

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, OCTOBER 14, 2008 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 6:03pm.

Roll Call

Tom Maher, John Linton, Preston Dean, Karleen Bechtel

Others Present

Mr. Nate Shipp, DAI and Coop's Marketplace
Mr. Steve Minor, VP of Associated Foods
Mr. Phillip Cooper, President of Coop's Marketplace
Mr. Ryan Bybee, Cadence Capital
Mr. Mark Nuszer, Nuszer Koptaz
Mr. Scott Kirkland, Sage Communities
Mr. Fred Peeples, Kidwelly Court

Staff Present

Planning Director: Steve Mumford
Senior Planner: Mike Hadley
Planning Coordinator: Lianne Pengra

1. Pledge of Allegiance

Commissioner Maher led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

- o Eagle Mountain Business Campus Final Plat
- o Eagle Point I Chapel Plat A Final Plat
- o Family First Dentistry Site Plan
- o Land Disposal Applications

Mr. Mumford said that at the last City Council meeting, the Eagle Mountain Business Campus Final Plat to fix the illegal subdivision issue was approved, along with the Family First Dentistry Site Plan and the Eagle Point I Chapel Plat A Final Plat. He said that both of the Land Disposal applications were approved and one of the Land Disposal applicants has turned in his paperwork to complete the application.

4. Approval of Minutes

September 23, 2008 Planning Commission Meeting Minutes

MOTION: Commissioner Linton moved that the Planning Commission approve the September 23, 2008 Planning Commission Meeting minutes with the changes below:

1. Commissioner Linton led the Pledge of Allegiance
2. The Hidden Valley Master Plan mentioned in Item 6, Other Business, may contain 5,600 units, not 55,000.

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Commissioner Dean seconded the motion. Ayes: 4, Nays: 0. Motion Passed

5. Development Items

A. Coop's Market Rezone, Master Site Plan, Site Plan, Conditional Use Permit, Preliminary Plat, and Final Plat – Public Hearings, Action Items

Mr. Mumford said that there are six applications for Coop's Marketplace. He said that he did let the Planning Commissioners and the applicant know that there are a few changes to staff's recommendations. He said that they are still recommending approval for the Rezone and the Preliminary and Final Plats. They are still recommending approval for the Master Site plan, even though staff did not receive elevations for any other buildings other than the grocery store. He said that since the Master Site Plan should be approved with the store's site plan, staff is recommending that be approved with the grocery store's elevations, materials, colors, style and theme as a standard example for the other buildings to come. Staff is changing their recommendation for the Conditional Use Permit from recommending approval to tabling that application to come back with the other individual Site Plans.

Mr. Mumford said that the rezone contains 20.95 acres located north of Ranches Parkway intersection with SR-73. He said that it is designated as Mixed-Use Commercial on the Future Land Use Plan. Mr. Mumford explained that for rezones applications three criteria are considered. The first is Compliance with Future Land Use Plan and this project does comply. The second is Compatibility Determination and staff does consider this compatible with the area as it is along a major intersection as well there being Commercial land directly across the street to the south. The third is Buffering of Incompatible Uses. He explained that this proposed rezone is far away enough from the residential lots that there are no requirements for lot size transitioning. There are no requirements for buffering between Commercial and Agricultural zones. He explained that they are recommending approval for the Rezone.

Mr. Mumford explained that a Master Site Plan is required for a Commercial, Multi-family, or Industrial development larger than five acres. He said the Coop's Market building is planning on going in as soon as they are approved. The other buildings will wait until their individual site plans are approved.

He said they compared this plan with the Commercial and Multi-family Design Standards in the code; overall, it is planned very well. He said that the only thing that does not comply specifically with the standards is that parking is shown between the grocery store and Ranches Parkway, and there is parking along SR-73 to the south of the pad sites. He said they would recommend the southern row of parking be moved to the north. He understands that they would lose some parking, but in order to best comply with the design standards, it is recommended. He said that the parking on the west side does make sense since there will be a drive-through there and the grade difference helps as well.

Mr. Mumford said that they met with Mike Jackson of Associated Foods. They do have a well-defined entrance and the roof line does vary a bit, horizontally and vertically. He said that the larger columns on the front do stick out a few feet. He said that some of the rear elevation will be visible eventually, but there is a substantial grade difference of 12 feet which will help buffer. He explained that the applicant did add a few things to the roof line.

