



EAGLE MOUNTAIN PLANNING COMMISSION MINUTES

October 25, 2016

Eagle Mountain City Hall Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. POLICY SESSION

COMMISSION MEMBERS PRESENT: Wendy Komoroski, Matthew Everett, Mike Owens, John Linton, and Daniel Boles.

CITY STAFF PRESENT: Mike Hadley, Senior Planner and Tayler Jensen, Planner.

ELECTED OFFICIAL PRESENT: Benjamin Reaves.

1. PLEDGE OF ALLEGIANCE

Commissioner Linton led the Pledge of Allegiance.

2. DECLARATION OF CONFLICTS OF INTEREST

None

3. APPROVAL OF MEETING MINUTES

A. October 11, 2016

MOTION: *Wendy Komoroski moved to approve the October 11, 2016 meeting minutes. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. ACTION ITEMS

A. Development Code Amendments Staff proposed amendments to the Eagle Mountain Municipal Code. Proposed amendments include:

- i. 16.10.060 A proposal to allow Master Development Plan Maps to serve as Preliminary Plats.

Commissioner Linton opened the public hearing at 6:18 p.m.

None

Commissioner Linton closed the public hearing at 6:18 p.m.

No discussion was held on this item.

MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapter 16.10.060 of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

- ii. 16.30.090 A proposal to create street connectivity standards for new development.

Commissioner Everett requested that some of the wording be defined in the chapter. Tayler Jensen suggested adding words like chicanes and curb extension to the Definitions chapter of the Municipal Code.

Commissioner Boles questioned processing procedures. The Code amendment states that the Planning Director and City Engineer may waive the requirement for a circulation plan on a case-by-case basis. He requested that the Code have standards that the development must meet before a waive' can be issued.

MOTION: *Wendy Komoroski moved to carry over the amendment to Chapter 16.30.090 of the Eagle Mountain Municipal Code to the next Planning Commission meeting. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

- iii. 16.35.105 A proposal to cap the percentage of total amenity points that a single amenity may provide in any given project.

Commissioner Komoroski felt that this code amendment was a good step towards getting regional parks.

Commissioner Linton opened the public hearing at 6:28 p.m.

None

Commissioner Linton closed the public hearing at 6:28 p.m.

MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapter 16.35.105 of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

- iv. 17.10 A proposal to amend the definition of “family” to be consistent with the Utah State Code.

Commissioner Komoroski asked if this amendment would pertain to a mother-in-law apartment. Mr. Jensen explained that the mother-in-law apartment is under a different part of the Code and requires a Conditional Use Permit.

Commissioner Linton opened the public hearing at 6:31 p.m.

None

Commissioner Linton closed the public hearing at 6:31 p.m.

MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapter 17.10.030 of the Eagle Mountain Municipal Code to the City Council. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

5. ADVISORY/DISCUSSION ITEMS

A. Brandon Park Estates, Concept Plan The project is on approximately 215 acres and includes 537 single family lots, with a project density of 2.47 units per acre.

Mr. Hadley explained that the developer has worked out an agreement with the Fire Marshal for a temporary emergency access on the trail (currently a dirt road that will be turned into a regional trail) adjacent to the development.

He stated that SITLA has requested that the main access road to the development line up with their property.

Commissioner Everett asked how much of the roads surrounding the development is the applicant required to finish. Mr. Hadley said that the applicant is required to finish the main road running north and south, only as far as the second access road.

Commissioner Komoroski was concerned about the development only having one access onto Eagle Mountain Boulevard. She stated that if there was ever a road repair, utility line repair, or accident there would be no way in or out of the development.

Paul Linford, applicant, stated that the property only has a half percent grade so the developer has to install a lift station. The phasing on the project was done to accommodate the infrastructure to the pump station. The park would have to be built earlier in the phasing to accommodate the pump station.

Commissioner Everett was concerned about cars speeding through the neighborhood with the streets being straight. Mr. Linford stated that the developer can install speed bumps, roundabouts or signage to help prevent speeding.

B. Development Code Amendment, Chapter 15.70.020, A staff proposed amendment to require electrical meters to be located on the side elevation of a single-family home.

No discussion was held on this item.

MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapter 15.70.020 of the Eagle Mountain Municipal Code to the City Council. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

6. COMMUNICATION ITEMS

- A. Next Scheduled Meeting: November 22, 2016
- B. Upcoming Agenda Items

7. ADJOURNMENT

The meeting was adjourned at 6:36 p.m.

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 22, 2016


Steve Mumford, Planning Director