

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, FEBRUARY 23, 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; Tayler Jensen, Planner, and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Ben Reaves

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. February 9, 2016

**MOTION:**            *Wendy Komoroski moved to approve the February 9, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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

A. Holiday Oil, Site Plan, Public Hearing, Action Item, Recommendation to City Council

Tayler Jensen presented the proposed site plan for a 2 acre convenience store, gas station and car wash located on the southwest corner of Eagle Mountain Blvd and Pony Express Parkway.

The City has not yet received building elevations or renderings. The applicant has submitted photos of similar stores that have been built elsewhere. The applicant will have to meet the required building & commercial design standards in Chapter 17.72 of the City Code. There is currently an asphalt walking trail on the proposed property. The design and relocation of portions of the trail, and possible additional trail will need to be decided upon as this project moves forward. Any proposed signs will require a sign permit prior to construction.

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

None

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

Mike Wagstaff, applicant, stated that he would meet all landscaping and lighting requirements.

**MOTION:**            *Wendy Komoroski moved to recommend approval of the Holiday Oil Site Plan to the City Council with the following conditions:*  
                              1. *That the elevation, lighting, landscaping, and trail plans be provided to the City Council.*  
*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. Glenmar Ranches, Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council

Mr. Jensen went over the proposed 12 lot subdivision preliminary plat located along Lake Mountain Road, just south of the connection to Pony Express Parkway. He explained that the applicant will be responsible for paving Lake Mountain Road from Pony Express Parkway to the south end of the Glenmar development. The City will require an asphalt trail along the finished portion of Lake Mountain Road.

Commissioner Linton opened the public hearing at 6:01 p.m.

Marianne Smith, applicant, asked the Commissioners to remove the requirement that a paved trail be installed along Lake Mountain Road.

Elise Ehler, SITLA, expressed her support for the development.

Commissioner Linton closed the public hearing at 6:04 p.m.

Steve Mumford explained that if the developer does not install the trail along the front of the development, then the cost would fall to the taxpayers. He said that it is required of all developers. Commissioner Owens felt that the trail was a necessary start to the developments in the area and was consistent with the City's other developments.

**MOTION:**            *Wendy Komoroski moved to recommend approval of the Glenmar Ranches Preliminary Plat application to the City Council. Daniel Boles seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

C. Oak Hollow, Master Development Plan Amendment, Public Hearing, Action Item Recommendation to City Council

Mr. Jensen explained that the proposal is a 34.8 acre amendment to an existing Master Development Plan. The developer replaced all townhome units with single family dwellings. The development was formerly known as Evans Ranch North. The name has been changed at the request of City staff.

By using the current City Code requirements for improved open space, the project summary is as follows:

- Required Improved Open Space: 3.03 acres (132 units x 1,000 sf)
- Required Amenity Points: 303
- Provided Amenity Points: 303
- Provided Improved Open Space: 1.03 acres

The applicant has proposed to buy down 2 acres (300 amenity points). The proposal is to pay \$500 per amenity point (\$150,000.00) which will be used to improve the City's property adjacent to the project.

City staff was concerned about how isolated the proposed park will be.. The proposed park could become a safety issue with the lack of visibility.

Commissioner Boles questioned what responsibility the applicant would bear from the mitigation measures recommended by the traffic impact study and whether it would be shared by others. Mr. Jensen said that it would be shared. Each phase of the project would require a traffic impact study. At that time the City would require the mitigation measures be installed.

Commissioner Everett was concerned that the traffic study called for a two lane road on Porter's Crossing Parkway. He thought that Porter's Crossing Parkway was supposed to be a one lane road. Mr. Mumford explained that the two left lanes into the development would require the road to be widened to two southbound lanes and then shift back to one lane.

Commissioner Everett pointed out that Pin Oak Parkway ends in the middle of the property line. He felt that Bridleway Road should continue into the new development instead of changing to Pin Oak Parkway.

