201-204, 301,302, and 342, 422-426 (lots adjacent to Eagle Mountain Boulevard) Fencing should be installed along with infrastructure improvements for each final plat***
- 4. The project should comply with all mitigating measures called for by the traffic study and the City Engineer.***
- 5. The developer should comply with the City's current blasting code.***
- 6. The preliminary plat should be approved with only 166 single family lots.***
- 7. The development should comply with the current City Code side setbacks.***

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

**5. Discussion Items**

- A. Eagle Point Townhomes Plat C, Concept Plan, Discussion Item: An applicant is seeking feedback on their proposed Eagle Point Townhomes concept plan. The project is located south of Eagle Mountain Boulevard and east of the current Eagle Point Townhomes. The proposed concept plan includes 97 units on 5.55 acres for a project density of 17.5du/ac. This is not an action item or public hearing.

Commissioner Wood suggested flipping some of the units, so that one side of the street could be used for parking. He also suggested personal patios on the front of the units.

Commissioner Wright was concerned about developers not being required to add amenities if there are less than 150 units. He felt that the communities should be combined and amenities centered.



Commissioner Wood suggested gathering places for the residents like a pavilion or a gathering room in the clubhouse.

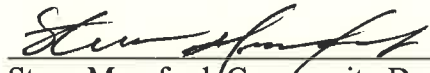
Commissioner Gray requested changing the road names Cedar Drive and Fairfield Drive in the development.

6. Next scheduled meeting: March 13, 2018

7. Adjournment

The meeting was adjourned at 8:18 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 24, 2018



Steve Mumford, Community Development Director





# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

**March 27, 2018 6:00 p.m.**

Eagle Mountain City Hall Conference Room  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Fionnuala Kofoed, City Recorder; Jeremy Cook, City Attorney; and Johna Rose, Deputy Recorder.

Commissioner Everett opened the meeting at 6:04 p.m.

### 1. Pledge of Allegiance

None

### 2. Declaration of Conflicts of Interest

None

### 3. Approval of Meeting Minutes

A. February 27, 2018

B. March 13, 2018

**MOTION:** *Jared Gray moved to approve the February 27, 2018 and March 13, 2018 meeting minutes. Matthew Everett seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

### 4. Action and Advisory Items

#### A. Sunset Ridge Revised, Preliminary Plat, Public Hearing, Action Item:

Steve Mumford explained that the proposal is for a revised preliminary plat that changes the configuration of the roads from the original approval. It does not increase or decrease the number of lots from the original approval. The applicant redesigned the plat to reduce the



amount of blasting that would need to occur in the development. By reconfiguring the design there will be little, if any, blasting required.

Commissioners Gray and Wood were concerned with public safety, vandalism, maintenance, fencing, and snow removal with the trail between Unbridled Court and Sun Set Road.

Brian Haskell, applicant, stated that the revised preliminary plat would reduce blasting, crushing and the amount of earth fill brought in. Because the new plat would not require more earth fill it would also reduce the amount of truck traffic. The trail between Unbridled Court and Sun Set Road is a 8 foot trail with a property width of 20 feet and a significant incline, so residents could see pedestrians on the trail.

Al Rafati, applicant, explained that Lone Tree residents were upset because the developer had to blast so that the new development could have homes with basements.

Commissioner Gray asked if the parks complied with the current code. Mr. Mumford stated that the parks were approved under an old code. Mr. Haskell felt that the parks exceeded City code.

Commissioner Wood felt that lot 810 was too large for this area. He suggested that the lot be used for a park or lot lines be adjusted. Mr. Haskell explained that the City would have a hard time maintaining that park. The Commissioners were concerned that lot 810 would have animal rights that no other lot in the area would. Mr. Rafati stated that he could adjust the lot to make it less than an acre.

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

Jose Tirado, resident, asked in what time frame this plat would be built. Mr. Haskell said that hopefully within the next two years, but it depends on the housing market.

Edward Elswood, resident, asked about future access roads into the development. Mr. Mumford explained that there is a plan to connect Lone Tree Parkway to the west.

*Commissioner Everett closed the public hearing at 6:44 p.m.*

Commissioner Anderson requested that the trail between Unbridled Court and Sun Set Road be removed from the plat for safety reasons.

**MOTION:**        *Rich Wood moved to recommend approval of the Sunset Ridge revised preliminary plat to the City Council with the following conditions:*

*1. The trail between Unbridled Court and Sun Set Road be removed from the plat.*

*2. Parks and open space shall comply with the current code.*

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

## **5. Discussion Item**



A. Planning Commission Training Session.

The Planning Commissioners were trained on:

- Open and public meetings
- Land use laws and administration
- Conflict of interest
- Roles and duties of a Commissioner

B. Code Amendments.

No code amendments were discussed.

6. Next scheduled meeting: April 10, 2018

7. Adjournment

**MOTION:** *Brett Wright moved to adjourn the meeting at 10:01 p.m. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

APPROVED BY THE PLANNING COMMISSION ON APRIL 10, 2018



Steve Mumford, Community Development Director





# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

**April 10, 2018 6:00 p.m.**

Eagle Mountain City Hall Council Chambers  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

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

Commissioner Everett opened the meeting at 6:04 p.m.

### **1. Pledge of Allegiance**

Commissioner Everett led the Pledge of Allegiance.

### **2. Declaration of Conflicts of Interest**

Commissioner Gray felt he could have a conflict of interest with the golf course. He stated that he was a corporate pass holder of the golf course and that he has had contracts with Vanguard to work on the Thanksgiving Point Golf Course. Steve Mumford explained that it would only be a conflict of interest if he was benefiting from the proposal. Commissioner Gray stated that he is not benefiting from the proposal and does not currently have any contracts with the applicant.

### **3. Approval of Meeting Minutes**

A. March 27, 2018

**MOTION:** *Brett Wright moved to approve the March 27, 2018 meeting minutes. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

### **4. Action and Advisory Items**

A. Eagle Mountain Benches – Rezone, Public Hearing; Action Item:

Mike Hadley explained that the applicant was proposing a rezone of approximately 101 acres of property (59:006:0042, 0046, 0054, 0055) from Agriculture to Residential. The applicant is proposing minimum lot sizes of 1 acre.

Items to Consider:

1. Regional Trail. A regional trail is planned within the power line corridor, which crosses portions of this property. Discussion of construction of the trail and dedication of the property would take place during the future platting process.
2. Power Line and Gas Line Corridor. This property is considered unbuildable, and will restrict the uses and layout of lots in this project. Certain restrictions are also placed on the property by PacifiCorp, Kern River Gas, and the City. There is concern that some of the lots will not have large enough buildable area. The draft Future Land Use Plan designates the utility corridor as open space.
3. Lake Mountain Road. The City Council previously designated Lake Mountain Road as a rural residential road. As development along Lake Mountain Road occurs, each development will be required to pave its portion of the road.

Commissioner Anderson asked about the regional trail through the corridor. Mr. Hadley explained that the regional trail is a concept plan that would tie into the General Plan.

Jeff Scott, applicant, stated that the City's future plan for this property is rural residential, which is half acre plus lots. He said that some of the benefits of this development would be repairs to Lake Mountain Road, fire hydrants, sage brush removal, deeding Lake Mountain Road to the City, an easement to Airport Road, and a trail running alongside the project. Mr. Scott said that the regional trail could go along Lake Mountain Road and then around the property instead of through the corridor. He felt that residents could take care of the property under the corridor if they owned the property. They couldn't build under the corridor but they could graze cattle there.

Commissioner Gray was concerned about the lot buffering on the outer edges of the project. He felt that the road should meet the 53 foot standard. He was also concerned about residents building outbuildings in the utility corridor. Mr. Scott said that residents could build a barn or stable 25 feet away from the gas lines. They could also build a barn or stable under the power line corridor as long as it is not taller than 12 feet. Commissioner Gray requested bigger building lot envelopes in the corridor.

