

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, MARCH 9, 2010 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Roll Call

Tom Maher, John Linton, Karleen Bechtel, Bonnie ElHalta

Staff Present

Steve Mumford, Planning Director
Mike Hadley, Senior Planner
Chris Trusty, Public Works Director
Lianne Pengra, Planning Coordinator

Others Present

McKay Edwards, SITLA
Ron Phillips, Farmland Reserve Inc and Property Reserve, Inc.

Commissioner Maher called the meeting to order at 6:00 p.m.

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

A. Future Land Use and Transportation Corridors Map

Mr. Mumford said this item was approved at the previous City Council meeting with a few changes, which will be discussed with the first Development Item.

B. Open Space Improvement Plan

Mr. Mumford said this was approved at the last City Council meeting with a few changes. He said that instead of a trail from Autumn Ridge to the Pony Express Park, a trail will be halfway between the round-about and Pony Express Park where the church is being built. He said this is to have a safer crossing.

4. Development Items

A. Development Code Amendment: Chapter 16.35 Development Standards for Required Public Facilities, Table 16.35.130(b), Right-of-Way Classifications -- Public Hearing, Action Item

Mr. Mumford said several roadways were approved on the new map which were not existing on the Right-of-Way Classification Table. He said they have updated the Right-of-Way table with the new classifications and corrected some discrepancies between what the Public Works department would require and the table.

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Mr. Mumford said the Freeway designation was on the map as the Cedar Valley Freeway. He said this was previously noted as a Highway and was changed to a Freeway, which is usually built by the State. He said showing the specifications of a freeway will give landowners an idea of how much property will be affected by a freeway.

Mr. Mumford said the Expressway was a new classification given to the Hidden Valley road. He said the Planning Commission recommended approval of that street as a 4-lane Arterial Highway, but the City Council changed it to an Expressway after hearing public comments. He said it has six lanes of traffic and is more like a mini-freeway with limited access points, rather than an arterial with stop signs.

Mr. Mumford said discussions on that specific roadway have taken place since the City Council approved the map, and the map may return again to the Planning Commission and to City Council.

Mr. Mumford said the only highway on the map now is SR-73. He said most of the right-of-way along this road through the city is 150 feet. He said to expand this right-of-way, property would need to be purchased and some homes would need to be torn down. He showed the highway cross section of 162 feet and the layout of the six lanes of traffic, median, and shoulders.

Mr. Mumford showed a new 7-lane arterial highway designation. He said it is the same width as the expressway (176 total feet). He said there is only one section on the map that has this road designation.

Mr. Mumford said the Local Streets with Alleys designation was removed from the table as there was very little difference between that designation and the Local Street designation.

Mr. Mumford said many roads do not meet the exact standards of the new table, as the table is updated as needs in the city change.

Mr. Mumford said that the item being discussed is the Right of Way Table, not changes to the transportation map. He said that since the City Council added some roadways to the map, the table needs to be updated to include those designations.

Commissioner Maher opened the public hearing at 6:25p.m.

McKay Edwards, SITLA. Mr. Edwards said he is concerned that the removal of the designation of streets with alleys may negatively change the distance between intersections. He said if the minimum distance is 200 feet, it makes higher density planning difficult.

Discussion followed regarding how to allow shorter distances. Mr. Mumford said he understands what is being asked and will work a solution into the final draft of the table.

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Mr. Edwards said SITLA supports a major arterial through Hidden Valley. Discussion regarding the Hidden Valley highway followed. Commissioner Maher asked to bring the discussion back to the table.

Ron Phillips, Farmland Reserve Inc and Property Reserve Inc. Mr. Phillips said that the expressway classification is appropriate but has concerns about the right-of-way. He said he believed it was to be a 300 foot right-of-way, not 174 feet. He said he didn't feel that distance would accommodate all the required elements.

Mr. Trusty said the plan of expressway were to allow something between a freeway and major arterial. He said if the expressway designation were set to a 300-foot right-of-way, there would be no middle ground between the arterial and freeway.

More discussion regarding the Hidden Valley area ensued.

Commissioner Maher closed the public hearing at 6:47p.m.

Commissioner ElHalta said she would like the definition of the 7-Lane Major Arterial more specific.

Mr. Mumford said they can add a note clarifying what that designation is for.

Commissioner Linton asked for clarification regarding what is required for utilities in the road designations.

Mr. Trusty said the designations that allow for planter strips offer enough room for the required utilities. He said the major power line corridors do not run through the transportation corridors.

