

# Eagle Mountain City Planning Commission Minutes 2016

## *Dates of Planning Commission Meetings:*

- January 26, 2016
- February 9, 2016
- February 23, 2016
- March 8, 2016
- April 12, 2016
- May 10, 2016
- May 24, 2016
- June 14, 2016
- July 12, 2016
- August 9, 2016
- August 23, 2016
- September 13, 2016
- September 27, 2016
- October 11, 2016
- October 25, 2016
- December 13, 2016

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JANUARY 26, 2016 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: Wendy Komoroski, John Linton, and Mike Owens. Excused: Daniel Boles and Matthew Everett.

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

ELECTED OFFICIAL PRESENT: Ben Reaves

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. December 8<sup>th</sup> 2015

**MOTION:**                *Wendy Komoroski moved to approve the December 8, 2015 meeting minutes. Mike Owens seconded the motion. Those voting aye: Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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

A. Eagle Mountain Benches Rezone, Public Hearing, Recommendation to City Council, Action Item

Mike Hadley explained that the project being proposed is a rezone of approximately 101 acres of property from Agriculture to Residential. The proposed project is for 1 acre lots or larger. The applicant has made a transition buffer between the lot sizes.

Commissioner Linton was concerned about the unbuildable lots being shown as lots. He was also concerned with accessibility to the corridor and some of the lots being proposed.

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

Jeff Scott, applicant, stated that the transition between the lots size was requested by the City Council. There will also be a strip of land between the current Lake Mountain Road development and the Eagle Mountain Benches that will be left Agriculture. The transition buffer and the strip would set the new development away from the current development.

He said that they added the power line corridor to the lots so that the lot owners could use the space for grazing horses. There will be stipulations on where they can build their homes on those lots.

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

**MOTION:** *Wendy Komoroski moved to recommend approval of the Eagle Mountain Benches rezone to the City Council with the following conditions:*

- 1. The lot size minimum for the proposed rezone is 1 acre or larger.*
- 2. Lots 38, 39, and 40 to be accessible.*
- 3. Remove all unbuildable lots from the proposed plan.*
- 4. Lot number 44 remain Agriculture.*

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

**B. Porter's Crossing Town Center Sign, Action Item, Recommendation to City Council**

Taylor Jensen explained that the applicant has proposed a community entrance sign for the Porter's Crossing Town Center development. The applicant has changes the lighting on the sign to meet the dark sky ordinance.

**MOTION:** *Wendy Komoroski moved to recommend approval of the Porter's Crossing Town Center sign to the City Council with the following conditions:*

- 1. Sign lamp/lighting be consistent with chapter 17.56 Outdoor lighting standards*
- 2. Sign illumination be consistent with the standards in chapter 17.80 Sign Regulations and Sign Permits*
- 3. The applicant enter into an agreement to lease the City's property on which the sign is built*

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

**C. SilverLake Sign, Action Item, Recommendation to City Council**

Mr. Jensen explained that the applicant has proposed a community entrance sign for the SilverLake development.

**MOTION:** *Wendy Komoroski moved to recommend approval of the SilverLake sign to the City Council with the following conditions:*

- 1. The applicant enter into an agreement to lease the City's property on which the sign is built.*

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

**5. Discussion Items (No Action)**

A. Brandon Park Estates Concept Plan

Mr. Hadley explained that the proposal is for a 1 acre minimum lot size subdivision located north of the rodeo grounds, and west of Eagle Mountain Boulevard. The applicant has proposed it be a gated community. According to the City's General Plan this proposal is surrounded by three separate minor collector roads. As this project moves forward the property for these roads will need to be dedicated to the City along with the Pony Express trail. The applicant is seeking feedback on their proposal before bringing forward a Preliminary Plat application.

Paul Linford, applicant, said that the project would be a gated community and that firemen and police would have access to the community. The community will also have its own clubhouse and swimming pool. He explained that the developer is trying to make a higher end community.

Commissioner Owens requested that the developer consider an access trail in and out of the community for horses, other than the two access roads.

Commissioner Komoroski was concerned with the amount of lots being proposed and only having one access road onto Eagle Mountain Blvd. Commissioner Owens stated that it would cause a traffic jam and requested that another access road be added to Eagle Mountain Blvd. Mr. Linford said that the project is to be a private community so they are requesting to limit the amount of entrances. (The developer spoke but it was not audible.) Commissioner Linton explained that the City has seen problems in the SilverLake development because of one access and also suggested that the developer find a solution. Mr. Linford explained two other possibilities with second access, one through Overland Trails onto Majors Street.

Commissioner Linton explained that he likes a variety of living options, but has some concerns with gated communities.

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

A. Development Code Amendments – Chapter 17.10 Definitions, Public Hearing, Action Item

City-proposed changes to the definitions chapter including: adding and clarifying definitions, correcting grammar, and increasing consistency throughout the chapter.

Mr. Jensen went over the proposed changes to the City Code.

Commissioner Komoroski questioned the Code on defining a front door entrance. She was also concerned about utility corridors and utility easements not being included in the unbuildable land section of the Code.

*Commissioner Linton opened the public hearing at 6:51 p.m.*

None

*Commissioner Linton closed the public hearing at 6:51 p.m.*

**MOTION:**

*Wendy Komoroski moved to recommend approval of the Code amendments to Chapter 17.10 with the following conditions:*

- 1. That utility corridors and utility easements be added to the City Code as unbuildable land.*
- 2. That a definition be added defining front door entrances.*

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

**B. Development Code Amendments – Chapter 17.25 Residential Zone, Public Hearing, Action Item**

City-proposed addition to the Development Code providing clarification on allowed projections into setbacks.

Mr. Jensen went over the proposed changes and the tables being added to the City Code.

*Commissioner Linton opened the public hearing at 6:53 p.m.*

None

*Commissioner Linton closed the public hearing at 6:53 p.m.*

**MOTION:**

*Wendy Komoroski moved to recommend approval of the Code amendments to chapter 17.25. Mike Owens seconded the motion. Those voting aye: Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote*

7. Next scheduled meeting: February 9th, 2016

8. Adjournment

The meeting was adjourned at 6:55 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 9, 2016

  
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Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, FEBRUARY 9TH, 2016 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: Wendy Komoroski, Matthew Everett, Daniel Boles, John Linton, and Mike Owens.

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

ELECTED OFFICIAL PRESENT: Ben Reaves, and Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. January 26<sup>th</sup>, 2016

**MOTION:**                *Wendy Komoroski moved to approve the January 26, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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

A. Evans Ranch MDP Amendment – Public Hearing, Action Item

An amendment to the approved Master Plan, which proposes to move development pods, increase the number of residential units/lots to 440, and amends exhibits 4 and 5 of the Master Development Agreement.

Tayler Jensen, explained that this application is to amend the approved Evans Ranch Master Development Plan (MDP). The proposed changes involve:

1. Moving the school site to the east of the project, reducing the size to 8.51 acres.
2. Moving the Townhome pod to the west of the project, decreasing the size to 12.42 acres.
3. Decreasing the number of Townhomes from 166 units to 149 units.
4. Adding 30 Single Family (cluster) lots to the west side of the project between Porter's Crossing and the Townhome Pod (4.02 ac) ~7.46 DU/AC
5. Amendment of Exhibit 4 of the Master Development Agreement: Parks Map
6. Amending Exhibit 5 of the Master Development Agreement: Fencing.



The new proposal swaps the townhome and the school sites, decreases the size of the townhome pod, and adds 30 Single Family cluster unit lots on the west side of the project, and reduces the size of the school development. Alpine School District is okay with the reduced school size, and has several elementary schools on parcels as small as or smaller than the 8.51 acre proposed site. The School Board recently approved the proposal to enter into a contract for purchase of the property, which is pending the approval of this MDP and MDA Amendments.

He also reviewed the traffic study and the findings for the area.

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

Amy Plott, resident, was concerned about the high population in the area, and trying to evacuate the area in an emergency. She was also concerned about the Alpine School District bussing kids to the proposed school.

Jennifer Barkley, resident, concerned about the traffic in the area and the amount of population. She was also concerned about the City potentially removing a stop sign from the area.

Dayna Koch, resident, concerned about the reduction in the school lot size. Steve Mumford explained that the Alpine School District has gone to a two story elementary school building, reducing the amount of land required.

Megan Furness, resident, concerned about traffic and only having one outlet for the amount of people in the area. She was also concerned about the drainage behind Cherokee Street and requested that the City obtain a drainage plan for the area. Mrs. Barkley explained that the City has run underground drainage pipe out to the dirt road, (which that road will be an extension of Porter's Crossing) because of drainage issues in the area. She also stated that many residents have also had to run underground drainage pipes.

Don Plott, resident, questioned the park location and having kids cross Porter's Crossing. He was also concerned about the four way stop on Smith Ranch Road.

Jim Turner, resident, concerned with the population increase on a one lane street. He stated that Candlelight Homes does not care about the residents and that the residents' property value will plummet. He also said that Porter's Crossing should have been widened before any development.

Brenda Smith, resident, worried about the traffic in the area. She also stated that children have almost been hit by cars, due to the bushes and shrubbery in the medians.

Sam Weight, resident, liked the change to the residential area but not the school or the townhomes. He also explained that people park in the area to use the trailhead, and requested that the City or the developer put in a parking area for the trailhead.

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

Mr. Mumford stated that Golden Eagle Road to the west (up the hill) may be completed with upcoming development, providing another access road into the area. He also reviewed other possible access roads in the future.

Nate Shipp, applicant, stated that the developer would add more asphalt to widen the road depending on City approval. He explained that the school change came from the Alpine School District. He stated that the School district plans to have all children walk to the school in the future. He was concerned to hear about the flooding issues in the area. He went over the Evans Ranch drainage plan. He said that the trailhead would be dedicated to the City.

Commissioner Everett was concerned about removing the fencing. Mr. Shipp explained that the fencing would not change for the existing residents (Plats A and B-2 will still be provided a 6-foot high rear-yard fence by the developer). The fencing would be an option for new residents coming into the development. He explained that the hillside lots might not want to cover their view of the open space. He showed on the map the area that would be affected by the new fencing requirement.

Commissioners Komoroski and Everett expressed their concern for the drainage and the landscaping in the medians. Mumford stated that he would look into the drainage issue on the City's property. He explained that the City is responsible for their drainage and residents are responsible for their property drainage. He also said that the City is looking at redoing the Ranches landscaping and irrigation in the medians.

**MOTION:** *Wendy Komoroski moved to recommend approval of the Evans Ranch MDP Amendment with the following conditions:*

- 1. The applicant provides mitigation measures recommend by the traffic impact study.*
- 2. 6' Privacy fences required by exhibit 5 are still required in all previously approved phases.*

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

**B. Development Code Amendments- Chapter 17.90 Rezoning of Property – Public Hearing, Action Item**

Mr. Mumford said that the changes to the City's Rezoning Code were directed by the City Council and Mayor. He explained that City Staff and City Council have reviewed other cities' codes and have come up with the changes. The proposed changes to the Rezoning of Property chapter clarify the approval criteria and restrict rezone applications from being accepted within one (1) year of a failed rezone attempt.

Commissioner Boles expressed his concerns over 17.90.070 conditions of approval. He said that he has seen where this has caused issues in other cities. Commissioner Owens said that it could cause political favoritism towards some developers.

*Commissioner Linton opened the public hearing at 7:18 p.m.*



None

*Commissioner Linton closed the public hearing at 7:18 p.m.*

**MOTION:** *Daniel Boles moved to recommend approval of the Code amendments to Chapter 17.90 with the following conditions:*

*1. 17.90.070 Condition of approval be removed from the proposal. Mike Owens seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

Commissioners requested to cancel the Planning Commission meeting on the March 22, 2016 due to that evening's caucus meetings.

5. Next scheduled meeting: February 23<sup>rd</sup>, 2016

6. Adjournment

The meeting was adjourned at 7:21 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 23, 2016

  
Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, FEBRUARY 23, 2016 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: Wendy Komoroski, Matthew Everett, Daniel Boles, John Linton, and Mike Owens.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Tayler Jensen, Planner, and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Ben Reaves

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. February 9, 2016

**MOTION:**            *Wendy Komoroski moved to approve the February 9, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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

A. Holiday Oil, Site Plan, Public Hearing, Action Item, Recommendation to City Council

Tayler Jensen presented the proposed site plan for a 2 acre convenience store, gas station and car wash located on the southwest corner of Eagle Mountain Blvd and Pony Express Parkway.

The City has not yet received building elevations or renderings. The applicant has submitted photos of similar stores that have been built elsewhere. The applicant will have to meet the required building & commercial design standards in Chapter 17.72 of the City Code. There is currently an asphalt walking trail on the proposed property. The design and relocation of portions of the trail, and possible additional trail will need to be decided upon as this project moves forward. Any proposed signs will require a sign permit prior to construction.

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

None

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

Mike Wagstaff, applicant, stated that he would meet all landscaping and lighting requirements.

**MOTION:**            *Wendy Komoroski moved to recommend approval of the Holiday Oil Site Plan to the City Council with the following conditions:*  
                          1. *That the elevation, lighting, landscaping, and trail plans be provided to the City Council.*  
                          *Matthew Everett seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

B. Glenmar Ranches, Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council

Mr. Jensen went over the proposed 12 lot subdivision preliminary plat located along Lake Mountain Road, just south of the connection to Pony Express Parkway. He explained that the applicant will be responsible for paving Lake Mountain Road from Pony Express Parkway to the south end of the Glenmar development. The City will require an asphalt trail along the finished portion of Lake Mountain Road.

*Commissioner Linton opened the public hearing at 6:01 p.m.*

Marianne Smith, applicant, asked the Commissioners to remove the requirement that a paved trail be installed along Lake Mountain Road.

Elise Ehler, SITLA, expressed her support for the development.

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

Steve Mumford explained that if the developer does not install the trail along the front of the development, then the cost would fall to the taxpayers. He said that it is required of all developers. Commissioner Owens felt that the trail was a necessary start to the developments in the area and was consistent with the City's other developments.

**MOTION:**            *Wendy Komoroski moved to recommend approval of the Glenmar Ranches Preliminary Plat application to the City Council. Daniel Boles seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

C. Oak Hollow, Master Development Plan Amendment, Public Hearing, Action Item Recommendation to City Council

Mr. Jensen explained that the proposal is a 34.8 acre amendment to an existing Master Development Plan. The developer replaced all townhome units with single family dwellings. The development was formerly known as Evans Ranch North. The name has been changed at the request of City staff.

By using the current City Code requirements for improved open space, the project summary is as follows:

- Required Improved Open Space: 3.03 acres (132 units x 1,000 sf)
- Required Amenity Points: 303
- Provided Amenity Points: 303
- Provided Improved Open Space: 1.03 acres

The applicant has proposed to buy down 2 acres (300 amenity points). The proposal is to pay \$500 per amenity point (\$150,000.00) which will be used to improve the City's property adjacent to the project.

City staff was concerned about how isolated the proposed park will be.. The proposed park could become a safety issue with the lack of visibility.

Commissioner Boles questioned what responsibility the applicant would bear from the mitigation measures recommended by the traffic impact study and whether it would be shared by others. Mr. Jensen said that it would be shared. Each phase of the project would require a traffic impact study. At that time the City would require the mitigation measures be installed.

Commissioner Everett was concerned that the traffic study called for a two lane road on Porter's Crossing Parkway. He thought that Porter's Crossing Parkway was supposed to be a one lane road. Mr. Mumford explained that the two left lanes into the development would require the road to be widened to two southbound lanes and then shift back to one lane.

Commissioner Everett pointed out that Pin Oak Parkway ends in the middle of the property line. He felt that Bridleway Road should continue into the new development instead of changing to Pin Oak Parkway.

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

Tiffany Ulmer, resident, suggested a parking area for the park. She felt that the park would cause traffic congestion.

