

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, MARCH 12, 2013 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: Preston Dean, Scott Langford, Bonnie ElHalta (arrived 6:15 pm), Wendy Komoroski, and John Linton.

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, and Melanie Lahman

ELECTED OFFICIALS PRESENT: Donna Burnham

1. Pledge of Allegiance

John Linton led the Pledge of Allegiance

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. February 12, 2013

**MOTION:** *Preston Dean moved to approve the February 12, 2013 meeting minutes. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Development Items

A. Valley View Ranch Equine Overlay Zone – Rezone; Public Hearing; Action Item

The equine overlay zone is being proposed for the Valley View Ranch Master Development Plan, including existing lots and vacant property. This would allow the lots between ½ acre and 1 acre to have equine animal rights. This item was tabled from the last meeting.

Mike Hadley explained that the equine overlay was tabled at Planning Commission meeting on February 12, 2013 to allow the City to notify all the landowners in Valley View Ranch Development of the equine overlay zone. The overlay zone would allow lots between ½ acre to 1 acre to have equine animal rights.

*Commissioner Linton opened the public hearing at 6:07 p.m.*

Sharron Rushton, owner of Valley View lot 11, was concerned that ½ acre lots are too small for large animals. She said that she had similar issues in another city, with large animals being allowed on ½ acre lots. She explained that there were odors and flies that came along with these large animals.

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Randy Howard, 2598 Horizon Drive, expressed his support for the equine overlay zone. He stated that it helps to create a community relationship. He said that it's the landowners' and animal owners' responsibility to maintain their property and animals.

*Commissioner Linton closed the public hearing at 6:13 p.m.*

Commissioner Dean asked what other developments around the area are zoned with the equine overlay zone.

Mr. Hadley responded that Sage Valley is the only development in the area that is covered by the equine overlay zone. Valley View Ranch is surrounded by North Ranch, Cedar Pass Ranch and Meadow Ranch, which are zoned for horse property.

Steve Mumford explained that there are strict standards and codes required in the equine overlay zone. The Code Enforcement Officer would cite residents who violate the code.

**MOTION:** *Preston Dean moved that the Planning Commission recommend the Valley View Ranch equine overlay zone to the City Council. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

**B. SilverLake Plat 8 – Preliminary Plat & Final Plat; Public Hearing, Action Items**

This proposed subdivision plat includes 77 residential lots in the northeastern corner of the SilverLake Master Development Plan, adjacent to Pony Express Parkway and the City boundary.

Mr. Mumford explained the SilverLake Master Development Plan was updated recently, and the amended master development agreement was approved on January 15, 2013. This will be the first subdivision plat to be reviewed since those changes.

Residential Lots

The western portion of this project is within Area 'A' of the SilverLake Master Development Plan. This area only allows single-family lots that have a lot frontage of greater than 55 feet. All of the proposed lots in this area comply with these standards.

The eastern portion of the project is located in Area 'B' of the master plan, which is a mixed area allowing single-family homes, patio homes, garden court homes, cluster homes, and multi-family homes (no stacked apartments or condominiums). These small-lot homes may have a lot frontage of less than 55 feet, and are to be designed with parks, courtyards, or open space as an integral part of the neighborhood. They also cannot be clustered together in groups of more than 65 lots. As we understand it, the developer is amending the plans to increase the lot frontage on several lots (on the north side of Red River Drive) so there are no lots with less than 55 feet of frontage.

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on this side of the road. All 50-foot wide lots, or cluster lots, are located in the center area adjacent to the park.

Lot 34 contains 1,280 feet of space that cannot contain structures, since it contains a sewer easement. This makes the lot quite difficult to build on. Other lots overlap the easement as well, but they are not impacted to the degree that this lot would be. Staff recommends that either a lot be eliminated on this row, or that the lots are adjusted so that only a small portion of the lot is located within the easement. A note will have to be added to the plat to limit construction on the sewer easement.

The City Code requires that a site plan application be submitted and approved for any cluster home, cottage home, or patio home development. The standard setbacks for these lots were approved with the master development agreement. Staff is comfortable recommending approval of the lots, with the requirement that a site plan application be approved prior to any of the cluster lots receiving a building permit. That is, any lot with less than 55 feet of frontage will have to be included in an approved site plan. This is mostly to verify that the proposed homes meet the architectural standards approved in the development agreement, as well as the setbacks.

Building envelopes must be shown on each lot on the plat. This will help staff determine if homes will fit appropriately on each lot.

The regular Tier 2 setbacks apply to all lots with greater than 55-foot-wide frontages. The setback exhibits must be changed on the plans to reflect this appropriately. Interior side setbacks for these lots must be a combination of 15 feet, with no less than 5 feet on any side. The rear setback is 20 feet.

