

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, FEBRUARY 10, 2015 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: John Linton, Miriam Allred, Daniel Boles, and Matthew Everett. Excused: Wendy Komoroski

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

ELECTED OFFICIAL PRESENT: Tom Westmoreland

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 13, 2015

**MOTION:**

***Miriam Allred moved to approve the January 13, 2015 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Miriam Allred, John Linton, Daniel Boles and Matthew Everett. The motion passed with a unanimous vote.***

4. Development Items

A. North Substation – Preliminary Plat; Public Hearing, Action Item

Steve Mumford presented this item. The north substation, located in The Ranches south of the golf course reservoir and north of the Ridley's Parkside development, is being included in the sale of the power company to Rocky Mountain Power. Included with the substation property will be additional property to the east and the west for future substation expansion and potential equipment storage, including property beneath the power lines. Combining these properties results in one 6.3-acre parcel.

B. Public Works Property – Preliminary Plat; Public Hearing, Action Item

Mr. Mumford presented this item. The Public Works building, located at 2545 N. Pony Express Parkway, is being included in the sale of the power company to Rocky Mountain Power, since their employees need an office and storage bays until they eventually build another building. In preparation for this sale, we are proposing to subdivide the property to create a separate lot for the Public Works building, and to join together the remainder

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of the City's property in this area into one lot.

The subdivision creates a 2.2-acre parcel (the Public Works parcel to be sold) and a 91.51-acre parcel that includes the City's Energy building and yard, the wastewater treatment facilities, and future expansion areas. Lot #2 contains some strange curves on the south side, which are designed so that the vehicles servicing the wastewater treatment facilities can turn around, while staying on City owned property.

*Commissioner Linton opened the public hearing for items A. & B. at 6:09 p.m.*

None

*Commissioner Linton closed the public hearing for items A. & B. at 6:09 p.m.*

**MOTION:** *Miriam Allred moved to recommend approval to the City Council of the North Substation preliminary plat. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

**MOTION:** *Miriam Allred moved to recommend approval to the City Council of the Public Works property preliminary plat. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

**C. South Substation – Preliminary Plat; Public Hearing, Action Item**

The south substation, located along Lake Mountain Road, northeast of the Pioneer Addition neighborhood, is being included in the sale of the power company to Rocky Mountain Power.

Mr. Mumford removed this item from the agenda, because there was no plat.

**D. Eagle Top Phase 2 – Preliminary Plat; Public Hearing, Action Item**

Ken Sorenson explained that the proposed Eagle Top Phase 2 subdivision is 0.629 acres, includes 4 lots and is located next to the existing Eagle Top subdivision.

This project does not meet the bonus density standards. The base density for this zone is two dwelling units per acre, and the proposed project is 4 dwelling units per acre. To meet the requirements for the additional 2 dwelling units/acre, staff suggests that the applicant provides front and side yard landscaping which will allow one dwelling unit per acre, and to utilize masonry materials which allows an additional dwelling unit per acre.

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The applicant has not provided any improved open space and may elect to pay a park fee-in-lieu to go toward parks adjacent to the project.

The road and associated curb and gutter have already been completed through previous development in the area. However, the developer will need to complete the sidewalk along Golden Eagle Road and provide an inlet for the storm drain ditch where it meets Golden Eagle Road.

The area has existing utilities, but the developer will have to confirm that utilities are stubbed to each lot.

*Commissioner Linton opened the public hearing at 6:13 p.m.*

Bryce Hansen, applicant, said that he reviewed the recommended conditions earlier and has no problems or concerns with the conditions.

*Commissioner Linton closed the public hearing at 6:14 p.m.*

**MOTION:**

***Matthew Everett moved to recommend approval to the City Council of the Eagle Top Phase 2 preliminary plat with the following conditions:***

- 1) Provide front and side yard landscaping, and utilize masonry materials to meet the bonus density requirements for 4 dwelling units per acre.***
- 2) Pay park fee-in-lieu of \$12,603.65.***
- 3) Demonstrate proper drainage from hillside north of project.***
- 4) Install sidewalk along Golden Eagle Road.***
- 5) Install inlet for storm drain ditch where it meets Golden Eagle Road.***

***Miriam Allred seconded the motion. Those voting aye: Daniel Boles, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.***

**E. Evans Ranch Phase A – Preliminary Plat; Public Hearing, Action Item**

Mr. Mumford explained that the plat includes 26 lots on 10.67 acres that were included on the approved Evans Ranch Master Development Plan. The project includes 3.54 acres of open space. Evans Ranch Plat A is the third residential phase of the approved Evans Ranch Master Development Plan. The lots in this plat have not changed from the approved master plan.

