

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, SEPTEMBER 10, 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, Bonnie ElHalta, Wendy Komoroski, and John Linton.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Tippe Morlan, Planning Intern; and Johna Rose, Deputy Recorder.

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. August 27, 2013

MOTION: *Preston Dean moved to approve the August 27, 2013 meeting minutes. Bonnie ElHalta seconded the motion. Those voting aye: Preston Dean, Bonnie ElHalta, and John Linton. Wendy Komoroski abstained. The motion passed with 3 ayes and 1 abstention.*

4. Development Items

A. Pole Canyon Phase A Plat 1, Preliminary & Final Plat – Public Hearing, Action Item

This proposal consists of 22 residential lots on 5.475 acres located north and west of the existing White Hills subdivision, west of SR-73, and south of Cedar Fort. All proposed lots are larger than 10,000 square feet.

Steve Mumford explained that the applicant has requested that Pole Canyon Phase A Plat 1 be tabled at this time.

Commissioner Linton opened the public hearing at 6:03 p.m.

Josh Haddenham, 3687 N. Eisenhower Street, was concerned about the utilities and the road access into the subdivision.

Commissioner Linton continued the public hearing to a future date that would be set.

MOTION: *Preston Dean moved that the Planning Commission table Pole Canyon Phase A Plat 1, Preliminary & Final Plat as requested by the applicant.*

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Bonnie ElHalta seconded the motion. Those voting aye: Preston Dean, Bonnie ElHalta, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

B. SilverLake Plat 10, Preliminary & Final Plat – Public Hearing, Action Item

This proposal includes 71 residential lots on 18.12 acres, and is a part of the SilverLake Master Development Plan. This project will be located south of Pony Express Parkway, west of Woodhaven Boulevard, north of the SilverLake Plat 7 subdivision, and south of the planned SilverLake Plat 9 subdivision.

Mr. Mumford explained that the project is located next to a wash, known as Evans Wash. The proposed site includes 71 total lots just over 18 acres, the average lot size is 5819 sq. feet, and there are 3 ½ acres that are reserved for a church site.

A portion of Woodhaven Boulevard is included in this plat. It is 75 feet wide and includes 8-foot park strips and an 8-foot trail on the east side. In the SilverLake 8 approval, a minimum of 24 feet of asphalt was required to be improved for Woodhaven Boulevard from SilverLake 8 to the existing section of Woodhaven at Brookwood Drive, south of this project. The developer will be required to complete at least the west side of this right-of-way.

The SilverLake Master Development Agreement required that an improved trail system be included in the development. This trail system runs along the wash on the west and south side of this plat. A landscape plan would have to include an asphalt trail in this area, connected from Woodhaven Boulevard to the northern tip of Brookwood Drive. The Planning Department proposed that the trail count towards the developers required open space and parks.

The SilverLake Master Development Agreement states the development must provide a variety of lot sizes in each neighborhood.

Recommended conditions:

- 1) A water model must be completed, and developer shall comply with all recommendations and redlines from the Public Works or Engineering Department.
- 2) A landscape plan is required from a licensed landscape architect to be reviewed for approval by the Planning Director and Parks Foreman. Plans shall include the asphalt trail (“improved trail”) in the wash open space area as shown on the master development plan exhibit. It shall be included in the bond and improved along with the infrastructure. Plans shall also include landscaping improvements along the wash and trail, street trees, and the trail within the cul-de-sac leading to the amphitheater. These two trails shall connect near the northern dead-end of Brookwood Drive.
- 3) Prior to recording this plat, Woodhaven Boulevard (24 feet wide) must be completed from Pony Express Parkway to Brookwood Drive.
- 4) Lots with more than a 2 to 1 slope shall be retained by the developer prior to issuing the building permit.
- 5) A street tree fee of \$475 shall be paid with each building permit.

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

Grant Gifford, representing the developer, was comfortable with the recommended conditions stated in the staff report.

Commissioner Linton closed the public hearing at 6:19 p.m.

MOTION: *Preston Dean moved that the Planning Commission approve the SilverLake Plat 10 Preliminary Plat and recommend the SilverLake Plat 10 Final Plat to the City Council with the following recommended conditions:*

- 1. A water model must be completed, and developer shall comply with all recommendations and redlines from the Public Works or Engineering Department.*
- 2. A landscape plan is required from a licensed landscape architect to be reviewed for approval by the Planning Director and Parks Foreman. Plans shall include the asphalt trail (“improved trail”) in the wash open space area as shown on the master development plan exhibit. It shall be included in the bond and improved along with the infrastructure. Plans shall also include landscaping improvements along the wash and trail, street trees, and the trail within the cul-de-sac leading to the amphitheater. These two trails shall connect near the northern dead-end of Brookwood Drive.*
- 3. Prior to recording this plat, Woodhaven Boulevard (24 feet wide) must be completed from Pony Express Parkway to Brookwood Drive.*
- 4. Lots with more than a 2 to 1 slope shall be retained by the developer prior to issuing the building permit.*
- 5. A street tree fee of \$475 shall be paid with each building permit.*

Wendy Komoroski seconded the motion. Those voting aye: Preston Dean, Bonnie ElHalta, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote

C. Arrival Phase A Plat 1 Preliminary & Final Plat (Amended) – Action Item

This proposed subdivision, located west of North Ranch and north of the Clearview Estates master plan, includes 30 lots (previously approved with 28) and changes to the lot and street configuration as a result of the Planning Commission’s recommended conditions of approval on 8/27/13.

Mr. Mumford explained that the project developer amended the plan to include a trail rather than a road in the location between Abigail Lane and Harmony Way. He also adjusted many of the lot lines to create more useable lots and fix some lot frontage issues. The number of lots increased to 30 lots. No other roadways have been altered. The

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applicant has contacted and updated the residents in North Ranch to let them know of changes.

MOTION: *Preston Dean moved that the Planning Commission approve the Arrival Phase A Plat 1 Preliminary plat and recommend the Arrival Phase A Plat 1 Final Plat Amended to the City Council with the following recommended conditions:*

- 1. Provide a completed water model. Applicant must comply with any Public Works Department requirements as a result of water model findings.*
- 2. This approval is contingent upon the Arrival Master Development Agreement being completed. Developer must comply with all requirements in that agreement, including any traffic calming or mitigation measures.*

Bonnie ElHalta seconded the motion. Those voting aye: Preston Dean, Bonnie ElHalta, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote

5. Other Business

A. Discussion of Potential Code Amendments

Mr. Mumford explained that many developers, builders, and business have contacted the City requesting larger project signs.

Tippe Morlan reviewed other City sign codes and code wording. She requested that Eagle Mountain City update the sign code to be more clear and readable (adding pictures and tables).

Commissioner ElHalta requested a time limit and maintenance requirements on project signs.

Commissioners did not feel that the size requirement for signs needs to change in the City code. They did feel that adding pictures and tables to the City sign code for more readability was a good idea.

B. Next Scheduled Meeting: September 24

6. Adjournment

The meeting was adjourned at 6:44 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 24, 2013.



Steve Mumford, Planning Director