Scott Langford, resident, was concerned about the park's visibility and felt like the park was an afterthought. He was also worried about what the sports court was made of and whether it would become a problem to maintain.

*Commissioner Linton closed the public hearing at 6:34 p.m.*

Commissioners were concerned about the location of the park and felt that there should be more consideration.

Dillon Young, Fieldstone Homes, applicant, suggested that as the developer he could remove one of the lots to help with visibility to the park.

**MOTION:**                *Wendy Komoroski moved to recommend approval of the Oak Hollow Master Development Plan Amendment to the City Council with the following conditions:*

- 1. The project meets the dark sky standards of Chapter 17.56.*

2. *Street lights must be paid for before recording, and must be installed prior to first Certificate of Occupancy.*
  3. *The applicant must provide mitigation measures recommended by the Traffic Impact Study.*
  4. *The applicant shall get a slope stability study and provide recommended mitigation measures.*
  5. *The installed trail shall match the trails in the Evans Ranch Development.*
  6. *The applicant will remove one lot adjacent to the entrance of the park and the details will be worked out with City staff.*
  7. *Change the street name from Pin Oak Parkway to Bridleway Road.*
- Matthew Everett seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

D. Oak Hollow, Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council,

The proposed preliminary plat was presented and the public hearing was held with item C.

**MOTION:**

*Wendy Komoroski moved to recommend approval of the Oak Hollow Preliminary Plat to the City Council with the following conditions:*

1. *The project meets the dark sky standards of Chapter 17.56.*
  2. *Street lights must be paid for before recording, and must be installed prior to first Certificate of Occupancy.*
  3. *The applicant must provide mitigation measures recommended by the Traffic Impact Study.*
  4. *The applicant shall get a slope stability study and provide recommended mitigation measures.*
  5. *The installed trail shall match the trails in the Evans Ranch Development.*
  6. *The applicant will remove one lot adjacent to the entrance of the park and the details will be worked out with City staff.*
  7. *Change the street name from Pin Oak Parkway to Bridleway Road.*
- Matthew Everett seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

E. Trailhead Townhomes, Amended Recorded Plat, Public Hearing, Action Item Recommendation to City Council

Mr. Jensen explained that the proposal is an amendment to a recorded plat. The project is a 65 unit townhome development on 5.17 acres located south of Eagle Valley Elementary School, and north of Eagle Mountain City Hall. Since the plat was recorded in June of 2008, the project has been stalled. The project was taken over by the bank and has sat with no progress. The infrastructure has been completely installed. The Trailhead Townhomes Plat was originally approved with a clubhouse and a swimming pool, which are required by the Tier III development standards. Since the project was taken by the bank many investors have looked into finishing the development. The main problem with an investor taking the project was the cost of the swimming pool and clubhouse. The HOA fees for each



individual unit would be extremely high and a burden to the residents. Because of this the bank and the City administration met and agreed to change the park and amenities plan and address some of the issues involved with Trailhead Townhomes. The swimming pool and clubhouse were removed and replaced with an agreement that the developer will be required to spend a minimum of \$30,000 towards the park and amenities.

*Commissioner Linton opened the public hearing at 6:51 p.m.*

Tiffany Ulmer, resident, requested that a trail be built along Pony Express Parkway.

Mr. Mumford was concerned about the garages facing the park and the entrance to the development.

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

**MOTION:**

***Wendy Komoroski moved to recommend approval of the Trailhead Townhomes amended recorded plat to City Council with the following condition:***

***1. The three buildings in the center are flipped so that the front of the buildings face the entrance of the project.***

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

**F. Development Code Amendment Chapter 17.80 Sign Regulations and Sign Permits, Public Hearing, Recommendation to the City Council**

Mr. Jensen reviewed the proposed changes to Chapter 17.80 of the Eagle Mountain Municipal Code, Sign Regulations and Sign Permits. The staff added pictures and illustrations to the Code to increase clarity.

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

None

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

**MOTION:**

***Daniel Boles moved to recommend approval of the Development Code amendment, Chapter 17.80 Sign Regulations and Sign Permits, to the City Council. Wendy Komoroski seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.***

**5. Discussion Items**

**A. Townhomes at the Ranches, Concept Plan**

A developer is seeking feedback on a concept plan to construct 258 units near The Ranches Golf Course as well as construction of a new clubhouse.

Scotty Hall, applicant, explained that the main reason for this development is to pay off The Ranches Golf Course debt and to build a new clubhouse.

*Commissioner Linton invited residents to state their concerns at 7:10 p.m.*

Kristin Whitebrook, resident, was concerned about the access road that was proposed by her home. She was also concerned about the safety of the children in the area.

Travis Gollaher, resident, was concerned about his property value. He stated that he purchased his home because he wanted to live adjacent to the golf course and that he paid a lot premium to do so.

Danny Morris, resident, said that he was on The Ranches HOA Board, and stated that the development would never get a rezone approved through The Ranches HOA. He said that some of the land being proposed is too steep to build on.

John Webb, resident, said that he bought his home for the view of the golf course. He stated that the proposed street by his home would be a safety hazard.

Jason Hall, resident, explained that his neighborhood has lot sizes ranging from half an acre to two acres. He stated that small townhomes would not be a great fit for his neighborhood. He brought up the fact that some of the land being proposed is a water retention basin and another is part of the Tickville Wash.

Greg Riley, resident, wanted to preserve the open space on the golf course.

Cory Larson, resident, said that he lives on a steep hill with retaining walls. The townhomes being proposed would loom over his backyard retaining wall.

Sherrie Weimer, resident, was concerned about the additional traffic on her narrow neighborhood streets. She stated that her neighborhood already has traffic problems from the high school.

Christa Kelly, resident, explained the issues her neighborhood has had with the erosion of Tickville Wash and the safety concerns of children playing in the area. She felt that townhomes should not be built that close to the wash.

Dustin Jones, resident, stated that because the golf course is a private business their financial obligation and liability should be of no consequence to the City. He also felt the zoning should stay Golf Course Open Space.

Ivan Polson, resident, stated that he went out and looked at all the lots being proposed. He went through the land and explained why each lot was unbuildable.

Nathan Ochsenhirt, resident, stated that he did not feel this proposal was a well thought out plan. He explained that he had purchased property behind his home and there were standards that he had to accept. He asked how far the City was willing to go to change the rules to profit a private company.

Dean Britain, resident, requested that the golf course open space be preserved. He also felt that the community appeal would be reduced if this development was accepted.

Lisa Maxwell, resident, said that there is a lot of traffic in her neighborhood. She was also concerned about the children's safety in the area and the dirt road going through to Pony Express Parkway.

*Commissioner Linton closed the invitation at 7:41 p.m.*

The Commissioners denied the application being proposed. Some of their concerns were as follows:

1. The proposal did not comply with The Ranches Master Development Plan.
  2. They felt that the development and the placement of the townhomes were inappropriate for the area.
  3. There are drainage issues with some of the land being proposed.
  4. The properties are not compatible with the rezone request.
  5. Current residents have paid a lot premium to live on the golf course. Building townhomes between their lots and the golf course would defeat the purpose of paying a lot premium to live adjacent to the golf course.
6. Next scheduled meeting: March 8<sup>th</sup> 2016;  
March 22<sup>nd</sup> meeting is canceled.
7. Adjournment

The meeting was adjourned at 7:58 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 8, 2016

  
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Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MARCH 8, 2016 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: Wendy Komoroski, Matthew Everett, Daniel Boles, John Linton, and Mike Owens.

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

ELECTED OFFICIAL PRESENT: Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. February 23<sup>rd</sup>, 2016

The approval of the meeting minutes was moved to the April 12, 2016 Planning Commission meeting.

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

A. Pony Express Dental Office, Site Plan – Public Hearing, Action Item

Mr. Jensen explained that this is a site plan application for a dental office. The site is located south of Eagle Mountain Boulevard and west of Ira Hodges Scenic Parkway. The project will require approximately 1.64 acres and will be located on a 10.25 acre parcel. The City has not yet received a preliminary plat application for the parcel.

Items of concerns are as follows:

- Commercial Design Standards
  - Building location should be near the front setback line.
  - Primary entrance should be oriented to the road and not the parking lot.
  - Parking should not be located between the building and street.
- Refuse Area
  - Should be appropriately screened with a wall or privacy fence.
- Landscaping
  - A 6' privacy fence or decorative wall should be located adjacent to single family residential dwellings.

- Applicant should provide a 10' landscaped strip between the sidewalk/trail and parking lot. A landscaped berm of 3.5' or a headlight screen should buffer the parking area.
- The trail should be moved back beyond the easement line along Eagle Mountain Boulevard.
- A 20' buffer should be provided between the commercial land use and single-family dwellings.
- Lighting
  - A lighting plan should be provided, showing a maximum 100,000 lumens per acre.
  - Lighting should be compliant with the Municipal Code Chapter 17.56.
  - Lights must be full cut-off/fully shielded, directed downward, and spec sheets will be provided.

*Commissioner Linton opened the public hearing at 6:02 p.m.*

Brent Benson, the applicant's architect and Joel Featherstone, a partner of the dental office, was concerned about meeting ADA parking requirements, because they are not allowed parking in front of the building. They also stated that the fire code requires a turnaround in the front and at the back of the building. They requested xeriscape landscaping rather than sod. They stated that they will comply with the other conditions and that the plan is to build a 6' vinyl fence adjacent to the single family residential dwellings.

Adam Ferre, resident, was happy to see commercial buildings being built in the City. He explained that the project borders properties with animal rights. He said that he has seen vinyl fences blown down in the area due to high wind and requested that the fencing for commercial property be masonry. He reminded the developer to keep the dust level down during building. He was also concerned about lighting and having it properly shielded.

Jay Phelps, resident, lives adjacent to the project and has horses. He said that horses destroy the majority of fences. He felt that the commercial fencing should be masonry and not vinyl.

Kirstin Lydol, resident, requested that the fence be masonry. She explained how costly it could become for the horse owner and property owner, if a horse kicks through the vinyl fence. She stated that it would not be a pretty sight for a child or client of the dental office to see an injured horse.

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

Commissioner Owens felt that the front door of the building should be closer to the parking lot, but did not want to set the trend of a parking lot being between Eagle Mountain Boulevard and the building. Commissioner Boles stated that the building has three access doors and felt that the building should be closer to the road. Commissioner Owens suggested that the front entrance be next to the parking lot, but the front of the building should be esthetically pleasing since it would be adjacent to Eagle Mountain Boulevard. Commissioner Boles felt that street presence is important and that the front entrance should be oriented toward Eagle Mountain Boulevard. He also felt that this



would set a standard for commercial property in City Center. Commissioner Owens asked the applicant if he would comply with removing the front parking. Mr. Benson explained that he would need to move the building in order to meet that requirement. He felt that having an entrance from Eagle Mountain Boulevard without parking in the front would be a nuisance to ADA clients. Commissioner Boles explained that the entrance from Eagle Mountain Boulevard does not have to be a public entrance, but will need to be esthetically appealing.

**MOTION:** *Daniel Boles moved to recommend approval of the Pony Express Dental Office site plan to the City Council with the conditions presented in the meeting and staff report. Wendy Komoroski seconded the motion. The motion failed for the lack of a vote.*

**MOTION:** *Matthew Everett moved to recommend approval of the Pony Express Dental Office site plan to the City Council with the following conditions:*

- 1. The building shall be located near the street an entrance oriented toward Eagle Mountain Boulevard, the parking shall be placed in the rear or side of the building and shall comply with the Commercial Design Standards.*
- 2. The trail should shifted back, away from the road, beyond the easement line along Eagle Mountain Boulevard.*
- 3. The applicant shall provide a detailed plan for the screened refuse area.*
- 4. All parking slopes shall be less than a five percent (5%) slope.*
- 5. A six foot privacy fence or decorative wall shall be constructed on the property line between the parking lot and single family residential lots.*
- 6. A required buffer of 20' shall be provided between the commercial land use and single-family dwellings, per table 17.60.160(b) of the Municipal Code.*
- 7. The applicant shall provide landscaping calculations, and landscaping shall meet the standards in Chapter 17.60 of the Municipal Code.*
- 8. A 10' landscaped berm shall be provided between the sidewalk/trail and the parking lot.*
- 9. A 3.5' berm or headlight screen must buffer all parking areas.*
- 10. A lighting plan shall be submitted showing a maximum light output of 100,000 lumens per acre.*
- 11. All lights shall be full-cut off and directed downward in accordance with Chapter 17.56 of the Municipal Code.*
- 12. The site shall be recorded before building permits are issued.*

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

**B. Development Code Amendments - Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning – Public Hearing, Action Item**

Mr. Jensen presented item B. The proposal is to change the Municipal Code by removing the required turf percentages from Table 17.60.160(a) as well as adding Section 17.60.105 Water Wise Landscaping Standards.

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

Adam Ferre, resident, requested that the commercial fencing standard be masonry throughout the City.

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

Commissioner Linton proposed to strike multifamily from this section of the Municipal Code. Commissioner Komoroski stated that multifamily housing should be under a separate section of the Municipal Code.

**MOTION:** *Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.60 of the Eagle Mountain City Municipal Code for Landscaping, Buffering, Fencing, and Transitioning, and to remove all references to "multifamily" in that section of the Code, to the City Council. Matthew Everett seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

5. Next scheduled meeting: April 12<sup>th</sup>, 2016

6. Adjournment

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

APPROVED BY THE PLANNING COMMISSION ON APRIL 12, 2016



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY APRIL 12, 2016 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: Wendy Komoroski, Matthew Everett, John Linton, and Mike Owens. Excused: Daniel Boles.

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

ELECTED OFFICIAL PRESENT: Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. February 23, 2016

B. March 8, 2016

**MOTION:** *Wendy Komoroski moved to approve the February 23, 2016 and March 8, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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

A. Eagle Mountain Commercial Plat A, Preliminary Plat – Public Hearing, Action Item

Tayler Jensen explained that the proposal is to split the 10.25 acre parcel into a 1.64 acre lot and an 8.61 acre lot. The parcel is located south of Eagle Mountain Boulevard, and west of Ira Hodges Scenic Parkway. The 1.64 acre lot will be used for the Pony Express Dental Office, which was approved by the City Council on April 5, 2016.

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

None

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

No discussion was held on this item.

**MOTION:** *Wendy Komoroski moved to recommend approval of the Preliminary Plat for Eagle Mountain Commercial Plat A to the City Council with the following conditions:*

- 1. The access road from Ira Hodges through parcel 2 to parcel 1 be completed with at least a 20' wide paved surface and a turnaround approved by the Fire Department prior to certificate of occupancy.*
- 2. No future development (beyond the dental office) shall be permitted on either parcel until a Master Site Plan has been approved.*
- 3. 3 fire hydrants shall be located within 600' of the proposed dental office, and be shown on the utility plan.*
- 4. A fire flow report shall be completed with a minimum flow over 1,500 gpm.*
- 5. A post indicator valve (PIV) shall be shown on the utility plan.*
- 6. Property shall be dedicated along Eagle Mountain Boulevard to the full buildout width of a 122' right of way.*

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

**B. Evans Ranch Plat E, Preliminary Plat – Public Hearing, Action Item**

Mr. Jensen explained that the developer has proposed a 24 lot, 6.55 acre preliminary plat. The proposal is located within the Evans Ranch Master Development Project, east of Porter's Crossing Parkway.

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

None

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

No discussion was held on this item.