Lot Frontage / Lot Design – The approved Evans Ranch Master Development Plan allows lot frontages that are smaller than the standard in the Code for this project, in order to test this unique “coving” design.

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Pedestrian Easements & Setbacks – Since these lots are planned with very specific build-to lines for the homes, there are pedestrian easements that extend onto each lot, allowing for the sidewalk to be located outside of the street right-of-way. The setbacks also must follow the approved Evans Ranch Master Plan setback. No more than 50% of the length of a home can be between 10 and 15 feet of another residence.

Fencing –The approved master plan contains a fencing exhibit as well, requiring split-rail fencing along the south and west edges of the park and adjacent to the trail on the back side of the homes. The plan also requires 6-foot vinyl fencing behind the lots along the open space. This fencing is shown on the landscaping plan. The fencing for lot 27 shall be required along with Phase C.

Community Improvements – A cash bond is required until the public open space has been improved and dedicated to the City. The cash bond shall be funded to total anticipated costs to complete the public open space, multiplied by a fraction, where the numerator is the number of lots within the subject plat (27 in this case), and the denominator is 242, but must be a minimum of \$2,000 per buildable acre (11.03 acres x 2,000 = \$22,060). These community improvements (\$2,000 per acre) are to be spent on public amenities in the northern portion of the project, above and beyond the minimum park improvements shown on the Evans Ranch Master Development Plan. Developer shall make all of the required improvements (including amenities) to the public open space and dedicate it to the City prior to 50% of the building permits being issued in the single-family areas of the master plan.

Open Space Improvement –

- Total Improved Open Space – The developer’s original plan was to work together with the City, utilizing impact fee funds to make improvements to the Tickville Wash. This plan has not materialized, however, as the City has other priorities for the impact fees. So the developer has moved the trail closer to the homes and further from the wash for safety reasons. While staff likes the increased safety, this has reduced the acres of improved open space in the overall plan. The developer is requesting that the Commission approve their plat, since they are improving sufficient open space for Plat A, and that they come back in the future with a plan for how to make up for the reduction in open space. This plan will likely include additional amenities or improvements to the slope of the wash to increase safety. We recommend that the developer bring back an open space proposal for approval along with Phase D, and that a plat for Phase D not be approved until an open space proposal has been approved.
  
- Amenities – The approved master parks and open space plan includes exercise stations along the trail. Since the developer moved the trail away from the wash, they are requesting instead to build a swing set and basketball court. Ideally, the

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developer wants to build a pickleball court or a sport court that could be used for pickleball and basketball.

- Timing – the open space improvements shown in this plan should begin along with the infrastructure for the project and be completed by no later than 50% of the building permits being issued in this plat.

Commissioner Linton was concerned about getting site plan approval for each lot. Mr. Mumford explained that the Building Department already gets a site plan for each lot but this is to ensure with each lot that the utilities don't conflict with the driveway.

Commissioner Boles asked about the design of the sidewalks and development.

Commissioner Everett felt that if the subdivision behind Ridley's Market includes exercise stations along the trail then maybe different amenities for this development would work better.

*Commissioner Linton opened the public hearing at 6:31 p.m.*

Greg Rawlinson, resident, is currently building a house in Evans Ranch. He and other future homeowners of Evans Ranch were told by the developer that he was not intending to build the fence behind their home. The fence is shown on the Evans Ranch Master Development Plan.

Nate Shipp, applicant, appreciated the faith everyone had in this project. Going to this unique design he felt that the developer captured the historical topography of the area and was able to enhance the views and community within itself. Commissioner Boles said that most sidewalks are on the public right-of-way but this developments sidewalks are on private property. He asked what kind of issue the developer foresee? Mr. Shipp felt that it would not have an effect on the general public. It does give the developer an opportunity to create a unique streetscape.

Mr. Shipp spoke about the open space. He would love to see the wash as a regional amenity and would love to bring a plan back that could utilize that as an amenity. He would love to build a pickleball court instead of the exercise stations along the trail. He felt that a pickleball court would be more used and unique to the community. Commissioner Linton asked if it would be a multi-purpose court. Mr. Shipp said that the developer is looking into adding a basketball hoop to the court. Commissioner Boles asked if it would be maintained by the HOA. Mr. Mumford explained that it would be a City owned park. Commissioner Everett was concerned with the life expectancy for a pickleball court.

