

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 30, 2013 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: Preston Dean, Scott Langford, Wendy Komoroski, and John Linton.

CITY STAFF PRESENT: Mike Hadley, Senior Planner; Tippe Morlan, Planning Intern; and Steve Mumford, Planning Director

ELECTED OFFICIAL PRESENT: Donna Burnham

Commissioner Linton called the meeting to order at 6:01 p.m.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. June 25, 2013

MOTION: *Preston Dean moved to approve the June 25, 2013 meeting minutes. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Development Items

A. Porter's Crossing Town Center MDP Amendment – Public Hearing, Action Item

The applicant has requested that this item be continued or tabled until the next Planning Commission meeting to provide more time for changes to the plan. Public comments may be allowed, but a full review will not take place.

Steve Mumford reviewed the concept site plan that was approved a couple of years ago and he reviewed photographs of the area to orient the Planning Commission to the location of the subject property and some of the surrounding developments. The developer is contemplating changes to the plan. Mr. Mumford reviewed the existing land use plan, highlighting commercial areas, potential office areas, a higher density residential area that is compatible with the residential area to the west, and several other residential areas in the back of the development. The latest draft staff has seen includes a church site and the subdivision plat for that aspect of the development was considered by the Planning Commission recently. There are also plans to expand the residential area to the north and include an additional row of homes adjacent to the church. Staff has not had a sufficient amount of time to meet with the developer and discuss the

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proposed changes to the plan and, therefore, staff recommends tabling the action item until the next Planning Commission meeting. The Planning Commission may hold the public hearing and receive comments from any wishing to speak on this matter, and the applicant is present this evening as well.

Commissioner Linton opened the public hearing at 6:05 p.m.

Eric Duclos, 6837 Yakima Way, stated he spoke to a Planning Commissioner about this project earlier today and they confirmed to him that from Pony Express to the area where the well house is on Porter's property, there will be single family residential development and from the well house going south into the Kiowa Valley area there will be high density housing. He asked if his understanding is correct before he makes further comments. Mr. Mumford stated he believes Mr. Duclos is referring to the Evans Ranch project, which will be addressed later in the meeting.

Trevor Hull, 558 Pumpkin Patch Drive, stated he is representing the applicant and he noted he is still working with staff to create some buffer areas; there are portions of the project originally designed for office space that will be changed to high density housing and it is necessary to create buffers for that use.

A resident, no name or address given, asked if Eagle Mountain plans to annex the entire Cedar Valley. Mr. Mumford answered no, but listed some of the annexations that have taken place at the request of property owners and developers. The City has an annexation plan that designates areas that could be considered for annexation in the future and Mr. Mumford provided a brief description of areas that could be annexed in the future.

At 6:09 p.m., Commissioner Linton asked for a motion to continue the public hearing until the next regularly scheduled Planning Commission meeting.

MOTION: *Preston Dean moved to Table The Porter's Crossing Town Center MDP Amendment and continue the Public Hearing to the August 27, 2013 Planning Commission meeting. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

B. Parkside Phase A Plat 1, Preliminary & Final Plat – Action Item

The Parkside Phase A Plat 1 preliminary and final plat was originally submitted as the Porter's Crossing Residential Plat 1 (stated in the public notice). This proposal includes 61 residential lots on 13.782 acres located at the northern extensions of Porter's Crossing and Smith Ranch Road, north of the Ridley's Family Market that is currently under construction.

Mr. Mumford provided a brief description of the application and reviewed a plat of the area to identify the location of the subject property. He noted the smallest lot in the development is 6,000 square feet and the largest lot is 11,374 square feet; there are 61 lot totals and the average

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lot size is 6,826 square feet. The subject property abuts several utility easements that will be preserved, and they are completely excluded from this project. Mr. Mumford reviewed the recommended conditions of approval as follows:

- 1) This approval is contingent upon the approval of the Porter's Crossing Master Development Plan amendment and Master Development Agreement.
- 2) The development agreement for this subdivision must include details of park improvement and timing, and must be consistent with the Master Development Agreement. The plat cannot be recorded until this development agreement is complete.
- 3) Landscaping plans shall be submitted for review by the Parks Foreman and Planning Director, including street trees.
- 4) Bonus density requirements must be completed according to the Master Development Agreement, and must be included in the Parkside development agreement.
- 5) No lot may obtain direct access to Porter's Crossing Road and must front onto residential roads.
- 6) Submit a master drainage plan to be reviewed by the Public Works Director and Building Official.
- 7) Comply with all DRC redlines and comments.

Commissioner Langford asked if the park improvements include the trails listed on the master plan that weave through the utility easements. Mr. Mumford referenced the trails and open space easements that are planned for the area and stated it is his hope that it will be possible to construct the park and some of the main trails. Commissioner Langford asked Mr. Mumford when he anticipates Porters Crossing connecting to the north and joining the Eagle's Gate community. Mr. Mumford asked the applicant to address that question.

Applicant Trevor Hull, 558 Pumpkin Patch Drive, stated the intent is to make the connection at one of two points: either at the Hall Office behind the Ridley Market or at the east commercial subdivision portion along Pony Express Drive. He stated that according to traffic studies, those are the areas where a connection would be warranted; the residents may not want to hear that because commercial development will drive the connection. He stated the viability of developing the residential property directly east of the park, between the gas and power lines, is not high; development of the property would be very expensive. He then noted the storm drain work has been completed and rather than constructing small detention ponds he will construct a regional detention pond to serve the development.

Mr. Mumford added that once the connection of Porters Crossing is made the residents in the area will have much better access to the commercial developments in the area, but it will also increase 'cut-through' traffic in the residential areas.

Commissioner Linton opened the public hearing at 6:19 p.m. There were no persons appearing to be heard and the public hearing was closed.

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MOTION: *Preston Dean moved to approve the Parkside Phase A Plat 1 Preliminary Plat and recommend approval of the Final Plat to City Council with the recommendation stated in the staff report. Wendy Komoroski seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

C. Evans Ranch Master Development Plan – Public Hearing, Action Item

This plan proposes the development of 249 single-family lots and 263 townhouse units on 120.45 acres. The average lot size is 9,282 square feet. This proposed development is located east of Porter's Crossing Road, beginning at the intersection of Porter's Crossing and Clark Street.

