

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 14, 2017 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: Matthew Everett, John Linton, Daniel Boles, Mike Owens and Muriel Xochimitl.

CITY STAFF PRESENT: Mike Hadley, Planning Manager; Tayler Jensen, Planner; Steve Mumford, Community Development Director; and Johna Rose, Deputy Recorder.

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 24, 2017

MOTION: *Matthew Everett moved to approve the January 24, 2017 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. Porter's Ranch Townhomes, Preliminary Plat, Master Development Plan Amendment, CUP & Site Plan

Mike Hadley explained that the project is for 128 residential townhome units located north of Pony Express Parkway and west of Ridley's. This project consists of Pod 14 of the Porter's Crossing Town Center Master Plan and Phase 2 of the Plum Creek development (24 units) in the Ranches Master Plan. There are a total of 38 units approved in Phase 2 of Plum Creek which have not been built. The applicant has proposed 24 units in the Plum Creek area of the project. The applicant is proposing to transfer the extra 14 units in the Plum Creek area to the Porter's Crossing area, which gives Pod 14 a total of 104 units. This is more than the Master Development Agreement allows, so the applicant proposed an MDP amendment to allow the transfer/increased units in the Porter's Crossing Pod 14.

The Ranches HOA: Staff recommends that developer works with the HOA to remove the properties within Plum Creek from the Ranches HOA. There is no master HOA for Porter's Crossing.

St. Andrew's Drive: 7.2 MDA "...Developer shall install the portion of the Saint Andrews Drive Extension outside of the Project as shown on Exhibit 4 in conjunction with the approval of any Final Plat in Pod 14. City and Developer acknowledge and agree that the Saint Andrews Drive Extension project outside of the Project area should be classified as a system improvement, and City shall enter into an impact fee reimbursement agreement with Developer..."

Commissioner Linton opened the public hearing at 6:11 p.m.

Travis Tayler, applicant, stated that if the four buildings in Plum Creek Phase 2 cannot be removed from the Ranches HOA the developer will pay the HOA fees. Commissioner Linton suggested transferring adjacent property to The Ranches HOA for the Plum Creek Phase 2 area so the Ranches Master HOA does not lose its property mass.

Commissioner Linton closed the public hearing at 6:19 p.m.

MOTION: *Matthew Everett moved to recommend approval of the Porter's Ranch Townhomes site plan and preliminary plat to the City Council with the following conditions:*

- 1. An updated traffic study be submitted and reviewed by the City Engineer.*
- 2. A buffering plan is submitted and approved by City staff on the buildings to the north of St. Andrews Drive.*
- 3. An updated open space and amenities table is submitted to staff.*
- 4. A preliminary plat is submitted.*
- 5. Applicant reaches an agreement with The Ranches HOA for the Plum Creek Phase 2 property.*

Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.

MOTION: *Matthew Everett moved to recommend approval of the Porter's Ranch Townhomes Master Development Plan Amendment to the City Council. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

MOTION: *Matthew Everett moved to approve the Porter's Ranch Townhomes Conditional Use Permit. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

B. Arrival Phase B Preliminary Plat & MDA Amendment, Public Hearing, Action Item

Tayler Jensen explained that the proposal is for 188 acre, 148 lot residential preliminary plat, located within the Arrival Master Development Plan, and a proposed amendment to the Arrival MDA modifying road widths and clarifying park funding. Arrival is located north of SR-73 and to the west of North Ranch.

Items to note:

- Access Road. The applicant has proposed a long secondary access road through the property to the south of this project, accessing SR-73. This access road is required prior to issuing the first building permit within any of the phases of this development. This access must be approved by UDOT and Unified Fire Authority prior to the first plat being recorded.
- Internal ROW. The applicant has indicated they originally designed the subdivision anticipating a 50' ROW despite the MDA calling for 56' roads. The existing phase of Arrival was built with a 50' ROW, and the applicant is proposing to amend the MDA to allow for a 50' ROW throughout the project.

The developer has expressed an interest in amending the MDA, as he is not ready to design the park at this time and wants to get feedback from more residents in order to design a park that meets their needs and wants.

Commissioner Linton opened the public hearing at 6:26 p.m.

Scot Hazard, applicant, stated that he is not holding off on building the park, just holding off the design of the park. He explained that he does not have to build the park until the 122nd building permit is issued. He wants the residents of the development to be an active part in designing the park. He is prepared to bond or put an escrow deposit down for the park.

Commissioner Xochimitl asked how the developer was planning on getting the residents involved in designing the park. Mr. Hazard said through the HOA, which is managed by Sage Management Group.

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

Commissioner Linton suggested that the staff look at including the 50' ROW in rural areas in the City Municipal Code.

MOTION:

Matthew Everett moved to recommend approval of the Arrival Phase B Master Development Plan Amendment and preliminary plat to the City Council with the following conditions:

- 1. 20 foot public trail and utility easement is added to the plat.***
- 2. The developer shall escrow \$2,913.81 per lot, and an additional \$30,068.58 with the first plat in Phase B.***
- 3. The ROW exhibit provided by the applicant be adopted for all local streets within the project.***
- 4. An approved 2nd access onto SR-73 be approved prior to issuing any building permits within Phase B.***

Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.

C. Scenic Mountain Phase A Preliminary Plat, Public Hearing, Action Item

Mr. Jensen said that the proposal is for an 80 lot, 17.39 acre residential preliminary plat. The development is located within the Scenic Mountain Master Development Plan, south of SR-73 and east of Mt. Airey Drive.

- Open space required for entire project: 4.91 Acres, 491 Amenity Points, max of 162 points from trails and parking.
- Applicant is proposing to place the bulk of amenity points within the trailhead park, and not the hillside park, due to location of the hillside park. Staff supports this change.

Commissioner Linton opened the public hearing at 6:38 p.m.

None

Commissioner Linton closed the public hearing at 6:38 p.m.

Dylan Young, Fieldstone Homes, said that the developer is working with UDOT on preserving the corridor along SR-73. UDOT has done an appraisal on the property and is working on acquiring the property.

MOTION: *Matthew Everett moved to recommend approval of the Scenic Mountain Phase A preliminary plat to the City Council with the following condition:*

1. The developer escrow for park improvements at a 150% pro rata rate, and the park be completed prior to issuing 50% of the building permits (building permit 107).

Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.

5. Next scheduled meeting: February 28, 2017

6. Adjournment

The meeting was adjourned at 6:45 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 28, 2017



Steve Mumford, Planning Director