

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY AUGUST 22, 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 (arrived at 6:13 p.m.), John Linton, and Matthew Everett. ABSENT MEMBER: Muriel Xochimitl.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; Steve Mumford, Community Development Director; 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. August 8, 2017

MOTION: *Matthew Everett moved to approve the August 8, 2017 meeting minutes. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Sunset Flats MDP, Public Hearing, Action Item

Mike Hadley explained that the applicant has proposed a 688 unit, 206.65 acre master development plan that includes 515 single family units, 96 condominiums, and 77 townhomes for a total project density of 3.3 dwelling units per acre. The project is located north of the Pioneer subdivision and Bobby Wren Boulevard, west of Pony Express Parkway. The proposal contains Tier I, II, III, and IV Residential as well as a commercial storage component. He stated that the Eagle Mountain General Plan will need to be amended for the commercial storage portion of the development.

Commissioner Linton opened the public hearing at 6:10 p.m.

Mike Kieffer, resident, was concerned about the traffic the commercial storage would bring down Lake Mountain Road. He stated that Lake Mountain Road is not designed for commercial traffic. He stated that the City should require the developer to finish the open space adjacent to Bobby Wren Road even though the property is owned by the City. He said that he liked the transitioning of the lot sizes in the development.

Elise Erler, SITLA, requested that the high school road connect into the northern area of the development and that road should go straight through the SITLA property. She stated that SITLA does not have a problem with the density of the project.

Jeff Ruth, resident, was concerned about drainage in this area with the high density of lots. He requested that builders be required to add French drains/underground drains to developments.

Commissioner Linton closed the public hearing at 6:17 p.m.

Commissioner Everett was concerned about parks number 4, 5, and 6 under the power corridor counting towards open space. Mr. Hadley explained that the developer has enough land with parks 1, 2, 3, and 7 that will count toward open space. That does not count the amenities the developer will need for the parks. Commissioner Everett was concerned about what kind of park amenities could be built under the power corridor. Mr. Hadley referred Commissioner Everett to a list of amenities in the staff report that could be built under the corridor. He stated that he sent Rocky Mountain Power a copy of the development plan. Rocky Mountain Power did not have a problem with the development plan.

Commissioners Everett and Linton were concerned about the appearance of the commercial storage. Commissioner Linton stated that with the developments around this area there will be a need for residential storage.

Commissioner Wood requested that side setbacks have a minimum to allow residents to have a trailer pad. He felt that a second access road should be required onto Pony Express Parkway that could handle the traffic with this high density in the development.

MOTION: *Matthew Everett moved to approve the Sunset Flats Master Development Plan with the following conditions:*

- 1. The applicant provides an updated traffic plan.*
- 2. A water model is provided to the City Engineer.*
- 3. The proposed storage area must have an improved exterior design.*
- 4. That a northern connecting road be built into the townhome/condos section of the development and that it connect to Pony Express Parkway.*

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Rich Wood, and John Linton. The motion passed with a unanimous vote.

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

Mr. Hadley explained that the proposal was 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 is required to provide .91 acres or 39,639 square feet of improved open space and a total amenity point requirement of 91.8 points. This subdivision plat contains no useable park space. The open space on the plat is located on a hillside and is unbuildable. The City does not accept unbuildable land as improved open space. The applicant has discussed an alternative plan which includes trails and access to the existing mountain biking and OHV trails in the Hidden Valley area. The applicant does have the option of paying a fee in lieu to cover the cost of the improved open space.

Commissioner Wood asked why the slope study was drastically different. Mr. Hadley explained that the first slope study was not well defined. The second slope study only shows slopes that are 25% and greater. Commissioners Wood and Everett were concerned about how different the slope studies were. The first study showed that some of the land was unbuildable where the second study shows the same land buildable. Mr. Hadley stated that staff recommends that any lot with a steep slope be required to show the building pad on the proposed lot.

Ryan Bybee, developer, said the current slope study was done in the last two weeks. He would need to contact the slope study engineer to determine why the two slope studies are different. He stated that they are planning to blast in a small area and use the material for road base and trenching in the development. The next couple of developments would not require blasting.