Mr. Mumford provided a brief explanation of the application and reviewed the plat map of the area to identify the location of the subject property. He noted the current border of the City runs along the south edge of the property and heads south to include Kiowa Valley and Sunrise at Kiowa. He reviewed an aerial photograph of the area and highlighted some of the topographical features. He also reviewed the City's future land use and transportation corridors plan and stated Porters Crossing is a minor collector road, though it acts more like a major collector road. He added Pony Express is a major arterial road with the extension of the road planned as a minor arterial road. He explained staff has been working on changes to the plan, though those changes have not yet been finalized; there is focus on some of the areas around Silver Lake and one of the most recent changes included the removal of the minor arterial and instead sending Golden Eagle Road straight through as a minor collector road. He stated after discussion the decision was made to continue Pony Express as a major arterial road and continuing Golden Eagle through to the Silver Lake development as a residential-width, or minor collector, road. Mr. Mumford then summarized the project, stating 246 single-family lots are being proposed and 263 townhome units are being proposed for a total of 509 dwelling units. He stated the overall density is 4.25 dwelling units per acre, which is very similar to many other areas of the City, including the Silver Lake and Kiowa Valley areas. The average lot size for a single-family lot in the subdivision is 9,198 square feet. He then reviewed the design plan as well as provided a brief summary of the landscape and detention plans. He noted the roads are somewhat "wild and snaky", but they provide for one positive aspect, which is a lot of connecting trails and open space.

Commissioner Linton asked if all lots in the subdivision must have a frontage of 55 feet or wider. Mr. Mumford answered no and stated the applicant will address that issue in his presentation. He added lot frontages are measured at the property line on the street and staff found a majority of cities in Utah do the same. That measurement often differs from the measurement taken at the 15-foot setback. He then stated the applicant is also requesting narrower side setbacks and staff is suggesting that the code requiring 15 feet of combined setbacks be followed. He then added there is a lot of open space in the development, but it is somewhat deceiving because some of the open space has a fairly steep grade; however, there will be an improved trail as well as fitness stations on the trail. There will be some pocket parks, but there is a larger detention basin in the area and staff has discussed with the applicant the possibility of redesigning the area to provide a larger park. He reviewed a park concept plan for the area and referenced how the trails and the

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development will connect to the park ground. He stated the required open space for the development is 11.12 acres; just over six acres is required for community or regional parks and five acres is pocket or neighborhood parks. He stated the developer has provided 6.08 acres of pocket parks and 6.22 acres for community parks. The native open space will be 9.35 acres in size and the improved open space will be just over six acres in size. He added there will be additional open space in the townhome area; there will be 15 percent open space in that area of the project, which translates to 15 or 16 acres of improved open space. Mr. Mumford then reviewed some concerns the staff have regarding the project include small lot frontages, smaller side-lot setbacks, and the townhome aspect of the project. He noted the townhomes take up more than 50 percent of the units – not the area – in the project and there have been discussions about reducing or moving the townhomes as staff feels the best place for townhomes is adjacent to commercial areas or intersections with higher traffic; they are also a good buffer between commercial and single-family developments. He stated staff feels the more appropriate place for the townhomes would be closer to Pony Express Parkway. He added that it is a larger concentration of townhomes in one area, especially when compared to other developments in the area. He stated multi-family projects can be done well and there can be a benefit to have a larger concentration of townhomes in one location. He then referenced the park plan and stated there have been recent changes made by the developer; those changes will be included in the master development agreement. He also explained there are four lots on the northern end of the development with no access; the applicant is working with the property owner to the north to gain access to the property and that can be addressed in the master development agreement as well. He stated there are yet to be many details worked out in the master development agreement and that is fairly standard.

Applicant Nate Shipp, no address given, stated he started working on this development in 2006 and he noted the Planning Commission packet includes a concept plan that received preliminary approval at that time. He stated when he began working on the project again this year he did not like the idea of having another master planned community that was a mixture of 6,000 square foot lots and some townhomes. He wanted to take a different approach and created a list of objectives for the project, and he briefly reviewed the list. He explained he reviewed the topography of the area as well as the transportation corridors and he referenced the debate between Eagle Mountain and Saratoga Springs regarding the size of the road that will connect the two communities. He added he has spent a lot of time designing the park in the project and that includes a community park that will accommodate two soccer fields. He stated he also wanted to provide interconnectivity of the parks via a trail system. He reviewed the lot layout for the project and explained how the current proposal differs from the proposal that was made in 2006. He stated 25 percent of the roads included in the 2006 proposal have been eliminated, which helped to increase open space. He stated the lots will not be uniform and they might be unusual in shape. He stated this design is different than the type of grid design typically used in Utah, but it requires him to request a variance to the City's ordinance regarding the required width of the lot frontages. He added he has worked very closely to include an LDS Church building at the project. He concluded that since submitting the initial plan in 2006, he has gone from a 6,000 square foot lot average to a 9,000 square foot lot average, increased the total amount of open space from eight acres to 32 acres, and included a church building on the site.

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He stated he is committed to build out the subdivision rather than sell to other developers and he will work with staff to resolve the issues and concerns they have regarding the development.

Commissioner Langford asked who will maintain the open space at the development. Mr. Shipp stated he will propose that the open space become part of the Smithfield Community Park and that it be open space; he has no plans to create a homeowners association (HOA) for the community. He stated he can change that if necessary.

Commissioner Linton stated this development would be located between two other HOA communities. Mr. Shipp stated that is correct.

Commissioner Dean asked staff to review the slide regarding the transportation corridors in the area of the proposed development. He asked for findings relative to what land uses would be allowed in those areas not currently part of Eagle Mountain. Mr. Shipp stated there is complete development flexibility; there could be developments for light industrial uses, manufacturing uses, or very high density uses. He stated Saratoga Springs wants the road in the area to be a major road and there will be some intense uses along that corridor that Eagle Mountain will want to buffer against. He then stated if the Planning Commission wants to provide input regarding the multi-family aspect of the development, he would like specificity in those suggestions, such as the number of multi-family units the Planning Commission would like his proposal reduced to. Mr. Mumford added the property immediately south of the project is owned by the LDS Church that was not included in the overall master plan in Saratoga Springs, and that is because at the time the two cities were working out a boundary agreement for future annexations into the City; the property was left in the County and was not annexed into Saratoga Springs. He stated they will not be stopped from annexing it into either city in the future. He added there is another piece of property owned by SITLA that remains in the unincorporated County, and there are plans for the Hidden Valley Corridor to run right through that property. He stated he simply wanted to mention there are a couple of piece of property approximately 200 to 300 acres in size near this development that are still in the County.

Commissioner Linton asked Mr. Shipp if he has counted the number of parcels that would have less than the 55 foot frontage. Mr. Shipp answered no and stated that is because he measured the setback differently than where staff measured it from. Commissioner Linton asked for an educated guess on the number of lots. Mr. Shipp stated he believes 40 percent of the lots would have a frontage of less than 55 feet.

Commissioner Komoroski inquired as to the approximate width of those lots that have a frontage less than 55 feet. Mr. Shipp stated the narrowest frontage would be 45 feet in width. Mr. Mumford stated he also cannot provide an exact number of lots that would have a frontage less than 55 feet and he added that some of the lots located in circles or cul-de-sacs have a frontage of approximately 20 to 25 feet, but that is allowed by code. He reiterated there are several windy roads in the development and many of the areas could be considered circles. Mr. Mumford stated that as a professional planner he can appreciate 'out of the box' designs for developments, but his main concern about narrow lot frontages is the all anyone will see from the road is a corridor of garages and driveways. He added he understands that could potentially be mitigated

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with correct design and it would be nice for Mr. Shipp to provide examples of the design that will be used as well as other example developments that are similar to this proposed development. Mr. Shipp stated this item will be presented to the Planning Commission again and he will provide three-dimensional modeling of the project to display how the homes will be placed on the lots. He stated he did not feel that kind of detail would be appropriate at this stage of the process according to the City's own code.

