



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

September 11, 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Rich Wood, Brett Wright, Matthew Everett (arrived at 6:40 p.m.) and DeLin Anderson.

COMMISSION MEMBERS EXCUSED: Jared Gray.

OFFICIALS PRESENT: Melissa Clark and Donna Burnham.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, Planner; and Johna Rose, Deputy Recorder.

Commissioner Wood opened the meeting at 6:00 p.m.

1. Pledge of Allegiance

Commissioner Wood led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Action and Advisory Items

A. Sage Park A-3 - Revised Preliminary Plat, Public Hearing; Action Item:

Tayler Jensen stated that this was a revised preliminary plat, which would create five (5) new residential lots and increase the right-of-way of Aviator Avenue. The City Administration has indicated a desire to expand Aviator Avenue to a 94' Minor Arterial right-of-way, which will require additional right-of-way through the Sage Park development. The applicant has agreed to provide the additional property and build the right-of-way through Sage Park development, in exchange for five additional building lots in Phase A-3 of the development.

With the addition of these 5 units, the Sage Park development would have a total of 400 residential units, which under current code requires 9.18 acres of improved open space. 918 amenity points (at least 606) must be something other than trail or parking. The applicant has indicated the overall Sage Park development provides a total of 9.18 acres of improved open space (the previously approved preliminary plat shows 13.12 acres of open space including basins). The applicant has indicated that they have removed the additional right-of-way, some of the space located within detention basins, and the property the five additional lots are located on from their open space calculation which is the

reason for the different acreage numbers. The applicant had provided an improved open space worksheet which showed 627 total amenity points, which represents a shortage of 291 amenity points.

Items for the Planning Commissioners to consider:

- The two open space plans provided by the applicant have significantly more amenities than the current approved preliminary plat.
- This plan and the proposal for five additional building lots is coming forward because the City asked for an additional right-of-way. The applicant is entitled to the value of the right-of-way through additional units or purchase.
- While the preferred plan doesn't meet current code it should be considered, as it represents a significant investment by the applicant.
- No open space plans would be changed if the City purchased the additional right-of-way.
- Under the new plan the City would gain an additional right-of-way and a better park. This plan almost doubles the amenities from the previous plans.

Scott Dunn, applicant, said that Patterson Construction was reluctant to move forward with this proposal to expand Aviator Avenue in Sage Park development because it would cause a delay in their development. They already had approval and wanted to move the project along to the next phase. They understood that this was something the City wanted. However the developer was willing to pay and build the additional right-of-way in exchange for an additional 5 building lots.

The current approved open space plan for the development did not meet the existing code. The developer had submitted a preferred open space plan that would give the development more amenities, but still did not meet the current code. He stated that with the cost difference this plan would not be viable for Patterson. They cannot meet the 918 open space requirement points.

Commissioner Wood opened the public hearing at 6:11 p.m.

None

Commissioner Wood closed the public hearing at 6:11 p.m.

Commissioner Anderson asked how adding three lots to the retention basin would affect the proposed basin. Mr. Jensen stated that the proposed basin would be adequate for this development. This new proposed open space plan calls for grass in the retention basin, where the old plan was to leave the basin native with no improvements.

MOTION: *DeLin Anderson moved to recommend approval of the Sage Park A-3 revised preliminary plat to the City Council with the preferred park proposal. Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Rich Wood, and Brett Wright. The motion passed with a unanimous vote.*

B. Scenic Mountain Phase B - Preliminary Plat, Public Hearing: Action Item:

Mr. Jensen explained that the proposal was for a 40 townhome unit preliminary plat located on 4.16 acres within the Scenic Mountain Master Development Plan. The master development plan is vested with 40 units outside of the UDOT area for a density of 8.23 du/ac. UDOT purchased more property

than the applicant anticipated, leaving the applicant with 40 units on 4.16 acres which is 9.61 du/ac. With 4.16 acres at 8.23 du/ac there would only be 34 units. The master development agreement states "Developer may modify the planning areas to accommodate a relatively similar mix of uses...Property shall not exceed an average of 10.15 units per buildable acre."

