



EAGLE MOUNTAIN
PLANNING COMMISSION MEETING
MINUTES

February 27, 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. February 13, 2018

MOTION: *Rich Wood moved to approve the February 13, 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. Gateway Park Plat 3, Preliminary Plat, Public Hearing, Action Item:

Mike Hadley explained that the project is a 6 lot preliminary plat for Business Park uses. The project is located within the approved Gateway Park development. This is a change from the Master Development Plan. The project gains property from the west and loses one lot.

Commissioner Wood asked if this project would connect to Cory Wride Memorial Highway (SR 73). Mr. Hadley said that there would be a temporary secondary access onto the highway. The secondary access will be a right-in/right-out intersection only, onto the highway. Commissioner Gray was concerned that there would be no acceleration lanes on the highway.

Scot Hazard, applicant, stated that the secondary access (right-in/right-out intersection) was already built by RCA. He explained that the secondary access would be temporary since UDOT had already purchased the property between the development and Cory Wride Memorial Highway. UDOT plans on constructing a frontage road on the south side of the development. The right-in/right-out intersection will be removed at that time.

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

None

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

MOTION: *Jared Gray moved to recommend approval of the Gateway Park Plat 3 preliminary plat to the City Council. Brett Wright 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. Eagle Point Plat J, Preliminary Plat, Public Hearing, Action Item:

Taylor Jensen stated that the proposal was for a 184 single family lot development located on 45.29 acres. The project is located east of Eagle Point I and North of Eagle Mountain Boulevard. This project was previously approved with a total of 175 single family lots, along with Eagle Point Plat I. Since the plat was approved, Eagle Point I has mostly been built out, and a church site was approved in Eagle Point J. The new proposal provides better connectivity than the previous approval, and the overall connectivity score is above the minimum requirement.

As a Tier II development, the maximum road length (from intersection to intersection) is 800' unless there is a midblock connection, in which case the maximum block length increases to 1,100'. Both Mercer Drive and Ophir Drive (the two easternmost roads in the project) exceed 1,100 feet in length (Mercer Drive ~1,150 feet) (Ophir Drive ~1,800 feet) meaning they do not comply with adopted connectivity standards. Staff recommends the 20' pedestrian trail between these two roads being replaced with a 53' residential road. Staff also recommends the 20' trail from Ophir Drive heading east be widened to a 53' residential road, providing a road stub to the property to the east.

He said that lot sizes have decreased, and that there should be some larger lots, particularly on the east side of the development. The number of lots has increased by 17 units.

Commissioner Gray was concerned with drainage, mud slides, and natural disasters from the mountain on the east side of the development. Mr. Jensen stated that those are always concerns that should be addressed by the engineer. He did say there is a storm drain and bench drain along that side of the development. There is a detention pond located in each corner of the development.

Commissioner Anderson asked what would be built to the east of this project. Mr. Jensen stated that the land east of this project is BLM land.

Scott Dunn, representing Patterson Construction, explained that Patterson Construction has many projects that have been approved for a long time. He said that this preliminary plat has been out dated. He is trying to update this plat to meet the current City Code, but still be able to meet Patterson Construction's original intent for the property. One of the main changes to the development is a larger park with a fair amount of amenities that could be utilized by the Eagle Point I residents as well. Providing the extra amenities and open space means Patterson Construction needs to justify the extra expense, which is why there are additional lots. He explained that these lot sizes give the homeowners and the builder many options for the type and size of homes they would like to build. This redesign also provides for a better storm drain infrastructure. He stated that his engineer felt that the water coming from the east hill could be handled by a simple berm and storm bench drain. The water would then be redirected to Eagle Mountain Boulevard according to the existing grade.

Commissioner Anderson felt that both long roads should have some kind of break in between. He felt that an intersection would slow traffic down.

Commissioner Wood asked if the proposed development meets the current City Code for side setbacks. Mr. Dunn stated that the developer is requesting the same approved setback as Eagle Point I and the previously approved plat.

Commissioner Gray was concerned about the developer increasing the density of the project. He stated that Tier II is too broad and that Tier II should be broken down in the City Code. He felt that this development would increase traffic on Lake Mountain Road.

Commissioner Wright was concerned that the new proposal had smaller lot frontages.

Mr. Jensen stated that the current approved park would not meet City standards because it does not have public access from a public road.

Commissioner Wood was concerned that they were giving up bigger lots for only a half-acre of park.

Commissioners would have liked to see a variety of lot sizes within the proposed plat.

Commissioner Everett opened the public hearing at 7:14 p.m.

Jeff Ruth, resident, was concerned about drainage and that the developer plans on channeling the water onto Eagle Mountain Boulevard. He felt that the City should require a retention pond instead of channeling. He felt that the developer should be required to build larger lots. He was also concerned about blasting.

Amanda Emery, resident, stated that her neighbor's house and her backyard are constantly flooding. Her house is adjacent to the proposed development. She is concerned with traffic speeding down Lake Mountain Road. She explained that a fence was installed incorrectly

behind all the homes on Lake Mountain Road to the east. There is property behind the fence that is owned by the homeowners. She has tried to contact Patterson Construction to fix the problem, but she has not had any response.

Eric Rooney, resident, was concerned about the increase in density. He asked who owned the strip of property to the east. County records show no owner on the property. He also wanted to know if the property to the north would be developed. Mr. Hadley said that it is highly likely that the property to the north would be developed.

Commissioner Everett closed the public hearing at 7:23 p.m.

MOTION: *Rich Wood moved to recommend approval of the Eagle Point Plat J preliminary plat to the City Council with the following conditions:*

- 1. The 20' pedestrian trail between Mercer Drive and Ophir Drive should be replaced with a residential road connection.*
- 2. Some lots should be removed to provide for larger (1/4 acre lots) on the east side.*
- 3. Fencing consistent with Residential Arterial and Collector road fencing standards should be built for lots 101-107, 201-204, 301,302, and 342, 422-426 (lots adjacent to Eagle Mountain Boulevard) Fencing should be installed along with infrastructure improvements for each final plat*
- 4. The project should comply with all mitigating measures called for by the traffic study and the City Engineer.*
- 5. The developer should comply with the City's current blasting code.*
- 6. The preliminary plat should be approved with only 166 single family lots.*
- 7. The development should comply with the current City Code side setbacks.*

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. Eagle Point Townhomes Plat C, Concept Plan, Discussion Item: An applicant is seeking feedback on their proposed Eagle Point Townhomes concept plan. The project is located south of Eagle Mountain Boulevard and east of the current Eagle Point Townhomes. The proposed concept plan includes 97 units on 5.55 acres for a project density of 17.5du/ac. This is not an action item or public hearing.

Commissioner Wood suggested flipping some of the units, so that one side of the street could be used for parking. He also suggested personal patios on the front of the units.

Commissioner Wright was concerned about developers not being required to add amenities if there are less than 150 units. He felt that the communities should be combined and amenities centered.

Commissioner Wood suggested gathering places for the residents like a pavilion or a gathering room in the clubhouse.

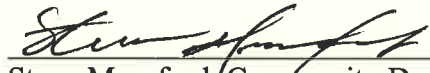
Commissioner Gray requested changing the road names Cedar Drive and Fairfield Drive in the development.

6. Next scheduled meeting: March 13, 2018

7. Adjournment

The meeting was adjourned at 8:18 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 24, 2018



Steve Mumford, Community Development Director