He said that the mechanical equipment will be housed in a structure behind the grocery store.

Mr. Mumford said the parking lot landscape plan has been changed to include the "fingers" there. The applicant will need to add trees or shrubbery; staff does require at least one tree in those fingers. He said that the applicant

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has also added landscaped medians along Ranches Parkway with trees and sod. He said that the park strips will be six feet instead of four feet to provide for a better buffer between the street and pedestrians on the sidewalk.

Commissioner Maher asked if the park strips would be bermed. Mr. Mumford said that there is a grade difference along some of the areas. Commissioner Maher asked the applicant what the grade was. Mr. Mumford said that even if it is three feet, the landscaping should be enough. He said that three and a half feet of berming, landscaping, or fence is required.

Mr. Mumford said that the trash enclosure for Pad B is located toward SR-73, but there may not be a better place to put it. He said that if that is the best location, it will need to be shielded.

Mr. Mumford said that commercial project setbacks can vary according to code. He said recommended setbacks are 25 feet on the front, 50 feet on the sides (if adjacent to an Agricultural zone), 20 feet on the rear; for roadway, driveway, and parking spaces, the setback is ten feet. Mr. Mumford said that the rezone is further east and west of the site plan being considered. As this is the case, the setbacks are a non-issue since it will be surrounded by commercial zoning. He said that the code does require ten feet to allow for sidewalks and foundation landscaping. He said that on the rear of a few buildings and the east and west sides have a smaller setback. He explained that he does not know if there is much room to provide more space. He said that it would be appropriate if the applicant can put a sidewalk or six feet of landscaping there.

Mr. Mumford said that overall, 496 parking stalls are provided. This is 64 more than required by the code. Commissioner Maher asked if that was after the change. Mr. Mumford said it wasn't, so it may be three less. He explained that Planning's concern is that too many extra stalls are provided and it may cause an empty parking lot such as big box stores. He said that since this is the first grocery store in the area, they may not have the problem, but they do want to limit the amount of vacant asphalt.

Mr. Mumford then showed aerial pictures of the area, as well as some of the application pictures.

Mr. Mumford went over the striping of the intersection of Ranches Parkway and SR-73. Commissioner Maher asked how much further west the second lane goes after this site. Mr. Nate Shipp said it will go for 300 feet as an acceleration lane.

Mr. Mumford showed the site plan and explained what parking stalls staff is recommending moving.

Mr. Mumford said that overall the lighting plan keeps the light on the property and with the elevation change, it won't extend to the homes to the north.

Mr. Mumford showed the development code regarding parking layout in commercial sites similar to Coop's Marketplace. He then showed the elevations for Coop's Marketplace. He said they use a mixture of brick, two types of CMU, and differing vertical sections. He also showed the western side of the building and the added architectural items. He said that overall, staff feels it will be an attractive building. The rear of the building won't have nearly the amount of detail as the front, but it will have the variation of colors of the CMU.

Mr. Mumford showed the rear and east side elevations. He said that the east side will be virtually invisible when the other sites are developed. He said that the rear should be differing in colors and materials as well, not just a white façade.

He said that overall, the landscape plan does conform to the code. The applicant did add items that staff recommended previously.

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Mr. Mumford said that the applicant planned to have an alleyway-type walkway for emergency exit purposes which is five feet wide. Staff feels it is too close; they feel it needs to be wide enough for people to feel safe. A member of the audience said that there will actually be no break with a walkway through there.

Mr. Mumford showed a sign example of what kind of sign the applicant will be using; the applicant is still deciding what they are going to do.

Mr. Nate Shipp, DAI and Coop's Marketplace. He said that he is excited to bring a market to Eagle Mountain. He said that they have gone back and forth with staff on the parking. He said that parking is a big deal to the applicant. He understands the standards of the city, but the standards of any other retail store are higher than the city's standards. He reiterated that parking is a big deal.

Mr. Steve Minor, VP of Associated Foods. He said that they supply 400 stores in the intermountain west area. He said that they have had a lot of experience with grocery store development. He said that parking is important to consumers. He explained that they aren't putting smaller stalls in to increase the amount of parking; they have made sure the stalls are 9.5 foot stalls. He explained that they require 4.5 to 5 stalls per 1000 square feet. He said that where there are more SUVs, trucks and campers, people will take more than one stall during peak times. He would like the customers come to this store rather than Wal-Mart. He explained that if the developer doesn't propose 4.5 to 5 stalls per 1000 square feet, they turn down the project. He said that adequate parking correlates with gross sales. He said they feel the parking is critical to the success of the grocery store as the community grows and develops. Commissioner Maher asked what the ratio was currently. Mr. Minor said they are right at 4.5. Commissioner Maher asked what the theme of the store is; what makes it different from other grocery stores. Mr. Minor said that they had to unite The Ranches, City Center, Cedar Fort and those along SR-73.