*Commissioner Everett opened the public hearing at 6:37 p.m.*

Commissioner Everett requested that a letter by Debbie Souza-Pappas from Second Chance Wildlife Rehabilitation be attached to the minutes (Exhibit A).

Mike Kieffer, resident, said that the road the applicant is requesting to pave is on BLM land. He requested that the applicant put two acre lots around the edge of the project as a buffer. He also requested that the utility corridor be left as open space. He felt that if the utility corridor was left



as open space it would encourage wildlife to stay in the area. He said that there is a red tail hawk nest in the utility corridor; the hawk keeps coming back each year to nest.

Jeff Ruth, resident, requested the City leave this property zoned agriculture which would allow for 5 acre lots. He also requested leaving the utility corridor as open space. He explained that BLM land is not safe. He stated that SITLA is in negotiations to swap the land around this property.

Kim O'Donnell, resident, said that he was concerned about the domino effect of residential housing. He said that the residential home developers and the City are taking over the mountain.

Greg Jeppson, resident, showed pictures of the property to the Planning Commissioners. He felt that if the property gets rezoned, then the property around would also get cut down to smaller lots. He wanted the City to know how special the property was. He requested that the property stay agricultural. He stated that this development would change the feel of existing properties.

Tom Checketts, applicant's attorney, stated that his client just wants to make use of his property. He stated that the steep slopes are Federal property and will remain open. He stated that the rezone is compatible with the General Plan. The uses are also compatible with the General Plan.

Melinda Martin, resident, stated the more housing that goes into the City the more crimes that will occur. She said that there are 42 sex offenders registered in City Center alone. She felt that 5 acre lots would work best for the area.

*Commissioner Everett closed the public hearing at 6:59 p.m.*

Commissioner Anderson felt that the utility corridor should be protected and left as open space.

Commissioner Gray asked if it is common to leave the utility corridor as open space. Steve Mumford stated that this is the only utility corridor area he knows that has not been kept open. There is other land in the utility corridor in the mountain area that is also privately owned.

Mr. Scotts stated that the utility corridor is on his property and that he has the right to develop the property.

Commissioners did not feel that the project was compatible with the future General Plan.

Commissioner Everett said that most of the power line corridor in the City stays open for public and utility access.

**MOTION:** *Rich Wood moved to recommend denial of the Eagle Mountain Benches rezone to the City Council for the following reasons:*

*1. Compatibility determination of the surrounding property to the south (Incompatibly with the properties to the south).*

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

**B. The Ranches Golf Course – Rezone, Public Hearing; Action Item:**

Tayler Jensen explained that the applicant is proposing a rezone of approximately 4.3 acres in various areas of the golf course from Open Space to Residential (for 27 single family residential lots) and approximately 0.68 acres from Open Space to Commercial. The proposed change will allow for the construction of an “Events Barn” which will allow the golf course to hold more tournaments and host events (e.g., wedding receptions). In addition to providing a venue for events and golf tournaments, the proposed events barn will make the golf course more profitable.

Ifo Pili shared the background of the golf course. Ten years ago Ames Construction requested that the City buy the golf course. The City declined the offer and stated that it is not in business of running a golf course. Ames Construction then offered the golf course for free to the City. The City still declined the offer. Ames Construction then explained that the golf course was \$400,000 in the hole annually and that they could not afford to keep it. A study by a professor at BYU found that there were too many golf courses in Utah County for the number of golfers. The professor concluded that with the amount of rounds the Eagle Mountain golf course had, that it would be the first to close. The City realized that the golf course would be gone if they did not take action. The City went back to Ames Construction and asked if they could at least give the City money to subsidize the golf course until a company could be found to manage the course. The City was able to secure a little over \$700,000 and a cell tower lease.

The City then approached Vanguard Management to take over the course. Vanguard has met every benchmark in the agreement for the past 10 years. The agreement does allow them to come forward and request a rezone on portions of the property. It does not state that the City has to approve the rezone. This rezone could take the golf course to a new level and hopefully make it profitable. The event barn would help them compete with other golf courses in the County. Mr. Pili explained that if the City had not made the agreement with Vanguard the course would have been gone ten years ago. The majority of the property has to remain a golf course and the City has first right of refusal if the property is sold. The City wants Vanguard to be profitable so that the course could succeed. He stated that this is the only golf course owned by a city that was not subsidized by tax dollars.

Tele Wightman, a resident and representative to Vanguard, explained that Vanguard is trying to get 27 lots approved so they can build an event barn for the golf course. The event barn is going to cost around two million dollars. He stated that Vanguard brought this to the Planning Commission in November 2017. The Planning Commission requested that Vanguard bring back details and financial statements that showed how the rezone would make the course profitable. The integrity of the golf course will not change. No greens will be relocated, some tee boxes will be moved, and only green six will be changed. The proposal does widen the roads to meet the City Code. He also explained that they will add to the agreement with the City that every dollar made on the sales of those 27 lot properties will go towards the event barn. He said that golf courses do not make a lot of money and the maintenance of a golf course is very costly.



The event barn is to help keep then golf course sustainable for the future. The event barn would also keep the golf course sustainable during years of bad weather. The golf course benefits the City and residents. This change would not decrease the value of the homes in the area.

Commissioner Anderson asked how much money would have to be invested back into the golf course for the changes it will require once the properties are sold. Mark Whetzel, Vanguards Golf Director, stated that it's about \$400,000 that would be invested back into the golf course and the rest would go towards building the event barn.

*Commissioner Everett opened the public hearing at 8:07 p.m.*

Craig Trujillo, resident, supported the golf course rezone.

Alex Malone, resident, felt that if it was so urgent to get this event barn built that Vanguard should borrow money from one of their other courses to build this event barn. He was concerned about child safety in the area. The rezone would negatively impact the community.

Ashley Pitcher, resident, stated that her neighborhood (Eagle's Gate) would be directly impacted by the commercial property. She was concerned about child safety in the area. There is a bus stop adjacent to the commercial location. Cars park along that road due to the condos that are adjacent to the property. The intersection adjacent to the commercial property is very busy.

Randy Luck, resident, questioned how the developer would be able to put in single level homes that are the same value as the surrounding homes. He also felt that they would not be able to fit 27 homes on those small lots. He stated that he wants the golf course to succeed and feels the event barn is necessary. He also felt that there were too many questions that needed to be answered before they could move forward with this proposal. He asked if the event barn needed to cost two million dollars. Could they get away with a less expensive event barn.

Stephanie Garner, resident, stated that she is against the rezoning of the commercial property. The commercial property would decrease property value. She did not feel that property owners should have to suffer for Vanguard's choices. She felt that Vanguard has other options that should be exhausted first.

Brent Harper, resident, stated that he lives adjacent to the tenth green. He supports the golf course and the proposal. He felt that the golf course benefits the residents (youth golf camp, open space, etc.).

Duff Astin, resident, stated that the City is different than it was 10 years ago. He said the agreement with the City and Vanguard had different numbers than what he was told. He read through the agreement. He felt that there were other options for the golf course than removing open space. He stated the main reason he moved to Eagle Mountain was because of the golf course. He requested that the Planning Commission deny the proposal, because once open space is lot it never comes back.

Craig Boyens, resident, was in support on the application. He stated that he has lived by a golf course in Nevada that failed. In Nevada without the golf course the value of those homes declined drastically. He wants to see our golf course succeed and be here for many years.

