

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JUNE 24, 2014 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: John Linton, Miriam Allred, and Matthew Everett.

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

ELECTED OFFICIAL PRESENT: Adam Bradley

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. May 13, 2014

**MOTION:** *Matthew Everett moved to approve the May 13, 2014 meeting minutes. John Linton seconded the motion. Those voting aye: Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

B. May 27, 2014

**MOTION:** *Matthew Everett moved to approve the May 27, 2014 meeting minutes. Miriam Allred seconded the motion. Those voting aye: Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

4. Development Items

A. Oquirrh Mountain Master Development Plan Amendment – Public Hearing, Recommendation to the City Council

An amendment to the Oquirrh Mountain Master Development Plan reducing the number of dwelling units from 417 to 346. The densities range from 3.2 to 15 dwelling units per acre which was previously 3.7 to 13.7 dwelling units per acre. Tier IV development has

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JUNE 24, 2014 AT 6:00 P.M.

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

been reduced from 3.5 to 2 acres. Tier III development has been reduced from 26.2 to 17 acres, and Tier II development has been increased to 45.1 acres from 36.2 acres. There is a minor reduction in open space from 54.5 to 53 acres.

Ken Sorenson explained that the Oquirrh Mountain Master Development Plan was approved by the City Council on September 2, 2008. The existing master development plan consists of 120.4 acres along Pony Express Parkway. The proposed amendment to the approved Oquirrh Mountain Master Development Plan introduces minor changes to the residential uses and a minor reduction and relocation of the open space. This project is required to provide 10.228 acres of improved open space according to the Bonus Density chapter of the Development Code.

As proposed, the Amended Oquirrh Mountain Master Development Plan consists of residential zoning with a total of 346 dwelling units, a reduction from 417 dwelling units. The overall gross density for the proposal is 2.9 units/acre, down from 3.5 units/acre (120.4 total acres), while the total proposed density based on all residential land (excluding parks - 65.9 acres total) is 5.3 units/acre, which is reduced from the current 6.3 units/acre. The project is divided into 'planning areas', which each designate a different density and building type. The proposed densities range from 3.2 – 15 du/ac, in comparison to the currently approved 3.7 du/ac to 13.7 du/ac.

Proposed changes to residential densities include: reducing Tier IV development from 3.5 to 2 acres; reducing Tier III development from 26.2 to 17 acres; and increasing Tier II development from 36.2 to 45.1 acres. In addition, the applicant is proposing reducing total open space from 54.5 to 53 acres, with improved parks and open space elements reduced from 22.1 to 20.6 acres.

*Commissioner Linton opened the public hearing at 6:11 p.m.*

Elise Erler with SITLA felt that the project was reasonable with the market. SITLA and the applicant are working out their differences with the property boundary. SITLA felt comfortable with the project.

Ryan Kent, applicant, wanted to clarify the density per units for the project. His records show 304 with 2.5 units per acre density. The applicant explained that the developer wants to move forward on the project very aggressively. The developer has already talked to builders that are excited to get started on the project.

Commissioner Linton explained that the City has seen 6 unit mansions proposed before but has never seen one built in the City. Mr. Kent explained that a 6 unit mansion looks like a big house and it would help give the development diversity.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JUNE 24, 2014 AT 6:00 P.M.

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

Adam Bradley asked what amenities the City could hold the developer accountable for and which ones are set in stone. He was concerned that what was proposed would not be built in the future. Mr. Mumford explained that the drawing is a conceptual drawing. The developer has provided concept designs that are attached as exhibits to the master plan, but the agreement does not hold the developer strictly to the designs. Commissioner Linton explained that amenities are driven by the market. If the people that buy into the community are not interested in the planned amenities, then that community will need to find some amenities that do interest their community. The property is dedicated or set aside for a general purpose. Mr. Mumford explained that the plan was approved back in 2008 under a different code. The land is very unique with its hills and the petroglyphs. The developer has met all amenity code requirements and will need to bring a site plan to the Planning Commission and City Council in the future for approval. Mr. Kent explained that the developer wants to attract people to this unique development and also they want the residents to be proud of their neighborhood once they are in their homes.

