

Eagle Mountain City Planning Commission Minutes 2014

Dates of Planning Commission Meetings:

- January 14, 2014
- January 28, 2014
- February 11, 2014
- February 25, 2014
- March 25, 2014
- April 22, 2014
- May 13, 2014
- May 27, 2014
- June 24, 2014
- July 8, 2014
- July 22, 2014
- August 12, 2014
- August 26, 2014
- September 23, 2014
- October 28, 2014
- November 11, 2014
- December 9, 2014

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 14, 2014 AT 6:00 P.M.

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

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

COMMISSION MEMBERS PRESENT: Preston Dean, Wendy Komoroski, Matthew Everett, and Miriam Allred.

CITY STAFF PRESENT: Steve Mumford, Planning Director; and Mike Hadley, Senior Planner.

ELECTED OFFICIAL PRESENT: Donna Burnham

Commissioner Dean called the meeting to order at 6:03 p.m.

Pledge of Allegiance

Commissioner Dean led the Pledge of Allegiance.

1. Declaration of Conflicts of Interest

None

2. Election of 2014 Planning Commission Chair and Vice-Chair

Commissioner Dean requested that the item be rescheduled allowing the current Commissioner Chair (John Linton) to be present.

3. Development Items

A. Evans Ranch Plat B-3 Preliminary & Final Plat – Public Hearing, Action Item

Steve Mumford explained that Evans Ranch Plat B-3 is a 4.61-acre 1-lot subdivision in the Evans Ranch development, located at the northeast corner of Porter's Crossing and Golden Eagle Road. The Master Plan and Master Development Agreement for Evans Ranch were recently approved by City Council. The lot is proposed exactly as shown in the Evans Ranch Master Development Plan as a church site. The developer is selling the property to the LDS Church and in order to sell that property the site must be platted. This does not guarantee that the church would build right away, but once the lot is platted and recorded by the County it becomes vested.

Improvements will be made to Porter's Crossing and Golden Eagle Road along with this plat. The eastern side of Porter's Crossing will be completed, with additional asphalt, curb and gutter, park strip, and multi-use path. Modifications to the existing median will be made to accommodate a left-turn lane on Porter's Crossing. The only concern with the roadways relates to the internal neighborhood road on the northeast side of this lot. Since there is no reason for this roadway to be improved until the residential lots are platted, the road has not

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been included in this plat. The entire roadway, then, will have to be included in the subdivision plat that includes the residential lots, and it will have to be improved at that time.

Suggested recommended conditions:

1. Plans must be revised to include public utility easements of 10 feet along roadways (and future roadways) and 5 feet along other property lines.
2. A road and infrastructure improvement agreement shall be completed, designating the party responsible for improvement of the neighborhood road, and including the City as a party for enforcement.

Nate Shipp, DAI, said that he is excited for this project to start. The developer has been working on improving the right-of-way on Porter's Crossing. Energy Director is working on the main feeder line for the project, just on the east side. The developer's machines have been out there to help facilitate the main feeder line. He explained that the first three lots in the development are getting close to being finished. Hopefully in the next couple of Planning Commission meetings DAI will be able to get approval for some of the larger parts of the development.

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

Amy Plott, 4134 E. Sioux Street, asked if the lot has been sold to the LDS Church and what would happen if the church decided not to build on the property. Mr. Shipp explained that the LDS Church is purchasing the lot and it would be their decision to build. She stated that there is construction noise in her neighborhood earlier than 7:00 am. She was also concerned about widening Porter's Crossing on the east side. She suggested that the City look at widening Porter's Crossing before the development along the east side is developed. Mr. Mumford explained that in the City Master Plan, Porter's Crossing is considered a major collector road, which means Porter's Crossing will not be widened. The traffic study shows that it will be able to handle the amount of predicted traffic for the area. If a developer wants to develop the south area with a higher density, then that developer would be responsible for widening Porter's Crossing, or would have to lower the density of the development. Mrs. Plott asked if there was still a plan to connecting to Golden Eagle. Mr. Mumford explained that the City Attorney said that the City could not require the extension to Golden Eagle unless the traffic study required the extension.

Commissioner Dean asked Mr. Mumford what the Future Land Use and Transportation Map showed for Porter's Crossing. Mr. Mumford explained that it shows as a minor collector road in the Future Land Use and Transportation Map, but it's built to match a major collector cross section. He explained that the City has sent out requests for proposals (RFP) to engineering consultants to update the Master Transportation Plan. The Porter's Crossing area is one area the City has requested the engineer to take a closer look at, because of the growth.

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

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MOTION: *Wendy Komoroski moved to approve and recommend the Evans Ranch Plat B-3 Preliminary & Final Plat to City Council with the following recommended conditions.*

- 1. Plans must be revised to include public utility easements of 10 feet along roadways (and future roadways) and 5 feet along other property lines.*
- 2. A road and infrastructure improvement agreement shall be completed, designating the party responsible for improvement of the neighborhood roads, and including the City as a party for enforcement.*

Matthew Everett seconded the motion. Those voting aye: Preston Dean, Matthew Everett, Wendy Komoroski, and Miriam Allred. The motion passed with a unanimous vote.

B. Eagle Mountain Gateway (SR73) Preliminary Plat – Public Hearing, Action Item

Mr. Mumford explained that this property was rezoned in May, 2013, to Commercial and Commercial Storage. The proposed 28.6-acre preliminary plat includes 14 total lots or parcels. Lot 103 is planned as a storage unit lot, lots 401 and 402 are planned as future multi-family, and the remaining lots are intended for retail, office, and office-warehouse. The property is located in the northwest corner of SR 73 and Mt. Airey Drive, north of SR 73.

The concept plan that was provided to the City Council and Planning Commission with the rezone application included the preservation of an additional 150 feet of right-of-way for future UDOT purchase. This property is located at the entrance to the City along SR 73. SR 73 is a state highway owned and maintained by UDOT, and the UDOT Region 3 Director has stated their intent to continue widening that road, as needed, until it cannot be widened any more. In other words, SR73 is the priority road into and out of the city. City Staff has been meeting with UDOT and Mountainland Association of Governments (MAG) to discuss future right-of-way needs for a higher capacity road in this area, and has settled on the need to obtain an additional 200 feet of right-of-way, approximately.

The City has made an application to Mountainland Association of Governments to obtain funds from the Local Option Corridor Preservation Funds to purchase the property necessary for future right-of-way in this area. The purchase of raw ground, prior to development, saves taxpayers a substantial amount of money, and reduces or eliminates the need for UDOT to use eminent domain to obtain property or buildings in the future. The City has received approval from Mountainland MPO Regional Planning Committee.

This right-of-way issue has a substantial impact on the design of this subdivision plat. The property owner has been willing to sell the property to UDOT, but doesn't want to delay his project unnecessarily, if the process is lengthy. That being said, major changes may be necessary to the plat design as a result of the property negotiations, and it would be wise for

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the City to wait until these negotiations have been completed before approving a subdivision plat for the property. This could be considered a very valid reason to table the project.

The City recommends that the Planning Commission table the Eagle Mountain Gateway SR 73 preliminary plat in order to provide more time for negotiation of the property purchase and the application for approval of funding to the Local Corridor Preservation Fund. Approval of a preliminary plat containing lots and property that are currently undergoing negotiations for purchase would cause uncertainty and unnecessary confusion.

Commissioner Dean was concerned about the five acre property if it was owned by the City. He asked if the City plans to improve and maintain the property. He also stated that it would be a challenge for the owner to build a commercial building so far off a major road. Mr. Mumford stated that the owner has expressed the same concerns, and has requested to change the plans. The City's main concern was allowing a commercial building to go up and having it torn down later.

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

None

Commissioner Dean closed the public hearing at 6:40 p.m.

MOTION: *Wendy Komoroski moved to table the Eagle Mountain Gateway SR 73 Preliminary Plat to provide more time for future right-of-way and real estate negotiations between the City, UDOT, and the property owner. Miriam Allred seconded the motion. Those voting aye: Preston Dean, Matthew Everett, Wendy Komoroski, and Miriam Allred. The motion passed with a unanimous vote.*

C. The Cove at Rock Creek Concept Plan – Discussion Item

A proposed concept plan for the remaining portion of Rock Creek development. The proposed application consists of 82 townhome units on 6.53 acres for a density of 12.5 units per acre.

Mike Hadley explained that the projected is located just south of the existing Rock Creek development off of Rock Creek Rd and Clear Rock Rd in the Ranches Master Development. The proposed application consists of 82 townhome units on 6.53 acres for a density of 12.5 units per acre. This proposed concept plan is the remaining portion of the original Rock Creek development. The original Rock Creek development was approved with 276 total units Phase 1 consisted of 96 units and Phase 2 consisted of 84 units for a total of 180 platted units. There are a total of 96 possible units left that could be built. The remaining portion was approved as 12-plex units similar to the existing Rock Creek development. The Cove at Rock Creek is proposing 82 townhome units instead of the 12-plex buildings. The applicant would like to get feedback on the possibility of building the townhomes instead of 12-plex buildings before he purchases the property.

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The City's Development Review Committee (DRC) concerns are as follows:

1. Utility placement, and fitting utility lines around the buildings.
2. Drainage issues.

Commissioner Komoroski asked if the City had a preference between garage versus parking. Mr. Hadley explained that the only concern the City has is adequate parking.

Travis Taylor, West State Construction, explained that he has built this type of unit in North Logan, Saratoga Springs and Pleasant View and they have been very successful. There are two types of townhome options, one with a garage and the other with covered parking. The developer is requesting flexibility with the two options depending on the market popularity of the units.

Commissioner Dean asked the width of the driveways. Mr. Taylor stated that the driveways that are back to back are 30 feet, and all others are 28 feet. He explained that the distance between the townhomes is 20 feet for this development, normally the plan calls for only 15 feet. There is an extra 5 feet to work with for utility lines. Commissioner Dean asked Mr. Taylor what he has done in his other developments that has kept visitors from parking in front of the garages. Mr. Taylor explained that signs would be posted stating no construction parking in English and Spanish. There would also be 24 hour parking for visitors. He stated that in Saratoga Springs his development has contracted with Beehive Towing and that company polices the development.

Mr. Hadley explained that the development would require amenities. The amenities would be determined at preliminary plat.

Commissioner Dean asked Mr. Taylor if there would be an HOA and if the HOA would be responsible for the area around the townhomes. Mr. Taylor stated that the HOA would be responsible for the area around the townhome.

Commissioner Dean was concerned about the development's parking and driveways. Mr. Mumford explained that the development meets the requirement for parking, but parking is always a concern with this type of development. The driveway length the City Code requires is 22 feet, and a parking lot requires a 24 foot aisle between stalls. He believes the 30 feet and 28 feet for the development driveways are adequate. There is no parking in front of the garages. The main concern for this development is utility lines.

4. Work Session

A. Discussion of Potential Development Code Amendments

B. Next Scheduled Meeting: January 28, 2014

5. Adjournment

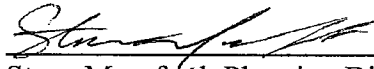
The meeting was adjourned at 7:14 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 11, 2014.

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Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JANUARY 28, 2014 AT 6:00 P.M.

Eagle Mountain City Conference Room; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Preston Dean, Miriam Allred, and John Linton.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

Commissioner Linton called the meeting to order at 6:13 p.m.

1. Declaration of Conflicts of Interest

None

2. Approval of Meeting Minutes

A. December 10, 2013

MOTION: *Preston Dean moved to approve the December 10, 2013 meeting minutes. Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, and John Linton. The motion passed with a unanimous vote.*

B. January 14, 2014

MOTION: *No motion was made.*

3. Election of 2014 Planning Commission Chair and Vice-Chair

MOTION: *Preston Dean moved to appoint John Linton as Planning Commission Chair for the 2014 year. Miriam Allred seconded the motion. Those voting aye: Miriam Allred, Preston Dean, and John Linton. The motion passed with a unanimous vote.*

MOTION: *John Linton moved to appoint Preston Dean as Planning Commission Vice Chair for the 2014 year. Miriam Allred seconded the motion. Those voting aye: Miriam Allred, Preston Dean, and John Linton. The motion passed with a unanimous vote.*

4. Development Items

A. Sunset Ridge Plat 2 Final Plat – Action Item, Recommendation to the City Council

This is phase two of the approved Sunset Ridge project, located immediately northwest of the Lone Tree neighborhood, and consisting of 21 lots on 8.29 acres.

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Mike Hadley explained that the proposal is for the second plat of the Sunset Ridge preliminary plat, it consists of 21 lots for an average lot size of 9,703 sq. ft.. The overall density is 2.53 units per acre. The lot sizes range from 7,255 sq. ft. to 13,375 sq. ft. There are a couple of issues with the plat.

1. Construction access for this phase of Sunset Ridge will need to be along Lone Tree Pkwy going west and then north along Secretariat Rd through the Sunset Ridge Plat.
2. For this phase the applicant can install the park improvements required or place the money into the existing landscape bond for Sunset Ridge. The park improvements for the Sunset Ridge project will be required to be completely installed by 50% of the building permits for the preliminary plat.

Commissioner Dean was concerned about lot setbacks. He stated that the intent of the City Code is to have 15 feet between homes. Steve Mumford suggested that maybe the code should require setbacks to be a minimum of 7.5 feet.

Adam Bradley was concerned about access to the neighborhood. Mr. Mumford explained that the development road access meets all traffic study requirements and Fire Department approval.

Commissioner Linton suggested that the developer be ready with the proposed park plan before the development goes to City Council.

MOTION: *Preston Dean moved that the Planning Commission recommend the approval of Sunset Ridge Plat 2 Final Plat to City Council with the following recommended condition:*

1. *The developer needs to submit a final park design and cost estimate prior to City Council meeting. The developer must then install the park improvements or bond for the required cost.*

Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, and John Linton. The motion passed with a unanimous vote.

B. Monte Vista Ranch Master Development Plan Items – Public Hearing (The applicant is requesting that these items be tabled until the February 25 meeting)

1. Development Code Amendments – Chapters 17.26, 17.36, 17.52

The applicant is proposing that three new zoning chapters be added to Title 17 of the Municipal Code: (1) Chapter 17.26 Residential Mixed Use Development Zone; (2) Chapter 17.36 Commercial Mixed Use Development Zone; (3) Chapter 17.42 Industrial Mixed Use Development Zone.

2. Master Development Plan & Agreement Amendments

An applicant proposal to rezone the vacant properties within the master plan to the three newly proposed zones, divide the project into 5 different planning areas, and propose a maximum number of dwelling units in each area. A draft agreement is provided for review. The applicant's intent is for the existing agreement to be replaced with an amended agreement.

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3. General Plan Amendments

The City's General Plan (Future Land Use and Transportation Corridors Map) is proposed to be amended, consistent with the master development plan changes.

Commissioner Linton opened the public hearing at 7:10 p.m.

None

MOTION: *Preston Dean moved to table Monte Vista Ranch Master Development Plan items and continue the public hearing to the February 25, 2014 meeting. Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, and John Linton. The motion passed with a unanimous vote.*

5. Work Session

A. Discussion of Potential Development Code Amendments

Code topics for discussion include: model home signs; Approval authority and development review process; residential bonus density, and others.

Mr. Mumford explained that there are a number of code amendments that the City is considering for the City Development Code.

Signage

Builders request more signage for model homes. Currently the City Code allows 30 sq. feet project signage on-site, and ladder signs off-site. Mr. Mumford asked what should be allowed for builders, temporary signage, more signage along SR 73, and/or directional signage. Following a lengthy discussion, Commissioners felt that no code change should be made.

Development Approval Process

We are looking at streamlining the development approval process to help get residents involved, and decrease frustration with City Council, developers, and builders.

Mr. Mumford suggested that the preliminary plats be approved by City Council and Planning Commission and require a development agreement with the preliminary. The final plat could be approved at a staff level if preliminary plat and development agreement are approved by both bodies. A decision will have to be made if a public hearing would be required at both meetings. Commissioners Linton and Allred felt that the Planning Commission was a buffer helping minimize residents' complaints to City Council. Commissioners felt that more eyes on a project also helps minimize problems with the development. Commissioner Linton felt that the final plat should be approved at a public meeting, but should not require a public hearing.

Commissioner Allred was concerned about the level of insignificant and significant conditions of recommendation should be approved. Commissioner Dean explained that he

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has seen other cities approve the final plat at a staff level, but the developer has the option to take the final plat to Planning Commission.

General Plan Update and Rewrite-Residential Zoning

A development is designated Tier III residential when the project density is between 5.2 and 12.2 dwelling units per acre. Participants in Tier III residential bonus density entitlements shall receive an additional seven units per acre. All Tier III residential developments are required to provide the Tier III clubhouse. Tier III residential developments of more than 150 per pod shall include a swimming pool in addition to the clubhouse facility. The maximum number of units in a single Tier III development is 250.

Mr. Mumford explained that developers dislike installing swimming pools. Swimming pools are only open about four months of the year, and are expensive to maintain. Perhaps there should be other amenity options besides a pool. Commissioners were wary about removing the pool as a requirement, and felt that on a case-by-case basis developers could propose an amenity that would have to be equivalent in cost to a pool. Commissioners discussed and reviewed bonus density ideas for Residential Zoning.

B. Next Scheduled Meeting: February 11

6. Adjournment

The meeting was adjourned at 7:53 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 11, 2014.



Steve Mumford, Planning Director

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

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

COMMISSION MEMBERS PRESENT: Preston Dean, Miriam Allred, Wendy Komoroski, Matthew Everett, and John Linton.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Ken Sorenson, City Planner, Mike Hadley, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIALS PRESENT: Adam Bradley and Donna Burnham

Commissioner Linton called the meeting to order at 6:00 p.m.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. January 14, 2014

MOTION: *Preston Dean moved to approve the January 14, 2014 meeting minutes. Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, and Matthew Everett. John Linton abstained. The motion passed with 4 ayes and 1 abstention.*

B. January 28, 2014

MOTION: *Preston Dean moved to approve the January 28, 2014 meeting minutes. John Linton seconded the motion. Those voting aye: Preston Dean, Miriam Allred, and John Linton. Wendy Komoroski and Matthew Everett abstained. The motion passed with 3 ayes and 2 abstention.*

4. Development Items

A. Evans Ranch Plat B-2 Preliminary & Final Plat – Public Hearing, Recommendation to the City Council

Steve Mumford explained that the developer chose this plat, because it enables the developer to connect into SilverLake sewer lines. This plat includes 25 single-family lots that were included on the approved Evans Ranch Master Development Plan. The average lot size is 9,506 square feet and this plat has a density of 2.75 lots/acre, and 2.07 acres of

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open space. The open space includes the trail, detention basin, and native area to the east of the trail.

Items reviewed:

- Utilities - This development requires that a sewer line be built that extends to the east, crosses the Tickville Wash, and connects to the SilverLake sewer pipe in Silver Creek Way. This gravity sewer line will ultimately allow the neighborhoods to the west to gravity feed into this line, and the sewer lift station can possibly be removed. In order for this sewer line to be built the developer must obtain an easement for the City from Silver Lake Land LLC, and must work closely with the City Engineer on the design and construction drawings.
- Fencing – The plat indicates a 6-foot vinyl slat fence behind lots 1-4. This fencing must instead follow the approved master fencing plan, which requires cedar estate fencing for this area.
- Water Rights – The developer must submit a letter indicating either the banked water rights that he plans to use for this plat, or a commitment to purchase water from the City.
- Pedestrian Easements – Since these lots are planned with very specific build-to lines for the homes, as can be seen on the master plan, there are pedestrian easements that extend onto each lot, allowing for the sidewalk to be located outside of the street right-of-way.
- Open Space Dedication - As approved with the master development plan, the open space including the trail, detention basin, and native area to the east of the trail (behind lots 12-15) will be dedicated to the City. The remainder will be dedicated to the Evans Ranch Home Owners Association. A public utility easement will be provided to the City on the open space along Porter's Crossing, mostly in order to locate some electrical boxes/equipment within this area.
- Open Space Improvement – The open space for the project will be improved along with each plat, and the developer must place a cash bond with the City for 10.33% of the total cost of all of the open space improvements for the project prior to recording this plat (25 lots divided by 242 total lots = 10.33%). A total open space improvement estimate must be approved by the Parks Foreman and City Engineer, and the bond posted, prior to recording the plat.
- Community Improvements – A minimum of \$2,000 per buildable acre must be provided as a cash bond for the community improvements for this plat, as required by the City Code and the Evans Ranch Master Development Agreement (total of \$18,160).

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- Porter's Crossing – Prior to completing the infrastructure for this phase, the developer shall paint stripe an 11-foot lane on both sides of Porter's Crossing Road along the entire length of Porter's Crossing (from the southern end of the project to Pony Express Parkway).
- Driveways – Rather than requiring that the driveways be shown on the subdivision plat, the DRC determined that the developer shall submit a site plan with each building permit application that includes the utility locations, so that driveways can be appropriately placed to avoid the water meter and other utilities. The water meters will not be allowed in driveways.