Jenny Watson, resident, stated that her biggest worry is the kind of atmosphere that is being created with this proposal. She was concerned with the amount of traffic and the safety of the children in the area. She presented the Planning Commissioners with an essay by Cali Watson (Mrs. Watson's 12 year old daughter). Cali Watson also collected signatures of residents opposing the rezone (Exhibit B).

Rich Steinkopf, resident, was concerned about the intersection into Eagle's Gates subdivision. He provided the Planning Commissioners with pictures (Exhibit C). He was also concerned with children's safety in the area.

Thomas Fox, resident, was against the proposal. His concerns were provided to the Planning Commissioners in written correspondence.

Al Rafiti, developer adjacent to the golf course, explained that the golf course wraps around his developments. He is in support of the golf course being a viable piece of the community.

Greg Riley, resident, was concerned about the increase of traffic in the Mt. Airey subdivision. He was also concerned about the event barn plans that were proposed. He felt that what the golf course was asking for in the event barn was different then the plans that were submitted.

Mindee West, resident and CFO of Vanguard, stated that Vanguard does not have a lot of money. They are not a publicly traded company. She invited the City to come in and audit Vanguard's accounting. She explained how hard it was to make money in the golf industry. The Ranches Golf Course is already being supplemented by other Vanguard golf courses. The other Vanguard golf courses are also owned by other business. The other business owners do not want their money going towards supplementing another golf course that they do not own. The event barn plans are from another event barn. Vanguard has not drawn up plans for the event barn being proposed in Eagle Mountain. They need to get the rezone and approval of the development before they could put money into its architecture and design. They are hoping the event barn and the restaurants will help generate revenue and service to the community.

Christa Kelley, resident, was opposed to the commercial proposal of the project and anything being built on that portion of the property. Her concerns were provided to the Planning Commissioners in written correspondence.

Alicia Hermosillo, resident, had an issue with traffic and parking along the street in the Eagle's Gate subdivision. She is concerned about traffic speeding through her neighborhood and the safety of her children. She was opposed to building anything on the commercial property being proposed.

Stephan Delledunne, resident, was in support of the golf course rezone. He explained that his company contracts with Talon's Cove Golf Course every year for a golf tournament. His company spends around 10,000 a year for the golf tournament. He would like to see a facility in



Eagle Mountain that could accommodate their company. He felt that it would be a great revenue source for the community. He felt that the public safety department should be addressing the issues with traffic and children safety. He did not feel that 27 lots would impact the traffic in the area.

Planning Commissioners received a number of written correspondences against and for the proposal.

Lisa Maxwell, resident, felt that residential homes were already encroaching on the golf course. She stated that Heatherwood on the Green has over 72 planned houses. She was concerned with the amount of traffic in the area that these two developments would create.

James Anderson, resident, was in support of the proposal. He stated that the community needs this type of event barn.

*Commissioner Everett closed the public hearing at 9:28 p.m.*

Mr. Whetzel explained that the commercial proposal plan is to attract business that would benefit the surrounding neighborhoods. Vanguard is open to suggestions for the commercial lots. Commissioner Wright asked if Vanguard plans on keeping the commercial property. Mr. Whetzel stated that they would love to keep the commercial property and use it for a revenue source. If that is not feasible then they will sell the commercial property. Commissioner Wood suggested that all revenue generated by the commercial property go back into maintaining the golf course.

Commissioner Gray suggested putting a 12-plex in place of the commercial property and getting rid of some of the residential lots. He felt that eliminating some of the proposed improvements would help the applicant reduce the cost of the project. He asked Vanguard to give residents discounts to use the event barn and golf course, so residents feel they are getting something back.

Commissioner Anderson questioned the size of the residential lots. Mr. Whetzel stated that the lots are comparable to the existing lots around the golf course. Commissioner Gray felt that the homes being proposed should be comparable in value to the current homes.

- MOTION:**        *Jared Gray moved to recommend approval to the City Council to rezone the Ranches Golf Course commercial piece to residential tier III or IV and give the applicant the possibility of acquiring the City land adjacent to the property for additional parking with the following conditions:*
- 1. Events barn shall be added to existing agreement between Eagle Mountain City and Vanguard or a new development agreement shall be created*
  - 2. Privacy fencing is required between side and rear property lines and Ranches Parkway*
  - 3. Applicant shall provide safety netting where it is deemed necessary*
  - 4. The applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA*

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

**MOTION:**

*Jared Gray moved to recommend approval to the City Council of the Ranches Golf Course rezone of lots 1 and 2 with the following conditions:*

- 1. A possibility that a third lot be added to that area.*
- 2. The properties be similar to the adjacent properties.*
- 3. Residential is limited to Single Family Residential.*
- 4. Minimum lot size is 6,000 square feet.*
- 5. Privacy fencing is required between side and rear property lines and Ranches Parkway.*
- 6. The applicant shall provide safety netting where it is deemed necessary*
- 7. The applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA.*

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

**MOTION:**

*Jared Gray moved to recommend approval to the City Council of the Ranches Golf Course rezone of lots 3 through 9 with the following conditions:*

- 1. Lots be on existing roads with no new roads.*
- 2. Residential is limited to Single Family Residential*
- 3. Minimum lot size is 6,000 square feet*
- 4. Privacy Fencing is required between side and rear property lines and Ranches Parkway*
- 5. The applicant shall provide safety netting where it is deemed necessary*
- 6. The applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA*
- 7. The homes will front the road.*

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

**MOTION:**

*Jared Gray moved to recommend denial to the City Council of the Ranches Golf Course rezone of lots 10 through 22. Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

**MOTION:**

*Rich Wood moved to recommend approval to the City Council of the Ranches Golf Course rezone of lots 23 and 24 with the following conditions:*

- 1. The possibility of three to four lots within that area.*
- 2. The houses be similar to the houses fronting Barton Drive.*
- 3. Residential is limited to Single Family Residential*
- 4. Minimum lot size is 6,000 square feet*



5. *Privacy fencing is required between side and rear property lines and Ranches Parkway*
6. *The applicant shall provide safety netting where it is deemed necessary*
7. *The Applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA*
8. *The homes will front the road.*

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

**MOTION:**

*Rich Wood moved to recommend approval to the City Council of the Ranches Golf Course rezone that lots 25 and 26 be rezoned to residential tier III or IV with the following conditions:*

1. *Events barn shall be added to existing agreement between Eagle Mountain City and Vanguard or a new development agreement shall be created*
2. *Privacy fencing is required between side and rear property lines and Ranches Parkway*
3. *The applicant shall provide safety netting where it is deemed necessary*
4. *The applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA*

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

**MOTION:**

*Jared Gray moved to recommend approval to the City Council of the Ranches Golf Course rezone of lot 27 with the following conditions:*

1. *Residential is limited to Single Family Residential*
2. *Minimum lot size is 6,000 square feet*
3. *Events Barn shall be added to existing agreement between Eagle Mountain City and Vanguard or a new development agreement shall be created*
4. *Privacy fencing is required between side and rear property lines and Ranches Parkway*
5. *The applicant shall provide safety netting where it is deemed necessary*
6. *The applicant shall provide evidence that the golf course will maintain accreditation as a 18 hole golf course from the PGA*

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

- C. Eagle Mountain City General Plan Update/Amendment, Public Hearing; Action Item: A major update/rewrite to the City's guiding document for growth and development of the City.

Mr. Mumford explained that the General Plan is a comprehensive policy document used to guide the City in decisions related to its future growth and change. In broad terms, the General Plan aims to map out and communicate Eagle Mountain's future based on a shared vision of the

community that is also grounded in reality. The plan guides future growth and establishes the framework for physical and social development of the City.

Commissioner Wood suggested preserving land for an airport.

Kelly Gillman and Mellissa Fryer, CSRA consultants, presented the updated proposed Eagle Mountain City General Plan.