Phillip Cooper, President of Coop's Marketplace. He said that they will have a test kitchen on the upper mezzanine level, as well as an elevator. He said that the test kitchen will be used to teach and will be open to the public. It will also have a conference room the local community can use and a seating area. He said that they will also have a green building; they would like to eventually put in solar panels on the roof and a recycling center for the local community as well. Commissioner Maher asked about the creativity on the inside. Mr. Cooper said that the interior will be more upper-class. The inside will be more three-dimensional on the walls, rather than just painted. He said that the produce department will be designed like a barn. He said that they will encourage the local farmers to sell their products at this store. He said that they will also have a convenience area in the front of the store with bread, milk, etc. Commissioner Linton asked why the standard shopper will want to come here rather than Smith's. Mr. Cooper said that the location will help, as well as choice. He said that their price point will be very close to Smith's. Commissioner Bechtel said that they are excited to have the grocery store nearby.

Commissioner Maher opened the Public Hearing at 6:55pm and closed it due to lack of comments.

Commissioner Bechtel asked what exactly will be finished initially. Mr. Shipp said that lot 2 (the grocery store) will be build first. Commissioner Bechtel asked what part of the parking will be completed. Mr. Shipp said that all of the parking in lot 2 will be finished.

Commissioner Linton said it looks like there are 417 stalls. He said that he anticipates the store will want all of those parking stalls completed immediately for the good of the market. He asked the applicant for clarification on that. Mr. Shipp asked if he was counting the stalls in lots 3, 4, 5, and 6. Commissioner Linton said he was looking at the preliminary landscape plan to count the stalls. Commissioner Dean said the site plan was not clear as far as where the lots are in regards to parking. Mr. Shipp said that stalls for lot 1 and lot 2 should be finished

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immediately. He said that they will cap the others with gravel. The others will be completed as they can secure tenants.

Commissioner Bechtel asked about the access from SR-73 on the east side. Mr. Shipp said that will be part of the phase that includes the end cap. He said they will have temporary access there for fire code, but the main access will be a single access until the center is complete.

Mr. Shipp said that there is a grade change of 6-8 feet from SR-73 to the finished grade of the parking area. He said that driving down the road, people won't be able to see the lot. Commissioner Maher said that between the landscaping and the elevation change, they should be virtually hidden.

Commissioner Maher said he understands what Mr. Mumford is saying on design, but he is okay with the applicant's parking because of the grading and landscaping. Commissioner Linton said the difference in elevation solves the problem. He does want to make sure the grocery store has as much parking as they can.

Commissioner Dean said that he doesn't have a problem with the parking, either, due to the elevation change. He asked what the city code was regarding the number of stalls for a grocery store. Mr. Mumford said it is one stall per 200 or 250 square feet, so it is right at what the applicant wants. He said that on the plan from the applicant, it shows 5.4 stalls per 1,000. Mr. Shipp said that they hope to have a gas component eventually which will take up some stalls. The gas component would leave the store with the 4.5 ratio.

Commissioner Bechtel asked about who tests the compaction. Mr. Mumford explained that the Engineering and Public Works Departments inspect the infrastructure. He said that they have received a geotechnical study which is reviewed by the City Engineer. Also, the Building Inspector is involved during the process.

MOTION: Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the proposed Coop's Marketplace Rezone.

Commissioner Dean seconded the motion. Ayes: 4, Nays: 0. Motion Passed

MOTION: Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the proposed Coop's Marketplace Site Plan (The Coop's Marketplace site only) subject to the following conditions (only those that apply to the grocery store site plan):

Engineering

Ranches Parkway:

1. City standards require half width plus 10 feet. This will require the installation of the median on the north end of Ranches Parkway.
2. Medians on Ranches Parkway to be irrigated and landscaped.
3. UDOT approval and permits will be required for road cuts, and improvements to SR 73
4. Drop manholes are not allowed. The sewer design will need to be revised to eliminate the drop manhole.
5. Manhole #8 is shallow. Does this allow for enough future expansion?
6. Is "D" access included in this phase? It is shown on the striping plan, but not on the site plan.
7. Because the detention pond drains directly into the City system, the bottom of the pond will need to have grass to reduce storm drainage pollution.

