

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JULY 12, 2016 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS PRESENT: Wendy Komoroski, Matthew Everett, Mike Owens, John Linton, and Daniel Boles.

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

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. June 14th, 2016

MOTION: *Wendy Komoroski moved to approve the June 14, 2016 meeting minutes with the change that Mike Owens' name be removed from the last motion. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

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

A. Heatherwood Church Site Plan and CUP, Public Hearing, Action Item, Recommendation to City Council

A 3.45 acre church located within the Heatherwood development at 8732 North Desert Canyon Road.

Tayler Jensen said that the applicant is proposing parking islands without bulbouts every 12 stalls and is providing islands between all double parking. He explained that SilverLake and Porter's Crossing churches have similar parking layouts.

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

None

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

No discussion was held on this item.

MOTION: *Matthew Everett moved to approve the Heatherwood Church Conditional Use Permit and recommend approval of the Heatherwood Church Site Plan to the City Council. Wendy Komoroski seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, Mike Owen, and Wendy Komoroski. The motion passed with a unanimous vote.*

B. Alpine Credit Union Site Plan, Public Hearing, Action Item, Recommendation to City Council

Mike Hadley explained that the proposal is for a 3,000 square foot building within the Porter's Crossing Town Center development. The building design complies with nearly all of the City's commercial design standards. Staff recommended that the applicant include awnings on all the windows located on the side elevations.

Commissioner Linton opened the public hearing at 6:07 p.m.

Ryan Mackowiak, applicant, requested that awnings not be a condition for the north side elevation, because those window will be located under the drive-through area. He said that he may change the roof color to gold to coincide with Ridley's Market.

Commissioner Linton closed the public hearing at 6:09 p.m.

Commissioner Everett wanted to welcome Alpine Credit Union into the community.

MOTION: *Wendy Komoroski moved to recommend approval of the Alpine Credit Union Site Plan to the City Council with the following condition:*
1. That awnings shall be added to all the side elevation windows, except the drive-through window.
Daniel Boles seconded the motion. Those voting aye: Daniel Boles, Matthew Everett, John Linton, Mike Owens, and Wendy Komoroski. The motion passed with a unanimous vote.

C. Valley View Foothills Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council

Mr. Hadley explained that this preliminary plat proposal is for 71 lots on a 46.42 acre parcel, located north of SR 73. This land is the final undeveloped area in the Valley View Ranch development.

Access Road and Trails

- 30' Camp Williams access with three-rail tan vinyl fencing on each side with 5' non-climbable mesh.
- Three 8' wide trails (NW, North Middle, and NE) adding 4" of compacted road base and three-rail tan vinyl fence along south side.

Lot Sizes

- Lots must be larger than ½ acre as stated in the master development agreement unless, there are topographical features, road alignment issues, or technical issues.

The agreement allows for up to 20 lots (5% of total) in the overall Valley View development to be less than ½ acre, using the criteria stated above. There are proposed lots that are less than ½ acre in size. Per the master development agreement, no lot should be less than 19,860sq ft. There should be an exception to lots 106 & 107 allowed due to sewer location line/easement.

Utilities

Lot 107 is proposed to be serviced by a septic tank. The Municipal Code now restricts septic tanks to a minimum 1-acre lot size, along with several other requirements. This lot, however, cannot be serviced by sewer, as the lots to the south are serviced by septic tanks. This is the only lot in the proposed plat that cannot connect to a sewer line.

Commissioners Linton and Everett were concerned about the ½ acre lot having a septic tank.

Commissioner Linton opened the public hearing at 6:28 p.m.

Ken Olsen, applicant, said that he would like to connect to sewer instead of septic and that he would look into installing a sewer line for lot 107. He stated that septic tanks are more expensive than a sewer connection. He explained how challenging it would be to get a sewer line to lot 107 and would like the option of a septic tank. One problem with a sewer line connection to the lot is that they would have to install three man holes behind fenced in backyards to accommodate a sewer line.

Cody Guymon, resident, requested that there be a trail to the water tower. He was also concerned about the lot next to the mountain not having a rock retaining wall.