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

None

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

MOTION: *Preston Dean moved that the Planning Commission approve the Evans Ranch Plat B-2 Preliminary Plat and recommend approval of the Final Plat to the City Council with the following conditions:*

- 1. Fencing for the project must comply with the approved master fencing plan.*
- 2. Developer must submit a letter indicating either the banked water rights that he plans to use for this plat, or a commitment to purchase water from the City.*
- 3. Developer must place a cash bond with the City for 10.33% of the total cost of all of the open space improvements for the project, as well as \$2,000 per buildable acre (\$18,160) for the required community improvements, prior to recording the plat.*
- 4. Prior to completing the infrastructure for this phase, the developer shall paint stripe an 11-foot lane on both sides of Porter's Crossing Road along the entire length of Porter's Crossing (from the southern end of the project to Pony Express Parkway).*
- 5. Building permit site plans must be submitted with utilities to help with proper driveway placement. No water meters are allowed in driveways.*

Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, Matthew Everett, and John Linton. The motion passed with a unanimous vote.

B. Porter's Crossing Town Center Retail Pad A Site Plan (Building Elevations) – Public Hearing, Recommendation to the City Council

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Mr. Mumford explained that the site plan for this building, including the parking, landscaping, etc. has already been approved. This review is for the building elevations, or the exterior style and look of the building. This building will be located immediately east of the Ridley's Family Market and Ace Hardware stores. The City Architectural Standards and Guideline states that a building in the same development or area should be similar in design and style to the surrounding buildings. Retail pad A is different in design than Ridley's and Ace Hardware, which are in the same development. The Code does allow flexibility for the Planning Commission and City Council to accept minor variations to those standards, with specific justification from the applicant of how the proposal is more appropriate for the development.

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

Nikki Wickman, 2766 E. Fort Hill Dr, was concerned that if the building was not approved it could hold up the bids. She was also concerned how customers would get to the parking area planned for this building (parking is behind the building). She wanted to know what type of retail the building is designed and planned for.

Trevor Hull, agent for the developer, explained that possibly the bid packets could be held up. The parking space behind the building is for employees only, parking for the building is in front. He explained that they are in negotiations with most of the retail planned for the building and that he cannot announce them at this time, but they are planning for a hair cutting place, Subway, and optometrists.

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

Commissioner Dean asked about the roof pitches of the building. Ryan Hammersmith, Architect, explained that it would be coincident combination throughout the development.

Mr. Hammersmith explained that the design and material for the building are different than Ridley's, but the materials and design for this phase would compliment Ridley's. He stated that they are designed to look good together.

Commissioner Allred asked if the building would be occupied once the building is complete. Mr. Hull explained that the building would be occupied going left to right. He also explained that they are already working with other businesses that would occupy Phase B and C.

Commissioner Dean was concerned that the farther they move away from Ridley's that things be coincident throughout the project. Mr. Hammersmith showed a side view elevation, roofs and different buildings to Commissioners and discussed the items. Mr. Hull explained that the roof would be the same color as Ridley's but a different material.

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MOTION: *Preston Dean moved that the Planning Commission recommend approval of the Porter's Crossing Town Center Retail Pad A Site Plan (Building Elevations) to the City Council with the following condition:*

- 1. The thematic elements for pad A: form, material, and color are carried though to retail pads B and C. Also the additional elevation is provided to the City Council.*

Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, Matthew Everett, and John Linton. The motion passed with a unanimous vote.

C. Porter's Crossing Town Center Project Entrance Sign – Public Hearing, Recommendation to the City Council

A proposal for a large project sign for the 120-acre Porter's Crossing Town Center master development, as well as a combined commercial sign for the retail development.

Mr. Mumford explained that there are two concerns for the sign:

- Electronic message centers (animated/flashing signs) are not permitted by the City Code.
- The sign exceeds the 10-foot height limit for combined monument signs.

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

None

Commissioner Linton closed the public hearing at 6:52 p.m.

Mr. Mumford explained that this sign is what the owner wants. The applicant stated that the electronic sign would only point east away from the homes. The only subdivision that could be affected would be SilverLake subdivision.

Commissioner Dean asked what purpose the electronic sign would serve. Mr. Hull explained that the smaller retail pads could use it for advertisement. The slats would be used for the bigger retailers. He stated that he does not know of any small commercial development signs that are less than 10 feet.

Commissioners felt that the 5.4 feet space around the bottom is not a big deal with all the foliage around the base. They requested that the applicant look at shortening the 17.6 feet to 10 feet. They also requested that there be no electronic sign.

MOTION: *Preston Dean moved that the Planning Commission continue the Porter's Crossing Town Center Project Entrance Sign to the February 25, 2014 meeting. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, Matthew Everett, and John Linton. The motion passed with a unanimous vote.*

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, FEBRUARY 11, 2014 AT 6:00 P.M.

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

5. Work Session

A. Discussion of Potential Changes to the General Plan & the Municipal Code

None

B. Next Scheduled Meeting: February 25

6. Adjournment

The meeting was adjourned at 7:15 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 25, 2014.



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 25, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Preston Dean, Miriam Allred, Wendy Komoroski, Matthew Everett, and John Linton.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Ken Sorenson, City Planner, Mike Hadley, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

Commissioner Linton called the meeting to order at 6:01 p.m.

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. February 11, 2014

MOTION: *Preston Dean moved to approve the February 11, 2014 meeting minutes. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Miriam Allred, John Linton, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

4. Development Items

A. Mid Valley Road Phase 1 Plat (Amended) (aka The Eagle Mountain Jr. Seminary) Preliminary Plat & Final Plat; Public Hearing, Action Item

Steve Mumford explained that the proposed plat subdivides the middle school property, creating an additional 0.54-acre lot in the southwest portion of the property for the LDS Church seminary building. The easements around the front of the building would not be sold to the LDS Church because the school wishes to have access to the easement and the power box.

Commissioner Linton asked if the seminary building would be specifically dedicated to the junior high. Mr. Mumford explained that it is dedicated to the junior high, but if the high school goes in close to the junior high, the building could be expanded.

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Commissioner Dean asked if there was a need for cross parking. Mr. Mumford explained that the seminary building met the parking code. The applicant feels no need to have a parking agreement between the school and the seminary building.

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

Elise Erler with SITLA, the landowner surrounding the Junior High, stated that SITLA supports the school district on the amended plat.

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

MOTION:

Preston Dean moved that the Planning Commission approve the Mid Valley Road Phase 1 Preliminary Plat (Amended) and recommend approval of the Final Plat to the City Council with the following conditions:

- 1. The plat should state "A partial vacation of Mid Valley Road Phase 1."***

Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, John Linton, Matthew Everett, and Wendy Komoroski. The motion passed with a unanimous vote.

B. Porter's Crossing Town Center Project Entrance Sign – Public Hearing, Recommendation to the City Council

A proposal for a large project sign for the 120-acre Porter's Crossing Town Center master development, as well as a combined commercial sign for the retail development. This item was continued specifically to this meeting by the Planning Commission.

Mr. Mumford explained that the applicant requested the sign be tabled until they are ready.

Commissioner Linton felt that the sign is unacceptable for a residential neighborhood. The sign is too much for that type of road (35 mile speed limit road).

Commissioner Dean was concerned about the City Code not requiring the sign grade to be similar to the surrounding development. He stated that he was concerned that the applicant could berm up to get a higher sign.

Commissioner Komoroski stated that Ridley's is a local store in a residential neighborhood. The customers are local residents that will know the area so a sign that big would not be required. She felt that the City should not pick and choose but there should be a precedent for signs.

Commissioner Everett felt that the base should count towards the sign height.

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Mr. Mumford asked how the Commissioners felt about the City Code design standards for signs. Commissioners felt that flexibility with the style of the sign would help customize the development. Commissioner Dean stated that styles of signs get outdated and owners should be able to update the material or design.

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

None

Commissioner Linton continued the public hearing to March 25, 2014.

MOTION: *Preston Dean moved that the Planning Commission table the Porter's Crossing Town Center Project Entrance Sign and continue the public Hearing to the March 25, 2014 meeting. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, John Linton, Miriam Allred, Matthew Everett, and Wendy Komoroski. The motion passed with a unanimous vote*

5. Work Session

A. Eagle Mountain City Cemetery Discussion/Presentation

Commissioner Concerns:

- Landscaping
 - Berming and trees along Eagle Mountain Blvd to help with view. (It will help hide the view of the cemetery from the traffic and/or hide the traffic from the cemetery guest view.)
- Fencing
 - Non-soild fence
 - Help reduce vandalism (closing time)
- Location
 - Concerned that the City is rushing to make a decision on the location. (This will be a permanent location.)
- Process
 - Suggested that the City hold a public hearing.
- Design standards
 - Headstone, landscaping, signs, and maintenance.

B. Discussion of Potential Changes to the General Plan & the Municipal Code

Commissioners reviewed meeting preferences and standards.

C. Next Scheduled Meeting: March 11

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6. Adjournment

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

APPROVED BY THE PLANNING COMMISSION ON MARCH 25, 2014.


Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
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TUESDAY, MARCH 25, 2014 AT 6:00 P.M.

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

**5:00 P.M. Eagle Mountain City Planning Commission Closed Executive Session –
Conference Room**

Commissioner Dean called the meeting to order at 5:12 p.m.

1. A closed executive session will be held for the purpose of discussing reasonably imminent litigation, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

MOTION: *Wendy Komoroski moved to adjourn to a closed session for the purpose of discussing reasonably imminent litigation. Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

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

COMMISSION MEMBERS PRESENT: Preston Dean, Miriam Allred, Wendy Komoroski, and Matthew Everett.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Ken Sorenson, City Planner, and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Chris Pengra, Mayor

1. Pledge of Allegiance

Commissioner Dean led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
 - A. February 25, 2014

MOTION: *Wendy Komoroski moved to approve the February 25, 2014 meeting minutes. Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

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4. Development Items

A. Porter's Crossing Town Center Project Entrance Sign – Public Hearing, Recommendation to the City Council

A proposal for a large project sign for the 120-acre Porter's Crossing Town Center master development, as well as a combined commercial sign for the retail development.

Steve Mumford explained that the applicant is requesting that the Porter's Crossing Town Center project sign be tabled indefinitely.

Commissioner Dean opened the public hearing at 6:05 p.m.

None

Commissioner Dean closed the public hearing at 6:05 p.m.

MOTION: *Miriam Allred moved that the Planning Commission table the Porter's Crossing Town Center Project Entrance Sign indefinitely. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Matthew Everett, and Wendy Komoroski. The motion passed with a unanimous vote.*

B. Eagle Mountain Jr. Seminary Site Plan; Public Hearing, Action Item

Mr. Mumford explained that the MidValley Road Phase 1 Amended plat includes the new seminary site. The proposed site contains a 3,598 sq. ft. building with a 9-stall parking lot on a 0.54 acre lot. Staff has no concerns with the building elevations. Staff does recommend that the brick for the seminary building be similar to the existing middle school.

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

None

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

Commissioner Dean stated that he did not have a problem with the seminary building having different brick.

MOTION: *Wendy Komoroski moved that the Planning Commission recommend approval for the City Council for the LDS Seminary Building Site Plan. Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Matthew Everett, and Wendy Komoroski. The motion passed with a unanimous vote.*

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C. Valley View Phases 4-9 Final Plat; Action Item

This final plat is an 85-acre configuration of the 132.77 acre approved preliminary plat and includes 123 lots in six phases.

Mr. Mumford explained that the Valley View Ranch Phase A Plats 4-9 is a part of the approved Valley View Master Development Plan. Previously, in March 2006, the Planning Commission approved the Valley View North preliminary plat. Approval of the preliminary plat allowed 177 lots on 132.77 acres with an average lot size of 24,665 sq. ft. Valley View North Final Plats A-1, A-2, A-3, and B have been approved and is within the preliminary plat. The final plat is an 85-acre configuration of the 132.77 acre approved preliminary plat and includes 123 lots in six phases. A preliminary and final plat review includes the layout of lots, proper street circulation, utility demands, park and recreation sites, etc.

The Commission reviewed some noteworthy items:

- Roads – No parking along Hummer Drive (condition of preliminary plat). The preliminary plat was approved with a gate between Mustang Way and Hummer Drive to limit access for Camp Williams' use. Current military installation security requirements preclude gated access points. As this access point will now remain open across unimproved City property, a solution needs to be identified whether to improve the dirt road. The City could not require the developer to install the road.
- Park Improvement – Park completion is required prior to 150 building permits being issued in all of Valley View. 72 homes have been built or permits issued; approximately 16 vacant improved lots remain. Each final plat recordation requires a cash escrow for park improvements in the amount of \$1,219.68 per lot.
- Utilities – The City cannot confirm that there is sufficient water for the total number of lots (123) and is in the process of updating the City's model. We can only recommend approval for 60 lots until the City verifies that there is availability of water for any additional lots. This means we can only recommend approval of Phases 4-7 (60 lots). The remaining plats, Plats 8 & 9, should be tabled until the issue can be resolved.
- Sewer – All lots in Phases 4, 5 & 6 will have septic and will require a preliminary approval from the Utah County Health Department as a condition of approval.

Commissioner Everett asked how often Camp Williams accesses the area from Mustang Road. Mr. Mumford explained that it is not frequent. The road is a secondary access point to Camp Williams. Mayor Pengra stated that it is accessed in the summer months only and it is not frequent. He also explained that the easement is in junction to the road. Camp Williams has an Afghan Village which is an on-site training village. Currently, Camp Williams is using propane and port-a-potties for the site. They are asking to hook up to the gas easement and sewer line.

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Brandon Watson, Edge Homes, explained where the easement and sewer line would be and how Camp Williams will be able to access the easement and lines.

Commissioner Komoroski asked if a soil test has already been done in the development. Mr. Watson explained that the Health Department came out last week and has given them preliminary approval for the subdivision. Then, the Health Department will have to come out for the later lots. The Health Department will require a percolation test for every two lots.

Commissioner Allred asked when the water tank was approved and how many units or developments it was supposed to support. Mr. Mumford explained that he could not answer that question fully at that time because the City is currently analyzing the water tank. He stated that there is a limited number of units remaining because other developments have been approved before this development. The City at this time could only approve sixty lots in this development due to the limited water capacity. There will be meetings with the City, developers and builders to help resolve the water capacity problem.

MOTION: *Wendy Komoroski moved that the Planning Commission recommend to the City Council approval of the Valley View Ranch Phase A Plats 4, 5, 6, & 7 with the following conditions:*

- 1. Master Plan Compliance. That this subdivision complies with all conditions of the Valley View Master Plan and Agreement.*
- 2. Neighborhood Park. That the entire Neighborhood Park is completed by the developer prior to the issuance of the 150th Valley View building permit. That berms are added to help buffer the park areas from the streets. That the park area shows grass as ground cover. That they will have to improve the equestrian trail with the final plat.*
- 3. Military Vehicle Access. That access is maintained for military and emergency vehicles along the current Camp Williams road alignment (Mustang Way). No parking along Hummer Dr.*
- 4. Water pressure and tank. That the developer remains in compliance with section 3.3 of the Master Development Agreement regarding water pressure.*
- 5. Cul-de-sacs. That the minimum radius on a cul-de-sac is 60 feet.*
- 6. Lots. A soils report is required for every lot. Lots that are one-half to three-quarters of an acre shall have a front and rear setback of no less than 50 feet and a side yard setback no less than 25 feet. If a road is constructed with curb and gutter and/or a trailway, then the front setback may be reduced to 35 feet. Lots with a slope greater than 2:1 will require engineered retaining walls.*
- 7. Septic Approval. Preliminary septic approval is required by the Utah County Health Department.*

Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Matthew Everett, and Wendy Komoroski. The motion passed with a unanimous vote.

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MOTION:

Wendy Komoroski moved that the Planning Commission table Valley View Ranch North Phase A Plats 8 & 9 until a resolution is found for the water capacity issues. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Matthew Everett, and Wendy Komoroski. The motion passed with a unanimous vote.

D. Harmony Preliminary Plat; Action Item

Mr. Mumford explained that the Harmony preliminary plat is a 772-acre project located southwest of the Overland Trails subdivision and west of Pony Express Parkway. The project contains 2,535 single-family lots, and 92 acres of future multi-family, 27 acres of commercial land, six churches, a junior high school site, and various parks. The applicant expects this to be a twenty five year plan. He reviewed Eagle Mountain Properties future site plan for the area. The General Plan Map was amended to include the roadways in the Harmony plan.

City staff recommends that the Planning Commission approve the Harmony preliminary plat with the following condition of approval:

1. This plat approval is contingent upon a development agreement or concessions agreement being approved by the City Council, and that the concessions, as amended by the Planning Commission, shall be placed in that agreement.

Concerns from the 2009 Planning Commission are as follows:

- Drainage (long blocks)
- Housing variety
- Architectural quality
- Traffic studies / road failures
- upward growth within the development
- Small lot frontages
- Code review (hybrid review must enhance the community, not detract from it)
- Parks (a variety of design options)

The applicant has provided a list of proposed concessions for the project, which essentially include many of the conditions of approval that were considered by the Commission in May and June, 2010. Due to the unusually large size and special nature of this preliminary plat, a development agreement will be prepared for approval by the City Council following preliminary plat approval. These "concessions" will be included in the development agreement. If the Commission decides to approve this preliminary plat, a condition of approval should recommend the list of concessions or a revised list of concessions to the City Council to be included in the development agreement.

Eagle Mountain Properties Master Development Plan

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- Zoning use tables allowing for a majority of uses as permitted uses.
- Plan contains a maximum number of dwelling units which can be placed throughout their plan at various densities.
- Allows for submittal under standards of the 1997 Interim Development Code or the current code.

The applicant has submitted this development under the 1997 Interim Development Code with some exceptions.

The 1997 Interim Code

- A parks requirement of 2.5 acres per 400 dwelling units.
- No minimum frontage requirement for single-family lots.
- Alleys are required for development of 4 units/acre and above.
- Architectural design review standards, including the requirement of garage doors not facing the street unless the garage is set back 75 feet or more from the front property line.
- Storm detention basins may be counted in the park requirement.

The current Development Code contains the following requirements/standards: 8% of the total buildable land as improved open space (parks); 55-foot minimum lot frontage; no architectural design standards for single-family homes (except for “masonry materials”); a setback of 22 feet for garages; detention basins may not be included in the parks calculation; and an allowance for alleys, but no requirement.

It appears that several past applications have been reviewed under a hybrid ‘97/current code, or in other words, they were reviewed with the current code but gave allowance for 40-foot lot frontages, the parks calculation of the ‘97 code, no alley requirement, and no architectural design review requirements. The applicant has asked that this project be reviewed with the 1997 Interim Development Code with these same exceptions, and stating their belief that this project has been “deemed approved” in accordance with provision 2.8.2 of the Eagle Mountain Properties Master Development Agreement.

This has resulted in subdivisions with the following issues/concerns:

- Very little variation in lot size and building type.
- Homes that are not required to meet any architectural standards.
- Pedestrian/vehicle conflict points every 30-40 feet (driveways crossing sidewalks).
- Garage-dominated streetscapes.

The Commissioner and Planning Commission reviewed the proposed concessions / conditions of approval:

Church Sites: The Project includes six church sites located throughout the development. In the event the church sites are not purchased, and remain undeveloped, the owner may

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elect to re-plat these blocks to a density of up to 3.86 dwelling units per acre. Half-width of the surrounding public streets may be included in the density calculations. No lot in any re-platted church block shall have a width of less than fifty feet, and no multi-family product may be platted on the church blocks. No lot or street configurations are vested for these parcels.

Junior High School Site: The junior high school block has been reserved for a future school. In the event the school district does not choose this block for another school, the school block may be platted to a maximum density of 3.86 dwelling units per acre. Half-width of the surrounding public streets may be included in the density calculations. No lot in this re-platted block shall have a width of less than fifty feet, and no multi-family product may be platted on the school blocks. No lot or street configurations are vested for these parcels.

Improved Open Space: The improved open space areas are to be designed in detail along with each final plat or site plan application. All parks which are used as open space should have drainage piped through the park so that the park becomes usable and nuisance water is allowed to flow through, and spill over when flows begin to exceed historical runoff. Also, a pad for pavilions, tot lots, and other amenities should be provided above the pond water mark to allow full use of these facilities without increasing the required maintenance. These will be designed with each phase of development.

Trails: The “development” trails shall be built along with the infrastructure for each associated subdivision. Twenty-foot wide trail corridors shall be added to the preliminary plat to provide pedestrian access through long rows of lots. Where a trail corridor is added, lots shall be removed and the extra width added to the adjacent lots, or spread between several nearby lots.

Linear Park & Community Park: The linear park in the center of the project shall continue until it intersects with Many Bears Street on the north and Pole Canyon Boulevard on the south, to provide a linear park and trail connection through the project. The southeast park and surrounding areas shall be redesigned to remove the interior park road, to be more accessible/visible from the street, and to provide more useable park space for recreation. These changes may be approved by the City Planning Director and Parks Foreman.

