

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MINUTES

TUESDAY, JUNE 11, 2013 AT 6:00 P.M.

Eagle Mountain City Conference Room; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Preston Dean, Bonnie ElHalta, Wendy Komoroski, and John Linton.

CITY STAFF PRESENT: Steve Mumford, Tippe Morlan, and Johna Rose

ELECTED OFFICIAL PRESENT: Donna Burnham and Ryan Ireland

Commissioner Linton called the meeting to order at 6:11 p.m.

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. May 14, 2013

MOTION: *Preston Dean moved to approve the May 14, 2013 meeting minutes. Bonnie ElHalta seconded the motion. Those voting aye: Preston Dean, John Linton, Bonnie ElHalta, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Discussion Items

A. Scot Hazard Annexation Concept Plan—Discussion Item

A proposed 223-acre project that includes 199 single-family lots at an overall density of 0.89 units/acre, located north of Clearview Estates and west of North Ranch.

Steve Mumford explained that the applicant has submitted an annexation petition to the City for 223 acres of property located north of the Clearview Estates project (recently approved), and west of the North Ranch neighborhood. It is bounded on the north by Camp Williams. The proposal includes the following:

- Property: 223 Acres
- Single Family Lots: 199
- Total Density: 0.89 Units/Acre
- Open Space: 10.8 Acres (4.8%)

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The property will be annexed with Agricultural Zoning. A master development plan will be required for this project, which will include a General Plan amendment to Rural Residential as well.

The City Development Review Committee has reviewed this concept plan with the applicant. The following are some of the items of concern with this project that are noteworthy:

Access & Transportation

The International Fire Code requires that no more than 30 lots be accessed off of a single fire access road. The first phase of this development (less than 30 lots) will gain access off of Lakeview Lane in the North Ranch neighborhood. Any additional lots or phases of development would require a second access, which would come from SR 73 through the Clearview Estates property. The project could really use an additional east-west connection in the middle of the project to improve connectivity and visibility for the park. Two stub roads are needed on the west side of the project, connecting to a planned road in the Clearview Estates development as well as providing for future connectivity to property to the northwest.

A traffic study will be required with the master development plan application, which will provide us with more detail of the potential impact of this project on the intersections and roadways.

Utilities

Electrical capacity may be sufficient for only the first phase of development. The City will be extending or upgrading a power line along SR 73 to the southern end of North Ranch. Pending more in depth analysis with the master plan, additional off-site power improvements may be necessary for any additional phases.

The upper pressure zone (the northern half or two-thirds of the project may require a water tank. A water model and more analysis will help with this determination. A storm detention basin will be required with this project. All lots in this project will have to be serviced with septic tanks, as there is no sewer availability near this area. As was required with Clearview Estates, at the Preliminary Plat stage each lot will require full testing for septic suitability. The minimum lot size is ½ acre, and a majority of the lots are greater than 1 acre in size.

Open Space

This is a Tier 1 Subdivision, which requires 4% improved open space for the project, or 8.92 acres. Open space on slopes above 15% will not be accepted for the required improved open space. A park is planned in the center of the project, with connecting trail corridors. It appears that additional open space will be required, since the Open Space B and C hillsides will not qualify.

Scott Hazard asked for feedback about base density. The base density plan for his development is .88 acre per unit which requires 4 % open space. The development plan is under the .8 acre per unit, the development would not require 4% open space.

Commissioners discussed potential church sites, open space requirements, trail requirements, fee-in-lieu and special improvements. Commissioners asked if the City could include the 12 ft. of the 25 ft. easement into the open space.

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B. Future Land Use and Transportation Plan – Discussion Item

A draft of the Transportation Master Plan map has been completed and will be presented to the Commission for review and discussion prior to discussions with stakeholders, City Council, and the residents.

Mr. Mumford explained the draft changes to the Transportation Master Plan made by the subcommittee. The subcommittee consists of Chris Trusty; City Engineer and Public Works Director; Planning Department, John Painter, City Councilman; and Scott Langford, Planning Commissioner. He explained the changes to each road and area.

C. Potential Development Code Amendments– Discussion Item

Several potential amendments to Chapter 17 of the Eagle Mountain Municipal Code will be presented for discussion.

Tippe Morlan explained that City Code only allows 15 homes in a cul-de-sac, and fire code allows 30 homes on a one-access area/road.

Commissioners reviewed and discussed the differences between a cul-de-sac and a one-access road. Commissioners also discussed the possibility of changing and clarifying the City Development Code.

Ms. Morlan explained that another concern is minimum house size. The City has had a number of requests from developers for cluster homes. Currently the Code seems to allow cluster home development as a conditional use.

Commissioners reviewed and discussed the minimum dwelling size standards in base density, tier I, and tier II developments. Commissioners discussed modifying the total minimum finished square footage.

Ms. Morlan explained the problem the City is having with driveway slopes on hillside lots.

Commissioners discussed solutions and requirements for site plans, building permits, and inspections.

Ms. Morlan asked the Commissioners' opinion about time limits on model homes.

Commissioners discussed time limits in subdivision areas for the model home.

5. Other Business

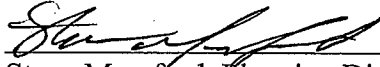
A. Updates

6. Adjournment

The meeting was adjourned at 8:13 p.m.

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APPROVED BY THE PLANNING COMMISSION ON JUNE 25, 2013.



Steve Mumford, Planning Director