



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

May 22nd 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: DeLin Anderson, Brett Wright, and Jared Gray.

MEMBERS EXCUSED: Matthew Everett and Rich Wood.

OFFICIALS PRESENT: Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Mike Hadley, Senior Planner; and Johna Rose, Deputy Recorder.

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

1. Pledge of Allegiance

Commissioner Wright led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Action and Advisory Items

A. Steeplechase Eagle Mountain, Preliminary Plat: Public Hearing, Action Item:

Steve Mumford explained that the project is for a 475-acre, 1-lot plat located south of the southern terminus of Pony Express Parkway on parcels 59:057:0003 and 59:057:004. The plat is located within the Regional Technology and Industry Overlay Zone, which allows for a special approval process for an RTI site plan application, which the applicant plans to use for the site plan approval.

Commissioner Gray was concerned about construction traffic. He suggested that construction traffic must use Eagle Mountain Boulevard instead of Pony Express through The Ranches.

Travis Perry, applicant's representative, stated that his client wants to be a good neighbor. They will work with staff to reduce the construction traffic impact.

Commissioner Wright opened the public hearing at 6:19 p.m.

Reagan Peck, resident, asked about the construction time line and the phasing of the product.

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

Mr. Perry stated that his client is excited to start construction this year. His client is committed to one phase of the project at this time, but there could be additional phases in the future. Construction of Phase 1 could take about 2 years.

MOTION: *Jared Gray moved to recommend approval of the Steeplechase project to the City Council. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

Commissioners recommended that staff review construction traffic impact.

B. Overland Signs, Action Item:

Mr. Mumford said that the applicant is proposing two community entrance signs for the Overland development. The proposed signs are located within the public ROW and require City Council approval per chapter 17.80.110 of the Eagle Mountain Municipal Code.

This sign is located on the north side of the Overland development, just north of the intersection of Pony Express Parkway with Lake Mountain Road. The proposed entry sign will be located on each side of Pony Express Parkway, with the tallest portion being a twenty foot (20') obelisk on a four foot (4') pedestal. The pedestal is fifty-eight feet (58') long with a thirty-eight foot (38') long six foot (6') tall monument sign located on it. There is a three foot (3') tall trellis structure above the monument. On the other side of the road is a twenty foot (20') obelisk on a four foot (4') pedestal.

Mr. Mumford was concerned about the proposed location of the sign. The property being proposed was approved for the Oquirrh Mountain Ranch Park. He suggested that the sign be moved to the south end of the park on the adjacent property.

Commissioner Anderson questioned the height of the sign being 20 feet and if a subdivision needed a monument sign that large. Mr. Mumford stated that there are 3 large master development plans in the City. The 3 large master development plans are The Ranches, Overland, and Eagle Mountain Properties.

Commissioner Wright was concerned about how this would represent residents and developments south of the Overland development that are not a part of Overland. He suggested that there be a north and south monument sign into the development.

Commissioner Gray was concerned that the signs would segregate the City. He was also concerned with the visibility of motorists and the distance of the sign from the road.

Bryon Prince, Ivory Development, agreed with Mr. Mumford and will move the proposed sign south to the suggested property. He stated that this sign is the primary monument for Overland development. The development is a 3800 unit master plan with 1200 acres and it will take about 20 to 30 years to build. One idea is to add the City logo to the sign to help represent the City.

Commissioner Wright liked the idea of having the City logo on the monument sign. He would like to see the City logo on other signs (subdivision and ranches signs) throughout the City so people know they are in Eagle Mountain City.

MOTION:

Jared Gray moved to recommend approval of the Overland signs to the City Council with the following conditions:

- 1. The applicant shall enter into an agreement to lease the City's property on which the sign is located.*
- 2. The proper distance be determined between the intersection and right-of-ways. That the sign be moved south making sure it does not obstruct the Lake Mountain Road motorist view.*
- 3. The City logo be on both pillars.*
- 4. City Council review the size and scale of the sign.*

DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.

- C. Regional Technology and Industry Overlay Zone (17.48) Code Amendment; Public Hearing, Action Item: A staff proposed Code amendment to the RTI Overlay Zone to give the DRC approval authority over subdivision plats for RTI projects, as well as allowing DRC approval of temporary concrete batch plans and material processing during construction, and allowing alternative parking standards to be approved by the DRC for RTI projects.

Mr. Mumford explained that staff recommended that some minor modifications be made to the Regional Technology and Industry Overlay Zone to improve our economic development efforts with technology companies. The recommended changes include:

- Giving the DRC approval authority over subdivision plats for RTI projects;
- Allowing for DRC approval of temporary concrete batch plants and materials processing during construction, at least ½ mile away from existing residences;
- Allowing for alternative parking standards to be approved by the DRC based upon information provided by the applicant.