Park Completion / Timing: A park must be designated with each final plat for partial improvement along with required infrastructure for that plat at time of submittal. Parks must be improved at a rate of at least 2.5 acres/400 lots, or approximately 273 square feet per lot. For example, Plat A-1 includes 34 lots, so 9,282 square feet of park space plus amenities must be improved in a park within 1,320 feet of the plat as part of the infrastructure improvements for that plat. The location and type of improvements/amenities are to be approved as part of the final plat application. A fee-in-

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lieu of improved open space may be approved at the discretion of the City Council (or approval authority) along with each final plat application.

Alternative Block Designs: Blocks A through D (to be added to the preliminary plat) are to be platted and designed as either single-family detached courtyard or green court developments, substantially similar to the examples in Exhibit 3, or other similar product as approved by the Planning Commission and City Council. The homes/lots fronting onto a green court may have a minimum frontage of 35 feet, and the homes/lots fronting a public street may have a minimum frontage of 40 feet, with no garages facing the public street. The fronts of homes shall face the public street or the green court. The final design will be approved at the final plat and site plan stage. The City makes no guarantee that the density shown on the preliminary plat for these areas can be achieved.

Lot Layout / Lot Size Variation: There shall be a variety of lot sizes throughout the Harmony plat, with no single street having more than four lots in a row that are less than 52 feet wide; or, in other words, for every four lots in a row there shall be one lot that is at least 52 feet wide. No more than three homes of the same plan or color shall be located along a single row of homes.

Multi-Family Review: All multi-family or commercial site plans or plat applications for this project shall comply with the Eagle Mountain City 1997 Interim Development Code if submitted before the expiration of the Eagle Mountain Properties Master Development Agreement. All other multi-family and commercial applications shall comply with the current City Code at the time of submittal. These areas are not vested with density, and any reference to the number of units on the preliminary plat is conceptual and informational only. The multi-family areas must be designed with appropriate density and product transitions between the single family lots and the high density or commercial areas.

Corner Lots: All corner lots shall contain a "corner cutoff" setback to allow for proper distance for gas and electric utilities to round the corners of a lot while still keeping the required distance from a building foundation. This includes taking a triangle out of the potential building pad measuring five feet each direction at the corner of the setbacks.

Phasing of Construction: Phasing shall generally follow the phasing included in the Project Overall Phase Index, but the City understands that variations to this phasing for various reasons will occur. Every phase shall include approved emergency vehicle access and turnaround, and no more than fifteen (15) lots may be built on a dead-end street or cul-de-sac.

Traffic Studies / Road Failures: All roads within the development that are not included in the City's Master Transportation Plan or Future Land Use and Transportation Corridors Plan must be paid for by the developer. The City Engineer shall have the discretion to require traffic studies with each final plat application, and if the next plat would likely reduce the level of service to D or worse on Eagle Mountain Boulevard,

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Pony Express Parkway, or SR 73, the developer would be required to fund the difference between the project cost and any impact fees previously collected by the City toward the required road project, under the terms of the Eagle Mountain Properties Master Development Agreement (2.6.7). An impact fee credit will then be applied to the project to effectively reimburse the owner/developer for this additional cost over time.

Utility Services and Infrastructure Improvements: Except as provided in a reimbursement agreement which may be entered into between the City and the developer, the developer agrees to dedicate and donate free and clear of all encumbrances to the City all required spaces for the location of City owned utilities, utility facilities and improvements for the construction and use of utilities, roads, and other public ways within the boundaries of Harmony.

Off-Site Utilities: Necessary off-site utility improvements must be completed to the satisfaction of the City Engineer and/or City Energy Director prior to issuance of any building permits in a phase that requires such off-site improvements.

Storm Drainage: Storm drain detention basins must be installed prior to issuance of any building permits for lots that would drain into such basin. Easements are required for all offsite storm drain infrastructure. Detention ponds that are designed to allow for a discharge may be designed as temporary retention ponds until the phasing allows for the completion of the offsite outfall storm drain, provided that an overflow storm drain can be provided. Drainage plans are required to be submitted along with each final plat for approval.

Street Names: The street names provided with this preliminary plat are considered reserved, following any changes required by City staff. Several streets require name changes for addressing and safety purposes, as well as avoiding any duplication or confusion, including: Doris Parkway (changed to Pole Canyon Boulevard), Brittany Street, Oquirrh View, Gracie Way, and Natahki Street (changed to Shumate Street), and others. Street names will require review and approval by the City Staff prior to any final plat approvals.

Thomas Street: In order to comply with the City's Future Land Use and Transportation Map, Thomas Street shall be widened to a "Minor Collector" road and be repositioned to the west to match the City's map. As a result of the move, Park E shall be expanded and some lots will be repositioned. Samuel Street shall also be stubbed to the property to the north.

Not-A-Part: The areas labeled "Not a Part" are not a part of the project, and are not vested with any density, road configuration, or lot layout (this includes the future multi-family areas, the Kent & Deborah Sievers property, and the Mountain Trails Elementary School site).

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Fencing: Fencing or a decorative block wall is required to be installed by the developer for all rear lots along a collector or arterial road. This fencing shall be included in a bond with the City.

Architectural Standards: All homes within the development must comply with the following minimum standards:

a. All homes on lots within the project shall have 'carriage' style, or decorative garage doors. The front of all homes will have at least two textures, including rock, brick, stucco, or decorative material, similar to Hardy board. The texture shall wrap around the front of the home at least until the first windows along each side of the home. Typical siding will not be used on the front of the homes.

Expirations: Due to the magnitude of the Harmony development, this preliminary plat shall not expire until 10 years after the date of acceptance of these concessions, but shall be renewed for a period of 5 years, in continuance, every 5 years, unless the approved design of the project is determined to represent a compelling, valid and substantial public harm.

Commissioner Dean asked if Mr. Mumford would explain what would happen if the project is started and the market is not what the developer expected. Mr. Mumford explained that the applicant would have to go through the preliminary plat amendment process if the developer makes major changes like road layout, change in the traffic pattern, reduced lot sizes, increased lot number, and reduced park space. For minor changes like lot line adjustments and increased lot size just a final plat would be required.

Commissioner Dean asked about the wording in the proposed concessions that read no more than three homes of the same plan or color shall be located along a single row of homes. He stated that most of these streets have 30 homes, would that mean there will be 10 different homes plans and ten different home colors along each street? Commissioner Komoroski suggested they change the wording to elevation instead of plan. She stated that it would be hard to come up with 10 different plans, but if they could change the look of the front of the home it would be less cumbersome for the builder and home owner.

Commissioner Allred was concerned about whether the Linear Park & Community Park was going to be expanded or not. Mr. Mumford explained that in the City opinion and current code requirement this development does not provide adequate park space for the residents, but it does meet the 1997 development code.

Mr. Mumford explained that the reason this item was not scheduled for a public hearing was because the hearings already took place in 2009 and 2010 for this project, and the public hearing was closed in May, 2010. No significant changes have been made to the proposed plat since then.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, MARCH 25, 2014 AT 6:00 P.M.

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

MOTION:

Wendy Komoroski moved that the Planning Commission approve the Harmony preliminary plat with a condition of approval that this plat approval is contingent upon a development agreement or concessions agreement being approved by the City Council, and that the concessions, as amended by the Planning Commission, shall be placed in that agreement. Planning Commission requested that # 8, concessions read as follows:

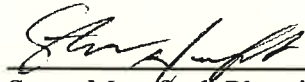
Lot Layout / Lot Size Variation: There shall be a variety of lot sizes throughout the Harmony plat, with no single street having more than four lots in a row that are less than 52 feet wide; or, in other words, for every four lots in a row there shall be one lot that is at least 52 feet wide. No more than four homes of the same elevation or color in a row of homes.

Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Matthew Everett, and Wendy Komoroski. The motion passed with a unanimous vote.

5. Next Scheduled Meeting: April 8

The meeting was adjourned at 7:49 p.m.

APPROVED BY THE PLANNING COMMISSION ON APRIL 22, 2014.



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 22, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: John Linton, Preston Dean, and Matthew Everett.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. March 25, 2014

MOTION:

Preston Dean moved to approve the March 25, 2014 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton and Matthew Everett. The motion passed with a unanimous vote.

4. Development Items

A. Porter's Crossing Church Lot Preliminary/Final Plat – Public Hearing, Recommendation to the City Council

Steve Mumford explained that the applicant had received a final plat approval for a 3.325-acre lot and Porters Crossing Road, extending from the end of the Porters Crossing Town Center subdivision to the northern end of this property. The applicant wishes to place a larger church building on the site and has added an additional 0.73 acres to the proposed site. The revised lot is a total of 4.06 acres with it being intended for a church site.

Commissioner Linton opened the public hearing at 5:57 p.m.

None

Commissioner Linton closed the public hearing at 5:57 p.m.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 22, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

MOTION:

Preston Dean moved that the Planning Commission approve the Porter's Crossing Church Lot Preliminary plat with the following conditions:

- 1) Correct plat calculations table to reflect increased lot size.***
- 2) An easement or property dedication shall be required for the detention basin and storm drain pipe to the basin. If an easement, the property shall be dedicated to the City along with future adjacent development.***
- 3) Soils report required.***
- 4) Signed and dated certificate of consent in which all mortgagors, lien holders, and other parties with any real property interest, including the holder of mineral rights, in the property consent to its subdivision.***
- 5) Modify plans to include two water line stubs into the site for fire hydrants.***
- 6) Modify plans to meet all DRC comments.***

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

MOTION:

Preston Dean moved that the Planning Commission recommend approval of the Porter's Crossing Church Lot Final Plat to the City Council with the same condition of the Preliminary plat. Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

B. SilverLake 11 Final Plat; Recommendation to the City Council

Ken Sorenson explained that the SilverLake 11 final plat is a 9.09 acre subdivision within the SilverLake Master Development Plan. The proposal includes 2.16 acres of improved open space and 48 lots.

The plat also includes the following:

- A combination of typical 55' frontage lots and cluster lots.
- Typical cluster home setbacks.
- 8' wide trails on both sides of Woodhaven Blvd.
- The canal & utility easements were vacated and relocated to open space.

Recommended Conditions:

- Each cluster home block required to have administrative site plan approval prior to building permits for those lots.
- Easement abandonment from the canal company.

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- Access easements for the relocation of the canal and utilities.
- Private roads need to be less than 150' of approval from the Fire Marshall.
- Trail along Woodhaven Blvd needs to be added to the landscape plan.
- Developer shall be required to meet all Fire Department requirements.

Commissioner Everett was concerned whether the City or the HOA would be maintaining the three roads in the development. Cameron Spencer, Fieldstone Homes, stated that the three bottom roads would be maintained by the sub HOA. Troy Gabler, Fieldstone homes, explained that they would rather not do a sub HOA but a Master HOA with special assessment fees.

Commissioner Linton asked Mr. Gabler if Fieldstone accept the recommended conditions. Mr. Gabler stated that Fieldstone accepted the recommended conditions.

Mr. Mumford asked Mr. Gabler in which phase the developer would be building the south asphalt trail. Mr. Gabler stated that the trail would go in with SilverLake plat 11.

MOTION:

Preston Dean moved that the Planning Commission recommend the SilverLake 11 Final Plat to the City Council with the following conditions:

- 1) Each cluster home block required to have administrative site plan approval prior to building permits for those lots.***
- 2) Easement abandonment from the canal company.***
- 3) Access easements for the relocation of the canal and utilities.***
- 4) Private roads need to be less than 150' of approval from the Fire Marshall.***
- 5) Trail along Woodhaven Blvd needs to be added to the landscape plan.***
- 6) Developer shall be required to meet all Fire Department requirements.***

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

C. Evans Ranch Master Development Plan Amendment (Evans Ranch North) & General Plan Amendment– Public Hearing, Recommendation to the City Council

Mr. Mumford explained that this is an amendment to the Evans Ranch Master Development Plan, adding 34.8 acres to the project north of the Tickville wash. The new area includes 7 acres of commercial property adjacent to Pony Express Parkway, 48 single-family lots, and 134 townhome units. The average single-family lot size will be 7,018 square feet in this area. No changes are being requested to the approved Evans Ranch Master Development Plan area.

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The General Plan amendments will change the Future Land Use Map to include 7 acres of Commercial property. The remaining 28 acres would maintain the Mixed-Use Residential designation.

Evans Ranch Master Development Plan Amendment (Evans Ranch North) & General Plan Amendment:

- Master drainage plan required for each plat. Potential pond , check dams, and improve storm drain system.
- New sewer line to the east would help improve surrounding neighborhoods.
- Access via Porter's Crossing Rd., Pony Express Parkway, and Bridleway Rd. Cul-de-sac exceeds code-allowed 500 ft., Fire Code allows 750 ft.
- Compatible Densities/Uses: N-Commercial; W-Church & Park; S-Tickville Wash & Evans Ranch; E-Church & SilverLake.
- Site is appropriate for commercial with good transitioning for three land uses and commercial is adjacent to an arterial and collector road.

Open Space:

- 8% of buildable area + 10% of Tier III = 12.78 acres. Open space planned to continue Smith Ranch Park.
- Project exceeds required open space. Master development agreement should provide more detail of planned improvements

Recommended Conditions are as followed:

1. Provide acceleration / deceleration lanes on Pony Express Parkway for the commercial access.
2. Amendments to the City Impact Fees Facilities Plan must be coordinated with the City Engineer, and if necessary, paid for by the applicant.
3. A buffer of 20 feet with trees, ground cover, wall or fence, and berming shall be placed between the commercial and multi-family, and between the multi-family and single-family residential developments. This shall be addressed during the site plan review.
4. A master drainage plan is required along with each plat and/or site plan.
5. This new area must comply with the master development agreement requirements, including the bonus density improvements, the community improvement requirements, architectural examples for the townhomes, details of timing for open space and trail improvements, and timing and details of utility improvements.
6. A more detailed parks plan must be submitted prior to the City Council meeting, including more detail for the improvement of the northern open spaces.

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

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Nikki Wickman was concerned that the trail along Pony Express Parkway would be ripped up when adding the acceleration and deceleration lanes. Mr. Mumford explained that the trail would be rerouted. Mrs. Wickman asked if a trail was planned for the other side of Pony Express Parkway. Mr. Mumford explained that there is a planned trail and that it will be paid for by part of the funds received from the Mountainland Association of Governments.

Nate Shipp, applicant, explained that Eagle Mountain City park code point system make it is easier financially or to encourage the developer to bring raw ground to the City. He also believes that there's room for an amendment to the code that would provide financial incentives to developers to bring the approved open space.

Commissioner Linton asked if there was any plan for the commercial area that would help develop that area sooner. Mr. Shipp explained that there is nothing at this time, but he is working with potential business.

Commissioner Linton asked if there was a potential water feature within one of the parks. Mr. Shipp explained that there could be if the code could be amended to state value instead of acres. The developer could get more creative with parks. There possible ideas for a water feature, but right now they are looking into what the community wants. The developer is hopeful that they could come up with a unique and fully improved park.

Commissioner Everett was concerned with building close to the wash. Mr. Shipp explained that all the engineers he has spoken with have assured him that it would be safe.

Commissioner Linton closed the public hearing at 6:47 p.m.

MOTION:

Preston Dean moved that the Planning Commission recommend the General Plan amendment to the City Council as presented. Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

MOTION:

Preston Dean moved that the Planning Commission recommend the Evans Ranch Master Development Plan Amendment to the City Council with the following conditions:

- 1. Provide acceleration / deceleration lanes on Pony Express Parkway for the commercial access.***
- 2. Amendments to the City Impact Fees Facilities Plan must be coordinated with the City Engineer, and if necessary, paid for by the applicant.***
- 3. A buffer of 20 feet with trees, ground cover, wall or fence, and berming shall be placed between the commercial and multi-family, and between the multi-family and single-family***

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residential developments. This shall be addressed during the site plan review.

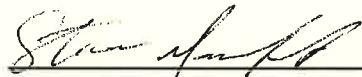
- 4. A master drainage plan is required along with each plat and/or site plan.*
- 5. This new area must comply with the master development agreement requirements, including the bonus density improvements, the community improvement requirements, architectural examples for the townhomes, details of timing for open space and trail improvements, and timing and details of utility improvements.*
- 6. A more detailed parks plan must be submitted prior to the City Council meeting, including more detail for the improvement of the northern open spaces.*

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

5. Next Scheduled Meeting: May 13

The meeting was adjourned at 6:56 p.m.

APPROVED BY THE PLANNING COMMISSION ON MAY 13, 2014.



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 13, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: John Linton, Preston Dean, Miriam Allred, Wendy Komoroski, and Matthew Everett.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. April 22, 2014

MOTION: *Preston Dean moved to approve the April 22, 2014 meeting minutes with the following changes: on page 3 line 2 the words impact fees to be replaced with the words special assessments. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, , John Linton and Matthew Everett. Wendy Komoroski abstained. The motion passed with 4 ayes and 1 abstention.*

4. Development Items:

A. Rockwell Seminary Site Plan—Public Hearing, Recommendation to the City Council

The proposal is for a one-room seminary building located on a .536 acre-parcel next to Rockwell Charter High School. The site includes a 1,740 square-foot structure and a 5-stall parking lot.

Mike Hadley explained that the Planning Department has received an application for a site plan for the Rockwell LDS Seminary building designed for the use of Rockwell Charter High School students. The site currently has a temporary portable building for seminary classes and has a conditional use permit from the City. The site is located just east of the charter school in the Saddle Junction subdivision, Lot 104. The conditional use permit for the seminary building was originally approved by the Planning Commission on June 10, 2008 and then in 2009 was given a two year extension. The site plan was approved by the City Council on July 15, 2008. The original proposal was for a temporary building until they could calculate the enrollment numbers and evaluate the impact of the seminary building being built at the high school and junior high school in Saratoga Springs. The applicant wanted to make sure that it was feasible to build a permanent building. In July of 2013 the applicant submitted for another two year extension because of the new middle school that was built in Eagle Mountain. They were granted a one year extension. Since the approval is

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about to expire the applicant has decided to build a permanent building.

Access/Parking

The current temporary building is accessed by using the Rockwell Charter school access/parking lot. The lot the permanent building is on will now be accessed by connecting to Stonebridge Lane to the south of the lot. The applicant has an easement with the property owner that will allow an access road to be built. The application meets the City's parking standards.

Zoning

The zoning on the proposed site is Satellite Commercial (SC). The seminary building is not a permitted use but can be approved with a conditional use permit if the Planning Commission finds it to be similar and compatible.

Landscape

The applicant has submitted a detailed landscape plan that staff feels meets the requirements of the City's code. The landscape with the permanent building will be more comprehensive than what is currently on the site.

Fencing

Privacy fencing will be required to separate the proposed seminary building from the commercial development to the north and east. The required materials and colors must receive Ranches HOA approval.

Paul Evans with EA Architecture explained that the Ranches HOA required a linen color for the fascia and trim instead of the white coloring.

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

None

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

MOTION:

Preston Dean moved to recommend approval of the Rockwell Seminary Site Plan to City Council. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.

B. The Cove at Rock Creek – Public Hearing, Recommendation to the City Council

The proposed application consists of 82 townhome units on 6.54 acres for a density of 12.5 units per acre in the remaining portion of the Rock Creek development.

- Site Plan
- Preliminary Plat – Action Item
- Final Plat

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Mr. Hadley explained that the proposed Cove at Rock Creek Site Plan, Preliminary and Final Plat is located just south of the existing Rock Creek development off of Rock Creek Rd and Clear Rock Rd in the Ranches Master Development. The proposed application consists of 82 townhome units on 6.53 ac for a density of 12.5 units per acre on the overall project. The density for the first plat is 13.9 units per acre. This proposed development is the remaining portion of the original Rock Creek development. The original Rock Creek development was approved with 276 total units. Ph.1 consisted of 96 units and Ph.2 consisted of 84 units for a total of 180 platted units. There are a total of 96 possible units left that could be built. The remaining portion was approved as 12-plex units similar to the existing Rock Creek development. The Cove at Rock Creek is proposing 82 townhome units instead of the 12-plex buildings. The Planning Commission reviewed this as a concept plan on January 14, 2014. Since that time the applicant has been to DRC committee on two different occasions.

Site Plan & Final Plat

Site plans and subdivision plats are required for all multi-family residential and/or townhome projects. The review for these projects includes landscaping, road and frontage improvements, open space, building layout and architecture, parking, emergency access, storm drainage, and more.

Building Elevation/Architecture

There are four 6-unit buildings, two 5-unit buildings, nine 4-unit buildings, and four 3-unit buildings. The applicant will need to submit detailed elevations and architectural materials for the proposed buildings.

Utilities

The utilities for each building will need to have gang meters, electric on one side of the building and gas on the other side of the building. A plan showing how each unit is going to be metered needs to be submitted and approved. All of the utilities and easements need to be included on the plat.

