



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 24th 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers

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: Tayler Jensen, Planner; Mike Hadley, Senior Planner; and Johna Rose, Deputy Recorder.

Commissioner Everett opened the meeting at 6:00 p.m.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. April 10, 2018

MOTION: *Rich Wood moved to approve the April 10, 2018 meeting minutes with the following change: That the motion for the Golf Course rezone of lots 3 through 9 be clarified that the intent was that lots be on existing roads only with no new roads. 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.*

4. Action and Advisory Items

A. Pacific Springs, Preliminary Plat, Public Hearing; Action Item:

Tayler Jensen explained that the project is for a 41.31 acre, 180 unit, single family residential development, located south of Cory Wride Memorial Park, north of Cedar Valley High School site, and west of Pony Express Parkway. The property is surrounded by SITLA property. The applicant has proposed 2.67 acres of improved open space within the development, thus they are

requesting to buy down 1.462 acres of improved open space.

Commissioner Wood asked if the lots between roads I and J would meet the current side setbacks with the lot sizes being proposed. Dan Ford, applicant, stated that he is working on making changes to the depths of those lots. He has been working with the City Engineer and SITLA on changing the minor collector road to the north.

Commissioner Wood was concerned about protecting owner's yards that live along the pass through trails from pedestrians. Mr. Ford felt that it would not be a problem to put in a barrier between the yards and trail.

Commissioner Everett opened the public hearing at 6:21 p.m.

None

Commissioner Everett closed the public hearing at 6:21 p.m.

MOTION:

Rich Wood moved to recommend approval of the Pacific Springs preliminary plat to the City Council with the following conditions:

- 1. All lots have frontages of at least 55'.*
- 2. A park fee-in-lieu of \$197,150 be collected as an open space buy down.*
- 3. 3 elevation schemes for repeated floor plans shall be approved by the Community Development Director.*
- 4. Homes sited on adjacent lots (or directly across the street/sharing frontage) shall have different floor plans (or elevations) and different color schemes.*
- 5. A mid-block HAWK be provided to the north of the project to allow safe pedestrian access to Cory Wride Memorial Park.*
- 6. A signal is placed at the intersection of Mid Valley Road and Pony Express Parkway when the warrants are met.*
- 7. Required collector/arterial road fencing shall be installed with infrastructure.*
- 8. All lots shall meet the side setback set forth in the City 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.

B. Brylee Estates, Rezone, Public Hearing; Action Item:

Mike Hadley stated that the applicant was proposing a rezone of 68.77 acres from Agriculture to Tier II Single Family Residential. Brylee Estates is located west of Eagle Mountain Boulevard, and north of Brandon Park Estates.

Matthew Loveland, applicant representative for Fieldstone Homes, stated that they are proposing to rezone the property to Tier II Single Family Residential Use. The plan will consist of a variety of lot sizes. He stated that the landowner is willing to set aside a portion of the

property to preserve for the future land uses stated in the proposed General Plan. With today's economic development there is not a demand for the type of use being proposed in the new General Plan.

Commissioner Gray was concerned about the amount of entrance onto Eagle Mountain Boulevard. He suggested a variety of tier II lot sizes in the development.

Commissioner Wright was concerned with future development and having to demolish homes for a freeway or widening of a road.

Commissioner Wood stated that he was not in favor of rezoning the property. He felt that they were creating a problem for future residents.

Mr. Loveland suggested making the lots adjacent to Eagle Mountain Boulevard deeper. Then instead of demolishing homes it would only impact the yards. Commissioner Everett stated that it would still impact residents. Mr. Hadley suggested that during preliminary plat stage of the development the Planning Commission require a 12 foot buffer between the property and Eagle Mountain Boulevard for future road expansions.

Commissioner Gray suggested only rezoning the south portion of the property to residential.

Commissioner Wood felt that high density housing would work well next to the Employment Center Zone as long as it meets the City's Transition Density Code. He was concerned about cutting Commercial, Employment Center and Industrial Zones out of the proposed General Plan. The City needs more land zoned that way than less.