Commissioner Anderson was concerned about construction hours of operation and dust control. Mr. Mumford said that the City Municipal Code states that construction hours are from 7:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 9:00 p.m. on Saturday.

Commissioner Gray was concerned about the checks and balances with this Overlay Zone. He felt that this overlay removed the checks and balances that were in place to protect the City staff, Planning Commissioners, and City Council.

Commissioner Wright opened the public hearing at 7:52 p.m.

None

Commissioner Wright closed the public hearing at 7:52 p.m.

MOTION:

DeLin Anderson moved to recommend approval of the Regional Technology and Industry Overlay Zone Chapter 17.48 Code amendment to the City Council with the following conditions:

- 1. DRC approval authority over subdivision plats for RTI projects.*
- 2. DRC approval of temporary concrete batch plants and materials processing during construction.*
- 3. Alternative parking standards to be approved by the DRC.*
- 4. Batch plant distance be ½ mile away from residential areas.*
- 5. Construction to conform to the hours of operation set forth in the Municipal Code.*

Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.

- D. Parks and Open Space, Landscaping Plans (16.20,16.25,16.30,16.35) Code Amendments; Public Hearing, Action Item: Staff proposed Code amendments to reduce the complexity of the City's current parks and open space requirements, and improve the consistency of the implementation of those requirements across all developments.

Mr. Mumford went through an overview of the following Code changes:

- Cleaning up some of the requirements for preliminary plat and final plat landscape plan submittals.
- Simplifying the calculation of the guarantee for parks and improved open spaces. Developers are required to improve parks and open spaces prior to recording the first plat, or they can pay cash to the City to be held in escrow at the rate of \$3,750 per lot. That amount was calculated at the rate of \$2.00/sq. ft. for the base level improvements, plus \$500/sq. ft. for labor, multiplied by 150%. One lot would require 1,000 square feet of open space. $(1,000 \times \$2.00 + \$500) \times 1.5 = \$3,750$. This number was compared with bond amounts and park costs for recent park projects in the city, and found to be very comparable.
- Eliminating small common areas in multi-family projects from qualifying as improved open space.
- Allowing storm water basins to count as improved open space at a rate of 75%, if improved with sod and other improvements.
- Changing the parks and open space fee-in-lieu from \$5.75/sq. ft. to \$3.75/sq. ft. plus the appraised value of the land.

Commissioner Wright opened the public hearing at 8:18 p.m.

None

Commissioner Wright closed the public hearing at 8:18 p.m.

MOTION:

DeLin Anderson moved to table the Parks and Open Space, Landscaping Plans Chapters 16.20, 16.25, 16.30, and 16.35 Code Amendments to June 12, 2018.

Jared Gray seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.

- E. Stubbed Road Connections (16.30.090) Code Amendment; Public Hearing, Action Item:

Mr. Mumford explained that staff has proposed a code amendment to clarify the requirement that new developments must include road connections into all existing stubbed roads in adjacent developments (this includes built stubs, and platted, but unbuilt stubs).

Commissioner Wright opened the public hearing at 8:26 p.m.

Marian Burningham, resident, lives next to a stub road in Cedar Pass Ranch. She was concerned about adding traffic to Cedar Pass Ranch roads if that connection was used. She felt that Cedar Pass Ranch was already well connected. She stated that each stub road should be addressed separately and that neighbors should have a chance to address the City Council.

Jeff Ruth, resident, felt that the stub road connection off of Cedar Drive in Cedar Pass Ranch should not be used as a connection.

Kevin Burningham, resident, felt that each stub road should be documented and reviewed before developments are approved to connect.

Commissioner Wright closed the public hearing at 8:51 p.m.

Commissioner Anderson felt that each stub road should be addressed separately.

Commissioner Gray requested using should or maybe instead of shall in the Municipal Code change.

MOTION: *Jared Gray moved to table the stubbed road connections 16.30.090 Code amendment. Motion failed for lack of a second.*

MOTION: *Jared Gray moved to recommend approval of the Stubbed Road Connections Chapter 16.30.090 Code Amendment to the City Council with the condition that the Municipal Code state should instead of shall. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

4. Discussion Items

- A. Code Discussion: Time was set aside for discussion of potential future Code amendments including but not limited to retaining walls, hillside development standards, subdivisions, residential zoning, and residential bonus density.

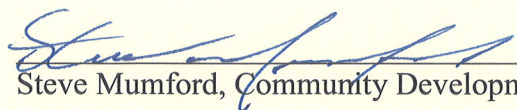
No discussion

5. Next scheduled meeting: June 12th 2018

6. Adjournment

MOTION: *Brett Wright moved to adjourn the meeting at 8:45 p.m. DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

APPROVED BY THE PLANNING COMMISSION ON JUNE 12, 2018


Steve Mumford, Community Development Director