

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, APRIL 22, 2014 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: John Linton, Preston Dean, and Matthew Everett.

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

ELECTED OFFICIAL PRESENT: Adam Bradley

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. March 25, 2014

**MOTION:**

***Preston Dean moved to approve the March 25, 2014 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton and Matthew Everett. The motion passed with a unanimous vote.***

4. Development Items

A. Porter's Crossing Church Lot Preliminary/Final Plat – Public Hearing, Recommendation to the City Council

Steve Mumford explained that the applicant had received a final plat approval for a 3.325-acre lot and Porters Crossing Road, extending from the end of the Porters Crossing Town Center subdivision to the northern end of this property. The applicant wishes to place a larger church building on the site and has added an additional 0.73 acres to the proposed site. The revised lot is a total of 4.06 acres with it being intended for a church site.

*Commissioner Linton opened the public hearing at 5:57 p.m.*

None

*Commissioner Linton closed the public hearing at 5:57 p.m.*

**MOTION:**                    *Preston Dean moved that the Planning Commission approve the Porter's Crossing Church Lot Preliminary plat with the following conditions:*

- 1) *Correct plat calculations table to reflect increased lot size.*
- 2) *An easement or property dedication shall be required for the detention basin and storm drain pipe to the basin. If an easement, the property shall be dedicated to the City along with future adjacent development.*
- 3) *Soils report required.*
- 4) *Signed and dated certificate of consent in which all mortgagors, lien holders, and other parties with any real property interest, including the holder of mineral rights, in the property consent to its subdivision.*
- 5) *Modify plans to include two water line stubs into the site for fire hydrants.*
- 6) *Modify plans to meet all DRC comments.*

*Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton, and Matthew Everett. The motion passed with a unanimous vote.*

**MOTION:**                    *Preston Dean moved that the Planning Commission recommend approval of the Porter's Crossing Church Lot Final Plat to the City Council with the same condition of the Preliminary plat. Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton, and Matthew Everett. The motion passed with a unanimous vote.*

**B. SilverLake 11 Final Plat; Recommendation to the City Council**

Ken Sorenson explained that the SilverLake 11 final plat is a 9.09 acre subdivision within the SilverLake Master Development Plan. The proposal includes 2.16 acres of improved open space and 48 lots.

The plat also includes the following:

- A combination of typical 55' frontage lots and cluster lots.
- Typical cluster home setbacks.
- 8' wide trails on both sides of Woodhaven Blvd.
- The canal & utility easements were vacated and relocated to open space.

Recommended Conditions:

- Each cluster home block required to have administrative site plan approval prior to building permits for those lots.
- Easement abandonment from the canal company.

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- Access easements for the relocation of the canal and utilities.
- Private roads need to be less than 150' of approval from the Fire Marshall.
- Trail along Woodhaven Blvd needs to be added to the landscape plan.
- Developer shall be required to meet all Fire Department requirements.

Commissioner Everett was concerned whether the City or the HOA would be maintaining the three roads in the development. Cameron Spencer, Fieldstone Homes, stated that the three bottom roads would be maintained by the sub HOA. Troy Gabler, Fieldstone homes, explained that they would rather not do a sub HOA but a Master HOA with special assessment fees.

Commissioner Linton asked Mr. Gabler if Fieldstone accept the recommended conditions. Mr. Gabler stated that Fieldstone accepted the recommended conditions.

Mr. Mumford asked Mr. Gabler in which phase the developer would be building the south asphalt trail. Mr. Gabler stated that the trail would go in with SilverLake plat 11.

**MOTION:**

***Preston Dean moved that the Planning Commission recommend the SilverLake 11 Final Plat to the City Council with the following conditions:***

- 1) Each cluster home block required to have administrative site plan approval prior to building permits for those lots.***
- 2) Easement abandonment from the canal company.***
- 3) Access easements for the relocation of the canal and utilities.***
- 4) Private roads need to be less than 150' of approval from the Fire Marshall.***
- 5) Trail along Woodhaven Blvd needs to be added to the landscape plan.***
- 6) Developer shall be required to meet all Fire Department requirements.***

***Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton, and Matthew Everett. The motion passed with a unanimous vote.***

**C. Evans Ranch Master Development Plan Amendment (Evans Ranch North) & General Plan Amendment– Public Hearing, Recommendation to the City Council**

Mr. Mumford explained that this in an amendment to the Evans Ranch Master Development Plan, adding 34.8 acres to the project north of the Tickville wash. The new area includes 7 acres of commercial property adjacent to Pony Express Parkway, 48 single-family lots, and 134 townhome units. The average single-family lot size will be 7,018 square feet in this area. No changes are being requested to the approved Evans Ranch Master Development Plan area.