**MOTION:** *Wendy Komoroski moved to recommend approval of the Preliminary Plat for Evans Ranch Plat E to the City Council with the following conditions:*

- 1. The fencing shall be installed with infrastructure improvements in accordance with the Master Development Agreement fencing exhibit.*
- 2. The developer must pay a cash fee to the City of \$13,100 (6.55 buildable acres x \$2,000) for community improvements that will be spent on public amenities over and above the approved landscaping plan. (This money should go towards the City's park north of the project.)*
- 3. The developer shall improve the public open space and dedicate it to the City prior to 50% of the building permits being issued for the*

*single family area of the Evans Ranch Master Development Plan (136 building permits).*

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

C. Valley View Ranch Plat A Phase 7B, Preliminary Plat – Public Hearing, Action Item

Mr. Jensen explained that the proposal is to add two lots adjacent to the approved park in Valley View plat A Phase 7 in exchange for additional park improvements and amenities. The City was approached by the developer and residents requesting a smaller park with more amenities.

Commissioner Linton requested that the playground surface not be sand.

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

Chris Jensen, resident, was upset with the fact that Edge Homes will be building two homes across the street from his home. He bought is lot from Edge Homes with the understanding that he would have a view of the park.

*Commissioner Linton closed the public hearing at 6:16 p.m.*

**MOTION:** *Wendy Komoroski moved to recommend approval of the Valley View Ranch Plat A Phase 7B preliminary plat to the City Council. Matthew Everett seconded the motion. Those voting aye: Mike Owens, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

5. Next scheduled meeting: April 26, 2016

6. Adjournment

The meeting was adjourned at 6:21 p.m.

APPROVED BY THE PLANNING COMMISSION ON MAY 10, 2016



Steve Mumford, Planning Director



EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MAY 10, 2016 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: Wendy Komoroski, Matthew Everett, Daniel Boles, John Linton, and Mike Owens.

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

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 12, 2016

**MOTION:**                *Wendy Komoroski moved to approve the April 12, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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

A. Chapter 17.100.040 Development Code Amendment – Public Hearing, Action Item

Tayler Jensen explained that City staff has proposed a Development Code change to allow Master Site Plans to serve as Preliminary Plats in commercial developments.

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

None

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

Mr. Jensen clarified some of the wording in the proposal.

**MOTION:**                *Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.100.40 of the Eagle Mountain City Municipal Code for Development Code to the City Council. Mike Owens seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett,*

***John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.***

**B. Chapter 17.60 Development Code Amendment – Public Hearing, Action Item**

Mr. Jensen explained that the proposal is to require masonry or decorative concrete walls between commercial and residential developments.

Commissioner Linton questioned who would be responsible for installing the concrete wall. If commercial went in first and then residential came in later, would the commercial property owner be responsible to remove the vinyl fence and then install a concrete wall. Mr. Jensen said the decision would be made based on the zoning of the property around the commercial property. Mr. Hadley explained that the City would need to use the General Master Development Plan to determine if a concrete wall would be required. He said that the second developer would be required to install the wall if there is a zoning change. The Commissioners felt that the Code should be amended to say the second developer would be responsible for the concrete wall.

Commissioner Komoroski felt that commercial property adjacent to agriculture property should require a concrete wall. She was concerned about the animal rights on agriculture property. She reminded everyone about the complaints the Planning Commissioners had from residents with animal rights next to a commercial development.

Commissioner Owens suggested that the Code have concrete or masonry commercial wall standards or guidelines.

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

None

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

**MOTION:** ***Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.60 of the Eagle Mountain City Municipal Code for Landscaping Buffering, Fencing and Transitioning to the City Council with the following conditions:***

- 1. If commercial development borders a Residential, Agriculture Zone and/or development a decorative concrete wall will be required.***
- 2. Guidelines and pictures of masonry and concrete walls will be added to the Code.***

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

**C. Chapters 17.10 & 17.25 Development Code Amendments – Public Hearing, Action Item**

Mr. Jensen stated that City staff has proposed a Code change clarifying the definition of “manufactured home or dwelling”, an update of conditional and prohibited uses in the Residential Zone, and the addition of minimum design standards in the Residential

Zone. He explained that this change is in response to people inquiring about constructing their homes based on shipping containers. Staff would like to have a City design standard in place before considering approval of such homes.

Commissioner Komoroski suggested that the City be proactive and look into the Tiny Home Movement.

Commissioner Linton said that there should be a minimum square footage per house depending on lot size.

*Commissioner Linton opened the public hearing at 6:20 p.m. and requested that the public hearing be continued to the next Planning Commission meeting.*

**MOTION:** *Wendy Komoroski moved to continue the public hearing for an amendment to Chapter 17.10 and 17.25 of the Eagle Mountain City Municipal Code for the Residential Zone to the next Planning Commission meeting. Daniel Boles seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

**D. Chapter 17.57 Gated Communities – Public Hearing, Action Item**

Mr. Jensen said City staff has proposed an addition to the Code governing the development of gated communities.

Commissioner Everett was concerned about some of the wording in the proposed Chapter.

Commissioner Linton stated that most gated communities have narrow streets. He felt that the streets in these communities should be City standard streets. He was concerned about the streets and amenities being turned over to the City if the HOA was ever dissolved.

Commissioner Owens and Everett suggested that a size limit be put on gated communities.

Commissioner Linton requested that the Code require design standards for fencing in gated communities.

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

None

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

**MOTION:** *Wendy Komoroski moved to table the amendment to Chapter 17.57 of the Eagle Mountain City Municipal Code for Gated Communities. Mike Owens seconded the motion. Those voting aye: Mike Owens, Daniel*

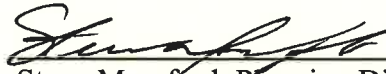
***Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.***

5. Next scheduled meeting: May 24<sup>th</sup>, 2016

6. Adjournment

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

APPROVED BY THE PLANNING COMMISSION ON MAY 24, 2016



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MAY 24TH, 2016 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: Wendy Komoroski, Matthew Everett, Daniel Boles, John Linton, and Mike Owens.

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

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. May 10<sup>th</sup>, 2016

**MOTION:**                *Wendy Komoroski moved to approve the May 10, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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

A. Gotta Dance Studios-Dance Studio Site Plan. Public Hearing, Action Item, Recommendation to City Council:

Tayler Jensen explained that the proposal is for a dance studio located in City Center, South of Eagle Mountain Boulevard, and East of Ira Hodges Scenic Parkway.

Staff Recommendations:

1. Increasing Building Articulation
  - Use of building pop-outs in addition to awnings (larger, better awnings)
  - Use of more or different materials –reduce the amount of Stucco
  - Reduce blank expanse of wall

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

Jamie Adams, owner of Gotta Dance Studio, said that she and the developer will work on any corrections needed.



Scot Hazard, the developer, stated that the articulation of the building will be done before the plan is presented to the City Council. Commissioner Linton asked if he was good with the conditions recommended in the staff report. Mr. Hazard confirmed that he was.

*Commissioner Linton closed the public hearing at 6:07 p.m.*

**MOTION:**

***Wendy Komoroski moved to recommend approval of the Gotta Dance Studio Site Plan to the City Council with the following conditions.***

- 1. Building elevations be modified to comply with City Commercial Design Standards.***
- 2. Refuse location and details of adequate screening shall be submitted to staff.***
- 3. Spec sheets for outdoor lighting shall be provided.***
- 4. A Master Site Plan shall be completed and a Final Plat shall be recorded prior to issuing of building permits.***

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

5. Next scheduled meeting: June 14<sup>th</sup>, 2016

6. Adjournment

The meeting was adjourned at 6:12 p.m.

APPROVED BY THE PLANNING COMMISSION ON JUNE 14, 2016

  
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Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JUNE 14, 2016 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, Matthew Everett, John Linton, and Daniel Boles. EXCUSED: Mike Owens.

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

ELECTED OFFICIALS PRESENT: Colby Curtis and Stephanie Gricius.

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 24, 2016

**MOTION:**                *Wendy Komoroski moved to approve the May 24, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Items noticed but removed from the Agenda

A. City Center Commercial, Master Site Plan

B. Overland Phase A Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:

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

A. Gateway Park Phase B Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:

Mike Hadley explained that the proposed preliminary plat consists of 4 lots on 8.18 acres. The commercial subdivision is along Cory Wride Memorial Highway and Mt. Airey Drive. The Mountainland Association of Governments has approved money for UDOT to purchase a portion of the proposed preliminary plat property for future ROW expansion. The applicant has been working with UDOT but has been unable to finalize the purchase of the land, so the applicant is moving forward with this preliminary plat. UDOT's future

plans show expansion of Cory Wride Memorial Hwy (SR 73) to become a major transportation corridor.

Daniel Boles asked how much property is UDOT taking from this plat. Steve Mumford stated that the future expansion of Cory Wride Memorial would require all the property from this plat.

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

Lori Gilson, resident, was concerned about what type of businesses were planned for the development. She was also concerned about the beautification of the entrance to Eagle Mountain City and felt that industrial development was not appropriate for the entrance.

Jim Maxwell, resident, wanted to make sure the builders would have standards and setback to help beautify the entrance. He was also concerned about controlling the dust.

Jen Morrison, resident, felt that the City has not done their part in controlling the dust from the gravel pits.

Clara Bartell, resident, was concerned about the dust and the working hours of the gravel pits. She was also concerned about loose gravel from the gravel trucks on Cory Wride Memorial Highway. She felt that the City's enforcement for commercial business was lacking.

Bruno Hunziker, resident, suggested that the residents of Mount Airey subdivision get in contact with the EPA (US Environmental Protection Agency) to help control the dust.

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

Scott Hazard, applicant, explained that he has been working with UDOT since 2014 and UDOT has not given a written offer for the property. UDOT has not condemned the property so he would like to proceed with the planned development.

Commissioner Linton questioned if the lots would be marketable with a maximum lifespan of only ten years.

**MOTION:**            *Wendy Komoroski moved to recommend approval of the preliminary plat for Gateway Park Phase B to the City Council. Daniel Boles seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

**B. Metro Ready Mix Concrete Plant, Site Plan, Public Hearing, Action Item, Recommendation to City Council:**

Taylor Jensen explained that the proposal is for a concrete plant located north of Cory Wride Memorial Hwy (SR 73), on the Talons Cove property. The proposed concrete plant is located within the Extractive Industries Overlay Zone.

**Buffering and Screening**

The Eagle Mountain Municipal Code (EMMC) requires uses in the Extractive Industries Overlay Zone that produce substantial noise to be located at least a quarter of a mile or one thousand three hundred and twenty feet (1,320') from properties containing residential development. The proposed location does comply with this standard.

- Berms and landscaping may be required to buffer the use from public roads; however, the proposed concrete plant location is separated from public roads by a large hill, and staff doesn't believe any additional buffering is necessary.
- The applicant placed a 94' model at the site location on Google Earth, and street views confirmed that it could not be seen from any street in Eagle Mountain City staff has confirmed the results.

#### **Truck Traffic.**

The applicant has indicated that truck traffic to and from the concrete plant will leave through Saratoga Springs, and will not result in increased truck traffic in Eagle Mountain.

#### **Noise Restrictions.**

The use shall comply with the Eagle Mountain noise ordinance, which restricts sound to below sixty-five (65) decibels, measured at the property line from the hours of 9:00 PM to 7:00 AM Monday-Saturday, and 9:00 PM to 9:00 AM Sunday.

Commissioner Everett was concerned about how the City could enforce and fine the companies that are in violation of the noise and hours of operation ordinances. Mr. Mumford confirmed that the City is looking into ways to enforce and fine those companies with violations.

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

Clara Bartell, resident, was concerned about how the industrial properties are devaluing her home. She was also concerned about the health of the children in her neighborhood.

Richard Thomas, resident, was concerned about the noise and the air quality. He read a report from the EPA website about cement plants and how they contribute to air pollution.

Jen Morrison, resident, said that Saratoga Spring has cut off the access road before for trucks accessing through Saratoga Springs and has forced them to use Cory Wride Memorial Hwy. She requested that the concrete plant not be approved.

Lori Gilson, resident, was concerned about being surrounded by an industrial zone. She was also concerned about the air quality, dust, and noise from the industrial zone.

Lisa Maxwell, resident, said that Cory Wride Memorial Hwy is not being maintained by a sweeper. She explained that with the loose gravel along Cory Wride Memorial Hwy she has had to replace her car windshield twice.

DJ King, resident, was concerned about the air quality. He also wanted to know how long the gravel pit would be leasing the property. He was also concerned about the tower being visible once the mountain was removed.

Nate Bruisk, resident, requested that the City implement SWPPP (Storm Water Pollution Prevention Plan) requirements. He also stated that as a builder, the concrete plant would benefit the builders working in Eagle Mountain City.

Travis Jenson, resident, stated that he did not want a concrete plant in his backyard. He was also concerned about the truck destroying City roads and taxpayer having to pay to repair the roads.

Jennifer Lavorsen, resident, was concerned about the pollution, health of the residents, and the value of her home.

Carrie Jenson, resident, was concerned about the debris the high winds will carry from the plant into the neighborhood. She felt that industrial lots should be moved away from residential housing.

*Commissioner Linton closed the public hearing at 7:14 p.m.*

Commissioner Komoroski asked if an environmental impact study has been done for the plant. Mr. Mumford stated that the City could look into the health impact.

Commissioner Linton suggested that a code be implemented requiring that the gravel truck loads must be wetted down before leaving the plant.

John Dunn, president of Metro Ready Mix Concrete, explained that this plant has nothing to do with the gravel pits. He stated that this is a concrete plant and not a cement plant. He explained that cement plants do produce pollution. The Utah Division of Air Quality (DEQ) does regulate the concrete plants dust. He said that his other two concrete plants are located in West Valley City and Pleasant Grove next to residential neighborhoods.

Commissioner Everett was concerned with the hours of operation. His experience with concrete plants is that most orders for concrete are delivered to the job site around 5:00 am in the summer. The concrete plant would need to start at 4:00 am to get the order delivered. Mr. Dunn explained that his other concrete plants do not have time restrictions. Those morning orders could be dispatched from another concrete plant.

Mr. Mumford said that the Staker Parson gravel pit has been there for about 20 years and the TM Crushing gravel pit has been there for 5 years.

Commissioner Komoroski asked if the City would look into an ordinance that could help control the pollution and the debris on the road.

Commissioners felt that the gravel pit issues should not affect the concrete plant's application.

**MOTION:**            *Wendy Komoroski moved to recommend approval of the site plan for the Metro Ready Mix Concrete Plant to the City Council.  
Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*



C. Lakeview Estates Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:

Mr. Hadley explained that the property is located southeast of the Cory Wride Memorial Highway (SR 73) and Sunset Drive. The property sits between the Cedar Pass Ranch subdivision and the Westview Heights subdivision. The applicant has proposed a preliminary plat consisting of 65 lots. The lots range from ½ acre to 1.5 acres in size.

**Remnant Piece of Ground**

The proposed plat shows a leftover piece of property in the southwest corner of the plat. City staff feels that this piece should be incorporated into the plat.

*Commissioner Linton opened the public hearing at 7:40 p.m.*

DJ King, resident, requested that the Lakeview Estates subdivision mirror the Westview Heights neighborhood. He also felt that a second access road should be added to the new development.

Lou Carol, resident, requested a buffer zone of one acre lots adjacent to Cedar Pass Ranch. He also requested a second access road into the development for safety.

Nate Brusik, resident, said that he liked the new plat, but requested a second access road into the new development.

Jeff Morris, resident, would like to see a fence between Cedar Pass Ranch and Lakeview Estates. He felt that a fence would help preserve the horse trail between the developments.

*Commissioner Linton closed the public hearing at 7:53 p.m.*

Mr. Mumford explained that UDOT does not want another access road onto Cory Wride Memorial Highway. The development has been approved by the Fire Marshal with one access onto the highway.

Mr. Mumford suggested that the remnant piece of property be incorporated into the proposed plat, adding the piece to lot 137.