Mr. Loveland handed the Commissioners a concept plan (Exhibit A). Commissioner Gray suggested moving the 4 inner stub roads and townhomes. They should be adjacent to Eagle Mountain Boulevard.

Commissioner Everett opened the public hearing at 7:03 p.m.

None

Commissioner Everett closed the public hearing 7:03 p.m.

MOTION: *Rich Wood moved to recommend approval of the Brylee Estates Rezone to the City Council with the following conditions:*

- 1. The 22.99 acres to the north remain agricultural.*
- 2. The remaining property to the south be rezoned as residential.*

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.

C. SilverLake Plat 20, Preliminary Plat, Public Hearing; Action Item:

Mr. Jensen said that the project is for a 12.618 acre, 97 unit residential development containing 41 cluster lots and 56 townhome units. The project is located south of the Tickville Wash and SilverLake Plat 19.

Traffic Impact Study: The applicant has completed a traffic study for all 1,200 units that are planned to eventually be built south of the Tickville Wash, in SilverLake; the 97 proposed lots within SilverLake Plat 20 are included within this study. The City Council and Planning Commission have previously reviewed the same study with SilverLake Plats 18 and 19.

Collector Road Fencing: Collector road fencing (consistent with EMMC and collector road fencing in SilverLake south of the wash) shall be installed along the rear property lines of all cluster homes along SilverLake Parkway and Golden Eagle Boulevard.

Commissioner Wood was concerned that items requested by the Planning Commission and City Council were not provided by the developer. One item not submitted was a master plan of the parks and trail system for the south area of SilverLake.

Bronson Tatton, Flagship Homes, explained the future plans for SilverLake's south side using the map presented in the staff report.

Commissioner Everett was concerned that the most prominent features of the townhomes are the garages. He felt that the current code should be adhered to. He read the current Municipal Code which is as follows: 17.72.030 C. Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade of a building.

Commissioner Wood requested that there be sidewalks on both sides of the road in the development.

Commissioner Gray was concerned about snow removal on the proposed private drives.

Commissioner Everett opened the public hearing at 7:56 p.m.

None

Commissioner Everett closed the public hearing at 7:56 p.m.

MOTION: *Brett Wright moved to recommend approval of the SilverLake Plat 20 preliminary plat and site plan to the City Council with the following conditions:*

- 1. The applicant shall pay a park cash escrow of \$2,810.40 per lot/unit (total escrow of \$272,608.90) prior to recording this plat.*
- 2. Side elevations of townhomes that face public ROWs shall have the same features in the same proportions as front elevations.*
- 3. Clubhouse shall be designed and have received approval from the Community Development Director prior to recording SilverLake Plat 20 .*

4. *A clubhouse must be constructed (receive a Certificate of Occupancy) prior to receiving Certificates of Occupancy for more than 75 townhome units, in SilverLake south of the wash.*
5. *The applicant provide a master parks and trails plan.*
6. *The applicant extend the cluster lot road to accommodate snow removal and parking.*

Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. Nay: Matthew Everett. The motion passed with 4 ayes and 1 nay.

5. Discussion Items

- A. Eagle Point Townhomes Plat C, Concept Plan Review, Discussion Item: At the previous request of the Planning Commission, the applicant is bringing the entire concept plan for the Eagle Point Townhome project to the Planning Commission for a concept review.

Steve Sowby, applicant's engineer, presented the new concept plan for the Eagle Point Townhomes.

Commissioner Gray was concerned about the 2 foot driveways.

Commissioners suggestion are as follows:

1. Add parking to the other side of the development that would mirror the current proposed parking.
2. Parking along a public road should be angled parking.
3. Amenities shall be constructed with Plat C (by the 3rd plat amenities shall be built).

6. Next scheduled meeting: May 8, 2018

Commissioner Wood requested a discussion item be added to future agendas giving Commissioners a chance to address the Municipal Code.

7. Adjournment

MOTION: *Brett Wright moved to adjourn the meeting at 8:45 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 MAY 8, 2018



Steve Mumford, Community Development Director

Exhibit A

