

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, MAY 14, 2013 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: Preston Dean, Scott Langford, and John Linton.

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

ELECTED OFFICIAL PRESENT: Donna Burnham

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. April 23, 2013

MOTION: *Preston Dean moved to approve the April 23, 2013 meeting minutes. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, and John Linton. The motion passed with a unanimous vote.*

4. Development Items

A. Antelope Springs—Rezone; Public Hearing, Action Item; Recommendation to City Council

An applicant-proposed rezone of a 41.3-acre property from Agriculture to Residential, located west of Pony Express Parkway, north of the City Center area (Serial: 59:033:0008).

Steve Mumford explained that the 41.246-acre property being considered for this rezone from Agriculture to Residential is located west of Pony Express Parkway, north of the Eagle Park subdivision.

Rezone proposals are evaluated using the following criteria:

A. Compliance with Future Land Use Plan. The property is designated as Mixed Use Residential in the City's Future Land Use Plan, as are the surrounding properties.

B. Compatibility Determination. The zoning must be reasonably compatible with adjacent land uses. The Residential Zone is compatible with the zoning to the east and south. The current zoning to the north and west is Agriculture. While a majority of

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these properties are not cultivated or farmed, the Residential zoning is compatible with low-impact agricultural uses of these properties.

- C. Buffering of Incompatible Uses. There are no existing incompatible uses in this area, and the surrounding zoning does not imply any future incompatible uses.

In the City's opinion the proposed rezone meets the rezone criteria for approval.

Commissioner Linton opened the public hearing at 6:09 p.m.

McKay Edwards, SITLA, believed that the one acre lots development is compatible with the planned development. He is concerned that the one acre lot development could be incompatible with the development to the east. The development to the east could be high density lots.

Commissioner Linton closed the public hearing at 6:13 p.m.

Mr. Mumford explained that the land STLA is concerned about is zoned Town Core Residential.

MOTION: *Preston Dean moved that the Planning Commission recommend the Antelope Springs Rezone application to the City Council. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, and John Linton. The motion passed with a unanimous vote.*

B. Antelope Springs – Preliminary Plat; Public Hearing. Action Item

A proposed 33-lot single-family subdivision on 41.246 acres, located west of Pony Express Parkway, north of the City Center area (Serial: 59:033:0008). All proposed lots are a minimum of 1 acre in size.

Mr. Mumford explained that the proposed Antelope Springs is a 33-lot subdivision on 41.246 acres, located west of Pony Express Parkway, north of the City Center area.

Tabulations

Total Acreage – 41.246 AC
Total Acreage in Lots – 34.327 AC
Total Open Space – 1.512 AC
Total Acreage in Streets – 5.407 AC
Average Lot Size – 1.040 AC, 45,312 SF
Smallest Lot Size – 1.00 AC
Overall Density - 0.80 DU/AC
Total Number of Lots – 33

Access

This property does not currently front onto a City street, so it will require access to Pony Express Parkway through SITLA's property to the east. The plans show the following proposed accesses:

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1. A 25-foot wide access easement connecting to Palomino Way. This road is designed in the proposed project with a rural residential cross-section. This cross-section allows an 8-foot trail on the north side, a 7.5-foot swale, and 27 feet of asphalt, with a 7.5-foot swale on the south side. The access through the SITLA property needs to be a dedicated right-of-way, including 39.5 feet, plus a ten-foot public utility easement for the dry utilities. Alternatively, the road in this section may be designed as a standard residential road with curb and gutter, park strip, and sidewalk/trail. If this is the case, a transition would have to occur at some point to tie in appropriately with the rural street cross-section.
2. A 38-foot half ROW on the south of the project, plus a 35-foot wide easement through the SITLA property. This road is a minor collector, with a total right-of-way width of 77 feet. This southern right-of-way will require 42.5-feet of right-of-way (includes 24 feet of asphalt, 2.5-feet curb and gutter, an 8-foot park strip, and an 8-foot trail). The plans should be modified to reflect this change. The access through SITLA's property must be a dedicated right-of-way, including the 42.5-feet plus a ten-foot public utility easement for dry utilities.

Open Space

The development is less than 0.81 DU/AC which put the development into the Base Density Zone. The developer is not required to put in 4% open space or community improvements. They will be required to install the storm drainage area which will be dedicated to the City.

Utilities

The sewer for the project is being proposed to be handled in septic tanks for each lot. SITLA installed a sewer line on the east side of Pony Express Parkway up to Mid-Valley Road last year, and that sewer line is now owned by the City. In order to provide sewer for this property, however, the applicant would have to cross through SITLA property to connect to this existing line. The applicant's property is located 470 feet from the existing sewer line in Pony Express Parkway. Several sections of the City Code address septic tanks with some ambiguity and contradiction. In general, if a property is within 300 feet of a sewer line, it must connect to the sewer system. Historically, the City has approved subdivisions with septic, including North Ranch, Cedar Pass Ranch, Meadow Ranch, Sage Valley, and the Clearview Estates Master Plan.

The City Public Works Director's recommendation is that this subdivision be connected to the City sewer system rather than contain septic tanks, if possible. Unfortunately, SITLA is concerned about the capacity of the sewer line in Pony Express Parkway, and will not be allowing access through their property for sewer lines. Since it is impossible or cost prohibitive to this property owner to develop the property with sewer, and since we do not have any documentation showing that 1-acre lots will cause problems to our water system or the health of the residents, septic tanks may be appropriate for this subdivision.

Commissioner Linton opened the public hearing at 6:22 p.m.

