



## EAGLE MOUNTAIN PLANNING COMMISSION MINUTES

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

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

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

#### 1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

#### 2. Declaration of Conflicts of Interest

None

#### 3. Approval of Meeting Minutes

A. January 9, 2018

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

#### 4. Action and Advisory Items

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

**MOTION:**

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

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

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



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

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

Items of consideration:

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

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

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

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

None

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

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

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

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



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

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

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

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

None

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

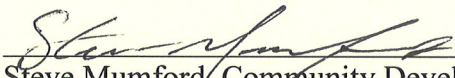
**MOTION:** *Rich Wood moved to recommend approval of the amendments to Chapter 17.25.100 of the Eagle Mountain Municipal Code to the City Council. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous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

5. Next scheduled meeting: February 13, 2018

6. Adjournment

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

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 13, 2018

  
Steve Mumford, Community Development Director