

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 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 MEMBER PRESENT: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman and Johna Rose

ELECTED OFFICIAL PRESENT: Jon Celaya

1. Pledge of Allegiance

Tom Maher

2. Declaration of Conflicts of Interest

None

3. Approval of Minutes

A. June 28, 2011 Planning Commission Meeting Minutes

MOTION: *John Linton moved to approve the June 28, 2011, meeting minutes. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote*

4. City Council Action Update

The City Council approved the Spring Run Master Development Plan, disposal of significant land in Cedar Trails Development, and the General Plan Amendment for Hidden Valley Road.

Development Items

A. Development Code Amendment – Chapter 17.25 Residential Zone; Action Item, Public Hearing
This proposal amends the Residential Zone Tier II Interior Side Yard Setbacks to require drainage systems to be installed when building a home with less than an eight-foot setback.

Steve Mumford explained the Tier II side yard setback flooding issues. Flooding happens in area with two homes where window wells are adjacent to another home with a small setback. Window wells are built 3ft wide with only 2 ft away from the fence and the compaction around window wells is poor. The Building Official and Planning Director drove through the flooded area, talked to residents with flooding issues, and assessed what damages occurred.

In The Building code there is an allowance for the Building Official to require a drainage system to move water 10 feet away from the foundation. When there is at least 8 ft

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

setback or less (especially with a window well), even a 10 ft setback, they will require some sort of drainage system.

The standard version will be that water will come down the rain gutters directly to a pipe that is buried a foot or so away from the property line (for future fences). Drainage pipe on each side will send water out away from the house towards the street. Water would daylight at the street or pop up. There are a few cases where the water would run to the rear of the property (majority will go to the front). Another option will be a drainage swale or engineered drainage plan. Steve explained that residents are changing the drainage system after occupancy, resulting in flooding.

Wording proposed: "if a structure is constructed with less than an eight-foot setback, a drainage channel, piping, or other approved drainage system shall be installed in the side yard prior to occupancy, sending water at least 10 feet away from the foundation (generally towards the street)."

This will help back up the Building Official in what is being required for the drainage system.

Commissioner Maher said this will be part of construction prior to occupancy.

Steve Mumford explained that the Building Department will require the drainage plan along with inspections. This code amendment helps give extra notice of what we will require of builders and developers.

Commissioner Linton stated that he thinks this is right. For many years he felt they should backfill around the window wells with crushed granite, but that would be hard to inspect.

Commissioner ElHalta questioned about the 10 feet.

Steve Mumford explained the Building Official is going to have a geotechnical engineer look at homes and areas with those issues.

Commissioner ElHalta asked if this will be amended after the geotechnical engineer's opinion.

Steve Mumford stated it would not. The alternative would be increasing the side setback.

Commissioner Dean questioned the way it's written if it's changing anything. He stated they should require the piping and not the channel.

Steve Mumford explained the drainage channel was intended to follow the same course the pipe should on each property.

Commissioner Linton believed that the only thing that is going to ensure the drainage systems is to require piping.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Steve Mumford explained that if a geotechnical Engineer recommends or approves some type of channel, the city will review the recommendation

Commissioner Linton wanted a permanent drainage system. That's why they are recommending piping.

Commissioner Maher didn't want the homeowner to fill the channel up and screw up the drainage. That why they are recommending piping.

Commissioner Dean stated once the homeowner move in the builder has no responsibility to fix the drainage and the city will not be able to get them back to fix it.

Commissioner Maher asked if the wording is good enough with "other approved drainage system".

Commissioner Dean requested that the water run towards the street and not the rear.

Commissioner Maher questioned residents changing the grading when the water is directed to the rear and draining on another homeowner.

Commissioner Linton believed the safest drainage is to the street. (Streets are flood channels)

Steve Mumford explained the reason why the drainage to the rear may be necessary in some cases. He talked about master drainage plan in the future to be required with subdivision applications.

Commissioner Dean questioned the reason there is less than a 10 ft setback.

Steve Mumford explained that he does not know the background of the setback. It was less costly for the builders and developers, and was adequate for the code at that time.

Commissioner Linton said that bigger building will be built on smaller lots in the future. That's why the issue needs to be taken care of now.

Steve Mumford explained it puts a lot of responsibility on the Building Official.

Commissioner Maher opened the public hearing at 6:31 p.m.

No Public comment was made.

