

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, SEPTEMBER 29, 2009 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Tom Maher called the meeting to order at 6:00pm.

Roll Call

Tom Maher, John Linton, Karleen Bechtel, Preston Dean

Staff Present

Steve Mumford, Planning Director

Mike Hadley, Senior Planner

Others Present

Mike Wren, Eagle Mountain Properties

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

A. SR-73 Road Widening Project

Mr. Mumford said that the project was nearing completion with only one eastbound lane. He said that the mayor, city staff, and residents called UDOT and MAG to request a second eastbound lane. He said that UDOT has agreed to add the lane within the right of way and asphalt they already have.

B. Water Supply Agreement - Central Utah Water Conservancy District

Mr. Mumford said that the City Council agreed to purchase 16,500 acre feet of water at \$6,200 per acre foot. He said the City now has water shares to sell to developers as development comes in.

4. Development Items

A. Harmony Concept Plan – Discussion Item

Mr. Mumford said that this plan has been in review for quite some time and that the applicant would like feedback now from the Planning Commission. He showed the location of the plan and the layout of the plan. He explained it is 772 acres with 2,515 single-family lots, 92 acres of future multi-family with a potential of 1,935 units, 27 acres of future commercial, 34 acres of improved open space, six churches, and a junior high site. He explained that the applicant has said it is a 25-year plan.

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Mr. Mumford showed the City's Future Land Use and Transportation Plan and showed where the major arterial road was planned and explained that the Harmony plan included that as Pole Canyon Parkway.

Mr. Mumford explained that the Eagle Mountain Properties Master Development Plan allows for a majority of uses as permitted uses in the zoning. He said that it contains a maximum number of dwelling units which can be placed throughout their plan at various densities and that it allows for submittal under standards of the 1997 Interim Development Code. He explained the differences in the 1997 code and the current Development Code. Mr. Mumford said that there have been subdivisions approved using a hybrid of the 1997 and current codes with 40-foot wide lots, no architectural standards, and the 1997 code parks requirements being used. He said that this resulted in very little variation in lot size and building type, homes that are not required to meet any architectural standards, pedestrian/vehicle conflict points every 30-40 feet (driveways crossing sidewalks), and garage-dominated streetscapes.

Mr. Mumford said that the intent of the 1997 code and the City's General Plan is to have a high standard for design and a wide variety of housing.

Mr. Mumford explained that the City Attorney's recommendation is to use either the 1997 code or the current code, but not a hybrid of the two.

Mr. Mumford said that staff recommends that all lots with less than 55 feet of frontage be redesigned with rear driveway access, side access, or with the garage set back 75 feet, that the applicant submit design standards or examples of architecture for the project that would be equal to or better than the standards in the 1997 code, and a Development Agreement be approved along with the Preliminary Plat, including road construction timing/payment, phasing of project, park/open space phasing, and how to deal with the church and school sites.

Mr. Mumford said that the City Attorney recommends a special assessment area be created to assess the properties benefitted by the alleys for the cost of snowplowing and other maintenance. He explained that the City Engineer also feels alleys should be required for lots with less than 55 feet of frontage.

Mr. Mumford then showed examples of alternatives to 40-foot lots such as green courts and paseos. He showed examples of different types of alleys, shared driveways, long driveways, and side access garages.

Mr. Mumford said that the plans show church sites and a junior high and if either entity decided not to build in those exact locations, a preliminary plat amendment would be required, and the church or school would have to be replaced with odd-shaped lots; also the density would increase if the church or school does not relocate somewhere else in the Harmony development.

Mr. Mumford said that the 1997 code requires 2.5 acres per 400 dwelling units. He said this would be almost 16 acres for the single family homes and 12 acres required for the multifamily homes. He said the Parks and Trails Master Plan would require a total of 78 acres; 28 acres

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would be neighborhood parks and 8 acres would be pocket parks. He said those 36 acres would be the amount to be built and funded by the developer. He said they show 34 acres in their plan and have developed 13.5 acres more than required in past subdivisions. He said an argument that they have done more than required could be made by the applicant.

Mike Wren, Eagle Mountain Properties. Mr. Wren said that they have created what they thought was a great plan. He said that they have 10 miles of trails and have exceeded the 1997 code park requirements. He said that all of the parks are interconnected by trails.

Mr. Wren said that they did not want to over plan in regards to church sites; they have planned for a 65-85% LDS church membership for this area. He said they have planned the school site with Alpine School District. He said they requested the junior high site next to the existing elementary school site.

Mr. Wren said that one third of the lots are small like the Sweetwater lots. He said that the alleys in Colonial Parkway are maintained by the HOA and are nicer than alleys in the city not maintained by an HOA, such as in The Landing. He said that they would prefer to have the HOA maintain the alleys in Harmony, rather than having a special assessment to maintain them.

Mr. Wren said that his son lives in Pioneer Addition 7 on a forty foot lot and has a nice backyard. He said that if there was an alley there, the backyard would be much smaller. He said that alleys work with courtyard plans.

Mr. Wren said that they have medians in Harmony to break up the street to improve the streetscape. He said that in the future, the demand will be for a smaller lot, versus a multifamily or large lot. He said that the larger lots in Autumn Ridge and Pioneer Addition are not selling like those in Colonial Park and Sweetwater.

