

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 8th 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



Steve Mumford, Planning Director