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The General Plan amendments will change the Future Land Use Map to include 7 acres of Commercial property. The remaining 28 acres would maintain the Mixed-Use Residential designation.

Evans Ranch Master Development Plan Amendment (Evans Ranch North) & General Plan Amendment:

- Master drainage plan required for each plat. Potential pond , check dams, and improve storm drain system.
- New sewer line to the east would help improve surrounding neighborhoods.
- Access via Porter's Crossing Rd., Pony Express Parkway, and Bridleway Rd. Cul-de-sac exceeds code-allowed 500 ft., Fire Code allows 750 ft.
- Compatible Densities/Uses: N-Commercial; W-Church & Park; S-Tickville Wash & Evans Ranch; E-Church & SilverLake.
- Site is appropriate for commercial with good transitioning for three land uses and commercial is adjacent to an arterial and collector road.

Open Space:

- 8% of buildable area + 10% of Tier III = 12.78 acres. Open space planned to continue Smith Ranch Park.
- Project exceeds required open space. Master development agreement should provide more detail of planned improvements

Recommended Conditions are as followed:

1. Provide acceleration / deceleration lanes on Pony Express Parkway for the commercial access.
2. Amendments to the City Impact Fees Facilities Plan must be coordinated with the City Engineer, and if necessary, paid for by the applicant.
3. A buffer of 20 feet with trees, ground cover, wall or fence, and berming shall be placed between the commercial and multi-family, and between the multi-family and single-family residential developments. This shall be addressed during the site plan review.
4. A master drainage plan is required along with each plat and/or site plan.
5. This new area must comply with the master development agreement requirements, including the bonus density improvements, the community improvement requirements, architectural examples for the townhomes, details of timing for open space and trail improvements, and timing and details of utility improvements.
6. A more detailed parks plan must be submitted prior to the City Council meeting, including more detail for the improvement of the northern open spaces.

*Commissioner Linton opened the public hearing at 6:29 p.m.*

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Nikki Wickman was concerned that the trail along Pony Express Parkway would be ripped up when adding the acceleration and deceleration lanes. Mr. Mumford explained that the trail would be rerouted. Mrs. Wickman asked if a trail was planned for the other side of Pony Express Parkway. Mr. Mumford explained that there is a planned trail and that it will be paid for by part of the funds received from the Mountainland Association of Governments.

Nate Shipp, applicant, explained that Eagle Mountain City park code point system make it is easier financially or to encourage the developer to bring raw ground to the City. He also believes that there's room for an amendment to the code that would provide financial incentives to developers to bring the approved open space.

Commissioner Linton asked if there was any plan for the commercial area that would help develop that area sooner. Mr. Shipp explained that there is nothing at this time, but he is working with potential business.

Commissioner Linton asked if there was a potential water feature within one of the parks. Mr. Shipp explained that there could be if the code could be amended to state value instead of acres. The developer could get more creative with parks. There possible ideas for a water feature, but right now they are looking into what the community wants. The developer is hopeful that they could come up with a unique and fully improved park.

Commissioner Everett was concerned with building close to the wash. Mr. Shipp explained that all the engineers he has spoken with have assured him that it would be safe.

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

**MOTION:**                    *Preston Dean moved that the Planning Commission recommend the General Plan amendment to the City Council as presented. Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton, and Matthew Everett. The motion passed with a unanimous vote.*

**MOTION:**                    *Preston Dean moved that the Planning Commission recommend the Evans Ranch Master Development Plan Amendment to the City Council with the following conditions:*

- 1. Provide acceleration / deceleration lanes on Pony Express Parkway for the commercial access.*
- 2. Amendments to the City Impact Fees Facilities Plan must be coordinated with the City Engineer, and if necessary, paid for by the applicant.*
- 3. A buffer of 20 feet with trees, ground cover, wall or fence, and berming shall be placed between the commercial and multi-family, and between the multi-family and single-family*

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*residential developments. This shall be addressed during the site plan review.*

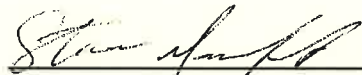
4. *A master drainage plan is required along with each plat and/or site plan.*
5. *This new area must comply with the master development agreement requirements, including the bonus density improvements, the community improvement requirements, architectural examples for the townhomes, details of timing for open space and trail improvements, and timing and details of utility improvements.*
6. *A more detailed parks plan must be submitted prior to the City Council meeting, including more detail for the improvement of the northern open spaces.*

*Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton, and Matthew Everett. The motion passed with a unanimous vote.*

5. Next Scheduled Meeting: May 13

The meeting was adjourned at 6:56 p.m.

APPROVED BY THE PLANNING COMMISSION ON MAY 13, 2014.



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Steve Mumford, Planning Director