Commissioner Linton closed the public hearing at 6:34 p.m.

MOTION:

Wendy Komoroski moved to recommend approval of the preliminary plat for Valley View Foothills to the City Council with the following conditions:

- 1. This subdivision shall comply with all conditions of the Valley View Master Development Plan and Agreement.***
- 2. Approval of this proposed preliminary plat is contingent on an MDA amendment approval from City Council allowing ½-acre lots along the Camp Williams border.***
- 3. The applicant shall install 4" of compacted road base for an 8-foot wide trail in the existing trail corridor west of lots 101 and 102, connecting Country Drive to the trail north of lot 102.***
- 4. Three-rail fencing and trail improvements shall be installed along with the infrastructure of the adjoining plat.***
- 5. The Camp Williams access corridor shall be graded and improved with road base to avoid nuisance issues with dust.***

6. Applicant shall install a cut-off ditch above the hillside lots to capture storm water runoff and direct it to the storm drain system to the satisfaction of the City Engineer.

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

D. Overland Phase A Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:

Mr. Mumford explained that this is a preliminary plat with 137 lots, located west of Pony Express Parkway and north of MidValley Road (north and east of Frontier Middle School). Ivory Development has an agreement with SITLA (State of Utah School and Institutional Trust Lands Administration) to develop their properties in the MidValley area. The City is working with the applicant to draft a new or revised master development agreement for this project, along with a new master development plan. However, since the drafting of a revised development agreement will take quite a bit of time, and the applicant has existing vested rights under the SITLA master development agreement (MDA) for this project, they wish to proceed with the first phase of development prior to finalizing a new MDP and MDA. Ivory Development and SITLA have an agreement that requires timely performance and development. Ivory wishes to comply with that agreement and proceed with this first preliminary plat in a timely manner. He said that SITLA, the City and Ivory Homes disagree with the interpretation of the master development agreement pertaining to the open space requirement. The applicant must deposit \$150,000 with the recording of the first final plat as a fee-in-lieu deposit. If the amended MDA requires additional fee-in-lieu dollars, these will be required according to the timeline specified in the MDA.

Commissioner Linton opened the public hearing at 6:49 p.m.

None

Commissioner Linton closed the public hearing at 6:49 p.m.

Commissioner Linton was excited for Ivory Homes to come to Eagle Mountain and encouraged the them to invest in Cory Wride Memorial Park.

Bryon Prince, applicant, said that Ivory Homes is excited for this opportunity to partner with SITLA. Ivory Homes plans on contributing to Cory Wride Park. Commissioner Boles asked if Ivory Homes would be involved in the whole development. Mr. Prince said that Ivory Homes has signed an agreement with SITLA to be the developer of the entire MidValley Master Plan development.

Commissioner Owens asked the applicant how committed the developer is to the subdivision name. Mr. Prince said that he was comfortable with the Overland name and felt that it fit the development.

Jeremy Cook said that he was comfortable with moving forward with the project with the understanding that the master development agreement will be amended.

MOTION:

Daniel Boles moved to recommend approval of the preliminary plat for Overland Phase A to the City Council with the following conditions:

- 1. The applicant shall deposit \$150,000 with the recording of the first final plat as a fee-in-lieu deposit. If the amended MDA requires additional fee-in-lieu dollars, these will be required according to the timeline specified in the MDA in the future.***
 - 2. Six-foot tall privacy fencing or a decorative wall shall be installed along the backs of lots 135-137 along with the infrastructure for the subdivision, similar to the examples provided by the applicant at the meeting.***
 - 3. A landscaped entryway monument plan shall be submitted for review and approval of the Planning Commission and City Council, and be installed prior to the first certificate of occupancy in the development.***
 - 4. A landscaping plan must be submitted for staff approval that includes landscaping treatments of the trail corridors, street trees, and temporary retention ponds. The trails and landscaping within the trail corridors must be completed prior to 40% of the building permits being issued in the final plat that includes the corridor.***
 - 5. The name of the project must be changed to Overland Phase A, and with final plats being named Overland Phase A Plat 1, or Overland Plat A-1.***
 - 6. Street names are not approved as proposed, and must be amended and approved prior to final plat approval by the City Council.***
- Wendy Komoroski seconded the motion. Those voting aye: Daniel Boles, Mike Owens, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.***

E. An Amendment to the Spring Run Master Development Plan, Public Hearing, Action Item, Recommendation to City Council

A proposed amendment to the Spring Run Master Development Plan realigning major roads and changing land uses/zoning.

