

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, SEPTEMBER 11, 2012 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: Scott Langford, Preston Dean, John Linton, and Daniela Camacho.

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

ELECTED OFFICIALS PRESENT: Ryan Ireland

1. Pledge of Allegiance

John Linton led the Pledge of Allegiance

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes – August 14, 2012

MOTION:

Preston Dean moved to approve the August 14, 2012, meeting minutes. Daniela Camacho seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Daniela Camacho. The motion passed with a unanimous vote.

4. City Council Action Update

- City Council approved the Development Agreement for Valley View North plats A-2 and A-3.
- City Council approved the Clearview Estates Annexation, and the Clearview Estates Master Development Plan was put on hold pending approval of the Equine Overlay Zone.
- The Meadow Ranch Storage project was tabled at the request of the City Attorney.
- City Council approved the Water Rights Code amendment.

5. Development Items

A. Master Development Plan – Clearview Estates; Action Item, Public Hearing.

This plan proposed 342 rural ½-acre lots on 287 acres, located west of North Ranch, north of SR73. The plan has already received a recommendation of approval from the Planning Commission. The applicant is now proposing to add the Equine Overlay Zone to the property.

Steve Mumford explained that the applicant is now proposing that the Equine Overlay Zone be applied to the entire Clearview master plan property, allowing up to two horses on lots between ½ acre and 1 acre, with certain regulations.

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Commissioner Linton explained that when the Equine Overlay Zone was created the City was playing catch-up with property that was allowed horses prior to code changes. He believed that this was the stage of development that this type of zoning should be looked at, so property owners know what they're buying into before building.

Mr. Mumford asked if additional horse trails should be provided between lots? If so, how should these be designed? (The Parks and Open Space Master Plan recommends a natural surface rather than asphalt or concrete). Also, if the trails are included between lots, how can the City make sure these areas are maintained and useable, and not used for simply dumping?

Commissioner Dean felt that if there is going to be an Equine Overlay Zone that it should be adequate and unique for a horse's development.

Mike Hadley explained that the applicant does show he is tying into the existing outcropping trails in North Ranch and along SR73.

Commissioner Camacho asked if there were any negative impacts to the City allowing the Equine Overlay Zone.

Mr. Mumford replied that there may be some nuisance issues and complaints. On the other hand, if all are within the overlay zone, all owners have the choice whether to have horses or not. If they choose not to have horses, they must accept the fact that their neighbors may have them.

Commissioner Linton opened the public hearing at 6:24 p.m.

Councilmember Ryan Ireland spoke as an original resident of the Overland Trails subdivision. Overland Trail was designed as a horse neighborhood with ½ to 2 acre lots, with a 20 ft right of way between back yards for riding horses around the neighborhood. The plan was to have split rail fencing for openness. He stated without an HOA there are a lot of 6ft privacy fences, and the 20 ft right-of-way between houses has become a dumping ground, a catch all for tumbleweeds and was not used properly. So with a grant the City received, an 8ft asphalt trail was put in between the houses, and now it's a public right of way. He stated that people outnumber horses in the Overland Trails neighborhood and the trail is now being used. He stated that when a new animal ordinance was adopted by the City years ago, animal rights were taken away from the ½ acre lots in Overland Trails. The Equine Overlay Zone was created to restore those rights to Overland Trails residents.

Commissioner Linton closed the public hearing at 6:29 p.m.

Commissioner Camacho asked, with the neighborhoods that have the Equine Overlay Zone, if the City could require the trails to be multi-use. How would that affect those neighborhoods?

Commissioner Dean stated that the ordinance would have to be amended.

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Mr. Mumford stated that this could be applied to this neighborhood development, but not all neighborhoods in the Equine Overlay Zone.

Commissioner Linton felt that an HOA should be part of this type of neighborhood development. He believed that dual-use trails would benefit the neighborhood, asked if an 8 ft trail is sufficient for horses.

Mr. Mumford stated that the Planning Commission could make that a condition in the development agreement as a general requirement, and when the developer comes in with each plat they would have to show where they provided that trail and how it's connected to each trail. He stated that in the Overland Trails subdivision none of the roads have trails. He stated that now the Rural Street Cross Section requires a trail on one side of the street.

Commissioner Langford asked if one of the conditions for this type of development should be open fencing (split rail, or another type of open fence). He stated that an open fence would help with the trails becoming tumbleweed collectors or dumping places for yard clippings.

Commissioner Dean asked if condition number four should state: A plan must be submitted and approved for the parking areas for the trailheads, trails, trail type, and the dual-use (type and materials).

MOTION:

Preston Dean moved to recommend to City Council the approval of the Clearview Estates Master Plan Equine Overlay Zone subject to the conditions of approval in the staff report, with the change to condition number four that dual-use of the trail be added to that condition. John Linton seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Daniela Camacho. The motion passed with a unanimous vote.

Discussion Items

A. Potential Development Code Amendments.

No potential code amendments were discussed.

6. Other Business

- Commissioners reviewed the new plans for the Spring Valley / Mt. Airey Townhome development. The new owners are planning to design more affordable units. The developers will reduce where they can, but still provide a good product for the residents and the owners of the townhomes. Feedback was provided.

7. Meeting Information:

- A. Joint City Council & Planning Commission Meeting – 7:00 p.m. in the Main Conference Room.

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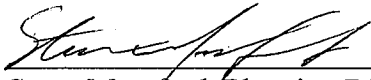
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B. Next Regularly Scheduled Meeting – September 25

8. Adjournment

The meeting was adjourned at 6:50 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 25, 2012.



Steve Mumford, Planning Director