

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS: Present: Wendy Komoroski, John Linton, Daniel Boles, and Matthew Everett. Excused: Miriam Allred

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Tom Westmoreland

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 24, 2015

MOTION: *Wendy Komoroski moved to approve the February 24, 2015 meeting minutes. Matthew Everett seconded the motion. Those voting aye: John Linton, Daniel Bole, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

4. Development Items

- A. SilverLake 14 & 15 – Preliminary Plat, Site Plan; Public Hearing, Action Item
(Continued from 2/24) This is a proposed subdivision located on the east side of Woodhaven Boulevard, east of the roundabout at the end of SilverLake Parkway, just north of the Tickville Wash. The proposed development includes 120 townhome units and 37 cottage lots (small-lot single-family), a community park property, and some improved open space & amenities.

Steve Mumford explained the SilverLake 14 & 15 plan proposal for this area.

- Area “B” of SilverLake Master Development Plan is already approved for a density of 400 units. There are 220 units remaining for this area.
- Area “B” is already approved as a mixed area that includes a mixture of single-family, patio/garden court, cluster and multi-family units
- The required open space was already planned and approved as part of the Master Development Plan. The remainder of the project was given a maximum number of residential units that are allowed. The maximum units determined the required open space within the SilverLake Master Development Plan. The developer is not required to include additional open space for the proposed development.

- Improve power line corridor. If the applicant wants this to count towards the 14.54 acres, then they are required to include the features and amenities required by City Code Chapter 16.35 (the point system). If additional improved open space is proposed to count towards the 14.54 acres, the point system must be followed as well.

Mr. Mumford went over the changes the developer made to Area “B” map and the building elevations. He also explained the street light changes within this development are required per the dark sky ordinance.

Commissioner Linton opened the public hearing at 6:20 p.m.

Calvin Barndam, SilverLake resident, felt that the Commissioners at the last meeting represented and heard the residents. He felt the requests from last meeting were not heard by the developer (examples: long corridors, staggering of buildings, or green space). He played with the plans and came up with plans that would help stagger the building, but there would be fewer units and more green space. He explained that the developer has more options.

Doug Page, SilverLake resident, asked if there was a time requirement to submit plan revisions. He wants to know if the building requirements for the units would be fire sprinkled per City Code or by Fire Code. What type of traffic study has been done for this development and when was the traffic study done? He felt that if the traffic study was done prior to the realignment of SR 73 then a new traffic study should be required. He also wanted to know when the entrance monument for the other phase of the development would be installed. He felt that the fencing requirement did not match with the feel of the neighborhood. He also wanted to know if there would be a sub HOA. Mr. Mumford explained that there is no time requirement for this item because it was tabled to this date. He said that a new plan would require at least ten days notification.

Kenny Larson, SilverLake resident, asked who would be maintaining the clubhouse the master HOA or a sub HOA. If the master HOA maintains the clubhouse, would the clubhouse be opened to all SilverLake residents?

Lewis Bowman, SilverLake resident, wanted to know when the data for the traffic study was obtained. He felt that Woodhaven Blvd was not designed for the intended flow of traffic. He felt that the power line corridor should not be used for public open space, but only for access. He felt that there are safety and health issues with using the power line corridor for open space. He was also concerned with the fencing design. He recommended the Commissioners deny the proposal.

Vicky Friday, SilverLake resident, was concerned about the traffic into the SilverLake development. She said that there were 566 residential homes in SilverLake with only two accesses into the development. She stated that in 2012 there was a fire in the hill behind SilverLake and residents felt that it was hard to get out of their neighborhood. She felt that the increase of population from this development would make it hard to evacuate the neighborhood. She said that Pony Express Parkway is inadequate to hold the amount of traffic and if the City wants to increase the population then that road needs to be widened. She explained that when the City holds an event at the SilverLake amphitheater how hard it is to get into the SilverLake neighborhood. She has been turned away in the past. She felt that there should be more access into the SilverLake neighborhood.

Colby Curtis, SilverLake resident, was concerned about HOA fees going up with the extra amenities.

Sarah Pain, SilverLake resident, was disappointed that the plan the developer brought back had little changes. She put a sketch together on how the developer could give the development some variety and use the same concept ideas of the current SilverLake development. She asked the Commissioners to deny the developer's proposal and have the developer redesign the plan.

Pete Evans, representing the developer, said that the proposal is a lot like proposal B because the developer felt that it met the approved development agreement. He explained that the new proposal would widen the green space areas. They changed the units to face towards Woodhaven Blvd. He also said that the developer is not going to develop under the power line corridor. The developer is going to plant trees along the power line corridor to help soften the look and break up the area. He also explained that the development will have its own cost center or sub HOA. The cost will not factor into the Master HOA, the clubhouse would be separate from the Master HOA. He explained that the units are clustered in the development in a way to help with maintenance of the property (example: snow removal and green space maintenance). He stated that all units will be built to Code and inspected by the City. He also explained that the buildings are staggered to help break up the look, but if they stagger the building any more the residents will lose their back yards.

Commissioner Komoroski asked about the side elevation. Mr. Evan stated that he would be fine with a condition addressing the side elevation.

Mr. Evans went over the conditions. He explained that condition one changing the elevation has been completed by the developer. He requested that the condition that requires improving the power line corridor be removed. The developer is no longer going to count the power line corridor towards the required improved open space.

