

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 30, 2007

Tom Maher called the meeting to order at 6:10 p.m.

Roll Call

Tom Maher, Matt Weir, John Linton

Others Present

Carl Allred, McKay Edwards, Fran Fillerup, David Adams, Heather Jackson, David Lifferth, Elise Hurler, Rob Miller, Chris Shultz

City Staff Present

Planning Director	Peter Spencer
City Planner	Mike Hadley
City Engineer	Chris Trusty
Planning Coordinator	Jenalee Cheever

1. Pledge of Allegiance

Tom Maher led the Commission and Audience in the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

Mr. Spencer explained that Meadow Ranch 5 had been tabled by the City Council. Mr. Spencer explained that the Council wanted a specific ordinance with specific conditions so that in the future someone would not be able to come back and surprise anyone with different zoning requirements. Mr. Spencer explained that the City Attorney suggested creating a Meadow Ranch Phase 5 zoning.

Mrs. Jackson explained that the reasoning behind this new ordinance came from a situation in Valley View where a comment was added that curb and gutter were not required, and the original plan was not to have it; however the developer came back and put curb and gutter in anyway because there wasn't a specific restriction on it.

Mr. Lifferth explained that he had motioned to table the item to have an ordinance put in place that would ensure that no future change could happen like with the Valley View situation.

Mr. Spencer explained that Walter Wright with the Cedar Corners project was unable to get water rights within the 48 hour requirement that the Planning Commission had placed upon him.

Mr. Maher asked what happened to the water that Mr. Wright said that he had in the City.

Mr. Spencer stated that Mr. Wright was still working on getting a contract for those water rights. Mr. Spencer explained that all the City needs from Mr. Wright are the acceptable water rights. Mr. Spencer explained that he had sent an email to Mr. Wright explaining that his project was not approved because he did not meet the water requirements. Mr. Spencer explained that Mr. Wright had sent an email back and asked that it be forwarded to the Planning Commission as well.

Mr. Spencer explained that the City is drilling two new monitoring wells.

Mr. Trusty stated that these wells will monitor the ground water, to determine capacity and the ability to transfer more water rights into the City.

Mr. Maher asked how this project was being funded.

Mr. Trusty explained that the city was paying 50% of the cost and that 50% is being paid by individuals who own water rights that are trying to transfer them into the City.

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4. Approval of Minutes

A. January 16, 2007

MOTION: *John Linton moved that the Planning Commission approve the minutes of January 16, 2007.*

Matt Weir seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

5. Development Items

A. Colonial Park Phases 2 & 3, Final Plat

Mr. Spencer explained that Colonial Park is located just east of the City Center, north of The Landing and south of Pioneer Addition. Mr. Spencer explained that Phase 2 would consist of 42 lots on 5.54 acres and Phase 3 would have 63 lots on 7.59 acres.

Mr. Spencer explained that this project has a courtyard concept. Mr. Spencer explained that this new housing product will give potential buyers another option for a home purchase, and that the courtyards will add diversity to the subdivision, and that they will also consolidate landscape areas. Mr. Spencer explained that it has been proposed that these units will be completely maintenance-free and that the HOA will maintain all side yards and courtyards.

Mr. Spencer explained that there was a slight change in the plans from the ones approved in the preliminary stage. Mr. Spencer explained that the old plat required a 5 foot setback from the front of the property line to the house. Mr. Spencer explained that the applicant has proposed to eliminate that 5 foot setback; Mr. Spencer stated that there is no P.U.E. there so there is no need to have that setback. Mr. Spencer explained that this would allow the house to be built right up to the property line.

Mr. Spencer stated that there is also a 6 foot strip of land that the homeowners would not own but would be allowed to maintain as if it were their own.

Mr. Spencer explained that with phases 2 and 3 there would be four different court yards. Mr. Spencer explained that one of the courtyards would have a tot lot and 6 picnic tables, that a second would contain a path area with sitting benches and trees, that a third would have a ½ basketball court and that the fourth one would contain a pavilion with 4 picnic tables, 2 with barbeques.