Coop's Market:

8. Please provide the City with copies of the geotechnical report, and storm drainage detention/conveyance calculations.

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9. Provide “snout” debris separators at inlet locations, or with a “vortex” system at the point of discharge into the City system.
10. The grocery store will require a grease trap.
11. All stubbed utilities to be marked with a painted 2x4.
12. Provide a trench section detail. All backfill material to be imported or properly crushed and screened native materials, meeting A1/A2 grading classifications.
13. Maintain a minimum of 12 inches vertical separation between utilities.
14. Are the grease traps sufficient?

Planning

1. Park Strip on Ranches Parkway are too narrow – must be more than 4 feet wide to better support the trees. At least 6 – 8 feet.
2. Median must be landscaped with trees and vegetation. Submit a revised landscape plan showing the specific plants, groundcover, etc. for medians and park strips.
3. All handicapped accessible parking stalls to be 10’ wide x 20’ deep per Dev. Code. Submit revised plans.
4. Additional landscaped island required in row of 23 (northeast portion of site) and 2 islands in front of Retail A, B, and C (minimum every 12 parking spaces).
5. Provide berming and/or headlight screening along Ranches Parkway and SR 73. Headlight screening is required between parking and a street and must be at least 3.5 feet high.
6. Parking adjacent to S.R. 73 does not comply with the Design Standards. Parking should be moved to the north to be in line with the pad site buildings.
7. Trash enclosure detail required. Move the dumpster if possible, and screen it with an appropriate enclosure (matching the adjacent building in color and materials) and landscaping/vegetation.
8. Submit remaining materials that are still required.
9. Application fees shall be paid.
10. Signage shall be submitted for administrative approval and shall comply with the Development Code.
11. Details of lighting fixtures shall be submitted for administrative review. All lighting shall be shielded and directed downward.
12. Development Agreement application shall be submitted.

Fire

1. Fire hydrants as marked on the plans.
2. Fire sprinklers required with a preliminary flow test.
3. Third party review for sprinkler plan through city approved providers.
4. The alarm system also needs to be monitored by an off site source.
5. Fire extinguishers need to be installed throughout the store. One 2A10BC extinguisher located every 75 feet of travel.
6. A hood system is required to be installed in Deli areas that have grease laden vapors (frying taking place).
7. A lockbox shall be located near the fire riser area and also at the entrance to the alarm system location (Alpine Lock).
8. Access maintained to the front of the store with red curbing and signage “Emergency Access No Parking.”
9. Make sure hydrants are in prior to any combustible construction.

Building

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1. Grease removal system – we need to be familiar with it. Needs to be an approved system.
2. 2006 Energy Code (Not 2003)

Energy

1. Dry utility plans to be coordinated with Les Bell (City's Consulting Engineer). Set up a meeting with Les Bell (255-1111).
2. Easement on the north side of the property to be 10 feet minimum, not the 6 feet proposed.
3. Confusion with bids, changes, etc. on electrical site design and costs. Les possibly has better numbers.

Commissioner Dean seconded the motion. Ayes: 4, Nays: 0. Motion Passed

MOTION: *Commissioner Linton moved that the Planning Commission approve the Coop's Marketplace Master Site Plan and Site Plan.*

Commissioner Bechtel seconded the motion. Ayes: 4, Nays: 0. Motion Passed

MOTION: *Commissioner Linton moved that the Planning Commission table indefinitely the Coop's Marketplace Conditional Use Permit in order to consider it with additional matters in the future.*

Commissioner Dean seconded the motion. Ayes: 4, Nays: 0. Motion Passed

MOTION: *Commissioner Linton moved that the Planning Commission approve the proposed Coop's Marketplace Preliminary Plat subject to the applicable Site Plan Conditions of Approval, as well as move the Planning Commission recommend approval to the City Council the proposed Coop's Marketplace Final Plat subject to the applicable Site Plan Conditions of Approval with the parking lot as drawn and presented by the applicant.*

Commissioner Bechtel seconded the motion. Ayes: 4, Nays: 0. Motion Passed

B. Hidden Valley General Plan Amendment & Master Development Plan – Public Hearings, Action Items

Mr. Mumford said that there are two applications with the project: the General Plan Amendment and the Master Development Plan. The General Plan Amendment is required because of the proposed densities. He explained that currently, the majority of the Hidden Valley area is designated Rural Residential – larger lots developed with rural infrastructure improvements, similar to Cedar Pass Ranch, North Ranch, and Meadow Ranch. He explained that the applicant needs it changed to Mixed Use Residential to allow for the mix of housing types, densities, and small-scale commercial that the applicant is proposing.