Commissioner Linton asked if all future streets would allow for snow plowing. Mr. Trusty said they would.

MOTION: *Commissioner Linton moved to recommend approval of Chapter 16.35 Development Standards for Required Public Facilities, Table 16.35.130(b), Right-of-Way Classifications, with the local streets to be reconsidered with a notation to allow 75-200 feet between intersections, as approved by staff.*

Commissioner ElHalta seconded. Ayes: 3, Nays: 0. Motion passed. (Commissioner Bechtel was absent from the vote.)

B. Development Code Amendment: Chapter 17.25 Residential Zone – Public Hearing, Action Item

Mr. Mumford said the purpose of this amendment is to limit negative effects of accessory buildings on neighbors. He said there is not a limit set on number of stories of storage buildings, nor is there a limitation on total number of accessory buildings. He said the base density zone

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has no limitation on size or number of structures. He said within Tier I, lots over 1 acre have no limitation and lots between .5 and 1 acre can have accessory structures that cover up to 75% of the square footage of the home footprint. He said that lots under ½ acre can have accessory structures that cover up to 50% of the square footage of the home footprint.

Mr. Mumford said that the proposed height in the base density limits all structures to 35 feet. He said the proposal in Tier 1 limits agricultural buildings to 35 feet and all others to 20 feet.

Mr. Mumford showed some examples from throughout the city.

Commissioner ElHalta asked if there were many examples in the city that did not fit the proposed code. Mr. Mumford said there weren't many.

Commissioner Maher opened the public hearing at 7:04p.m. and closed it for lack of comments.

MOTION: *Commissioner Linton moved to recommend approval of the Development Code Amendment to Chapter 17.25 Residential Zone.*

Commissioner ElHalta seconded. Ayes: 3, Nays: 0. Motion passed. (Commissioner Bechtel was absent from the vote.)

**C. Development Code Amendment: Chapter 17.80 Sign Regulations and Sign Permits
-- Public Hearing, Action Item**

Mr. Mumford said a discussion was held at the last work session of City Council in regards to sign regulations. He said the proposal states the signs must be no larger than 4 square feet and must be on private property, unless registered with the City. The signs can be up the day of the sale only.

Mr. Mumford said the registration process would be simple. He said they would register on the city website with the address and the date of the sale. He said there would be no fees for the residents. The list would be posted weekly online for residents to know where the sales are.

Mr. Mumford said the temporary information signs such as lost pets and enrichment night signs would be exempt from any approval process. He said the signs would not be allowed to promote a business.

Commissioner Maher opened the public hearing at 7:13p.m.

Nicki Wickman 2766 Fort Hill Road. Ms. Wickman asked if other information such as lost pets can be put on the website, rather than on signs throughout the city.

Commissioner Maher closed the public hearing at 7:14p.m.

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MOTION: *Commissioner Linton moved to recommend approval of the Development Code Amendment to Chapter 17.80 Sign Regulations and Sign Permits.*

Commissioner ElHalta seconded. Ayes: 3, Nays: 0. Motion passed. (Commissioner Bechtel was absent from the vote.)

D. Concept Plan: Pony Express Partners -- Discussion Item

Mr. Hadley said this has been through the Concept Plan process before. He said the project consists of 54 townhomes with an average density of 6.17 units per acre. He said the property is Mixed Use Residential and is not a part of the Ranches Master Development Plan.

Mr. Hadley said the largest problem with the plan is the lack of a secondary access point. He said staff recommended with the last proposal to include two 24-foot lanes to allow for emergency vehicle access. Mr. Hadley said another issue is the slope terrain. He said there are non-buildable areas in the lot layout of the concept plan.

Commissioner Maher asked what staff felt about the design of the plan. Mr. Hadley said it is pretty dense, especially not knowing what will be developed on either side of the plan.

Tom Davis, Pony Express Partners. Mr. Davis said this is the eighth revised plan they have made. This plan would include a boulevard, rather than walking into row housing. He said they will conform to the stringent architectural requirements of the city.

Commissioner Maher asked about the elevations and how parking would work with the boulevard.

Mr. Davis said they pushed all of the buildings back to allow for the wide corridor in the middle. He said they feel it is a good plan.

Discussion regarding distance between the buildings ensued. [Most discussion was away from the microphone and is inaudible.]

5. Other Items

6. Adjournment

Commissioner Maher adjourned the meeting at 7:39 p.m.

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 12, 2010



Steve Mumford, Planning Director