

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 11, 2014 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: Preston Dean, Miriam Allred, Wendy Komoroski, Matthew Everett, and John Linton.

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

ELECTED OFFICIALS PRESENT: Adam Bradley and Donna Burnham

Commissioner Linton called the meeting to order at 6:00 p.m.

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 14, 2014

MOTION: *Preston Dean moved to approve the January 14, 2014 meeting minutes. Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, and Matthew Everett. John Linton abstained. The motion passed with 4 ayes and 1 abstention.*

B. January 28, 2014

MOTION: *Preston Dean moved to approve the January 28, 2014 meeting minutes. John Linton seconded the motion. Those voting aye: Preston Dean, Miriam Allred, and John Linton. Wendy Komoroski and Matthew Everett abstained. The motion passed with 3 ayes and 2 abstention.*

4. Development Items

A. Evans Ranch Plat B-2 Preliminary & Final Plat – Public Hearing, Recommendation to the City Council

Steve Mumford explained that the developer chose this plat, because it enables the developer to connect into SilverLake sewer lines. This plat includes 25 single-family lots that were included on the approved Evans Ranch Master Development Plan. The average lot size is 9,506 square feet and this plat has a density of 2.75 lots/acre, and 2.07 acres of

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open space. The open space includes the trail, detention basin, and native area to the east of the trail.

Items reviewed:

- Utilities - This development requires that a sewer line be built that extends to the east, crosses the Tickville Wash, and connects to the SilverLake sewer pipe in Silver Creek Way. This gravity sewer line will ultimately allow the neighborhoods to the west to gravity feed into this line, and the sewer lift station can possibly be removed. In order for this sewer line to be built the developer must obtain an easement for the City from Silver Lake Land LLC, and must work closely with the City Engineer on the design and construction drawings.
- Fencing – The plat indicates a 6-foot vinyl slat fence behind lots 1-4. This fencing must instead follow the approved master fencing plan, which requires cedar estate fencing for this area.
- 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.
- Pedestrian Easements – Since these lots are planned with very specific build-to lines for the homes, as can be seen on the master plan, there are pedestrian easements that extend onto each lot, allowing for the sidewalk to be located outside of the street right-of-way.
- Open Space Dedication - As approved with the master development plan, the open space including the trail, detention basin, and native area to the east of the trail (behind lots 12-15) will be dedicated to the City. The remainder will be dedicated to the Evans Ranch Home Owners Association. A public utility easement will be provided to the City on the open space along Porter's Crossing, mostly in order to locate some electrical boxes/equipment within this area.
- Open Space Improvement – The open space for the project will be improved along with each plat, and the developer must place a cash bond with the City for 10.33% of the total cost of all of the open space improvements for the project prior to recording this plat (25 lots divided by 242 total lots = 10.33%). A total open space improvement estimate must be approved by the Parks Foreman and City Engineer, and the bond posted, prior to recording the plat.
- 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 Evans Ranch Master Development Agreement (total of \$18,160).

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- Porter's Crossing – Prior to completing the infrastructure for this phase, the developer shall paint stripe an 11-foot lane on both sides of Porter's Crossing Road along the entire length of Porter's Crossing (from the southern end of the project to Pony Express Parkway).
- Driveways – Rather than requiring that the driveways be shown on the subdivision plat, the DRC determined that the developer shall submit a site plan with each building permit application that includes the utility locations, so that driveways can be appropriately placed to avoid the water meter and other utilities. The water meters will not be allowed in driveways.

Commissioner Linton opened the public hearing at 6:10 p.m.

None

Commissioner Linton closed the public hearing at 6:10 p.m.

MOTION: *Preston Dean moved that the Planning Commission approve the Evans Ranch Plat B-2 Preliminary Plat and recommend approval of the Final Plat to the City Council with the following conditions:*

- 1. Fencing for the project must comply with the approved master fencing plan.*
- 2. 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.*
- 3. Developer must place a cash bond with the City for 10.33% of the total cost of all of the open space improvements for the project, as well as \$2,000 per buildable acre (\$18,160) for the required community improvements, prior to recording the plat.*
- 4. Prior to completing the infrastructure for this phase, the developer shall paint stripe an 11-foot lane on both sides of Porter's Crossing Road along the entire length of Porter's Crossing (from the southern end of the project to Pony Express Parkway).*
- 5. Building permit site plans must be submitted with utilities to help with proper driveway placement. No water meters are allowed in driveways.*