**MOTION:**

***Wendy Komoroski moved to recommend approval of the preliminary plat for Lakeview Estates to the City Council with the following conditions:***

- 1. The applicant shall submit a parks and open space amenities worksheet.***
- 2. Street lights be added to the utility plan.***
- 3. The street names for Church Way and Lake View be changed.***
- 4. The leftover piece of property in the southwest corner of the plat be incorporated into the proposed plat or an alternative plan for the piece be approved.***

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

D. Pole Canyon Phase 1 Preliminary Plat, Public Hearing, Action Item, and Recommendation to City Council: This is 20 lot preliminary plat, located within the Pole Canyon Master Development Plan area.

Mr. Jenson said that in 2010 the Pole Canyon area, which includes the White Hills development, was annexed into Eagle Mountain City. At the time of annexation, a Master Development Plan and a Master Development Agreement were also adopted. This project is located adjacent to the existing White Hills development, in Neighborhood Planning Area 11 (NPA 11) of the approved Pole Canyon Master Development Plan.

### **Infrastructure**

No building permits shall be issued by the City for the construction in the Pole Canyon property, unless PCIG or its successor has substantially completed the required infrastructure to comply with City requirements for phasing of infrastructure and completion of off-site improvements required by the relevant project or proposed construction.

The water line is currently under construction, and is anticipated to be completed shortly, at which time it is planned that Wilson Avenue will be repaired. Sewer plans are currently being reviewed by the state.

### **Street Lights**

The Eagle Mountain Municipal Code (EMMC) **15.10.390 Street Lighting** requires street lights to be placed in residential developments at a minimum of 250', apart and at a maximum of 350' apart. The applicant is asking for this requirement to be waived for Phase 1 of the Pole Canyon development as the existing White Hills community does not have street lights. The applicant does not believe street lights match the character of the existing community.

Commissioners Linton and Boles asked if there was leeway in the Municipal Code that would allow the Commissioners or the City to waive the street light requirement. Mr. Mumford explained that the Code allows a little bit of flexibility when it makes sense not to have street lighting. City staff recommended that street lights be installed for pedestrian safety.

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

Peggy Hunziker, resident, said that DAI has not complied with their agreements with the City in getting the park finished and turning over the water system to the City. She stated that the Pole Canyon Master Development Agreement states:

**13.0 Building Permits.** No Building Permit shall be issued by the City for construction in the PCIG property, unless PCIG or its successor has substantially completed the required infrastructure to comply with City requirements.

She was also concerned about only having one access road into the neighborhood.

Bruno Hunziker, resident, felt that the City should hold DAI to the Pole Canyon Master Development Agreement. He said that he has no problem with DAI building the development as long as DAI finishes the infrastructure and complies with the agreement.

Erika Douglas, resident, said that the developer has not finished the park to the agreement standards. She said that she was told that White Hills water pipes were being shattered by heavy equipment driving along the roads. She felt that the roads and pipes should be fixed before the City allows any more building in the area.

Amy Perry, resident, said that the City should hold the developer accountable for the infrastructure being done prior to building. She was also concerned for the safety of the children in the neighborhood with the amount of traffic the construction would bring. She likes that there is no light pollution in their area and did not feel street lights were necessary for White Hills neighborhoods.

Jessica Lewis, resident, sent an email disapproving of the development.

*Commissioner Linton closed the public hearing at 8:29 p.m.*

Mr. Mumford thanked Peggy Hunziker for her comment. He stated that the City Planner's new recommendation is that no building permits shall be issued until the infrastructure is complete.

Nate Shipp, applicant, said that he was not planning to start building in White Hills until the issues that were discussed are complete.

**MOTION:**                    *Daniel Boles moved to recommend approval of the preliminary plat for the Pole Canyon Phase 1 to the City Council with the following conditions:*

- 1. A community improvement fee of \$10,658 (\$2,000 per buildable acre) shall be paid at plat recording.*
- 2. Building permits shall not be issued for construction until infrastructure needed to comply with City requirements has been substantially completed (sewer, water, & Wilson Avenue repair).*
- 3. No plat approval until Wilson Avenue is repaired.*

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

E. Chapter 17.25 Development Code Amendments, Public Hearing, Action Item, Recommendation to City Council:

Mr. Jensen said that the applicant has proposed a reduce front and rear setback reduction from 50' to 35' in Base and Tier I residential developments on both sides of the road, when a road has been constructed with curb, gutter, and a trail way.

*Commissioner Linton opened the public hearing at 8:43 p.m.*

None

*Commissioner Linton closed the public hearing at 8:43 p.m.*

Scot Hazard, applicant, stated that this request came about due to an oversight in the design of 5 smaller lots in the Arrival development.

Mr. Mumford said that City staff recommendations went beyond the applicant's request. Staff has recommended a 25' setback instead of the 35' setback the applicant proposed. He stated that it would give residents a bigger back yard where they could keep their horses in the back yard instead of the side yard.

**MOTION:** *Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.25 of the Eagle Mountain City Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

**F. Chapters 17.10 & 17.70 Development Code Amendments, Public Hearing, Action Items, Recommendation to City Council**

Mr. Jensen explained that the proposal is an amendment defining tiny homes on wheels and allowing them to serve as accessory apartments in Base and Tier I residential developments.

*Commissioner Linton opened the public hearing at 8:50 p.m.*

None

*Commissioner Linton closed the public hearing at 8:50 p.m.*

Commissioner Everett was concerned about how many tiny homes will be allowed on a property. Mr. Jensen said that the Code would only allow one tiny home on the property.

**MOTION:** *Wendy Komoroski moved to recommend approval of the amendments to Chapters 17.10 and 17.70 of the Eagle Mountain City Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

**G. Chapter 17.10 & 17.25 Development Code Amendments, Public Hearing, Action Items, Recommendation to City Council:**

Mr. Jensen explained that the City staff is proposing an amendment to clarify the definition of manufactured home or dwelling and create a minimum design standard for residential developments.

*Commissioner Linton opened the public hearing at 8:52 p.m.*

None

*Commissioner Linton closed the public hearing at 8:52 p.m.*

No discussion was held on this item.

**MOTION:** *Wendy Komoroski moved to recommend approval of the amendments to Chapters 17.10 and 17.25 of the Eagle Mountain City Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

H. Chapter 16.35.100 Development Code Amendment, Public Hearing, Action Item, Recommendation to City Council

Mr. Jensen and Mr. Mumford explained that the City Council and staff have requested an amendment to remove a clerical mistake from the Code, and increase the right-of-ways of the local streets to 53', allowing for 5' sidewalks, rather than the 4' sidewalks how allowed.

*Commissioner Linton opened the public hearing at 8:57 p.m.*

None

*Commissioner Linton closed the public hearing at 8:57 p.m.*

**MOTION:** *Wendy Komoroski moved to recommend approval of the amendment to Chapter 16.35.100 of the Eagle Mountain City Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

6. Next scheduled meeting: July 12, 2016

7. Adjournment

The meeting was adjourned at 9:00 p.m.

APPROVED BY THE PLANNING COMMISSION ON JULY 12, 2016

  
Steve Mumford, Planning Director



EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 12, 2016 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, Matthew Everett, Mike Owens, John Linton, and Daniel Boles.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Mike Hadley, Senior Planner; Tayler Jensen, Planner; Jeremy Cook, City Attorney; 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. June 14<sup>th</sup>, 2016

**MOTION:** *Wendy Komoroski moved to approve the June 14, 2016 meeting minutes with the change that Mike Owens' name be removed from the last motion. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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

A. Heatherwood Church Site Plan and CUP, Public Hearing, Action Item, Recommendation to City Council

A 3.45 acre church located within the Heatherwood development at 8732 North Desert Canyon Road.

Tayler Jensen said that the applicant is proposing parking islands without bulbouts every 12 stalls and is providing islands between all double parking. He explained that SilverLake and Porter's Crossing churches have similar parking layouts.

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

None

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

No discussion was held on this item.

**MOTION:** *Matthew Everett moved to approve the Heatherwood Church Conditional Use Permit and recommend approval of the Heatherwood Church Site Plan to the City Council. Wendy Komoroski seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, Mike Owen, and Wendy Komoroski. The motion passed with a unanimous vote.*

**B. Alpine Credit Union Site Plan, Public Hearing, Action Item, Recommendation to City Council**

Mike Hadley explained that the proposal is for a 3,000 square foot building within the Porter's Crossing Town Center development. The building design complies with nearly all of the City's commercial design standards. Staff recommended that the applicant include awnings on all the windows located on the side elevations.

*Commissioner Linton opened the public hearing at 6:07 p.m.*

Ryan Mackowiak, applicant, requested that awnings not be a condition for the north side elevation, because those window will be located under the drive-through area. He said that he may change the roof color to gold to coincide with Ridley's Market.

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

Commissioner Everett wanted to welcome Alpine Credit Union into the community.

**MOTION:** *Wendy Komoroski moved to recommend approval of the Alpine Credit Union Site Plan to the City Council with the following condition:*  
*1. That awnings shall be added to all the side elevation windows, except the drive-through window.*  
*Daniel Boles seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, Mike Owens, and Wendy Komoroski. The motion passed with a unanimous vote.*

**C. Valley View Foothills Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council**

Mr. Hadley explained that this preliminary plat proposal is for 71 lots on a 46.42 acre parcel, located north of SR 73. This land is the final undeveloped area in the Valley View Ranch development.

**Access Road and Trails**

- 30' Camp Williams access with three-rail tan vinyl fencing on each side with 5' non-climbable mesh.
- Three 8' wide trails (NW, North Middle, and NE) adding 4" of compacted road base and three-rail tan vinyl fence along south side.

#### Lot Sizes

- Lots must be larger than ½ acre as stated in the master development agreement unless, there are topographical features, road alignment issues, or technical issues.

The agreement allows for up to 20 lots (5% of total) in the overall Valley View development to be less than ½ acre, using the criteria stated above. There are proposed lots that are less than ½ acre in size. Per the master development agreement, no lot should be less than 19,860sq ft. There should be an exception to lots 106 & 107 allowed due to sewer location line/easement.

#### Utilities

Lot 107 is proposed to be serviced by a septic tank. The Municipal Code now restricts septic tanks to a minimum 1-acre lot size, along with several other requirements. This lot, however, cannot be serviced by sewer, as the lots to the south are serviced by septic tanks. This is the only lot in the proposed plat that cannot connect to a sewer line.

Commissioners Linton and Everett were concerned about the ½ acre lot having a septic tank.

*Commissioner Linton opened the public hearing at 6:28 p.m.*

Ken Olsen, applicant, said that he would like to connect to sewer instead of septic and that he would look into installing a sewer line for lot 107. He stated that septic tanks are more expensive than a sewer connection. He explained how challenging it would be to get a sewer line to lot 107 and would like the option of a septic tank. One problem with a sewer line connection to the lot is that they would have to install three man holes behind fenced in backyards to accommodate a sewer line.

Cody Guymon, resident, requested that there be a trail to the water tower. He was also concerned about the lot next to the mountain not having a rock retaining wall.

*Commissioner Linton closed the public hearing at 6:34 p.m.*

#### **MOTION:**

***Wendy Komoroski moved to recommend approval of the preliminary plat for Valley View Foothills to the City Council with the following conditions:***

- 1. This subdivision shall comply with all conditions of the Valley View Master Development Plan and Agreement.***
- 2. Approval of this proposed preliminary plat is contingent on an MDA amendment approval from City Council allowing ½-acre lots along the Camp Williams border.***
- 3. The applicant shall install 4" of compacted road base for an 8-foot wide trail in the existing trail corridor west of lots 101 and 102, connecting Country Drive to the trail north of lot 102.***
- 4. Three-rail fencing and trail improvements shall be installed along with the infrastructure of the adjoining plat.***
- 5. The Camp Williams access corridor shall be graded and improved with road base to avoid nuisance issues with dust.***

- 6. Applicant shall install a cut-off ditch above the hillside lots to capture storm water runoff and direct it to the storm drain system to the satisfaction of the City Engineer.**

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

**D. Overland Phase A Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:**

Mr. Mumford explained that this is a preliminary plat with 137 lots, located west of Pony Express Parkway and north of MidValley Road (north and east of Frontier Middle School). Ivory Development has an agreement with SITLA (State of Utah School and Institutional Trust Lands Administration) to develop their properties in the MidValley area. The City is working with the applicant to draft a new or revised master development agreement for this project, along with a new master development plan. However, since the drafting of a revised development agreement will take quite a bit of time, and the applicant has existing vested rights under the SITLA master development agreement (MDA) for this project, they wish to proceed with the first phase of development prior to finalizing a new MDP and MDA. Ivory Development and SITLA have an agreement that requires timely performance and development. Ivory wishes to comply with that agreement and proceed with this first preliminary plat in a timely manner. He said that SITLA, the City and Ivory Homes disagree with the interpretation of the master development agreement pertaining to the open space requirement. The applicant must deposit \$150,000 with the recording of the first final plat as a fee-in-lieu deposit. If the amended MDA requires additional fee-in-lieu dollars, these will be required according to the timeline specified in the MDA.

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

None

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

Commissioner Linton was excited for Ivory Homes to come to Eagle Mountain and encouraged the them to invest in Cory Wride Memorial Park.

Bryon Prince, applicant, said that Ivory Homes is excited for this opportunity to partner with SITLA. Ivory Homes plans on contributing to Cory Wride Park. Commissioner Boles asked if Ivory Homes would be involved in the whole development. Mr. Prince said that Ivory Homes has signed an agreement with SITLA to be the developer of the entire MidValley Master Plan development.

Commissioner Owens asked the applicant how committed the developer is to the subdivision name. Mr. Prince said that he was comfortable with the Overland name and felt that it fit the development.



Jeremy Cook said that he was comfortable with moving forward with the project with the understanding that the master development agreement will be amended.

**MOTION:**

***Daniel Boles moved to recommend approval of the preliminary plat for Overland Phase A to the City Council with the following conditions:***

- 1. The applicant shall deposit \$150,000 with the recording of the first final plat as a fee-in-lieu deposit. If the amended MDA requires additional fee-in-lieu dollars, these will be required according to the timeline specified in the MDA in the future.***
- 2. Six-foot tall privacy fencing or a decorative wall shall be installed along the backs of lots 135-137 along with the infrastructure for the subdivision, similar to the examples provided by the applicant at the meeting.***
- 3. A landscaped entryway monument plan shall be submitted for review and approval of the Planning Commission and City Council, and be installed prior to the first certificate of occupancy in the development.***
- 4. A landscaping plan must be submitted for staff approval that includes landscaping treatments of the trail corridors, street trees, and temporary retention ponds. The trails and landscaping within the trail corridors must be completed prior to 40% of the building permits being issued in the final plat that includes the corridor.***
- 5. The name of the project must be changed to Overland Phase A, and with final plats being named Overland Phase A Plat 1, or Overland Plat A-1.***
- 6. Street names are not approved as proposed, and must be amended and approved prior to final plat approval by the City Council.***

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

**E. An Amendment to the Spring Run Master Development Plan, Public Hearing, Action Item, Recommendation to City Council**

A proposed amendment to the Spring Run Master Development Plan realigning major roads and changing land uses/zoning.

Mr. Mumford explained that the Spring Run Master Development Plan is located north of SR 73 and east of Meadow Ranch, and surrounds a 160-acre industrial property that includes a gravel pit. The current approved plan includes approximately 480 acres and provides a mix of residential densities, a town center area, commercial/mixed-use areas, a business park, an industrial area, and parks and trails. When the original master development plan was designed and approved, the City's transportation plan showed a major road running through a large portion of this project to the north and west. The plan was approved with some commercial development pods around the road. Since that time UDOT determined that SR 73 will be the future freeway for the valley, necessitating the removal of this major road and the associated commercial pods. The developer is also looking at how to restrict industrial traffic in the residential neighborhoods.



Mr. Cook explained that one of the issues with this master development agreement is that it covers multiple properties and multiple owners. The City is looking into options on how to deal with this amendment. One option is to divide and treat the project as two different developments.

