

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY SEPTEMBER 12, 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**

COMMISSION MEMBERS PRESENT: Rich Wood, Mike Owens (arrived at 6:06 p.m.), John Linton, Muriel Xochimitl (arrived at 6:20 p.m.), and Matthew Everett.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIALS PRESENT: Tom Westmoreland and Colby Curtis

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 22, 2017

**MOTION:** *Matthew Everett moved to approve the August 22, 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. Simpson Hollow, Preliminary Plat, Public Hearing, Action Item

Mike Hadley stated that Simpson Hollow is located between the Willow Springs Condos and Simpson Springs at Red Hawk Ranch in The Ranches. This preliminary plat consists of 59 units on 5.98 acres for a density of 9.87 units per acre. The zoning according to The Ranches Master Development Plan is R1 N2 which is for twin homes and triplexes. It allows for 81 total units. 22 units have been built in The Village at Simpson Springs subdivision.

Commissioner Everett questioned allowing multi-family homes next to half acre lots. Mr. Hadley stated that there is nothing in the Code that prevents multi-family homes next to half acre lots.

Commissioner Everett asked to see the traffic study for the development. He was concerned about how traffic could impact the area. Mr. Hadley presented the traffic study and went through the traffic levels of service and impact. He stated that this

development will have less of an impact than the currently approved development for this property.

*Commissioner Linton opened the public hearing at 6:13 p.m.*

Diane Jenkins, resident of the Willow Springs Condos, felt that the area was already a high density area. She stated that the area already has parking and traffic issues. She was worried about the subdivision turning into a slum area.

Chelsea Gillespie, resident, was concerned about the impact on property values, traffic, and high transition of housing in one area. She asked about the time line and if there would be fencing along Quarter Mile Road. She also asked if their HOA would be joining with the Simpson Springs HOA, and what kind of buffer there would be between the developments.

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

Commissioner Wood asked what kind of transition and buffering was planned between the single family homes and the multi-family development. He was concerned about the northern most house in the Simpson Springs development and how St Cecelia Street dead-ended at that house. He felt that would negatively impact the value of that home. He stated that he did not want to negatively impact any current homes.

Jordan Gillespie, resident, stated that the road dead-ends basically in his front room. He stated that he was concerned about traffic in his area. He felt that 59 families on a 6 acre lot would be too high a density for the current area. He stated that Fieldstone Homes told him when he bought his home that the property adjacent to his home would be single family homes.

Mr. Hadley explained that a 20 foot buffer would be required between the Gillespie home and the units in the new development. Commissioner Wood suggested having a fence buffer the south area of the development, preventing traffic lights into the Gillespies' home. Travis Taylor, applicant, stated that the developer plans on fencing the south border. He explained that they have reworked the plan to comply with The Ranches Master Development Plan and the City ordinances. He also explained that the road is placed there to comply with the fire code. He stated that he normally builds five-unit townhomes. He felt that twin homes and triplexes between single family and multi-family condos would be a better transition.

Commissioner Owens asked how the developer plans on complying with the garage door requirement. Mr. Taylor handed the Planning Commission a design drawing of the units and explained how he will be complying with the garage door code.

Mr. Taylor stated that the development would have its own HOA.

Commissioner Everett was concerned about adding another 59 units to an area with parking issues. He drove through the area and noticed that the majority of residents in the area park along the street. Mr. Taylor stated that the parking planned for his development exceeds the requirements.

**MOTION:**

*Matthew Everett moved to recommend approval of the Simpson Hollow preliminary plat to the City Council with the following conditions:*

- 1. Applicant shall submit a drainage plan showing the proposed drainage between the buildings.*
- 2. The landscape plan needs to be stamped and signed by a licensed landscape architect.*
- 3. Applicant shall provide details for the fencing that will be installed.*
- 4. An entry monument sign shall be added to the project.*
- 5. Additional exterior materials (stone, fiber cement siding) shall be added to the side facades that are most visible from the public streets, along with additional architectural detailing.*
- 6. Fencing on the west side of the project shall be consistent with the existing fencing.*
- 7. A fence shall be provided on the south side of Phase 5.*

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

**B. Stratton Estates, Rezone, Preliminary Plat, Public Hearing, Action Item**

The proposal is for a 40 acre rezone from Agriculture to Residential. Stratton Estates is located southwest of Cedar Pass Ranch and north of Lone Tree. The proposed preliminary plat (conditional on the residential rezone) is for 78 lots located on 40 acres.

The developer requested Stratton Estates be removed from the agenda.

**C. SilverLake 17, Preliminary Plat, Public Hearing, Action Item**

Taylor Jensen explained that the project is for a 10.25 acre, 52 unit preliminary plat. It is located within the SilverLake subdivision, south of the Tickville Wash. The proposed project stretches from Evans Ranch to SilverLake Plat 16.

Commissioner Xochimitl asked about the slope stability study. Mr. Jensen explained that the first slope stability study stated that if a flood accrued then a certain amount of the bank could be lost. The new slope stability study recommends cutting and filling the bank to protect the Tickville Wash's bank. The City Engineer has reviewed the new slope stability study and approves of the new study. Staff still would like to see a full context plan of the development.

Nate Hutchinson, developer, explained that the traffic study in SilverLake always comes out the same. The roads within the development rate as A's and B's while Woodhaven Blvd rates around a D or an F. He explained that his company has donated a dirt road to the City to help widen the main road into SilverLake. He felt that a light at Pony Express and Woodhaven would be the only solution to the traffic issues into SilverLake.

*Commissioner Linton opened the public hearing at 7:12 p.m.*

Greg Rawlinson, resident, was concerned about westbound traffic. He explained that when traffic is delayed on Pony Express Parkway, drivers venture into SilverLake

subdivision looking for westbound access. He was also concerned that the new elementary school being built to the west would bring more traffic. He felt that Golden Eagle Road connecting SilverLake to Evans Ranch needed to be built before SilverLake Plat17 is approved. He asked if there was a plan to cross the Tickville Wash. Bronson Tatton, applicant, stated that they do not have plans to cross the Tickville Wash in this development.

*Commissioner Linton closed the public hearing at 7:17 p.m.*

Commissioner Xochimitl requested that they table the SilverLake 17 preliminary plat to give the Commissioners time to review the new slope stability and traffic studies. Commissioners Everett and Linton agreed with Commissioner Xochimitl.

Commissioner Linton was concerned that some of the documentation and information was only provided an hour before the meeting. He did not feel comfortable recommending the SilverLake 17 preliminary plat to City Council without studying the materials and knowing the facts.

**MOTION:**                    *Matthew Everett moved to continue the SilverLake 17 preliminary plat to the next Planning Commission meeting. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Rich Wood, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

- 5. Next scheduled meeting: September 26, 2017
- 6. Adjournment

The meeting was adjourned at 7:44 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 26, 2017

  
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Steve Mumford, Community Development Director