

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MAY 26, 2015 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: Wendy Komoroski, Miriam Allred, John Linton, and Matthew Everett. Excused: Daniel Boles

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

ELECTED OFFICIAL PRESENT: Tom Westmoreland

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 14, 2015

MOTION: *Wendy Komoroski moved to approve the April 14, 2015 meeting minutes. Matthew Everett seconded the motion. Those voting aye: John Linton, Miriam Allred, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote.*

4. Advisory Items (Recommendations to the City Council)

A. Cedar Heights – Preliminary Plat; Public Hearing, Advisory Action

Steve Mumford explained that the applicant has proposed a 23-lot subdivision containing lots that are 2 to approximately 6 acres in size, with an average lot size of 2.6 acres. The project is located on the east side of Lake Mountain Road, southeast of the Rocky Mountain Power substation. The property contains two natural drainage paths, which have been shown as 30-foot wide drainage easements on the plans.

The applicant has the ability to choose to comply with the 1997 Interim Development Code or the Current City Code, and has chosen the '97 Code. The required improved open space is 2.5 acres / 400 lots * 23 lots = 6,262 square feet. The applicant is requesting to pay a fee-in-lieu of the required improved open space. The City's current code calculates the fee-in-lieu at \$5.75/sq ft, or a total of \$36,006.50 for this project. The '97 code does not contain a method for calculating a fee-in-lieu. As we understand it, the applicant will be proposing an alternative fee-in-lieu that is more closely aligned with his recent park improvement costs.

The Planning Commissioners will have to make a determination as to whether the proposal is reasonable.

In order to provide proper access to this subdivision that meets the International Fire Code, Lake Mountain Road must be paved according to City standards from another asphalt road. The proposal is to install a 26-foot wide section of asphalt from the terminus of the asphalt at Eagle Point I (south of this project) to the project. Through Eagle Point Plat I, Lake Mountain Road is 60 feet wide. Also, the sections of Lake Mountain Road that have been dedicated to the City (much further north) are 60 feet wide. This section should also be planned and designed to be 60 feet wide. The internal loop road is proposed to follow the 50-foot wide rural street section, with drainage swales on both sides and an 8-foot wide asphalt trail on one side.

Recommendations:

1. Lake Mountain Road must be improved to City standards, connecting the project to the existing road in Eagle Point I. The asphalt road must be at least 26 feet wide.
2. The Lake Mountain Road right-of-way must be 60 feet wide.
3. A preliminary septic systems approval letter from the Utah County Health Department must be submitted prior to City Council approval.
4. All retention/detention ponds must be dedicated to the City and improved to a maintainable standard.
5. A park fee-in-lieu of \$ _____ must be paid to the City Recorder's Office prior to the first final plat recordation.
6. All outdoor lighting must be full cut-off and dark-sky compliant in accordance with Chapter X.D of the 1997 Code.

Commissioner Linton opened the public hearing at 6:12 p.m.

Elise Erler, SITLA, said that SITLA has an application in to the Bureau of Land Management which is the land owner east of the project. SITLA would like to see access to the east of the project.

Mike Wren, Monta Vista Ranch consultant, explained that his client is not interested in an access road to the east of the development, but the City has a 75 foot easement to the north for the power lines that could be used for an eastern access. He also explained that this subdivision would be an equestrian subdivision. The subdivision will have equestrian trails throughout the subdivision with a 30 foot equestrian access through to BLM land to the east. His client is requesting that they use easements to define the detention ponds instead of road dedications. He also explained that his client can build a park for around \$3.00/sq ft. The developer would like to give the City the fee-in-lieu to do with what they want with the parks, but because the City's fee-in-lieu is \$5.75/sq ft his clients would rather put in the park.

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

Mr. Mumford felt that the detention pond as defined as an easement or dedication with proper access is agreed upon by the City's Engineer and the developer.

Mr. Mumford felt that if the developer is willing to pay the fee-in-lieu of \$3.00/sq ft or put in equestrian trail with some amenities, that would work for the City.

MOTION:

Wendy Komoroski moved to recommend approval to the City Council of the Cedar Heights Preliminary Plat with the following recommendations:

- 1. Lake Mountain Road must be improved to City Standards, connecting the project to the existing road in Eagle Point I. The asphalt road must be at least 26 feet wide.**
- 2. The Lake Mountain Road right-of-way must be 60 feet wide.**
- 3. A preliminary septic systems approval letter from the Utah County Health Department must be submitted prior to City Council approval.**
- 4. All retention/detention ponds must be ponds defined as easements or dedicated to the City with approval from the City Engineer and improved to a maintainable standard.**
- 5. A park fee-in-lieu of \$3.00 /sq ft must be paid to the City Recorder's Office or a park plan approved for the development prior to the first final plat recordation.**
- 6. All outdoor lighting must be full cut-off and dark-sky compliant in accordance with Chapter X.D of the 1997 Code.**

Miriam Allred seconded the motion. Those voting aye: Wendy Komoroski, John Linton, Miriam Allred, and Matthew Everett. The motion passed with a unanimous vote.

5. Discussion Items (No Action)

A. Glenmar – Concept Plan; Discussion Item

Mike Hadley explained that this is an 11-lot residential project, containing lots between one and two acres in size, located along the northern portion of Lake Mountain Road, on the west of the road on 16.17 acres. The applicant is seeking feedback prior to the review of rezone and preliminary plat applications. The biggest issue that inhibits the development is the requirement for Lake Mountain Road to be upgraded to a hard surface road per fire code. This means that it would need to be paved with concrete or asphalt from Pony Express Parkway to the end of any project property line. This is still the requirement and the applicant is aware of this requirement. Since there are no sewer connections within the area this project will be utilizing septic tanks.

Marianne Smith, resident, was concerned with the 70 foot road dedication and the fire hydrants placement. She also explained that there could be 13 lots instead of the 11 lots. Mr. Mumford explained that she is only required to provide 60 feet for the road dedication.

B. Porter's Crossing Town Center – Discussion Item

Mr. Mumford explained that this project includes and surrounds the Ridley's Market property. The applicant has been in discussions with the City staff and is working on potential changes to the approved master development plan. He hopes to obtain feedback from the Commission so that he can make revisions and submit an application for a master development plan amendment and finalize a master development agreement.

Gerry Tully explained and reviewed his ideas for the Porter's Crossing Town Center plan.

Various concerns and comments were expressed by the commissioners, including concern about the traffic flow if there is not a direct connection between Porter's Crossing Road and the Eagle's Gate subdivision. The commissioners generally liked the idea of moving the park to a more centralized location, and utilizing areas on both sides of the power line corridor as park space.

Gerry Tully thanked the commissioners for their excellent feedback.

6. Adjournment

The meeting was adjourned at 7:20 p.m.

APPROVED BY THE PLANNING COMMISSION ON JUNE 9, 2015



Steve Mumford, Planning Director