

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, SEPTEMBER 13, 2016 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: Wendy Komoroski, Matthew Everett, Mike Owens, John Linton, and Daniel Boles.

CITY STAFF PRESENT: Steve Mumford, Community Development Director and Mike Hadley, Senior Planner.

ELECTED OFFICIAL PRESENT: 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 23, 2016

MOTION: *Matthew Everett moved to approve the August 23, 2016 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. MDP Amendment: Spring Run, Public Hearing, Action Item

Mike Hadley explained that this is an applicant proposal to amend the Spring Run Master Development Plan by realigning roads, and changing the land uses. This proposal splits the project into three separate development pods, a Residential Pod in the west, a Business Park/Commercial Pod to the east and a Business Park /Industrial pod to the north. The Commercial Town Center pod has been removed and replaced with multi-family residential. At the request of the Unified Fire Authority, the fire station property has been removed. The project now contains an area of 8,000 square foot lots, an area of 6,000 square foot lots, and several areas of 10,000 square foot lots. The 12,000 square foot lot area has been removed.

Commissioner Linton opened the public hearing at 6:22 p.m.

Alisha Jones, resident, was concerned about more industrial businesses coming into Eagle Mountain City. She was also concerned about the increase in traffic on Inverness Lane with the addition of high density units.

Jim Allred, applicant, said that the approved master development plan has about 34.3 acres of open space. The developer has preserved that in the new proposal, even though he has lost 100 acres of developmental property until the mining on the mountain is complete. He explained the buffer zone around the project. He stated that all roads in the development will meet City standards.

Lisa Maxwell, resident, requested that the business park and industrial park in the area only operate from 8:00 a.m. to 6:00 p.m. and not on weekends. Mr. Allred explained that the business park is minimal with the buffer. Mrs. Maxwell was concerned about more industrial going into the new development.

Commissioner Linton closed the public hearing at 6:45 p.m.

Steve Mumford stated that he wanted the Commissioners to know about some of the Spring Run Master Development Agreement (MDA) changes allowing the north Business Park area to allow a construction company. The construction company should be permitted the following uses within the Business Park zone: offices, associated parking, mechanic shop, welding of fleet vehicles and equipment, sanding and paint shop, truck and vehicle washing, van and semi-truck parking, fueling station, storage of equipment and other uses. If the applicant makes the area Industrial, the majority of those uses would be allowed with a conditional use permit. The City suggested that the area be a Business Park zone. The developer is requesting to zone it a Business Park, but add an exception to the MDA allowing the construction company to operate. City staff recommended office space between the construction company and the residential area.

Commissioner Boles was concerned about the transition from the Business Park zone to Residential.

Jason Ritter, Hadco Construction, explained that the business park zone is about 40 acres. With the buffer the business park is quite a distance away from the residential neighborhood.

MOTION: ***Wendy Komoroski moved to recommend approval of the Spring Run Master Development Plan amendment to the City Council with the following conditions:***

- 1. The Extractive Industries Overlay Zone must be modified to only include areas that will be actively mined.***
- 2. A water model must be submitted for the City Engineer's consideration prior to City Council approval.***
- 3. This project is contingent on a General Plan amendment being approved by the City Council.***
- 4. This approval is contingent upon the master development agreement being amended by the City Council.***

Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

B. MDP Amendment: Scenic Mountain, Public Hearing, Action Item

Mr. Mumford explained that the proposal is to amend the Scenic Mountain Master Development Plan, realigning major roads and changing land uses/zoning. The project is located south of SR-73 and east of Mt. Airey Drive along Inverness Lane. A large portion of the project is expected to be affected by the planned expansion of SR-73. The applicant has been in contact with UDOT, and it is believed that 7.15 acres of property within the Scenic Mountain Master Development Plan will be acquired to facilitate road expansion.

The first proposed pod is 7.19 acres and is designated as the “*Flex Use Pod*.” It contains Tier III, IV and Commercial, allowing up to 120 residential units and/or commercial use, for a density of 16.69 units per acre. The second pod is 27.63 acres and is designated as the “*Tier III Pod*” allowing for up to 169 residential units, for a density of 6.12 units per acre. Under the applicant’s proposal the development would be vested with a maximum of 289 units and a maximum project density of 10.14 units per acre.