*Commissioner Linton opened the public hearing at 7:08 p.m.*

Jim Allred, applicant, asked to move forward with the development and to bring this nice, upscale community to Eagle Mountain. Commissioner Linton asked how long it would take to resolve the master development agreement issues. Mr. Cook said that the other property owners associated with this master development have not had a chance to give feedback on the current proposal. He stated that he is fine with working with the other property owners. He felt that the changes did not impact the other property owners.

Ralph Johnson, applicant, felt that the development proposed changes would not affect the amendment to the master development or the other property owners.

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

Mr. Mumford asked if the Commissioners had any concerns about the changes to the residential area being proposed. Commissioner Linton did not feel that there was much of an alteration from the original. Commissioner Komoroski was concerned about losing the second access road.

**MOTION:** *Wendy Komoroski moved to continue the amendment to the Spring Run Master Development Plan to the July 26, 2016 Planning Commission meeting. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Mike Owens, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

**F. Evans Ranch Cottages and Townhomes, Master Site Plan, Preliminary Plat, and Master Development Plan Amendment Public Hearing, Action Item, Recommendation to City Council**

Mr. Jensen explained that the proposal is for three separate Evans Ranch development applications. The applications are interrelated, as are the issues and items for consideration. The applications are to approve a preliminary plat for the townhome and cottage lot portion of the development, adopt a master site plan for the townhome area of the project, and to amend the approved Evans Ranch Master Development Plan and Master Development Agreement (MDP/MDA).

The proposed changes are as follows:

- Changing the layout of the master development plan area to the north of the school and townhome site, east of the church, abandoning the curvilinear concept and replacing it with a more traditional road layout.
- Reducing the overall number of units in the development from 421 to 408 by:
  - Reducing the number of townhomes from 149 units to 111 units.
  - Increasing the number of single family lots from 272 units to 297 units.
    - Adding 15 cottage lots and 10 standard single family lots.

- Amending Exhibit 4 of the development agreement (Parks Map) showing the new park plans. Proposed park plans include details for the townhome portion of the development.
- Amending Exhibit 7 of the development agreement changing the elevations of the townhome units.

**Walking Path Connection:** Staff recommends that if the proposed Exhibit 4 is adopted, that it is amended to provide a walking path connection between the two cul-de-sacs, maintaining connectivity and walkability of the overall project.

**Elevations:** Garages are a major feature of the proposed elevations for the townhomes; however, the applicant has included upgraded carriage style garage doors, and included windows in the garage doors to minimize the visual impact of the garages.

**Other Open Space Considerations:** Pavilions must provide tables/seating and garbage receptacles in order to earn amenity points. The applicant shall also provide model numbers and details about the playground to staff. Irrigation plans should be provided. The Evans Ranch HOA will be responsible for maintaining the entirety of the parks and open space in this phase of development.

**Open Space Safety Considerations:** The playground should not be behind the same fence as the swimming pool, as this presents a safety concern.

Staff is also concerned about the triangle portion of improved open space kitty-corner to the pool, being hard to see from the street, particularly if private backyards are fenced off. Staff proposes that no back yard fencing be permitted on lots 15-20, 36-40, and 46-51, thereby keeping the open space visible, both from the road and from all the units that are adjacent.

**Clubhouse & Pool:** This phase of development is a Tier III residential development which requires construction of a clubhouse, however, a swimming pool is not required unless there are more than 150 Tier III units. The applicant believes that a swimming pool is a more desirable amenity than a clubhouse, and has proposed to provide a swimming pool, pavilion, and restroom instead of providing a clubhouse.

**Parking:** The applicant has proposed 222 garage parking stalls, and 40 surface parking stalls. The 40 surface parking stalls shall be posted as guest parking only. While the applicant's parking plans do meet City requirements, staff feels the project would be more attractive if a larger parking lot could be constructed in one location and green space (grass, trees, and other plants) be provided between the units and the road. This could be accomplished by removing units (either cottage lots or townhome lots) and realigning the development.

*Commissioner Linton opened the public hearing at 7:37 p.m.*

Jennifer Barkley, resident, was concerned about the safety, parking and traffic the high density homes would bring to the area. She also felt that the developer should finish Porter's Crossing.

*Commissioner Linton closed the public hearing at 7:39 p.m.*

Nate Shipp, applicant, stated that DAI will be finish out Porter's Crossing Parkway as per the transportation plan. Commissioner Owens was concerned about the City having to finish the last portion of the road. Mr. Cook explained that this development and road are adjacent to Saratoga Springs City. The City does not know what Saratoga Springs has planned for the adjacent property. The City has negotiated with the developer on upsizing higher priority roads in the development.

Mr. Shipp stated the he is working with the City Engineer on the storm drain system for the development. He also wanted the City to know that they are not abandoning the curvilinear design of the project, but just adjusting some of the road to accommodate the park, church and the utilities. The developer is moving away from the back-loaded alley parking units in his developments. He also suggested that a semi-private fence be allowed in the park triangle.

Commissioners Linton and Everett felt that a 6 ft. fence between the pool and the playground should be required.

Commissioner Komoroski felt that the residents adjacent to the triangle park should have the option of fencing their backyard with a semi-private fence. It would be more desirable to buyers.

**MOTION:**

***Wendy Komoroski moved to recommend approval of the Evans Ranch cottages and townhomes master site plan, preliminary plat, and the master development plan amendment to the City Council with the following conditions:***

- 1. A walking path connection shall be provided between the two cul-de-sacs.***
- 2. Townhomes require upgraded "carriage" garage doors with windows.***
- 3. Construction of pool shall be commenced prior to the issuing of the 16th building permit, and be completed prior to the issuing of the 78th building permit.***
- 4. Swimming pool must be bonded for with subdivision improvements***
- 5. No parking shall be allowed on the fire hydrant side of 26' private roads.***
- 6. Alleys/driveways must be signed "no parking" at 150' intervals, and the Fire Marshal must approve a signage and striping plan prior to building permits being issued.***
- 7. A 6' estate fence between cottage lots and the future extension to Porter's Crossing Parkway shall be installed with infrastructure improvements.***
- 8. The 40' surface parking stalls shall be signed as guest parking.***
- 9. The applicant shall provide street light plans that comply with EMMC***
- 10. Homeowners adjacent to the triangle park will have the option of fencing their backyards with a semi-private fence.***

***11. Pool area shall be fenced off from the playground with a 6 ft. fence.***

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

5. Next scheduled meeting: July 26, 2016

6. Adjournment

The meeting was adjourned at 8:15 p.m.

APPROVED BY THE PLANNING COMMISSION ON AUGUST 9, 2016

  
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Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, AUGUST 9, 2016 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, Matthew Everett, John Linton, and Daniel Boles. Mike Owens joined by telephone.

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

ELECTED OFFICIAL PRESENT: Colby Curtis.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. July 12, 2016

**MOTION:**                *Wendy Komoroski moved to approve the July 12, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Muhlestein Barn Variance Request, Public Hearing, Action Item:

Tayler Jensen explained that the applicant is applying for a variance to allow the construction of a barn in the front yard of their home located at 8744 N. West Drive. The applicant is proposing to build the barn in the front yard, due to the location of the home on the property, the existence of geothermal wells, and the Tickville Wash.

The criteria that the application must meet in order for the Planning Commission to approve a variance are as follows:

1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.
2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.
3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.



4. The variance will not substantially affect the General Plan and will not be contrary to the public interest.
5. The spirit of the title is observed and substantial justice is done.

The Utah Property Rights Ombudsman declares that: "All five criteria must be found in favor of the variance in order for it to be valid. The unreasonable hardship may not be self-imposed or purely economic, and must arise from conditions unique to the property."

Avalie Muhlestein, applicant, said that the only feasible solution for a barn on the property would be in the front yard. She explained the reasons her request met all five criteria.

1. Literal enforcement of the land use ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the ordinance.

A. Literal enforcement of this land use ordinance would deem the property ineligible to build a barn. As Cedar Pass Ranch is designed to be a rural/agricultural use area, it would cause unreasonable hardship for the family, as they work with cattle and other livestock.

B. As the 3+ acre cattle pasture, hitching post, loafing shed and grain field are in the front of the house, but are not the "front yard," the building should be allowed a variance.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same district: the 14 geothermal wells, Tickville Gulch inlet, 70% of the lot is in front of the house, 500 foot long driveway, house at very back of the lot, and the road frontage is 1028 feet out of 2167 feet total property line (minimum frontage for the subdivision is 100 feet).

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone. City Code recognizes the unique situation of Cedar Pass Ranch and similar areas. They are a rural residential area for agricultural uses. In order to keep their dairy cow they would need to have shelter, water and access to storage space for feed. They have had issues with getting water to their livestock and storing the feed in the winter. The barn would also protect their livestock from the predators that come through the area.

4. The variance will not substantially affect the General Plan and will not be contrary to the public interest (anything affecting the rights, health, or finances of the public at large).

A. As the circumstances of their lot are very unique, and the proposed structure is not unusual for the rural neighborhood, granting this variance will not substantially affect the general plan of their community.

B. As the building is a private building on a residential acreage, and as the building will be used to house animals and create indoor recreation activities for the family (as others in the neighborhood do), it will not be contrary to the public interest.

5. The spirit of the zoning ordinance is observed and substantial justice is done.

A. The spirit of this zoning ordinance is to ensure the beauty of the master-planned city, and to set standards for the neighborhoods that will prevent overcrowding of lots and unsightly structures in front of homes.

B. As Cedar Pass Ranch is intended to be a rural/agricultural neighborhood, and the home is placed at the very back of the lot, and as the new structure will be to the side, facing the cul-de-sac, the beautiful structure will not detract from the neighborhood appearance, nor overcrowd the lot. The Cedar Pass Ranch HOA

Architectural Committee has reviewed and approved the location and exterior finishes of the building, and has agreed that they are consistent with the neighborhood standards.

C. Substantial justice is defined as justice to a sufficient degree, especially to satisfy a standard of fairness, justice administered according to the substance and not necessarily the form of the law.

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

Lynnette Rose, resident, felt that the barn variance was appropriate for the area.

Matt Stevens, resident, stated that his property was the closest property to the barn and that he has no opposition to having the barn located there.

Shane Jones, resident, stated that other homes in the neighborhood have barns in the front yard. He wanted to support his neighbor in getting the barn variance.

Kent Price, member of the Board of Trustees for the Cedar Pass Ranch HOA, stated that the barn is in compliance with HOA regulations and the CC&R's.

Mindy Eldridge, resident, is in support of the building being built in the location requested by the applicant.

Marcie Williams, resident, said that her son helps with the applicant's animals. Her son felt that a barn would benefit the animals.

Cynthia Clyde, resident, stated that her property overlooks the applicant's property. She said that the barn would not be an eyesore. She felt that the applicant should have the benefit of using their land to build a barn.

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

Commissioner Linton felt that if the property was addressed off of Cedar Fort Drive then that portion of property should be considered side yard and not front yard. Steve Mumford explained that because the house is at an angle, anything in front of the house would be considered front yard even if the house is addressed off of Cedar Fort Drive.

Commissioner Boles asked if the applicant could explain some of the special circumstances and hardships attached to the lot. Mrs. Muhlestein said one issue was that they were on a septic tank and were required to be 100 feet away from a natural drain (Tickville Wash). The Health Department would not approve a new septic field close to the Tickville Wash. To place the barn behind the home, she would have to reroute her neighborhood's storm drain with City help, which in turn would cause her home to flood. Another issue is that she would have to move a well and propane lines. She would still have the geothermal wells and the Tickville Wash that would need to be dealt with. After doing all that, she would still not have enough room to build a barn behind the house.

**MOTION:**                    ***Wendy Komoroski moved to approve the Muhlestein barn variance because it meets all five criteria. Daniel Boles seconded the motion.***

*Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

B. Muhlestein Private Community Center Conditional Use Permit, Public Hearing, Action Item:

Mr. Jensen explained that the applicant applied for a conditional use permit to construct a private community center on their residential property located at 8744 N. West Drive. Barns are permitted uses in the Residential Zone on lots over 1 acre in size; however, as the applicant intended to use the structure as a private community center in addition to a barn, a conditional use permit is required.

The applicant proposed constructing a 6,618 square foot barn that would double as a private community center. The proposed structure included the following uses on the main level:

- Two (2) animal stalls (cow & calf stall)
- Milking station
- Milking parlor
- Shop/garage
- Recreation room

The second floor of the structure would include:

- Game room
- Leatherworking room
- Art studio
- Model train room
- Craft room
- Recording studio
- Sewing room
- Ensemble room
- Practice room
- Kitchen

**Parking:** The proposed facility would be used for many events, groups, and clubs. No on-street parking would be allowed, and the applicant would have to provide detailed parking/traffic circulation plans to City staff.

**Community Character:** Cedar Pass Ranch is a unique community characterized by 5+ acre ranchettes, and an overall rural look and feel. If approved, the proposed conditional use must not substantially alter the character of the neighborhood, as 17.25.050 states: *“Accessory uses and structures are permitted provided that they are incidental to and do not substantially alter, the character of the principal use or structures.”*

Mrs. Muhlestein stated that their primary goal was to give their children an opportunity to learn self-reliance and stewardship. She would like to give other families in the

community the same opportunity to learn. She said that the groups that use the center would not be charged a fee, they would only be required to help pay the electric bill on the center, buy the supplies for the classes, and clean the building. It would be a building where private groups could meet. She stated that this community center would have less traffic than some of the other home businesses in the area.

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

Kent Price, a member of the Board of Trustees for the Cedar Pass Ranch HOA, asked if the Planning Commission could table the conditional use permit until the Cedar Pass Ranch HOA has time to review the issues and take a position on the community center. He explained that many residents feel that this conditional use permit for a community center would violate the CC&R's requirement that the lot be only used for a single family residence.

Mindy Eldridge, resident, stated that she home schools her children because they have special needs. The things her children are missing out on are the social aspect of public school. She said that her children would benefit from the Canyon Grove Distance Learning Program that would be offered at the community center. She explained that the closest program now is in American Fork.

Warren Clyde, resident, felt that the activities planned for in the community center were no different than a 4H club meeting on the property.

Amber Jensen, resident, stated that she was excited for Canyon Grove School to finally have a location in Eagle Mountain. She felt that families could benefit from this community center. If the community center was not approved, she asked if the City could find another place in the community for Canyon Grove School to use.

Danae Anderson, resident, stated that she was fine with the building of the barn. She explained that the neighbors have tried to keep Cedar Pass Ranch subdivision a rural residential area for years. Alpine School District tried to build a school in Cedar Pass Ranch years ago, and the neighbors had to fight to keep the school from coming into their neighborhood, as well as an LDS Church. She was concerned about the conditional use permit being allowed in the neighborhood. She felt that it would open their neighborhood up to other uses that should not be allowed.

Judy Cotral, resident, said that her children already participated in the clubs being offered by the Muhlesteins. She stated that she has never seen more than five cars on the property at a single time. She wanted the City to know that she liked the Muhlesteins being up front with what they are planning.

Alecia Brazell, resident and Education Specialist for the Canyon Grove Distance Learning Program, said that this community center would benefit many families in the community, and explained that there is no other facility in Eagle Mountain at this time like this center. She would love to see more options come into Eagle Mountain to help these families that have special needs.



Cheryl Car, a member of the Board of Trustees for the Cedar Pass Ranch HOA, stated the Cedar Pass Ranch HOA has not had enough time to consider the proposal. She asked if the Planning Commission could postpone their decision until the Cedar Pass Ranch HOA Board had time to meet, make recommendations and vote on the proposal.

Jeremy Wardle, resident, wanted to point out to the residents of Cedar Pass Ranch that their families had the opportunity to work with animals where other children with special needs did not. He wanted to support the community programs the Muhlestein were offering to the community.

