

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY SEPTEMBER 26, 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 Policy Session**

COMMISSION MEMBERS PRESENT: Rich Wood, Mike Owens, John Linton, Muriel Xochimitl, and Matthew Everett.

CITY STAFF PRESENT: Tayler Jensen, Planner; and Mike Hadley Senior Planner.

ELECTED OFFICIAL PRESENT: Tom Westmoreland

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. September 12, 2017

**MOTION:** *Matthew Everett moved to approve the September 12, 2017 meeting minutes. Muriel Xochimitl seconded the motion. Those voting aye: Matthew Everett, Muriel Xochimitl, Mike Owens, Rich Wood, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. SilverLake 17, Preliminary Plat, Public Hearing, Action Item

Tayler Jensen explained that the project is for a 52 unit preliminary plat on approximately 10.25 acres. SilverLake 17 is the second plat in the SilverLake Master Development Plan located south of the Tickville Wash, and it connects SilverLake 16 to the Evans Ranch subdivision. SilverLake 17 is intended to provide a second fire access for SilverLake south of the wash, and future development will branch off of it until Golden Eagle Drive is completed by the developer with future plats.

Traffic: While school boundaries are still undecided, it is anticipated that all of the homes in the SilverLake subdivision will send children to the new elementary school in Evans Ranch which is anticipated to open in 2018. Should this be the case it is likely that the level of traffic on the residential road running through SilverLake 16, 17, Evans Ranch G-1 and F-1 will be higher than typically seen on a residential road until Golden Eagle Drive is completed?

While increased traffic on this residential road is not ideal, it is the opinion of staff that the proposed connection into Evans Ranch via SilverLake 17 is a net positive as it increases the connectivity in the area:

- The proposed connection will provide a second way in and out of the Evans Ranch/Kiowa Valley area should Porter's Crossing Parkway ever be blocked off.
- The connection will also provide a second way to access the Evans Ranch elementary school which currently may only be accessed off of Golden Eagle Road, via Porter's Crossing Parkway. In the case that SilverLake is within the boundaries of the new elementary school students and parents would be required to either use Woodhaven Boulevard or SilverLake Parkway to Pony Express Parkway, before coming back to the school via Porter's Crossing Parkway and Golden Eagle Road (alternatively Porter's Crossing could be reached via Oak Hollow by using Bridleway Drive).

The higher than typical traffic on the residential road, while not ideal, is preferable to not making the connection as it provides additional routes to diffuse traffic, preventing additional pressures on already burdened roads elsewhere. It should also be noted that a traffic signal will be placed at the intersection of SilverLake Parkway and Pony Express Parkway, and that Pony Express Parkway will be widened to five lanes (two lanes in each direction with a turn lane, acceleration and deceleration lanes and bike paths) in the next year. This should reduce the pressure for vehicles to travel through the project, and improve the level of service on both SilverLake Parkway and Woodhaven Boulevard. The future completion of Golden Eagle Road will provide a long-term alternative to this temporary route and will ultimately relieve traffic pressure on the local residential roads.

Commissioner Wood stated that not including the northwest portion of SilverLake in the traffic study skewed the actual traffic impact that would be caused by the connection. Nate Hutchinson, applicant, stated that if the road was not connected through the Evans Ranch to Woodhaven Boulevard/Silverlake Parkway connection that all traffic would be forced to use Pony Express Parkway and Porter's Crossing. Commissioner Wood said that no one would use that anyway because of the impossibly long left turn from Pony Express Parkway to Porter's Crossing. It would push traffic through Oak Hollow. The connection all but ensures that any elementary school traffic would utilize this road and create an abnormal amount of traffic on this new connection. It would also become the shortcut from the Kiowa Valley area to the promised stoplight at Silverlake Parkway and Pony Express Parkway. He felt that Flagship Homes should start the SilverLake phase that contains Golden Eagle Road before starting this phase. Mr. Jensen said that the traffic engineer only looked at how these 52 lots could impact traffic. The City does not have control of where Alpine School District builds. Most of the traffic problems are related to the school.

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

Mr. Hutchinson, applicant, stated that the developer has donated land to help with traffic flow into SilverLake. He stated that the connecting road from Evans Ranch to SilverLake in this development will help with traffic. He stated that the developer is willing to participate in building Golden Eagle. It is not the developer's responsibility nor could they afford to build a major City road.

Commissioner Linton stated that Jaron Sheppard, resident, sent an email opposing the SilverLake 17 project.