Commissioner Dean stated he does not disagree with many of Mr. Shipp's objectives and goals from a planning standpoint, but the Planning Commission must review the project while keeping the City's development standards in mind. He added he agrees with Mr. Mumford's comments about the lack of detail; if the Planning Commission is being asked to consider variances to the City Code, they need more compelling information to justify those variances. He stated he has concerns about narrow lots that will require longer driveways and deeper setbacks and about the request to allow five foot side yard setbacks. He then referenced the multi-family aspect of the project and stated that including the number of units in a townhome style of development will result in the loss of diversity of the buildings because they will all be connected. He stated he would like to see actual examples of what Mr. Shipp is proposing. Mr. Shipp inquired as to the number of townhome units the Planning Commission would be comfortable with. Commissioner Dean said for him it is not a number, but rather how the townhomes are designed and developed.

Commissioner Linton stated he likes the design of the roads, but there will be 500 units dumping vehicles on the rounded roads in a very condensed area and those two things seem to be incompatible to him, especially at certain times of the day.

Commissioner Linton opened the public hearing at 7:04 p.m.

Amy Plott, 4134 Sioux Street, stated she was present when this development was initially proposed in 2006. She does not have a lot of faith in the developer because prior to the 2006 meeting, he talked to her and asked her what he could do to persuade her not to object to the development. She stated that was really shocking to her. She added so many people came to Eagle Mountain because of the open spaces; they bought their homes near vacant properties knowing they may someday be developed, but they understood the property was owned by the LDS Church and they thought they knew how it would be developed. She stated she thought she would be able to look out over the beautiful area, which is one of the few that provides a view to the lake. She stated for that area to be filled in with townhomes in a development without an HOA is a little scary to her. She added that the property was originally zoned for agricultural use, and she asked if the zoning of the property has already been changed. She stated she does not understand why the developer has chosen the area he selected for townhomes when even Mr. Shipp said there is another area of the development that would be more appropriate. She stated it is her understanding that the City Code calls for like housing to be located near like housing unless there is a buffer between two different housing uses; in this plan there is no buffer. She added that the developer promised to build many parks in Silver Lakes, but there is currently just one park in the front and she is nervous to think that similar things will occur on the open space at this new proposed development. She stated this is her property, her home, and the place she

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has lived and loved with her children and to have it change that drastically is frightening. She is worried about her kids riding their bikes on a road that will be so much busier as a result of this development. She stated she wants to stay in Eagle Mountain and for the open spaces to be maintained; there is a master plan to keep these kinds of things from happening just so someone can make more money on a development. She stated Eagle Mountain is unique and it will not be unique any longer if these types of developments are allowed and the City ends up looking like all other cities in the state.

Eric Duclos, 6837 Yakima Lane, stated he is concerned about the request for a variance to the 55 foot frontage regulation. He noted that if the Planning Commission grants that variance, they could be opening up the City to receive that same type of request for other developments because a precedent will have been set. He stated that he also has a concern with the location of the townhomes; Mr. Mumford stated it would be more appropriate to build the townhomes closer to Pony Express and that would comply more closely with the City's master plan. He stated the reason that he has an objection to high density is that he lives in that area. He stated he has spoken with police officers from three different cities and he asked them about the highest crime areas in their cities; they stated there are two different areas that generate high crime rates and they are neighborhoods where there are really old homes that are located very close to one another or high density housing developments. He stated there will be more car theft, burglary, and drug activity. He explained he lived in Pleasant Grove many years ago and there is an area with a lot of four- and six-plex condominiums, and he had the same objection to that development because he was concerned about it lowering property values. He stated he was guaranteed by the Pleasant Grove that they would put in very tight covenants and restrictions for the development, but within five years it became the highest crime area in Pleasant Grove. He stated that he just moved to Eagle Mountain in December. He built a nice beautiful home on the hill and he is very happy with he lives, but knowing that there is a high density development proposed for a block and a half away from where he lives is a very big concern.

Cameron Hodges, 7386 Sioux Street, stated he has lived in his home for seven years and his main concerns are related to safety. He stated his back yard abuts Porters Crossing and the buffer between the road and his house is 10 to 15 feet maximum. He stated the number of cars travelling on the roads increasing as a result of this development makes him concerned for his kids and his neighbors kids who like to enjoy their time in their backyard. He stated that for a major arterial road like Pony Express, there is a 75 to 100 foot buffer between the street and private property, which give those owners a better sense of safety and security. He stated the second concern he would like to share is related to kids walking to and from school at Pony Express Elementary. He stated one of the main reasons the City decided to push out Porters Crossing to connect to Pony Express was to divert the traffic that was going in front of the elementary school for the safety of the children. Once traffic is increased on the road, there will be additional safety concerns for the kids walking to and from the school. He added he is also concerned about the discussion of park space in the development. He stated that when he hears the word park he thinks of green space with facilities like a pavilion, playgrounds, etc., but the plan calls open green space a park. He stated it is nice that there will be a trail system connecting the different open spaces in the community, but in looking at the demographic of the community it is made up of young families and there are not many kids that will go on a run –

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they want to climb and run around a park. He stated that he pays fees to an HOA and the kids at the proposed development will come across the street to play in his park, which will decrease his opportunity to use the park that he is paying a fee to maintain. He stated he is concerned there will not be an HOA at the development and it will be necessary to use City taxes to pay to maintain the facilities there. He stated he will essentially be paying for the maintenance of the subdivision.

Don Plott, 2134 E. Sioux Street, stated there is already a church next to his property and there is a proposal for another one in this development that will be right in his back yard. He stated he understands there are many churches close to each other, but that is very close. He added he loves having the church as his neighbor, but he does not love having the parking lot. He stated he feels no thought has gone into the location of the church. He added there has been discussion about what could be built on the vacant property south of the townhomes that is currently located in Saratoga Springs, but decisions should not be made based on what could be. He stated it also does not make sense for the City to change its policies or rules for one development.

Bruce Bond, 4146 Cherokee Drive, stated there is a very large drainage ditch in the side of the hill to assist in flooding situations, and if the ditch were to ever fill up it would empty out right where the townhomes are slated to be constructed. He added about a year ago there was an evacuation for fires and if that happened again the townhomes would be the most difficult to defend; they are taller and more dense, and it would be better to have them closer to Pony Express Parkway. He stated the townhomes will increase traffic levels in the area and that will increase the amount of confusion on Porters Crossing. Right now he travels down that street every day and he prays that no child runs into the street from a location where he cannot see them because of all the vegetation down the middle of the road. He stated he assumes someday there will be an accident on that road, especially if traffic is increased.