Open Space/Community Improvements

This project is a Tier IV development which requires 10% of the area acreage as improved open space. The calculated improved open space for this project would be .654 ac. For the improved park space a total of 77 points are required from the table for pocket and neighborhood parks 16.35.130(c). A final approved overall landscape plan needs to be submitted for final approval of the project. The Development Code requires community improvements, or \$2,000 per buildable acre, in the form of public buildings/facilities or regional parks. Split rail fencing around the tot lot is required. Staff recommends that the improved open space and amenities are located all together and not spread throughout the development. The developer is working with the Rock Creek HOA to sign an agreement which would allow the townhome residents to use the swimming pool and amenities located adjacent to this project.

Water

The applicant will need to provide water rights to the City before the plat can receive final approval and be recorded.

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Parking

The City Code requires two parking stalls per unit and the proper handicapped accessible parking stalls. Snow stacking is also required for each parking lot design.

Travis Taylor, J. Thomas Homes, presented a basketball court underneath the power line corridor and explained that he was not aware that he could build anything under the power line corridor. He stated that there is a basketball court to the north of the project that is being used by residents, and that basketball court is located under the power line corridor. He explained that he could understand not allowing the ten trees that were planned to be located under the power line corridor. He requested that the Planning Commission allow him to work with City staff on replacing those amenities with others like benches or tables.

Commissioner Everett asked what type of landscape the developer is planning around the basketball court. Mr. Taylor explained that the developer plans to provide native landscape around the back, xeriscaping as a buffer and then grass.

Commissioner Linton stated that his understanding and experience is that no permanent structures could be placed under the power line corridor or in their easements. Mr. Mumford explained that they would need to talk to Rocky Mountain Power before allowing the basketball court to be placed in the corridor. Commissioner Linton requested that they make a condition that the developer contact Rocky Mountain Power and get approval before building under the power line corridor.

Commissioner Allred asked how many phases are planned for the area. Mr. Taylor explained that it's hard to plat the lots of the whole area because it's difficult to make changes to the plan or fix problems to the plan. He stated that he prefers that the concept plan and the Preliminary Plat be approved and then cut the final plat and go phase by phase. Commissioner Dean explained that the Planning Commission does not want to be in a position where they have to approve building by building. Mr. Taylor said that the developer hopes for no more than three phases.

Commissioner Dean asked when the amenities would go into the development. Mr. Taylor explained that an escrow amount would be collected for every unit. The amenities should go in when 50% of the units are built and that could affect the way the phasing is completed.

Commissioner Komoroski asked if this development would be part of the Rock Creek HOA. Mr. Taylor explained that there will be an amenity sharing plan set up for the development. The residents of the development would pay a fee to use the existing amenity in Rock Creek and then a sub HOA would be set up for this development.

Commissioner Dean asked what type of fencing is planned for the development. Mr. Taylor and Commissioners asked if a fence would be required along the power line corridor. Mr. Hadley explained that the only fencing required is around the amenities. Steve Mumford explained that the bonus density standards in the City Code require an open face fence (split rail fence) around open space areas that are adjacent to a main road. He explained that the City could require fencing around the tot lot.

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Mr. Mumford stated that he would like feedback on the amenities, location of the amenities, parking, and the amenities point system for this development.

Commissioner Dean questioned how many residents would use the tot lot and the basketball court because the location of the amenities is hidden. Mr. Taylor stated that the residents that live in the area would know where to find the amenities. Commissioner Dean was more concerned about the development layout and the tot lot in the development layout. Commissioner Everett felt that the basketball court location and the court would be good for the area and would be well used by the residents.

Commissioner Allred was concerned about approving a development that is not a set plat. Mr. Taylor explained that he has had other developments like Heatherwood that were completely platted and they have found mistakes that were unable to be fixed (like: nowhere to push snow, utility line problems, parking issues, etc.) He explained that any changes would be minor, he just does not want to have a flaw throughout the project that cannot be remedied.

Mr. Mumford explained that it is easier on the City when a full landscape plan is submitted before the Final Plat.

Commissioner Linton opened the public hearing at 6:56 p.m.

None

Commissioner Linton closed the public hearing at 6:56 p.m.

MOTION:

Preston Dean moved to approve the Cove at Rock Creek Preliminary Plat and recommend the Cove at Rock Creek Site Plan and Final Plat to City Council with the following conditions:

- 1. That a comprehensive landscape plan be provided to City staff with the amenities presented tonight to be included within the plan.***

Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.

C. Porter's Crossing Town Center Master Development Plan Amendment – Public Hearing, Recommendation to the City Council

Mr. Mumford explained that this 145-acre project is located north of Pony Express Parkway, centered around Porter's Crossing in the Ranches. It is an amendment to the Porter's Crossing Town Center Master Development Plan, removing 39.9 acres of commercial space, a 7.98 acre reduction in gross open space, and an increase in total residential units from 443 to 888. The Gross density is increasing from 3.06 to 6.13 du/ac. The proposal also includes the introduction of new residential designations ranging from single- to multi-family dwelling units. The high

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density residential is relocated from the western side of the project and moved to the former commercial area.

The Development Code specifies the following criteria for evaluation of master development plans:

General Criteria

- Slopes, Natural Hazards, Natural Channels, Storm Water Runoff – There is a minor storm drainage wash on this property. The developer must obtain any required stream alteration permits from the State prior to making any changes, and the wash must either be piped according to City standards or all development must be kept 100 feet away from the top bank of the wash on either side
- Soil Characteristics – A geotechnical study will be reviewed along with each plat.

Infrastructure Criteria

- Utilities
 - Water & Sewer – An updated water model will be required for this project. The City Engineer and Public Works Director have not expressed any other concerns with the wet utilities.
 - Electric and Natural Gas – No concerns have been expressed by the Energy Department for this project. There is a Kern River Gas line that passes through this property (shown on the plan as an open space corridor). Concerns remain about any required buffer distance between this high-pressure pipeline and buildings or parks. Rocky Mountain Power must dedicate the space to the City along with the subdivision plats.
 - Storm Drainage – see slopes/natural channels category above.
- Streets
 - A traffic study has been completed for this development by Hales Engineering, although with a slightly different mix of housing types and numbers than the proposed master plan (378 single-family homes, 240 apartments, 244 townhouses, commercial square feet 111,000). The developer will have to comply with traffic study recommendations, a summary of key findings and recommendations as followed (these must be detailed in the master development agreement):
 - Both major intersections on Pony Express Parkway (Porters Crossing Parkway and Smith Ranch Road) fail in the future conditions
 - ❖ The Porters Crossing Parkway /Pony Express intersection should be signalized sometime before the year 2020 with project traffic. This intersection will need a signal before 2040 without project traffic.
 - ❖ All-way-stop control should be removed on Smith Ranch Road when the signal is installed on Porter's Crossing Parkway. It is recommended that this be replaced with north-south stop control. This could also be replaced with a signal if desired.
 - The eastbound and westbound left-turn storage length needs to be increased to 200 feet plus the taper length at the Porters Crossing Parkway / Pony Express Parkway intersection. This should be completed before 2020 with project traffic, and is needed for the 2040 conditions with and

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- without project traffic.
- The east and west RIRO intersections fail only when blocked due to downstream queuing. No changes are recommended for these intersections.
- The Porters Crossing / Turnburry Road intersection operates at excellent levels of service in all conditions.
- The conceptual Site Plan includes a lot layout and road layout for Area 14, but does not provide access to the neighboring landlocked property. A stub road will be required to this property.
- It should be noted that Areas 6 and 7 will be limited based upon the Code's restriction of a maximum of 30 units/lots on one access, and a 500-foot maximum cul-de-sac or dead-end road length.
- Area 6 should provide a stub road to the vacant property to the north and/or east.
- The Pony Express Townhomes (approved project to the east of Area 2) have provided a stub road for future access to a road in this development. Area 2 should connect with this road.
- Water Rights
 - Water rights are required (or purchased of City water) for each project at plat recording or building permit, depending on the type of development.

Compatibility Criteria

- Compatible Densities – The site is bordered by the following land uses:
 - North – Electrical substation, power line and gas corridor, and vacant property in Saratoga Springs City.
 - West – Power line and gas corridor, Eagle's Gate neighborhood, Plum Creek multi-family neighborhood.
 - South – Pony Express Parkway
 - East – The approved Pony Express Townhomes project and vacant property in Saratoga Springs City.

The land uses in the proposed master development plan include sixteen planning areas with varying degrees of density. The following areas raise concerns or are noteworthy:

- Northern SF Residential Areas: The northern section of the project retains a similar density and land uses as the adopted plan; and remains exclusively single-family residential. This matches the character and density of existing neighborhoods and proposed projects. Single family residential uses, however, may not be the best use adjacent to the power substation, and some thought should be given to the use of this property.
- Area 10: The density of Area 10 may be incompatible with Eagle's Gate to the west, which is all single-family (6,600 square-foot lots). The number of lots in this triangle should be reduced to something more appropriate.
- Area 14: The change from high density residential to single family residential on the western side of the project does not create any incompatible uses; however,

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circulation into neighboring projects, which may include townhomes, raises concerns over uncharacteristic traffic patterns for a single-family neighborhood.

- Areas 2, 3, 13 (Commercial changed to MF Residential): The central core of the master plan has been changed from Commercial to a mix of higher-density residential products. Although this type of density may match the infrastructure demands of commercial properties, the density and site location may not be the most ideal for a variety of reasons. The two residential products that may present compatibility problems are the townhouses and apartments or condominiums. The proposed townhouses include 244 units on the eastern edge of the project, and although townhouses serve as an effective buffer between single family and more intensive uses like Commercial, the proposed number of units may dwarf the surrounding residential areas. However, the townhouses are buffered on all sides by open space, limiting spillover traffic. Lastly, the multifamily area located in the southeastern portion of the project is compatible with the adjacent commercial and townhouse areas, but its volume may be inconsistent with the smaller townhouse development (Pony Express Townhomes) to the east. The multi-family in Area 2 will also serve as the gateway to the City and may create an overwhelming massing of buildings along one of the City's main entrances. City Code Section 17.30.100 also states that Tier IV projects may be developed in pods of no more than 250 units served by one clubhouse and buffered from other residential or commercial uses.

In addition, the areas proposed as townhouses, multi-family, and condensed family cluster are in a zone designated on the future land use map as Mixed Use Commercial. The definition intends this zone to be used for retail, office, and commercial development with a provision for some residential incorporated into this zone. As proposed, the townhouses, multi-family, and condensed family cluster are exclusively residential and do not meet the intent of the General Plan's Mixed Use Commercial designation:

MIXED USE: COMMERCIAL- This category is for areas where retail and office development occurs at traditionally desirable locations including the intersections of major streets, appropriate neighborhood activity centers, or adjacent to other compatible land uses. Appropriate industrial uses will be considered for compatibility with surrounding developments. It is anticipated that development will primarily be non-residential; however, mixed-use developments that incorporate medium and high-density housing types may be recommended by the Planning Commission and approved by the City Council during the zoning process.

Although all of the commercial property may take some time to develop in this area, it is an appropriate location for office and retail use, and a good portion of the "Mixed-Use Commercial" property should be preserved for commercial uses rather than developed as residential.

Design Criteria

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- Open Space
 - Required Open Space: This development is required to provide 8% of the buildable area (excluding commercial areas, major roads, and utility corridors) + 10% of Tier III and Tier IV development (densities higher than 5.2 units per acre).
 - $8\% \times \text{approximately } 104.3 = 8.344 \text{ acres}$
 - $10\% \text{ of } 82.5 = 8.25 \text{ acres (within the Tier III and Tier IV areas)}$
 - Provided Open Space: The proposed project includes approximately 15.65 acres of improved open space, although some of that is located within the Tickville Wash, along Smith Ranch Road (which has a standard 4-foot sidewalk), in the smaller wash, and on the gas and power line easements.
 - Does the proposed pattern of uses and densities attempt to make effective use of the planned community open space?
 - The open space and park areas are being relegated to the areas that are either unbuildable or left over after the developments are planned. Public spaces, including parks and other gathering places, should be planned as central or important features in a development. They should be consolidated, where possible, to provide large and creative amenities along with recreation fields. Neighborhood parks are also recommended to be between three and five acres in size.
 - We do not believe the proposed locations and design of the open space and parks attempt to make effective use of the planned community open space.
 - Amenities: This development would be required to provide 584 points towards park amenities found in Table 16.35.130(c) Pocket and Neighborhood Park Elements, and an additional 577 points within the Tier III and IV areas. We recommend that a more detailed park plan be presented that includes the amenities to meet the point values provided in the park and open space areas.
 - Residential Bonus Density: Each residential development within this project must comply with the bonus density entitlement requirements found in Tables 17.30.110 of the City Code. The Code states that "All Tier III residential developments are required to provide the Tier III clubhouse." The following items should be considered by the developer, and included as requirements in the master development agreement for the project:
 - Fund or construct community improvements/amenities
 - Entryways and monuments
 - Residential lot landscaping
 - Recreational amenities
 - Clubhouse
 - Swimming pool
 - Garages / covered parking
 - Storage units

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Trevor Hull, applicant, explained that the traffic study does include the Evans Ranch development. He felt that Porters Crossing and Pony Express Parkway should already have a traffic signal. The developer felt that moving Area 14 over to the other side and Porters Crossing would create a natural buffer between commercial and residential. He reviewed his ideas and plans for the amenities from the plat map, and stated that the amenities layout is not set in stone. The developer is working with Kern River on the easement through the property. He would like to steer clear of putting in a HOA for the area. This development is not part of the Ranches Master Plan HOA.

He explained that the trade-off with commercial is a balancing act. He stated that you need the right amount of commercial versus rooftops that will help drive the commercial. He explained that the 3.1 acres would continue all the way, causing commercial to connect to the townhomes that were just approved. He would like to see office space between the areas instead of commercial. He would like to expand the 3 acres to about 8 acres for that area. He has talked to Steve Mumford about possibly having mixed use residential commercial area throughout the project.

He reviewed how the developer would be stubbing in to the development and showed the Planning Commission where they would require connectivity on the map. He also explained that there are higher lots in the development that are placeholder at this time for potential clients.

Commissioner Linton asked who would maintain the pocket parks in the development. Mr. Hull explained that it would depend on the area. The townhomes would have an HOA, but the other part of the developments parks would be turned over to the City. He also explained the idea of having a City recreation center in the area instead of clubhouses. Commissioner Dean felt that it would be taking amenities away from the residents in that area.

Commissioner Dean questioned how wide Pony Express Parkway would need to be in the future. Mr. Mumford explained that it's a five lane road now, but every time the City does a master transportation plan or study it finds that Pony Express would need to be a seven-lane road. The timeline for requiring a seven lane road is not clear at this time. The City classifies Pony Express as a major arterial road which is a five lane road. Mr. Hull explained with the commercial in the area it would be easy to expand Pony Express to a seven lane road.

Staff and Planning Commissioners reviewed other commercial sites, comparing the size to what would be needed for potential commercial sites for Eagle Mountain. Mr. Hull felt that the City would not need another big box store in this area and that the City should plan a big box store closer to SR 73. Commissioner Dean explained that if Pony Express is planned to be a seven lane road the City would want to plan more commercial for the area.

Mr. Mumford shared Mountainland Association of Government's projection for the upcoming years. The projection for Pony Express is about 13,000 daily trips for that area and 16,000 daily trips the closer you get to Saratoga Springs (SilverLake). The projection shows 25,000 daily trips for that area in 2025 which is about what SR 73 is at now.

Commissioner Dean was concerned with the density of the project. Mr. Hull explained that the

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townhomes would have a finished area of 1700 sq. ft., an unfinished basement of 650 sq. ft., and have a two car garage. The density for the development is 11.3 units per acre.

Commissioner Linton was concerned that the plan had no potential church sites. Mr. Hull explained how hard it was to reserve a future church site. He explained that putting the church site in the master plan hurts the developer's density number. Mr. Mumford explained that most developers let the LDS church know or give the church or school district the first option to buy for the reserved space. He also stated that it would not hurt the developer's density for the master plan.

Commissioner Linton opened the public hearing at 8:17 p.m.

None

Public hearing was continued as per motion.

MOTION:

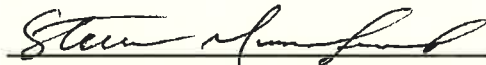
Preston Dean moved that the Planning Commission continue the public hearing for the Porter's Crossing Town Center Master Development Plan Amendment to the May 27, 2014 meeting. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.

5. Next Scheduled Meeting: May 27, 2014

6. Adjournment

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

APPROVED BY THE PLANNING COMMISSION ON JUNE 24, 2014.



Steve Mumford, Planning Director

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PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 27, 2014 AT 6:00 P.M.

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

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

COMMISSION MEMBERS PRESENT: John Linton, Preston Dean, Wendy Komoroski, and Matthew Everett.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. May 13, 2014

MOTION:

Preston Dean moved to approve the May 13, 2014 meeting minutes with the following changes: Wendy Komoroski abstained from the motion of the minutes and that Adam Bradley was not present at the meeting. No Commissioner seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton and Matthew Everett. Due to a lack of a second a new motion will need to be made to approve the May 13, 2014 meeting minutes.

4. Development Items

A. Meadow Ranch V Plat 3 Final Plat – Action Item

Ken Sorenson explained that the project includes 40 single-family lots, with an average lot size of 31,714 sq. ft. All lots are greater than a half acre in size. The smallest lot is 0.55 acres and the largest is 1.10 acres. The plat is located north and east of Meadow Ranch V Plats 1 & 2. The existing Allred lot 313 in the northwest

corner has been removed from the plat, but the applicant will still provide the necessary improvements for that lot.

Open Space & Parks

City Code requires that the park improvements be installed by 50% of the project, or in this case, prior to the 37th building permit of the overall Meadow Ranch V project being issued. The park, then, would need to be installed prior to, or during the initial construction of the 3rd phase of development. The applicant has received comments from the Parks and Recreation Board, as well as from some of the nearby residents. The park includes a parking area, pavilion, tennis/basketball sport court, trails, grass, and trees.

Site Design

A 30-foot space is designated on the hillside above the lots as an urban wildland interface zone, where certain restrictions exist for vegetation and construction, according to the Utah Urban Wildland Interface Code.

Commissioner Dean asked if lot 313 would be included in another plat. Steve Mumford explained that the owner of the lot and the applicant had two options:

1. That the lot be included in the plat.
2. Exclude the lot but include the easement on the east side of the lot for water and power lines. Also the property owner would be required to deed the road property to the applicant for recording of the plat.

Commissioner Dean stated that he thought that all lots needed to be part of a plat to be buildable. Mr. Mumford explained that the City Attorney stated that this lot would be buildable no matter if the lot is included or excluded from the plat. He also explained that the City has permitted one lot subdivision plats to be recorded in the past.

Monte Kingston, Ames Construction, explained that the applicant removed lot 313 from the plat, because it could hold up recording the plat. The applicant would need to wait for the property owner to come up with water rights.

MOTION:

Preston Dean moved that the Planning Commission recommend to City Council the approval of the Meadow Ranch V Plat 3 Final Plat with the following conditions:

- 1) Add lot dimensions and public utility easements to the plat.***
- 2) Provide proof of water rights for the plat.***
- 3) Add a private utility easement for the benefit of the existing power and water facilities that serve Aaron Allred lot shown in the construction drawings.***

Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

B. Valley View Phase A Plat 7 Final Plat Amendment -- Action Item

Mr. Sorenson explained that the approved Final Plat 7 is 15 lots on 14.40 acres. The proposed Amended Final Plat 7 is a 19.38 acre configuration that includes 23 lots. The developer is proposing amending the approved Final Plat 7 to add one lot from the approved Final Plat 6 as well as seven lots from the tabled Final Plat 8.

Commissioner Dean asked what would be the benefit of dividing the plats. Mr. Mumford explained that dividing the plat would help bring sewer to the majority of the lots. Plat 6 would have septic tanks due to the slope of the lots.

MOTION:

Preston Dean moved that the Planning Commission recommend to City Council the approval of the Valley View Phase A Plat 7 Final Plat Amendment with the following conditions:

- 1. Master Plan Compliance. That this subdivision complies with all conditions of the Valley View Master Plan and Agreement.***
- 2. Neighborhood Park. That the entire Neighborhood Park is completed by the developer prior to the issuance of the 150th Valley View building permit. That the berms are added to help buffer the park areas from the streets. That the park area shows grass as ground cover. That they will have to improve the equestrian trail with the final plat.***
- 3. Military Vehicle Access. That access is maintained for military and emergency vehicles along the current Camp Williams road alignment (Mustang Way). No parking along Hummer Dr.***
- 4. Water pressure and tank. That the developer remains in compliance with section 3.3 of the Master Development Agreement regarding water pressure.***
- 5. Cul-de-sacs. That the minimum radius on a cul-de-sac is 60 feet.***
- 6. Lots. A soils report is required for every lot. Lots that are one-half to three-quarters of an acre shall have a front and rear setback of no less than 50 feet and a side yard setback no less than 25 feet. If a road is constructed with curb and gutter and/or a trailway, then the front setback may be***

reduced to 35 feet. Lots with a slope greater than 2:1 will require engineered retaining walls.

Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

- C. Eagle Mountain Business Park Preliminary Plat -- Public Hearing, Action Item The proposed 28.6-acre preliminary plat includes 14 total lots or parcels. Lot 103 is planned as a storage unit lot, lots 401 and 402 are planned as future multi-family, and the remaining lots are intended for retail, office, and office-warehouse.

Mr. Mumford explained that the applicant has requested that the Eagle Mountain Business Park Preliminary Plat be removed from the agenda.

MOTION: *Preston Dean moved that the Planning Commission table the Eagle Mountain Business Park Preliminary Plat. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.*

- D. Porter's Crossing Town Center Master Development Plan Amendment – Public Hearing, Recommendation to the City Council (CONTINUED) An amendment to the Porter's Crossing Town Center Master Development Plan, removing 39.9 acres of commercial space, a 7.98 acre reduction in gross open space, and an increase in total residential units from 443 to 888. The proposal includes the introduction of new residential designations ranging from single- to multi-family dwelling units.

Mr. Mumford explained that this item was continued from the May 13, 2014 meeting. The applicant has brought new plans to the meeting, but City staff has not reviewed the new plans. The City staff is unable to give the Planning Commission feedback on the new plans at that time.

Commissioner Linton opened the public hearing at 6:27 p.m.

Trevor Hull, applicant, stated that he knew this plan would take a couple of meetings to get right. He would like to discuss the updates with the Planning Commission and get their input. The developer has decided that the frontage along Pony Express Parkway and Porter's Crossing should be Commercial. He asked how the Commissioners felt about having a mix of condos and townhomes together.

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Commissioner Dean explained that he could see a mixture if there was still some kind of break between the two. Mr. Hull reviewed ideas of building placement, amenities, and commercial areas within the development.

Commissioner Linton asked, with the change of adding more commercial how did that reduce the residential lot count? Mr. Hull stated that it changed from about 880 lots to around 700 lots.

Mr. Mumford was concerned about the trail that is adjacent to the wash. Mr. Hull explained that the trail would be built at the high water mark and that the south trail would be moved to another place.

Commissioner Dean was concerned with parking for the areas. Mr. Hull reviewed his idea and explained parking issues and solutions.

Commissioner Linton was concerned that all streets be built to City standards.

Public hearing was continued as per motion.

MOTION: *Preston Dean moved that the Planning Commission continue the public hearing for the Porter's Crossing Town Center Master Development Plan Amendment to the June 24, 2014 meeting. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

E. Development Review Process Code Amendment – Public Hearing, Action Item

Mr. Mumford explained that the proposed amendments to the City's Development Code concerned the development review and approval authority (including but not limited to Chapters 16.05, 16.10, 16.15, 16.20, 16.25, 17.05, 17.95, 17.100 of the Municipal Code).

The following proposed changes are noteworthy:

1. Preliminary Plats
 - a. Preliminary plats will be reviewed by both the Commission and the Council, with a public hearing at the Planning Commission.
 - b. Major amendments to a plat would require approval by the Commission and Council.

- i. Major amendments include an increase in lots or units, a decrease in improved open space, or a significant change to a road or lot configuration.
 - c. Minor amendments would be approved by the Development Review Committee (DRC).
 - i. Minor amendments include changes that do not fall into the category of “major amendments.”
- 2. Final Plats & Final Plat Amendments
 - a. Final Plats would be reviewed for approval by the Development Review Committee (DRC). These plats should conform to the approved preliminary plat. If they do not (except for minor modifications), an amendment to the preliminary plat would be required prior to any approval of the final plat.
- 3. Development Agreements
 - a. Development agreements have become a cursory document that simply takes up more time for the staff, Council, and developer, and potentially delays a project.
 - b. Development agreements would be replaced by a “notice of decision,” which would include all of the conditions of approval, including timing of open space / park improvements, fencing requirements, etc. It would also include some legal protections for the City. A notice of decision would be produced after the preliminary plat approval and the final plat approval. These would be sent to the developer and filed with the City Recorder. We have contemplated whether these should be recorded at the County Recorder’s office on the property, but we are awaiting the City Attorney’s advice on that issue. Briefly the City Attorney stated that if it’s recorded it should require a notarized signature from the developer.
- 4. Site Plans and Conditional Uses
 - a. We are not proposing any changes at this time to these applications. Changes will likely be forthcoming.

Mr. Mumford stated that the City Attorney suggested that on page 24 paragraph (16.30.010 What This Chapter Does) that the words “ pursuant to a development agreement” be removed.

16.30.010 What This Chapter Does.

This chapter requires the installation, contribution and dedication, at no cost to the city, of required improvements in developments at the developer’s expense, sets improvement standards or refers to other standards, permits the phased installation of improvements ~~pursuant to a development agreement~~, and requires the perpetual maintenance of required improvements which are not dedicated to the city. [Ord. O-07-2006 § 2 (Exh. 1 § 6.1); Ord. O-23-2005 § 3 (Exh. 1(2) § 6.1)].

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Commissioner Linton asked who would have the authority to decide if the amendments are minor or major for the plat. Mr. Mumford stated that it would most likely be the City Planning Director and/or a development review committee. Commissioner Linton felt that it should be spelled out in the document, on who would have that authority. Mr. Mumford suggested that at the bottom of the Land Use Authority Table 16.05.220(b) by the * they could indicate who would have the authority to make those decisions. He also suggested that in the Preliminary Plat chapter they add a small paragraph defining major and minor amendments. Commissioner Linton stated that by the * it should state that the Planning Director or his designee be the authority.

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

None

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

Commissioner Dean was concerned that the new Code would only give the Planning Commission one shot at getting it right. Mr. Mumford explained that the City will be changing the application and require more up front from the developer like the landscaping plan. The developer will need to have everything ready at the preliminary plat stage except for the construction drawing. The City or Planning Commission could recommend that larger plats go through a concept plan review. This code does not impact the master development plan process, where the developer will have flexibility.

Commissioner Linton was concerned that the Planning Commission needs to present a complete project to City Council. Commissioner Dean stated that the commissioners need to get the help from City staff that would help the commissioners review and complete the project.

MOTION:

Preston Dean moved that the Planning Commission recommend to the City Council the approval of the Development Review Process Code Amendment Chapter 16.05.220 Tables (Public Hearing, Land Use Authority, Appeal Authority) and Chapters 16.20 Preliminary Plats, 16.25 Final Plats, 16.30 General Requirements for all Subdivisions as presented in the staff report. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

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5. Next Scheduled Meeting: June 10

6. Adjournment

The meeting was adjourned at 7:31 p.m.

APPROVED BY THE PLANNING COMMISSION ON JUNE 24, 2014.



Steve Mumford, Planning Director

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PLANNING COMMISSION MEETING MINUTES

TUESDAY, JUNE 24, 2014 AT 6:00 P.M.

Eagle Mountain City Conference Room; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: John Linton, Miriam Allred, and Matthew Everett.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. May 13, 2014

MOTION: *Matthew Everett moved to approve the May 13, 2014 meeting minutes. John Linton seconded the motion. Those voting aye: Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

B. May 27, 2014

MOTION: *Matthew Everett moved to approve the May 27, 2014 meeting minutes. Miriam Allred seconded the motion. Those voting aye: Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

4. Development Items

A. Oquirrh Mountain Master Development Plan Amendment – Public Hearing, Recommendation to the City Council

An amendment to the Oquirrh Mountain Master Development Plan reducing the number of dwelling units from 417 to 346. The densities range from 3.2 to 15 dwelling units per acre which was previously 3.7 to 13.7 dwelling units per acre. Tier IV development has

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been reduced from 3.5 to 2 acres. Tier III development has been reduced from 26.2 to 17 acres, and Tier II development has been increased to 45.1 acres from 36.2 acres. There is a minor reduction in open space from 54.5 to 53 acres.

Ken Sorenson explained that the Oquirrh Mountain Master Development Plan was approved by the City Council on September 2, 2008. The existing master development plan consists of 120.4 acres along Pony Express Parkway. The proposed amendment to the approved Oquirrh Mountain Master Development Plan introduces minor changes to the residential uses and a minor reduction and relocation of the open space. This project is required to provide 10.228 acres of improved open space according to the Bonus Density chapter of the Development Code.

As proposed, the Amended Oquirrh Mountain Master Development Plan consists of residential zoning with a total of 346 dwelling units, a reduction from 417 dwelling units. The overall gross density for the proposal is 2.9 units/acre, down from 3.5 units/acre (120.4 total acres), while the total proposed density based on all residential land (excluding parks - 65.9 acres total) is 5.3 units/acre, which is reduced from the current 6.3 units/acre. The project is divided into 'planning areas', which each designate a different density and building type. The proposed densities range from 3.2 – 15 du/ac, in comparison to the currently approved 3.7 du/ac to 13.7 du/ac.

Proposed changes to residential densities include: reducing Tier IV development from 3.5 to 2 acres; reducing Tier III development from 26.2 to 17 acres; and increasing Tier II development from 36.2 to 45.1 acres. In addition, the applicant is proposing reducing total open space from 54.5 to 53 acres, with improved parks and open space elements reduced from 22.1 to 20.6 acres.

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

Elise Erler with SITLA felt that the project was reasonable with the market. SITLA and the applicant are working out their differences with the property boundary. SITLA felt comfortable with the project.

Ryan Kent, applicant, wanted to clarify the density per units for the project. His records show 304 with 2.5 units per acre density. The applicant explained that the developer wants to move forward on the project very aggressively. The developer has already talked to builders that are excited to get started on the project.

Commissioner Linton explained that the City has seen 6 unit mansions proposed before but has never seen one built in the City. Mr. Kent explained that a 6 unit mansion looks like a big house and it would help give the development diversity.

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Adam Bradley asked what amenities the City could hold the developer accountable for and which ones are set in stone. He was concerned that what was proposed would not be built in the future. Mr. Mumford explained that the drawing is a conceptual drawing. The developer has provided concept designs that are attached as exhibits to the master plan, but the agreement does not hold the developer strictly to the designs. Commissioner Linton explained that amenities are driven by the market. If the people that buy into the community are not interested in the planned amenities, then that community will need to find some amenities that do interest their community. The property is dedicated or set aside for a general purpose. Mr. Mumford explained that the plan was approved back in 2008 under a different code. The land is very unique with its hills and the petroglyphs. The developer has met all amenity code requirements and will need to bring a site plan to the Planning Commission and City Council in the future for approval. Mr. Kent explained that the developer wants to attract people to this unique development and also they want the residents to be proud of their neighborhood once they are in their homes.

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

Commissioner Everett asked for clarification on who the developer would dedicate the petroglyphs to, the City or the Ranches HOA. Mr. Sorenson explained that the developer and the City have talked about dedicating the petroglyphs to the City. The City would be able to preserve and protect the petroglyphs. He stated that dedication to the City is not part of the plan at this time. Commissioner Linton felt that the petroglyphs would be better preserved in private hands. Mr. Kent explained that the Ranches HOA does not own open space or parks and that those amenities are always dedicated to the City. Maybe an agreement on how to maintain and manage the petroglyphs can be worked out.

Mr. Mumford explained that the City had Utah Rock Art Preservation come out and document and take picture of all the petroglyphs in Eagle Mountain. The plans for Gateway projects have roads and housing in places where petroglyphs are located, and the plan is to move them to the parks in this project. The Utah Rock Art Preservation prefers that the petroglyphs remain in the same location for historical reasons. Commissioner Everett stated that he would prefer to leave the petroglyphs in the general vicinity that they were found. He asked if there was any plan on how to protect the petroglyphs. Mr. Mumford explained that the City could require the developer to come up with a preservation plan for the petroglyphs before the subdivision goes in. Mr. Kent explained that the best preservation plan would be to educate the residents that live around the petroglyphs.

MOTION: ***Matthew Everett moved that the Planning Commission recommend the Oquirrh Mountain Master Development Plan Amendment to the City Council with the following conditions:***
Public Works & Fire

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- 1. Maximum cul-de-sac length is 500 feet. Make sure that the cul-de-sac in PA-11 is not too long.**
- 2. UNIMPROVED OPEN SPACE.** *Unimproved open space shall not be dedicated/deeded to the City.*
- 3. OPEN SPACE ACCESS.** *Access to the open space area on the hill shall be provided for emergency purposes and maintenance.*
- 4. ROAD GRADES.** *Road grades shall not exceed 10%.*
- 5. OFF-SITE UTILITIES.** *The applicant shall work with the City Engineer on determining the best solution for the sewer issues. The details shall be included in the Amended Master Development Agreement.*

Planning

- 6. ARCHITECTURAL DESIGNS/EXAMPLES.** *Specific pictures/renderings of buildings and architecture must be submitted as guidelines for development of different areas of the project. These designs shall be reviewed by the City Council and included as exhibits to the Amended Master Development Agreement.*
- 7. COMMUNITY IMPROVEMENTS.** *\$208,400 must be included in the project for community improvements/amenities. The use of these funds must be designated in the Development Agreement.*
- 8. BONUS DENSITY.** *The applicant must specify how they will meet the bonus density requirements.*
- 9. HOA.** *Specific documentation for a strong Homeowner's Association must be included in the Amended Master Development Agreement.*
- 10. SLOPES.** *Building/construction on slopes in excess of twenty-five (25%) percent is not permitted.*
- 11. PARKS/OPEN SPACE PLANS.** *The park and open space plans that were submitted with the original Master Development Agreement must be included with the Amended Master Development Agreement as exhibits and should be substantially met in the actual design/construction.*
- 12. EXTERNAL COMPATIBILITY.** *20-foot setback to be added along the southern boundary. This 20-foot building setback is to include a 10-foot landscaped corridor on the applicant's plans and plats – to be one-half of a 20-foot corridor to be cooperatively planned with SITLA, which will provide both the other 10-foot landscaped portion of the corridor and the trail.*
- 13. PETROGLYPHS.** *The petroglyphs shall be protected and preserved.*

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14. INTERNAL COMPATIBILITY. P9 to P11 (original plan, now areas PA-11, PA-9a, and PA-11B) compatibility to be resolved to Planning Department approval.

15. AMENDED MASTER DEVELOPMENT AGREEMENT.

The Amended Master Development Agreement must be approved by the City Council and signed by the applicant for this approval to be valid.

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

B. Porter's Crossing Town Center Master Development Plan Amendment – Public Hearing, Recommendation to the City Council (CONTINUED from May 27)

An amendment to the Porter's Crossing Town Center Master Development Plan, removing 31.1 acres of commercial space, a 7 acre reduction in gross open space, and an increase in total residential units from 443 to 766. The proposal includes the introduction of new residential designations ranging from single- to multi-family dwelling units.

Mr. Mumford explained that the proposed amendments to the land use element of the master development plan are substantial and significantly change the land uses and densities. Some of the more noteworthy changes are as follows:

- Removal of 31.09 acres of commercial/office, replaced with 3 residential products including multi-family, townhouses and condensed family cluster.
- Reduction in overall open space from 29.04 acres to 22.1 acres.
- High density residential relocated from western side of project moved to former commercial area.
- Minor changes in density for residential zones in northern section of project.
- Total residential units increasing from 443 to 766.
- Gross density increasing from 3.06 to 5.32 du/ac.

The land uses in the proposed master development plan include sixteen planning areas with varying degrees of density. The following areas raise concerns or are noteworthy:

Recommended Changes:

- Area 1 – The addition of commercial lots along the frontage of Pony Express Parkway and Porter's Crossing is much better than the previous plan.
- Area 2 – The Code currently only allows a maximum of 22.7 dwelling units per acre in the city. This project will have to provide storage units for each apartment, garages, a clubhouse and pool, and meet the other bonus density requirements. This seems impossible with the conceptual layout as proposed. We recommend a total of no more than 180 units, or a density of 21.7 units/acre.

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- Area 3 – This area still contains a lot of multi-family or single-family attached units – a total of 225. It should contain a variety of unit types rather than all one product. It is also clear that the roadways on the concept plan are smaller than City standards, and the units do not contain the proper setbacks. We recommend a total of about 180 units, which would allow for some mixing of product types, larger streets, and more parking areas and amenities.
- Area 4: The big question mark here is whether the wash will be piped or not. If it is piped, then the entire area can be improved as useable open space. If it is not piped, then the area needs more room between Area 5 and 6 for a trail along one side of the wash, and very little of this area may be counted as improved open space. A park really needs to be located along this trailway, maybe in the north part of Area 5, or between Area 3 and Area 5.
- Area 5: This area is too close to the existing drainage wash. The wash must either be piped or this area should be moved so that it is a minimum of 100 feet from the top bank of the wash. This will result in fewer units as well. The lots shown on the concept plan have small frontages, and would not meet our current standards. We recommend a total of 60-75 lots as a maximum.
- Area 6: This density should be reduced due to steep slopes. We recommend a total of 20 lots. This area also will require another access in order to be buildable.
- Area 7: This area is not appropriate for single-family homes and should be amended to be Open Space, Improved Open Space, or possibly Business Park.
- Area 8: The park is in this location because there isn't much else that can be done with the property, surrounded by a gas easement and power line easement.
- Area 9: This is the Pacificorp, Kern River Gas, and City power line corridor. Much of this area can probably be improved for park use, but is it wise to plan major parks underneath such high-voltage power lines?
- Area 10: This area contains easements with existing underground power lines, thus limiting the number of lots that can be placed in this triangle. The number of lots in this triangle should be reduced to accommodate this power line. We recommend a total of 6 or 7 lots, or that this area be improved as park space.
- Area 11: This area is already approved and is under construction.
- Area 12: The church site has already been approved as a subdivision plat. We should be receiving a site plan and conditional use permit application shortly.

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- Area 13: It appears that this area will be a tight fit for so many small lots. The main roads in this development should meet the City's standards as well.
- Area 14: Due to the conflict with the wash and the trail in the southwest corner of this site, this area will have to be revised. We recommend that additional space be provided on the north side of the wash for the trail system in Area 15, and that Area 14 be reduced in that area. We recommend a total of no more than 53 lots.
- Area 15: Will this area be improved as park space or remain as native vegetation forever? It is not clear on the plans.
- Area 16: This is the existing Ridley's and Ace Hardware site. No changes are proposed.

He explained that he had talked to Pacificorp and they stated that they would allow 12 to 15 ft. high structures within their easements. The structures cannot be permanent nor have a foundation. Pacificorp does allow playground, tennis courts, parking, and landscaping. The City would need to check the easement document language on what is allowed in each of the easements. He explained that Kern River is more restrictive and they are not sure of what they would allow. Trevor Hull stated that Kern River would allow a trail through the easement, as long as the trail is not over any gas lines. He also stated that Kern River would prefer no trail and that the property be left alone.

Commissioner Linton was concerned about all the unresolved items and he did not feel comfortable with presenting the project to the City Council.

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

Trevor Hull, applicant, explained that the developer reduced Area 14 down to 5.2 units per acre. The developer also changed Areas 3 and 5 because the Commissioners did not feel comfortable approving roads that were not up to City standards. He stated that the developer plans to build the road to City standards. He stated that the developer will also pipe the wash, which will then give the developer more residential and open space areas to work with. He stated that the plan for Area 9 is to use it for open space, by putting in parking, soccer fields, and basketball courts. The developer still has the idea of putting in a recreation center.

Commissioner Allred asked if there would be a wall between Area 1 and 2 giving a barrier between residential and commercial parking. Mr. Hull explained that most likely there will be a fence between the two areas, but the issue will need to be addressed at the site plan approval stage. Mr. Mumford explained that the City Code does require a 15 ft.

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landscape buffer between multifamily and commercial, and a fence would not reduce the size of the buffer.

Mr. Bradley asked if the developer is planning to continue Porter's Crossing up to the next subdivision. Mr. Hull explained that the developer has no use for the road up to a certain point. He stated that the road project would be a Capital Facilities Plan project that the City would need to address.

Mr. Mumford asked what the Commissioner thought of the options for Area 7. He did not feel comfortable leaving the area residential with it being next to a big substation. Mr. Hull explained that the developer prefers not to turn it into open space because there would be more kids around the area. The developer is hoping that the sale of the City Energy Department would resolve the issue by selling the land to the electric company.

Commissioner Allred asked how everyone felt about using Area 9 for open space. Commissioner Linton has no problem with using Area 9 for open space. He stated that he has grown up around power line corridors that have been used for parks and has never had a problem. He stated that the area will still be used by residents even if nothing was built on the property (used for: parking, biking, playing in the field, etc). Other cities use the space for park space and have never seen a problem. Commissioner Allred stated that she has no problem with using the area for park space. She would rather use the area for park space than parking lot space.

Commissioner Linton closed the public hearing at 7:21 p.m.