Commissioner Maher asked how much the homes are selling for on the smaller lots now. Mr. Wren said that in Colonial Park, they are selling for \$139,000, and Sweetwater homes are selling for \$149,000.

Commissioner Linton said that the applicant has stated this plan is a 25-year plan, but that the plan doesn't seem to take into account that there will be an upward swing of the market again when buyers will want the large lots or that as people age, they tend to purchase larger lots.

Mr. Wren showed the different areas of low, medium, and high density homes based around transportation corridors.

Commissioner Bechtel asked how much the plan would be affected if they were to meet the current Development Code standards. Mr. Wren said that it would be huge. He said that they have had developments in the past with standards from the 1997 code as well as the then-current code. He explained that they designed Harmony with the same standard of a hybrid review in mind. He said that they have spent \$173,000 on the plan. He would like to not change the road layout; that would save a lot of money.

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Commissioner Maher asked if the plan consisted of high density in half of the residential areas. Mr. Wren said that they think the market will require the higher density which is why they designed a third of the single family lots to have forty foot frontages.

Mr. Wren said that if the price of building goes down in the future, they could come back and reduce the density, if that is what is selling. He said that he wouldn't be able to add forty-foot lots later if the market was leaning that way.

Mr. Wren said that they have such a large plan so that people can know what is going to be built in the future. He explained that they didn't put alleys in because at one point he was told by the city to not use alleys. He said if the city wants alleys now, they will put alleys in. Commissioner Maher said that they don't like forty foot lots. He said that in the current environment, HOAs are not doing very well, so the idea of HOAs maintaining alleys is not promising. Mr. Wren said that he is on the board of three HOAs in City Center and they are functioning well. Commissioner Maher asked what the HOA fees would be per home per year. Mr. Wren said that in Pioneer Addition, it is \$240 a year. He said that they have a master HOA as well to overlook the smaller HOAs.

Commissioner Linton said that they are looking for variety. He said that they didn't see the variety in the Harmony plan. Mr. Wren showed the locations of different size lots on the plan.

Commissioner Linton asked if Mr. Wren was sure of the order of development as far as what area will be built first. Mr. Wren confirmed that the area with services and current roads will be where they build first.

Commissioner Maher said that the Sage Communities multifamily homes had the mansion-style look. He said that he would like to see more attractive products with more visual variety.

Mr. Wren said that he does want to do a responsible plan.

Commissioner Maher asked about reviewing the plan with a hybrid of the codes. Mr. Mumford said that the City Attorney will most likely continue to recommend that only one code be used. Commissioner Linton asked why it was allowed in the past. Mr. Mumford said that the City Attorney feels that some of the subdivisions in the past were mistakenly approved. He said that they have tried to have the applicant work under the current code, but that forty foot lots wouldn't be allowed, which are selling. He explained that the consensus now is to use a hybrid, but not like in the past. He said that they will meet the intent of the 1997 code. He repeated the staff recommendation of any lot under 55 feet have an alley, side facing garage, or other creative design. Mr. Wren said that if the rule is to create alleys on lots 55 feet or less, they will do more 40-foot lots. Commissioner Maher said that both parties need to work together to bring a balance.

Commissioner Dean said that he lives in Pioneer Addition and he doesn't dislike the forty-foot lots but there needs to be variety. He said that a problem he has noticed is with drainage. Mr.

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Wren said that problem has been fixed with the Harmony plan. Commissioner Dean said another issue is with walkability. He said that there needs to be somewhere to walk to. Mr. Wren showed a map and said that the lots are within around 1000 feet of neighborhood parks.

Mr. Wren said that he will return with alleys. Commissioner Maher said that they need alleys with green space to give the residents somewhere to walk to.

Mr. Wren said that it is hard to do an architectural style that will still be relevant 25 years later. He said he may be able to change the more dense areas to add the creativity.

Commissioner Dean said that even though there is not a market for the large lots right now, buyers still want options. Mr. Wren said that he agreed.

Commissioner Maher asked what the timeline was with allowing a hybrid of the codes for review. Commissioner Dean asked if the green space would count towards the open space requirement. Mr. Mumford said that he does not want the green courts and alleys to be added and then the current planned parks to be reduced. Mr. Wren said that they won't reduce any park space. Commissioner Linton said that if a hybrid is used, it needs to be a fair balance in order to enhance the community.

Mr. Mumford said that the only way he could recommend forty foot lots is with the creative design options or with architectural standards.

Commissioner Dean asked if Pioneer Addition was supposed to have staggered homes. Mr. Wren said that they added the medians to break up the look and to push the homes on either side out. He said that he won't bring back a forty-foot lot with garages in the front.

Mr. Mumford asked Commissioner Dean what he wanted for walking in the long blocks of lots. Commissioner Dean said that there just needs to be something to walk to, not just walkability. He said that Sage had a variety of parks for options.

5. Other Items

A. Optional Training Session: Effective Land Use Decision Making, Santaquin, September 30, 2009

Mr. Mumford said that there is a training in late October for Land Use Law that he will check into. He said that he will look at training options for the Planning Commissioners.

6. Adjournment

Commissioner Maher adjourned the meeting at 7:48pm.