

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 24, 2015 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: Wendy Komoroski (arrived at 6:02 p.m.), John Linton, Daniel Boles, Miriam Allred (left at 6:30 p.m.), and Matthew Everett.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, Senior Planner; Tayler Jensen, 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. November 10, 2015

MOTION: *Matthew Everett moved to approve the November 10, 2015 meeting minutes. Miriam Allred seconded the motion. Those voting aye: Miriam Allred, Daniel Boles, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

4. Approval of 2016 Planning Commission Meeting Calendar (Action Item)

MOTION: *John Linton moved to approve the 2016 Planning Commission meeting calendar. Those voting aye: Miriam Allred, Daniel Boles, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

5. Discussion Items (No Action)

A. Northwest Utah County Study Presentation

SITLA and FRI explained that they pulled a team of consultants together to help with maximizing the transportation structure. They also explained the projected regional growth in Utah and how it will affect Eagle Mountain. They also went through MAG's projection on transportation and explained the changes they made to those plans.

6. Action and Advisory Items (Recommendations to the City Council)

A. Foxwood/Woodhaven Church – Public Hearing, CUP Approval, Site Plan Recommendation, Action Item

Taylor Jensen reviewed item site plan for a church located at 7775 North Woodhaven Boulevard in the Silverlake subdivision, approximately 3.47 acres in size. He explained that the applicant included the changes to the parking islands that the Planning Commissioners requested in the staff report.

Recommended Conditions:

- 1.50% of all landscaping be turf, consistent with chapter 17.60 of the Eagle Mountain City Code.
2. A 3.5' landscaped berm is provided around the entire parking lot.
3. Spec sheets be provided for outdoor lighting, outdoor lighting be full-cutoff and shielded downward, less than 100,000 lumens per acre (347,000 lumens total for this project)

Commissioner Linton opened the public hearing at 6:29 p.m.

None

Commissioner Linton closed the public hearing at 6:29 p.m.

MOTION: *Wendy Komoroski moved to approve the Foxwood/Woodhaven Church Conditional Use Permit and recommend approval of the Foxwood/Woodhaven Church site plan to the City Council with the following conditions:*

- 1. 50% of all landscaping be turf, consistent with chapter 17.60 of the Eagle Mountain City Code.*
- 2. A 3.5' landscaped berm is provided around the entire parking lot.*
- 3. Spec sheets be provided for outdoor lighting, outdoor lighting be full-cutoff and shielded downward, less than 100,000 lumens per acre (347,000 lumens total for this project)*

Miriam Allred seconded the motion. Those voting aye: Wendy Komoroski, John Linton, Daniel Boles, Matthew Everett, and Miriam Allred. The motion passed with a unanimous vote.

B. Evans Ranch MDA/MDP Amendment - Public Hearing, Recommendation to City Council Action Item

An amendment to the approved Master Development Agreement and the Master Development Plan, moving development pods, increasing the number of residential units/lots to 462 units and amending exhibits 4 and 5.

Mr. Jensen stated that there are differences from what the Planning Commissioner received in their staff report due to new negotiations with the applicant and City staff. The school was moved to the back of the project and the townhomes moved to the front of the Evans Ranch project. Alpine School District has agreed to purchase the 8.8 acres school site. He reviewed the difference to the Evans Ranch Plat changes. He explained that staff and applicant requested that the item be tabled to the January 12, 2016 meeting.

Commissioner Linton opened the public hearing at 6:33 p.m.

Jennifer Barkley, resident, explained that she is upset with the proposed changes to the plan. She explained that the neighborhood has been evacuated in the past due to floods

and fires. The neighbors have found that there is a lack of exits from the neighborhood. The neighbors are concerned about the extra traffic the project would bring. She was also concerned about the school and the extra traffic, and the busing that would be required for that school site. She also explained that the MDA stated that if the school site was not constructed that single family units would replace the school site, not multi-family. She requested that a traffic study be done before approving this amendment.

