

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 10, 2017 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: Rich Wood, Mike Owens (arrived at 6:04 p.m.), John Linton, and Matthew Everett. MEMBER EXCUSED: Muriel Xochimitl.

CITY STAFF PRESENT: Tayler Jensen, Planner; Mike Hadley, Senior Planner; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Tom Westmoreland

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 26, 2017

MOTION: *Matthew Everett moved to approve the September 26, 2017 meeting minutes with the requested changes suggested in an email by Commissioner Wood. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, and John Linton. The motion passed with a unanimous vote.*

4. Action and Advisory Items

A. Pacific Springs Rezone, Public Hearing, Action Item

Tayler Jensen stated that the proposal was for a rezone of 41.15 acres from Agriculture to Single Family Residential. The property is located north of Eagle Mountain High School and south of Cory Wride Memorial Park.

Commissioner Linton opened the public hearing at 6:03 p.m.

None

Commissioner Linton closed the public hearing at 6:03 p.m.

Commissioners Everett, Owens and Wood felt that the rezone was compatible with the surrounding area.

MOTION: *Matthew Everett moved to recommend approval of the Pacific Springs rezone to the City Council with the following condition:*

1. Multifamily (Tier III and Tier IV) Residential is prohibited.

Rich Wood seconded the motion. Those voting aye: Mike Owens, John Linton, Rich Wood, and Matthew Everett. The motion passed with a unanimous vote.

B. Lot Size Transitioning (17.60.150) Development Code Amendment, Public Hearing, Action Item

Mr. Jensen explained that the proposal was to amend the Lot Size Transitioning section of the Code (17.60.150), refining lot size transitioning standards, and allowing conservation subdivisions as an alternative to traditional lot size transitioning.

Key changes to section 17.60.150 of the Eagle Mountain Municipal Code (EMMC) include the following:

- Large building lots that require buffering have been reduced in size from 5 acres to 4+ acres
- A new lot size (2 acres) is required between large lots (4+ acres) and 1 acre lots
- A buffering exhibit has been created showing the buffering required on the entire scale of large lots to condo developments
- A table has been created detailing transitioning requirements
- Conservation subdivisions have been added as an alternative to traditional lot size transitioning

The City should address commercial and residential lot transitioning along major roads in this Code. (Example: Spring Run subdivision, adjacent to SR 73, is a mixed residential and commercial area.) This would be a case by case scenario and would require Planning Commission and City Council approval. Mike Hadley stated that the current Code does require a buffer between residential and commercial developments. The buffer is a concrete decorative wall with a 20 foot setback and trees. Staff wants the ability to preserve the Code.

Commissioner Wood asked if there was a lot size requirement with the conservation subdivisions. Mr. Jensen explained that there would be no lot size requirement. It would be based on a case by case scenario. The conservation subdivisions are to preserve fifty percent of the natural open space. This would encourage smaller lot subdivisions. Commissioner Wood was concerned with allowing multi-family developments as a conservation subdivision adjacent to larger lots. Mr. Jensen stated that lots adjacent to larger lots have to be a minimum of one hundred feet deep. The Code would not allow condos adjacent to larger lots.

Commissioner Linton opened the public hearing at 6:11 p.m.

Jan Preece, resident, asked if the conservation property would remain in the property owner's name or be transferred to the City. Mr. Jensen said that it would be dedicated to the City as open space.

Jeff Ruth, resident, was concerned about who would maintain the conservation area. Mr. Jensen explained that the intent of the conservation property is to preserve the natural wildlife of the property.

Commissioner Linton closed the public hearing at 6:13 p.m.

MOTION: *Matthew Everett moved to recommend approval of the amendments to Chapter 17.60.150 of the Eagle Mountain Municipal Code to the City Council with the following condition.*

1. Code 17.60.110 shall be referenced in this portion of the Code pertaining to commercial transitioning and buffering.

Rich Wood seconded the motion. Those voting aye: Rich Wood, Mike Owens, Matthew Everett, and John Linton. The motion passed with a unanimous vote.

C. Ridgeline Protection Overlay Zone, Public Hearing, Action Item

Mr. Jensen explained that staff has proposed a Development Code amendment creating a Ridgeline Protection Overlay Zone for the purpose of protecting ridgelines from development. Staff had prepared and presented a ridgeline protection overlay zone map requested by the Planning Commission. The Commissioners would only be approving the Code language.

Commissioners reviewed a map of the ridgeline protection overlay zone showing 50 feet elevation buffer, 100 feet elevation buffer and the excess slopes of 25 percent.

Commissioner Everett asked if there was anything in the Code that would prohibit a developer from coming in and leveling out slopes by grading or blasting. Mr. Jensen explained that a developer would have to obtain a mass grading permit. The developer would go through the City Engineer, Planning Commission and the City Council before obtaining a mass grading permit. Commissioner Everett wanted to know if the Code allowed for property to be leveled if it was appropriate, especially in the 25 percent slope area. Mr. Jensen felt that the Code would allow a developer to level if it was appropriate. He stated that the ridgeline protection overlay Code would only apply to the 50 or 100 foot setback, not the 25 percent excess slope.

Commissioner Linton opened the public hearing at 6:24 p.m.

Jan Preece, resident, asked where the City got most of the background for this Code and what other cities they referenced. Mr. Jensen stated that they have looked at many Codes around the State and nationwide. He said that the Code was roughly based on Summit County Code.

Commissioner Linton closed the public hearing at 6:26 p.m.

Commissioner Everett requested the City remove the 25 percent excess slope area from the Ridgeline Protection Overlay Zone map.

Commissioner Owens said that requiring more than the 50 foot ridgeline setback could look like the City was acquiring more land than necessary. He was concerned with how many property owners could be affected by passing a 100 foot ridgeline setback. He stated that he likes the idea of protecting the ridgeline but feels that the City should only require the 50 foot ridgeline setback.

Commissioner Wood asked how the Code would address building silhouetting. Mr. Jensen said that the staff removed the viewsheds from the Code, which then removed the building silhouetting from the Code. Commissioner Owens stated that a residential building height per City Code is 35 feet. By City Code a building will never exceed the height of the ridgeline.

Commissioner Everett asked how the City would approve the overlay zone. Mr. Jensen stated that it would be placed over the entire overlay zone area at once. He stated that in some areas the 100 foot ridgeline setback does not make sense. Commissioners Owens and Linton were concerned with approving different ridgeline setbacks for each property.

Commissioner Owens suggested that the Code state that no roofline could exceed 15 feet below the ridgeline.

MOTION: *Matthew Everett moved to recommend approval of the Ridgeline Protection Overlay Zone of the Eagle Mountain Municipal Code to the City Council with the following conditions*

- 1. The ridgeline setback is 50 feet.*
- 2. A building roofline could only exceed 15 feet below the ridgeline.*

Mike Owens seconded the motion. Those voting aye: Rich Wood, Mike Owens, Matthew Everett, and John Linton. The motion passed with a unanimous vote.

5. Next scheduled meeting: October 24, 2017

6. Adjournment

The meeting was adjourned at 6:50 p.m.

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 14, 2017


Steve Mumford, Community Development Director