Commissioner Wood felt that this was an incomplete application. He wanted to see a site plan and the townhome elevations before approving a development that is at the entrance to the City.

Dylan Young, applicant, stated that this is a preliminary plat application only. The City Council and City Attorney gave flexibility in the units and density with the master development plan and master development agreement, because they were unaware of what UDOT had planned for the future improvement to SR 73. UDOT has only approved one access road onto SR 73 for this development.

Commissioner Wright suggested that the applicant submit a complete plan. Mr. Young stated that it would be feasible to submit a complete plan for this project, except for the flex use area. He will have to show that at the vested rights stated in the master development plan, which would be at the highest density.

Commissioner Anderson was concerned about the property adjacent to SR 73 being presentable after the developer leaves and before UDOT builds the future improvements to SR 73.

Commissioner Wood opened the public hearing at 6:52 p.m.

Dean Britton, resident, requested that the City hold the applicant accountable for the look of the development.

Jim Palmiter, resident, wanted to make sure the applicants would be accountable for the development. He was concerned about urban sprawl in the City.

Jeff Ruth, resident, was concerned about the blasting for this development. He said that there has been so much dust in the area from blasting that SR 73 was shut down for a day.

Commissioner Wood closed the public hearing at 6:56 p.m.

Commissioner Wood suggested a "Welcome to Eagle Mountain" monument sign and a fence similar to those in The Ranches.

Commissioner Everett abstained from the motion because he arrived late to the meeting.

MOTION: *Brett Wright moved to table the Scenic Mountain Phase B preliminary plat until the following items have been submitted:*

- 1. Site Plan application.*
- 2. Conditional Use Permit application.*
- 3. A plan showing that all buildable areas will not exceed 10.15 du/ac.*
- 4. An updated traffic study.*
- 5. Townhome elevations.*

Rich Wood seconded the motion. Those voting aye: DeLin Anderson, Rich Wood, and Brett Wright. The motion passed with a unanimous vote.

C. Brylee Estates, - Preliminary Plat, Public Hearing; Action Item:

Mike Hadley explained that the proposal was for approximately 68.92 acres of land with 155 single family residential lots, ranging in size from 4,250 sq. ft. to 11,797 sq. ft. The average lot size is 5,293 sq. ft. for a density of 4.99 units per acre. The Tier 3 residential proposal is for townhomes with a maximum density of 180 total units on 15.02 acres. The final portion of this preliminary plat is a commercial development on 22.03 acres. The property is located adjacent to Eagle Mountain Boulevard and west of Sage Park. Staff recommends removing the Tier III and Commercial portions of the project until the applicant can provide more details.

Dylan Young, applicant, said that they have looked at centralizing the neighborhood park, but the developer prefers it at the entrance to the development. These homes are defined in the Code as cluster homes or patio homes, which is why the lot frontages are reduced. These homes would back up to open space.

Commissioner Wood suggested connecting tot lots with the walking trail in the development.

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

Jeff Ruth, resident, asked the City to enforce the 5 ft. and 10 ft. side setbacks. He suggested reducing the number of access roads onto Eagle Mountain Boulevard.

Commissioner Everett closed the public hearing at 7:26 p.m.

Commissioner Wood was concerned about the park being at the entrance. For safety reasons, he felt that the park should be moved away from the subdivision entrance.

Commissioner Wright was concerned that not all the lots met the 55 ft. frontage. He felt that some lots should be removed to make sure all lots in the development meet the required 55 ft. frontage. Mr. Young said that he could remove four lots from the proposal and get the required 55 ft. frontage.

MOTION: *Rich Wood moved to recommend approval of the Brylee Estates preliminary plat to the City Council with the following conditions:*

- 1. Tier III and Commercial portions be removed from the plat until the applicant can provide details.*
- 2. All lots shall meet the minimum 55 ft. frontage.*

DeLin Anderson seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Rich Wood, and Brett Wright. The motion passed with a unanimous vote.