Doug Page, SilverLake resident, asked about who would maintain the green space under the power line. He suggested that the townhomes' sub HOA take care of the open space. He also suggested that the fence be moved out towards the walking path and not against the buildings. He also felt that a new traffic study should be done with all the changes to the City roads.

Bronson Tatton, representing the developer, explained that Rocky Mountain Power has approved the specific trees along the corridor.

Vicky Friday, SilverLake resident, was concerned about the wash and the developer using it as green space. She believes that an engineering study should be required for the wash.

Wendy Horton, SilverLake resident, was concerned about the townhome residents parking along Woodhaven Blvd. She was concerned that the townhome would be sold to investors and become rental homes. She suggested that there be a requirement that the homeowners of the townhomes make this a permanent resident for at least three years.

Rachel Baker, SilverLake resident, felt like the developer has cut a lot of corners. She is asking the City to require usable green space and not a wash as usable green space.

Nate Hutchinson, representing the developer, explained that the area by the wash is 90 percent usable. They could take lots in the development and use for open space, but then they would be dividing up open space.

Commissioner Linton closed the public hearing at 7:03 p.m.

Mr. Mumford explained that the City Engineer feels that the traffic issues are not caused by the SilverLake development. He explained that Eagle Mountain City and Saratoga Springs City are working together to widen Pony Express Parkway to three lanes (adding a center turn lane and bike lanes).

MOTION:

Daniel Boles moved to recommend approval to the City Council of the SilverLake 14 & 15 preliminary plat and site plan application with the following conditions:

- 1. Stucco shall not exceed 25% of any front elevation and elevation facing a public street.***
- 2. Developer shall improve the side elevations with more architectural variations.***
- 3. The clubhouse shall be a minimum of 1,200 sq ft & \$1,000 per unit cost.***
- 4. The clubhouse elevations must be reviewed for approval by City Council & be consistent in style and color with the townhomes or homes.***
- 5. All lighting must comply with the City's "dark sky" lighting standards in EMMC Chapter 17.56.***
- 6. The plans must be reviewed by the Fire Marshal for approval.***

Wendy Komoroski seconded the motion. Those voting aye: Daniel Boles, Wendy Komoroski, and John Linton. Those voting nay Matthew Everett. The motion passed with 3 ayes and 1 nay.

B. DIGIS Internet Transmission Site Conditional Use Permit; Public Hearing, Action Item

This is a proposed conditional use permit for an internet transmission site located in the Valley View Ranch development on a residential lot the address is 2587 E Patriot Drive.

Mike Hadley explained that the applicant, DIGIS, is requesting approval of a Conditional Use Permit for a wireless internet service facility located on a residential lot. The address is 2587 E Patriot Dr. in the Valley View Ranch development. The applicant is proposing to lease from the resident a 15' X 15' area equaling 225 square feet, on which it will place its wireless internet service equipment. Within the leased area the applicant is proposing to add a 30' ft. tall equipment tower. None of the equipment will be permanently installed.

Fencing

The residential lot, on which the internet site will reside, has no fencing. The proposal includes fencing for the internet site equipment. The proposal consists of chain link fence with a barbed wire on the top. City staff has informed the applicant that City Code does not allow for chain link or barbed wire fencing in residential areas.

Utilities

All required utilities for the project will come from the property owner. The applicant will attach electrical hookups to the existing residence.

Access

The applicant will access the equipment site through the existing property driveway. The applicant has indicated that there will not be a need to access the site with vehicles after the original installation.

Commissioner Linton asked if the City met with the applicant about the height change. Mr. Hadley explained that the applicant is aware of the change from 30 feet to 20 feet.

Commissioner Linton wanted to know how large the residential lot is. Mr. Hadley said that the lot size is about an acre.

Commissioner Komoroski asked if the applicant is required to fence around the lot or just around the internet transmission site. Mr. Hadley said that they only need to fence around the internet transmission site.

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

Dennis Watt, applicant, had no issue with the conditions in the staff report. He said that DIGIS could lower the tower, but they would rather have the 30 feet tower.

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

MOTION: *Wendy Komoroski moved to approve the Conditional Use Permit for the DIGIS internet transmission site with the following condition:*

- 1. The tower height cannot exceed a maximum of 20' ft.*
 - 2. Applicant provides a copy of the signed lease agreement.*
 - 3. The fencing needs to be approved by Planning and needs to be something other than chain link.*
 - 4. The Building Department will approve the plans for all equipment.*
- Daniel Boles seconded the motion. Those voting aye: Daniel Boles, Wendy Komoroksi, John Linton, and Matthew Everett. The motion passed with a unanimous vote.*

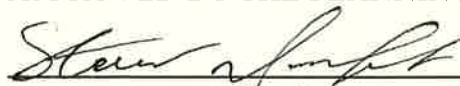
- C. Development Code Amendments – Parks & Open Space; Public Hearing, Action Item
(Continued from 2/24) This City-proposed Code amendment changes the City's parks and open space standards with which developers must comply. It amends Chapter 16.35.

Commissioner Linton requested that item C. be removed from the agenda.

5. Adjournment

The meeting was adjourned at 7:17 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 24, 2015



Steve Mumford, Planning Director