



EAGLE MOUNTAIN
PLANNING COMMISSION MEETING
MINUTES

March 27, 2018 6:00 p.m.

Eagle Mountain City Hall Conference Room
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: Steve Mumford, Community Development Director; Fionnuala Kofoed, City Recorder; Jeremy Cook, City Attorney; and Johna Rose, Deputy Recorder.

Commissioner Everett opened the meeting at 6:04 p.m.

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. February 27, 2018

B. March 13, 2018

MOTION: *Jared Gray moved to approve the February 27, 2018 and March 13, 2018 meeting minutes. Matthew Everett 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. Sunset Ridge Revised, Preliminary Plat, Public Hearing, Action Item:

Steve Mumford explained that the proposal is for a revised preliminary plat that changes the configuration of the roads from the original approval. It does not increase or decrease the number of lots from the original approval. The applicant redesigned the plat to reduce the

amount of blasting that would need to occur in the development. By reconfiguring the design there will be little, if any, blasting required.

Commissioners Gray and Wood were concerned with public safety, vandalism, maintenance, fencing, and snow removal with the trail between Unbridled Court and Sun Set Road.

Brian Haskell, applicant, stated that the revised preliminary plat would reduce blasting, crushing and the amount of earth fill brought in. Because the new plat would not require more earth fill it would also reduce the amount of truck traffic. The trail between Unbridled Court and Sun Set Road is a 8 foot trail with a property width of 20 feet and a significant incline, so residents could see pedestrians on the trail.

Al Rafati, applicant, explained that Lone Tree residents were upset because the developer had to blast so that the new development could have homes with basements.

Commissioner Gray asked if the parks complied with the current code. Mr. Mumford stated that the parks were approved under an old code. Mr. Haskell felt that the parks exceeded City code.

Commissioner Wood felt that lot 810 was too large for this area. He suggested that the lot be used for a park or lot lines be adjusted. Mr. Haskell explained that the City would have a hard time maintaining that park. The Commissioners were concerned that lot 810 would have animal rights that no other lot in the area would. Mr. Rafati stated that he could adjust the lot to make it less than an acre.

Commissioner Everett opened the public hearing at 6:41 p.m.

Jose Tirado, resident, asked in what time frame this plat would be built. Mr. Haskell said that hopefully within the next two years, but it depends on the housing market.

Edward Elswood, resident, asked about future access roads into the development. Mr. Mumford explained that there is a plan to connect Lone Tree Parkway to the west.

Commissioner Everett closed the public hearing at 6:44 p.m.

Commissioner Anderson requested that the trail between Unbridled Court and Sun Set Road be removed from the plat for safety reasons.

MOTION: *Rich Wood moved to recommend approval of the Sunset Ridge revised preliminary plat to the City Council with the following conditions:*

1. The trail between Unbridled Court and Sun Set Road be removed from the plat.

2. Parks and open space shall comply with the current code.

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 Item

A. Planning Commission Training Session.

The Planning Commissioners were trained on:

- Open and public meetings
- Land use laws and administration
- Conflict of interest
- Roles and duties of a Commissioner

B. Code Amendments.

No code amendments were discussed.

6. Next scheduled meeting: April 10, 2018

7. Adjournment

MOTION: *Brett Wright moved to adjourn the meeting at 10:01 p.m. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

APPROVED BY THE PLANNING COMMISSION ON APRIL 10, 2018



Steve Mumford, Community Development Director