*Commissioner Linton closed the public hearing at 6:46 p.m.*

**MOTION:**

***Miriam Allred moved to recommend approval to the City Council of the Evans Ranch Phase A preliminary plat with the following conditions:***

- 1. Fencing for the project must comply with the approved master fencing plan.***
- 2. Open space and amenities must be fully improved by 50% of the building permits being issued in the development. A cash bond is required with plat recordation.***
- 3. An open space proposal shall be submitted and approved along with or prior to approval of Phase D, showing how the reduction in open space will be resolved.***
- 4. Building permit site plans must be submitted with utilities to help with proper driveway placement. No water meters are allowed in driveways.***
- 5. No more than 50% of the length of a home can be between 10 and 15 feet of another residence. The approved setback exhibit (with the MDP) must be followed.***
- 6. A cash bond shall be provided to the City prior to recording the plat totaling a minimum of \$22,060 (11.03 acres x 2,000 = \$22,060) to be spent on public amenities in the northern portion of the project, above and beyond the minimum park improvements shown in this plan. The improvements must be approved by the City. Developer shall make these additional improvements to the public open space and dedicate it to the City prior to 50% of the building permits issued in the single-family areas of the master plan.***

***Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.***

F. Oquirrh Mountain Phase A – Preliminary Plat; Public Hearing, Action Item

Mr. Sorenson presented this item. The project is located to the south of the Lone Tree subdivision and to the west of Pony Express Parkway. This 12.06 acre plat includes .76 acres of open space and 50 lots with an average size of 6,709 square feet.

- Utilities – The Master Development Agreement requires that a lift station is needed for the entire project. However, the City would prefer to connect Phase A to the existing gravity sewer line in Pony Express at Mid Valley Road. Future phases will require the installation of a lift station.

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- Fencing – The landscaping plan indicates a 6-foot perimeter fence for lots that front Pony Express Parkway along with the church. This fencing will meet the fencing requirements of The Ranches HOA.
- Water Rights – The developer must submit a letter indicating either the banked water rights that he plans to use for this plat, or a commitment to purchase water from the City. The developer plans to purchase CWP water from the City.
- Open Space Dedication – This plat provides 0.76 acres of improved open space, which meets the required 0.7 acres approved with the master development plan. All open space will be dedicated to the Oquirrh Mountain Ranch HOA, per the master development agreement.
- Transitioning and Setback Requirements – The master development agreement requires a 20-foot setback along the southern boundary. Additionally, the 20-foot building setback is to include a 10-foot landscaped corridor on the applicant's plans and plats – to be one-half of a 20-foot corridor to be cooperatively planned with SITLA, which will provide both the other 10-foot landscaped portion of the corridor and the trail.
- Open Space Improvement – The open space for the project will be improved as stipulated in the master development agreement. As the applicant will be submitting a revised master development agreement that corresponds with the changes made to the master development plan in June 2014, any changes in open space naming will be adjusted to reflect changes made to the amended MDP and will retain the same timing requirements.
- Community Improvements – A minimum of \$2,000 per buildable acre must be provided as a cash bond for the community improvements for this plat, as required by the City Code and the Oquirrh Mountain Ranch Master Development Agreement (total of \$18,160).

• *Commissioner Linton opened the public hearing at 6:53 p.m.*

Elise Erler, SITLA, explained that the developer and SITLA agreed on a 10 foot set back from the property. There will be a 20 foot corridor for public use. She was also concerned with the sewer capacity for the south sewer line. She explained that SITLA installed the sewer line for just enough capacity for SITLA projects.

Ryan Kent, applicant, explained that the 10 feet would be dedicated to the City. The development will purchase CWP water. He also explained that it is in the best interest of the City and developer to gravity feed the sewer line to the south area. The developer is looking for special improvement financing that will help fund the main trunk line.

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*Commissioner Linton closed the public hearing at 7:00 p.m.*

Commissioner Boles asked who would be responsible for the fence along the south property line. Mr. Mumford explained that the residents would be responsible.

