

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, SEPTEMBER 24, 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 Matthew Everett.

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

ELECTED OFFICIAL PRESENT: Donna Burnham

Commissioner Dean welcomed everyone to the meeting at 6:00 p.m.

1. Pledge of Allegiance

Commissioner Dean led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. July 30, 2013

B. September 10, 2013

**MOTION:**

***Wendy Komoroski moved to approve the July 30, 2013 and the September 10, 2013 meeting minutes. Bonnie ElHalta seconded the motion. Those voting aye: Matthew Everett, Preston Dean, Bonnie ElHalta, and Wendy Komoroski. The motion passed with a unanimous vote.***

4. Development Items

A. Clearview Ranch Phase A, Preliminary Plat – Public Hearing. Action Item

This is the first phase of the approved Clearview Estates master development plan.

Steve Mumford explained that the majority of Clearview Estates property was annexed into the City this last year. The Clearview Ranch Phase A Preliminary Plat is the first phase of the Clearview Estates Master Development Plan which was approved by the City Council on October 16, 2012. The proposal consists of 54 lots on 38.74 acres and includes “future right-of-way” property to be preserved for future purchase by UDOT, a couple of neighborhood parks, and some storm detention basins.

This phase of development contains two access roads from SR 73 (Clearview Drive and 8000 North). The existing gravel road access will remain and is only intended for use by the City for storm detention basin maintenance. 8000 North will continue to provide access to

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TUESDAY, SEPTEMBER 24, 2013 AT 6:00 P.M.

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Wasatch Wing and Clay. This road is planned as a 66-foot collector road that has controlled access (all lots along this street must have a circular drive or hammerhead to allow for front-motion out of the driveway). This road will contain 41 feet of asphalt, 4-foot sidewalks, and street trees. The other residential roads follow a modified rural street cross-section, with 5-foot planters and curb and gutter, rather than the drainage swales.

The applicant has submitted plans for approval of the two SR 73 accesses to UDOT for their review and approval. The developer is proposing to provide a deceleration lane (right-turn) for each access, as recommended by the project traffic study. However, staff is concerned that no middle left-turn lane is being provided for either access, as they are not “technically” warranted until a future phase of development. Both accesses need a middle turn lane and an acceleration lane for safety reasons, so City staff recommends that the turn lanes be a condition of approval. They were also required in the Clearview Estates Master Development Agreement.

This plan contains the required amount of improved open space according to the City Code (4% of the buildable acreage = 1.55 acres). This has been split into two parks, which were approved as part of the master development plan. The attached park plan details the amenities provided and the required point values. The Planning Commission will have to decide if the proposed amenities are appropriate for these parks. The plan also includes a split-rail fence along the edge of the 0.48-acre park as a buffer from the wash and SR 73. A fence should be included along the southern edge of the larger park as well. Also, a future trail has been shown along SR 73. Nothing has been specified as to the timing of installation of the trail. Entryway monuments have also been proposed (as required by City Code). The locations are designated on the attached plans. The two city parks should be completed along with each final plat, but prior to receiving building permits for the second plat.

Recommendation:

- 1) A revised water model for the entire subdivision is required that demonstrates the effect to existing residents.
- 2) A stream alteration permit from the State is required for changes to West Wash.
- 3) Complete septic feasibility testing for each lot and submit paperwork from the County Health Department.
- 4) Include a split rail fence (3 rail) on the south side of the 1.10-acre park.
- 5) Build acceleration lanes and left-hand turn lanes on SR 73, as required in the Master Development Agreement.

Commissioner Dean asked if the acceleration lane and left-hand turn lane were approved and agreed to in the Clearview Estates Master Development Plan. Because of the traffic study the developer has decided not to install the lanes.

Commissioner ElHalta asked if the City is waiting for UDOT recommendation or if the lanes required in the Clearview Estates Master Development Agreement.

Commissioner Dean asked Steve Sowby, the Clearview Estates Engineer, what would happen to the two temporary storm drains when UDOT takes over that area? Mr. Sowby

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, SEPTEMBER 24, 2013 AT 6:00 P.M.

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replied that when and if that area is taken over by UDOT, the storm drains will be relocated to other locations. The developer at this time would give the City an easement for the storm drains that would not be dedicated land.

