



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

**February 13, 2018 6:00 p.m.**

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

COMMISSION MEMBERS PRESENT: Rich Wood, DeLin Anderson, Brett Wright, Jared Gray, and Matthew Everett.

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; and Johna Rose, Deputy Recorder.

#### 1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

#### 2. Declaration of Conflicts of Interest

None

#### 3. Approval of Meeting Minutes

A. January 23, 2018

#### **MOTION:**

***Rich Wood moved to approve the January 23, 2018 meeting minutes. Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

#### 4. Action and Advisory Items

##### A. SilverLake 18, Preliminary Plat, Public Hearing, Action Item:

Tayler Jensen stated that the proposal was for 55 single family lots located on 10.62 acres. The project is located south of the Tickville Wash, east of Evans Ranch, and north of Golden Eagle Road. He explained that with this project and the traffic mitigation, the traffic study shows a higher level of service than what currently exists.

Commissioner Wood was concerned with the lack of road connectivity in the SilverLake development. He stated that Golden Eagle Road has changed from the SilverLake Master Development Agreement. Golden Eagle Road now travels south instead of east out of the development. Mr. Jensen said that the City has been talking with the applicant and Saratoga

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Springs on finding a connection to Redwood Road. Commissioner Wood was also concerned with the Silver Creek Road connection to the school.

Bronson Tatton, applicant, is willing to work with City staff on the connection through to Saratoga Springs. He explained that Saratoga Springs' transportation plan does not show any connection to Eagle Mountain through the SilverLake development. He said that the Silver Creek Road connection is not needed for this project. Commissioner Wood stated that the residents that live in SilverLake development see the Silver Creek Road connection as necessary. He felt that the Silver Creek connection would alleviate traffic in, out and around the development.

Commissioner Gray felt that parks should be addressed sooner than later. He was concerned that there were no parks on the south side of SilverLake. He stated that there is only the amphitheater and one other park in SilverLake. Mr. Tatton explained that Flagship Homes is contributing \$380,000 towards parks in the north area of SilverLake and will be building the Ansley pocket park this year. Flagship Homes is also working with City staff to build the 11.5 acre park and is willing to build a portion of the park or all of it, depending on funding.

Commissioner Wood would like to see the asphalt trail in plat 16 completed and connected to other phases in SilverLake. Mr. Tatton was not aware of the trail in plat 16 not being complete.

Mr. Tatton said that Flagship Homes wants to work with the City next year in addressing the Tickville Wash.

Commissioner Wood asked if the builder could find a way to help stabilize the Tickville Wash bank adjacent to the homes, especially since Flagship Homes still owns the property.

Commissioner Anderson would like to encourage building the parks sooner than later.

*Commissioner Everett opened the public hearing at 6:33 p.m.*

None

*Commissioner Everett closed the public hearing at 6:33 p.m.*

Commissioner Wright was concerned that parks and amenities have not be completed that should have already been complete.

**MOTION:** *Rich Wood moved to recommend approval of the SilverLake 18 preliminary plat and site plan to the City Council with the following conditions:*

*1. A four-way stop shall be placed at the intersection of Porters Crossing Parkway and Golden Eagle Road, when deemed appropriate by the Eagle Mountain City Engineer.*

*2. The applicant shall pay a park cash escrow of \$2,810.40 per lot (total escrow \$154,572) prior to recording this plat.*

*Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*



B. SilverLake 19, Preliminary Plat & Site Plan, Public Hearing, Action Item:

Mr. Jensen said that the proposal is a 7.35 acre preliminary plat that contains 16 single family residential lots and 36 townhome lots. The proposal also includes the site plan for the 36 townhome units. The project is located south of the Tickville Wash and SilverLake 16.

Commissioner Wood suggested that the townhomes be fenced.

Commissioner Wright asked if there were going to be any additional parking stalls. Mr. Jensen stated that the developer was over the required 12 parking stalls. Mr. Tatton said that he believes there are about 18 parking stalls.

Commissioner Everett was concerned about the townhomes having prominent front-facing garage doors. He suggested having rear-loaded garages. Mt. Tatton explained that they will be staggering the townhomes so the garages will not be the prominent feature. There will be more open space than the previous phases of SilverLake. The builder did not want to build rear-loaded garages townhomes because he wanted to give the townhome owners private backyards.

*Commissioner Everett opened the public hearing at 6:57 p.m.*

None

*Commissioner Everett closed the public hearing at 6:57 p.m.*

Commissioner Wood was also concerned about the prominent front-facing garage doors. He would like to see rear-loaded alley roads in the future for townhomes.

Commissioner Gray disagreed with the rear-loaded garages. He explained that it takes away open space, adds extra road to be maintained, and it takes a way private backyards.

**MOTION:**

***Rich Wood moved to recommend approval of the SilverLake 19 preliminary plat and site plan to the City Council with the following conditions:***

- 1. The applicant shall pay a park cash escrow of \$2,810.40 per lot/unit (total escrow of \$146,140.08) prior to recording this plat.***
- 2. Side elevations of townhomes that face public ROWs shall have the same features in the same proportions as front elevations.***
- 3. A clubhouse (and pool if necessary) shall be planned for in SilverLake Phase 20***
- 4. A clubhouse serving townhome units in SilverLake 20 must be constructed prior to receiving certificates of occupancy for more than 75 townhome units, in SilverLake south of the wash.***
- 5. That 6 additional parking stalls will be added to phase 19 with a total of 18 parking stalls.***

***Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***



## 5. Discussion Items

- A. Pacific Springs, Concept Plan, Discussion Item: The applicant is bringing forward a 41.15 acre concept plan for the recently rezoned Pacific Springs development, seeking Planning Commission review and feedback prior to bringing a formal submittal to the City for a preliminary plat approval.

Dan Ford, applicant, said that one element they wanted is larger deeper lots. Commissioner Wood explained that the 10 foot side setback was adopted because that setback gives residents the ability to store and access their backyards. He also felt that the City already had too many of these starter home type of lots. He suggested that the builder build wider lots that are a step-up from the starter homes.

Commissioner Anderson felt that the trails system needed to be similar and have connectivity to the other developments surrounding this development.

Commissioner Wood suggested a barrier between the trail and the homes.

Commissioner Wright liked the park in the middle of the development.

Commissioner Gray was concerned that when this property was rezoned it was approved for Tier 1 and Tier 2 housing, but this proposal shows more Tier 3 and Tier 4 housing.

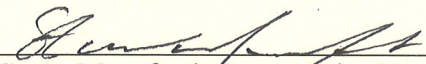
Commissioner Everett suggested that the developer pay a fee in lieu since this development is close to Cory Wride Memorial Park. He requested that the developer plan for a church area.

## 6. Next scheduled meeting: February 27, 2018

## 7. Adjournment

The meeting was adjourned at 7:59 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 27, 2018

  
Steve Mumford, Community Development Director