D. Golf Course – Preliminary Plat, Public Hearing; Action Item:

Mr. Jensen explained that the proposal is for a preliminary plat for 23 single family residential lots and two duplexes, located within The Ranches Golf Course.

Items for the Planning Commissioners to consider were as follows:

- Single Story Requirement: The applicant is requesting that they be allowed to build two (2) story homes. Staff requests that the Planning Commission take the applicants request into consideration and include that recommendation in the conditions to the City Council.
- Desert Canyon Drive: The applicant is proposing to remove the one unit on Desert Canyon Road and add it to the south side of Royal Dornoch Drive.

Mark Whetzel, applicant, stated that they will meet the open space parks requirement or pay a fee-in-lieu. They would love to build an 18-hole miniature golf course (with real grass) between the clubhouse and driving range on the golf course. They wanted to count that towards the open space requirement.

Commissioner Everett was concerned how residents would know this 18-hole miniature golf course was public open space. The City would not be able to maintain this type of amenity and the golf course would have to maintain the 18-hole miniature golf course. This would be a cost to the golf course.

Commissioner Wright stated that the golf course would have to regulate the residential entrance to this type of amenity.

Mr. Whetzel said that maybe they could charge everyone except for Eagle Mountain residents an entry fee.

Commissioner Anderson was concerned about how this public amenity would impact the parking at the golf course. He stated that public and private amenities don't mix well together. If the golf course rented out the course for a tournament or event and the parking lot was full of the public using the 18-hole miniature golf course, that could require more parking or cause issues.

Commissioner Wood suggested that the applicant pay the fee-in-lieu and make the 18-hole miniature golf course a part of the golf course. He stated that if it's a public amenity then it should be opened to the public.

Kristen Whetzel, applicant, explained that the City Council requested that single-family lots be placed on half-circle roads. Their engineer is requesting two story homes because of the smaller house envelopes, the smaller lot frontages, and the longer lot shapes caused by the half-circle roads. The builder will need to build two story homes to give their home owners usable yard space and a comparable size house to the surrounding neighborhoods. These lots will have longer driveways, smaller homes, and unusable backyards if the builder is required to build a rambler home.

Commissioner Wright asked about the size of the ramblers on these lots. Mrs. Whetzel said that the engineer told her it would be about a 1200 sq. ft. home. The engineer did not feel that they could build a rambler house with a two car garage on these lots. They have had complaints by residents that if these smaller homes were built that it could decrease the home values in the neighborhood.

Commissioner Wood was very concerned about how this size and type of lots were approved and how much more golf course property was being used compared to the previous plan.

Mr. Mumford stated that a 1,400 to 1,600 sq. ft. rambler home could fit inside the building envelope.

Commissioner Everett opened the public hearing at 8:21 p.m.

Boyd White, resident, was concerned about cars being parked along the roads.

Julia Shelton, resident, was very excited about the changes being made to the golf course. She would love to see a better sign for the golf course at the entrance to Mount Airey Drive. She was concerned that the City was not maintaining The Ranches sign that had waterfalls. She wanted to know when the City would clean up the property off of Inverness Lane that was just acquired by the City.

Ashley Pitcher, resident, stated that she has worked with the City Council in getting these lots to what works best for the residents. She felt that the rambler home sizes would be comparable to the surrounding neighborhood homes.

Dean Britton, resident, stated that he did not feel the City Council listened to all the residents. He was concerned about adding a mini golf course because it would increase the amount of traffic on Barton Creek Drive. He stated as a golfer he did not like the idea of a miniature golf course. He did not want more houses built around the golf course.

Brendon Stoner, resident, was concerned about small lots being approved around the golf course. He was upset with how many high density housing projects were being approved in The Ranches. He was also concerned about children's safety with the homes built right next to Ranches Parkway and felt it would create a blind spot for traffic. He did not like how these homes were detached from the other neighborhoods in the area. He suggested reducing the number of lots approved in this development and building them closer to current development.

Jim Palmiter, resident, felt that there should be a mitigation plan approved along with this agreement requiring that the golf course has to realign all the golf holes and golf cart trails, and install netting between residential housing and the golf course.

