

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY AUGUST 8, 2017 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: Rich Wood, Mike Owens, John Linton, and Muriel Xochimitl. MEMBER EXCUSED: Matthew Everett.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Tom Westmoreland.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes
A. July 11, 2017

MOTION: *Muriel Xochimitl moved to approve the July 11, 2017 meeting minutes. Mike Owens seconded the motion. Those voting aye: Mike Owens, Rich Wood, John Linton, and Muriel Xochimitl. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Hidden Hollow Phase B Preliminary Plat, Public Hearing, Action Item

Mike Hadley explained that the proposal is for 40 single family dwellings located on 16.59 acres of land south of Hidden Hollow Elementary School, located on the Hidden Valley Parkway. The applicant has not provided an open space plan for the development. The applicant felt that he was providing a service to the community allowing an access trail through his property for hikers, bikers and four wheelers. Staff did not support the plan being proposed. Without the dedication of the trail properties, or permanent easements, the plan does not guarantee any type of amenity as the Hidden Valley area is further developed.

Slopes

Any lot with an average slope greater than 25% is considered unbuildable. According to the slope study this project has many different areas that have greater than 20% slopes. Staff recommends a more detailed analysis with anything greater than 25% being specifically included in the report, and the average slope of all steep lots included. Staff

also recommends that any lot with steep slopes is required to show the building pad on the proposed lot. Staff recommends that before this preliminary plat goes to City Council, updated slope analysis is submitted and that the plat be revised, based on the findings of the slope analysis.

Commissioner Linton opened the public hearing at 6:12 p.m.

Jeffery Ruth, resident, felt that the City should hold the developer accountable to provide open space for the development. He said that the access being offered by the development will not be usable in the future. He is fine with the developer taking the trail access away.

Commissioner Linton closed the public hearing at 6:13 p.m.

Commissioner Linton felt that the current proposal was incomplete. He stated that the developer should be accountable to provide open space to the residents of the development.

Commissioner Xochimitl would like the developer to comply with the open space requirements, and to preserve the access.

Commissioner Wood stated that the access will only be good for a couple of more years. There are already plans to develop the property beyond the access.

Commissioner Owens felt that the applicant was only providing the City with a short term development plan. He requested that the applicant provide a long term development plan that would benefit the residents of the development. He also requested that the applicant attend the next Planning Commission meeting so that the applicant could provide feedback pertaining to the development.

MOTION: *Mike Owens moved to table the Hidden Hollow Phase B Preliminary Plat and continue the public hearing to the next Planning Commission meeting. Rich Wood seconded the motion. Those voting aye: Rich Wood, John Linton, Muriel Xochimitl, and Mike Owens. The motion passed with a unanimous vote.*

B. Chapter 17.60.120 Development Code Amendment, Public Hearing, Action Item

Tayler Jensen explained that the staff has proposed a Development Code amendment removing the requirement for corner and side yard fences being setback 3 feet from property lines, and adding a reference to the section of Code that addresses arterial and collector road fencing. The item was tabled by the Planning Commission on July 11, 2017. As requested, staff took this proposal to the City Engineer who found no safety faults or concerns with removing the 3' setback from sidewalks so long as the clear-vision triangle provisions remain. A review of AASHTO and NACTO standards did not reveal any requirement for sidewalk setbacks for fencing, and an evaluation of city codes for Bluffdale, Herriman, Lehi, and Saratoga Springs similarly showed no such requirement.

Commissioner Xochimitl stated that she has looked into the 3' setback along sidewalks and had the same finding as the City Engineer. She said that the AASHTO guide does have a fence setback along trails but not along sidewalks. She felt comfortable with approving the amendment.

Commissioner Linton opened the public hearing at 6:23 p.m.

None

Commissioner Linton closed the public hearing at 6:23 p.m.

MOTION: *Muriel Xochimitl moved to recommend approval of the amendments to Chapter 17.60.120 of the Eagle Mountain Municipal Code to the City Council. Mike Owens seconded the motion. Those voting aye: Rich Wood, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

5. Discussion Items

A. Sunset Flats MDP Discussion

A discussion on the proposed Sunset Flats Master Development Plan, a proposed 688 unit, 206.65 acre development with Tier I, Tier II, and Tier III residential and a Commercial Storage component. It should be noted that mailed notices were sent advertising a public hearing on August 8, but due to a noticing irregularity the city and state noticing requirements were not met. The project will be re-noticed for the August 22, 2017 Planning Commission meeting which will be a public hearing.

Commissioner Linton allowed residents to speak on the Sunset Flats Master Development Plan.

James Taylor, resident, was concerned about septic tanks, access in out of the City and high density.

Nicholas Genes, resident, was concerned about too many small lots being built in one area and traffic the development will create. He was also concerned that the development would bring more crime.

Johnathan Vail, resident, requested that the developer keep the commercial storage to one level and add boat and RV storage. He was concerned about the high density of the project. He also requested that the developer keep the hiking trail to the east of the development open.

Marcie Taylor, resident, requested that there be a barrier between the five acre lots and the new development. She was concerned about the developer removing the natural trees. She also requested that the City post guidelines and safety regulations on trails.

Ingrid Lau, resident, wanted to know what was being built behind her property on Long Way. Commissioner Owens explained that the plan is for a future arterial road.

Jeffery Ruth, resident, felt that the developer should be responsible for providing land for a school with such high density. Mr. Hadley said there is a plan for a future elementary school in the SITLA land proposal for this area.

Commissioner Linton stated that he would like to see the developer plan for a church site in the development. He requested that the commercial storage units have a softer appearance to help complement the neighborhood. He was concerned with building homes next to a power station.

Commissioner Xochimiltl felt that with the future transportation plan and amenities that high density is appropriate for the area.

B. Ridgeline Protection Overlay Zone

Staff presented a draft of a proposed Ridgeline Protection Overlay Zone to the Commission and solicited feedback in preparation for bringing the ordinance forward for adoption at a later meeting.

Commissioners and City Planners discussed the purpose of the Code.

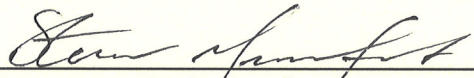
Commissioner Owens asked if current property owners would be compensated for the land. Mr. Jensen said that this Code would not apply to current property owners, but to future developments.

6. Next scheduled meeting: August 22, 2017

7. Adjournment

The meeting was adjourned at 6:57 p.m.

APPROVED BY THE PLANNING COMMISSION ON AUGUST 22, 2017



Steve Mumford, Planning Director