Commissioner Gray was concerned that some of the zones were too vague. Commissioner Wood asked that the zones be more specific in the General Plan. Commissioner Wright suggested a percentage by lot sizes within each zone. The concern was that otherwise developers would develop to the smallest lot size. Commissioner Gray suggested only putting in the intent of the zone and removing minimum lot sizes.

Commissioner Wood suggested adding wording into the General Plan that would keep utility corridors open.

Commissioner Wright was concerned about building a collector road into an equestrian neighborhood.

*Commissioner Everett opened the public hearing at 11:06 p.m.*

Ron Besson, property owner representative of the property west of Sage Park and north of Brandon Park, he asked how the General Plan would impact his client's property. Mr. Mumford stated that it could impact the development of the property. The General Plan would zone the property Employment Center.

Elise Erler's, SITLA, concerns and suggestions were as follows:

1. Questioned the location of a central park shown on the maps.
2. An annexation boundary map should be added to the General Plan.
3. Questioned the Hidden Valley Road.
4. She felt that the framework map was out of scale in the plan.
5. The map on page 37 has a category call future transit that needs to be renamed. That category is referencing a trail system.
6. The General Plan needs to preserve the Pony Express Trail.

*Commissioner Everett closed the public hearing at 11:18 p.m.*

**MOTION:** *Rich Wood moved to table the Eagle Mountain City General Plan for two weeks so City staff and the consultants could review the following:*

1. *The land uses descriptions are more defined.*
2. *The possibility of an alternate corridor running east and west that would not impact Cedar Pass Ranch.*

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



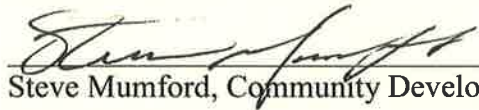
Commissioner Wood suggested that the Planning Department and the Planning Commissioner address the tier system.

5. Next scheduled meeting: April 24, 2018

6. Adjournment

**MOTION:**        *DeLin Anderson moved to adjourn the meeting at 11:31 p.m. Matthew Everett seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

APPROVED BY THE PLANNING COMMISSION ON APRIL 24, 2018



Steve Mumford, Community Development Director

# Exhibit A





April 8, 2018

Re: Eagle Mountain Rezoning Proposal

To whom it may concern,

It appears that an area in the Eagle Mountain area that is currently open space, has once again come before the City Council with regards of rezoning so that homes can be built in that area. A few years ago when this was first considered, the open space was critical for the wildlife that inhabit the area, some of which are species of concern in our state. This is unique habitat and even Eagles appreciate and live in this area and have historically.

Now, a few years later, nothing has changed for the wildlife in that area, which is GREAT! But developers still wish to turn this land into profits for them, with no concern for the wildlife that depend on its very existence. Where are they suppose to go? With land being viewed as a resource to be developed, wildlife clings to the few remaining open spaces available.

These open spaces are critical to many animals, animals that are enjoyed by the taxpayers/public in your area and outside of your area, adding tax dollars when they come to this unique area for wildlife viewing. Eagle Mountain should be proud to have held off development of this area before. To 'cave' now would be a betrayal to those who stood with the residence of that area and fought with them to keep this area wild.

Species like the American Kestrel, that is in trouble throughout Utah and the entire United States are being helped in the Eagle Mountain area through a project dedicated to help the species. This unique citizen alliance proves that the public in your area appreciate and WANT wildlife where they live.

To wipe out a huge swath of precious open space would be detrimental to many species and the environment as a whole.

Be courageous, stand up for this open space and say NO to development.

Thank you,

Debbie Souza-Pappas

Founder and Director of Second Chance Wildlife Rehabilitation

Price, Utah

# Exhibit B



Cali Watson

Prompt: should we, or should we not build the houses around the golf course.

Ideas for claims:

- How many people we have in this city already.
- Greed.
- People like to walk and ride their bikes on a path with a good view and landscape.
- people feel a lot less safe.
- traffic.
- a lot better atmosphere.

Some warrants:

- traffic in the city,( very hard to turn left out of highlands on the green.

Essay:

Imagine yourself on a stroll through the neighborhood, try to picture those beautiful fields and trees next to the golf course, and see the grass, bushes, and flowers, and then picture that all gone, destroyed, in its place, are houses, houses filled with people, and those people, have their vehicles and their jobs and places to go, and that makes the traffic and community of Eagle Mountain even more crowded, than it already is. Ever since 1996, Eagle Mountain has had a rapidly growing community, and the community is becoming large with townhomes and businesses and streets and regular houses. Say there are approximately 150 houses, 130 townhomes, and about 95 business buildings, then take that, and multiply it, by 50. Now I am not asking you to do the math, because that would be tedious, but I am asking you to just think about what we are doing, to the beautiful nature, landscape, and community of Eagle Mountain. In 2010, the population of Eagle Mountain was 21,415 and there were 5,111 households. Think about that, and then think about all of the work and construction we have been doing since then.

According to an article titled, '*Eagle Mountain Growth-2017*' it says, "In 2017 Eagle Mountain surpassed the number of building permits in every category besides commercial over the last 12 years. The growth of Eagle Mountain is getting bigger and bigger with houses and businesses, especially in this area, when we could just build it out in the city center where we have lots of room. We should try and preserve the little nature that we still have. Thankyou.

Myra Guly  
Shokun

Joseph Brown  
R. J. W.

Jan M.  
[Signature]

Sheleen Weston  
[Signature]

Mike Ford

Amanda K Ford

Jimmy Watson  
[Signature]



1

2

3

4

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## Exhibit C







# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

**April 24<sup>th</sup> 2018 6:00 p.m.**

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

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

Commissioner Everett opened the meeting at 6:00 p.m.

### 1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

### 2. Declaration of Conflicts of Interest

None

### 3. Approval of Meeting Minutes

A. April 10, 2018

**MOTION:** *Rich Wood moved to approve the April 10, 2018 meeting minutes with the following change: That the motion for the Golf Course rezone of lots 3 through 9 be clarified that the intent was that lots be on existing roads only with no new roads. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

### 4. Action and Advisory Items

#### A. Pacific Springs, Preliminary Plat, Public Hearing; Action Item:

Tayler Jensen explained that the project is for a 41.31 acre, 180 unit, single family residential development, located south of Cory Wride Memorial Park, north of Cedar Valley High School site, and west of Pony Express Parkway. The property is surrounded by SITLA property. The applicant has proposed 2.67 acres of improved open space within the development, thus they are



requesting to buy down 1.462 acres of improved open space.

Commissioner Wood asked if the lots between roads I and J would meet the current side setbacks with the lot sizes being proposed. Dan Ford, applicant, stated that he is working on making changes to the depths of those lots. He has been working with the City Engineer and SITLA on changing the minor collector road to the north.

Commissioner Wood was concerned about protecting owner's yards that live along the pass through trails from pedestrians. Mr. Ford felt that it would not be a problem to put in a barrier between the yards and trail.

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

None

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

**MOTION:**

*Rich Wood moved to recommend approval of the Pacific Springs preliminary plat to the City Council with the following conditions:*

- 1. All lots have frontages of at least 55'.*
- 2. A park fee-in-lieu of \$197,150 be collected as an open space buy down.*
- 3. 3 elevation schemes for repeated floor plans shall be approved by the Community Development Director.*
- 4. Homes sited on adjacent lots (or directly across the street/sharing frontage) shall have different floor plans (or elevations) and different color schemes.*
- 5. A mid-block HAWK be provided to the north of the project to allow safe pedestrian access to Cory Wride Memorial Park.*
- 6. A signal is placed at the intersection of Mid Valley Road and Pony Express Parkway when the warrants are met.*
- 7. Required collector/arterial road fencing shall be installed with infrastructure.*
- 8. All lots shall meet the side setback set forth in the City Code.*

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

**B. Brylee Estates, Rezone, Public Hearing; Action Item:**

Mike Hadley stated that the applicant was proposing a rezone of 68.77 acres from Agriculture to Tier II Single Family Residential. Brylee Estates is located west of Eagle Mountain Boulevard, and north of Brandon Park Estates.

