

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 26th, 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 23rd, 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