Dan Ford, 1868 Valley View Lane, asked for approval subject to a resolution or agreement with SITLA for the right-of-ways and easements. Because they are not required to put in open space, they have not yet decided if they will be enlarging the three lots or dedicating a portion to the

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City for the detention pound. He explained that the southern road will be a collector road and the north has not yet been decided. The developer has no problem putting in the 8 foot trails to Pony Express Parkway.

Commissioner Linton closed the public hearing at 6:28 p.m.

Commissioner Dean asked if SITLA will be responsible for the buffering around the development.

Mr. Mumford explained that the City does not have any detail from SITLA how they plan to develop the land. There is potential buffering or transition issues that SITLA will need to deal with when developing the eastern area.

Commissioner Langford was concerned that the City is kicking the can down the road with the sewer. The sewer infrastructure should be expanding with new development. The City is allowing subdivisions to go in and not requiring them to connect to sewer. He was concerned that the cost would be passed down to the taxpayers or developers to update the sewer infrastructure.

MOTION:

Preston Dean moved that the Planning Commission approve the Antelope Springs Preliminary Plat with the recommended conditions:

- 1. The 5000 North right-of-way must be modified to include 42.5 feet, including 24 feet of asphalt.*
- 2. A public right-of-way must be dedicated to the City connecting 5000 North to Pony Express Parkway, including 42.5 feet of right-of-way (24 feet of asphalt) and a 10-foot public utility easement.*
- 3. A public right-of-way must be dedicated to the City connecting Palomino Way to Pony Express Parkway, including at least 39.5 feet of right-of-way (24 feet of asphalt) and a 10-foot public utility easement.*
- 4. 8-foot wide asphalt trails must be connected to the Pony Express Parkway trail along both 5000 North and Palomino Way.*
- 5. Plans must be amended to address all redline comments from the City Development Review Committee (DRC).*
- 6. Plans must reflect required turnarounds on stub roads for emergency vehicles, to be approved by the Fire Marshal.*

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

C. The Village at Simpson Springs Plat A Second Amendment– Final Plat; Action Item: Recommendation to City Council

The second proposed amendment to a twin-home subdivision, separating the twin-home lots to detached single-family lots in a PUD-style development, with no significant changes to other aspects of the development; located west of the Willow Springs Condominiums in the Ranches.

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Mike Hadley explained that the Village at Simpson Springs Condominium Plat A was approved in September, 2001 and was recorded in July 2007. This plat consisted of 22 twin home units with an average unit size of 1337 sq. ft. for density 6.76 units per acre. In July 2010 the amended plat was approved with twin homes. Three homes were built the developers were not able to market and sell the units. The proposed final plat, The Village at Simpson Springs Plat A, a second amendment, contains very minor changes, including changing the twin homes to a PUD-style development with single family detached lots designated. The building footprints are very similar to the originals, with some improvements on the exterior materials and design of the buildings. The elevations of the previously approved buildings and a rendering of the proposed buildings are provided with this report. The public infrastructure has already been installed at the project and the applicant is working with the Public Works department to fix and upgrade the items on the punch list from the previous approvals. As this project was previously approved and is simply modifying the subdivision structure, no additional requirements are being enforced. The applicant has addressed all of the current issues and continues to work towards completion of staff requirements.

City staff requested that the applicant submit a drainage plan due to the amount of hard surface for run-off in the project. There have been problems with drainage in similar projects within the City. The plan shows drainage at the surface level, and it is the opinion of staff that the applicant should install underground drainage pipes to accommodate the drainage for the project.

Troy Gabler, Fieldstone Homes, explained that their company felt that single family home designs fit the area better. The developer is planning for an HOA.

Commissioner Linton suggested that the developer contact the Ranches Master HOA, for help with the development's HOA.

Commissioner Linton opened the public hearing at 6:40 p.m.

Mr. Gabler explained that the CC&R for the development call for attached or detached units. The building envelopes are 37 ft wide. Their plan is to extend the depth to 44 ft deep, still keeping 10 ft between the homes. The largest house plan for the development is 38 ft wide which will allow about 12 to 14 ft between homes.

Nikki Wickman, 2756 Fort Hill Road, was concerned about the development being accessed by Half Mile road. She asked if the City has plans to maintain the road or to pave the walking trail alongside the road.

Commissioner Linton explained that the development is far south of Half Mile road, and that the development would most like be accessed by Pony Express Parkway.

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

Mr. Hadley explained that the project does not require amenities but a landscape fee will be required.

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MOTION: *Preston Dean moved that the Planning Commission recommend The Village at Simpson Springs Plat A Second Amendment to the City Council, subject to the condition that a master drainage plan showing the drainage proposal be provided. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, and John Linton. The motion passed with a unanimous vote.*

5. Other Business

A. Updates

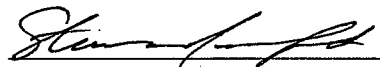
- City Council approved the rezone for Autumn Valley/Talon Cove.
- Ridley's Market development agreement is going to City Council on May 21, 2013.
- City is widening Pony Express Parkway in front of Ridley's Market; work will start around July 1, 2013.
- The canal around Maverick and the Charter School is being constructed.
- The Saratoga Springs trail down to Redwood Road was approved.
- Steve Mumford is preparing review checklist that will be attached to the Planning Commission packets.
- Commissioners talked about a roundabout for the Pony Express and Ranches Parkway intersection.

Next meeting will be June 11, 2013.

6. Adjournment

The meeting was adjourned at 7:09 p.m.

APPROVED BY THE PLANNING COMMISSION ON JUNE 11, 2013.



Steve Mumford, Planning Director