#### Fencing

Six-foot-high privacy fencing is required to be installed along the rear lot lines of all homes that back up to a collector or arterial road – or Pony Express Parkway and Woodhaven Boulevard. This fencing must be installed along with the infrastructure for the subdivision, prior to any building permits being issued on these lots.

#### Roads

Due to the hillside, the construction of Pony Express Parkway resulted in the road being built in the northern portion of the right-of-way, leaving a lot of future right-of-way on the south side. The developer has included the appropriate amount of property to dedicate for right-of-way, and will be improving are with curb and gutter, trail, and landscaping. This way the edge of the future roadway will be clearly defined. The remaining area will be left for future right-of-way improvement according to the timing of the Capital Improvements Plan.

Woodhaven Boulevard is a minor collector road, and is planned as a 75-foot right-of-way. This road will contain an 8-foot-wide trail on each side. As was required by the master development agreement, a 24-foot-wide road will also be constructed to connect this new section of Woodhaven Boulevard to the existing Woodhaven Boulevard at Brookwood Drive. This road will be built along with the infrastructure for this development.

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The cluster home driveways are required by the Fire Marshal to be designed and constructed as fire access roads, not as residential driveways. A 28-foot turn radius is required at the entry and "no parking" signs installed along these roads. The developer will be required to meet all Fire Department requirements.

The city already has a Cassidy Drive. This name needs to be changed.

Landscaping

The landscape plan is currently being modified, and a new plan is expected to be submitted with changes on Monday. The development agreement requires that a fee be paid with each building permit for street trees on neighborhood roads. Upon completion of 80% of the homes in an area, including irrigation systems to the park strips, the City will bid out the project for tree installation. The City has no responsibility for installing irrigation systems or grass in any of the park strips. The plan will be modified to include street trees. Staff suggests that the trail on the east side of Woodhaven Boulevard curve to the east rather than the west to avoid the power poles. This will require a dedication of additional ROW or an easement to the City. The City Parks Foreman recommends that the landscaping along Pony Express Parkway match existing areas to the west, including grass in between the street and the path, and irrigated native grasses between the trail and the properties. All changes to the landscape plan must be approved by the Parks Foreman and Planning Director.

Section 16.35.105 in the City Code addresses requirements for development of pocket parks. The plan provides for 1.45 acres of park space. According to the Code this park must provide amenities according to Table 16.35.130 equaling 101.5 points. The park must also include shady seating areas with benches or tables including a shade structure or grove of trees, tot lots or other play structures, a variety of landscaping, and an appropriate number of garbage receptacles and barbecues with park elements. Staff recommends that the plan include the following items and points:

- Benches with shade trees – 4 (2 points each) = 8
- Trees – at least 31 (currently shown) (3 points per 5 trees) = 18
- Parking – 6 stalls (30 points per 5 stalls) = 36
- Playground Equipment – a 20 or 30-point playground structure
- Swings (4+ swings) = 8
- Bike rack (4+ bikes) = 2
- Shade structure = 4
- Drinking fountain = 4
- Total = 100 – 110 points

The plan will have to be approved by the Parks Foreman and Planning Director, including the playground structure, as its point value is based on size, cost, style, elements/features, and creativity. The park must be improved prior to 40% of the building permits being issued in this plat. The subdivision entrance sign design must be approved by the Planning Director prior to construction.

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Amphitheater Expansion Area

The master development agreement requires that a 6.42-acre area be preserved adjacent to the existing amphitheater for plaza and park space, and also to provide some permanent and temporary parking for events. This area must be deeded to the City along with the first subdivision plat. As the City is still working with the developer to determine the proper design of this property, staff recommends that the property owner deed the expansion area to the City prior to recording this subdivision plat.

Building Elevations/Design Standards

The homes must meet the standards required by the master development agreement. Each home will be reviewed at building permit application for compliance with these standards. The cluster home elevations will be reviewed in the required site plan application.

Water Rights

The applicant has requested that the water rights for this project be deducted from the water that is already banked with the City.

Utilities

The power circuit in this area has reached capacity. No building permits will be permitted until the Porter's Crossing electrical circuit has been extended and upgraded. The developer is aware of this issue and will be working with the Energy Director to resolve it.

Recommended conditions of approval:

1. Porter's Crossing electrical circuit
2. No structures to be built over easements
3. Change the name of Cassidy Drive
4. Water model
5. Landscaping and irrigation plans
6. Amphitheater expansion area
7. Subdivision entrance sign
8. Cluster home driveways to be fire access roads
9. Final plat easements, building envelopes, etc.
10. Lot 834 easement
11. Site plan
12. Permission for construction in easements from Rocky Mountain Power and others
13. Woodhaven Boulevard as dedicated right-of-way
14. Compliance with all redlines
15. Fence standard

*Commissioner Linton opened the public hearing at 7:11 p.m.*

Ernie Ellingsworth, 7886 Brookwood Dr., wanted to know what the City has planned for the property next to the amphitheater. He was also concerned with what was going to happen to the natural drainage ditch behind the homes. He wanted to know what trails would be finished around the area.