*Commissioner Linton closed the public hearing at 6:24p.m.*

Commissioner Everett asked for clarification on who the developer would dedicate the petroglyphs to, the City or the Ranches HOA. Mr. Sorenson explained that the developer and the City have talked about dedicating the petroglyphs to the City. The City would be able to preserve and protect the petroglyphs. He stated that dedication to the City is not part of the plan at this time. Commissioner Linton felt that the petroglyphs would be better preserved in private hands. Mr. Kent explained that the Ranches HOA does not own open space or parks and that those amenities are always dedicated to the City. Maybe an agreement on how to maintain and manage the petroglyphs can be worked out.

Mr. Mumford explained that the City had Utah Rock Art Preservation come out and document and take picture of all the petroglyphs in Eagle Mountain. The plans for Gateway projects have roads and housing in places where petroglyphs are located, and the plan is to move them to the parks in this project. The Utah Rock Art Preservation prefers that the petroglyphs remain in the same location for historical reasons. Commissioner Everett stated that he would prefer to leave the petroglyphs in the general vicinity that they were found. He asked if there was any plan on how to protect the petroglyphs. Mr. Mumford explained that the City could require the developer to come up with a preservation plan for the petroglyphs before the subdivision goes in. Mr. Kent explained that the best preservation plan would be to educate the residents that live around the petroglyphs.

**MOTION:**                    ***Matthew Everett moved that the Planning Commission recommend the Oquirrh Mountain Master Development Plan Amendment to the City Council with the following conditions:***  
***Public Works & Fire***

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JUNE 24, 2014 AT 6:00 P.M.

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

1. **Maximum cul-de-sac length is 500 feet. Make sure that the cul-de-sac in PA-11 is not too long.**
2. **UNIMPROVED OPEN SPACE.** *Unimproved open space shall not be dedicated/deeded to the City.*
3. **OPEN SPACE ACCESS.** *Access to the open space area on the hill shall be provided for emergency purposes and maintenance.*
4. **ROAD GRADES.** *Road grades shall not exceed 10%.*
5. **OFF-SITE UTILITIES.** *The applicant shall work with the City Engineer on determining the best solution for the sewer issues. The details shall be included in the Amended Master Development Agreement.*

**Planning**

6. **ARCHITECTURAL DESIGNS/EXAMPLES.** *Specific pictures/renderings of buildings and architecture must be submitted as guidelines for development of different areas of the project. These designs shall be reviewed by the City Council and included as exhibits to the Amended Master Development Agreement.*
7. **COMMUNITY IMPROVEMENTS.** *\$208,400 must be included in the project for community improvements/amenities. The use of these funds must be designated in the Development Agreement.*
8. **BONUS DENSITY.** *The applicant must specify how they will meet the bonus density requirements.*
9. **HOA.** *Specific documentation for a strong Homeowner's Association must be included in the Amended Master Development Agreement.*
10. **SLOPES.** *Building/construction on slopes in excess of twenty-five (25%) percent is not permitted.*
11. **PARKS/OPEN SPACE PLANS.** *The park and open space plans that were submitted with the original Master Development Agreement must be included with the Amended Master Development Agreement as exhibits and should be substantially met in the actual design/construction.*
12. **EXTERNAL COMPATIBILITY.** *20-foot setback to be added along the southern boundary. This 20-foot building setback is to include a 10-foot landscaped corridor on the applicant's plans and plats – to be one-half of a 20-foot corridor to be cooperatively planned with SITLA, which will provide both the other 10-foot landscaped portion of the corridor and the trail.*
13. **PETROGLYPHS.** *The petroglyphs shall be protected and preserved.*

**14. INTERNAL COMPATIBILITY. P9 to P11 (original plan, now areas PA-11, PA-9a, and PA-11B) compatibility to be resolved to Planning Department approval.**

**15. AMENDED MASTER DEVELOPMENT AGREEMENT. The Amended Master Development Agreement must be approved by the City Council and signed by the applicant for this approval to be valid.**

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

**B. Porter's Crossing Town Center Master Development Plan Amendment – Public Hearing, Recommendation to the City Council (CONTINUED from May 27)**

An amendment to the Porter's Crossing Town Center Master Development Plan, removing 31.1 acres of commercial space, a 7 acre reduction in gross open space, and an increase in total residential units from 443 to 766. The proposal includes the introduction of new residential designations ranging from single- to multi-family dwelling units.