MOTION: *Matthew Everett moved that the Planning Commission continue the Porter's Crossing Town Center Master Development Plan amendment to the July 8, 2014 meeting. Miriam Allred seconded the motion. Those voting aye: Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

5. Discussion Items

A. Development Code Amendments – Discussion

A discussion of various potential amendments to the City's Development Code.

Mr. Mumford explained that the City has been looking into the park point system requirement. The Planning Department has talked to developers and has also reviewed current parks. He explained that the developers have abused the point system.

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Recommendations:

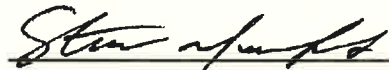
1. Change the language for number 7. Enhanced open space.
2. Drop the point value for parking stalls.
3. Add 10 trees for only 3 points.
4. Add a size requirement for trees.
5. Create a list of amenities needed by the City. Give incentives to developers that will build amenities that are needed by the City.

6. Next Scheduled Meeting: July 8

7. Adjournment

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

APPROVED BY THE PLANNING COMMISSION ON JULY 8, 2014.



Steve Mumford, Planning Director

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

COMMISSION MEMBERS PRESENT: John Linton, Wendy Komoroski, Preston Dean, and Matthew Everett.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

Commissioner Linton called the meeting to order at 6:06 p.m.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. June 24, 2014

MOTION: *Preston Dean moved to approve the June 24, 2014 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton and Matthew Everett. Wendy Komoroski abstained. The motion passed with 3 ayes and 1 abstention.*

4. Development Items

- A. Antelope Springs Preliminary Plat – Public Hearing, Action Item This development is located north of Bobby Wren Blvd and west of Pony Express Pkwy in the South part of the City. The Antelope Springs development consists of 33 residential lots on 41.25 acres. The average lot size is 1.043 ac the largest lot is 1.30 ac and the smallest is 1.0 ac.

Steve Mumford explained that Antelope Springs Preliminary Plat is a recommendation to the City Council. The original plat was approved on May 14, 2013.

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This property does not currently front onto a City street, so it will require access to Pony Express Parkway through SITLA's property to the east. The applicant has worked with SITLA to get easements for access to the project property.

The plans show the following proposed accesses:

1. A 25-foot wide access easement connecting to Palomino Way. This road is designed in the proposed project with a rural residential cross-section. This cross-section allows an 8-foot trail on the north side, a 7.5-foot swale, and 27 feet of asphalt, with a 7.5-foot swale on the south side. The access through the SITLA property needs to be a dedicated right-of-way, including 39.5 feet, plus a ten-foot public utility easement for the dry utilities. Alternatively, the road in this section may be designed as a standard residential road with curb and gutter, park strip, and sidewalk/trail. If this is the case, a transition would have to occur at some point to tie in appropriately with the rural street cross-section.
2. A 38-foot half ROW on the south of the project, plus a 35-foot wide easement through the SITLA property. This road is a minor collector, with a total right-of-way width of 77 feet. This southern right-of-way will require 42.5-feet of right-of-way (includes 24 feet of asphalt, 2.5-feet curb and gutter, an 8-foot park strip, and an 8-foot trail). The plans should be modified to reflect this change. The access through SITLA's property must be a dedicated right-of-way, including the 42.5-feet plus a ten-foot public utility easement for dry utilities.

Trails

The trails that are located along Palomino Way and 5000 North will continue east to connect with the existing trail along Pony Express Parkway. These trails will provide the residents of this subdivision an opportunity to use the existing trail to access the area schools, City Hall, the library, and local parks by foot or bike. The trails in the project do not need to be meandering, but may be straight, with the appropriate 8-foot park strip.

Open Space

This is a Tier 1 subdivision, which requires 4% improved open space for the project, or 1.65 acres of improved open space. Pocket parks and neighborhood parks are only required for projects with a lot size average of less than ½ acre. This project averages greater than 1 acre in size, and is instead required to dedicate park space for a community and/or regional park. The proposed plan includes 1.89 acres of open space to be dedicated to the City, including the retention basin (Parcels A and B), and also including a meandering trail. This open space is located on the east side of the project. The applicant will improve the parcels A & B which will be dedicated to the City.

A landscaping plan is required to be submitted for this project, and may be approved along with the final plat(s).

Utilities

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The sewer for the project will connect to the current City sewer line which is located along the east side of Pony Express Pkwy. The applicant has reached an agreement with SITLA for access easements to the sewer line.

Recommended conditions:

1. No parking signs are posted on the side of the street where the fire hydrants are located.
2. A public right-of-way must be dedicated to the City connecting 5000 North to Pony Express Parkway and Palomino Way to Pony Express Pkwy.
3. Cul-de-sac minimum at the end of Clydesdale Dr. must be 80 feet diameter.
4. 8-foot wide asphalt trails must be connected to the Pony Express Parkway trail along both 5000 North and Palomino Way.
5. Fire flow report submitted prior to building permits issued.
6. Sewer lines need to be continued to the ends of the roadways.
7. A landscaping plan must be reviewed for approval along with the final plat(s).

Commissioner Dean asked if it was customary to dedicate retention basin to the City. Mr. Mumford explained that most retention basins are dedicated to the City, especially if there is no HOA to maintain the property. Commissioner Dean asked what the applicant has planned for the community and/or regional park (Parcels A and B) that will be dedicated to the City.

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

Elise Erler with SITLA, stated that SITLA supports the development concept plan. She explained that SITLA is the landowner that the developer will need to get the easement from. There are sewer lines that SITLA installed in the easement. SITLA has never asked the City for reimbursement of the sewer line and is concerned about the sewer line capacity. The applicant and SITLA are still working out the easement agreement that will allow the developer to hook up to that sewer line.

Dan Ford, applicant, stated that the plan for Parcels A and B is to dedicate it to the City and make it part of the City trail system. He stated that SITLA wants to work with them on the trail system. Commissioner Linton asked if the developer has an agreement with SITLA. Mr. Ford explained that there is a letter of understanding that both parties have signed that will be the framework for the agreement. He explained that SITLA would like the City's agreement first on what the developer will be doing as for sewer capacity, and that agreement has already been submitted to the City's Engineer, Attorney, Planning Director and the Public Works Director for review. He explained that the developer will have to work with SITLA on an agreement, but SITLA has no problem with what is being proposed for the property. Ms. Erler explained that SITLA hopes to have some kind of agreement worked out with the developer by the end of August. She stated that SITLA has no problem with the concept plan

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of the development and she believes that the Planning Commission passed this plan with septic approval before.

Commissioner Dean asked if SITLA has any ownership or control over the sewer line. Mr. Mumford stated that it is a City sewer line but SITLA controls the property access to the land for a utility easement. Ms. Erler explained that the sewer line is in the City's right-of-way on Pony Express Parkway. SITLA paid to install the sewer line and has never asked the City for reimbursement. Mr. Mumford explained that the City is okay with reimbursing SITLA for the sewer line through impact fees, but SITLA is trying to reserve the sewer capacity for their future projects. SITLA believes that their future projects will put the sewer line at full capacity. Ms. Erler explained that SITLA placed the sewer line over 400 ft. away from most property owners to help control SITLA development on their property. She stated that SITLA did not reach an agreement with the City to increase the size of the sewer line. She stated that she has to report to the Board of Directors on why SITLA spent so much money on building a sewer line that will supply the neighboring properties.

Commissioner Dean asked if there could be an agreement that would allow the applicant road access but not sewer line easement access. Mr. Mumford explained that last year when this plat was proposed, the City Council decided that they wanted to get away from septic when sewer access is close. He also stated that lots with sewer are more marketable for the applicant.

Mr. Ford explained that since last year the developer has been working primarily with trying to get access to sewer. He does not want to hold up the project anymore so if the Planning Commission is fine with septic then the developer will plan for septic. He also stated that the developer would prefer sewer over septic and that is why they have spent so much time trying to get access to sewer. He explained that the developer has deadlines that are needing to be completed this year.

Commissioner Dean stated that if SITLA allows access to the property it opens up all SITLA's concerns, and asked if there is a way to resolve the issue. Mr. Mumford explained that there has been talk of phasing the plan and not building all the roads or lots to help discourage future builders. He explained that the City does not prefer phasing the plan because the other property owners will be stuck with the same sewer issue. Commissioner Dean stated that it should not be SITLA's problem if the City has enough sewer capacity.

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

Commissioner Everett asked if parcels A and B would be improved open space. Mr. Ford

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explained that he is working with SITLA and the City on the plan for parcels A and B. Mr. Mumford explained that parcels A and B will most likely be improved because the City does not want to end up with more little buffer areas that just grow weeds. Parcel A will have a rock or grass detention basin and the rest of parcels A and B will have a trail system with trees, grass and some xeriscaping.

Mr. Mumford explained that the City can't force SITLA to put sewer lines through their property. This development of 33 lots is not the concern, it's what the development opens up to the west for future developers. One option is to have a 3rd party engineer come in and give SITLA the clear confidence that there is access capacity. The majority of properties in this area would have to wait for SITLA to develop before they could receive access to their land.

MOTION:

Preston Dean moved that the Planning Commission recommend the Antelope Springs Preliminary Plat to City Council with the following conditions:

- 1. No parking signs are posted on the side of the street where the fire hydrants are located.*
- 2. A public right-of-way must be dedicated to the City connecting 5000 North to Pony Express Parkway and Palomino Way to Pony Express Pkwy.*
- 3. Cul-de-sac minimum at the end of Clydesdale Dr. must be 80 feet diameter.*
- 4. 8-foot wide asphalt trails must be connected to the Pony Express Parkway trail along both 5000 North and Palomino Way.*
- 5. Fire flow report submitted prior to building permits issued.*
- 6. Sewer lines need to be continued to the ends of the roadways.*
- 7. A landscaping plan must be reviewed for approval along with the final plat(s).*
- 8. That either an agreement with SITLA be in place for the sewer easement or a septic system be shown on all properties.*

Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.

B. Porter's Crossing Town Center Master Development Plan Amendment & General Plan Amendment – Public Hearing, Recommendation to the City Council (CONTINUED)

Ken Sorenson explained that this is an amendment to the General Plan rezoning 31.09 acres within the Porter's Crossing Master Development Plan from Mixed Use Commercial to Mixed Use Residential. An amendment to the Porter's Crossing Town Center Master Development Plan, removing 39.9 acres of commercial space, a 7.98 acre reduction in gross open space, and an increase in total residential units from 443 to 888. The proposal includes the introduction of new residential designations ranging from single- to multi-family dwelling units.

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Commissioner Dean was concerned with how loose and general the conditions are for the plat. Mr. Mumford explained that any development in the area would have to go through review of a site plan and plat approval before building. Commissioner Linton explained that the development will be market driven according to when the development is put in, and he would not mind allowing leeway for each development for review. Mr. Mumford explained that the City is not entirely happy with the project but the majority of the concerns have been met.

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

None

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

MOTION: *Preston Dean moved that the Planning Commission recommend approval of the Porter's Crossing Town Center General Plan Amendment changing 31.09 acres designated as Mixed Use Commercial to Mixed Use Residential to the City Council. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, John Linton, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

MOTION: *Preston Dean moved that the Planning Commission recommend approval of the Porter's Crossing Town Center Master Development Plan Amendment to the City Council with the following conditions:*

- 1. A detailed parks/landscaping plan be required to return to the Planning Commission for a recommendation prior to approval of the master development agreement by the City Council. This plan must include the proposed amenities, trails, trees, and equipment required to meet the point values found in Table 16.35.130(c) Pocket and Neighborhood Park Elements.*
- 2. The Master Development Agreement includes language requiring that Area 3 provides a variety of housing products.*
- 3. The cul-de-sac and stub road in Area 5 must be approved by the Fire Marshal.*
- 4. Revise Area 5 lot numbers to reflect 55' minimum frontage standard.*
- 5. The hash-marked space in Area 5 remains reserved for future community uses approved by the City.*
- 6. The bonus density requirements must be detailed in the master development agreement.*
- 7. The traffic study requirements must be met and detailed in the master development agreement.*

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8. The wash must either be piped or a 100-foot buffer from the top of the bank must be shown on the plans.

9. This approval is contingent upon a General pPan amendment being approved to allow for these land uses.


Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, John Linton, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.

6. Next Scheduled Meeting: July 22

7. Adjournment

The meeting was adjourned at 7:02 p.m.

APPROVED BY THE PLANNING COMMISSION ON JULY 22, 2014.


Steve Mumford, Planning Director

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TUESDAY, JULY 22, 2014 AT 6:00 P.M.

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

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

COMMISSION MEMBERS: Present: John Linton, Wendy Komoroski, Preston Dean, and Matthew Everett. Absent: Miriam Allred.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner, Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

Commissioner Linton called the meeting to order at 6:01 p.m.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. July 8, 2014

MOTION: *Preston Dean moved to approve the July 8, 2014 meeting minutes. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

4. Development Items

- A. DIGIS Wireless Internet Service Conditional Use Permit – Public Hearing, Action Item
Proposal for a 12.5' tall wireless internet service tower adjacent to the water tank located on City property at the end of Eagle Mountain Boulevard.

Ken Sorenson explained that the applicant, DIGIS, is requesting approval of a Conditional Use Permit for a wireless internet service facility. The proposed facility is located east of City Center on the water tank site, which is owned by the City. The applicant is proposing to lease a 23' X 28.5' area equaling 655.5 square feet, on which it will place its wireless internet service equipment. Within the leased area the applicant is proposing to add a 12.5' tall equipment tower,

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a 6' X 6' equipment shed, and a 6-solar panel array used to power the equipment. None of the equipment will be permanently installed, instead it will rest on gravel foundations.

Recommended conditions:

- 1) Fire. 30' shrub clearance / fire break
- 2) Building. Building Department to approve plans for all equipment.
- 3) Fencing. Applicant to fence perimeter of site.
- 4) Lease Agreement. City Council to approve lease agreement

Commissioner Linton questioned why the fence would be required if it was for the applicant own protection. He also questioned why the City would require a 30' shrub buffer when the City is not required to keep a 30' shrub buffer from the water tank. Mr. Sorenson stated that the 30' shrub clearance was a recommendation from the Fire Marshall.

Commissioner Linton opened the public hearing at 6:05 p.m.

None

Commissioner Linton closed the public hearing at 6:05 p.m.

Troy Blair, Network Manager for DIGIS, explained that the reason DIGIS does not want a fence around the equipment is because it shades the solar panels. DIGIS would need a bigger area if a fence is required. Commissioner Linton asked if the applicant would rather repair or replace the equipment from vandalism then put in a fence. Mr. Blair said yes, that DIGIS would rather repair or replace the equipment. He suggested that a "high voltage" sign be placed in the area.

MOTION:

Preston Dean moved that the Planning Commission approve the DIGIS Wireless Internet Service Conditional Use Permit with the following conditions:

- 1) FIRE. 30' shrub clearance / fire break***
- 2) BUILDING. Building Department to approve plans for all equipment.***
- 3) LEASE AGREEMENT. City Council to approve lease agreement.***

Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

- B. Eagle Mountain East LDS Church Site Plan & Conditional Use Permit – Public Hearing, Action Item, Recommendation to the City Council An application for a Conditional Use Permit and Site Plan for a 4.6 acre LDS Church site located at Porter's Crossing and Golden Eagle Road.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 22, 2014 AT 6:00 P.M.

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

Mr. Sorenson explained that the proposed Eagle Mountain East LDS Church is located within the Evans Ranch Master Development Plan. The proposed site is located near the intersection of Porter's Crossing and Golden Eagle Road. The applicant is proposing a meetinghouse, onsite parking, and a pavilion for the site. The 4.6 acre site is designated as Mixed Use Residential. The City's General Plan does require a Conditional Use Permit for a church use within this zone.

Landscape Standards

The applicant is submitting revised landscape plans to include street trees in the park strip for collector and arterial roads. In addition, the applicant is modifying the landscaped areas between parking and the roads to prevent headlight spillover. The remaining landscape plan complies with the Code requirements providing both xeriscape and manicured lawn.

Parking

Landscaped berms used as headlight screens are needed for areas between the roads and parking: at least 3.5 feet high, max slope of 2.5:1, except where a retaining wall is used on one side. The Code also requires parking islands (5' wide by 40' every 12 parking stalls, 2 trees), and the ends of parking to have islands. The applicant has proposed one row that does not meet the parking island requirement. The row exceeds the maximum parking spaces (12) by two; however, it would not be beneficial to add an island for two spaces along the same row, dividing the row would also break the symmetry of the parking lot design. Lastly, the applicant will confirm that the 9' x 18' ADA parking spots on the plan meet ADA requirements; City Code requires 10' X 20'.

Fire

The applicant needs to provide an 8" loop for the 4 required fire hydrants that must be in place prior to start of combustible construction. The applicant will also need to install an onsite hydrant located within 100' of the Fire Department connection and a Knoxbox 3200 series lockbox adjacent to the fire riser room door.

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

None

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

Commissioner Linton asked about the buffering requirement for the headlight screening and if there is a reason the applicant could not meet the code requirement. Mr. Sorenson stated that he is not aware of any reasons why the applicant could not meet the requirement.

Steve Mumford explained that ideally he would like the street trees to be placed evenly in the park strip along the road because that is how it is on the west side of the road. However the LDS church likes to keep an open space in front of the church allowing it to be visible from the street.

Mike Davies, Architect, explained that as long as the applicant could meet the screening

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

requirement with part dirt and planting the applicant will be able to meet the code requirement.

MOTION: *Preston Dean moved that the Planning Commission recommend the approval of the Eagle Mountain East LDS Church Site Plan to the City Council with the following conditions:*

- 1. Revised landscape plans that include the required street trees and screening between the streets and parking lots.*
- 2. Provide an 8" loop for the 4 required fire hydrants that must be in place prior to start of combustible construction.*
- 3. Install an onsite hydrant located within 100' of the Fire Department connection and a 3200 series lockbox adjacent to the fire riser room door.*

Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

MOTION: *Preston Dean moved that the Planning Commission approve the Eagle Mountain East LDS Church Conditional Use Permit subject to the conditions in the staff report. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.*

- C. Eagle Mountain North LDS Church Site Plan & Conditional Use Permit – Public Hearing, Action Item, Recommendation to the City Council An application for a Conditional Use Permit and Site Plan for a 4.1 acre LDS Church located at Porter's Crossing and Smith Ranch Road.

Mr. Sorenson explained that the proposed Eagle Mountain North LDS Church is located within the Porter's Crossing Town Center Master Development Plan. The proposed site is located near the intersection of Porter's Crossing and Smith Ranch Road. The applicant is proposing a meetinghouse, onsite parking, and a pavilion for the site. The 4.1 acre site is designated as Mixed Use Residential on the City's General Plan, requiring a Conditional Use Permit for a church use within this zone. The revised plan that was submitted only includes a two foot berm. With some vegetation the applicant could probably meet the three and half foot code requirement.

Parking

The Code also requires parking islands (5' wide by 40' every 12 parking stalls, 2 trees), and the ends of parking to have islands. The applicant is proposing a different layout for easier maintenance that centralizes the parking islands for easier snow removal.

Opened the public hearing at 6:24 p.m.

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Commissioner Linton asked if the City had any problems with the centralized island parking. Mr. Mumford explained that the old islands defined the start of the parking where the centralized island gives more vegetation.

Commissioner Dean was concerned that there was no designated walking path between cars up to the island. Mr. Davies explained that because there is no constant flow in that area of the parking lot the applicant felt there was no need for a designated walking path. He also stated that with the centralized island the applicant will be able to provide six additional trees to the plan.

Closed the public hearing at 6:30 p.m.

MOTION: *Preston Dean moved that the Planning Commission recommend approval of the Eagle Mountain North LDS Church Site Plan to the City Council with the following conditions:*

- 1. Revised landscape plans that include the required street trees and screening between the streets and parking lots.*
- 2. Relocate Fire Department key box to the fire riser room door and install Knoxbox 3200 series lockbox.*

Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

MOTION: *Preston Dean moved that the Planning Commission approve the Eagle Mountain North LDS Church Conditional Use Permit with the following conditions:*

- 1. Revised landscape plans that include the required street trees and screening between the streets and parking lots.*
- 2. Relocate Fire Department key box to the fire riser room door and install Knoxbox 3200 series lockbox.*

Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton, and Matthew Everett. The motion passed with a unanimous vote.

6. Next Scheduled Meeting: August 12

7. Adjournment

The meeting was adjourned at 6:40 p.m.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 22, 2014 AT 6:00 P.M.

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

APPROVED BY THE PLANNING COMMISSION ON AUGUST 12, 2014.



Steve Mumford, Planning Director

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

COMMISSION MEMBERS: Present: John Linton, Wendy Komoroski, Preston Dean, and Matthew Everett. Absent: Miriam Allred.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner, Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. July 22, 2014

MOTION:

Preston Dean moved to approve the July 22, 2014 meeting minutes. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.