Mr. Spencer explained that the detention basins would need to be approved by the City Engineer.

Mr. Trusty explained that the detention basins would flow from the next to the next which would give some redundancy and some overflow capabilities.

Mr. Spencer stated that the street names needed to be verified by staff, that there were some construction redlines that needed to be addressed.

David Adams explained that the product has been redesigned for the homeowner who does not want any yard maintenance. Mr. Adams explained that this product would have an HOA that would be in charge of maintaining all landscaped areas.

Mr. Adams explained that they are a colonial style home with rear entry garages, starting at \$160,000 up to \$220,000 dollars.

Mr. Adams explained that there would be and HOA fee that would be somewhere around \$40.00 a month. Mr. Adams felt that it was adequate considering that there would be absolutely no yard care.

Mr. Adams explained that he had found a problem area in the code in that the chart in the code has the smallest lot as a 7,000 sq ft. lot, so when you go smaller and smaller and put the land into the park you have to donate for a

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7,000 sq ft. lot and for the open space that you took from the other lots. Mr. Adams explained that this makes it so that your water shares become 5 ½ an acre instead of 2 which becomes extremely expensive.

Mr. Maher explained that they would look into getting the issue fixed.

MOTION: *John Linton moved that the Planning Commission recommend approval to the City Council for the Colonial Park Phases 2 & 3 subdivisions, subject to the following conditions:*

1. **LANDSCAPE PLAN.** *That the landscape plan redlines are addressed and approved by City Staff.*
2. **ALLEYS.** *That the alleyways are to be maintained by Home Owners Association and not dedicated to the City.*
3. **FIRE DEPT.** *The Fire Chiefs comments, redlines, and recommendations are addressed.*
4. **DETENTION BASINS.** *The detention basin drawings be reviewed and approved by City Engineer.*
5. **STREET NAMES.** *That the street names are verified by City Staff.*
6. **CONSTRUCTION PLANS.** *That all of the construction plan redline comments are corrected as per staff recommendations.*
7. **ENGINEERS ESTIMATES.** *The engineer's estimates are reviewed and approved by the City Engineer.*

Matt Weir seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

B. Meadow Ranch Phase 7, Concept Plan – Discussion item

Mr. Hadley explained that Meadow Ranch Phase 7 is located along S.R. 73, in the middle of Phase 1 of the Meadow Ranch Development. Mr. Hadley explained that the plan is currently zoned residential and that the proposal consists of 16 single family one acre lots over 21.36 acres. Mr. Hadley explained that the average lots size is 50,029 sq. ft. and that the overall density is 0.74 units per acre.

Mr. Hadley explained that at the density proposed, there is no required amount of improved open space.

Mr. Hadley reviewed the following DRC comments with the Planning Commission.

1. **UTILITIES.** The gas, water, and electricity systems are looped.
2. **NEIGHBORHOOD TRAILS.** That trails be provided and connected to trails in surrounding developments.
3. **FENCING.** That back fencing is required when lots are built along collector roads and the fencing remains consistent with bordering developments.
4. **SID PAYMENTS.** The assessable acreage for this parcel is calculated by the City Engineer and paid as the developments lots are sold.
5. **CONSTRUCTION PLANS.** All construction drawings and redlines are addressed and approved by City Staff.
6. **STREET NAME.** Street name is approved by City Staff.
7. **FORE CODE.** That the Fire Chief's comments are addressed (see previous section).
8. **RETENTION BASIN.** Any construction of a retention basin is approved by the City Engineer and the natural vegetation is restored after construction.
9. **ROAD.** 50 ft rural street section is approved by City Engineer.
10. **DRAINAGE.** That drainage runoff plan is sufficient and approved by City Engineer.
11. **WATER RIGHTS.** Water rights are submitted and approved by the City Attorney before any further plat approvals.