Angela Duke, 7534 Ofallons Way, stated she is one of the few houses that would face directly towards the subject property and her view will be completely obstructed. She added she is in one of the houses that has suffered flood damage from the City's sewer system twice in the last year. One of her concerns is how this development will impact the sewer system and if the sewer will be reconfigured to run down the hill so it does not continue to flood homes in the area. She stated that if the development will help solve that problem, she may actually be in favor of it. She stated another concern she has is that the construction in the area will create a lot of critters such as mice, voles, and snakes coming into her yard; she does not want to find rattlesnakes on her front doorstep because of construction being conducted across the street from her house. She then stated that if the road in front of her house will be widened to be a major thoroughfare, the noise will be a problem as well.

Brittany Long, 3993 Sioux Street, stated she shares many of the concerns that have already been mentioned, and she has a question about the next step in the process and the timetable for the development. Mr. Mumford stated the property is currently zoned for agriculture use, but there is a future land use plan that designates the property for mixed-use residential development; the use of the property is appropriate for residential use. The action being considered tonight is a master development plan proposal, which rezones the property and vests the property owner or

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developer with density for the property so the number of townhome and other residential units as well as the major road layout will be set. The next step is for the plan to be considered by the City Council, and they will also hold a public hearing regarding the proposal. If they approve the project, the City will negotiate a master development agreement that will address the timing of all improvements associated with the project. He provided some examples of details that could be included in the master development agreement and noted it is not a public document or one that is considered by the Planning Commission. Instead, it is provided to the City Council, and following their approval of the agreement, the project would proceed through the City's subdivision approval process. Ms. Long asked if the plan that is being considered tonight could be changed or stopped and she asked if the residents could do anything to recommend a different plan for the property. Commissioner Linton stated the residents could buy the property and propose a new plan. Ms. Long stated she is not opposed to developing the entire property, but she is concerned about some aspects of the project. She stated she simply wanted to understand the process and if there would be other opportunities for the residents' voices to be heard. She added she did not receive notification of this meeting. Mr. Mumford explained the noticing rules relative to who the City is required to notice of these types of applications.

Paul Sims, 502 W. 500 S., Midway, Utah, stated he works for an engineering firm in Lehi and he is not affiliated with this development, but as he has listened to the discussion to this point he feels it appropriate to share two comments: one is that as curved streets are added to a development, that will decrease speeds on those roads and it will add character to the streets. He stated his second comment is that alternating setbacks for the homes in the development are a good thing because it adds character and reduces speed. He stated he does not know if the setback variance would set a precedent because the City already likely has different setback requirements for cul-de-sacs in the City. He added another thing he likes about the development is that the streets will eliminate a lot of intersections, and when it is possible to eliminate intersections that will also reduce traffic accidents. He stated he also likes the trail system and if it is possible to keep kids off the streets, that will help to reduce accidents. He stated he likes the proposal to develop smaller lots. He noted people are getting lazy and if there is the ability to develop smaller lots people may actually maintain them. He stated those people that have smaller lots are more likely to maintain them.

Commissioner Dean stated he does not disagree with anything Mr. Sims said, but he did not hear a compelling argument for five foot setbacks or a frontage that is less than 55 feet in width. Mr. Sims stated those things will prevent a tunnel type of road or a road that is similar to a racetrack. If builders are allowed setbacks that alternate throughout the development adds texture and interest and interest keeps people from driving fast because their eyes are distracted; they will be watching the road, but they will also be paying attention to other things that keep them from driving fast. Commissioner Linton stated Mr. Sims lives in Midway and he asked what drew him to this meeting tonight. Mr. Sims stated he is an engineer working in Lehi and he tries to keep an eye on master development plans and annexations and that is why he is present this evening.

Noelle Pace, 7378 Lewis Street, stated the walkway in the ditch will not keep kids off the streets and the kids from the townhomes will be coming to the park in her HOA because it is very nice.

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She added she personally would be afraid to buy a home on a curved street because she would be afraid her children could get hit by a car coming around the curve that does not see them. She stated she is concerned about all the change and rapid growth. Of course change is inevitable and can be a good thing, but too much in one small amount of time makes it hard to predict how the small neighborhoods will be impacted. She stated she owns property in Saratoga Springs and she chooses not to live there because she loves her neighborhood and the area so much because it is a safe place and a great place to raise her kids. She stated if the townhomes are built she will be afraid for her daughter; she is going into kindergarten this year and she does not know if she can safely walk down Pony Express Parkway to get to the school.

Candy Dodson, 7062 Cherokee Street, stated she bought her house in 2005 after moving here from a big city. She stated she bought her house because of the beauty of the area and how nice the people are. She stated she has worked in property management for over 15 years and she has managed townhomes. She knows townhomes draw crime and problems to an area, and there is a trailhead in the area that will be located right across the street from the townhomes. She stated the development will impact the beauty of the area and the habitat for the wildlife.

Lisa Shelly, 7287 Ute Drive, stated she lives right across the street from one church and this development plan includes construction of another one nearby. She stated when she moved to her home in 2004 she had the beautiful view of the area. She stated she agrees with the concerns about critters coming from the vacant property into her property once the development begins. She added another concern is the increased traffic in the area. She stated she likes growth and is in favor of it, but she thinks the focus is on the wrong thing; she believes business development is most important so sales taxes are increased to pay for things that need to be paid for in the City. She stated there are many other open areas and many existing homes for sale and it is not necessary to build new homes right now. There are subdivisions that are not yet finished and opportunities for people to build a new home there.

Erik Sewell, 7906 Brookwood Drive, stated he is present because his son is working on his Citizenship in the Community merit badge, but he has also noticed that every time he comes to one of these meetings the Planning Commission is talking to developers with notions of grand park expectations, and that thought sells so many community members on the development. He wondered if there is a way to make the developers have more skin in the game as far as a phased or percentage approach to developing the park rather than the idea of the park. He stated that where he lives he backs up to the amphitheater and he is wondering if there is a way to help developers understand that the selling point of a park is a great opportunity to sell more lots, but it would be better to develop a phased approach. He asked if that has been talked about in the City. Mr. Mumford stated the staff has contemplated changing the City Code regarding this issue, but it currently states that in a development with a preliminary plat, once 50 percent of the lots are developed, the park must be completed. He stated that with master development agreements, the City tries to put in place additional restrictions to try to figure out how to get the park constructed earlier, and he offered some examples of what has happened in other master plan developments. Mr. Sewell stated he thinks consistency is important.

