

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 28TH 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: Matthew Everett, John Linton, Daniel Boles, Muriel Xochimitl (arrived at 6:10 p.m.) and Mike Owens.

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

ELECTED OFFICIAL PRESENT: Tom Westmorland

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 14, 2017

MOTION: *Mike Owens moved to approve the February 14, 2017 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, and John Linton. The motion passed with a unanimous vote.*

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

A. Spring Run Phase B, Preliminary Plat, Public Hearing, Action Item

Mike Hadley explained that the application is to amend the previously approved Phase B. preliminary plat. On October 18, 2016 the Spring Run Master Development Plan and Master Development Agreement were approved by the City Council. With the update of the MDP/MDA, the overall open space and parks plan needed to be updated. This preliminary plat has been updated to reflect the changes with the master open space and parks plan. The original preliminary plat approval consisted of 150 single family lots on 25.43 acres. The updated preliminary plat has 125 lots still on 25.43 acres. The original proposed park was 1.08 acres in size. The new proposed park area is 4.02 acres.

Commissioner Everett was concerned about access and visibility to the park, if the park was fenced along the collector road. Mr. Hadley said that the applicant is willing to fence along the southern end of the park instead of fencing along the collector road.

Commissioner Everett was also concerned about not having a parking area for this size of park and residents parking along the collector road. Mr. Hadley stated that the plan for

this park is that the majority of residents will access the park by walking. There are trails connected throughout the park.

Commissioner Linton opened the public hearing at 6:06 p.m.

Gay Davis, resident, asked how the City was planning on managing the traffic and roads in the area. She was concerned about the residents parking along the collector road to use the park and that it could cause traffic problems in the area. She was also concerned with the density of the development. She said that the area has been known to flood in the past. She was worried about the ground not being able to absorb the water with the amount of homes being built. She question if there was enough water pressure in the area for this development.

Mike Winters, resident, was concerned about an HOA taking over his subdivision. He stated that he moved into his subdivision because there was no HOA.

Jim Allred, developer, stated that there will not be an HOA for this area. The park will be a City park. He went through the trail system in the area and explained that there was about 40 acres of open space throughout the area. He did not feel that parking was needed for this park. He also stated that the water pressure has been studied by an engineer. There was a new pump station installed for this development, the developer also had to install a pressure reducing valve because there is too much water pressure.

Commissioner Linton asked about flooding retention. Mr. Allred explained that Focus Engineering has done a storm drain study and the development would be protected from flash flood storms.

Paul Davis, resident, asked about what will be built in the HOA area of this development. Commissioner Linton said it would be townhomes.

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

MOTION: *Matthew Everett moved to recommend approval of the Spring Run Phase B preliminary plat to the City Council with the following conditions:*

- 1. The applicant work with City staff to improve the amenities in the north park and to update the master open space and parks plan.*
- 2. No fencing along the northern end of the park. Fencing is required along the southern end of the park.*

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. Chapter 16.35.090 Development Code Amendment

Taylor Jensen explained the proposed Code amendment which defines what constitutes “Durable Quality” for required fencing along collector and arterial roads.

Commissioner Boles requested that Trex be changed to composite materials. He said that Trex is a brand name and the City should use a material description, in the City Code.

Commissioner Linton requested that 6x6 posts be required when building a wood fence, due to wind speeds in the area.

Commissioner Everett asked if the City could add to the HOA maintenance agreement an ongoing fencing maintenance agreement.

C. Chapters 6 & 17.85 Development Code Amendment

Mr. Jensen explained that the proposed Code amendment is to combine the animal zoning regulation chapter (17.85) with the animal chapter of the Code (Chapter 6). The proposed amendment removes Chapter 17.85 from the code and adds new beekeeping regulations.

Commissioner Linton was concerned about Table 6.10.090 – Residential Zone Livestock Requirements. He felt that there should be something in the code limiting the total number of animals on this table. Mr. Jensen suggested a point value for each animal. Commissioner Boles suggested capping the amount of animals by acreage. Commissioner Owens asked that when this Code amendment comes back to Planning Commission, there be feedback on why animal capping was necessary for other cities.

D. Chapters 15.10 & 16.35 Development Code Amendments

Mr. Jensen reviewed the proposed Municipal Code amendments correcting inconsistencies in the Code regarding maximum cul-de-sac length and minimum lot size allowing septic systems.

Commissioner Linton opened the public hearing for items B, C, and D at 6:42 p.m.

None

Commissioner Linton closed the public hearing for items B, C, and D at 6:42 p.m.

MOTION: *Matthew Everett moved to recommend approval of the amendment to Chapters 15.10, 16.35 and 16.35.090, of the Eagle Mountain Municipal Code to the City Council. 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.*

MOTION: *Daniel Boles moved to table the amendment to Chapters 6 and 17.85 of the Eagle Mountain Municipal Code. Matthew Everett 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: March 14, 2017

6. Adjournment

The meeting was adjourned at 6:47 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 14, 2017



Steve Mumford, Planning Director