Mr. Sowby stated that in the Clearview Estates Master Development Agreement section 7B reads:

- Developer agrees to construct roadway intersection connections and associated acceleration and deceleration lanes at both of the locations on SR 73 in conformance with UDOT requirements.

Mr. Sowby explained that the agreement does not say all the left-turn and right-turn lanes and the deceleration and the acceleration lanes are required. He said that the developer is intended to meet the requirements of the agreement; the time frame is unclear at this time. He stated that this project is only a fifth or sixth percent of the development so those lanes are not required at this time.

Commissioner Dean asked what time frame the developer expected from UDOT. Mr. Sowby stated that UDOT should give them an answer in a week or two.

Mr. Mumford believed that the City could require the left-turn lane for safety reasons and then allow UDOT to make a decision on the acceleration lanes. He reviewed Saratoga Spring's entrances into developments, noting whether they had acceleration lanes and left-turn lanes.

Commissioner Dean stated that he would like to see consistency with the left-turn lanes and acceleration lanes along SR 73.

*Commissioner Dean opened the public hearing at 6:25 p.m.*

No Comments

*Commissioner Dean closed the public hearing at 6:25 p.m.*

Commissioner Everett asked Mr. Sowby if it would be possible to add playground equipment to the bigger park. He explained that during soccer games playground equipment in the same area with a soccer field would give families with other children a place to play. Mr. Sowby explained that the developer has far exceeded the points required. He is requesting a deduction in the park amenities instead of adding more amenities.

Commissioner Dean asked Mr. Sowby what kind of deduction they are requesting. Mr. Sowby replied that they would rather not build the pavilion and just build a swing and a bench which would cover the amount of points required.

Mr. Mumford explained one option for the developer could be to reduce the parking for this portion of park; there is a dead end road that will allow parking. He explained that when the Park and Open Space Master Plan was done the City involved a consultant in the process. He

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, SEPTEMBER 24, 2013 AT 6:00 P.M.

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

explained that the number one amenity or item in parks that residents wanted was shade – shaded seating areas or pavilions. There is a swing set in the park to the west of this park that is proposed. The City was thinking that the future phase of the park would provide a playground; this park would provide a grassy area and a pavilion.

Commissioner Dean asked Mr. Mumford to explain the language in the Code that addresses diversity and appropriate for parks and open space. Mr. Mumford explained that this park would be a large neighborhood park in the future, and that this 1.1 acre park is part of another larger park. The Code reads that the park should comply with the regular standards of a neighborhood park:

1. Neighborhood parks shall ideally be between three and five acres in size (which this park will be in the future).
2. No lot/unit should be more than one-half mile from a neighborhood park, if possible.
3. Each neighborhood park must have access along a public road.
4. Neighborhood parks shall be effectively integrated into residential developments and connected with homes, other neighborhood parks, and open space areas via sidewalks or trails.
5. Parks shall be designed with a mixture of enhanced native plantings, ornamental plantings, and grass areas. The landscape treatments shall be designed to enhance the sense of place while remaining water-wise.
6. Parks shall be located as close as possible to the recommended neighborhood park distribution location in the parks and open space master plan.
7. Developers are encouraged to, whenever possible, consolidate neighborhood parks into larger parks that may be used by more than one neighborhood. Co-location with schools or other institutions is also encouraged.

Mr. Sowby explained that this is a huge investment project for the developer and any cost the developer can save will help reduce the homeowners' cost.

Mr. Sowby asked to adjust a couple of items in the development and also asked that the Planning Commission take note of a couple of items:

- Allow the developer to adjust a couple of the storm drain pipes in the development, with the help of the City Engineer.
- Make a motion that the developer would apply with UDOT on the deceleration and acceleration lanes.
- Consider reducing the park amenities.
- The developer disagrees with the stream alteration permit from the State for the West Wash. He explained that they are not making alterations to the wash but reinforcing the bank and filling in around the area of one of the houses.

Mr. Sowby stated that the developer does comply with the County Health Department percolation tests for septic tank approval. He stated that the developer plans to break this development into two plats.

Commissioners felt that they should require the left-turn lane and only require the stream alteration permit if the State requires the permit.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, SEPTEMBER 24, 2013 AT 6:00 P.M.  
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Commissioner Dean asked Mr. Sowby if the developer agreed with the split rail fence recommendation. Mr. Sowby said that they will comply with it. Mr. Mumford explained that the City is requesting the split rail fence for safety reasons.