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Marcy Jones, 3997 Comanche Street, stated since fire safety was brought up she wanted to mention that she has family that works in fire protection, and the size of the lots in the development is concerning to her because a 15 foot side yard is the minimum that is considered safe for fire defense; anything closer can increase the risk of adjacent homes catching fire as well. She added that she appreciates the consideration for the religious majority by construction a church in the development, but she thinks it would be nice to see a developer have consideration for the number of children in the area and work with the Alpine School District to construct a new school in the development. She added there have been many comments made about the parks in the development, and she noted that where she lives in Kiowa Valley there is a park that was started by the developer, but the developer went bankrupt and so now the residents have a really nice, but unmaintained parking lot that does absolutely no good for anyone. She added the developer also mentioned that some of the open space would be natural and to her that means a lot with weeds that will eventually make their way into her yard. Mr. Mumford added the City will be discussing some changes to the park that Ms. Jones mentioned in the Kiowa Valley area.

Commissioner Linton closed the public hearing at 7:40 p.m.

Commissioner Dean stated he still has the same concerns and he would not recommend a side setback less than 15 feet for the reasons that have been shared tonight as well as in the past. He added there have also been discussions in the past about narrow lot frontages and he is not in favor of providing the variance because he has not heard a reason to justify that request. He stated he would also like to see more information about what the developer proposes relative to the townhome aspect of the development.

Commissioner Komoroski stated there are many residents that would like to park 'toys' in their side yards and a setback of less than 15 feet would not allow that. She added she is also concerned that the narrow lot frontages would cause many lots to have more concrete in their front yard than grass and she would not be in favor of that.

Commissioner Langford stated Mr. Mumford mentioned that the property is master planned for mixed use residential development and he asked if there is a certain density range assigned to the property. Mr. Mumford stated the designation is pretty flexible and there is a bonus density tier system so that the more density a developer proposes the more amenities and open space they are required to provide. He added that if the number of townhomes is reduced, the amount of open space could also be reduced. Commissioner Langford asked if the number of units could change based on that bonus density system. Mr. Mumford answered yes. He also reiterated this is a rezone and there are criteria that must be considered when making the legislative decision regarding that part of the application.

Commissioner Langford stated that when considering rezoning property it is important to look at the design of the project, but it is also critical to look at the context, and the comments that have been received by residents have helped to put the context into focus in his mind. He stated some of the comments about maintaining open space, future transportation issues, and commercial development were made. He stated the Planning Commission received an email from resident

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Adam Olsen today and he said that it makes sense to put the townhomes on the north end of the property closer to Pony Express Parkway. Higher density next to traffic corridors is preferred and there are the beginnings of a commercial center at Ridley's as well as a park, existing elementary school, and the church, and it makes sense to put the townhomes on the northern portion of the property if they are allowed in the first place. He stated if there is more open space on the north end, it makes sense to leverage it and maximize the use with higher density development. He referenced other townhome developments in the area and stated density higher than the density in those developments can really start to impact the character of the neighborhood. He stated that when people bought their homes in the neighborhood the property was zoned agricultural and the residents have made investments based on their expectations for how the property would be used. He stated that to dramatically change that and try to construct 263 townhomes on the property could dramatically impact the character of the neighborhood. He stated he would recommend dramatically reducing the number of townhome units and move them to the northern area of the property to reduce the overall impact to the community. He added, however, that he is not sure if he is comfortable moving forward at all due to the lack of detail in the application.

Commissioner Linton stated the only view that any person has every purchased is the one straight up, and that is the only one they are entitled to. Time after time as the City has developed, people's views have been taken from them and that is life. He stated he had the most gorgeous view of Utah Lake one could ever hope for until his daughter and son-in-law built their home. He stated he has no view of Utah Lake now, but he did not buy that view – he bought a plot of ground to build his home on. He stated that comment will not impact the outcome of this public hearing or any public hearing regarding this matter. He stated he is concerned about safety and issues relative to the reduced side yard setbacks; he would like to see more access around the homes. He stated that the first 30 years of his career was spent in Los Angeles and when there are discussions about large quantities of townhomes it smacks to him of public housing, which is not a thing of beauty. He would rather see pods of multi-family housing in a couple of different locations than packed in one area so tightly with so many units, the residents of which will be forced to drive through existing residential areas to get out of the community. He stated the City cannot count on what Saratoga Springs may do with their property or transportation corridors in the future. All development is driven by markets and the most favorable return on investment, and no one has any idea what will come next; approvals should not be based on what could happen in the city next door. He stated he is concerned about the fact that no one wants to live in an HOA, but everyone wants to live next to one because they do a lot of good things and require the tax, maintenance, and upkeep is spread over a broader area. He stated there are some things that interest him about the development, but there are so many other compelling issues that he is concerned about that he would like to see the action tabled and brought back to the Planning Commission after more thought and consideration.

MOTION: *Preston Dean moved to table the Evans Ranch proposed master development plan until further information is available regarding the issues that have been discussed. Wendy Komoroski seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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D. Arrival at North Ranch Master Development Plan & General Plan Amendment – Public Hearing, Action Item

This plan consists of 178 residential lots on 223.36 acres. The minimum lot size proposed is a ½ acre, with a majority of the lots proposed being over 1 acre in size. This project will be located north of the Clearview Estates development, west of the North Ranch neighborhood, and south of Camp Williams. This property was recently annexed by the City Council on July 16, 2013.

Mr. Mumford explained this is an application for a master development plan and general plan amendment and he reviewed the plat map for the area to identify the location of the subject property. The property was annexed into the City recently and is still zoned for agricultural use until further proposals for using the property are approved. He highlighted the natural topography of the area and noted storm water that will flow through the Tickville Wash is much less than what would be seen in the Evans Ranch area, but it is still a major natural channel through the City. He noted the site is 223 acres and the plan consists of 178 residential lots that take up 190 acres; there will be 3.3 improved acres of open space as well. The overall density is 0.8 units per acre and this is one of the least dense developments that has been proposed in the City for a long time; 0.8 units per acre is the lowest density residential tier available and anything above 0.8 units per acre would require four percent improved open space in the development. The Planning Commission was presented a concept plan for the development approximately one month ago and at that time there were more units proposed, but the developer has reduced the number of units while still providing a park in the middle of the development, as well as a trail system that would connect throughout the development. All of those aspects of the development would be included in the master development agreement so that residents can rely upon those amenities being included in the development even though they are not required. He added there are plans to include a LDS Church building in the development as well and he briefly reviewed the process undertaken by the Church to approve the construction of the building. He stated there are storm drainage detention basins along the wash on the east side of the project as well as an access point for a future water tank. Mr. Mumford then reviewed staff concerns that arose after being contacted by residents who are worried about traffic issues the development may cause for the nearby North Ranch development. There are no sidewalks in North Ranch so there are people walking or riding bikes in the street. He reviewed some access issues and noted a traffic study has been conducted by a third-party engineer and reviewed by the City Engineer, who is still looking into the specific impact this development would have on North Ranch. For the most part, the general recommendation of the traffic study is that no major improvements must be made to any of the intersections in the area in order for this development to proceed. Staff has talked with the applicant about conducting an erosion study relative to the Tickville Wash; a geotechnical engineer would determine how far back from the banks of the wash there is potential for erosion and how erosion issues can be mitigated. He added that the lots in the development will be served by septic systems because the closest sewer lines are quite a distance away and the City cannot require the developer to connect to the sewer system unless it is within 300 feet. That was a concern the City Council had, but those concerns were resolved and the Council is now interested in seeing the master development plan in more detail. He noted the

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staff report includes some recommended findings for the application and he briefly reviewed those findings.

