

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 14, 2009, AT 6:00 P.M.
Eagle Mountain City, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

Roll Call

Tom Maher, John Linton, Karleen Bechtel, Preston Dean, Bonnie ElHalta

Staff Present

Steve Mumford, Planning Director
Mike Hadley, Senior Planner
Lianne Pengra, Planning Coordinator

Others Present

Jennifer Baker, Epic Engineering
Clay Johnson, Alpine School District

- 1. Pledge of Allegiance**
- 2. Declaration of Conflicts of Interest**

None

3. Status Report from City Council

A. The Ark of Eagle Mountain Group Home

Mr. Mumford said that the Ark of Eagle Mountain Group Home went to the City Council twice since the last Planning Commission meeting; it was tabled at the first meeting in order to research a few items and for the applicant to bring in a professionally prepared landscape plan. He said that it went back to the City Council last week and both sides had representation. The City Council approved the group home with an additional condition to allow staff and residents to park on the street for no more than twenty minutes at a time. The applicant added an additional parking space and turned in the landscape plan. The front side landscaping and parking is required to be completed within six months.

4. Approval of Minutes

A. March 10, 2009 Planning Commission Meeting Minutes

MOTION: *Commissioner Linton moved that the Planning Commission approve the March 10, 2009 Planning Commission Meeting Minutes.*

Commissioner Dean seconded. Ayes: 5, Nays: 0. Motion Passed

5. Development Items

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A. Simpson Springs Final Plat and Recorded Plat Amendment – Public Hearing, Action Item

Mr. Hadley said that this is essentially a housekeeping item. He explained that when the Site Plan was approved in 2006, the lots should have been combined.

Commissioner Maher asked how to prevent this from happening in the future. Mr. Hadley said that now when Site Plans are submitted, a condition is to ensure the property is combined into one lot. Mr. Mumford said that it will be similar to the Antelope Meadows and Eagle Point I churches.

Commissioner Maher opened the public hearing at 6:11p.m. and closed it due to lack of comments.

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the Simpson Springs Road Church Final Plat and Recorded Plat Amendment.*

Commissioner Bechtel seconded. Ayes: 5, Nays: 0. Motion Passed

B. Development Code Amendment – Public Hearing, Action Item

Mr. Mumford read from the American Planning Association Policy Guide on Community Residences and explained that the general consensus is that when group homes cluster together, there is adverse impact on residential neighborhoods and the effectiveness of the group homes.

Mr. Mumford said that the differences in residential densities make it difficult to set a specific distance between group homes. He said that if a distance completely excludes a neighborhood from having a group home, the code may not stand up in court. He then showed different cities' distance guidelines.

Mr. Mumford showed a map with a 1-mile buffer, ½-mile buffer, and 1000-foot buffer around the current group home. He also showed maps with the same buffers around homes in Overland Trails and in Point Lookout.

Mr. Mumford said that St. Paul, Minnesota's city buffer is 1/4 mile and it held up in court. Commissioner ElHalta asked how cities had two numbers in their buffering distances. Mr. Mumford said it is based on the number of residents in the group homes, or on licensed versus unlicensed homes. He said that he feels there should be one buffering standard no matter how many residents are in the home.

Commissioner ElHalta said she would like to see the distance based on density. Commissioner Dean said the density-based distance makes more sense than a distance based on the number of residents in the group home.

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Commissioner Linton said that he would like to have a code as strong as possible to deter people from opening the homes here; he would like to see them go somewhere where it is easier.

Mr. Mumford went over options on buffering such as separate distances for different densities or a set number of homes within a certain distance. He said that staff's recommendation is that no group home be allowed within a one-mile distance of another existing group home.

Commissioner Maher opened the public hearing at 6:29p.m. and closed it due to lack of comments.

MOTION: Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the amendment to the Eagle Mountain Municipal Code Section 17.75.060, that no residential group home may be located within one mile distance of another existing group home, measured in a straight line from property line to property line.

Commissioner Bechtel seconded. Ayes: 5, Nays: 0. Motion Passed

C. Eagle Mountain Elementary School – Discussion Item

Mr. Mumford said that this is a discussion item; the applicant requested to show the Planning Commission what they are proposing. He explained the location of the school and showed the proposed site plan. He explained that the applicant is working with city staff on utility locations and which roads to improve. He said it is his understanding that the applicant will improve Spring Water Road and Wood Road.