Sarah Hail, resident, wanted to support the Muhlesteins in building the community center. She felt that the Muhlesteins should not be delayed in building the barn because the Cedar Pass Ranch HOA has not made a decision.

Loretta Chase, resident of Saratoga Springs, felt that people had the right to assemble. She said the resident should support a person who gave people a place and a right to assemble.

Brent Muhlestein, applicant, explained that he would love not to charge anyone to use their building. He stated that he was just trying to provide a place for people to meet and hold educational classes. He said that this was not a residential home but a building.

Becky Wardle, resident, explained that the Muhlesteins have already opened their home to families with special need children.

Commissioner Owens asked Mrs. Brazell about what type of special needs services they would be providing. Mr. Brazell explained that the classes were geared towards special needs children, but any special needs services would be provided at their school. Commissioner Owens asked about an IEP, but his comment was inaudible.

Shelly Peterson, resident, explained that the program that was being offered was for parents that home school their children. The parent would be responsible for teaching their children language, art, reading, and math. The program would only be helping with science, social studies, and extra-curricular activities.

Mr. Muhlestein said that the programs would only be run from 10:00 am-3:00 pm, when most people are at work or school. She explained that she was willing to work with her neighbors and the City to make this center work for the community. Her intent was not to upset her neighbors. She wanted to be straightforward with them. She stated that she just wanted to help out her community.

Lynnette Rose, resident, did not feel that this would change or impact the neighborhood.

*Commissioner Linton closed the public hearing at 7:45 p.m.*

Commissioner Linton stated that people can exercise their homeowner right to use their property as they see fit, so far as it does not infringe on their neighbors' rights. He also explained that HOA CC&R's are more stringent than the City Code. He felt that the item should be held off until a future time to give the residents an opportunity to review the plan.



Commissioner Komoroski felt that this would be a great benefit to Eagle Mountain, but did not know if Cedar Pass Ranch was the right place for the project. She wanted to give the residents more time to review the project.

Commissioner Owens stated that he was home schooled as a child and had spent many hours in his neighbors barn. He said that it should be looked at as a community of home schoolers upgrading a class room setting.

**MOTION:** *Wendy Komoroski moved to continue the request for a conditional use permit for a private community center to the next Planning Commission meeting. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, John Linton, and Wendy Komoroski. Those voting nay: Daniel Boles. The motion passed with a vote of 4:1.*

C. Development Code Amendment – Projections into setbacks code 17.25.180. Public Hearing, Action Item, Recommendation to City Council:

Mr. Jensen said that the proposal was to amend table 17.25.180(A) Residential Setbacks to reflect recent changes to setback requirements.

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

None

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

**MOTION:** *Daniel Boles moved to recommend approval of the amendment to Chapter 17.25.180 of the Eagle Mountain City Municipal Code to the City Council. Wendy Komoroski seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

**5. Discussion Items (No Action)**

- A. Discussion of potential Code amendments including :
- i. Swimming Pool Regulations

Commissioners' suggestions for above-ground pools:

1. Safety standard (locking fold-up stepladders, deck surroundings, and/or a safety gate around the top of the pool).
2. Fencing and gate standards.
3. Placement of above-ground pools on the property (sloped yard).
4. Clarification between pool sizes (kiddie pool, 3-foot pool, etc.).
5. BOCA requirements.

- ii. Adding ROW illustrations

Commissioners' preferences:

1. Plans must be clear and legible.

2. Show park strips, curbs, and gutters on plans.

iii. Master Site Plans

iv. A Change to the Extractive Industries Overlay Zone

Mr. Mumford explained that the City is looking into removing or changing the Extractive Industries Overlay Zone.

6. Next scheduled meeting: August 23, 2016

7. Adjournment

The meeting was adjourned at 8:36 p.m.

APPROVED BY THE PLANNING COMMISSION ON AUGUST 23, 2016

  
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Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY AUGUST 23, 2016 AT 6:00 P.M.  
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

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

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

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. August 9, 2016

**MOTION:**           *Mike Owens moved to approve the August 9, 2016 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and Mike Owens. The motion passed with a unanimous vote.*

4. Items removed from consideration by applicant (no action)

A. Muhlestein Private Community Center Conditional Use Permit:

The applicant has informed staff they no longer wish to pursue a Conditional Use Permit.

5. Action and Advisory Items

A. Preliminary Plat: Eagle Mountain Benches, Public Hearing, Action Item:

Mike Hadley explained that the Eagle Mountain Benches proposal is located along Lake Mountain Road. The applicant has proposed a preliminary plat on approximately 101.62 acres of land, which is currently zoned Agriculture. The proposal consists of 16 lots that are all 5 acres or larger in size. The largest lot is 11.09 ac and the smallest is 5.05 ac in size. The proposal complies with the City's Future Land Use General Plan designation of Rural Residential. No rezone is required for this development.

**Regional Trail:** Both the City's General Plan and the Parks and Open Space Master Plan designate a regional trail within the power line corridor, traversing the entire length of the City. This corridor crosses directly through the middle of the project. The applicant will be required to work with staff to find an acceptable connection through the development to be dedicated to the City.

**Power Line and Gas Line Corridor:** The City Code considers land restricted by power lines as unbuildable, and restricts construction activity within these areas. Kern River Gas recommends that property within their corridor be preserved as open space and they restrict certain types of improvements on the property. Rocky Mountain Power does not allow any buildings or structures within the right of way, and requires access points with 16-ft wide gates on any fencing within the right of way, and restricts any changes in elevation of the property. The development will be required to comply with any restrictions placed on the property by these entities.

**Lake Mountain Road:** The City Code requires pavement of roadways within new development. Lake Mountain Road was historically a County road, and has been maintained periodically by the City as a dirt/gravel road, with some repurposed asphalt treatments in some sections. Fire Code allows for gravel road access to large lots in rural areas, but will require fire sprinkler systems to be installed in each home that is accessed by a gravel road. Since the applicant is developing agricultural lots that fit with the zoning of the property, and the Fire Code allows for a gravel road in this situation, then City staff recommends that the applicant be required to improve the existing dirt road with road base to the satisfaction of the City Engineer and Fire Marshal.

Commissioner Owens questioned if the utility companies would allow access to lot 8. Mr. Hadley said that the builder of the lot would have to submit plans for approval to each utility company, but it was allowed. Commissioner Boles asked how big the buildable area of the lot was. Mr. Hadley said anywhere between half an acre to about an acre. The applicant has a desire to keep lot 8.

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

Reagan Peck, resident, was concerned about Lake Mountain Road remaining gravel.

Greg Jeppson, resident, stated that as a homeowner that lives on Lake Mountain Road he is concerned about the road remaining dirt. He felt that with the additional traffic on Lake Mountain Road that the road should be paved.

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

Jeff Scott, applicant, said that the power company will allow structures up to 12 feet high under the corridor. The gas company requires a representative to be present while driveways are being placed over the gas line.

Commissioner Owens questioned why a paved road was required for the Smiths' project to the north but not the Eagle Mountain Benches project. Steve Mumford explained that the Smiths' project was zoned Residential, where this project is zoned Agriculture. The land that separates the two projects is owned by SITLA and BLM. There is a question as

to whether the City can improve BLM land. Commissioner Owens was concerned that the City might have to pay to pave Lake Mountain Road in the future.

**MOTION:** *Daniel Boles moved to recommend approval of the Eagle Mountain Benches Preliminary Plat to the City Council with the following conditions.*

- 1. Applicant shall work with staff to provide an acceptable connection for the regional trail in the power line corridor.*
- 2. The development must comply with any and all restrictions placed on properties affected by the utility corridor.*
- 3. Lake Mountain Road shall be improved as a gravel road to the satisfaction of the City Engineer and Fire Marshal.*

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

B. Site Plan: Shops at City Center, Public Hearing, Action Item:

Taylor Jensen explained that the application is a site plan for two 6,000 square foot office buildings located on a 2-acre site south of Eagle Mountain Boulevard and west of Ira Hodges Scenic Parkway.

**Plat Conditions:** The following conditions of approval were included with the approval of Eagle Mountain Commercial Plat A.

1. No future development (beyond the dental office) shall be permitted on either parcel until a master site plan has been approved which addresses site layout, access, circulation and design standards.
2. Property must be dedicated along Eagle Mountain Boulevard to the full build-out width of 122' street right-of-way (ROW).

**Building/Parking Location:** The applicant is proposing to place the buildings back away from Eagle Mountain Blvd with a parking lot between the front of the building and the street. Eagle Mountain Municipal code (EMMC) states parking should be located to the side or rear of commercial buildings.

**Architectural Standards:** The applicant is proposing elevations that are similar to other developments in the area (Pony Express Dental). Proposed elevations largely meet commercial design standards; however, the main entrance orientation and rear elevations do not meet architectural standards found in EMMC 17.72.040.

**Parking:** If all 12,000 sq. ft. were proposed as retail, the minimum parking requirement would be 40 stalls, and the maximum parking allowed would be 60 stalls, however, the applicant is proposing to provide 77 stalls, as it is unknown what all of the users will be.

**Parking Islands:** Islands are required where there are more than 12 parking stalls in a row. Parking islands shall be landscaped and at least 20' by 5'.

**Engineer's Recommendation:** The City Engineer recommends that an acceleration and deceleration lane be added on Eagle Mountain Boulevard. The City Engineer may



recommend additional requirements after reviewing the traffic study/traffic memo. The applicant must comply with any conditions recommended by the City Engineer.

**Walking Path:** The applicant should provide a ten foot (10') landscaped strip between the sidewalk/trail and the parking lot to match what was required for the Pony Express Dental office.

**Street Lights:** Street lights are required at a minimum spacing of 150' and a maximum spacing of 250' along Eagle Mountain Boulevard.

Commissioner Owens asked if the applicant was willing to move the buildings closer to Eagle Mountain Blvd. Marlon Hill, applicant, stated that it is hard to sell retail buildings that are built close to the street. He explained that it is more desirable to have a parking lot in front of the building. He also said that he will be adding landscaping and berms along the Eagle Mountain Blvd side of the parking lot. He has also proposed more parking stalls for the project, because he would like to be prepared for future projects that could require more parking.

*Commissioner Everett opened the public hearing at 6:47 p.m.*

None

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

- MOTION:**        *Daniel Boles moved to recommend approval of the Shops at City Center site plan to the City Council with the following conditions:*
- 1. An amended preliminary plat be required (or a master site plan) prior to a building permit being issued.*
  - 2. No building permit shall be issued until a master site plan has been approved which addresses site layout, access, circulation and design standards.*
  - 3. Property shall be dedicated along Eagle Mountain Boulevard to the full buildout width of 122' ROW.*
  - 4. A final plat shall be approved and recorded prior to a building permit being issued.*
  - 5. Chosen building details shall be continued on all sides of the building (4 sided architecture).*
  - 6. Parking islands are required for a minimum of every 12 parking stalls.*
  - 7. Dumpster enclosures must be provided and approved by staff.*
  - 8. The applicant shall provide a ten foot (10') landscaped strip between the sidewalk/trail and the parking lot.*
  - 9. Street lights are required every 150'-250' along Eagle Mountain Boulevard.*
  - 10. Acceleration and deceleration lanes are required on Eagle Mountain Boulevard.*
  - 11. Applicant must comply with any traffic recommendations made by the City Engineer after the traffic memo is reviewed.*

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

C. Development Code Amendment –Chapter 16.35.140 Diagrams. Public Hearing, Action Item, Recommendation to City Council:

Mr. Jensen said that the staff has proposed an addition to the Development Code adding images for street rights-of-way (ROW).

*Commissioner Everett opened the public hearing at 6:50 p.m.*

None

*Commissioner Everett closed the public hearing at 6:50p.m.*

**MOTION:** ***Mike Owens moved to recommend approval of the amendment to Chapter 16.35.140 of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, and Mike Owens. The motion passed with a unanimous vote.***

6. Next scheduled meeting: September 13, 2016

7. Adjournment

The meeting was adjourned at 6:54 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 13, 2016

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Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, SEPTEMBER 13, 2016 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, Matthew Everett, Mike Owens, John Linton, and Daniel Boles.

CITY STAFF PRESENT: Steve Mumford, Community Development Director and Mike Hadley, Senior Planner.

ELECTED OFFICIAL PRESENT: Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes  
A. August 23, 2016

**MOTION:** *Matthew Everett moved to approve the August 23, 2016 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. MDP Amendment: Spring Run, Public Hearing, Action Item

Mike Hadley explained that this is an applicant proposal to amend the Spring Run Master Development Plan by realigning roads, and changing the land uses. This proposal splits the project into three separate development pods, a Residential Pod in the west, a Business Park/Commercial Pod to the east and a Business Park /Industrial pod to the north. The Commercial Town Center pod has been removed and replaced with multi-family residential. At the request of the Unified Fire Authority, the fire station property has been removed. The project now contains an area of 8,000 square foot lots, an area of 6,000 square foot lots, and several areas of 10,000 square foot lots. The 12,000 square foot lot area has been removed.

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

Alisha Jones, resident, was concerned about more industrial businesses coming into Eagle Mountain City. She was also concerned about the increase in traffic on Inverness Lane with the addition of high density units.

Jim Allred, applicant, said that the approved master development plan has about 34.3 acres of open space. The developer has preserved that in the new proposal, even though he has lost 100 acres of developmental property until the mining on the mountain is complete. He explained the buffer zone around the project. He stated that all roads in the development will meet City standards.

Lisa Maxwell, resident, requested that the business park and industrial park in the area only operate from 8:00 a.m. to 6:00 p.m. and not on weekends. Mr. Allred explained that the business park is minimal with the buffer. Mrs. Maxwell was concerned about more industrial going into the new development.

*Commissioner Linton closed the public hearing at 6:45 p.m.*

Steve Mumford stated that he wanted the Commissioners to know about some of the Spring Run Master Development Agreement (MDA) changes allowing the north Business Park area to allow a construction company. The construction company should be permitted the following uses within the Business Park zone: offices, associated parking, mechanic shop, welding of fleet vehicles and equipment, sanding and paint shop, truck and vehicle washing, van and semi-truck parking, fueling station, storage of equipment and other uses. If the applicant makes the area Industrial, the majority of those uses would be allowed with a conditional use permit. The City suggested that the area be a Business Park zone. The developer is requesting to zone it a Business Park, but add an exception to the MDA allowing the construction company to operate. City staff recommended office space between the construction company and the residential area.

Commissioner Boles was concerned about the transition from the Business Park zone to Residential.

Jason Ritter, Hadco Construction, explained that the business park zone is about 40 acres. With the buffer the business park is quite a distance away from the residential neighborhood.

**MOTION:**        *Wendy Komoroski moved to recommend approval of the Spring Run Master Development Plan amendment to the City Council with the following conditions:*

- 1. The Extractive Industries Overlay Zone must be modified to only include areas that will be actively mined.*
- 2. A water model must be submitted for the City Engineer's consideration prior to City Council approval.*
- 3. This project is contingent on a General Plan amendment being approved by the City Council.*
- 4. This approval is contingent upon the master development agreement being amended by the City Council.*

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

B. MDP Amendment: Scenic Mountain, Public Hearing, Action Item

Mr. Mumford explained that the proposal is to amend the Scenic Mountain Master Development Plan, realigning major roads and changing land uses/zoning. The project is located south of SR-73 and east of Mt. Airey Drive along Inverness Lane. A large portion of the project is expected to be affected by the planned expansion of SR-73. The applicant has been in contact with UDOT, and it is believed that 7.15 acres of property within the Scenic Mountain Master Development Plan will be acquired to facilitate road expansion.

