

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

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

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

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

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

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

ELECTED OFFICIAL PRESENT: Donna Burnham

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

Pledge of Allegiance

Commissioner Dean led the Pledge of Allegiance.

1. Declaration of Conflicts of Interest

None

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

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

3. Development Items

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

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

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

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

Suggested recommended conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

None

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

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

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

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

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

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

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

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

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

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

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

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

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

4. Work Session

A. Discussion of Potential Development Code Amendments

B. Next Scheduled Meeting: January 28, 2014

5. Adjournment

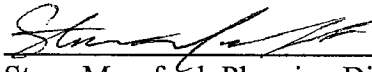
The meeting was adjourned at 7:14 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 11, 2014.

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Steve Mumford, Planning Director