Jimmy Allen, resident, was concerned with traffic especially the design of the intersection at Porter's Crossing and Golden Eagle. He was also concerned with what would happen to the trail head at Porter's Crossing. He suggested that the school site be moved to the front corner of the development. He felt that the townhomes did not match the neighborhood.

Christy Valentine, resident, was concerned about the population growth that the townhomes would bring, and the increase in traffic.

Adam Olsen, resident, felt that the townhome area was an afterthought. He said that the agreement states that if the Alpine School District does not purchase the land then the property would convert to 33 single family homes. He felt that the agreement should stand because the school has opted not to purchase the property but is now purchasing another piece of property in the development. Commissioner Linton asked what kind of experience Mr. Olsen has to come to that conclusion. He explained that he works for a neighboring City (American Fork) in the Planning Office.

Amy Plott, resident, disagrees with the changes to the MDA and MDP. She felt that the developer is converting back to the old plan. She felt that the neighbors in the development have fought to get away from the old plan. She explained how congested the roads were when the neighborhood was evacuated. She was also concerned with adding townhomes to the area and the traffic they would bring. She felt that the developer needs to complete the road through the neighborhood.

Donald Plott, resident, explained that the properties were changed out in the last approval to decrease the density.

Sam Weight, resident, requested that a traffic study be performed before approving the project. He was concerned about the lack of emergency exits. He stated that Porter's Crossing is having a hard time supporting the increase of traffic. He explained that Golden Eagle is not scheduled for completion until 2017 and when completed it will not serve as an exit to the main road. The Alpine School District states that this would alleviate Thunder Ridge's overcrowding. Most students would be bused. He was also concerned about the turning circumference on Porter's Crossing and the increase of traffic to the school. He felt that the developer should be required to build the SilverLake road connection. He also brought up that if the school district did not purchase the property that it would be converted back to 33 residential homes. He asked the Planning Commissioners to deny any changes at this time.

Beau Neal, resident, asked the Commissioners to deny the plan at this time. He felt that the City should look into this plan more closely before making a decision.

Mellissa Clark, resident, had the same concerns. One concern she has is school buses and fire trucks getting through the neighborhood. She explained that she has witnessed school buses going off the road in the winter to get around the neighborhood especially at Porter's Crossing and Clark Street. She stated that a sod truck was stuck in their neighborhood for over 6 hours because it could not navigate around the neighborhood. She also wanted to point out that the park in the area is a pergola and has no playground equipment for the children in the area.

Commissioner Linton closed the public hearing at 6:58 p.m.

Commissioner Komoroski asked if the traffic study takes into affected the traffic generated by kids outside the neighborhood coming and going from the school. Mr. Mumford explained that school hours are off peak hours. He explained that traffic studies focus on peak hours. City staff will get to express their concerns to the engineer doing the new traffic study and express the concern with the school traffic.

Nate Shipp, applicant, agreed with most of the comments made in the public hearing. He explained that the price and the property would not work for the Alpine School District. He explained that the school district did not need 12.5 acres. Because the school only needs 8.8 acres he as the developer could use the extra 3 acres for housing and off-set the price to the school. The amendment was to help the Alpine School District get a school in this area, so the kids in the area would not be bused.

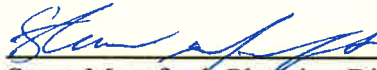
MOTION: *Daniel Boles moved to continue the Evans Ranch amended Master Development Agreement and the Master Development Plan to the January 12, 2016 meeting. Wendy Komoroski seconded the motion. Those voting aye: Wendy Komoroski, John Linton, Daniel Boles, and Matthew Everett. The motion passed with a unanimous vote.*

7. Next scheduled meeting: December 8, 2015

8. Adjournment

The meeting was adjourned at 7:13 p.m.

APPROVED BY THE PLANNING COMMISSION ON DECEMBER 8, 2015



Steve Mumford, Planning Director