The first proposed pod is 7.19 acres and is designated as the “*Flex Use Pod*.” It contains Tier III, IV and Commercial, allowing up to 120 residential units and/or commercial use, for a density of 16.69 units per acre. The second pod is 27.63 acres and is designated as the “*Tier III Pod*” allowing for up to 169 residential units, for a density of 6.12 units per acre. Under the applicant’s proposal the development would be vested with a maximum of 289 units and a maximum project density of 10.14 units per acre.

The applicant has proposed the following setbacks for cluster lots:

- 15 foot front yard setback
- 10 foot rear yard setback
- 4 foot side yard setbacks with a minimum of 10 feet between buildings (e.g. if lot A has a side yard setback of 4’ lot B must have a side yard setback of at least 6’ to maintain 10’ between structures)
- 10 foot street side, side yard setback

The proposed setbacks do not comply with standard Tier III single family setbacks. It should be noted that the Planning Commission and the City Council have approved setbacks for cottage lots which do not comply with the EMMC in other developments. It is the opinion of staff that the applicant should be allowed the same setbacks which were permitted within the SilverLake subdivision for cottage lots, which are provided below:

- 15 foot front yard setback
- 22 foot driveway setback
- 10 foot rear yard setback
- 5 foot minimum side yard setbacks
- 15 foot street side yard setback

The applicant is proposing two accesses onto State Road 73 from the development; the applicant must get UDOT approval of the plan.

Inverness Lane: Eagle Mountain and Saratoga Springs have discussed a potential road link between the two cities in this area, with Inverness being the likely connection point. It is the opinion of staff that a minimum 53’ of open space shall be preserved, allowing a potential future connection into Saratoga Springs. A note shall be placed on the MDP indicating the preserved open space is intended to allow Inverness Lane to be extended east into Saratoga Springs in the future, and it will be a temporary park.



Project Road Layout: Major interior roads should be firmly established in the MDP, and smaller interior roads should be shown as dotted lines that could be rearranged during the platting process.

*Commissioner Linton opened the public hearing at 7:18 p.m.*

Jen Morrison, resident, requested that the condos be removed and replaced with townhomes. She felt that the entrance to the City should not be industrial on one side and condos on the other.

Devin McClellan, resident, was concerned about high-density condos going into the area.

Brian Smith, resident, was concerned about traffic on Inverness Lane.

Jim Maxwell, resident, was concerned that traffic will be directed through the neighborhood, because of the proposal only allowing an east turn lane onto SR-73.

Cody Wells, resident, stated that the condos would take the views away from the current residents and are not appropriate for the entrance to the City.

*Commissioner Linton closed the public hearing at 7:31 p.m.*

Dylan Young, Fieldstone Homes, applicant, said that the residents can only turn out on Inverness Lane going east, but can still turn out going west on Mt Airey Dr. He also stated that he has a meeting with UDOT on September 20<sup>th</sup> to go over the spacing on the access onto SR 73. He explained that Fieldstone is not in the business of building condos. They will take the condo area out to bid on the market. That pod area could be townhomes or condos depending on the market. He felt that the commercial use would be more viable closer to Mt. Airey than where the condos are proposed. They are open to commercial property in the area as long as there is a commercial buyer willing to purchase the property. He stated that the reason for the 4 ft. setback request is so that they can add a bigger unit product. That product requires them to have 6 ft. setbacks on both sides. The street views would be similar to those in the SilverLake subdivision. The developer also feels that townhomes and condos would help buffer the single family homes from the freeway.

Commissioner Linton was concerned about not having adequate collector roads to accommodate the resident traffic flow in the area. He also stated that the schools that would accommodate this neighborhood are built west of the neighborhood.

Mr. Mumford reminded the Commissioners that this is an improvement from the approved Master Development Plan. If the City Council or the Commissioners decide not to approve this plan, the developer could build the original approved plan with higher density.

Commissioner Everett was concerned about the amount of exceptions the City has been giving to the garage being the dominate front feature of the home.

Commissioner Boles was concerned about the Flex Use Pod zoning area.

Commissioner Komoroski was concerned about the traffic. She said that she would rather see the Flex Use area developed into Residential then leaving it to weeds. There is enough commercial property on the other side of SR 73 that will be vacant for many years, waiting to be developed.

- MOTION:** *Wendy Komoroski moved to recommend approval of the Scenic Mountain Master Development Plan amendment to the City Council with the following conditions:*
- 1. Vested density within the UDOT expansion area may not be transferred to the rest of the project.*
  - 2. A note shall be added limiting the maximum number of townhome units within the Tier III pod to 61 units.*
  - 3. UDOT must approve the accesses onto SR-73.*
  - 4. 53 feet shall be preserved to allow Inverness Lane to potentially be expanded to the east in the future, providing a connection into Saratoga Springs. A note shall be placed on the MDP.*
  - 5. 10' paved trail/access road, or width as required by Questar must be provided to Questar Facility.*
  - 6. Open space areas shall be shown in green on the MDP.*
  - 7. Unbuildable areas shall be shown as unimproved open space.*
  - 8. Retention areas shall be shown on the MDP.*
  - 9. Cluster lot setbacks shall be 15 feet in the front yard, 22 feet drive way, 10 feet in the rear yard, with a street side yard setback of 15 feet. The side yard setback minimum of 4 feet with a minimum of 10 feet between buildings.*
- Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

C. Amended Preliminary Plat: Oquirrh Mountain Ranch: Public Hearing, Action Item

Mr. Hadley explained that the proposed amendment is to Plat A of the Oquirrh Mountain Ranch Project, moving a park, and adding a third development phase.

*Commissioner Linton opened the public hearing at 8:08 p.m.*

Jen Morrison, resident, requested to be contacted if there were any changes to the Petroglyph Park.

*Commissioner Linton closed the public hearing at 8:10 p.m.*

Ryan Kent, applicant, explained that while developing the property, the developer ran into a huge rock area. They are requesting to flip residential lots with open space, which would enlarge the park area.

- MOTION:** *Daniel Boles moved to recommend approval of the amended Preliminary Plat for Oquirrh Mountain Ranch to the City Council with the following conditions:*
- 1. Provide bench drains and inlets to handle storm water runoff on hillside lots that meet City Engineer's approval.*

- 2. The 20-foot building setback on the southern boundary 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.*
  - 3. Revise the master development agreement prior to City Council to reflect changes made to the master development plan in June 2014.*
  - 4. Increase the sidewalk on the southwest side of Oquirrh Ranch Parkway to a minimum of six feet, in accordance with the Master Development Plan.*
  - 5. Prior to recording any final plat, Developer shall submit and receive approval from the City for a Petroglyph Park landscaping and preservation plan. The Plan shall comply with Section 7 "Petroglyphs/Rock Art" of the Amended and Restated Oquirrh Mountain Master Development Agreement.*
  - 6. Within 90 days of the first plat being recorded, phase 1 of the Petroglyph Park shall be fully completed.*
  - 7. Within 90 days of the second plat being recorded, phase 2 of the Petroglyph Park shall be fully completed.*
  - 8. Twenty three additional amenity points are required.*
  - 9. The neighborhood park must be fully improved prior to recording the second final plat, or the cost of the improvements shall be divided amongst the lots within the second plat, and a separate cash deposit or cash escrow must be put in place with the City to cover 150% of the pro rata anticipated cost of the improvements.*
  - 10. The trailhead park shall be fully improved prior to issuing any building permits in the second final plat.*
  - 11. The Pony Express Parkway right-of-way landscaping shall be fully improved according to the timeline in Section 4K of the Amended and Restated Oquirrh Mountain Master Development Agreement.*
  - 12. A street lighting plan (including sprinkler timers for power needs) is required with final plats.*
  - 13. The color and design of fencing materials shall be provided to City staff.*
- Wendy Komoroski seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

5. Next scheduled meeting: September 27, 2016

6. Adjournment

The meeting was adjourned at 8:17 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 27, 2016



Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, SEPTEMBER 27, 2016 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, Matthew Everett, Mike Owens, John Linton, and Daniel Boles.

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

ELECTED OFFICIAL PRESENT: Benjamin Reaves.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. September 13, 2016

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

4. Action and Advisory Items

A. Preliminary Plat Gotta Dance Studio, Public Hearing, Action Item:

Mike Hadley explained that the application is for a preliminary plat for the Gotta Dance Studio located south of Eagle Mountain Boulevard and east of Ira Hodges Scenic Parkway which is approximately one acre in size.

**Drainage easement**

There is a drainage easement that should be shown on the plat. The easement is to the detention basin to the south of the project. If the easement isn't shown, then a note should be placed on the plat defining the easement.

**Blanket access easement**

A blanket access easement should be applied to this plat. Since there was no master site plan for this project the easement is needed for future phases of the project.



**Sidewalk/Trail**

The sidewalk/trail should be dedicated to the City. There is a portion of the sidewalk on the north end that needs to be adjusted, along with the Public Utility Easement on the east part of the sidewalk. The easement will need to be adjusted slightly.

Taylor Jensen stated that the applicant, Scot Hazard, was concerned about building a detention basin that would be used by the other property owners surrounding the project. He has an agreement with one of the property owners, but is still working on an agreement with the other property owner.

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

None

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

**MOTION:**

***Daniel Boles moved to recommend approval of the Gotta Dance Studio Preliminary Plat to the City Council with the following conditions.***

- 1. The drainage easement to the detention basin needs to be worked out before presenting the preliminary plat to City Council.***
- 2. A blanket access easement should be placed over the plat for future development.***
- 3. The sidewalk should be dedicated to the City.***

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

**B. Brandon Park Concept Plan:**

Mr. Hadley explained that the project is located on the west side of Eagle Mountain Blvd adjacent to the City cemetery and Pony Express Regional Park. The project is on approximately 215 acres and includes 535 single family lots that are 10,000 sq. ft. or larger in size. The project has a density of 2.48 units per acre. This current proposal would fall under the Tier II development standards.

**Roads**

According to the City's General Plan, this proposal is surrounded by three minor collector roads. There are roads to the north, south and west of the proposal. As this project moves forward, the property for these roads will need to be dedicated to the City at the proper time. The proposed collector road to the south is planned to be constructed through a portion of Pony Express Park and connect into Majors Street in the Overland Trails development. There is a deed restriction on the park property requiring approval from the original property owner; staff feels that there should be no road access through the park. Any private roads within the project will be required to be dedicated as public utility easements and all underground improvements shall be constructed in compliance with the City's standards.

**Open Space/Landscape**

With the current density of this project at 2.48 units per acre, 13.21 acres of improved open space and 1228 amenity points will be required. The applicant is showing 17.86 acres of improved open space it is yet to be determined if all the proposed open space will



be counted as improved open space because of the proposed detention pond and trail along the Pony Express Trail. The applicant is proposing 6 pickleball courts and 2 basketball courts. The rest of the parks and open space plan is up for discussion. The property for the Pony Express Trail will need to be dedicated to the City. An overall landscape plan will need to be submitted.

### **Secondary Access**

The applicant can begin the project with a maximum of 30 home sites off of a single access. In order to get approval for more than 30 lots, two accesses into the project must be provided as required by the Fire Code. The applicant has spoken with the Fire Marshal and is proposing to locate the two accesses on the road to the north of the project. One thing to be aware of is the road to the north with the two accesses connects with Eagle Mountain Blvd. at only one location.

Commissioners concerns and suggestions:

1. The main road should not split the park area.
2. Move the park to another area of the project or change the shape.
3. Distribute open space throughout the development, breaking up the homes and long roads.
4. Add parking stalls to the park.
5. With the number of homes being proposed, a school and church need to be addressed for the development.
6. A variety of lot sizes and houses should be offered in the development.
7. Streets need to be 53 ft. wide and sidewalks should be 5 ft. wide.
8. A better flow and connectivity to the surrounding projects and neighborhoods is needed.
9. The access roads need to be addressed.
  - Two access road filtering onto one road.
  - Traffic flow during peak hours with the amount of proposed homes.

Commissioner Komoroski stated that she liked the first proposal with the half acre to one acre lots.

Commissioner Linton stated that many residents have expressed concerns with traffic flow surrounding SilverLake. This proposal is similar to SilverLake. He is concerned that if the access is not addressed prior to approval, the City will be looking at the same traffic problems in City Center that surround SilverLake.

The Commissioners felt that the project was poorly designed and that it lacked imagination.

Commissioner Komoroski explained that a good master planned community would offer a variety of homes and lot sizes. She stated that most people want to stay in their community. People will pay more money to remain in a community that they have emotional ties to. The developer should offer options to upgrade (to a two story home) and to downgrade (to a rambler style).

Commissioner Everett felt that this was a good time to help the developer create a desirable product that could become the heart of the City.

5. Next scheduled meeting: October 11, 2016

6. Adjournment

The meeting was adjourned at 6:41 p.m.

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 11, 2016

  
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Steve Mumford, Planning Director



## EAGLE MOUNTAIN PLANNING COMMISSION MINUTES

**October 11, 2016**

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

### **6:00 P.M. POLICY SESSION**

COMMISSION MEMBERS PRESENT: Mike Owens and John Linton. Wendy Komoroski, Matthew Everett, and Daniel Boles joined by telephone.

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

ELECTED OFFICIAL PRESENT: Colby Curtis joined by telephone.

#### 1. PLEDGE OF ALLEGIANCE

None

#### 2. DECLARATION OF CONFLICTS OF INTEREST

None

#### 3. APPROVAL OF MEETING MINUTES

A. September 27, 2016

**MOTION:** *Wendy Komoroski moved to approve the September 27, 2016 meeting minutes. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

#### 4. ACTION AND ADVISORY ITEMS

##### A. Colonial Park Phase 2 Recorded Plat Amendment

Tayler Jensen explained that the proposal was to amend the Colonial Park Phase 2 Amended recorded plat, moving lot lines for lots 201-204. The proposal increases the size of lot 204, while slightly reducing the sizes of lots 201-203. All lots will remain over 7,000 square feet in size, and will remain consistent with lot frontage requirements in the Eagle Mountain Municipal Code.

No discussion was held on this item.

**MOTION:** *Wendy Komoroski moved to recommend approval of the Colonial Park Phase 2 Recorded Plat Amendment to the City Council. Mike Owens seconded the*

***motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.***

5. COMMUNICATION ITEMS

- A. Next Scheduled Meeting: October 25, 2016
- B. Upcoming Agenda Items

6. ADJOURNMENT

The meeting was adjourned at 6:13 p.m.

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 25, 2016

  
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Steve Mumford, Planning Director



## EAGLE MOUNTAIN PLANNING COMMISSION MINUTES

**October 25, 2016**

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

### **6:00 P.M. POLICY SESSION**

COMMISSION MEMBERS PRESENT: Wendy Komoroski, Matthew Everett, Mike Owens, John Linton, and Daniel Boles.

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

ELECTED OFFICIAL PRESENT: Benjamin Reaves.

#### **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 11, 2016

**MOTION:** *Wendy Komoroski moved to approve the October 11, 2016 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

#### **4. ACTION ITEMS**

A. Development Code Amendments Staff proposed amendments to the Eagle Mountain Municipal Code. Proposed amendments include:

- i. 16.10.060 A proposal to allow Master Development Plan Maps to serve as Preliminary Plats.

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

None

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

No discussion was held on this item.



**MOTION:** *Wendy Komoroski moved to recommend approval of the amendment to Chapter 16.10.060 of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

- ii. 16.30.090 A proposal to create street connectivity standards for new development.

Commissioner Everett requested that some of the wording be defined in the chapter. Tayler Jensen suggested adding words like chicanes and curb extension to the Definitions chapter of the Municipal Code.

Commissioner Boles questioned processing procedures. The Code amendment states that the Planning Director and City Engineer may waive the requirement for a circulation plan on a case-by-case basis. He requested that the Code have standards that the development must meet before a waive' can be issued.

**MOTION:** *Wendy Komoroski moved to carry over the amendment to Chapter 16.30.090 of the Eagle Mountain Municipal Code to the next Planning Commission meeting. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

- iii. 16.35.105 A proposal to cap the percentage of total amenity points that a single amenity may provide in any given project.