Jennifer Baker, Epic Engineering. Ms. Baker said they would like to get the Planning Commission's feel on the layout of the site plan. She said that the top drop-off is for busses, the second is for parents, and the bottom is for kindergarten only. She said that many small children and cars will be in and out of this area and they have found this layout to be very effective. She explained that they are also preparing a traffic study.

Commissioner ElHalta asked where the playground area is. Ms. Baker explained the locations of the different playground areas.

Commissioner Maher asked how large the site is. Ms. Baker said it is just over ten acres.

Commissioner Linton asked about the one-ways in the parent and bussing areas versus the two-way in the kindergarten area. Ms. Baker explained the traffic flow and the placing of the drop off areas for children. She explained that the flow and direction of traffic may be changed based on their traffic study.

Commissioner ElHalta asked what intersections they are studying in the traffic study. Ms. Baker said that Ira Hodges/Wood Road is the largest intersection they are focusing on. She said that Ira Hodges will not be completed through to the proposed Harmony subdivision.

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Mr. Mumford said that many of the lots shown on the site plan aren't approved yet; they are conceptual for the Harmony plan.

Commissioner ElHalta asked how the school fits in with the rural feel of Overland Trails. She said that it is concerning to her that a school with sidewalks and lights will be directly behind a subdivision with no sidewalks or lights. Ms. Baker said they have a lighting plan to light just the school area, and a sidewalk is proposed along Wood Road. She said there is a trail easement along Ira Hodges that another sidewalk would connect to. She explained that they understand that they have kids walking to the school, so they are planning for that.

Commissioner Maher asked if there is any significant difference between this school and the other elementary schools in the area.

Clay Johnson, Alpine School District. Mr. Johnson said it will be like Saratoga Shores and Harvest Elementary. He said that this is about the thirteenth school they have built like this with the oldest being eight years ago; it is a well-proven design.

Commissioner Maher asked what the start date is. Mr. Johnson said it will go out to bid on April 28, 2009 with the building time being twelve months.

Mr. Johnson asked about the pipeline sizes for sewer and water and if the city would reimburse the school district if a larger size than the school needs is required. Mr. Mumford said that the most common way to handle that is through a reimbursement agreement. He said that would need to go through the Public Works Director during the DRC process.

Ms. Baker asked about the timeline to approval for the project. Mr. Mumford said that they will need to go through the DRC process. He said they could go to Planning Commission for approval, if the school district so chooses.

6. Other Business

A. Master Parks and Trails Plan

Mr. Mumford said that the Parks and Recreation board have reviewed the plan and it will be coming to the Planning Commission soon. He said that he and the Public Works Director met with Horrocks Engineering and Design Workshop to find a way to connect the Master Parks and Trails Plan to the Capital Facilities Plan.

Mr. Mumford said that they hope to have this plan completed and approved soon in order to apply the requirements to new subdivisions coming in.

He explained that the maps within the plan won't show specific locations of parks, but will show a standard of how many of each type of park should be required and what should be in each park.

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Mr. Mumford said that one important aspect of the plan is that it affects the Eagle Mountain Properties Master Development Plan.

Commissioner Linton asked if the plan was realistic in its expectations. Mr. Mumford said that they are making it clear on the maps that the bubbles showing types of parks throughout the city aren't specific locations.

Commissioner Maher asked how this plan would have an impact on Eagle Mountain Properties. Mr. Mumford said that according to their Master Development Agreement, they are required to follow the City's Master Parks and Trail Plan.

Commissioner ElHalta asked how the park in Overland Trails would be sufficient with the new school going in. Commissioner Maher explained that the next development going in would be required to add open space and parks.

Commissioner Dean asked if the City was allowing developers to turn over open space to the City. Mr. Mumford said that they are; Design Workshop is recommending that the small pocket parks, neighborhood parks, community gardens, etc. be developer-improved and maintained by the HOA.

7. Adjournment

Commissioner Maher adjourned the meeting at 7:04p.m.