**MOTION:**

*Matthew Everett moved to recommend approval to the City Council of the Oquirrh Mountain Phase A preliminary plat with the following conditions:*

- 1. Provide water model for project.*
- 2. Provide updated Traffic Impact Study for project.*
- 3. Provide bench drains, inlets to handle storm water runoff on hillside lots that meet City Engineer's approval.*
- 4. The 20-foot building setback on the southern boundary is to include a 10-foot landscaped corridor on the applicant's plans and plats – to be one-half of a 20-foot corridor to be cooperatively planned with SITLA, which will provide both the other 10-foot landscaped portion of the corridor and the trail.*
- 5. Street lighting plan (must include sprinkler timers for power needs) required (with final plats).*
- 6. Provide an approved fire department turnaround for dead end roads that exceed 150'.*
- 7. Revise the master development agreement prior to City Council to reflect changes made to the master development plan in June 2014.*

*Miriam Allred seconded the motion. Those voting aye: Daniel Boles, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

**G. AUB Chapel– Concept Plan; Discussion Item**

Mike Hadley Presented this item. The proposed AUB Chapel is located in the Meadow Ranch Plat 1 subdivision on lot 138. The Meadow Ranch subdivision is north of SR73 just west of Ranches Pkwy. The proposed application is for a church/school site on the existing residential lot. There is currently an existing residential house on this lot. The applicant has informed the City that it intends to raze all of the current structures on the lot. The proposed religious meeting hall/private school is allowed as a conditional use in a residential zone. The lot is 1.739 ac in size. The applicant is requesting a reduction in the amount of parking required for this project. Attached to this staff report is a letter from the applicant requesting review and input on the parking requirement for this project.



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Glenn Allred, General Contractor, explained that before moving forward with the plans and engineer, he wanted to know what the general feelings were about the reduction in the required parking. He reviewed the chart below and explained the reason they are requesting the reduction in parking as per the chart. He also said that an average member's car will hold four to eight members per car.

**NUMBER OF HOMES WITHIN WALKING DISTANCE**

DESCRIPTION:	00 / 1,000-ft.	1,000 / 1,500-ft.	1,500 / 2,000-ft.	2,000 / 3,000-ft.	TOTALS
Number of homes	21	9	11	20	61
Number of church members	168	72	88	160	488
Average number attending Services	126	54	66	120	366
% of members walking to church	80%	50%	20%	5%	
Members walking based on %	100	27	13	6	146
Members driving based on %	26	27	53	114	220

**SEATING CAPACITY**

DESCRIPTION	Main Assembly	Multi- Purpose	Balcony	TOTALS
1/1.5 LF OF PEW (472 LF)	315			
CHAIRS		108		
1/1.5 LF OF PEW (132 LF)			88	
<b>TOTALS:</b>				<b>511</b>

**PARKING STALLS**

DESCRIPTION	REQUIRED BY CODE (sq.ft. / 20)	WITH REQUESTED 30% REDUCTION	TOTAL PARKING STALLS ON PLAN
Main Assembly & Multi-purpose (3,844 sq.ft.)	193	135	
Balcony (703 sq.ft.)	35	25	
<b>TOTALS:</b>	<b>228</b>	<b>160</b>	<b>164</b>

**ACTUAL ANTICIPATED STALLS TO BE USED**

(Based on 511 capacity -146 walking = 365)

DESCRIPTION	WITHIN 3,000 FT.	OUTSIDE THIS AREA	TOTALS
220 driving / 4 per car	55		92
145 driving / 4 per car		37	37
<b>TOTAL</b>			<b>129</b>
(If all 511 members drove with an average of 4 / per car it would still be only 128 cars)			

Mr. Mumford explained that the church is somewhat unique and should be considered. His understanding is that there would not be a great flux in the congregation.

Commissioner Allred asked if there would not be growth in the congregation. Mr. Allred explained that the capacity seating of the church would not allow more congregation. Commissioner Allred felt that 30% was too great of a drop in parking. Mr. Allred explained that with his figures he felt that there was more parking than would be used.

Commissioner Boles asked if the Code only allows onsite parking. Mr. Mumford said that it is off-street parking only.

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Commissioner Boles asked how many church sessions would be held on Sunday. Mr. Allred said that there will only be one session.

Commissioner Allred asked if the church would be used for actives during the week. Mr. Allred explained that it would also be used for a private school only for kids in the area. He explained that the parking for the use of the school is way under the required parking. The building is not designed with a stage so no other actives with extended family would be held in the church.

Commissioner Boles asked if any parking studies were done for the church. Mr. Allred said that the table was based on his own experience. Commissioner Boles felt that with only one congregation meeting, they should treat this differently from an LDS church. He would like to see something more concrete like a parking study before making a decision.

5. Adjournment

The meeting was adjourned at 7:31 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBURARY 24, 2015.

  
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Steve Mumford, Planning Director