The applicant has proposed the following setbacks for cluster lots:

- 15 foot front yard setback
- 10 foot rear yard setback
- 4 foot side yard setbacks with a minimum of 10 feet between buildings (e.g. if lot A has a side yard setback of 4’ lot B must have a side yard setback of at least 6’ to maintain 10’ between structures)
- 10 foot street side, side yard setback

The proposed setbacks do not comply with standard Tier III single family setbacks. It should be noted that the Planning Commission and the City Council have approved setbacks for cottage lots which do not comply with the EMMC in other developments. It is the opinion of staff that the applicant should be allowed the same setbacks which were permitted within the SilverLake subdivision for cottage lots, which are provided below:

- 15 foot front yard setback
- 22 foot driveway setback
- 10 foot rear yard setback
- 5 foot minimum side yard setbacks
- 15 foot street side yard setback

The applicant is proposing two accesses onto State Road 73 from the development; the applicant must get UDOT approval of the plan.

Inverness Lane: Eagle Mountain and Saratoga Springs have discussed a potential road link between the two cities in this area, with Inverness being the likely connection point. It is the opinion of staff that a minimum 53’ of open space shall be preserved, allowing a potential future connection into Saratoga Springs. A note shall be placed on the MDP indicating the preserved open space is intended to allow Inverness Lane to be extended east into Saratoga Springs in the future, and it will be a temporary park.

Project Road Layout: Major interior roads should be firmly established in the MDP, and smaller interior roads should be shown as dotted lines that could be rearranged during the platting process.

Commissioner Linton opened the public hearing at 7:18 p.m.

Jen Morrison, resident, requested that the condos be removed and replaced with townhomes. She felt that the entrance to the City should not be industrial on one side and condos on the other.

Devin McClellan, resident, was concerned about high-density condos going into the area.

Brian Smith, resident, was concerned about traffic on Inverness Lane.

Jim Maxwell, resident, was concerned that traffic will be directed through the neighborhood, because of the proposal only allowing an east turn lane onto SR-73.

Cody Wells, resident, stated that the condos would take the views away from the current residents and are not appropriate for the entrance to the City.

Commissioner Linton closed the public hearing at 7:31 p.m.

Dylan Young, Fieldstone Homes, applicant, said that the residents can only turn out on Inverness Lane going east, but can still turn out going west on Mt Airey Dr. He also stated that he has a meeting with UDOT on September 20th to go over the spacing on the access onto SR 73. He explained that Fieldstone is not in the business of building condos. They will take the condo area out to bid on the market. That pod area could be townhomes or condos depending on the market. He felt that the commercial use would be more viable closer to Mt. Airey than where the condos are proposed. They are open to commercial property in the area as long as there is a commercial buyer willing to purchase the property. He stated that the reason for the 4 ft. setback request is so that they can add a bigger unit product. That product requires them to have 6 ft. setbacks on both sides. The street views would be similar to those in the SilverLake subdivision. The developer also feels that townhomes and condos would help buffer the single family homes from the freeway.

Commissioner Linton was concerned about not having adequate collector roads to accommodate the resident traffic flow in the area. He also stated that the schools that would accommodate this neighborhood are built west of the neighborhood.

Mr. Mumford reminded the Commissioners that this is an improvement from the approved Master Development Plan. If the City Council or the Commissioners decide not to approve this plan, the developer could build the original approved plan with higher density.

Commissioner Everett was concerned about the amount of exceptions the City has been giving to the garage being the dominate front feature of the home.

Commissioner Boles was concerned about the Flex Use Pod zoning area.

Commissioner Komoroski was concerned about the traffic. She said that she would rather see the Flex Use area developed into Residential then leaving it to weeds. There is enough commercial property on the other side of SR 73 that will be vacant for many years, waiting to be developed.