Commissioner Komoroski felt that this code amendment was a good step towards getting regional parks.

*Commissioner Linton opened the public hearing at 6:28 p.m.*

None

*Commissioner Linton closed the public hearing at 6:28 p.m.*

**MOTION:** *Wendy Komoroski moved to recommend approval of the amendment to Chapter 16.35.105 of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

- iv. 17.10 A proposal to amend the definition of "family" to be consistent with the Utah State Code.

Commissioner Komoroski asked if this amendment would pertain to a mother-in-law apartment. Mr. Jensen explained that the mother-in-law apartment is under a different part of the Code and requires a Conditional Use Permit.

*Commissioner Linton opened the public hearing at 6:31 p.m.*

None

*Commissioner Linton closed the public hearing at 6:31 p.m.*

**MOTION:**            *Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.10.030 of the Eagle Mountain Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

## 5. ADVISORY/DISCUSSION ITEMS

A. Brandon Park Estates, Concept Plan The project is on approximately 215 acres and includes 537 single family lots, with a project density of 2.47 units per acre.

Mr. Hadley explained that the developer has worked out an agreement with the Fire Marshal for a temporary emergency access on the trail (currently a dirt road that will be turned into a regional trail) adjacent to the development.

He stated that SITLA has requested that the main access road to the development line up with their property.

Commissioner Everett asked how much of the roads surrounding the development is the applicant required to finish. Mr. Hadley said that the applicant is required to finish the main road running north and south, only as far as the second access road.

Commissioner Komoroski was concerned about the development only having one access onto Eagle Mountain Boulevard. She stated that if there was ever a road repair, utility line repair, or accident there would be no way in or out of the development.

Paul Linford, applicant, stated that the property only has a half percent grade so the developer has to install a lift station. The phasing on the project was done to accommodate the infrastructure to the pump station. The park would have to be built earlier in the phasing to accommodate the pump station.

Commissioner Everett was concerned about cars speeding through the neighborhood with the streets being straight. Mr. Linford stated that the developer can install speed bumps, roundabouts or signage to help prevent speeding.

B. Development Code Amendment, Chapter 15.70.020, A staff proposed amendment to require electrical meters to be located on the side elevation of a single-family home.

No discussion was held on this item.

**MOTION:**                *Wendy Komoroski moved to recommend approval of the amendment to Chapter 15.70.020 of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

6.     COMMUNICATION ITEMS

- A. Next Scheduled Meeting: November 22, 2016
- B. Upcoming Agenda Items

7.     ADJOURNMENT

The meeting was adjourned at 6:36 p.m.

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 22, 2016

  
Steve Mumford, Planning Director

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, DECEMBER 13, 2016 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, Matthew Everett, Mike Owens, John Linton, and Daniel Boles.

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

ELECTED OFFICIAL PRESENT: Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes  
A. October 25, 2016

**MOTION:** *Wendy Komoroski moved to approve the October 25, 2016 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Approval of 2017 Planning Commission Meeting Calendar (Action Item)

**MOTION:** *Daniel Boles moved to approve the 2017 Planning Commission meeting calendar. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

5. Discussion Items (No Action)

A. Pony Express Plaza, Concept Plan

A conceptual review of a commercial project located at the corner of Pony Express Parkway and Ranches Parkway.

Commissioner Everett was concerned about having a secondary access road into the condos.

Shad Johnson, applicant, said their biggest concern with the project was the commercial setback that is required. The developer is trying to pull the commercial buildings away from the residential area and hide the parking lot. The Commissioners felt that a 20 foot setback for this project was appropriate.

Commissioner Boles was concerned about the drive-through area and how it looped back around. Mr. Johnson stated that the drive-through would be a pharmacy pick up window. He said he would have the developer do a study on the drive-through.

Commissioner Linton requested that the City and developer get together and ask The Ranches Master HOA to maintain the buffer area.

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

A. Brandon Park, Master Development Plan

Mike Hadley explained that the project is located south of Eagle Mountain Blvd., west of the City cemetery and Pony Express Park. The project is on approximately 215 acres and includes 544 single family lots. There are 137 lots that are 8,000 to 10,000 sq. ft. in size; 347 lots that are 10,000 sq. ft. or larger and 60 lots that are approximately ½ acre or larger. The project has a density of 2.53 units per acre. The applicant has shown three different levels of lot sizes within the project and the proposed layout. According to the City's General Plan, this proposal will be surrounded by three separate minor collector roads. He stated that the project is lacking half an acre of open space.

Commissioner Boles asked how the Planning Commission should handle the missing half an acre of open space. Mr. Hadley explained that the applicant would have the option of paying a cash fee in lieu or adding the additional open space.

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

Elisa Erler, SITLA, stated that she was glad to see that the Pony Express Trail was being preserved. She commended the Commissioners for helping keep connectivity to the south of the project.

Paul Watson, project engineer, explained that there is a 50 ft. corridor that will be dedicated to the City, that is not calculated into the open space plan at this time.

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

**MOTION:**

***Daniel Boles moved to recommend approval of the Brandon Park Master Development Plan to the City Council with the following conditions:***

- 1. The applicant shall submit a land use map /bubble plan map showing the densities for each area of lot size and the park areas.***
- 2. Amenities shall be added to the park that compensate for the size of the park and for the amenities that do not qualify under the amenities table.***
- 3. The proposed dog park and hammock area plan shall define what improvements are being made to qualify for amenity points.***
- 4. Another smaller pocket park shall be added to meet required improved open space. Also, no lot should be farther than 1/4 mile from a park.***
- 5. Fencing for the exterior of the project shall be reviewed and approved by staff.***



***6. More trails shall be added in the development to allow easier access and connectivity to the parks from all areas of the development. Wendy Komoroski seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.***

**B. The Village at Porter's Crossing – Conditional Use, Preliminary Plat, and Site Plan**

Mr. Jensen explained that the project is located north of Pony Express Parkway behind Ridley's grocery store. It is pod 13 of the Porter's Crossing Town Center Master Development Plan. The project is for one hundred and four (104) lot residential preliminary plat. The proposed plat contains ninety-four (94) townhome units and ten (10) single family detached lots. The proposal is also for a Site Plan and Conditional Use Permit for the proposed townhome portion of the project. Paragraph 4c of the Porter's Crossing Town Center Master Development Agreement allows for density to be transferred into Pod 13 provided that the density does not increase above 110% of the density stated in the Land Use Plan (105 units). The additional density is being transferred from Pod 4.

The applicant is proposing all 239 amenity points be provided in the townhome park. Staff recommends that the 8' trails within the project (but not the 8' trail on the south edge of the project) be reduced to standard 5' sidewalks, and the amenity points be put into improving the central park in the townhome development.

It should be noted that St. Andrews Drive is shown in a slightly different location than the approved Porter's Crossing Town Center Master Development Plan, as this proposal moves the road slightly to the south, allowing for a row of single family detached lots between the road and the existing LDS church. It is the opinion of staff that this is an appropriate change as St. Andrews continues to be aligned for a future connection to the existing portion of St. Andrews Drive located to the west of the powerline corridor.

The applicant has proposed St. Andrew Drive being constructed with diagonal parking within the 53' ROW on the south side of the road. Staff recommends rather than dedicating the full 53', that the applicant dedicate the 32' of drivable surface and the park strip and sidewalk on the north side of the road to the city, and grant an easement to the City over the parking and sidewalks on the south side of St. Andrews Drive.

*Commissioner Linton opened the public hearing at 6:20 p.m.*

Kimberly Thomas, resident, read a community letter (Exhibit A).

Eric Jones, resident, stated that the current builder of the area is selling homes with the promise of parks near each community. It looked like to him the developer was moving the parks farther away from the community. He was also concerned with the flow of traffic in the community. He felt that something needed to be done to slow traffic in the neighborhoods.

James Doolin, representing the developer, stated that the developer supports the 8 ft. trails. He explained that the perimeter of the project will still have 8 ft. trails that will connect with the City's trails system. Mr. Jensen confirmed that the 5 ft. sidewalks would only be within the project. Reducing those inner trails to the 5 ft. sidewalks would then

add amenity points that will be put into improving the central park within the townhome development. Commissioner Owens liked the bigger sidewalks (5 ft. sidewalks instead of 4 ft. sidewalks) within the development and leaving the trails to the perimeter of the development.

Commissioner Everett asked the developer about the idea behind the diagonal parking. Mr. Doolin stated that this pod is so close to the commercial development and park that they want to relieve parking throughout the townhome area.

Trevor Hull, consulted for SK Hart, said that cars parked along the roads will narrow the roads and prevent traffic flow. He stated that more parking stalls in the area would help increase driving and eliminate parking along roadways. The developer wants to create an walking area community with rear garages, more parking stalls, 8 ft. trails and larger sidewalks throughout the community.

He also said that none of the parks are being eliminated. The park is being moved to another area in the project. Moving the park was a recommendation by City staff. What the builder is selling and promising the homeowners is correct, it will just take time to build the parks depending on phasing of the projects.

Commissioner Komoroski suggested that the developer add porches to the townhomes. Mr. Doolin said that the townhomes front a common area where there will be meeting areas and BBQ pits. Those meeting areas will bring the community together for a better quality of life. Commissioner Komoroski stated that she would like to see both porches and community meeting areas in the project.

Resident asked if the park in this project would be public or private. Mr. Doolin stated that the park would be a private park for these pod residents.

Mike Fitzsimons, resident, felt that the City should not allow anymore development until traffic to the City is improved. The City should be working with Saratoga Springs on developing better access into Eagle Mountain before allowing more density. He was concerned that the Timpanogos Special Service District (sewer) was at full capacity. He explained that he has had mail and garbage issues since he has moved to Eagle Mountain. He stated that Eagle Mountain City needed to step up and take control of the issues and not subcontract things out.

Mr. Hull explained that the City has received funding for a traffic light at Porters Crossing and Pony Express Parkway that will help with the flow of traffic. He stated that the City is working on widening Pony Express Parkway.

Bret Royer, resident, said that adding this development would add an additional 200 or more cars into the flow of traffic onto Pony Express Parkway. He suggested that the City widen the road before development is allowed. He was also concerned about moving the park.

Mr. Hull explained that the power corridor will be dedicated to the City as open space. There will be trails and parks along the corridor. The City does not count the power corridor towards open space.

Daniel Paniagua, resident, suggested the developer switch pod 14B with a park.

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

Commissioner Linton asked how the City keeps track of the density for each project. Mr. Jensen showed the Commissioners the table the City uses to keep track of the density and how it works.

**MOTION:** *Wendy Komoroski moved approve the Village at Porter's Crossing Conditional Use Permit for the Tier III residential (townhomes). Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

**MOTION:** *Wendy Komoroski moved to recommend approval of the Village at Porter's Crossing preliminary plat and site plan to the City Council with the following conditions:*

- 1. "No parking" signage shall be installed on roadways less than 32 feet in width, with 150-foot maximum spacing.*
- 2. ~~A setback exhibit shall be provided for the townhome portion of the project.~~*
- 3. ~~Details of dumpster enclosures provided to and approved by the Planning Department.~~*
- 4. Townhome elevations shall be updated to include a variety of colors prior to City Council meeting.*
- 5. Townhome elevations shall be updated to include additional architectural elements found in chapter 17.72.040.2 prior to City Council meeting.*
- 6. The 8-foot trails shall be removed from the interior landscape plan, replaced with standard 5-foot sidewalks, with the saved amenity points being allocated to the townhome park.*
- 7. In the event that the 0.9 acres is not dedicated and improved the applicant will escrow 150% of the pro rata cost of improving this open space as per Paragraph 8.3 of the MDA.*

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

C. Chapter 17.35.070 Development Code Amendment

Mr. Jensen said that staff has proposed an amendment to the Commercial Zone creating a maximum front yard setback for commercial buildings of 20 ft. (instead of the 25ft.). Staff recommends adopting this Code amendment, which aims to further encourage commercial structures located near public roads to place parking areas to the rear of the building.

Commissioner Boles requested standers be included in the code. The developer must meet standard requirements before asking for an exception to the code.

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

Mike Fitzsimons, requested that the City keep the additional 5 ft. in the Code.

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

**MOTION:** *Daniel Boles moved to continue the public hearing for Chapter 17.35.070 of the Eagle Mountain Municipal Code to the next Planning Commission meeting. Wendy Komoroski seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

D. Chapters 16.30 & 17.10 Development Code Amendments

Mr. Jensen said that the City staff has proposed an amendment to Chapter 16.30 General Requirements for All Subdivisions creating connectivity standards for all new subdivisions, and adding new definitions to Chapter 17.10 for block, curb extension, chicane, and connectivity index.

*Commissioner Linton opened the public hearing at 7:28 p.m.*

None

*Commissioner Linton closed the public hearing at 7:28 p.m.*

**MOTION:** *Wendy Komoroski moved to recommend approval of the amendment to Chapters 16.30 and 17.10 of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

7. Next scheduled meeting: January 10, 2017

8. Adjournment

The meeting was adjourned at 7:29 p.m.

APPROVED BY THE PLANNING COMMISSION ON JANUARY 10, 2017

  
\_\_\_\_\_  
Steve Mumford, Planning Director

# **Exhibit A**



Dear Members of The Eagle Mountain City Planning Commission,

Dec. 13, 2016

Thank you for giving us the opportunity for our voices to be heard. We as property owners and community members of the Porter's Crossing Community are both excited and concerned about new plans for our growing community. As founding members of this new community we look forward to setting a positive tone for Porter's Crossing and Eagle Mountain City.

We ask the Planning Commission to implement immediate plans for a green space or park beyond the proposed 1.49 acres. The overall Master Plan supports a family oriented community; however, there are no current plans for green space or parks to support the community as it grows. Furthermore, cancelled plans for park 3C increase the immediate necessity for more green space. We also ask the Planning Commission to keep the eight foot trails and not decrease to five foot sidewalks in order to keep with the walkability and tone of the neighborhood and Eagle Mountain City as a whole.

Our largest concern is overall density of the proposed plan. Originally the plan for Pod 13 was vested with up to 96 units, the proposed plan would change that to 104 units. While we support the inclusion of 10 single family homes, we are greatly concerned about the high number of town homes. Overall there are only two access points onto Pony Express, adding an additional 104 homes in the immediate future would put an undue burden on traffic getting onto Pony Express. It would also increase traffic flow in an area with a significant number of small children without any viable plans for alleviating that pressure or providing safety for the children of our community.

The second concern with density is large number of town homes already in the area, referring to the town homes west of the Fire Station. This current plan would saturate the area with town homes and provide no balance of housing options. We ask that in the current proposal for Pod 13 be declined until it accounts for more single family housing and larger town homes. We also ask that the Planning Commission look to an overall balance in the community at Porter's Crossing as it further develops and fine tunes the Master Plan.

Looking in the future to how our community will develop we recognize the need for some town homes and ask that the Planning Commission maintain community standards as it goes forward in it's plans. We appreciate in advance the Planning Commission's openness, especially as we share the ultimate goal of making Porter's Crossing a safe and beautiful community.

Sincerely,  
Current Resident's of Porter's Crossing

We as residents and property owners support the letter written to the Eagle Mountain Planning Commission dated December 13, 2016.

Muller  
Keller

Ed. Olan

Bridgett Bell

Annette Hanning

Alison

[Signature]

Chasey Williamson

Justin Boyfield

[Signature]

[Signature]

Alison

[Signature]

Chelsea Bell

Mike Fitzgibbon

[Signature]

Eisha Baum

Mark Thomas

Kimberly Thomas

[Signature]

Phil Jones

[Signature]

Maylee Young

Eric Young

Agile

Paul

Barry

David Husner

Rainier Fire Watch

Don C. Wilkes