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

B. Porter's Crossing Town Center Retail Pad A Site Plan (Building Elevations) – Public Hearing, Recommendation to the City Council

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Mr. Mumford explained that the site plan for this building, including the parking, landscaping, etc. has already been approved. This review is for the building elevations, or the exterior style and look of the building. This building will be located immediately east of the Ridley's Family Market and Ace Hardware stores. The City Architectural Standards and Guideline states that a building in the same development or area should be similar in design and style to the surrounding buildings. Retail pad A is different in design than Ridley's and Ace Hardware, which are in the same development. The Code does allow flexibility for the Planning Commission and City Council to accept minor variations to those standards, with specific justification from the applicant of how the proposal is more appropriate for the development.

Commissioner Linton opened the public hearing at 6:17 p.m.

Nikki Wickman, 2766 E. Fort Hill Dr, was concerned that if the building was not approved it could hold up the bids. She was also concerned how customers would get to the parking area planned for this building (parking is behind the building). She wanted to know what type of retail the building is designed and planned for.

Trevor Hull, agent for the developer, explained that possibly the bid packets could be held up. The parking space behind the building is for employees only, parking for the building is in front. He explained that they are in negotiations with most of the retail planned for the building and that he cannot announce them at this time, but they are planning for a hair cutting place, Subway, and optometrists.

Commissioner Linton closed the public hearing at 6:23 p.m.

Commissioner Dean asked about the roof pitches of the building. Ryan Hammersmith, Architect, explained that it would be coincident combination throughout the development.

Mr. Hammersmith explained that the design and material for the building are different than Ridley's, but the materials and design for this phase would compliment Ridley's. He stated that they are designed to look good together.

Commissioner Allred asked if the building would be occupied once the building is complete. Mr. Hull explained that the building would be occupied going left to right. He also explained that they are already working with other businesses that would occupy Phase B and C.

Commissioner Dean was concerned that the farther they move away from Ridley's that things be coincident throughout the project. Mr. Hammersmith showed a side view elevation, roofs and different buildings to Commissioners and discussed the items. Mr. Hull explained that the roof would be the same color as Ridley's but a different material.

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MOTION: *Preston Dean moved that the Planning Commission recommend approval of the Porter's Crossing Town Center Retail Pad A Site Plan (Building Elevations) to the City Council with the following condition:*

- 1. The thematic elements for pad A: form, material, and color are carried though to retail pads B and C. Also the additional elevation is provided to the City Council.*

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

C. Porter's Crossing Town Center Project Entrance Sign – Public Hearing, Recommendation to the City Council

A proposal for a large project sign for the 120-acre Porter's Crossing Town Center master development, as well as a combined commercial sign for the retail development.

Mr. Mumford explained that there are two concerns for the sign:

- Electronic message centers (animated/flashing signs) are not permitted by the City Code.
- The sign exceeds the 10-foot height limit for combined monument signs.

Commissioner Linton opened the public hearing at 6:52 p.m.

None

Commissioner Linton closed the public hearing at 6:52 p.m.

Mr. Mumford explained that this sign is what the owner wants. The applicant stated that the electronic sign would only point east away from the homes. The only subdivision that could be affected would be SilverLake subdivision.

Commissioner Dean asked what purpose the electronic sign would serve. Mr. Hull explained that the smaller retail pads could use it for advertisement. The slats would be used for the bigger retailers. He stated that he does not know of any small commercial development signs that are less than 10 feet.

Commissioners felt that the 5.4 feet space around the bottom is not a big deal with all the foliage around the base. They requested that the applicant look at shortening the 17.6 feet to 10 feet. They also requested that there be no electronic sign.

MOTION: *Preston Dean moved that the Planning Commission continue the Porter's Crossing Town Center Project Entrance Sign to the February 25, 2014 meeting. Matthew Everett seconded the motion. Those voting aye: Preston Dean, Miriam Allred, Wendy Komoroski, Matthew Everett, and John Linton. The motion passed with a unanimous vote.*

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5. Work Session

A. Discussion of Potential Changes to the General Plan & the Municipal Code

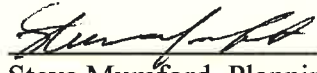
None

B. Next Scheduled Meeting: February 25

6. Adjournment

The meeting was adjourned at 7:15 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 25, 2014.



Steve Mumford, Planning Director