Matthew Loveland, applicant representative for Fieldstone Homes, stated that they are proposing to rezone the property to Tier II Single Family Residential Use. The plan will consist of a variety of lot sizes. He stated that the landowner is willing to set aside a portion of the



property to preserve for the future land uses stated in the proposed General Plan. With today's economic development there is not a demand for the type of use being proposed in the new General Plan.

Commissioner Gray was concerned about the amount of entrance onto Eagle Mountain Boulevard. He suggested a variety of tier II lot sizes in the development.

Commissioner Wright was concerned with future development and having to demolish homes for a freeway or widening of a road.

Commissioner Wood stated that he was not in favor of rezoning the property. He felt that they were creating a problem for future residents.

Mr. Loveland suggested making the lots adjacent to Eagle Mountain Boulevard deeper. Then instead of demolishing homes it would only impact the yards. Commissioner Everett stated that it would still impact residents. Mr. Hadley suggested that during preliminary plat stage of the development the Planning Commission require a 12 foot buffer between the property and Eagle Mountain Boulevard for future road expansions.

Commissioner Gray suggested only rezoning the south portion of the property to residential.

Commissioner Wood felt that high density housing would work well next to the Employment Center Zone as long as it meets the City's Transition Density Code. He was concerned about cutting Commercial, Employment Center and Industrial Zones out of the proposed General Plan. The City needs more land zoned that way than less.

Mr. Loveland handed the Commissioners a concept plan (Exhibit A). Commissioner Gray suggested moving the 4 inner stub roads and townhomes. They should be adjacent to Eagle Mountain Boulevard.

*Commissioner Everett opened the public hearing at 7:03 p.m.*

None

*Commissioner Everett closed the public hearing 7:03 p.m.*

**MOTION:**            *Rich Wood moved to recommend approval of the Brylee Estates Rezone to the City Council with the following conditions:*

- 1. The 22.99 acres to the north remain agricultural.*
- 2. The remaining property to the south be rezoned as residential.*

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

C. SilverLake Plat 20, Preliminary Plat, Public Hearing; Action Item:



Mr. Jensen said that the project is for a 12.618 acre, 97 unit residential development containing 41 cluster lots and 56 townhome units. The project is located south of the Tickville Wash and SilverLake Plat 19.

Traffic Impact Study: The applicant has completed a traffic study for all 1,200 units that are planned to eventually be built south of the Tickville Wash, in SilverLake; the 97 proposed lots within SilverLake Plat 20 are included within this study. The City Council and Planning Commission have previously reviewed the same study with SilverLake Plats 18 and 19.

Collector Road Fencing: Collector road fencing (consistent with EMMC and collector road fencing in SilverLake south of the wash) shall be installed along the rear property lines of all cluster homes along SilverLake Parkway and Golden Eagle Boulevard.

Commissioner Wood was concerned that items requested by the Planning Commission and City Council were not provided by the developer. One item not submitted was a master plan of the parks and trail system for the south area of SilverLake.

Bronson Tatton, Flagship Homes, explained the future plans for SilverLake's south side using the map presented in the staff report.

Commissioner Everett was concerned that the most prominent features of the townhomes are the garages. He felt that the current code should be adhered to. He read the current Municipal Code which is as follows: 17.72.030 C. Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade of a building.

Commissioner Wood requested that there be sidewalks on both sides of the road in the development.

Commissioner Gray was concerned about snow removal on the proposed private drives.

*Commissioner Everett opened the public hearing at 7:56 p.m.*

None

*Commissioner Everett closed the public hearing at 7:56 p.m.*

**MOTION:**            *Brett Wright moved to recommend approval of the SilverLake Plat 20 preliminary plat and site plan to the City Council with the following conditions:*

- 1. The applicant shall pay a park cash escrow of \$2,810.40 per lot/unit (total escrow of \$272,608.90) prior to recording this plat.*
- 2. Side elevations of townhomes that face public ROWs shall have the same features in the same proportions as front elevations.*
- 3. Clubhouse shall be designed and have received approval from the Community Development Director prior to recording SilverLake Plat 20 .*



4. *A clubhouse must be constructed (receive a Certificate of Occupancy) prior to receiving Certificates of Occupancy for more than 75 townhome units, in SilverLake south of the wash.*
5. *The applicant provide a master parks and trails plan.*
6. *The applicant extend the cluster lot road to accommodate snow removal and parking.*

*Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. Nay: Matthew Everett. The motion passed with 4 ayes and 1 nay.*

5. Discussion Items

- A. Eagle Point Townhomes Plat C, Concept Plan Review, Discussion Item: At the previous request of the Planning Commission, the applicant is bringing the entire concept plan for the Eagle Point Townhome project to the Planning Commission for a concept review.

Steve Sowby, applicant's engineer, presented the new concept plan for the Eagle Point Townhomes.

Commissioner Gray was concerned about the 2 foot driveways.

Commissioners suggestion are as follows:

1. Add parking to the other side of the development that would mirror the current proposed parking.
2. Parking along a public road should be angled parking.
3. Amenities shall be constructed with Plat C (by the 3<sup>rd</sup> plat amenities shall be built).

6. Next scheduled meeting: May 8, 2018

Commissioner Wood requested a discussion item be added to future agendas giving Commissioners a chance to address the Municipal Code.

7. Adjournment

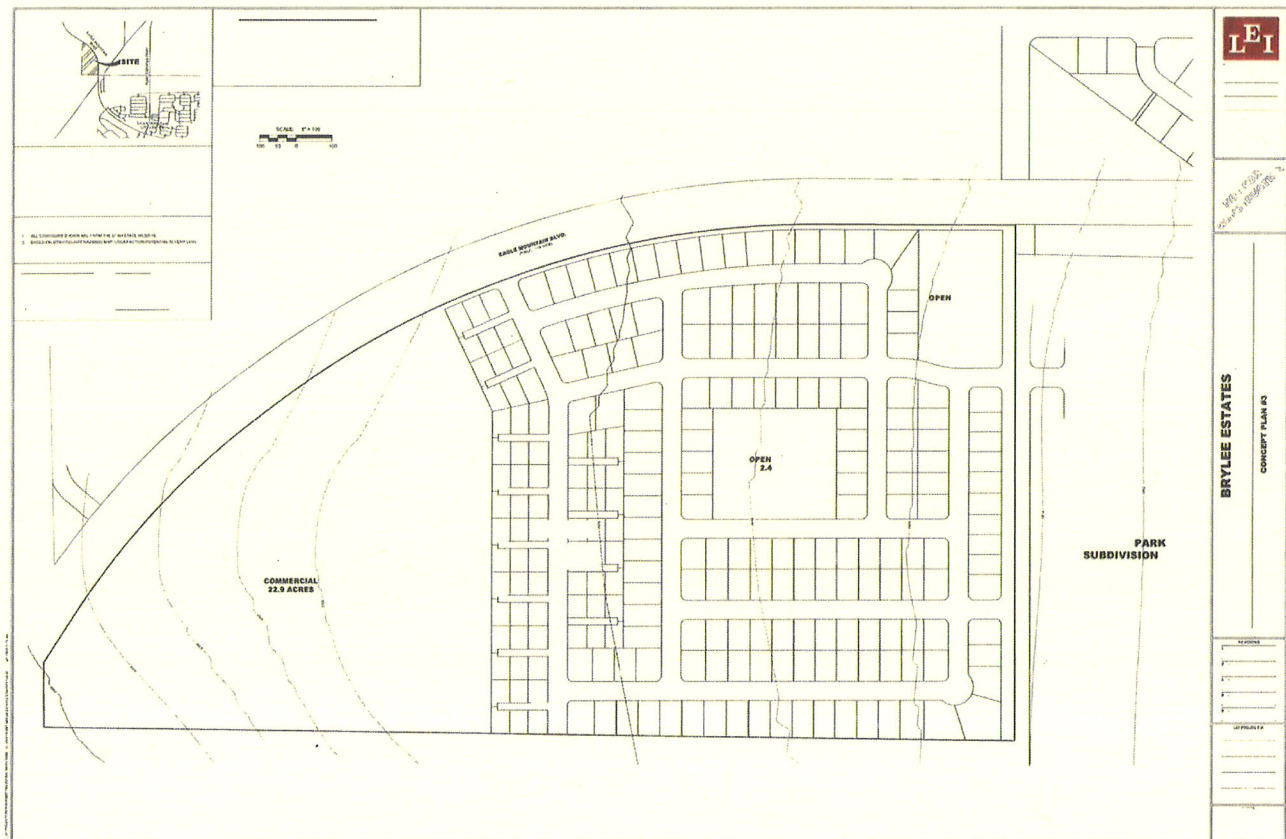
**MOTION:** *Brett Wright moved to adjourn the meeting at 8:45 p.m. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