Commissioner Maher closed the public hearing at 6:31p.m.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

MOTION: *John Linton moved to recommend the proposed Development Code Amendment (Chapter 17.25 Residential Zone) to City Council. The recommendation for the wording is:*

Tier II Side Yard Setback: Side Yard, Interior. The two interior side yards on all lots shall not be less than a combination of 15 feet total and no smaller than five feet on one side. If a structure is constructed with less than an eight-foot setback, drainage piping or other approved drainage system shall be installed in that side yard prior to occupancy, sending the water at least 10 feet away from the foundation (generally toward the street).

Tom Maher seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote

B. Development Code Amendment – Chapter 17.80 Sign Regulations and Sign Permits; Action Item, Public Hearing

The leases on ladder signs throughout the city have expired and the City will now be leasing ladder sign slats to businesses, home builders, and others. This is a proposed code amendment to modify and simplify the regulations concerning ladder signs.

Steve Mumford explained off-premises ladder signs are not being maintained since building construction is down, and lease fees are not being paid. City Administration decided that the city will take over the signs, and accept them as donations in the sense we have not collected lease fees. The city will take over the signs, remove and relocate signs. The City will then lease sign slats to home builders, developers and businesses. The purpose is to maintain consistency in signage, provide more opportunities for advertising, and improve the appearance of the signs. The top slats will be replaced with the new city logo, the city will provide general maintenance (painting, removing, replace back, etc).

Commissioner Linton requested back bill of the signs.

Lease applications will be administered through the Planning and Building Department, or specifically through the new Code Enforcement Officer. Residents and business could propose a new sign location through an application and review.

Developers have been asking for more opportunity for more signage. Developers and builders still have the option of signage on site. Two types of signs have been approved for the ladder signs.

Commissioner Linton questioned if the height of the signs is necessary.

Steve Mumford explained the purpose for the business sign height and some locations for the home builder signs.

Steve Mumford stated the city could reduce the height of many, but during the winter and the summer with the natural vegetation the bottom slat isn't visible.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner ElHalta suggested taking out the bottom slat, and believes the height is important and they would be losing the point of the signs.

Commissioner Linton: Did not feel the need of 10 ft high signs in the city especially in fully landscape areas. He did not know what the City could do to fill up the slats.

Commissioner ElHalta suggested the horizontal logo from the marketing packet would look best on the signs.

Steve Mumford was not aware of the logo, and would look into the Eagle Mountain City logo with the name to the side (horizontal logo).

Commissioner Maher opened the public hearing at 6:45 p.m.

No public comment was made.

Commissioner Maher Closed the public hearing at 6:45p.m.

MOTION: *John Linton moved to recommend off-premises ladder sign Development Code amendment to the city council subject to conditions listed in the city staff report. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote*

C. Development Code Amendment – Chapter 16.35 Development Standards for Required Public Facilities; Action Item, Public Hearing

This proposed amendment changes the process of calculating required amenities for pocket and neighborhood parks, and modifies the code language for community and regional parks.

Steve Mumford presented the proposed development standard for required public facilities referring to park standards.

Minimal required elements of pocket parks will be:

- Park space
- Grass area large enough for children to play
- Shady seating areas with benches
- Grove of trees or shady structures
- Street parking
- Play structures
- Connected to the neighborhood by sidewalks or trails.
- Variety of landscaping

Neighborhood parks required elements:

- Half a mile from a neighborhood park
- Play structures
- Multi-use playing field
- Off-street parking

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

- Picnic area
- Internal trails and external trails
- Basketball court
- Pavilions or other covered seating

Other items are included as recommendations in these sections. Park plans will still be determined by the developer and the City, and approved by Planning Commission and City Council.

Commissioner Maher questioned the effectiveness of going from cost to this new system.

Steve Mumford explained that they have modified the code so playfields, grass fields, and ornamental landscape are required elements and changed the point values.

Point value would be 70 points per acre or 7 points per 0.1 acre. Grass and ornamental landscaping was removed. This applies to the pocket parks and the neighborhood parks.

Examples: Eagle Gate Park A. 70 points required - achieved 65 points

Rush Valley Park 26 points required - achieved 28

Eagle Gate Park B 78 points required- achieved 44 under power line corridor

Saddleback Park 107 points required- achieved 88

Porters Crossing Park 99 points required -achieved 71

Liberty Farms Park 26 points required - achieved 48

Stonebridge Park 49 points required -achieved 105

Eagle Park 109 points required -achieved 54

Overland trails Park 152 points required - achieved 86

There are good parks that did not achieve what they should and some that are just lacking. Some parks would just need a tree or more landscaping to achieve required points instead of all grass: The proposed park fee-in-lieu is \$5.00 per square ft of park space. Recommended cost per sq ft \$4.50 -6.75 per sq ft. Low end includes: grading, turf, irrigation and minimal playground equipment. High end includes: low end items plus amenities such as tennis courts, basketball court, perennial gardens; and lighting.