Carl Allred explained that the retention basin was down hill from the North West corner of the project and that it was uphill from almost every other project. Mr. Allred explained that that corner was set aside because of an agreement that was reached with the commercial development that is east of Sunset, because they would eventually need a detention pond for their project.

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Mr. Allred stated that another issue he would like to address was the fencing. Mr. Allred explained that there is a fence that runs the entire length of Meadow Ranch and that he thinks to change that to a full 6 foot privacy fence would deter from the looks of the area and that the fence will be 100 feet from S.R. 73 on one ending moving up to 200 feet on the other end. Mr. Allred stated that they would like to leave the fencing how it is currently rather than changing it.

Mr. Spencer explained that staff is in concurrence with Mr. Allreds request.

Mr. Spencer explained that an 8ft asphalt trail has been proposed along the south side of the road and that all trails would need to stay consistent throughout the project.

C. Presentation by S.I.T.L.A.

McKay Edwards explained that S.I.T.L.A.'s Master Development Plan was approved back in 2003. Mr. Edwards explained that it consisted of 1,339 acres. Mr. Edwards explained that the following had been deeded to the city:

1. Major road alignments – 82 acres
2. Regional parks (110 acres)
3. Water (500 acre-feet)

Mr. Edwards explained that 3 school sites, a total of 60 acres, had been reserved. Mr. Edwards explained that the density is estimated 3 units an acre.

Mrs. Hurler explained that SITLA is a semi independent state agency. Mrs. Hurler explained that even though they are a state agency, they are mandated to manage the land for their economic benefit. Mrs. Hurler explained that there are 12 beneficiaries that benefit from the Trust Lands Administration, and that 96% of those beneficiaries are the public school systems, as well as 11 other institutions that benefit from them. \

Mrs. Hurler explained that SITLA likes to participate with the communities they are in to help them become the best communities that they can be.

McKay Edwards explained that the agreement made in 2003 was for the Pony Express Parcel and the Mid Valley Parcel.

Mr. Edwards explained that the water for this project will be approximately a \$1,000,000.00 dollar investment. Mr. Edwards explained that there will also be approximately \$750,000.00 in escrow for water improvements along Sweetwater Road.

Mr. Edwards explained that development would commence either later this year or early in 2008. Mr. Edwards stated that they have found a master developer, Geneva Symphony, and that a contract should be finalized by spring.

Mr. Edwards stated that they would like to start work north of the regional park area and go north from there. Mr. Edwards explained that commercial area has been identified to the east of the project as well as a large school site which will most likely be a Jr. High.

Mr. Edwards explained in the process of developing this plan they have worked hard with the City on finding appropriate road alignment both East, West, North, and South and where they should meet up with plans in the future. Mr. Edwards explained that airport road is one that has evolved.

Mr. Edwards explained that they would like to be partners with the City in water development.

Mr. Fillerup discussed parks with the Planning Commission.

Mr. Fillerup explained that this plans includes a 58 acre regional park that are deeded to the city but have restrictions put on them, such as different areas are to be active or passive. Mr. Fillerup explained that to the west of the park is where the school site is proposed.

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Mr. Fillerup explained that the Pony Express Trail is intended to return to a native feel and dedicated as a 200 ft wide corridor.

Mr. Edwards explained that since there are developments coming forward in the immediate vicinity, that it would be a very good time to discuss an impact fee or some mechanism to fund construction of this park because its going to benefit the immediate area.

Mr. Spencer explained that it has been discussed to have anyone who buys their home put \$1,000.00 dollars into the fund for the SITLA regional park.

Mr. Maher asked if it could also be applied to the surrounding areas.

Mr. Spencer stated that it could be as long as it is in the capital facilities plan.

Mr. Shultz & Mr. Miller introduced themselves as the new developers of the SITLA project.

D. The 2007 Planning Commission Meeting Schedule

Change the May dates to the correct ones. (May 28)

6. Other Business

7. Adjournment

Meeting adjourned at 7:38 p.m.