Mr. Mumford asked the Planning Commission if they had a preference as to what amenities they want in the parks. The Planning Commission could leave the option open for the Planning Department to work with the developer on park amenities. The Commissioners felt that the developer should work with the Planning Department to match the amenities point system.

**MOTION:** *Bonnie ElHalta moved that the Planning Commission approve the Clearview Ranch Phase A, Preliminary Plat with the following recommended conditions:*

- 1) A revised water model for the entire subdivision is required that demonstrates the effect to existing residents.*
- 2) A stream alteration permit from the State if required for changes to West Wash.*
- 3) ~~Complete septic feasibility testing for each lot and submit paperwork from the County Health Department.~~*
- 4) Include a split rail fence (3 rail) on the south side of the 1.10-acre park.*
- 5) That a left-turn lane is required on SR 73 with this phase and that all other UDOT requirements are followed.*
- 6) That the parks follow the current City Code, which will be determined by City staff.*
- 7) Allow the adjustment to the storm drain pipe locations to be worked out with the City Engineer.*

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

**B. Skyline Ridge 1D Final Plat – Action Item**

This is a 4-lot subdivision that was previously included in the Skyline Ridge 1B subdivision plat. City staff requested that the applicant change the lot configuration in order to create more useable space in the adjacent city park, so this plat includes the City's property as well.

Mike Hadley explained that the Skyline Ridge development was approved by the City Council on February 6, 2007. The project was originally approved as two phases with a total of 121 lots in Phase 1 and 98 lots in Phase 2. In July of 2007 Phase 1 was divided into 3 separate plats at the request of the developer: plats 1A, 1B and 1C. The properties were foreclosed on by investors/banks. Since that time, Plat 1A has been built by different builders, and new developers/builders have purchased phases 1B and 1C. The new developers have chosen to build the plats as they were approved, so the applicants are not

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, SEPTEMBER 24, 2013 AT 6:00 P.M.

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required to resubmit a new application for these plats. At the time of approval, the City Code did not include expiration dates on subdivision plat approvals.

The proposed Skyline Ridge 1D contains 4 single family lots. These four lots were originally part of Skyline Ridge Plat 1B which consisted of 38 total lots. Adjacent to plat 1B is a neighborhood park which has not been developed. It contains a large detention basin and a parking lot which was installed with the infrastructure for plat 1A. The City Code does not allow for park amenities to be placed in a detention basin. The original design of the park showed the amenities located in the detention basin. The detention basin covers most of the land next to the installed parking lot leaving no space to install any of the amenities. Some of the lots in Skyline Ridge 1B are directly next to the park. The City approached the developer with the idea of moving some of the lots to create more usable space next to the parking lot. The developer agreed. Skyline Ridge Plat 1D is the result of moving two of the lots to create more usable area. To minimize the impact to the developer the City staff designed the new layout of the park.

City staff worked together to come up with the design for the park. The amenities include a tot lot, basketball court, picnic table, walking trail around the detention basin, trees and landscaping. The developer of Plat 1B will install the required portions of the park for Plat 1B and 1C. When future phases of Skyline Ridge are developed the developers will be required to install or bond for the rest of the park and landscaping for the Skyline Ridge development.

**MOTION:** *Bonnie ElHalta moved that the Planning Commission recommend the approval of the Skyline Ridge 1D Final Plat to City Council with the following recommended condition:*

*1) The final plat will need to include the portion of land vacated by the 2 lots that were moved.*

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

5. Other Business

A. Discussion of Potential Changes to the Development Approval Process

Mr. Mumford explained that the Planning Department wants to streamline the development process and approval process. He explained that City Council and residents were frustrated with not having a say in the projects.

Commissioner Komoroski requested that the Planning Commission notices have an explanation of what the Planning Commission can and cannot do, or a reference to a web site explaining what the Planning Commission can or cannot do.

Commissioner ElHalta asked if the recommendation could come first on the notice, to help explain what the Planning Commission is trying to accomplish.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, SEPTEMBER 24, 2013 AT 6:00 P.M.

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Mr. Mumford requested that the preliminary plat and the master site plan go through Planning Commission and City Council, and the final plat be approved by staff. He reviewed development processes from other cities.

B. Next Scheduled Meeting: October 8

6. Adjournment

The meeting was adjourned at 7:37 p.m.

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 22, 2013.

  
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Steve Mumford, Planning Director