Mr. Mumford explained that the Spring Run Master Development Plan is located north of SR 73 and east of Meadow Ranch, and surrounds a 160-acre industrial property that includes a gravel pit. The current approved plan includes approximately 480 acres and provides a mix of residential densities, a town center area, commercial/mixed-use areas, a business park, an industrial area, and parks and trails. When the original master development plan was designed and approved, the City's transportation plan showed a major road running through a large portion of this project to the north and west. The plan was approved with some commercial development pods around the road. Since that time UDOT determined that SR 73 will be the future freeway for the valley, necessitating the removal of this major road and the associated commercial pods. The developer is also looking at how to restrict industrial traffic in the residential neighborhoods.

Mr. Cook explained that one of the issues with this master development agreement is that it covers multiple properties and multiple owners. The City is looking into options on how to deal with this amendment. One option is to divide and treat the project as two different developments.

Commissioner Linton opened the public hearing at 7:08 p.m.

Jim Allred, applicant, asked to move forward with the development and to bring this nice, upscale community to Eagle Mountain. Commissioner Linton asked how long it would take to resolve the master development agreement issues. Mr. Cook said that the other property owners associated with this master development have not had a chance to give feedback on the current proposal. He stated that he is fine with working with the other property owners. He felt that the changes did not impact the other property owners.

Ralph Johnson, applicant, felt that the development proposed changes would not affect the amendment to the master development or the other property owners.

Commissioner Linton closed the public hearing at 7:17 p.m.

Mr. Mumford asked if the Commissioners had any concerns about the changes to the residential area being proposed. Commissioner Linton did not feel that there was much of an alteration from the original. Commissioner Komoroski was concerned about losing the second access road.

MOTION: *Wendy Komoroski moved to continue the amendment to the Spring Run Master Development Plan to the July 26, 2016 Planning Commission meeting. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, Mike Owens, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

F. Evans Ranch Cottages and Townhomes, Master Site Plan, Preliminary Plat, and Master Development Plan Amendment Public Hearing, Action Item, Recommendation to City Council

Mr. Jensen explained that the proposal is for three separate Evans Ranch development applications. The applications are interrelated, as are the issues and items for consideration. The applications are to approve a preliminary plat for the townhome and cottage lot portion of the development, adopt a master site plan for the townhome area of the project, and to amend the approved Evans Ranch Master Development Plan and Master Development Agreement (MDP/MDA).

The proposed changes are as follows:

- Changing the layout of the master development plan area to the north of the school and townhome site, east of the church, abandoning the curvilinear concept and replacing it with a more traditional road layout.
- Reducing the overall number of units in the development from 421 to 408 by:
 - Reducing the number of townhomes from 149 units to 111 units.
 - Increasing the number of single family lots from 272 units to 297 units.
 - Adding 15 cottage lots and 10 standard single family lots.

- Amending Exhibit 4 of the development agreement (Parks Map) showing the new park plans. Proposed park plans include details for the townhome portion of the development.
- Amending Exhibit 7 of the development agreement changing the elevations of the townhome units.

Walking Path Connection: Staff recommends that if the proposed Exhibit 4 is adopted, that it is amended to provide a walking path connection between the two cul-de-sacs, maintaining connectivity and walkability of the overall project.

Elevations: Garages are a major feature of the proposed elevations for the townhomes; however, the applicant has included upgraded carriage style garage doors, and included windows in the garage doors to minimize the visual impact of the garages.

