

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

TUESDAY, OCTOBER 23, 2012 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: Preston Dean, Scott Langford, and John Linton

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, and Melanie Lahman

ELECTED OFFICIALS PRESENT: Ryan Ireland

1. Pledge of Allegiance

John Linton led the Pledge of Allegiance

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes – October 9, 2012

**MOTION:**

*Preston Dean moved to approve the October 9, 2012, meeting minutes. Scott Langford seconded the motion. Those voting aye: Preston Dean, John Linton, and Scott Langford. The motion passed with a unanimous vote.*

4. Development Items

A. Pony Express Townhomes

This proposed 46-unit townhome project is to be located at approximately 4400 East Pony Express Parkway, or the furthest east parcel on the north side of Pony Express Parkway northwest of the SilverLake development. This proposal includes several different applications.

1. Rezone – Public Hearing, Action Item

Mike Hadley explained that currently the land is zoned Agricultural. The proposed rezone would change the zoning to Residential, which is consistent with the City's General Plan Map 2. The property located to the west is part of the Porter's Crossing Town Center Master Development Plan. The area of that plan adjacent to this property includes future office and retail buildings. Townhomes are a good use next to this type of development. The property to the east is part of Saratoga Springs and is proposed to be a mixed-use residential development.

*Commissioner Linton opened the public hearing at 6:05 p.m.*

*Commissioner Linton closed the public hearing at 6:06 p.m.*

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**MOTION:**

*Preston Dean moved that the Planning Commission recommend to City Council the approval of the rezone of the Pony Express Townhomes property, from Agricultural to Residential. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, and John Linton. The motion passed with a unanimous vote.*

2. Conditional Use Permit – Public Hearing, Action Item.
3. Master Site Plan – Public Hearing, Action Item.
4. Preliminary & Final Plat – Public Hearing, Action Item.

Mr. Hadley explained that the City development code requires all multi-family dwellings to obtain a conditional use permit for final approval. If the Planning Commission decides that additional conditions need to be placed on this project, it may add those conditions in the motion for approval. This project requires .45 acres of improved open space based on the buildable land. Based on the improved open space the pocket park standard of 32 points is to be chosen from the elements table 16.35.130(c).

Tig Brown, Pony Express Partners LLC, explained that when the developer proposed the project, one of the challenges was that the Fire Marshal required two access roads into the development. The developer had created two roads out of one road to meet the requirement, by widening the road and creating three small dividers. He explained that the developer is allowed fifteen units on a regular road, so only the front of the project was developed with the double access. They left the back of the project's road smaller with more open space. Another addition to the project was creating shared driveways between units, to help limit the amount of cars backing out onto the main road. All units will have a two car garage with a two car driveway, to help limited street parking.

Steve Mumford explained that a traffic study was not required by the City Engineer. A traffic study would show how the development would affect Pony Express Parkway.

Commissioner Langford asked the developer what fencing was planned for this development.

Mr. Brown stated that fencing was not a requirement for the development.

Mr. Mumford explained that the City's bonus density code requires decorative fencing be included around open space and parks. The City recommended that the park be fenced along the street and wash.

Mr. Brown stated that if fencing is required, the developer will add the required fence.

Mr. Mumford explained that the elevation for the buildings are unique, and are not completely in line with the City's recommendation for multi-family dwellings design standards.

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The following are the recommended conditions of approval for the Master Site Plan, Conditional Use, and Plat applications:

1. Applicant will be required to dedicate land for the right-of-way for Pony Express Pkwy according to the Future Land Use and Transportation Corridors Map.
2. The applicant shall improve the right-of-way to provide a left turn lane on Pony Express Pkwy, or provide a traffic study showing that a left turn lane is not needed.
3. The development agreement shall include a provision for a transportation fee-in-lieu for Pony Express Pkwy improvements.
4. The asphalt shall taper out on Pony Express Pkwy on both sides of development.
5. The owner shall submit plans to the City for approval if there are going to be any modifications to the natural wash at any time.
6. A monument sign at the entrance is required for the project.
7. An easement for the future water line and asphalt trail along the entrance to the project is required.
8. Fencing along the open space areas and the wash are required.
9. The final landscape plan shall be reviewed for approval by the City Parks Foreman.
10. The applicant shall submit the appropriate number of water shares or a letter to the City to purchase water.
12. The asphalt trail along the frontage needs to be shown on the plans.