Applicant Scot Hazard referenced the concerns raised by staff and addressed each one of them briefly, noting he will conduct a study and soil exploration to determine if each lot qualifies to be serviced by a septic system. He added that relative to the water system, he believes half of the project is serviceable with the current pressure zone, but that is yet to be determined with surety. He stated he believes the first 28 lots that will be included on the first plat for the project will be serviceable without the need to introduce a new water tank. He stated that his geotechnical engineer will conduct an analysis to address the stability of the Tickville Wash embankment. He spoke with the soils engineer today and his preliminary assessment is that there is a lot more sand than gravel and a lot less silt and clay than hydro-collapsible, and that should bode well for the septic systems. But if there is any kind of major water event coming through the Tickville Wash, the area will not experience too much erosion. There are a couple of lots in the area where there has been some erosion and those will be addressed in the study. He added that relative to the traffic through North Ranch, he agrees that is a legitimate concern and he is not sure how to address it at this point. The traffic impact study is pretty clear that it is not too big of an issue, but his concern is that North Ranch is deficient in addressing pedestrian traffic and the only way to fix that is to create a special improvement district. He stated the issue is external to his project, but it is a concern. He stated the concerns will be present with or without his project.

Commissioner Linton opened the public hearing at 8:11 p.m.

Commissioner Linton stated he would like included in the minutes comments that were provided by six different residents; he wants those comments to be visible to anyone reviewing the minutes of this meeting.

Charlotte Ducos, 9328 N. Deerfield Circle, stated she actually likes this development, but her concern is relative to the traffic issues in the area. She stated she briefly reviewed the traffic study and it did not address the traffic on Canyon Wash Drive; it did address the intersection of State Road 73 and Canyon Wash Drive, but it did not address the intersection of Canyon Wash Drive and Lakeview, which is going to be a huge problem. She added that the study also did not address traffic coming from Valley View. She suggested those two areas be studied as well and she added the road coming through Valley View has a higher speed limit and the homes on Lakeview and Canyon Wash will be directly impacted and any students walking to school must walk along Canyon Wash and Lakeview. She agreed with the applicant that the traffic issues are present regardless of whether this development is approved and how to address it is yet to be determined. She stated she hopes the issue will be addressed by the Alpine School District upon the opening of the new school and she noted her neighborhood is just under the required distance for students to be bussed. She stated she is also concerned about construction traffic while the development is underway, but all in all she thinks this is a good plan. Commissioner Linton stated he hopes Ms. Ducos and the other residents will lobby Alpine School District for the students living in that area to be bussed to the new school. Ms. Ducos stated she definitely will.

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David Asay, 9383 Canyon Wash Drive, stated he would like to commend the developer on his proposal as it seems to meet the needs of the community. He stated he also concerns about traffic issues in the area and he noted the entire north end of the development will likely use Canyon Wash Drive and he would like that issue to be studied in order to determine if there is any way to mitigate that. He suggested speed dips be installed on the road. He added he is also concerned about construction traffic in the area because the roads in the subdivision are deteriorating and increased heavy truck traffic will accelerate that process. He stated he would like the developer to continue with the work he is doing and he appreciates what he has done to this point.

Thomas Weidauer, 9121 N. Canyon Wash Drive, stated he is president of the HOA for his development and he thanked the members of the HOA that are present tonight to express their concerns. He stated he is pro-development, but he would also like to see additional traffic access points in the area to allow motorists access to SR 73. He stated traffic in that area is very heavy and he anticipates someone will be injured as a result of a traffic accident in that area someday. He added the wash area that drains into the basin has created flooding of homes in the past and what will happen in the new development will impact North Ranch to the Tickville Gulch. He stated 10 to 12 years ago there were no sewers and gutters to drain the water and the water flooded homes and he hopes anything that must be done to drain water from this new development will be considered. He added he does not know the relationship between the developer and the Clear View development, but he suggested allowing access from the new development to Clear View to assist in mitigating traffic issues on Canyon Wash Drive. He stated people drive fast in the area because it is a straight line. He added he likes the idea of additional homes in the area, but he is concerned about the use of water because it is a commodity that everyone needs to appreciate. He stated he would like to see the trail system as well, and his HOA is currently working to resolve issues such as who is responsible to maintain those trails. He added plenty of other municipalities construct parks that are not well maintained just a few years after they are constructed; he likes park systems and green space, but he also likes low maintenance things. He stated he wished the City would have sent a notice to everyone living near this development because the only way he was informed of this application was because he saw a sign posted near the subject property.

Susie Basset, 9454 Canyon Wash Drive, stated her main concern is the fact that a new water tank will not be added to the development until half of the lots are developed. She stated she lives at the very top of Canyon Wash Drive and there is not enough water pressure to run her irrigation system so she is concerned that more houses will be using the water pressure that is already lacking so much. She stated she is also concerned about the traffic issues that have been raised by other residents.

Amy Asay, 9323 Canyon Wash Drive, stated she is also concerned about water pressure because most residents in her development have very low pressure. She added she is also concerned about traffic issues because she lives at the bottom of the hill and she cannot see cars coming over the hill. She stated she is very worried about her kids crossing the street and it only takes one car to kill a child. She added she was on the news recently because her house got flooded and the City has been great to work with, but she thinks the Planning Commission should know

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that the 100-year wash is now flowing and it flows during every rainstorm so the erosion issue is a big concern for her that needs to be addressed as well.

Leeann Bateman, 9905 N. Timpview Drive, stated she is also concerned about the traffic and she wants to make sure that the Planning Commission is aware that there are not just traffic problems associated with the school, and instead there are traffic problems all day long, especially in the evening when kids are outside playing. She stated lobbying for bus service to the school is a good idea, but that is not the only time traffic is a problem. She stated she also did not hear anything about this proposed development until two nights ago and she feels like she does not have enough information about the application at this point. She stated the wash runs behind her house and she has had flooding in her yard as well and she would like more information about the study regarding erosion in the area.

Dan Ford, 1868 Valley View Lane, stated he is excited about this project and the density that has been proposed. He stated that he is hopeful that this will help with some of the problems in the area relative to flooding because the development includes retention ponds that have been designed to address some of the erosion issues. He stated he is hopeful the City moves forward with the development.

Steve Young, 9761 N. Timpview Dr, stated he lives in North Ranch and the main thoroughfare of his neighborhood backs the Tickville Wash, and the main thing that concerns him is that there are so many proposals for new development in the town but there may not be enough water to serve them. He stated everyone needs to get by with the water coming out of the ground; the aquifer likely has plenty of water, but there are many other areas in the State that are dealing with water shortages and he anticipates Eagle Mountain will be facing those same issues in the future. He stated he hopes the City considers whether there will be enough water for all the homes and residents because 'we live in a desert.'

