

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

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

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

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

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

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

ELECTED OFFICIAL PRESENT: Adam Bradley

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

1. Declaration of Conflicts of Interest

None

2. Approval of Meeting Minutes

A. December 10, 2013

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

B. January 14, 2014

MOTION: *No motion was made.*

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

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

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

4. Development Items

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Master Development Plan & Agreement Amendments

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

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3. General Plan Amendments

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

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

None

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

5. Work Session

A. Discussion of Potential Development Code Amendments

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

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

Signage

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

Development Approval Process

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

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

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

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

General Plan Update and Rewrite-Residential Zoning

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

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

B. Next Scheduled Meeting: February 11

6. Adjournment

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

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 11, 2014.



Steve Mumford, Planning Director