Krista Kelly, resident, requested that the Desert Canyon Road lot not be moved to Royal Dornoch Drive. She questioned why the twin homes were proposed with one story and the single homes were being proposed as two story. She stated that those half-circle roads are never plowed in the winter.

Don Sasser, resident, felt that the plan proposed was the best plan for the residents in Eagle's Gate subdivision. He stated that two story homes would make more sense in these neighborhoods. He requested a combination of rambler homes and two story homes be built.

Janelle Grumbly, resident, felt that the City Council listened to the residents. She felt that the proposal was a good compromise for the residents and the golf course. She was concerned about parking for the homes adjacent to the Heatherwood neighborhood. She stated that Heatherwood already has parking issues and she has to hurry home to get a parking spot. She has had to work out parking arrangements with her neighbors so she will have a place to park. Mr. Jensen explained that those homes will require 10 parking stalls. The City is still working out the parking details.

Commissioner Everett closed the public hearing at 8:47 p.m.

Mr. Jensen stated that the house footprint would be around 1,500 sq. ft. which could be about a 2,600 to 3,000 sq. ft. house, including the basement and garage. Mrs. Whetzel stated that basement square footages are smaller than the footprint of a home.

Commissioner Wood explained that the City needs to be cautious about telling property owners or residents what type of house they could build on their lot. The City has to protect the rights of all property owners and residents not just the people living in close proximity to the lots. He was concerned about the type and look of the homes that could be built on those lots. Owners would have to build a long driveway and an odd shaped rambler home to fit the shape of the lot. The front view of the houses would be a garage and a small front door. There is no room to access a garage from the side of the house. He felt that these houses should be comparable in shape and size to the surrounding neighborhoods. He did not have a problem building two story homes on these lots, as long as they are similar to the surrounding neighborhood homes.

Mrs. Whetzel stated that this project needs to have enough value to sell to a developer. These lots will have to be premium lots to sell to a developer so the golf course could make enough money to build the event barn.

Mr. Jensen explained that the applicant's engineer felt that moving the unit from Desert Canyon Road to Royal Dornoch Drive would reduce the impact to the surrounding neighborhoods and golf course.

Mr. Whetzel said that they are not planning to build all two story homes. They need to build houses that would match each lot's configuration. He suggested a combination of two story and single story homes.

A certified golf course engineer and architect will make this course a PGA certified golf course. This will be a safer golf course for golfers and home owners adjacent to the course.

Mrs. Whetzel is willing to work with the City on improving The Ranches signs to the golf course.

MOTION:

Rich Wood moved to recommend approval of the golf course preliminary plat to the City Council with the following conditions:

- 1. An events barn shall be added to the existing agreement between Eagle Mountain City and Vanguard, or a new development agreement shall be approved by the City Council along with this preliminary plat.*
- 2. Single family lots should be allowed to build two story homes.*
- 3. Applicant shall provide evidence/documentation that the course will remain certified as an 18-hole golf course.*
- 4. The applicant should pay a fee-in-lieu for open space.*
- 5. The Desert Canyon lot should be moved to Royal Dornoch Drive.*

Brett Wright seconded the motion. Those voting aye: DeLin Anderson, Matthew Everett, Rich Wood, and Brett Wright. The motion passed with a unanimous vote.

4. Discussion Items

A. Ranches Crossing – Concept Plan, Public Hearing, Action Item:

The proposed concept plan is for a mixed use residential/commercial development, adjacent to the Rock Creek development. The vacant property is on the northeast corner of Ranches Parkway and Pony Express Parkway. The property is currently zoned as Village Core in The Ranches Master Development Plan, which means that it is zoned Commercial.

Travis Taylor, applicant, wanted to build 35 townhomes and a credit union on the property.

The Commissioners felt strongly that this property should remain Commercially zoned.

5. Next scheduled meeting: September 25, 2018

6. Adjournment

MOTION: *Rich Wood moved to adjourn the meeting at 10:08 p.m. Brett Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, and DeLin Anderson. The motion passed with a unanimous vote.*

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 23, 2018


Steve Mumford, Community Development Director