- MOTION:** *Wendy Komoroski moved to recommend approval of the Scenic Mountain Master Development Plan amendment to the City Council with the following conditions:*
- 1. Vested density within the UDOT expansion area may not be transferred to the rest of the project.*
 - 2. A note shall be added limiting the maximum number of townhome units within the Tier III pod to 61 units.*
 - 3. UDOT must approve the accesses onto SR-73.*
 - 4. 53 feet shall be preserved to allow Inverness Lane to potentially be expanded to the east in the future, providing a connection into Saratoga Springs. A note shall be placed on the MDP.*
 - 5. 10' paved trail/access road, or width as required by Questar must be provided to Questar Facility.*
 - 6. Open space areas shall be shown in green on the MDP.*
 - 7. Unbuildable areas shall be shown as unimproved open space.*
 - 8. Retention areas shall be shown on the MDP.*
 - 9. Cluster lot setbacks shall be 15 feet in the front yard, 22 feet drive way, 10 feet in the rear yard, with a street side yard setback of 15 feet. The side yard setback minimum of 4 feet with a minimum of 10 feet between buildings.*
- Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

C. Amended Preliminary Plat: Oquirrh Mountain Ranch: Public Hearing, Action Item

Mr. Hadley explained that the proposed amendment is to Plat A of the Oquirrh Mountain Ranch Project, moving a park, and adding a third development phase.

Commissioner Linton opened the public hearing at 8:08 p.m.

Jen Morrison, resident, requested to be contacted if there were any changes to the Petroglyph Park.

Commissioner Linton closed the public hearing at 8:10 p.m.

Ryan Kent, applicant, explained that while developing the property, the developer ran into a huge rock area. They are requesting to flip residential lots with open space, which would enlarge the park area.

- MOTION:** *Daniel Boles moved to recommend approval of the amended Preliminary Plat for Oquirrh Mountain Ranch to the City Council with the following conditions:*
- 1. Provide bench drains and inlets to handle storm water runoff on hillside lots that meet City Engineer's approval.*


2. *The 20-foot building setback on the southern boundary is to include a 10-foot landscaped corridor on the applicant's plans and plats – to be one-half of a 20-foot corridor to be cooperatively planned with SITLA, which will provide both the other 10-foot landscaped portion of the corridor and the trail.*
 3. *Revise the master development agreement prior to City Council to reflect changes made to the master development plan in June 2014.*
 4. *Increase the sidewalk on the southwest side of Oquirrh Ranch Parkway to a minimum of six feet, in accordance with the Master Development Plan.*
 5. *Prior to recording any final plat, Developer shall submit and receive approval from the City for a Petroglyph Park landscaping and preservation plan. The Plan shall comply with Section 7 "Petroglyphs/Rock Art" of the Amended and Restated Oquirrh Mountain Master Development Agreement.*
 6. *Within 90 days of the first plat being recorded, phase 1 of the Petroglyph Park shall be fully completed.*
 7. *Within 90 days of the second plat being recorded, phase 2 of the Petroglyph Park shall be fully completed.*
 8. *Twenty three additional amenity points are required.*
 9. *The neighborhood park must be fully improved prior to recording the second final plat, or the cost of the improvements shall be divided amongst the lots within the second plat, and a separate cash deposit or cash escrow must be put in place with the City to cover 150% of the pro rata anticipated cost of the improvements.*
 10. *The trailhead park shall be fully improved prior to issuing any building permits in the second final plat.*
 11. *The Pony Express Parkway right-of-way landscaping shall be fully improved according to the timeline in Section 4K of the Amended and Restated Oquirrh Mountain Master Development Agreement.*
 12. *A street lighting plan (including sprinkler timers for power needs) is required with final plats.*
 13. *The color and design of fencing materials shall be provided to City staff.*
- Wendy Komoroski seconded the motion. Those voting aye: Matthew Everett, Mike Owens, Daniel Boles, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

5. Next scheduled meeting: September 27, 2016

6. Adjournment

The meeting was adjourned at 8:17 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 27, 2016



Steve Mumford, Planning Director