Mr. Mumford explained that the proposed amendments to the land use element of the master development plan are substantial and significantly change the land uses and densities. Some of the more noteworthy changes are as follows:

- Removal of 31.09 acres of commercial/office, replaced with 3 residential products including multi-family, townhouses and condensed family cluster.
- Reduction in overall open space from 29.04 acres to 22.1 acres.
- High density residential relocated from western side of project moved to former commercial area.
- Minor changes in density for residential zones in northern section of project.
- Total residential units increasing from 443 to 766.
- Gross density increasing from 3.06 to 5.32 du/ac.

The land uses in the proposed master development plan include sixteen planning areas with varying degrees of density. The following areas raise concerns or are noteworthy:

**Recommended Changes:**

- Area 1 – The addition of commercial lots along the frontage of Pony Express Parkway and Porter's Crossing is much better than the previous plan.
- Area 2 – The Code currently only allows a maximum of 22.7 dwelling units per acre in the city. This project will have to provide storage units for each apartment, garages, a clubhouse and pool, and meet the other bonus density requirements. This seems impossible with the conceptual layout as proposed. We recommend a total of no more than 180 units, or a density of 21.7 units/acre.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JUNE 24, 2014 AT 6:00 P.M.

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

- Area 3 – This area still contains a lot of multi-family or single-family attached units – a total of 225. It should contain a variety of unit types rather than all one product. It is also clear that the roadways on the concept plan are smaller than City standards, and the units do not contain the proper setbacks. We recommend a total of about 180 units, which would allow for some mixing of product types, larger streets, and more parking areas and amenities.
- Area 4: The big question mark here is whether the wash will be piped or not. If it is piped, then the entire area can be improved as useable open space. If it is not piped, then the area needs more room between Area 5 and 6 for a trail along one side of the wash, and very little of this area may be counted as improved open space. A park really needs to be located along this trailway, maybe in the north part of Area 5, or between Area 3 and Area 5.
- Area 5: This area is too close to the existing drainage wash. The wash must either be piped or this area should be moved so that it is a minimum of 100 feet from the top bank of the wash. This will result in fewer units as well. The lots shown on the concept plan have small frontages, and would not meet our current standards. We recommend a total of 60-75 lots as a maximum.
- Area 6: This density should be reduced due to steep slopes. We recommend a total of 20 lots. This area also will require another access in order to be buildable.
- Area 7: This area is not appropriate for single-family homes and should be amended to be Open Space, Improved Open Space, or possibly Business Park.
- Area 8: The park is in this location because there isn't much else that can be done with the property, surrounded by a gas easement and power line easement.
- Area 9: This is the Pacificorp, Kern River Gas, and City power line corridor. Much of this area can probably be improved for park use, but is it wise to plan major parks underneath such high-voltage power lines?
- Area 10: This area contains easements with existing underground power lines, thus limiting the number of lots that can be placed in this triangle. The number of lots in this triangle should be reduced to accommodate this power line. We recommend a total of 6 or 7 lots, or that this area be improved as park space.
- Area 11: This area is already approved and is under construction.
- Area 12: The church site has already been approved as a subdivision plat. We should be receiving a site plan and conditional use permit application shortly.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JUNE 24, 2014 AT 6:00 P.M.

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

- Area 13: It appears that this area will be a tight fit for so many small lots. The main roads in this development should meet the City's standards as well.
- Area 14: Due to the conflict with the wash and the trail in the southwest corner of this site, this area will have to be revised. We recommend that additional space be provided on the north side of the wash for the trail system in Area 15, and that Area 14 be reduced in that area. We recommend a total of no more than 53 lots.
- Area 15: Will this area be improved as park space or remain as native vegetation forever? It is not clear on the plans.
- Area 16: This is the existing Ridley's and Ace Hardware site. No changes are proposed.