APPROVED BY THE PLANNING COMMISSION ON MAY 8, 2018

  
\_\_\_\_\_  
Steve Mumford, Community Development Director



# Exhibit A







# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

**May 8<sup>th</sup> 2018 6:00 p.m.**

Eagle Mountain City Hall Council Chambers  
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

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

Commissioner Everett opened the meeting at 6:02 p.m.

### 1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

### 2. Declaration of Conflicts of Interest

None

### 3. Approval of Meeting Minutes

A. April 24, 2018

**MOTION:** *Rich Wood moved to approve the April 24, 2018 meeting minutes. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

### 4. Action and Advisory Items

- A. General Plan Update/Rewrite: Action Item: A comprehensive policy document used to guide the city in decisions related to its future growth and change.

Susie Perthera, CSRA, presented the updated General Plan.

Commissioner Wood asked about a future airport and the zoning that it would fall into. Mrs. Perthera said that the airport should fall under the light industrial business park.

Commissioner Gray stated that Wasatch Wing and Clay has sold their development rights and has an agreement with Camp Williams. Wasatch Wing and Clay is considered a wildlife



conservation area. Mr. Mumford stated that the property then would reflect as open space. Commissioner Gray felt that if that property were zoned as open space then rural density 1 zone should be moved to another area in the General Plan.

Commissioner Wood stated that he is not in favor of removing the road through Cedar Pass Ranch on the Transportation Plan. He requested that something be in place in the General Plan to help protect the City's corridors, right-of-ways, and the structure of neighborhoods.

Commissioner Wright said that there is a horse arena and horse trails on Cedar Drive that are required by Municipal Code to be maintained and are used by the residents. He felt that the Cedar Pass Ranch neighborhood and equestrian areas should be protected. He did not feel that a connection through Cedar Pass Ranch was necessary. Commissioner Gray said that people will use Cedar Drive to get through to new developments. There needs to be something in the plan that could protect that right-of-way and keep residents safe.

**MOTION:** *Rich Wood moved to recommend approval of the 2018 General Plan to the City Council with the following conditions:*

- 1. Property designated as conservation areas by the State or Federal Government be shown as open space on the future land use map.*
- 2. Cedar Drive corridor in Cedar Pass Ranch be protected.*
- 3. All utility corridors be designated as park and open space in the General Plan.*
- 4. Southeast rural residential density 2 be changed to rural residential density 1 and extend into the foothills zone on the future annexation map.*
- 5. Language be added to page 59 of the General Plan stating that collector road through neighborhoods with animal rights be preserved.*

*Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Rich Wood, and Jared Gray. Nay: Brett Wright. The motion passed with a vote of 4 ayes and 1 nay.*

**B. Spring Ridge Church, CUP and Site Plan, Public Hearing, Action Item:**

Mike Hadley explained that the application is for a CUP (Conditional Use Permit) and Site Plan on an LDS Church building located on 4.92 acres in the SilverLake 16 subdivision, located off of Woodhaven Blvd.

Commissioner Everett felt that the Municipal code should be reviewed on church parking lots.

Mike Davey, architect, said that this parking lot design has more islands and is better for snow removal.

*Commissioner Everett opened the public hearing at 7:13 p.m.*

None

*Commissioner Everett closed the public hearing at 7:13 p.m.*



**MOTION:** *Bret Wright moved to approve the Spring Ridge Church Conditional Use Permit. Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

**MOTION:** *Brett Wright moved to recommend approval of the Spring Ridge Church site plan to the City Council. Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

C. Eagle Mountain Sr. Seminary, Preliminary Plat, Site Plan, and CUP; Public Hearing, Action Item:

Tayler Jensen explained that this was a preliminary plat for one (1) .973 acre lot located adjacent to the Cedar Valley High School, and a site plan and CUP for an LDS Seminary building.

The applicant has provided a written request for exceptions to the Municipal code. The requests are as follows:

1. Parking location: While the proposed elevations comply with Commercial Design Standards, the proposed site plan does not comply with the Municipal Code as the parking lot location is at the front of the lot, along High School Road with the building being located behind.

Section 17.72.030 B "...Locate surface parking to the side or rear of the buildings. Parking should not be located between any commercial building and the street.

2. Building Setbacks: The applicant has requested that the west setback for the building be reduced to fifteen feet (15') to allow for future additions; the west side setback is currently shown at thirty-three feet 3 inches (33'3").

Table 17.60.160(b) defines the required buffers widths between different project types, and it designates that the separation between a permitted use and a Conditional Use as fifteen feet (15'), and the required buffer between single family residential dwellings and religious and cultural meeting halls is ten feet (10').

Commissioner Wright asked why the Code does not allow a front parking lot and access onto High School Road. Mr. Jensen explained that High School Road would be a collector road and the City does not want too many access roads that close together.

Commissioner Gray felt that the parking lot could stay in the front if it was accessed from the high school parking lot.

Mr. Davey stated that there were several reasons to request the parking lot in front of the Seminary building. The reasons are as follows:

1. Locating the parking lot behind the Seminary building would place the driveway entrance directly in the bus drop-off area. This would create unsafe and inefficient traffic flows.



2. The school will install a gate just south of the bus drop-off area near the crosswalk. The gate will be closed at certain times of the day to restrict traffic north of the gate. Locating the parking lot behind the Seminary building would place the driveway entrance behind the gate. Access to the Seminary parking lot would be limited when the gate is closed.
3. Locating the parking lot in front of the seminary building would be consistent with the school site design. The Seminary parking lot would align with the school's parking lot.
4. Locating the parking lot in front of the Seminary building would allow a safer configuration for the dumpster enclosure. The garbage truck could pull into the parking lot from the public road, back up and turn around in the seminary parking lot, and then pull out forward on to the public road. If the parking lot is located behind the Seminary building, the garbage truck would be required to drive across the school crosswalk and then back out of the Seminary parking lot into the bus drop-off area.
5. Locating the parking lot behind the Seminary building would increase the public road traffic noise in the three classrooms that are located on the south side of the building.
6. Locating the parking lot behind the building would require the school district to provide an access easement to the Seminary through the school parking lot. The Church prefers not to obtain this easement.
7. They feel that the Commercial Design Standards are intended for commercial and multifamily projects. The small-scale Seminary project is an institutional project that will tie into the institutional high school project.
8. They will add berming and shrubs between the High School Road and the parking area to provide some visual and headlight screening.