Mike Kieffer, resident, stated that the Alpine School District website states that they only bus children who are located farther than one and half miles away from the school.

Ryan McMurtrey, resident, said that during the Dump Fire, when residents were forced to evacuate Porter's Crossing, there was a mess. Porter's Crossing Parkway is the only access out of the Evans Ranch subdivision. Connecting SilverLake subdivision would only increase the traffic onto Porter's Crossing Parkway.

*Commissioner Linton closed the public hearing at 6:26 p.m.*

Commissioner Everett was concerned with traffic. He said that trying to get out of SilverLake at 2:00 p.m. during the day is a challenge. He wanted to see a master plan of the development before approving this development.

Commissioner Xochimitl stated that it would be a missed opportunity to not provide the connection. She would love to see a bigger picture of the master plan, to see how all the roads could connect to other development. She felt that the connection from SilverLake to Evans Ranch would help relieve traffic. She would like to see an active transportation plan (walking and biking plan) and how it could be utilized in the subdivision.

Commissioner Owens said that he did not feel it was fair for the City to ask the developer to solve the traffic issues associated with the new school and the entire SilverLake development. He requested that the developer put in some traffic calming measures to help slow down traffic on the connecting road.

Mr. Jensen stated that the slope study made a number of recommendations including:

- Minimum setbacks of 125 feet from the high water mark of the Tickville Wash to the property lines.
- Cutting and filling of slopes and a rerouting of the wash as necessary to reduce the potential of channel meander.
- Protection of the channel with rock cobble, boulder rip-rap, HPTRM or other erosion control methods.

The City Engineer has met with the applicant's engineer on site, reviewed the findings and recommendations of the report and finds them to be appropriate.

He said that because there are no open space plans for this phase, it is the opinion of staff that a 150% pro rata park cash escrow should be collected, as allowed by Code, for all SilverLake south subdivisions until a parks plan is provided. Mr. Hutchinson stated that he opposes the pro rata escrow. He stated that when the previous developer went bankrupt and they took over the development, they were required to pay a park improvement fee per lot to the City. He stated that there is fifty thousand dollars sitting in an escrow account that is to help the City improve the parks in SilverLake. He has not seen the City use those fees to improve SilverLake. He felt that instead of paying the pro rata park escrow the City should just deny the next project until all open space projects

are finished. He stated that if their company goes bankrupt the City could require the new developer to pay the park improvement fee.

**MOTION:**

*Mike Owens moved to recommend approval of the SilverLake 17 preliminary plat to the City Council with the following conditions:*

*1. The SilverLake 17 plat cannot be recorded until a connection is provided to Golden Eagle Road (in SilverLake or through Evans Ranch).*

*2. The applicant shall comply with the mitigation measures recommended by the slope stability study.*

*3. A context plan for SilverLake south of the Tickville Wash shall be provided with plat 18.*

*4. The applicant shall provide staff with plan/document that show/proves that a mixture of lot sizes will be utilized south of the Tickville Wash.*

*5. The applicant shall pay a park cash escrow of \$2,810.40 per lot (total escrow: \$146,140.90) prior to recording this plat.*

*Muriel Xochimitl seconded the motion. Those voting aye: Mike Owens, Muriel Xochimitl, and John Linton. Those voting Nay: Rich Wood and Matthew Everett. The motion passed with a vote of 3 ayes and 2 nays.*

5. Discussion Items

A. Code Amendments:

Staff wished to present the latest drafts of ongoing changes to ridgeline and lot size transitioning codes.

Commissioner Wood requested to see a ridgeline protection plan map. He suggested that the City zone the area adjacent to a ridgeline residential only.

Commissioner Linton was more concerned with protecting the ridgeline than protecting the viewshed. He stated that ridgelines are cut and dry where viewshed could be subjective.

Commissioner Xochimitl stated that she agrees with protecting the ridgelines. She asked if there was a way in the code to classify each ridgeline (ridgeline A should be zoned differently than ridgeline B.). She said that each ridgeline is unique. She was looking for a way to optimize each ridgeline but not overly restrict zoning.

Commissioner Woods suggested that the 4.9 acre buffer be changes to 3.9 acre buffer in the lot size transitioning code.

Commissioner Everett suggested that there be a variety of options adjacent to condos.

Commissioner Owens questioned having both figure 1 and figure 2 in the lot size transitioning code. He suggested combining both figures.

6. Next scheduled meeting: October 10, 2017

7. Adjournment

The meeting was adjourned at 7:34 p.m.

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 10, 2017

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Steve Mumford, Community Development Director