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Mr. Mumford explained that the City has not determined what will be done with the property next to the amphitheater. The developer will need to deal with the natural drainage ditch by leaving it open and maintaining the natural drain or piping the drain. The developer is only required to add a trail in the front of the development, so there would be a gap that the City would have to look into finishing.

*Commissioner Linton closed the public hearing at 7:20 p.m.*

Commissioner Linton was concerned with the fencing requirements along Pony Express Parkway.

**MOTION:**

*Preston Dean moved that the Planning Commission approve the SilverLake Plat 8 Preliminary Plat with the following Conditions of Approval.*

- 1. No building permits will be permitted until the Porter's Crossing electrical circuit has been completed.*
- 2. A note shall be included on the plat that no structures are to be built over the sewer and storm drain easements, and the plat shall list all lots that the easement runs through.*
- 3. There is already a Cassidy Drive in the city. This name must be changed.*
- 4. A water model will be required for the subdivision per state requirements.*
- 5. The landscaping and irrigation plans must be revised and approved by the Parks Foreman and Planning Director prior to receiving building permits.*
- 6. The amphitheater expansion area must be deeded to the City prior to recording this plat.*
- 7. The subdivision entrance sign design must be approved by the Planning Director prior to its construction.*
- 8. The driveways to the cluster homes must be designed as fire access roads, with the proper radius. Plans must be approved by the Fire Marshal prior to recording.*
- 9. The final plat must include building envelopes, plat calculations, all easements (including the power line easement), proper lot numbering, proper setbacks, and all other information required by City Code.*
- 10. Lot 834 and adjoining lots shall be modified to reduce the amount of the lot that crosses the easement.*
- 11. A site plan approval is required prior to obtaining any building permits for the cluster homes, or lots with less than 55 feet of frontage.*
- 12. Prior to recording the plat, Developer shall obtain and provide the City with approval for construction in easements from all easement owners.*

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*13. The 24-foot wide Woodhaven Boulevard shall be added to the plat as dedicated right-of-way.*

*14. Developer shall comply with all redlines on construction drawings.*

*15. The 6-foot privacy fencing along Pony Express Parkway shall be built of cedar and painted to match the fencing in the Ranches.*

*Bonnie ElHalta seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, Bonnie ElHalta, and Wendy Komoroski. The motion passed with a unanimous vote.*

**MOTION:**

*Preston Dean moved that the Planning Commission recommend the SilverLake Plat 8 Final Plat to the City Council with the following conditions.*

- 1. No building permits will be permitted until the Porter's Crossing electrical circuit has been completed.*
- 2. A note shall be included on the plat that no structures are to be built over the sewer and storm drain easements, and the plat shall list all lots that the easement runs through.*
- 3. There is already a Cassidy Drive in the city. This name must be changed.*
- 4. A water model will be required for the subdivision per state requirements.*
- 5. The landscaping and irrigation plans must be revised and approved by the Parks Foreman and Planning Director prior to receiving building permits.*
- 6. The amphitheater expansion area must be deeded to the City prior to recording this plat.*
- 7. The subdivision entrance sign design must be approved by the Planning Director prior to its construction.*
- 8. The driveways to the cluster homes must be designed as fire access roads, with the proper radius. Plans must be approved by the Fire Marshal prior to recording.*
- 9. The final plat must include building envelopes, plat calculations, all easements (including the power line easement), proper lot numbering, proper setbacks, and all other information required by City Code.*
- 10. Lot 834 and adjoining lots shall be modified to reduce the amount of the lot that crosses the easement.*
- 11. A site plan approval is required prior to obtaining any building permits for the cluster homes, or lots with less than 55 feet of frontage.*
- 12. Prior to recording the plat, Developer shall obtain and provide the City with approval for construction in easements from all easement owners.*
- 13. The 24-foot wide Woodhaven Boulevard shall be added to the plat as dedicated right-of-way.*

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***14. Developer shall comply with all redlines on construction drawings.***

***15. The 6-foot privacy fencing along Pony Express Parkway shall be built of cedar and painted to match the fencing in the Ranches.***

***Bonnie ElHalta seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, Bonnie ElHalta, and Wendy Komoroski. The motion passed with a unanimous vote.***

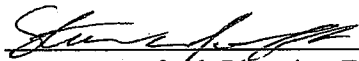
5. Other Business

A. Updates

6. Adjournment

The meeting was adjourned at 7:32 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 26, 2013.



Steve Mumford, Planning Director