Commissioner Wood suggested a right-in/right-out access only into the parking lot. Mr. Mumford explained that there would have to be an acceleration lane. Commissioner Everett did not feel that it would be necessary for a right-in/right-out access, because Seminary staff should be leaving at a different time than students.

*Commissioner Everett opened the public hearing at 7:42 p.m.*

None

*Commissioner Everett closed the public hearing at 7:42 p.m.*

Commissioner Everett felt that it was appropriate to allow the parking lot and access in front of the building.

**MOTION:** *Rich Wood moved to recommend approval of the Sr. Seminary preliminary plat to the City Council. Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

**MOTION:** *Rich Wood moved to approve the Sr. Seminary Conditional Use Permit. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*



**MOTION:** *Rich Wood moved to recommend approval of the Sr. Seminary site plan to the City Council with the following condition:*

*1. The west setback be 15'*

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

- D. Eagle Top Phase 2, Preliminary Plat; Public Hearing, Action Item: A 4 lot preliminary plat located on .715 acres, located on Eagle Top Court, north of Golden Eagle Road.

Mr. Jensen stated that the preliminary plat was approved on February 17th 2015; preliminary plat approvals are valid for two (2) years. Because a final plat was never approved, the preliminary plat approval expired on February 17th 2017. As a new submittal, this subdivision is subject to all requirements of any new residential development. No blasting will be required for this project.

Open Spaces: By Code 4,000 SF of improved open space is required as part of this development, however, due to the small size of the required improved open space, staff is instead recommending improvements to the City's existing open space system as allowed for by 16.35.105 2 which states "...If the neighborhood is within 1,320 feet of an existing park, the developer may be required to improve the existing park rather than create additional park space within the development, at the discretion of the Planning Commission and City Council."

Staff recommends making improvements to the Freemont Springs Park/Park System. The Freemont Springs Park (located approximately 1,070 linear feet from Eagle Top 2) has a trail stub that crosses Ute Drive and dead ends at City property. The end of Eagle Top Court is also stubbed for a pedestrian path, and the City owned property between the two has had some grading work completed, planning for an eventual trail connection between the two stubs. It is the opinion of Planning and Park staff that the developer should be required to complete the trail between Ute Drive and Eagle Top Court to meet their open space requirement. Completion of the trail from the Eagle Top subdivision to the Freemont Springs Park would: improve connectivity, walkability, and recreation opportunities in the area.

The applicant has designed a trail connection, but has since requested to pay a parks fee-in-lieu rather than completing the trail. Staff recommends denying the applicants request to pay a park fee-in-lieu and require the paving of the path.

Commissioner Gray asked if the building envelope was big enough on each lot without having to change the slope of the property.

Greg Hansen, the property owners representative, said that building the trail would cost more than paying the fee-in-lieu. He stated that no blasting will be required for the development. The houses will have to be split levels due to the slope of the property.

*Commissioner Everett opened the public hearing at 8:15 p.m.*

Ashley Setterberg, resident, suggested that the trail go straight down to the park. Maybe the developer could add steps into the hillside. She said that her two small children can walk down



the hillside with no problems. She felt that more people would use the trail straight to the park. She also suggested a trail or a path be built for access to the property behind the lots. Commissioner Anderson explained that the trail to the park would also be a bike trail.

Armela Christiansen, resident, was concerned about the amount of homes being built around her property.

*Commissioner Everett closed the public hearing at 8:23 p.m.*

Commissioner Gray asked about adding steps to the trail. Mr. Jensen said that it would have to be ADA compliant.

**MOTION:** *Rich Wood moved to recommend approval of the Eagle Top Phase 2 preliminary plat to the City Council with the following conditions:*

- 1. Front and side yards must be landscaped by the developer/builder prior to receiving a certificate of occupancy.*
- 2. 75% of home exteriors shall be masonry materials.*
- 3. Hillside drainage plans must be approved by the City Engineer prior to issue of a building permit, no C of O issued until required drainage systems are installed.*
- 4. Collector road fencing shall be installed on side lot lines on the corner of Eagle Top Court and Golden Eagle Road.*
- 5. Sidewalk/path shall be installed along Golden Eagle Road for width of the project*
- 6. A street light shall be installed at the corner of Golden Eagle Road and Eagle Top Court.*
- 7. Paved pedestrian trail shall be completed between Eagle Top Court and existing trail stub at Ute Drive (that connects into Freemont Springs Park).*
- 8. There will be no blasting.*
- 9. The pedestrian trail be ADA compliant.*

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

## 5. Discussion Items

- A. Code Discussion: Time was set aside for members of the Planning Commission to discuss potential Code amendments.

Commissioners and Planners discussed the following:

1. Lot frontage on age targeted products (width of the lot)
2. Tier system
3. Overlay zone for high density
4. Accessory apartments
5. Master plans serving as preliminary plats
6. Street trees
7. Speed reduction signs for neighborhoods
8. Park calculations and timing standards



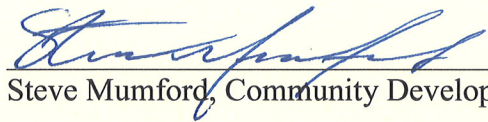
9. Retaining wall height
10. Traffic plans and using the existing stub roads
11. Rear setbacks
12. Concept plan reviews

6. Next scheduled meeting: May 22, 2018

7. Adjournment

**MOTION:**        *Jared Gray moved to adjourn the meeting at 9:42 p.m. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

APPROVED BY THE PLANNING COMMISSION ON JUNE 12, 2018



Steve Mumford, Community Development Director





# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

**May 22<sup>nd</sup> 2018 6:00 p.m.**

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

COMMISSION MEMBERS PRESENT: DeLin Anderson, Brett Wright, and Jared Gray.

MEMBERS EXCUSED: Matthew Everett and Rich Wood.

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

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

Commissioner Wright opened the meeting at 6:00 p.m.

### **1. Pledge of Allegiance**

Commissioner Wright led the Pledge of Allegiance.

### **2. Declaration of Conflicts of Interest**

None

### **3. Action and Advisory Items**

#### **A. Steeplechase Eagle Mountain, Preliminary Plat: Public Hearing, Action Item:**

Steve Mumford explained that the project is for a 475-acre, 1-lot plat located south of the southern terminus of Pony Express Parkway on parcels 59:057:0003 and 59:057:004. The plat is located within the Regional Technology and Industry Overlay Zone, which allows for a special approval process for an RTI site plan application, which the applicant plans to use for the site plan approval.

Commissioner Gray was concerned about construction traffic. He suggested that construction traffic must use Eagle Mountain Boulevard instead of Pony Express through The Ranches.

Travis Perry, applicant's representative, stated that his client wants to be a good neighbor. They will work with staff to reduce the construction traffic impact.

*Commissioner Wright opened the public hearing at 6:19 p.m.*

Reagan Peck, resident, asked about the construction time line and the phasing of the product.



*Commissioner Wright closed the public hearing at 6:21 p.m.*

Mr. Perry stated that his client is excited to start construction this year. His client is committed to one phase of the project at this time, but there could be additional phases in the future. Construction of Phase 1 could take about 2 years.

**MOTION:** *Jared Gray moved to recommend approval of the Steeplechase project to the City Council. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

Commissioners recommended that staff review construction traffic impact.

**B. Overland Signs, Action Item:**

Mr. Mumford said that the applicant is proposing two community entrance signs for the Overland development. The proposed signs are located within the public ROW and require City Council approval per chapter 17.80.110 of the Eagle Mountain Municipal Code.