Mr. Mumford showed the existing plan and the proposed plan from the applicant. He explained that staff is recommending that the Planning Commission approve the General Plan Amendment and table the Master Development Plan be tabled after discussion.

Commissioner Maher asked Mr. Mumford to explain from a planning standpoint what is attractive about Mixed Use Residential. Mr. Mumford said that at a conference today, a speaker was discussing population and housing type changes and projections in the future (to 2040). He said that the projections are that housing will see a decrease in homes occupied by families and an increase in adults-only, couples-only and single person-occupied homes. He said that the market is moving from single-family

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lots to a mixture of uses and building types. He said that it is a smart growth planning principle to have a mixture of housing types within a community and within a neighborhood.

Mr. Mumford showed the location of Hidden Valley. Commissioner Maher said it looks as though there could be many homes/dwelling units built before the roads catch up with the development. Mr. Mumford said that a traffic study was submitted and reviewed by the City Engineer. He said that he believes a light may go in at the intersection of Pony Express and the Hidden Hollow Elementary School. He explained that it will be developed in phases, which the traffic takes into account. Commissioner Linton said that there doesn't appear to be any other way east other than Pony Express and he fears it may look like Lehi's Main Street. He asked if there were any other routes. Mr. Mumford said that Pony Express Pkwy has a future expansion possibility of 4 lanes total. Someone in the audience said he thought it was to be six lanes. There were other indistinguishable comments from the audience. Mr. Mumford verified that Pony Express Pkwy is a minor arterial, 124 feet wide. There were more indistinguishable comments from the audience about the number of lanes along Pony Express.

Mr. Mumford showed the layout of the development and where the different tiers were located, as well as the church and school sites. He explained that there is a total of 1237 acres in the area; the proposal is for 5648 residential dwelling units for a gross density of 4.6. He went over the numbers of each type of housing and their densities.

Mr. Mumford then showed the different phases and the Parks and Open Space plan. He explained that the applicant has pulled a majority of the units off of the ridge line and replaced them with trails and lookout points. He said that overall, the Parks and Open Space plan is geared towards the trails and that later on, the applicant will need to define what type of trails are being proposed and their locations.

Mr. Mumford said that according to the Development Code, the required improved open space is 121 acres based on the applicant's proposed density. He said that 95.4 acres (including the acreage of the trails) is shown on the applicant's plans for improved open space. He explained that staff's recommendation is to add improved park space large enough for recreational uses within the community.

Mr. Mumford then went over the Slopes Plan. He said that the majority of the 25+% slopes are on the native open space areas, but there are several areas that include 25% slopes in planned development bubbles. He said they recommend either changing the plan or somehow making the applicant aware throughout the process that those areas cannot be developed.

Mr. Mumford said the applicant is proposing street cross-sections for streets that vary from the City's standards in the widths and uses within the cross sections. He said that his concerns are that some of the trails are shown as six feet when the trail standard is eight feet, and some of the park strips are five feet, but larger trees need six to eight feet. He said that the City Engineer had an issue with the 2-lane local street that had a total ROW width of 47 feet. He explained that the issue there is the snow removal and where to put the snow.

Mr. Mumford said that mixing housing types and densities is good and there are some areas in the applicant's plan that show too many units of the same type with the same general density. He explained that some areas show 400-500, or 700 units of the same kind.

Mr. Ryan Bybee, Property Owner. He said that it is a unique piece of property with the geography. He said in regards to the improved open space, each of the individual pods will provide their open space as required by the code when they come through with platting. This is not shown on the plans. He

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explained that if those are added in, they are at about 135-140 acres of improved open space. He said that on top of that, they have their trails system. These trails provide access the ridgelines where there are about 40 acres of property below 15% grade. He said that they've opted not to build there and so they think there could be a bit of credit there.