*Commissioner Linton opened the public hearing at 6:32 p.m.*

Tiffany Ulmer, resident, suggested a parking area for the park. She felt that the park would cause traffic congestion.

Scott Langford, resident, was concerned about the park's visibility and felt like the park was an afterthought. He was also worried about what the sports court was made of and whether it would become a problem to maintain.

*Commissioner Linton closed the public hearing at 6:34 p.m.*

Commissioners were concerned about the location of the park and felt that there should be more consideration.

Dillon Young, Fieldstone Homes, applicant, suggested that as the developer he could remove one of the lots to help with visibility to the park.

**MOTION:**            *Wendy Komoroski moved to recommend approval of the Oak Hollow Master Development Plan Amendment to the City Council with the following conditions:*

- 1. The project meets the dark sky standards of Chapter 17.56.*

2. *Street lights must be paid for before recording, and must be installed prior to first Certificate of Occupancy.*
  3. *The applicant must provide mitigation measures recommended by the Traffic Impact Study.*
  4. *The applicant shall get a slope stability study and provide recommended mitigation measures.*
  5. *The installed trail shall match the trails in the Evans Ranch Development.*
  6. *The applicant will remove one lot adjacent to the entrance of the park and the details will be worked out with City staff.*
  7. *Change the street name from Pin Oak Parkway to Bridleway Road.*
- 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.*

D. Oak Hollow, Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council.

The proposed preliminary plat was presented and the public hearing was held with item C.

**MOTION:**

*Wendy Komoroski moved to recommend approval of the Oak Hollow Preliminary Plat to the City Council with the following conditions:*

1. *The project meets the dark sky standards of Chapter 17.56.*
  2. *Street lights must be paid for before recording, and must be installed prior to first Certificate of Occupancy.*
  3. *The applicant must provide mitigation measures recommended by the Traffic Impact Study.*
  4. *The applicant shall get a slope stability study and provide recommended mitigation measures.*
  5. *The installed trail shall match the trails in the Evans Ranch Development.*
  6. *The applicant will remove one lot adjacent to the entrance of the park and the details will be worked out with City staff.*
  7. *Change the street name from Pin Oak Parkway to Bridleway Road.*
- 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.*

E. Trailhead Townhomes, Amended Recorded Plat, Public Hearing, Action Item Recommendation to City Council

Mr. Jensen explained that the proposal is an amendment to a recorded plat. The project is a 65 unit townhome development on 5.17 acres located south of Eagle Valley Elementary School, and north of Eagle Mountain City Hall. Since the plat was recorded in June of 2008, the project has been stalled. The project was taken over by the bank and has sat with no progress. The infrastructure has been completely installed. The Trailhead Townhomes Plat was originally approved with a clubhouse and a swimming pool, which are required by the Tier III development standards. Since the project was taken by the bank many investors have looked into finishing the development. The main problem with an investor taking the project was the cost of the swimming pool and clubhouse. The HOA fees for each

individual unit would be extremely high and a burden to the residents. Because of this the bank and the City administration met and agreed to change the park and amenities plan and address some of the issues involved with Trailhead Townhomes. The swimming pool and clubhouse were removed and replaced with an agreement that the developer will be required to spend a minimum of \$30,000 towards the park and amenities.

*Commissioner Linton opened the public hearing at 6:51 p.m.*

Tiffany Ulmer, resident, requested that a trail be built along Pony Express Parkway.

Mr. Mumford was concerned about the garages facing the park and the entrance to the development.

*Commissioner Linton closed the public hearing at 6:56 p.m.*

**MOTION:**

***Wendy Komoroski moved to recommend approval of the Trailhead Townhomes amended recorded plat to City Council with the following condition:***

***1. The three buildings in the center are flipped so that the front of the buildings face the entrance of the project.***

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

**F. Development Code Amendment Chapter 17.80 Sign Regulations and Sign Permits, Public Hearing, Recommendation to the City Council**

Mr. Jensen reviewed the proposed changes to Chapter 17.80 of the Eagle Mountain Municipal Code, Sign Regulations and Sign Permits. The staff added pictures and illustrations to the Code to increase clarity.