He explained that he had talked to Pacificorp and they stated that they would allow 12 to 15 ft. high structures within their easements. The structures cannot be permanent nor have a foundation. Pacificorp does allow playground, tennis courts, parking, and landscaping. The City would need to check the easement document language on what is allowed in each of the easements. He explained that Kern River is more restrictive and they are not sure of what they would allow. Trevor Hull stated that Kern River would allow a trail through the easement, as long as the trail is not over any gas lines. He also stated that Kern River would prefer no trail and that the property be left alone.

Commissioner Linton was concerned about all the unresolved items and he did not feel comfortable with presenting the project to the City Council.

*Commissioner Linton opened the public hearing at 6:43 p.m.*

Trevor Hull, applicant, explained that the developer reduced Area 14 down to 5.2 units per acre. The developer also changed Areas 3 and 5 because the Commissioners did not feel comfortable approving roads that were not up to City standards. He stated that the developer plans to build the road to City standards. He stated that the developer will also pipe the wash, which will then give the developer more residential and open space areas to work with. He stated that the plan for Area 9 is to use it for open space, by putting in parking, soccer fields, and basketball courts. The developer still has the idea of putting in a recreation center.

Commissioner Allred asked if there would be a wall between Area 1 and 2 giving a barrier between residential and commercial parking. Mr. Hull explained that most likely there will be a fence between the two areas, but the issue will need to be addressed at the site plan approval stage. Mr. Mumford explained that the City Code does require a 15 ft.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JUNE 24, 2014 AT 6:00 P.M.

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

landscape buffer between multifamily and commercial, and a fence would not reduce the size of the buffer.

Mr. Bradley asked if the developer is planning to continue Porter's Crossing up to the next subdivision. Mr. Hull explained that the developer has no use for the road up to a certain point. He stated that the road project would be a Capital Facilities Plan project that the City would need to address.

Mr. Mumford asked what the Commissioner thought of the options for Area 7. He did not feel comfortable leaving the area residential with it being next to a big substation. Mr. Hull explained that the developer prefers not to turn it into open space because there would be more kids around the area. The developer is hoping that the sale of the City Energy Department would resolve the issue by selling the land to the electric company.

Commissioner Allred asked how everyone felt about using Area 9 for open space. Commissioner Linton has no problem with using Area 9 for open space. He stated that he has grown up around power line corridors that have been used for parks and has never had a problem. He stated that the area will still be used by residents even if nothing was built on the property (used for: parking, biking, playing in the field, etc). Other cities use the space for park space and have never seen a problem. Commissioner Allred stated that she has no problem with using the area for park space. She would rather use the area for park space than parking lot space.

*Commissioner Linton closed the public hearing at 7:21 p.m.*

**MOTION:** *Matthew Everett moved that the Planning Commission continue the Porter's Crossing Town Center Master Development Plan amendment to the July 8, 2014 meeting. Miriam Allred seconded the motion. Those voting aye: Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

## 5. Discussion Items

### A. Development Code Amendments – Discussion

A discussion of various potential amendments to the City's Development Code.

Mr. Mumford explained that the City has been looking into the park point system requirement. The Planning Department has talked to developers and has also reviewed current parks. He explained that the developers have abused the point system.



EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JUNE 24, 2014 AT 6:00 P.M.

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

Recommendations:

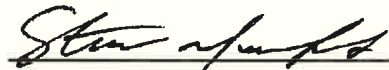
1. Change the language for number 7. Enhanced open space.
2. Drop the point value for parking stalls.
3. Add 10 trees for only 3 points.
4. Add a size requirement for trees.
5. Create a list of amenities needed by the City. Give incentives to developers that will build amenities that are needed by the City.

6. Next Scheduled Meeting: July 8

7. Adjournment

The meeting was adjourned at 7:44 p.m.

APPROVED BY THE PLANNING COMMISSION ON JULY 8, 2014.



---

Steve Mumford, Planning Director