Mr. Bybee said that in regards to the not building on 25+% grade, there are minor areas in some pods that will need to be graded out. He explained that it has always been their intent to avoid the ridgelines and avoid the view areas. Commissioner Linton clarified that they will not be developing on 25+% graded slopes.

Mr. Mark Nuszer, Nuszer Koptaz. He said that in the upper Hidden Valley where the arterial is making a sharp curve, geography is dictating what they are putting there. He said this is the tier two area with larger lots going towards the unbuildable areas. He said that he does agree with mixing home styles, but they don't want to disturb the steep slopes. He said that they don't want to build 900 townhomes because it causes the builders to fight each other for sales. He showed a few different types of townhomes they want to put in tier three and tier four bubbles.

Mr. Nuszer said that they are asking for a 28-foot cross section for the local streets. He said this provides the same fire lane that would be provided on a standard 36-foot wide public street. He said that standard streets have parallel parking on the sides with a 20-foot lane down the middle. He said they are providing parking on one side with a 20-foot lane in their 28-foot streets. He said when it starts to snow, it is piled on the parking strip and then onto the parallel parking lane.

Commissioner Maher asked Mr. Mumford where Mr. Trusty was on that issue. Mr. Mumford said that it may need to be discussed more with Mr. Trusty. He said that that the local streets have 28 feet of asphalt – two 10-foot lanes and one 8-foot parking stall. He said with the applicant's street being 27 feet, as long as it provides the same fire lane and enough room for two lanes of traffic, it should work.

Mr. Scott Kirkland, Sage Communities. He said that they didn't get credit for Mt. Airey Village or Simpson Springs' on-street parking.

Mr. Bybee said that in speaking with Mr. Trusty, he found that the main problem Mr. Trusty had was with the #11 parking cross section they provided. He said that they've spoken with Mr. Trusty and this cross section only applies to one area in the Master Plan.

Mr. Bybee said in regards to the issue City staff has with the trail widths, their plan was to take the trails from around the streets and put them up in the hills so people can be where they want to hike and bike.

Commissioner Linton asked if a 6-foot width on a trail is acceptable to the applicant since they are putting so many more yards of trail in. Mr. Bybee said that their trail widths go anywhere from an 8-foot width to a single-lane bike track. He said the main trail corridors are eight feet wide and as they go out, they get narrower.

Mr. Kirkland asked Mr. Mumford if he was referring to 6-foot sidewalks as trails. Mr. Mumford said he was referring to the areas on the 2-lane arterial and the 3-lane community entry collector roads. He said that a majority of the collector and neighborhood streets are showing a 4-foot sidewalk which is pretty standard. He said that the trails along Pony Express/Sweetwater and along Ranches Parkway are all eight feet and they are all along the arterial roadways. He said the main issue was that a 6-foot sidewalk rather

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than an 8-foot trail was shown along Hidden Valley Pkwy. Mr. Kirkland said that the 6-foot trail/sidewalks are not the trail system; they are widened sidewalks.

Commissioner Maher said that they just want continuity on the 8-foot trails along major streets. Mr. Mumford said that the standard for the city on collector and arterial roads is to have an 8-foot sidewalk with a park strip.

Commissioner Maher said it seems that rather than tabling the item, they can write in the five conditions discussed in the approval.

Commissioner Dean asked about the additional open space. Mr. Mumford said that in the Scenic Mountain and in others, the city has required the applicant to show the open space on the plans within the tier four and tier three areas. He said he would like to verify the open space in these developments before he recommends approval. Mr. Bybee said that he feels he could address that on the Development Agreement.

Commissioner Maher asked Mr. Mumford the best way to remedy this. Mr. Mumford said to either require a condition that they show bubbles on the map in the tier three and four areas that shows acreages (like in Scenic Mountain), or just require that the open space meets the requirements of the code and that is to be verified by city staff. He said that they can then verify the numbers to ensure they work. He said that from what is on the plans, the applicant does not comply. He wants to make sure that it is taken care of now, rather than when the final plats come in for approval.

Mr. Kirkland said that Scenic Mountain is forty acres and each one of the bubbles on Hidden Valley are probably bigger than that. He said that going into that much detail would be difficult.

Mr. Mumford said that usually in the pods, it is shown what acreage is required for those additional tiers. Those obviously can be moved around within the pod or combined between them.

