

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, SEPTEMBER 27, 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: Mike Hadley, Senior Planner; Tayler Jensen, Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Benjamin Reaves.

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 13, 2016

MOTION: *Wendy Komoroski moved to approve the September 13, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Preliminary Plat Gotta Dance Studio, Public Hearing, Action Item:

Mike Hadley explained that the application is for a preliminary plat for the Gotta Dance Studio located south of Eagle Mountain Boulevard and east of Ira Hodges Scenic Parkway which is approximately one acre in size.

Drainage easement

There is a drainage easement that should be shown on the plat. The easement is to the detention basin to the south of the project. If the easement isn't shown, then a note should be placed on the plat defining the easement.

Blanket access easement

A blanket access easement should be applied to this plat. Since there was no master site plan for this project the easement is needed for future phases of the project.

Sidewalk/Trail

The sidewalk/trail should be dedicated to the City. There is a portion of the sidewalk on the north end that needs to be adjusted, along with the Public Utility Easement on the east part of the sidewalk. The easement will need to be adjusted slightly.

Taylor Jensen stated that the applicant, Scot Hazard, was concerned about building a detention basin that would be used by the other property owners surrounding the project. He has an agreement with one of the property owners, but is still working on an agreement with the other property owner.

Commissioner Linton opened the public hearing at 6:36 p.m.

None

Commissioner Linton closed the public hearing at 6:36 p.m.

MOTION:

Daniel Boles moved to recommend approval of the Gotta Dance Studio Preliminary Plat to the City Council with the following conditions.

- 1. The drainage easement to the detention basin needs to be worked out before presenting the preliminary plat to City Council.*
- 2. A blanket access easement should be placed over the plat for future development.*
- 3. The sidewalk should be dedicated to the City.*

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

B. Brandon Park Concept Plan:

Mr. Hadley explained that the project is located on the west side of Eagle Mountain Blvd adjacent to the City cemetery and Pony Express Regional Park. The project is on approximately 215 acres and includes 535 single family lots that are 10,000 sq. ft. or larger in size. The project has a density of 2.48 units per acre. This current proposal would fall under the Tier II development standards.

Roads

According to the City's General Plan, this proposal is surrounded by three minor collector roads. There are roads to the north, south and west of the proposal. As this project moves forward, the property for these roads will need to be dedicated to the City at the proper time. The proposed collector road to the south is planned to be constructed through a portion of Pony Express Park and connect into Majors Street in the Overland Trails development. There is a deed restriction on the park property requiring approval from the original property owner; staff feels that there should be no road access through the park. Any private roads within the project will be required to be dedicated as public utility easements and all underground improvements shall be constructed in compliance with the City's standards.

Open Space/Landscape

With the current density of this project at 2.48 units per acre, 13.21 acres of improved open space and 1228 amenity points will be required. The applicant is showing 17.86 acres of improved open space it is yet to be determined if all the proposed open space will

be counted as improved open space because of the proposed detention pond and trail along the Pony Express Trail. The applicant is proposing 6 pickelball courts and 2 basketball courts. The rest of the parks and open space plan is up for discussion. The property for the Pony Express Trail will need to be dedicated to the City. An overall landscape plan will need to be submitted.

Secondary Access

The applicant can begin the project with a maximum of 30 home sites off of a single access. In order to get approval for more than 30 lots, two accesses into the project must be provided as required by the Fire Code. The applicant has spoken with the Fire Marshal and is proposing to locate the two accesses on the road to the north of the project. One thing to be aware of is the road to the north with the two accesses connects with Eagle Mountain Blvd. at only one location.

Commissioners concerns and suggestions:

1. The main road should not split the park area.
2. Move the park to another area of the project or change the shape.
3. Distribute open space throughout the development, breaking up the homes and long roads.
4. Add parking stalls to the park.
5. With the number of homes being proposed, a school and church need to be addressed for the development.
6. A variety of lot sizes and houses should be offered in the development.
7. Streets need to be 53 ft. wide and sidewalks should be 5 ft. wide.
8. A better flow and connectivity to the surrounding projects and neighborhoods is needed.
9. The access roads need to be addressed.
 - Two access road filtering onto one road.
 - Traffic flow during peak hours with the amount of proposed homes.

Commissioner Komoroski stated that she liked the first proposal with the half acre to one acre lots.

Commissioner Linton stated that many residents have expressed concerns with traffic flow surrounding SilverLake. This proposal is similar to SilverLake. He is concerned that if the access is not addressed prior to approval, the City will be looking at the same traffic problems in City Center that surround SilverLake.

The Commissioners felt that the project was poorly designed and that it lacked imagination.

Commissioner Komoroski explained that a good master planned community would offer a variety of homes and lot sizes. She stated that most people want to stay in their community. People will pay more money to remain in a community that they have emotional ties to. The developer should offer options to upgrade (to a two story home) and to downgrade (to a rambler style).

Commissioner Everett felt that this was a good time to help the developer create a desirable product that could become the heart of the City.

5. Next scheduled meeting: October 11, 2016

6. Adjournment

The meeting was adjourned at 6:41 p.m.

APPROVED BY THE PLANNING COMMISSION ON OCTOBER 11, 2016



Steve Mumford, Planning Director