4. Action Items

A. Business License Denial Appeal – Public Hearing, Action Item

Ken Sorenson explained that the applicant is appealing the City's denial for a home business license to operate pony rides for parties ranging from 30-40 guests from one to two times a week, and for single pony rides for 2-3 guests at a time. The license was denied due to traffic generation.

Section 17.65.060, Generally applicable standards for all home businesses, states: "Traffic generation for home businesses shall not exceed 12 clients per hour and 24 per day."

Commissioner Linton opened the public hearing at 6:05 p.m.

George Hill, Cedar Pass Ranch HOA Board of Trustees President, stated that he had become aware of this request for a business license on Saturday. Since that time he has had a number of questions, concerns and comments from the residents in Cedar Pass Ranch. He explained

that the largest concern is traffic, stating that Crest Road is one of the highest traveled roads in Cedar Pass Ranch. There are also concerns about noise and the nuisance it would cause in the community. He also said that the Cedar Pass Ranch CC&Rs state that the primary purpose of homes is single family residences. His main concern was if the license is approved it would set a precedent in the neighborhood allowing more business of this type, and creating more traffic within the neighborhood.

Conan Albrecht, Cedar Pass Ranch resident, explained that this type of business is consumer based and so is different than a small business (like a piano teacher) in the neighborhood. He said that bringing 5 to 10 carloads of people at a single time within the neighborhood concerns him. He explained that his home is located next door to the applicant and their driveway borders his lot. Some of his concerns are the noise, dust, traffic, and the amount of people coming into the neighborhood. He stated that the City Code Section E says that all home business activity should be carried out within the home or an accessory building and will not be observed from the public or street of a resident. He states that this business would violate that City code.

Mike Boyd, Cedar Pass Ranch resident, was concerned with restricting his neighbor's activities. He did not feel that the Cedar Pass Ranch CC&R's concerning this business were an issue. He felt that if the business was brought up to the City Code and would comply with the business standards then there would be no issues with the business.

Bret Wright, Cedar Pass Ranch resident, presented a portion of the Cedar Pass Ranches CC&Rs to the Planning Commission. He explained that the CC&Rs state that the purpose of the lots within Cedar Pass Ranch is for single residential homes. His main concern is that with the volume of people coming into the business that this should be considered a commercial business.

Cindy Orme, Cedar Pass Ranch resident, was concerned about the noise and traffic it would bring into the neighborhood. She bought into a quiet way of life when she moved to this neighborhood.

V. Trent Jackson, Cedar Pass Ranch resident, felt that there was no problem with this business in the neighborhood. He said that he had seen a Facebook post on what the applicant has proposed and felt that there would be no nuisance caused by the business. He stated that they are talking about pony rides within the neighborhood. He also stated that it would benefit the neighborhood and the applicant.

John Hubbard, Cedar Pass Ranch resident, said that Crest Road has no curb and gutter and is already in disrepair right now and bringing in extra traffic would cause more problems to the road. He was also concerned about parking along Crest Road and cars causing traffic issues.

Tiffany Felix, applicant, reviewed the Cedar Pass residents' concerns about traffic, noise, amount of people, visibility, and parking.

Parking: she explained would be regulated by her and would require her clients to park in the back, where she has enough parking for 14 cars. She stated that people will not be parking on the street.

Amount of people and traffic: She felt that the business application did not apply to her type of business. She explained that she could cut the number down if needed.

Noise level: She explained that she had done two test parties of her own and had no problem and nothing was out of control. The noise level never got above her kids' volume of play.

Visibility: she stated that residents cannot see a whole lot from the front of her lot. She explained that because the lots are spread out the residents cannot tell what is going on in the back of her house. The applicant has planted trees around her lot to screen the arena and the back yard.

Commissioner Dean explained that the Planning Commission was not there to enforce subdivision CC&Rs. He explained three concerns with the business: traffic, outside activity, and the scale of the project. He explained that the City ordinance referred to a home business as a secondary use to the property. He felt that the business was more in line with a commercial reception center or a conditional use permit. He felt that it did not meet the home based business license requirements.

Kent Price, Board member of the Cedar Pass Ranch HOA, said his understanding was that the Cedar Pass Ranch HOA would not be able to take any action unless it caused a nuisance to the neighborhood. He felt that the traffic could be dealt with, and that the City only needed to issue an exception for outdoor activity.

Commissioner Dean was excused at 6:31 pm.

Jeff Morris, Cedar Pass Ranch resident, felt that this showed a lack of respect for the neighborhood and would not appreciate the noise or excess traffic.

Roger Bowl, Cedar Pass Ranch resident, questioned if permitting this business would open the flood gate for other businesses of this type to come into the neighborhood.

EAGLE MOUNTAIN CITY
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TUESDAY, AUGUST 12, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

Commissioner Komoroski was concerned with the amount of clients requested by the applicant, and the business not being within the home.

Commissioner Everett said that people buy their homes or private property to enjoy with their friends and family and with the assumption that the neighbors would do the same.

Commissioner Linton explained how difficult this decision was for both sides. He also stated that he is an owner of a home business for over ten years in Eagle Mountain, and never within those ten years has he had a client come to his home. He understands the uniqueness of the Cedar Pass Ranch lifestyle, but explained that the Planning Commission does not approve businesses on unique lifestyles.

MOTION: *Wendy Komoroski moved to deny the Enchanted Pony Rides Home Business License as submitted. Matthew Everett seconded the motion. Those voting aye: Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

5. Discussion Items

A. Development Code Amendments – Discussion

A discussion of various potential amendments to the City's Development Code.

Steve Mumford explained that Doll House Haunt has submitted a temporary business license application at the intersection of Ranches Parkway and Pony Express Parkway. The business is zoned for that area; the only concern is temporary chain link fencing.

Commissioners were fine with the project as long as it is temporary.

B. Valley View Ranch -- Discussion

A discussion of options to complete the northern extension of Mustang Way.

Mr. Mumford asked if it would be worth it for the City to make Mustang Way connect through to Camp Williams. Also, Edge Homes is willing to give the City money to finish the road if they could add an extra lot to Valley View Ranch Phase A-7. Commissioner Linton felt that both options were for the greater good.

6. Next Scheduled Meeting: August 26

7. Adjournment

The meeting was adjourned at 7:06 p.m.

EAGLE MOUNTAIN CITY

PLANNING COMMISSION MEETING MINUTES

TUESDAY, AUGUST 12, 2014 AT 6:00 P.M.

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

APPROVED BY THE PLANNING COMMISSION ON AUGUST 26, 2014.



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, AUGUST 26, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS: Present: Wendy Komoroski, Miriam Allred, Preston Dean, and Matthew Everett. Excused: John Linton

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner, Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Mayor Pengra.

1. Pledge of Allegiance

Commissioner Dean led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. August 12, 2014

MOTION:

Wendy Komoroski moved to approve the August 12, 2014 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski and Matthew Everett. Miriam Allred abstained. The motion passed with 3 ayes and 1 abstention.

4. Action Items

A. Hatch Residence Variance Application – Public Hearing, Action Item.

Ken Sorenson explained that the applicant is requesting a variance for an approximately 9' encroachment into the rear setback of Lot 213 in the Meadow Ranch V Phase 2 subdivision located at 9849 N. Sorrel Drive.

Commissioner Komoroski stated that the house would fit on the lot if the applicant flipped or reversed the home. Mr. Sorenson explained that the applicant expressed the idea of maximizing the view from the patio with this house plan and the placement of the home.

Commissioners felt that there was no hardship, that the applicant could redesign or adjust the house plan.

Commissioner Dean opened the public hearing at 7:35 p.m.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, AUGUST 26, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

None

Commissioner Dean closed the public hearing at 7:35 p.m.

MOTION: *Wendy Komoroski moved to deny the Hatch residence setback variance application. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, Miriam Allred, and Matthew Everett. The motion passed with a unanimous vote.*

5. Discussion Items

A. Dark Sky Ordinance

Mr. Sorenson explained the benefits of having a dark sky ordinance. He reviewed other cities that have implemented a dark sky ordinance and the 2012 JLUS recommendations. He also explained the codes that would need to be implemented by the City (examples: outdoor lighting curfews, height limits, grandfathering, lighting fixtures, signs, and lighting zones, etc.)

Commissioner Komoroski liked the idea of a dark sky ordinance, but expressed the idea of getting the current residents involved.

Commissioner Allred was concerned with store lighting during business hours. Her biggest concern was getting kids safely to and from the store.

Commissioner Komoroski suggested that holiday lighting be allowed in the proposed code amendment.

Commissioner Dean suggested that the City continue to allow the HOAs to regulate the holiday lighting.

B. Park Standards

Mr. Mumford reviewed the current City Code for bonding and park improvements. He also explained the problem that the phasing of larger preliminary plats causes when building park improvements. He explained that the City has been looking into new options for park bonding and time limit requirements for park improvements.

Commissioner Dean wanted to know how other cities handle the bonding and park improvements. Mr. Mumford explained that some cities do not require park improvements with developments, but he could check into other cities that do require park improvements.

Mr. Mumford explained if the City could collect two percent on all lots, then the City would have collected the park improvement fee by fifty percent of the development project.

Commissioner Everett liked the idea of collecting one and half percent of the park fees, so if the developer does foreclose, the City would have the majority of the park fee. He also expressed the idea of promoting a list of parks that the City wants or needs.

Commissioners recommended having the developer change the phasing of some of the plats, so parks are built at fifty percent of the completed development.

Mayor Pengra asked the Commissioners thoughts on getting away from the current point system and having impact fees that go towards regional parks. Mr. Mumford explained that the current impact fees are based on acreage per population, but the City is looking into a value per people impact fee.

Commissioner Dean was more concerned with the City's ability to build the park improvements when they are needed. He also expressed the concerns he has for the current park improvement point system. He felt that if the City could get the park improvements out of the developers' hands, then maybe the City could get the park improvements that are needed.

Commissioner Komoroski suggested that the City plan more destination parks instead of small pocket parks. She recommended that larger lot subdivision improvement fees go towards destination parks or regional parks, because the parks are unused in larger lot neighborhoods.

6. Next Scheduled Meeting: September 9, 2014

7. Adjournment

The meeting was adjourned at 7:36 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 9, 2014.



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, SEPTEMBER 23, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS: Present: John Linton, Miriam Allred, Preston Dean, and Matthew Everett.
Excused: Wendy Komoroski

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken Sorenson, City Planner; and Melanie Lahman, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. August 26, 2014

MOTION:

Preston Dean moved to approve the August 26, 2014 meeting minutes. Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.

4. Development Items

- A. White Hills Conditional Use Permit – Public Hearing, Action Item The applicant is proposing to use an existing facility located on his property to maintain, park and operate construction equipment, mainly dump trucks. The current facility has been used in the past for this type of use. The property is located at 2909 Highway 73, Eagle Mountain, UT 84005.

Mike Hadley explained that the proposed site is located within the Pole Canyon annexation area. The site currently has a horse arena and a garage/shop on the property. When the property was in the county and the White Hills subdivision was being built, this facility was used to store construction equipment and the shop was used to maintain the equipment. The facility has been remodeled at different times since White Hills was constructed. The horse arena is the only part of this facility that is currently being used.

The applicant would like to use the garage/arena and shop area to store and maintain construction equipment for a local company that is working in the area. The City's General Plan shows the property as Rural Residential/Agricultural. The surrounding properties of the proposed site are agricultural and are currently used for grazing and farming. The access road off of SR-73 is paved into the White Hills Country Estates subdivision for approximately 1200 ft. The city road then turns

into a private drive that provides access to the residence just east of the site. The drive is paved to the driveway of the residence and then turns to gravel/dirt road to the proposed site.

Commissioner Dean asked if the City Code allows storing tractors and equipment within the Agricultural Zone. Mr. Hadley explained that it is allowed to as long as the property owner has an approved conditional use permit.

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

Kendall Saunders, resident, read the attached letter (Exhibit A). His main concerns are that construction vehicles would damage the easement and impact the safety of the children that play in the area. He proposed that the applicant install an alternate access to the property.

Lee Brown, applicant, said that the perpetual easement allows him to have ingress and egress to the property. He also explained that the dump trucks would be empty when they leaving in the morning and return in the evening. There would not be a continuous stream of traffic. He stated that the horse arena has more traffic than the construction area. He already has to use the easement to haul in hay for the horse arena and to bring in his farm equipment to be stored. The property has been used for the same purpose before and there was no problem at that time. He also explained that he has talked to UDOT. UDOT wants to eliminate as many access roads onto SR-73 as possibly, so the alternate access is not the best solution.

Commissioner Linton explained that he understands that the easement is Mr. Brown's and that the easement is on Mr. Saunders' property. He asked if Mr. Brown would maintain the easement, making sure that the easement condition be as it is now or better. Mr. Brown said that he is willing to maintain the easement as requested.

James Crandall, resident, was concerned with the state of the road and the safety of the children that play in the area.

Mr. Saunders explained that he doesn't want to be left with empty promises that the road will be maintained, and then have to begin a lawsuit because it was not maintained properly. He explained that the road would be very expensive to repair properly. It would be more cost effective to use the alternate route, because a gravel road would be easier to maintain.

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

Commissioner Linton had no concerns about issuing the conditional use permit for what the applicant proposal. His concern was that the applicant would damage someone else's property just because he has an easement on that property.

Commissioner Dean was also concerned with the applicant damaging someone else's property, but did not know if the City had any say in the matter. He was also concerned about maintaining the integrity of the Agricultural Zone. Maybe the City could limit the amount of vehicles or equipment being stored on the property. He asked about the property use being grandfathered in. Mr. Mumford explained that since it was a permitted use by County ordinance, the City would have to allow or permit the same use of the property. He is not aware if the County permitted the storage of construction equipment or if it was just allowed.

Commissioner Linton and Dean felt that the City could issue the conditional use permit because of the

compatibility of the land and the previous use of the site.

MOTION: *Preston Dean moved to approve the construction yard/shop conditional use permit with the following condition.*

1. *The access road is maintained in the current condition or better throughout the duration of the conditional use permit.*

John Linton seconded the motion. Those voting aye: Preston Dean, John Linton and Matthew Everett. Those voting nay: Miriam Allred. The motion passed with a 3 to 1 vote.

- B. Gateway Park – Public Hearing, Action Item A proposal for a rezone, preliminary plat, and master site plan for the Eagle Mountain Business Park, located northwest of SR-73 and Mt. Airey Drive. The rezone makes adjustments to the Industrial, Commercial, and Commercial Storage zones approved for the property in 2013. The preliminary plat includes one 7-acre storage unit parcel, two commercial/multi-family parcels, nine commercial lots, and a 5.26-acre UDOT preservation parcel for future expansion of SR 73. The master site plan depicts a possible layout of each commercial and storage lot, with the understanding that each lot will require a specific site plan approval in the future.

Mr. Mumford explained that these properties were rezoned in 2013 from Industrial to Commercial Storage and Commercial in preparation for a storage unit development and commercial warehouse/office development. A preliminary plat was submitted in late 2013 and was tabled by the Planning Commission in January 2014 at the request of the applicant in order to work out the future of SR-73 with UDOT, MAG, and the City.

Mountainland Association of Governments has now approved money for UDOT to purchase a portion of this property for future right-of-way (ROW) expansion. UDOT is also considering approval of additional funds in October for an additional ROW purchase. The agreed-upon property for ROW expansion is designated on the proposed plans. With the ROW now defined, the applicant is moving forward with plans for development.

The proposed ROW expansion simply requires the project to move to the north, further into the current Industrial Zone. Due to elevation changes and a reconfiguration to comply with UDOT's frontage road access standards, the zones have changed shape as well.

The proposed rezone includes the following changes:

- 2.66 Acres Industrial to Commercial
- 0.6 Acres Industrial to Commercial Storage
- 1.08 Acres Commercial to Commercial Storage
- 0.76 Acres Commercial Storage to Commercial

UDOT is planning to expand SR 73 (aka Cory Wride Memorial Highway) in the next 10 years to become a freeway, similar to the eventual buildout of 2100 North in Lehi, with a freeway in the middle and 2-lane one-way frontage roads along each side.

Two master site plans were submitted that include buildings, parking, access, etc. These layouts are conceptual, and are intended to provide context for the lot layout and lot sizes. One plan is laid out to comply with the City's commercial design standards, with buildings in the front and parking in the back. This would be a good layout, except that it is not as conducive to the planned uses, which would be a contractor style building with the small offices at the front and the warehouse with roll-up doors in the back. The other site plan shows the buildings with the parking in the front and warehouse access in the back.

Since this specific use is different than standard retail or office, there may be a need to consider some alternative parking arrangements. The buildings and lots, for instance, could be redesigned to contain parking on the sides of the buildings rather than the front. This would likely result in two or three larger buildings, rather than five (on lots 102-106). If the Commission approves the master site plan with the parking between the street and the buildings, then it should be clear that the landscaping treatments in this area should be fairly extensive, with shrubs and berms for headlight screening, trees, etc.

Scot Hazard, applicant, explained that he has shown two site plans. One is in compliance with the City commercial design standards and one is more indicative of this type of use. But at this time they are insignificant because each lot will come with its own site plan when the developer is ready to develop the building. Each plan will require its own layout, parking lot design, and landscape plan that would require approval at that time. He also suggested that the City amend Municipal Code Chapter 17.72 Multi-Family and Commercial Design Standards to address office-warehouse uses.

There was a recent shift in UDOT's original plan. UDOT originally requested 250 ft. of corridor to be preserved and is now requesting over 270 ft. to be preserved. The project will be shifted to accommodate the change with very few differences.

Commissioner Linton opened the public hearing at 7:10 p.m.

None

Commissioner Linton closed the public hearing at 7:10 p.m.

MOTION: *Preston Dean moved to recommend approval to the City Council of the Gateway Park Rezone application with the project title changed to Gateway Park. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

MOTION: *Preston Dean moved to recommend approval to the City Council of the Gateway Park Master Site Plan application with the following conditions:*

- 1. Individual site plan approvals are required for each lot, including Parcel A and Parcel B. Landscaping and architecture will be reviewed at that time.*
- 2. Plans must be titled "Gateway Park," rather than "Eagle Mountain Business Park."*

Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.

MOTION:

Preston Dean moved to recommend approval to the City Council of the Gateway Park Preliminary Plat application with the following conditions:

- 1. Developer must provide a water model for the project and must comply with any requirements as a result of the water model.*
- 2. Plans must be titled "Gateway Park," rather than "Eagle Mountain Business Park."*
- 3. Parcels A and B must be changed to Lot 111 and Lot 112.*

Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.

- C. SilverLake 14 & 15 Concept Plan – Discussion The proposed SilverLake 14 & 15 concept plan is located within the existing SilverLake development south of Phase 8 and east of Woodhaven Boulevard. The applicant is requesting feedback for the community park configuration, road alignment in conjunction with sewer system, and overall subdivision layout.

Mr. Mumford explained that the applicant is requesting feedback from the Planning Commission to aid with the road design for these two phases, which will then determine the site layout. Currently, the sewer pipe that is being constructed for Evans Ranch, southern SilverLake, and the Kiowa Valley area needs to cut through this property. The lift station for the aforementioned areas is being taken off line and the developer would like to take advantage of the 15" sewer line that will run through these two phases. Through the concept plan process, the City and developer will eliminate the need to upsize future sewer infrastructure through this area by determining the best place to tie in and connect the future phases to the sewer system.

The applicant has submitted two different configurations for phases 14 & 15. Both phases are in 'Area B' as indicated on the master development plan. Within this area mixed uses are allowed; this includes cluster homes and multi-family units. 'Area B' allows a total unit count of 400 and includes other phases of SilverLake. One of the concept plans illustrates a total of 120 multi-family units clustered in one area. The 2013 amended and restated master development agreement for SilverLake requires that multi-family residential be distributed throughout the area, in this case 'Area B', and grouped with no more than 65 lots.

The SilverLake Master Development Agreement requires an 11.35 acre community park to be deeded to the City prior to the recordation of the last subdivision plat in 'Area B', in this case SilverLake 15. The park will be accessed through Woodhaven Boulevard and additional dedicated roads through both phases will provide secondary access. The applicant is proposing either 9.5 or 10 acres of improved open space for the community park in each submission. The park is adjacent to Tickville Wash, which will be left as natural open space. The Master Development Agreement states that the 11.35 acre community park will be improved; thus, there is a deficiency of improved open space for the required community park on both concept plans.

Commissioner Linton suggested that trading acres with a higher level of improvement could be a possible solution to the community park. His concern with the development is the density of the project looking like government low income housing and the amount of traffic in the development.

Commissioner Everett was concerned with the density of the project. He was also concerned with the use the Tickville Wash for any kind of improvement. He said that the Tickville Wash is completely unusable for open space. He explained that his concern is flooding in the area with these heavy rain storms. One example is the flooding in Southern Utah of the Santa Clara River and how it wiped out homes and parks. Those City parks that were wiped out have not been repaired.

Mr. Mumford explained that the developer is below the approved density.