*Commissioner Linton opened the public hearing at 6:43 p.m.*

Nikki Wickman, 2756 Fort Hill Rd, was concerned that Pony Express Parkway is too narrow for the current amount of traffic and future traffic. The portion of road in front of the High School in Saratoga Springs needs a turn lane.

Mr. Mumford explained that the number one project for the City is to widen Pony Express Parkway. The City is collecting impact fees to widen a portion of Pony Express Parkway. Eagle Mountain City and the City of Saratoga Springs have applied for the transportation improvement program through MAG, for widening Pony Express Parkway in front of the middle school and high school in Saratoga Springs. The plan is to widen that portion of road in 2015 to a three lane road, adding the turn lane in front of the school.

*Commissioner Linton closed the public hearing at 6:47 p.m.*

Commissioner Langford was concerned with the main road into the development being widened for a temporary fix.

***The following are the approved conditions of approval for the Master Site Plan, Conditional Use, and Plat applications:***

- 1. Applicant will be required to dedicate land for the right-of-way for Pony Express Pkwy according to the Future Land Use and Transportation Corridors Map.***
- 2. The applicant shall improve the right-of-way to provide a left turn lane on Pony Express Pkwy, or provide a traffic study showing that a left turn lane is not needed.***

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3. *The development agreement shall include a provision for a transportation fee-in-lieu for Pony Express Pkwy improvements.*
4. *The asphalt shall taper out on Pony Express Pkwy on both sides of development.*
5. *The owner shall submit plans to the City for approval if there are going to be any modifications to the natural wash at any time.*
6. *A monument sign at the entrance is required for the project.*
7. *An easement for the future water line and asphalt trail along the entrance to the project is required.*
8. *Fencing along the open space areas and the wash are required.*
9. *The final landscape plan shall be reviewed for approval by the City Parks Foreman.*
10. *The applicant shall submit the appropriate number of water shares or a letter to the City to purchase water.*
12. *The asphalt trail along the frontage needs to be shown on the plans.*

**MOTION:** *Preston Dean moved that the Planning Commission approve the Conditional Use for the Pony Express Townhomes with the conditions stated with in this meeting. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, and John Linton. The motion passed with a unanimous vote.*

**MOTION:** *Preston Dean moved that the Planning Commission recommend to the City Council approval of the Master Site Plan for the Pony Express Townhomes with the condition stated with in this meeting. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, and John Linton. The motion passed with a unanimous vote.*

**MOTION:** *Preston Dean moved that the Planning Commission approve the Preliminary Plat for the Pony Express Townhomes. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, and John Linton. The motion passed with a unanimous vote.*

**MOTION:** *Preston Dean moved that the Planning Commission recommend approval to the City Council for the Final Plat for the Pony Express Townhomes. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, and John Linton. The motion passed with a unanimous vote.*

5. Other Business

A. City Council Action Update

- Clearview Estates Master Development Plan and the General Plan amendment were approved by City Council.
- City Council approved the asphalt operation, SnugZ Site Plan, SnugZ Subdivision, Utah County communications tower, and Rock Creek Condos Phase 3.

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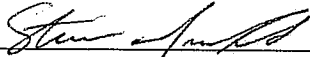
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B. Next Regularly Scheduled Meeting – November 13; upcoming agenda items

6. Adjournment

The meeting was adjourned at 7:05 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 12, 2013.



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Steve Mumford, Planning Director