Commissioner Linton closed the public hearing at 8:30 p.m.

Mr. Mumford addressed the concerns regarding water and explained Eagle Mountain has contracts with the State of Utah to access water from the Central Utah Water Conservancy District. They recently installed a giant water line through Utah County and into Saratoga Springs and on SR 73 there is currently construction underway for a huge reservoir and that is part of the new water infrastructure improvements. He stated the City has a contract to purchase and take down a certain number of water rights every year and the City also has contracts with developers that require them to purchase water rights to serve their development. He stated the City's contract is for 15,000 acre feet, which will supply at least 60,000 residents so for the time being there is plenty of water to sell to developers. Commissioner Linton stated the bottom line is that the City will not approve development if there is not enough water to serve it. Mr. Mumford stated that is correct. He then addressed the applicant and stated that the future road that will directly access SR 73 will need to cross a different piece of property and he asked the applicant if he has control of that property. Mr. Hazard stated he does not have control of that property, but he would like to. He added the International Fire Code will limit him to 30 units on the development until that second access is constructed. He stated that in conversations with the

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developer for Clearview Estates he understands they will move forward with additional construction in the near future and he will wait for that development to occur before he develops more than 30 lots. He stated the road going to the south goes the right direction and will give motorists the best option for heading east on SR 73.

Mr. Mumford stated the applicant has worked with the developer of the Clearview Estates development to ensure that the roads in his development will line up with the roads in their development and provide connection to all three stub roads in Clearview Estates.

Commissioner Dean asked if those performing a traffic study take into consideration the condition of existing roads. Mr. Mumford stated he does not think that is taken into consideration; traffic engineers consider level of service and assign a grade according to that level of service.

MOTION: *Preston Dean moved to recommend for approval to the City Council the Arrival at North Ranch Master Development Plan and General Plan Amendment subject to conditions one through six listed in the staff report. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

A short discussion regarding the noticing requirements relative to a proposed development ensued with Commissioner Linton expressing his concern that residents impacted by a proposed development do not receive official notice due to the current requirements. He asked that an item be added to a future agenda to further discuss the issue.

E. Silverlake 9 – Preliminary Plat & Final Plat; Public Hearing, Action Item

This proposal is for 52 residential lots with a density of 4.7 lots per acre. It is located just east of the existing Silverlake development and south of Silverlake 8 and Pony Express Pkwy.

Mr. Mumford reviewed the proposed application and reviewed a plat map for the area to identify the subject property. He stated phase eight of the development is currently under construction and noted phase nine is fairly standard and straightforward. He stated the subject property is 11.07 acres, and the average lot size in the development will be 6,027 square feet with 52 lots. He added there will 0.95 acres of open space in the phase with a trail planned along the power corridor. He then reviewed the recommended conditions for approval as listed in the staff report.

Commissioner Linton opened the public hearing at 8:46 p.m. There were no persons appearing to be heard and the public hearing was closed.

Tony Trane, Engineer for the developer, approached to answer any questions regarding the application.

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Commissioner Linton asked Mr. Trane if he has reviewed the conditions listed in the staff report. Mr. Trane stated he has reviewed all conditions with the exception of the condition added today and stated he feels the developer and the City have the same philosophy regarding the setback issue, but he and the developer will review the condition more closely and address it.

Commissioner Linton asked Mr. Trane if the developer can comply with all conditions. Mr. Trane reiterated he would need to review the conditions more closely, but he felt there are two options for addressing the setback condition in the cul-de-sacs. He then addressed the open space included in the development, noting there is not an opportunity to install a playground structure or plant trees because the open space is located within the power corridor.

Commissioner Linton stated his understanding is that the balance of the phases in the Silverlake development is governed by an HOA and he asked if that is correct. Mr. Mumford answered yes. Commissioner Linton asked if this phase will be governed by the HOA as well. Grant Gifford answered yes, with the exception of some townhomes included in the development that will be a sub of the HOA.

MOTION: *Preston Dean moved to approve the Silverlake Preliminary Plat and recommend to the City Council approval of the Silverlake 9 Final Plat with the conditions listed in the staff report as well as those presented that vary from the staff report. Wendy Komoroski seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

- F. Rockwell Seminary Building Conditional Use Permit – Public Hearing, Action Item
This proposal is to approve a Conditional Use Permit for the Rockwell Temporary LDS Seminary Building. The building is located just east of Rockwell High School in the Saddle Junction subdivision and consists of 0.537 acres in total. It was originally approved as a conditional use for two years by the City Council on June 17, 2008 and extended for two additional years.

Mike Hadley reviewed the proposed application and he reviewed a plat map of the area to identify the location of the subject property. He also provided a brief history of this project noting that the initial conditional use permit (CUP) approval, and extensions of that approval have expired. The applicant has some unpaid fees relative to this project, and one condition of approval is that those fees be paid prior to final approval.

Commissioner Linton opened the public hearing at 8:53 p.m. There were no persons appearing to be heard and the public hearing was closed.

Paul Evans, ER Architecture, 11576 S. State Street, Draper, Utah, stated that he is present this evening to represent the applicant, the LDS Church.

Commissioner Linton stated this project has been approved for some time with no movement and he can understand concerns surrounding that fact. He stated the subject property is located in an

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area that is seen first by people entering the City. The citizens in that area have spent a lot of money to create a more pleasant appearance to welcome people into the community, and a trailer being used for a seminary building is incompatible with that kind of view. He added the City has been patiently awaiting the commencement of the project and is now being asked to wait an additional two years. He asked how the applicant would feel about a one year extension rather than a two year extension. Mr. Evans stated he is sure the LDS Church would accept that extension, but their options are somewhat limited until there is a specific justification for a building to be built. He added the Church does own the property, and it is not as though they do not intend to build a seminary building there, but growth of other schools in the area has impacted this project. Commissioner Linton asked if the attendance during the past school year was high enough to qualify for a permanent structure. Mr. Evans stated he does not know the answer to that question.

Commissioner Dean stated that the middle school does not have property for a seminary building, and they will be bussing kids to a church in the City center for that purpose so that is an option for this location as well. Mr. Evans stated he has heard that as well. There are two options: one is to bus to a church, and the other is to conduct early morning seminary.

Commissioner Linton stated he understands the quandary, but the question is how long the applicant should be allowed to leave a trailer on his property at the entrance to the City.

Commissioner Langford stated he thinks it is fair to reduce the extension period from two years to one year, but he is curious if there has been any announcement regarding the future high school. Mr. Mumford stated that in the last discussion the City had with the superintendent of the Alpine School District, he reported his plan is to construct that school using bond proceeds from the 2016 or 2017 school bond; it will take two years to construct the school. He stated he can understand the LDS Church's predicament, but it is the staff and Planning Commission's responsibility to look out for the best interests of the City. He stated he would be interested to hear an answer to Commissioner Linton's question regarding enrollment and that information may help the Planning Commission make a more informed decision.