Tony Trane, Engineer, explained that the original plan that was approved for this development was about four hundred condos. This current plan is about three hundred town homes and is broken up throughout the development. He said that there are two plans and the first plan's park is away from the Tickville Wash. He also said that at the beginning of the project he was told by the City that he only needed 10 acres for the community park. The City's concern with the first plan is the community park is not visible because you cannot see it from the main road. The developer felt that the park is less visible but is more usable because it's a flat space.

Commissioners reviewed the two development plans and some old plans giving feedback to the developer. They like the idea of the road buffering the park and the houses facing the community park.

- D. Dark Sky Ordinance – Public Hearing, Action Item The hearing is for proposed amendments and the addition of a chapter to the City's Development Code concerning outdoor lighting standards (including but not limited to Chapters 15.70, 17.54.050, 17.55.040, 17.72, 17.80, 17.100.060, 17.100.070 of the Municipal Code).

Commissioner Linton opened the public hearing at 7:57 p.m.

None

Commissioner Linton closed the public hearing at 7:57 p.m.

Commissioner Linton suggested that the lighting for commercial and residential be allowed to be on until 11:00 pm instead of 10:00 pm due to today's lifestyles.

Commissioner Allred did not agree with the Dark Sky Ordinance and said that she is more concerned with resident safety. She explained that at police reports indicate that lighting discourages theft in residential neighborhoods. She was also concerned with putting more restrictions and regulations on commercial companies. She felt that it would turn new companies away from the Eagle Mountain area. Mr. Mumford explained that other cities in the area are also adopting dark sky ordinances. Mr. Sorenson explained that the Planning Commission could strike the residential lighting from the ordinance.

MOTION: *Preston Dean moved to recommend approval to the City Council of the Dark Sky Ordinance with the following conditions:*

1. *The hours of lighting not be restricted in residential areas.*
2. *Commercial property hours be modified to 11:00 pm instead of 10:00 pm. Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton and Matthew Everett. Those voting nay: Miriam Allred. The motion passed with a 3 to 1 vote.*

5. Discussion Items

A. Park Standards

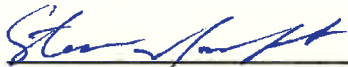
None

Next Scheduled Meeting: October 14

6. Adjournment

The meeting was adjourned at 8:05 p.m.

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 28, 2014.



Steve Mumford, Planning Director

Exhibit A

Dear Planning Commission Board Members,

Lee Brown, the owner of the riding arena at 2909 N, Highway 73, Eagle Mountain, UT, has applied for a conditional use permit in order to lease his barn and acreage to a construction company for the purpose of accommodating and repairing their vehicles.

Conditional Use Permits are reviewed under the provisions of Chapter 17.95 of Eagle Mountain City code. 17.95.060 outlines standards that are to be used to evaluate conditional use permit applications. It states that conditional use permits shall be granted only when evidence is presented that establishes the five specific criteria noted in the ordinance. The following criteria have absolutely not been met:

A. Desired use- The proposed use of the riding arena as a construction equipment storage and repair facility is unnecessary and undesirable to the community and neighborhood. Neither the neighborhood, nor Mr. Brown's property are zoned for a commercial/industrial enterprise of this nature, nor are they appropriate, as all of the residential properties are very agricultural in nature, and the rest of the surrounding land is greenbelt. This permit is inconsistent with the scale, character, and impact of the area, and could, unfortunately, set a precedent for future zoning. Homes would suffer a decline in property values if rezoned to commercial or industrial, and could lose their current animal rights.

B. Health, safety, and welfare- The construction vehicles would increase danger to the neighborhood children, the majority of whom play frequently on the private driveway, riding bicycles and scooters, pulling wagons, and skating.

Title 17.95.070 further defines the general standards and conditions to be reviewed by the planning commission when evaluating conditional use permits.

A. Adjoining use of land is divided between residential properties with animal rights and greenbelt land, which it would be entirely inappropriate to sandwich commercial/industrial within.

B. The construction vehicles would further damage Whitequest and Stagecoach roads, which are already in poor repair, as well as completely destroy the 300' private driveway belonging to the Saunders family. The private driveway is the easement Mr. Brown currently uses to access the barn. The definition of easement from the Utah Office of Property Rights Ombudsman is a nonpossessory interest in the land of another that entitles the easement holder to limited reasonable use of a specified portion of another's land, usually a road, without interference. The dominant estate refers to the person with a legal right to use the easement and may include the owner of the land across which the easement passes. Because the land crossed by the easement is burdened by the easement, it is referred to as the "servient estate."

Mr. Brown does have legal access to the private driveway, but it was not constructed to withstand the weight of the construction vehicles, nor is it sized appropriately, nor is it placed appropriately, as the private driveway runs close to home it serves, with no fence separating them. Although, Mr. Brown does have a legal right of way, Utah law limits an easements use. Utah code title 57 states that an easements use may not unreasonably interfere with the property rights of the servient estate. What constitutes an


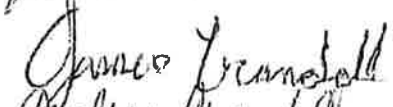


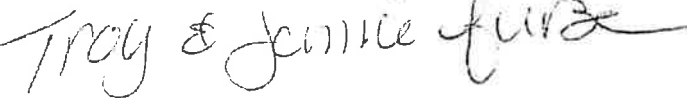
"unreasonable interference" depends upon the circumstances, but would include damages to the easement and the servient estates inability to continue to enjoy use of the easement. An easement also may not be expanded beyond what is expressly stated in the documents creating the easement, or beyond the use that established the easement, in order to protect the servient estate. If it is determined that the servient estate is unduly burdened by an unreasonable use of the easement, the servient estate holder has several remedies, including injunctions to restrict the dominant owner to an appropriate enjoyment of the easement, monetary damages plus repairs to the servient estate, and in some instances extinguishment of the easement... ..Increased traffic resulting from changing a dominant estates purpose constitutes an additional burden on the servient estate.

C. The construction vehicles would add noise, dust, dirt, and damage to both Stagecoach and Whitequest roads, and be detrimental to the neighborhood in many ways, without being of benefit in a single way. As before mentioned, the use and destruction of the private driveway would negatively impact both the children who play on the driveway and the owners of the private driveway.

Finally, Mr. Brown has an acceptable alternate access, which would probably be much less expensive for him to install and maintain than the renovation and maintenance of the Saunders families private driveway. He is the owner of both MMN Investments LLC, which is the riding arena being considered, and 2B Investments LLC, which shares the entire South perimeter of the riding arena, and also adjoins Highway 73, and the property his home is on, which also accesses Highway 73. His driveway, which has a culvert and accesses Highway 73, is gravel and less susceptible to damage from the construction equipment than ours, in addition to being his own property, which he has every right to destroy. Access from his driveway may absolve some of the negative impact on the neighborhood, if Mr. Brown determines to further pursue this conditional use permit.

Please protect the rights of the residents of White Hills Country Estates subdivision.

Thank you for your consideration,

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 28, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS: Present: John Linton, Wendy Komoroski, Preston Dean, and Matthew Everett. Absent: Miriam Allred

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. September 23, 2014

MOTION:

Preston Dean moved to approve the September 23, 2014 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton and Matthew Everett. Wendy Komoroksi abstained. The Motion passed with 3 ayes and 1 abstention.

4. Development Items

- A. Hidden Hollow Phase A Plat 1 Preliminary Plat – Public Hearing, Action Item The project is located south of Pony Express Parkway and to the west and north of Hidden Hollow Elementary School. The original proposal consisted of 54 total lots with a density of 4.10 lots per acre and an average lot size of 8,236 sq. ft.

Mike Hadley explained that the applicant has redesigned the project since the acquisition of a school site within the original project. The current application is for 34 lots with a density of 3.07 lots per acre and an average lot size of 8,542 sq. ft. With this new design for the Hidden Hollow subdivision the applicant is required to provide .53 ac of improved open space/park. Since this subdivision plat has no real useable park space available the applicant has proposed to improve the area along Pony Express Pkwy that is along the Hidden Hollow Elementary school. A final approved landscape plan will need to be submitted before the final plat can be recorded. Staff is also recommending that the improvements along Pony Express Pkwy are installed at the same time as the infrastructure for the subdivision is installed. The developer will also need to provide a hillside drainage plan for runoff that will need to be approved by the City Engineer.

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

Ryan Bybee, applicant, explained that there is no agreement between the City and the school district to improve the strip of land in front of the school. The developer felt that it would be worth their

money to improve the strip of land. He explained that it's an entrance to a bigger development. He also stated that he was fine with the three conditions.

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

MOTION:

Preston Dean moved to recommend approval to the City Council of the Hidden Hollow Phase A Plat 1 Preliminary Plat with the following conditions:

- 1. Provide hillside storm drain plan for runoff that is reviewed and approved by the City Engineer.***
- 2. A final landscape plan approved by City Parks Director and Planning Department.***
- 3. A project monument sign is added to the plan as required by City Code.***

Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroksi, John Linton and Matthew Everett. The motion passed with a unanimous vote.

5. Discussion Items

Steve Mumford asked how the Commissioner felt about food trucks and/or an event with food trucks. Commissioners felt that the event should be on commercial property.

A. General Plan Update

Commissioners and staff reviewed and updated the General Plan Map.

B. Development Code Amendments

6. Next Scheduled Meeting: November 11

7. Adjournment

The meeting was adjourned at 7:37 p.m.

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 2014.



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 11, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS: Present: John Linton, Wendy Komoroski, Miriam Allred, Preston Dean, and Matthew Everett.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. October 28, 2014

MOTION:

Preston Dean moved to approve the October 28, 2014 meeting minutes. Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Wendy Komoroski, John Linton and Matthew Everett. Miriam Allred abstained. The motion passed with 4 ayes and 1 abstention.

4. Development Items

A. Gateway Park – Public Hearing, Action Item

Steve Mumford explained the proposal for a rezone, preliminary plat, and master site plan for Gateway Park, located northwest of SR 73 and Mt. Airey Drive. The rezone changes the Commercial zone to the Business Park zone and makes adjustments to the Commercial and Industrial zones. The preliminary plat includes one 7.06-acre storage unit lot, three industrial lots totaling 9.9 acres, eight commercial lots totaling 10.72 acres, and an 8.29-acre UDOT preservation parcel for future expansion of SR 73. The master site plan depicts a possible layout of each business park and commercial storage lot, with the understanding that each lot will require a specific site plan approval in the future.

Business Park Zone

The purpose of the Business Park zone is to provide for professional offices, research and development uses, retail or commercial businesses, light manufacturing and assembly, and multifamily development in an attractive mixed-use environment that provides community and regional business opportunities.

Commercial Storage Zone

The purpose of the Commercial Storage zone is to provide for nonretail commercial sites for storage of vehicle, equipment, and inventory, and associated offices.

UDOT is planning to expand SR 73 (aka Cory Wride Memorial Highway) in the next 10 years to become a freeway, similar to the eventual build out of 2100 North in Lehi, with freeway in the middle and 2-lane one-way frontage roads along each side. Lots 109 and 110 contain notes on the preliminary plat that state "Requires frontage road." According to the Fire Marshal, all of the western lots (lots 105-111) will require a second access to Ranches Parkway, the constructed UDOT frontage road, or SR 73.

A conceptual master site plan has been submitted showing a potential layout of the buildings and parking since this specific use is different than standard retail or office, there may be a need to consider some alternative parking arrangements. The buildings and lots, for instance, could be redesigned to contain parking on the sides of the buildings rather than the front. This would likely result a different number of buildings than proposed.

An individual site plan approval is required for every lot in this development prior to development. Some uses will require a conditional use permit as well. Final plats are required as well.

Concerns

- **Storage Unit Access.** The access for the storage units is awkward, putting trucks in conflict with parking for lot 101. While it is located away from the main intersection, it provides an awkward entrance.
- **Truck Access.** The gravel pit trucks will be accessing this roadway at the place designated on the proposed plan. This provides potential conflicts with business traffic. The access is improved from the original plan, but still provides some concern.
- The layouts of the buildings and parking are conceptual only, and do not comply with the commercial design standards. This will have to be evaluated with each individual site plan.
- Any dead-end road beyond 750 feet requires special Fire Marshal approval or a second access.
- The natural drainage patterns of the property must be handled appropriately to the satisfaction of the City Engineer.

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

Adam Bradley, resident, said that his neighbors disliked the idea of an industrial property becoming the entryway to the City. He also stated that his neighbors were concerned about it being the view right across the street from their homes.

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

Commissioner Dean was concerned about the limited road access to the lots.

Commissioner Everett was concerned with parking.

Scot Hazard, applicant, explained that each lot will come with its own site plan that will need to be reviewed. The site plan that was submitted is just to help give the City a general concept. He is working with the City to help change the current Commercial Design Standards. He stated that you can't have an office warehouse product and be able to comply with the City's Commercial Design Standards.

Commissioner Linton asked the applicant if he had any problem with the suggested conditions in the staff report. Mr. Hazard stated that the only condition that surprised him was the second access required by the Fire Marshal 750 ft because of the road. Mr. Mumford stated that Dan Devoogd said that anything above 750 ft. needs to be approved by the Fire Marshal. Mr. Hazard said that he is confident that he can work with the Fire Marshal to resolve that condition.

Commissioner Dean addressed Mr. Bradley's concern and explained that the intended use for the property adjacent to SR 73 has always been commercial. The Commissioners have addressed their concern about it being the entryway to the City.

MOTION: *Preston Dean moved to recommend approval to the City Council of the Gateway Park Rezone application. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroksi, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

MOTION: *Preston Dean moved to recommend approval to the City Council of the Gateway Park Master Site Plan application with the following condition:*
1. Individual site plan approvals are required for each lot. Landscaping, architecture, parking and building layout will be reviewed at that time. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroksi, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.

MOTION: *Preston Dean moved to recommend approval to the City Council of the Gateway Park Preliminary Plat application with the following conditions:*
1. Developer must provide a water model for the project and must comply with any requirements as a result of the water model.
2. A second access is required for construction or permits for lots 105-111 unless approved by the Fire Marshal.
3. Storm drain calculations and plan must be approved by the City Engineer.
4. Provide access agreement with UDOT for utilities located within the UDOT's right-of-way or install utilities outside of the UDOT's right-of-way.
5. All offsite sewer will need to be installed prior to construction of each phase 1. Provide offsite sewer design with the first final plat.
6. A detailed sign plan is required with the first site plan, including details for an entryway monument for the project. The entryway monument must be completed with the first final plat.
Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroksi, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.

B. Sunset Flats Concept Plan – Discussion Item Concept plans are not to receive action by motion, but commissioners give the applicant useful feedback.

Ken Sorenson, City Planner, explained that the Sunset Flats Concept Plan is located to the east of Pony Express Parkway and to the north of Bobby Wren Boulevard in City Center. The concept plan is on 225.34 acres and includes 395 single-family units and 338 multi-family units. The applicant is proposing 32.71 acres of open space, which is 14.5% of the project.

Zoning

The proposed zoning does not match the future land use map. The portion of the project to the east of Lake Mountain Boulevard has density that is not in character with the Rural Residential zone. The applicant would need to rezone this area to the Mixed-Use Residential zone.

Circulation

The applicant has requested the Commission's parking recommendation for parks. The parking as depicted on the plans is illustrative only, and the applicant would like feedback on siting and required quantities of parking for the neighborhood parks. Staff also discussed Lots 251-253, and 392-395 with the applicant, indicating that residential lots are not permitted to front collector roads, in this case Lake Mountain Road with a width of 66'-76' and identified in some portions as a minor collector road. Staff and the applicant discussed the possibility of a condition that would require these specific lots to have circular driveways

Fire

The Fire Marshal expressed concerns that the area of the project to the east of Lake Mountain Road will not meet the fire code as proposed. This area requires two access points that are not closer than half the diagonal distance of the property. The applicant's current layout of that area was designed to align with Bobby Wren Boulevard to facilitate circulation and prevent unnecessary intersections, but does not meet the fire code. The applicant is working with the Fire Marshal to finalize the alignment of this area.

Open Space/Community Improvements

The applicant has not provided a buildable acreage figure precluding required open space calculations. The applicant will be required to provide 8% of the total project buildable acres: this includes property with less than 25% slope and excludes major utility corridors, natural drainage washes, and arterial and collector roads. As the applicant is proposing higher density (Tier III & IV) they are required to provide 10% of open space within the designated multi-family areas. The current proposal includes 29.84 acres of multi-family units, requiring 2.98 acres of improved open space to be provided within the multi-family project area.

The applicant has requested the Commission's feedback concerning their proposal to provide wider sidewalks and planter strips than usual to be counted toward the improved open space. The applicant's proposal would be to count the portion of the improvement that is above the City's standard for sidewalk and planter strip widths. Additionally, this measure would need to be discussed as it pertains to providing an asphalt trail in unimproved open space. This raises the discussion of how to quantify improvements within unimproved open space, and to what extent the surrounding area is considered improved.

Commissioners questioned putting parks under the power line corridor. Commissioner Linton said that he would rather have it improved open space then left as dirt and weeds. Commissioner Dean asked about the detention drain under the corridor.

Victor Hansen, applicant, explained that there is an easement under the corridor and that they are not sure what to do with the easement. He said that in some corridor easements not all, the developer has

been approved for a detention basin. As a developer they would love to see something done with the easement, they do not want to see it left to the sagebrush and dust. If they can improve under the corridor it would help enhance their development.

Commissioner Dean had no problems with the wider sidewalks and planter strips, depending on what else was being proposed for the improved open space. He was concerned about the park parking being on a busy road. Mr. Hansen said that he could bring the parking interior to the park.

Commissioner Allred was concerned with the transition of the lots. Mr. Hansen explained that he has tried to transition the lots down. The developer does not want to put a quarter acre lot next to an acre lot. Commissioner Everett was also concerned with the transition of the lots. He suggested instead of the transitioning to fifth acre lots, that the developer should transition down into third acre lots. Commissioner Linton suggested that the developer enlarge the bottom row lots.

Elise Erler with SITLA said that she was glad to see the City preserving Airport Road. SITLA is the neighboring property to the north west corner of C1 of this development. The western boundary road that crosses the property leaves SITLA with a triangular orphaned piece of property. She suggest that the developer centralize the road so SITLA has more flexibility with their property. She also suggested that the developer needs to give a buffer between the property. She said that a 30 foot buffer on the western side for trail system that SITLA could match would help with transitioning. Also the townhomes come right up to SITLA property, it will help if a buffer is also given along the townhomes to help give SITLA breathing room to transition to a different type of land use. Mr. Hansen said that he will work with is neighbors, maybe incorporating the triangle piece into their development. He has mixed emotion on buffer strips. He has seen them through Eagle Mountain and question the use of these buffer strips. Mr. Hansen said that he would rather have a useable park then a 30 foot strip. Commissioners were concerned about maintaining the buffer strips if there is no HOA implemented.

5. Discussion Items

A. General Plan Update

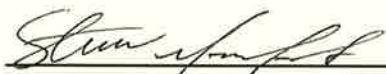
The Commissioners and Planners reviewed Eagle Mountains future general land uses, percentage of future land use, and the General Plan Map.

6. Next Scheduled Meeting: November 25

7. Adjournment

The meeting was adjourned at 8:02 p.m.

APPROVED BY THE PLANNING COMMISSION ON DECEMBER 9, 2014.



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 9, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS: Present: John Linton, Miriam Allred, Daniel Boles, and Matthew Everett.
Excused: Wendy Komoroski

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. November 11, 2014

MOTION:

Matthew Everett moved to approve the November 11, 2014 meeting minutes. Miriam Allred seconded the motion. Those voting aye: Miriam Allred, John Linton and Matthew Everett. Daniel Boles abstained. The motion passed with 3 ayes and 1 abstention.

4. Action Items

Commissioner Linton presented a plaque of service to Preston Dean. He also welcomed Daniel Boles to the Planning Commission.

A. 2015 Planning Commission Meeting Calendar Approval, Action Item

MOTION:

Miriam Allred moved to approve the 2015 Planning Commission Meeting Calendar. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.

5. Discussion Items

Steve Mumford showed a Master Development plan of Saratoga Springs City that borders Eagle Mountain City.

A. General Plan Update

Mr. Mumford explained that he had added more agricultural zoned land to the General Plan Map giving a better projection of development in fifteen years. He also stated that it would help discourage builders to build in areas that don't have access to utilities.

B. Code Amendments: Parks Requirements, Code Enforcement Codes, Land Use Table, Sign Table, Building Permit Timing

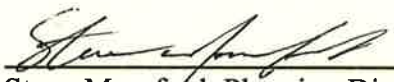
Staff and Commissioners reviewed the Building Permit Timing codes and the Park & Open Space Standards.

6. Next Scheduled Meeting: January 13

7. Adjournment

The meeting was adjourned at 7:54 p.m.

APPROVED BY THE PLANNING COMMISSION ON JANUARY 13, 2015.



Steve Mumford, Planning Director