

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY MAY 23, 2017 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: Matthew Everett, John Linton, Daniel Boles, Muriel Xochimitl and Mike Owens (arrived at 6:05 p.m.).

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

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. May 9th 2017

MOTION: *Matthew Everett moved to approve the May 9, 2017 meeting minutes. Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, John Linton, and Muriel Xochimitl. The motion passed with a unanimous vote.*

4. Discussion Items

A. Sunset Flats Concept Plan

Mike Hadley explained that the applicant is seeking feedback on a proposed project on approximately 230 acres located to the north of Bobby Wren Boulevard and on the east side of Pony Express Parkway.

The proposal is for:

- 204 Condominium Units
- 177 Townhomes
- 484 Single Family Units

Susan Palma, applicant, stated that she is excited to work with the Planning Commission and get their feedback.

Commissioner Xochimitl asked why City staff felt that the density should be reduced. Mr. Hadley said that most high density neighborhoods are closer to commercial property, where residents are in walking distance of a store or a park. There is no proposed commercial for that area. He also said that this development is next to a high

density single family home neighborhood and felt that the City needed larger lots adjacent to the existing neighborhood. Steve Mumford stated that a development should have a variety of lot sizes so residents could move within the same community.

Commissioner Everett felt that the lot transitioning should be better planned. He also requested that the developer include an LDS church site. He was concerned about the commercial storage yard in the development. He explained to the developer how upset residents were with a plan for a commercial storage yard in the same area. Mr. Mumford explained that the property being proposed for the commercial storage yard is undesirable property for residential homes, because it is next to a substation and it's close to the power corridor. Commissioner Linton stated that if this high density development is approved then the residents would require some sort of storage in the area.

Commissioner Linton asked the developer to look at connectivity for the walking trails, parks and existing neighborhoods. He encouraged the developer to reduce the density. He also encouraged more single family, larger lot homes.

Commissioner Owens was concerned about street connectivity. He felt that a variety of lot sizes would help this development.

Commissioner Xochimitl was not opposed to seeing high density as long as it was designed appropriately. She stated that she was comfortable with the developer's changes. Commissioner Boles agreed with Commissioner Xochimitl.

Commissioner Boles was concerned that most of the open space being dedicated to the City was under the power line corridor.

Commissioners liked the transition of the acre lots to half-acre lots in the middle of the development.

5. Action and Advisory Items (Recommendations to the City Council)

A. Foothills at Unity Pass, Rezone, Public Hearing, Action Item

Taylor Jensen stated that the applicant has proposed a 126.25 acre rezone from Agriculture to Residential. The proposed property is located east of Pony Express Parkway and Lake Mountain Road. Glenmar Ranches is located south of the proposed development. In addition to the rezone proposal, the applicant has included a conceptual plan for how they anticipate the project will be developed, pending an approval of the rezone. The proposed concept narrative anticipates a total of 97 units for a total project density of 0.77 units per acre. The breakdown of the concept plan is as follows: 17 one-acre lots, 40 half-acre lots and 40 third-acre lots. As such, portions of the proposed development will be Base, Tier I and Tier II in density.

Commissioner Linton opened the public hearing at 6:54 p.m.

Elise Erler, SITLA, was concerned about the lot sizes being approved. She stated that Ivory Homes development west of this project is only approved for 3 acre lots. She felt

that the Foothills development plans are closer to the desired house market. She suggested that the City reduce the lot sizes for the Ivory Homes development, Antelope Benches. She was also concerned about the building of small lots on the rough sloped terrain. She also stated, as neighbors to the west, SITLA does not have a problem with rezoning the property to Residential.

Ken Olsen, applicant, stated that he developed Valley View. The Foothills development slope and terrain is nothing compared to Valley View's slope and terrain. He also stated that his lots are larger than any other development lots around his development. He plans on building homes similar to Valley View homes.

Commissioner Linton closed the public hearing at 7:19 p.m.

Commissioner Owens questioned if the ridge line should be preserved.

MOTION: *Daniel Boles moved to recommend approval of the Foothills at Unity Pass rezone from Agriculture to Residential to the City Council with the following condition:*

1. The minimum permitted lot size shall be 1/3 of an acre (14,520 square feet).

Muriel Xochimiltl seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.

B. Regional Technology and Industry Overlay Zone, Rezone, Public Hearing, Action Item

Mr. Jensen explained that staff has proposed a rezone to add the Regional Technology and Industry Overlay Zone to two large tracts of land in Pole Canyon and south of the sewer treatment plant around Jake Garn Airport.

Commissioner Linton opened the public hearing at 6:04 p.m.

Marianne Smith, resident, asked if Jake Garn Airport was still in use. Mr. Mumford explained that the airport is not currently active or approved by the FAA (Federal Aviation Administration) at this time, but it could be revived in the future.

Renita Pullman, land owner, was concerned about how the property would be zoned. She stated that her family owns about 320 acres. The property has been divided between her aunts and uncles. She owns about 40 acres of the property being rezoned.

Commissioner Linton closed the public hearing at 6:10 p.m.

Commissioner Xochimiltl felt that the Commission should proceed with caution when approving the Industry Overlay Zone. Mr. Mumford stated that City Council removed many of the uses from this Industry Overlay Zone.

MOTION: *Matthew Everett moved to recommend approval of the Regional Technology and Industry Overlay Zone for the Jake Garn and Pole Canyon sites as presented in the staff report, to the City Council. Daniel*

Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimiltl, and John Linton. The motion passed with a unanimous vote.

6. Removed Items

A. Hidden Hollow Plat 2 Preliminary Plat, Public Hearing, Action Item

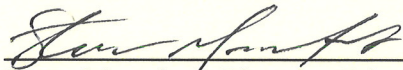
This item has been removed from the agenda. The item will be noticed again before being heard by the Planning Commission in the future.

7. Next scheduled meeting: June 13, 2017

8. Adjournment

The meeting was adjourned at 7:25 p.m.

APPROVED BY THE PLANNING COMMISSION ON JUNE 13, 2017



Steve Mumford, Planning Director