Past Examples: SilverLake Plat 6 \$5.10sq ft

SilverLake Plat 7 \$3.01 sq ft

Cedar Corners Park \$2.42 sq ft

Eagle Point F \$5.89 sq ft

Pony Express regional park \$6.60 sq ft with contingency and design fees or \$5.14 without contingency and designs

Commissioner Linton asked what the percentage is of developers that install the parks.

Steve Mumford explained the higher the fee-in-lieu, the more incentive the developer have to install the amenities. He guessed that about 75 percent of the developers install the amenities now.

Commissioner Dean asked when the fee-in-lieu is paid what happens to it from there. Does the Parks and Recreation Board take that over and figure out the design?

Steve Mumford explained that Public Work Department and the Parks and Recreation Board would work together and come up with recommendations on park elements/design.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Maher asked how that fee-in-lieu is prioritized and when it is used.

Steve Mumford explained the City might be unable at the time to meet the requirement. There is a park escrow account per subdivision set up.

Commissioner Linton was concerned that the home owner receives the service that is expended.

Commissioner Maher asked if the City is tied to the 50 percent occupancy rule.

Steve Mumford explained the requirements are specific to the developers and builders in their agreements or the code.

Commissioner ElHalta wants to know if there is a way to hold the city responsible.

Steve Mumford explained that there are past parks that are waiting for the amenities to be installed. Most of the funds for parks have come out of the general fund.

Commissioner ElHalta asked how these parks could be moved to a high priority if the money is there.

Commissioner Linton stated that at 50 percent of occupancy then only 50 percent of the park should be finished.

Steve Mumford explained that the fee-in-lieu of parks is paid at recordation of the plat. The one neighborhood park could service 3 neighborhood plats. Some of the plats for that neighborhood park may not yet be recorded when 50% is reached.

Commissioner ElHalta questioned if we could phase out the parks.

Commissioner Linton suggested the fee in-lieu of parks be escrowed to that specific park and the parks be constructed at 50 percent of occupancy.

Commissioner Maher suggested that more points be given towards pavilions. Other commissioners agreed.

Steve Mumford explained the points were based on cost and value.

Commissioner Linton suggested the city drop the value on picnic tables and increase the value on pavilions.

Steve suggested reducing the picnic table to 3 points and increasing the small pavilion to 8 pts.

Commissioner ElHalta suggested pavilions should be in 10, 15, and 20 points range.

Commissioner Dean commented but the microphone was off, and was not audible.

Steve Mumford suggested to Commissioner Dean they could make a minimum square feet for pavilions.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Maher commented that that 4small picnic tables get 12 points and pavilions get 10 points.

Commissioners suggested point value on pavilions - small pavilion 400+ sq ft 15 points, 900+ sq ft 20 points and 2000+ sq ft 30 points.

Commissioner ElHalta suggested making the picnic table undesirable.

Steve Mumford suggested removing the picnic table.

Commissioner Maher opened the public hearing at 7:34 p.m.

No public comment was made.

Commissioner Maher closed the public hearing at 7:34 p.m.

MOTION: *John Linton moved to recommend Development Code Amendment – Chapter 16.35 Development Standards for Required Public Facilities to City Council subject to conditions: The fee in-lieu is escrowed for the purpose of the park and the park is constructed at 50 percent of occupancy. Table 16.35.130 picnic table be removed and 3 pavilion choices be added, 400 sq ft pavilion and greater 15 points, 900 sq ft pavilion and greater 20 points, and 2000 sq ft and greater 30 points. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote*

5. Discussion Items

A. Development Codes & the General Plan; Discussion Items

Discussion of potential amendments to the Development Code and more discussion concerning the General Plan update.

No discussion was held. The discussion will take place at the next Planning Commission meeting. Steve Mumford Introduced the new Deputy Recorder Johna Rose.

6. Next Scheduled Meeting: September 27, 2011

7. Additional Item

A. Cancelled meetings due to elections: September 13 and November 8

8. Adjournment

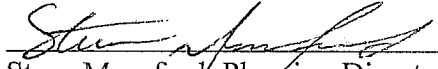
The meeting was adjourned at 7:46 p.m.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 27, 2011.


Steve Mumford, Planning Director