Commissioner Wood asked the developer what the plan is for covering the scarring of the mountain from the blasting. Mr. Bybee stated that there will be retaining walls to cover that scarring.

Mr. Bybee explained that this development had final plat approval with development agreements in 2007. He stated that Alpine School District came in and took part of the land by eminent domain. He explained that most of the flat area for parks were taken by the Alpine School District. This took their plan for 600 units down to about 120 single family homes. The developer has an agreement with the City to help improve along Pony Express Parkway. Because the developer is trying to recover from land that was taken and make it viable for them, they are requesting the City waive the park requirement and trade for access of their property for mountain biking, hikers, paint ballers, and ATV's. He felt that this access would be a valuable commodity to the City. He also stated that the residents could use the school park.

Commissioner Wood was more concerned with the residents getting the proper parks and amenities then preserving a temporary access.

Commissioner Linton opened the public hearing at 6:57 p.m.

Mike Keiffer, resident, was concerned about blasting and the slope study. He suggested the Planning Commission table the item and figure out why the slope studies are different. He pointed out that part of the road has already been dedicated to the City, and did not feel the developer's threat was viable.

Drew Curley, resident, did not feel the City should allow blasting so close to new homes. He also felt that the City should not give away permanent credit for temporary access.

Jeff Ruth, resident, said as a home owner he would not care for bike trails behind his lot. He stated that many roads and accesses to mountains are being blocked off from building. As a resident he does not care if the developer takes the access away. He felt that the developer should be required to put in the amenities or pay the fee in lieu.

Commissioner Linton closed the public hearing at 7:02 p.m.

Commissioner Everett stated that he would not feel comfortable approving the development with blasting. He was concerned about the two different slope studies, and the park amenities. He suggested that the developer work with staff to come up with an agreement on the open space requirement, looking into a partial fee in lieu, partial credit for the access and moving the open space requirement to a future phase.

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

C. Ridgeline Protection Overlay Zone, Public Hearing, Action Item

Taylor Jensen said that staff has proposed a development code amendment creating a Ridgeline Protection Overlay Zone for the purpose of protecting ridgelines from development. He explained that the proposed code does not define what is meant by "Ridgeline". The intent is for staff to identify important ridges in the City, to place them on a map, and then rezone those areas with the Overlay Zone. This new code will work together with the hillside development code (15.80).

Commissioner Linton opened the public hearing at 7:24 p.m.

Elise Erler, SITLA, suggested the City look into doing a viewshed protection instead of a hard 50 feet from ridgeline measurement. She explained that Summit County protects by corridor views instead of all ridgelines.

Drew Curley, resident, stated that we are not Summit County. He felt that we should have a standard distance from each ridgeline.

Jeff Ruth, resident, requested that the City look at protecting the hill north of Lake Mountain Road and East of Pony Express Parkway. He stated that the hill is the view people see coming into Eagle Mountain City Center.

Ryan Bybee, developer, agreed with Elise Erler.

Commissioner Linton closed the public hearing at 7:36 p.m.

Commissioner Wood did not feel that 50 feet was enough of a setback from the ridgeline. He would like to see a clear line were the City ends and the mountain start.

Commissioner Owens explained that a developer could fill up the whole upper area of Hidden Canyon and it would not restrict the view, because the area is between two mountains. He liked the idea of protecting the ridgeline view by a point on a corridor through geometry. He stated that 50 feet with the hillside development code setback was too broad of a spectrum.

Commissioner Everett requested that the map show the ridgeline plus the 25 percent slopes and steeper.

MOTION:

Matthew Everett moved to table the amendment to the Eagle Mountain Municipal Code for Chapter 17.57 Ridgeline Protection Overlay Zone. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Rich Wood, and John Linton. The motion passed with a unanimous vote.

5. Next scheduled meeting: September 12, 2017

6. Adjournment

The meeting was adjourned at 7:57 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 12, 2017



Steve Mumford, Planning Director