*Commissioner Linton opened the public hearing at 7:02 p.m.*

None

*Commissioner Linton closed the public hearing at 7:02 p.m.*

**MOTION:**

***Daniel Boles moved to recommend approval of the Development Code amendment, Chapter 17.80 Sign Regulations and Sign Permits, to the City Council. Wendy Komoroski seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.***

**5. Discussion Items**

**A. Townhomes at the Ranches, Concept Plan**

A developer is seeking feedback on a concept plan to construct 258 units near The Ranches Golf Course as well as construction of a new clubhouse.

Scotty Hall, applicant, explained that the main reason for this development is to pay off The Ranches Golf Course debt and to build a new clubhouse.

*Commissioner Linton invited residents to state their concerns at 7:10 p.m.*

Kristin Whitebrook, resident, was concerned about the access road that was proposed by her home. She was also concerned about the safety of the children in the area.

Travis Gollaher, resident, was concerned about his property value. He stated that he purchased his home because he wanted to live adjacent to the golf course and that he paid a lot premium to do so.

Danny Morris, resident, said that he was on The Ranches HOA Board, and stated that the development would never get a rezone approved through The Ranches HOA. He said that some of the land being proposed is too steep to build on.

John Webb, resident, said that he bought his home for the view of the golf course. He stated that the proposed street by his home would be a safety hazard.

Jason Hall, resident, explained that his neighborhood has lot sizes ranging from half an acre to two acres. He stated that small townhomes would not be a great fit for his neighborhood. He brought up the fact that some of the land being proposed is a water retention basin and another is part of the Tickville Wash.

Greg Riley, resident, wanted to preserve the open space on the golf course.

Cory Larson, resident, said that he lives on a steep hill with retaining walls. The townhomes being proposed would loom over his backyard retaining wall.

Sherrie Weimer, resident, was concerned about the additional traffic on her narrow neighborhood streets. She stated that her neighborhood already has traffic problems from the high school.

Christa Kelly, resident, explained the issues her neighborhood has had with the erosion of Tickville Wash and the safety concerns of children playing in the area. She felt that townhomes should not be built that close to the wash.

Dustin Jones, resident, stated that because the golf course is a private business their financial obligation and liability should be of no consequence to the City. He also felt the zoning should stay Golf Course Open Space.

Ivan Polson, resident, stated that he went out and looked at all the lots being proposed. He went through the land and explained why each lot was unbuildable.

Nathan Ochsenhirt, resident, stated that he did not feel this proposal was a well thought out plan. He explained that he had purchased property behind his home and there were standards that he had to accept. He asked how far the City was willing to go to change the rules to profit a private company.

Dean Britain, resident, requested that the golf course open space be preserved. He also felt that the community appeal would be reduced if this development was accepted.

Lisa Maxwell, resident, said that there is a lot of traffic in her neighborhood. She was also concerned about the children's safety in the area and the dirt road going through to Pony Express Parkway.

*Commissioner Linton closed the invitation at 7:41 p.m.*

The Commissioners denied the application being proposed. Some of their concerns were as follows:

1. The proposal did not comply with The Ranches Master Development Plan.
  2. They felt that the development and the placement of the townhomes were inappropriate for the area.
  3. There are drainage issues with some of the land being proposed.
  4. The properties are not compatible with the rezone request.
  5. Current residents have paid a lot premium to live on the golf course. Building townhomes between their lots and the golf course would defeat the purpose of paying a lot premium to live adjacent to the golf course.
6. Next scheduled meeting: March 8<sup>th</sup> 2016;  
March 22<sup>nd</sup> meeting is canceled.
7. Adjournment

The meeting was adjourned at 7:58 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 8, 2016

  
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Steve Mumford, Planning Director