Commissioner Dean stated there are many unknown factors, and it is concerning that there is not a compelling enough reason to build a building now, especially when the City and the school district is growing.

A brief discussion regarding enrollment at different schools throughout the area then ensued.

Commissioner Linton reopened the public hearing at 9:01 p.m.

Nate Shipp stated he owns the 4.5 acres around the subject property and he has done his best to market it, but he would very much like for the seminary building to continue in that area because he has faith that the Porter Rockwell School is going to expand. As a commercial property owner, he would like to have the trailer there. He recommended the extension of two years be granted.

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Commissioner Linton closed the public hearing at 9:02 p.m.

Commissioner Linton stated he believes that if the Porter Rockwell School does not succeed, it will be occupied by another educational user. He stated his inclination is that the Planning Commission should grant a one year extension period and before that extension can be renewed again the applicant will provide attendance information and the trigger point at which the school will qualify for a permanent structure. He stated he feels that is very generous.

MOTION: *Preston Dean moved to recommend to the City Council approval of the Rockwell Seminary Site Plan and approve the Conditional Use Permit extension for one year, and that if another extension is necessary the applicant will provide enrollment information and the trigger point at which the school will qualify for a permanent seminary structure. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

G. Lone Tree West Plat A Final Plat – Action Item

This is the first phase of the Lone Tree West preliminary plat. The proposal consists of 24 lots for a density of 3.33 lots per acre. It is located adjacent to and west of the existing Lone Tree development.

Mr. Hadley provided a brief summary of the application as well as a brief history of the project to date. He reviewed the plat map of the area to identify the location of the subject property, noting there will be 24 lots with the average lot size being 9,355 square feet and with a density of 3.33 units per acre. He then briefly reviewed the recommended conditions of approval as listed in the staff report.

Applicant Nate Shipp approached and stated he would be happy to answer any questions regarding the application.

Commissioner Linton stated Lone Tree is part of an HOA and he is proposing that if the applicant chooses not create an HOA for Lone Tree West that the name of the development be changed to something other than Lone Tree West so there is less confusion about which developments the Lone Tree HOA controls. Mr. Shipp stated he understands Commissioner Linton's concerns, but noted there are many potential homebuyers that prefer to live in a development that is not governed by an HOA. He stated the amenities that he will provide in this development are better than amenities that are provided in many HOAs throughout the City, and he does not understand why it would not be in the best interest of the City to make those amenities public and allow the City to maintain them. Commissioner Linton stated that this development is so close to an existing development that is governed by an HOA, and if this development is not governed by an HOA the amenities will be 'lesser' because the City's requirements are much less strict. Mr. Shipp stated that the homes built in this development will be finished to a higher standard than those in Lone Tree East, and ultimately there will be tighter

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controls. Commissioner Linton stated that if that is the case he suggests the name of the development definitely be changed.

Commissioner Dean stated he is not pro- or anti-HOA, but having two developments so close to each other that are not both governed in the same manner can create some confusion among the residents because they may not know who is responsible for what if they both appear to be a part of the same project. Mr. Shipp agreed it may be to his benefit to rename the development, but he asked Mr. Mumford for clarification regarding the City's sign ordinance relative to signage for his development. Mr. Mumford stated that he would need to work with the Chamber of Commerce regarding an application for a ladder sign in the area of this development.

Mr. Shipp then stated he will take the Commission's comments and suggestions under advisement regarding the name of the development.

MOTION: *Scott Langford moved to recommend to the City Council approval of the Lone Tree West Final Plat subject to the conditions presented in the staff report, and the additional condition that the development be renamed to avoid confusion with the existing Lone Tree development. Preston Dean seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

H. Meadow Ranch V Phase 1 Final Plat– Action Item

This proposal is for 13 total lots with a density of 0.94 lots per acre. The average lot size is 33,183 square feet. This project is located at the north end of the Meadow Ranch development next to Camp Williams (north) and Valley View (west).

Mr. Mumford reviewed the proposed application and a plat map to identify the location of the subject property. He noted the majority of the lots in the development are located on the outskirts of the project and are just over 0.5 acres in size. There are 13 lots total, and the average lot size is 33,183 square feet. He stated there are 0.22 acres of open space in the proposed development, and rather than provide money for a park, the developer will contribute to the existing City park in the vicinity of the development to complete improvements. He noted this transaction is detailed in the staff report, and he provided a brief overview of the amenities that will be included in the park space. Mr. Mumford then reviewed the recommended conditions of approval as included in the staff report.

Applicant Monte Kingston asked a question from a timing standpoint; he stated he is working to get the project online quickly as it is not cost effective to do small scale projects. He stated he is trying as hard as possible to get phase two approved so that he can complete both projects at the same time. He stated he tried to get that application on the agenda for tonight, but there was an issue with noticing the application, and he asked if the Planning Commission can convene a meeting in August to consider his application for phase two. Mr. Mumford noted the Planning Commission meeting for August 13 is being cancelled due to municipal primary elections, and the City Council will meet on other Tuesdays during the month of August. He stated this is a

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final plat, so there is no need to notify neighboring property owners. The Commission reviewed their schedules to determine when it would be possible to hold a meeting in August. A decision was made to convene a special meeting on August 6 at 6:00 p.m. to consider phase two.

Thomas Weidauer, 9121 N. Canyon Wash Drive, stated he is a citizen and he asked about the commitment to provide parks and other obligations in developments that the City will ultimately assume responsibility for. He stated those things will ultimately cost the City and the citizens a lot of money in the future. He stated he likes parks and is not against to them, but wanted to make sure that everyone understands that the commitments may continue to escalate. He wondered if all of the parks are actually being used, and he provided an example of how the kids in his neighborhood use the parks. He stated he simply does not want to see the City require amenities and facilities that will be difficult to maintain in the future.

MOTION: *Preston Dean moved to recommend to the City Council approval of the Meadow Ranch V Phase 1 Final Plat subject to the conditions stated in the meeting as changed from the staff report. Wendy Komoroski seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

5. Other Business
 A. Updates


Mr. Mumford stated a resident made a comment earlier in the meeting regarding the Kiowa Valley Park, but she was actually referring to the Skyline Ridge Park, and it is up the hill from Kiowa Valley. The property has been dedicated to the City with phase 1A of Skyline Ridge, and he identified the location of the subject property with a brief explanation of the status of the development. A brief discussion about the Skyline Ridge Park and its relationship to the Kiowa Valley development ensued, with Commissioner Linton stated he is supportive of staffs ideas regarding the park in order to provide the amenities to the residents of Kiowa Valley.

 B. Next Scheduled Meeting: August 27

6. Adjournment

The meeting was adjourned at 9:42 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 24, 2013



Steve Mumford, Planning Director