Other Open Space Considerations: Pavilions must provide tables/seating and garbage receptacles in order to earn amenity points. The applicant shall also provide model numbers and details about the playground to staff. Irrigation plans should be provided. The Evans Ranch HOA will be responsible for maintaining the entirety of the parks and open space in this phase of development.

Open Space Safety Considerations: The playground should not be behind the same fence as the swimming pool, as this presents a safety concern.

Staff is also concerned about the triangle portion of improved open space kitty-corner to the pool, being hard to see from the street, particularly if private backyards are fenced off. Staff proposes that no back yard fencing be permitted on lots 15-20, 36-40, and 46-51, thereby keeping the open space visible, both from the road and from all the units that are adjacent.

Clubhouse & Pool: This phase of development is a Tier III residential development which requires construction of a clubhouse, however, a swimming pool is not required unless there are more than 150 Tier III units. The applicant believes that a swimming pool is a more desirable amenity than a clubhouse, and has proposed to provide a swimming pool, pavilion, and restroom instead of providing a clubhouse.

Parking: The applicant has proposed 222 garage parking stalls, and 40 surface parking stalls. The 40 surface parking stalls shall be posted as guest parking only. While the applicant's parking plans do meet City requirements, staff feels the project would be more attractive if a larger parking lot could be constructed in one location and green space (grass, trees, and other plants) be provided between the units and the road. This could be accomplished by removing units (either cottage lots or townhome lots) and realigning the development.

Commissioner Linton opened the public hearing at 7:37 p.m.

Jennifer Barkley, resident, was concerned about the safety, parking and traffic the high density homes would bring to the area. She also felt that the developer should finish Porter's Crossing.

Commissioner Linton closed the public hearing at 7:39 p.m.

Nate Shipp, applicant, stated that DAI will be finish out Porter's Crossing Parkway as per the transportation plan. Commissioner Owens was concerned about the City having to finish the last portion of the road. Mr. Cook explained that this development and road are adjacent to Saratoga Springs City. The City does not know what Saratoga Springs has planned for the adjacent property. The City has negotiated with the developer on upsizing higher priority roads in the development.

Mr. Shipp stated the he is working with the City Engineer on the storm drain system for the development. He also wanted the City to know that they are not abandoning the curvilinear design of the project, but just adjusting some of the road to accommodate the park, church and the utilities. The developer is moving away from the back-loaded alley parking units in his developments. He also suggested that a semi-private fence be allowed in the park triangle.

Commissioners Linton and Everett felt that a 6 ft. fence between the pool and the playground should be required.

Commissioner Komoroski felt that the residents adjacent to the triangle park should have the option of fencing their backyard with a semi-private fence. It would be more desirable to buyers.

MOTION:

Wendy Komoroski moved to recommend approval of the Evans Ranch cottages and townhomes master site plan, preliminary plat, and the master development plan amendment to the City Council with the following conditions:

- 1. A walking path connection shall be provided between the two cul-de-sacs.***
- 2. Townhomes require upgraded "carriage" garage doors with windows.***
- 3. Construction of pool shall be commenced prior to the issuing of the 16th building permit, and be completed prior to the issuing of the 78th building permit.***
- 4. Swimming pool must be bonded for with subdivision improvements***
- 5. No parking shall be allowed on the fire hydrant side of 26' private roads.***
- 6. Alleys/driveways must be signed "no parking" at 150' intervals, and the Fire Marshal must approve a signage and striping plan prior to building permits being issued.***
- 7. A 6' estate fence between cottage lots and the future extension to Porter's Crossing Parkway shall be installed with infrastructure improvements.***
- 8. The 40' surface parking stalls shall be signed as guest parking.***
- 9. The applicant shall provide street light plans that comply with EMMC***
- 10. Homeowners adjacent to the triangle park will have the option of fencing their backyards with a semi-private fence.***

11. Pool area shall be fenced off from the playground with a 6 ft. fence.

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

5. Next scheduled meeting: July 26, 2016

6. Adjournment

The meeting was adjourned at 8:15 p.m.

APPROVED BY THE PLANNING COMMISSION ON AUGUST 9, 2016



Steve Mumford, Planning Director