This sign is located on the north side of the Overland development, just north of the intersection of Pony Express Parkway with Lake Mountain Road. The proposed entry sign will be located on each side of Pony Express Parkway, with the tallest portion being a twenty foot (20') obelisk on a four foot (4') pedestal. The pedestal is fifty-eight feet (58') long with a thirty-eight foot (38') long six foot (6') tall monument sign located on it. There is a three foot (3') tall trellis structure above the monument. On the other side of the road is a twenty foot (20') obelisk on a four foot (4') pedestal.

Mr. Mumford was concerned about the proposed location of the sign. The property being proposed was approved for the Oquirrh Mountain Ranch Park. He suggested that the sign be moved to the south end of the park on the adjacent property.

Commissioner Anderson questioned the height of the sign being 20 feet and if a subdivision needed a monument sign that large. Mr. Mumford stated that there are 3 large master development plans in the City. The 3 large master development plans are The Ranches, Overland, and Eagle Mountain Properties.

Commissioner Wright was concerned about how this would represent residents and developments south of the Overland development that are not a part of Overland. He suggested that there be a north and south monument sign into the development.

Commissioner Gray was concerned that the signs would segregate the City. He was also concerned with the visibility of motorists and the distance of the sign from the road.

Bryon Prince, Ivory Development, agreed with Mr. Mumford and will move the proposed sign south to the suggested property. He stated that this sign is the primary monument for Overland development. The development is a 3800 unit master plan with 1200 acres and it will take about 20 to 30 years to build. One idea is to add the City logo to the sign to help represent the City.



Commissioner Wright liked the idea of having the City logo on the monument sign. He would like to see the City logo on other signs (subdivision and ranches signs) throughout the City so people know they are in Eagle Mountain City.

**MOTION:**

*Jared Gray moved to recommend approval of the Overland signs to the City Council with the following conditions:*

- 1. The applicant shall enter into an agreement to lease the City's property on which the sign is located.*
- 2. The proper distance be determined between the intersection and right-of-ways. That the sign be moved south making sure it does not obstruct the Lake Mountain Road motorist view.*
- 3. The City logo be on both pillars.*
- 4. City Council review the size and scale of the sign.*

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

- C. Regional Technology and Industry Overlay Zone (17.48) Code Amendment; Public Hearing, Action Item: A staff proposed Code amendment to the RTI Overlay Zone to give the DRC approval authority over subdivision plats for RTI projects, as well as allowing DRC approval of temporary concrete batch plans and material processing during construction, and allowing alternative parking standards to be approved by the DRC for RTI projects.

Mr. Mumford explained that staff recommended that some minor modifications be made to the Regional Technology and Industry Overlay Zone to improve our economic development efforts with technology companies. The recommended changes include:

- Giving the DRC approval authority over subdivision plats for RTI projects;
- Allowing for DRC approval of temporary concrete batch plants and materials processing during construction, at least ½ mile away from existing residences;
- Allowing for alternative parking standards to be approved by the DRC based upon information provided by the applicant.

Commissioner Anderson was concerned about construction hours of operation and dust control. Mr. Mumford said that the City Municipal Code states that construction hours are from 7:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 9:00 p.m. on Saturday.

Commissioner Gray was concerned about the checks and balances with this Overlay Zone. He felt that this overlay removed the checks and balances that were in place to protect the City staff, Planning Commissioners, and City Council.

*Commissioner Wright opened the public hearing at 7:52 p.m.*

None

*Commissioner Wright closed the public hearing at 7:52 p.m.*



**MOTION:**

*DeLin Anderson moved to recommend approval of the Regional Technology and Industry Overlay Zone Chapter 17.48 Code amendment to the City Council with the following conditions:*

- 1. DRC approval authority over subdivision plats for RTI projects.*
- 2. DRC approval of temporary concrete batch plants and materials processing during construction.*
- 3. Alternative parking standards to be approved by the DRC.*
- 4. Batch plant distance be ½ mile away from residential areas.*
- 5. Construction to conform to the hours of operation set forth in the Municipal Code.*

*Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

- D. Parks and Open Space, Landscaping Plans (16.20,16.25,16.30,16.35) Code Amendments; Public Hearing, Action Item: Staff proposed Code amendments to reduce the complexity of the City's current parks and open space requirements, and improve the consistency of the implementation of those requirements across all developments.

Mr. Mumford went through an overview of the following Code changes:

- Cleaning up some of the requirements for preliminary plat and final plat landscape plan submittals.
- Simplifying the calculation of the guarantee for parks and improved open spaces. Developers are required to improve parks and open spaces prior to recording the first plat, or they can pay cash to the City to be held in escrow at the rate of \$3,750 per lot. That amount was calculated at the rate of \$2.00/sq. ft. for the base level improvements, plus \$500/sq. ft. for labor, multiplied by 150%. One lot would require 1,000 square feet of open space.  $(1,000 \times \$2.00 + \$500) \times 1.5 = \$3,750$ . This number was compared with bond amounts and park costs for recent park projects in the city, and found to be very comparable.
- Eliminating small common areas in multi-family projects from qualifying as improved open space.
- Allowing storm water basins to count as improved open space at a rate of 75%, if improved with sod and other improvements.
- Changing the parks and open space fee-in-lieu from \$5.75/sq. ft. to \$3.75/sq. ft. plus the appraised value of the land.

*Commissioner Wright opened the public hearing at 8:18 p.m.*

None

*Commissioner Wright closed the public hearing at 8:18 p.m.*

**MOTION:**

*DeLin Anderson moved to table the Parks and Open Space, Landscaping Plans Chapters 16.20, 16.25, 16.30, and 16.35 Code Amendments to June 12, 2018.*

*Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

- E. Stubbed Road Connections (16.30.090) Code Amendment; Public Hearing, Action Item:



Mr. Mumford explained that staff has proposed a code amendment to clarify the requirement that new developments must include road connections into all existing stubbed roads in adjacent developments (this includes built stubs, and platted, but unbuilt stubs).

*Commissioner Wright opened the public hearing at 8:26 p.m.*

Marian Burningham, resident, lives next to a stub road in Cedar Pass Ranch. She was concerned about adding traffic to Cedar Pass Ranch roads if that connection was used. She felt that Cedar Pass Ranch was already well connected. She stated that each stub road should be addressed separately and that neighbors should have a chance to address the City Council.

Jeff Ruth, resident, felt that the stub road connection off of Cedar Drive in Cedar Pass Ranch should not be used as a connection.

Kevin Burningham, resident, felt that each stub road should be documented and reviewed before developments are approved to connect.

*Commissioner Wright closed the public hearing at 8:51 p.m.*

Commissioner Anderson felt that each stub road should be addressed separately.

Commissioner Gray requested using should or maybe instead of shall in the Municipal Code change.

**MOTION:** *Jared Gray moved to table the stubbed road connections 16.30.090 Code amendment. Motion failed for lack of a second.*

**MOTION:** *Jared Gray moved to recommend approval of the Stubbed Road Connections Chapter 16.30.090 Code Amendment to the City Council with the condition that the Municipal Code state should instead of shall. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

#### 4. Discussion Items

- A. Code Discussion: Time was set aside for discussion of potential future Code amendments including but not limited to retaining walls, hillside development standards, subdivisions, residential zoning, and residential bonus density.

No discussion

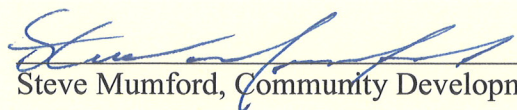
#### 5. Next scheduled meeting: June 12<sup>th</sup> 2018

#### 6. Adjournment

**MOTION:** *Brett Wright moved to adjourn the meeting at 8:45 p.m. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*



APPROVED BY THE PLANNING COMMISSION ON JUNE 12, 2018

  
Steve Mumford, Community Development Director