Commissioner Linton asked why it would make sense to have the larger parks dedicated to the city. Someone [assumed to be with the Hidden Valley applicants] in the audience said that they would prefer to maintain control of the open space. Mr. Kirkland said that Sage Communities has kept control of Master Plans they've had passed through. Commissioner Linton said that he would not make it part of the motion. He asked Mr. Mumford to remove the paragraph from the Staff Report before passing it along to the City Council.

Commissioner Maher opened the Public Hearing at 7:56p.m.

Mr. Fred Peeples, Kidwelly Court. He said that he did not see any way for a bicyclist to travel from their residence to other parts of the city. He asked if dedicated bicycle lanes on the roadway would be provided.

Mr. Mumford said that they have two options to have either trails like in The Ranches along Pony Express that get bicyclists off the roadway, or dedicated bike lanes on the streets. He said that the standard for the city do not require bike lanes. He explained that the practice has been to provide the 8-foot trail along collectors and arterials to include bikers in order to keep them off the roadway. He said that the biking community has both opinions: some prefer to be on the roadway, others prefer to be on the trails.

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

Mr. Nuszer said that Hidden Valley Pkwy is a minor arterial, so they have the opportunity to have a bike lane striped. They have proposed to have bike trails throughout and there will be multiple ways of getting around the area on bikes, walking, and running.

Commissioner Maher closed the Public Hearing at 8:00p.m.

Commissioner Dean said that they had a good discussion this evening and he felt that they were able to resolve many issues. He said that he tends to agree with Mr. Bybee on the different housing types. He feels they could be addressed later as the pods are so large and can be developed in a variety of ways. Mr. Mumford said that maybe that would need to be modified on the applicant's plans, then, as they say "Single-family Attached Townhomes" on all of those areas. He understands that townhomes can be differing, but it needs to state on the plans what will be there. Mr. Bybee brought up a new revised plan that hadn't previously been turned in that stated differing types of townhomes.

Mr. Kirkland asked if it would be better to just have the density in the bubble. Mr. Mumford said that it can go either way with just the density or the unit types. Commissioner Linton said it is impossible to predict what builders and products will be coming in the future. He said tying it down too much causes a loss in creativity in the future. Mr. Mumford said that it is helpful to have a plan like the one Mr. Bybee brought in this evening.

Commissioner Bechtel said that they need to be flexible but she doesn't want to see the Commissioners relax their standards too much. Commissioner Linton said that they were not relaxing any standards. Commissioner Maher said that the street widths are not off and that the parks will actually be over the required amount.

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the Hidden Valley General Plan Amendment.*

Commissioner Dean seconded the motion. Ayes: 4, Nays: 0. Motion Passed

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval to the City Council the Hidden Valley Master Development Plan with the below conditions:*

1. **Mix of Housing Types in Higher Density Areas.** A variety of integrated and creative designs to be provided that stay within the total density as stated by City Code.
2. **Open Space.** The applicant has met and exceeded the requirements in the City Code. Staff will see additional open space appear as the applicant brings development plans in.
3. **25% Slope.** There will be no building on 25% or greater slopes.
4. **Trail Widths.** Trails along major streets to be 8 feet and additional trails put in by the developer above and beyond what is called for by the Development Code can be narrower depending on their use and purpose.
5. **Street Widths.** There is adequate room for snow removal on the applicant's plans and the street width does meet the standard.

Commissioner Bechtel seconded the motion. Ayes: 4, Nays: 0. Motion Passed

Mr. Mumford said that there are some details that are sometimes included as conditions but don't have to be because they will be taken care of in the Development Agreement. He explained that there is a certain amount of money to go into community improvements which will be specified in the Development

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Agreement, as well as what the applicant is going to do to meet their bonus density requirements. He said that there are petroglyphs which the applicant has stated they will preserve and the applicant is proposing a master HOA for the project which will also be spelled out in the Development Agreement.

6. Other Business

Commissioner Maher mentioned that there was a lot of paper in the Commissioners' packets. Mr. Mumford said that with Simpson Springs and Mt. Airey Village, not enough paperwork was given to City Council, so it needed to go back to again to the City Council meeting. He explained that he wanted to avoid a similar situation with this project. Commissioner Maher said things like striping and lighting plans and such are not under their purview. Commissioner Dean said as long as the City Engineer, Public Works and Building Departments look at the applicable plans, the Commissioners don't need to see them. Mr. Mumford said that the majority of the projects will only have a quarter of the amount of paperwork.

7. Adjournment

Commissioner Maher adjourned the meeting at 8:13pm.