

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, DECEMBER 11, 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: Bonnie ElHalta, Wendy Komoroski, and John Linton

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, and Johna Rose

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes – October 23, 2012

Commissioner Linton requested that the approval of the minutes wait until next Planning Commission.

4. Approval of 2013 Planning Commission Meeting Schedule

MOTION:

Bonnie ElHalta moved to approve the 2013 Planning Commission Meeting Schedule. Wendy Komoroski seconded the motion. Those voting aye: Bonnie ElHalta, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote (3-0).

5. Development Items

A. SilverLake – Master Development Plan Amendment; Public Hearing, Action Item

This proposed amendment includes changes to the open space, residential building types, planned street layout, and potential church and school locations.

Steve Mumford explained that the developers are asking to take action tonight. The SilverLake Master Development Plan was amended on June 21, 2011 by the City Council. That plan added 255 dwelling units to the project for a total of 1,800 undeveloped units. It also removed the 583 multi-family units from the plan and replaced them with a mixture of regular single-family lots, cluster homes, and cottage homes, all with improved exterior architecture. The amended master development agreement, although approved by the City Council, was never signed and executed. Technically, until the master development agreement is amended, the changes to the master plan map are not valid. In this case, the 2008 master development plan and agreement would still be valid.

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Since that time the property has changed ownership, and the previous developer is no longer involved in the project. WPI, the new developer, now desires to further amend the master plan and the master development agreement to provide some clarification and also to fit with their development plans for the property.

The developer is proposing no change to the maximum number of dwelling units (1,800) in the plan. The proposed changes, in general, include the addition of multi-family units (not apartments or stacked condominiums), some changes to the planned park locations, a new school site (at Alpine School District's request), and the addition of a potential church site.

Along with the changes to the Master Development Plan map, the Master Development Agreement is being amended as well. While the Planning Commission is not involved in the approval of the development agreement, various aspects of this agreement are important to the proposed changes to the master plan map. The proposed agreement, which was amended from the 2011 approved agreement, has been included in the packet and is discussed in this report.

The maximum number of residential units, 1800, has not changed from the 2011 approved MDP (master development plan). The proposed map contains Areas A-E, each with a maximum number of units. Areas A and E are designated as single-family areas and Areas B, C, and D are designated as mixed areas, which may include single-family detached, patio, cluster, green court, and multi-family neighborhoods.

This proposed plan adds back in approximately 365 multi-family units, or a maximum of 20% of the total development density. Stacked apartments or condominiums are not permitted in this development. The developer's justification for this addition is that it reduces the number of cluster homes that would be built and increases the number of regular single-family lots. It also adds more variety into the project. As you can see from the proposed plan, the single-family areas have been located adjacent to existing development. A natural drainage wash also separates the existing neighborhoods from these undeveloped areas.

The Alpine School District, when asked to review the proposed plan, stated their desire to move the school site away from the power line corridor. A 10-acre potential school site has been proposed to be located at the corner of a collector road and neighborhood road in Area 'D'. The District has expressed interest in needing a school in this area in the future, and is agreeable to this site as a potential future site. Three potential church sites are also proposed in this plan, spread throughout the project. If these facilities are built, the total number of units for that area will be reduced by the approved area density.

The street system on the proposed map follows the City's current Future Land Use and Transportation Corridors Map. We are currently in the process of updating the City's General Plan, and have begun holding sub-committee meetings to discuss the transportation element of the plan, including the Future Land Use and Transportation Corridors Map. We have also met recently with the Planner and Engineer for the City of Saratoga Springs to

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coordinate the road system in the SilverLake area. While the proposed SilverLake plan meets the City's current map, this map will likely be amended in coming months. We will discuss this at the meeting where we are able to review the two cities' maps and a proposed alternative road alignment.

The development agreement requires that development of the project proceed in appropriate phasing which provides for a second connection between Pony Express Parkway and SilverLake Parkway as soon as possible. All development phases must contain at least two points of access.

The required open space for this project includes the following:

- Pocket & Neighborhood Parks = 14.541 acres (to be improved by developers)
- Community & Regional Parks = 17.77 acres (to be deeded to the City and improved by the City according to timing of the City)
- Natural drainage washes

The proposed master plan provides the required 17.77 acres of community and regional park space in the following form: 11.35 acres adjacent to the Tickville Wash in the eastern portion of the plan; and 6.42 acres of amphitheater expansion area that will provide property for the City to develop as parking for amphitheater events or other park uses. The agreement requires the developer to remove material on the hillside and leave the property at no more than a 6% grade.

Five potential neighborhood/pocket park locations have been identified on the proposed open space map. These areas will total 14.54 acres of improved park space, and will be designed along with each appropriate subdivision plat.

The proposal also includes improved trail corridors to be improved by the developer along with each adjacent subdivision plat. The natural trails area is also shown on the plan to be developed according to the timeline of the City. 18.69 acres will also be dedicated to the City in the Tickville and Evans washes. The developer is proposing to make some adjustments to the washes, reducing the overall width, providing better drainage/flow capabilities, and making the slope more gradual. This will result in additional buildable property for the developer, but also a safer and more useable wash for recreational purposes, such as natural bike trails.

Recommended conditions for the SilverLake project:

1. The maximum number of residential units must not exceed 1800 with the multi-family housing at 20% of the total.
2. The setback exhibit shall be modified to require a 22-foot garage setback and a minimum 15-foot street-side setback.
3. A collector road shall be added to the plan, continuing Brookwood Drive to the eastern boundary of the project.
4. Developer shall work together with all interested parties to plan appropriately for regional transportation needs, and modify plans to meet those needs, if applicable.

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Commissioner Linton opened the public hearing at 6:39 p.m.

Greg Strong, 4676 Campbell Circle, was concerned with what was going to be built under the power line, and that more traffic would filter onto the collector road by the 2nd roundabout.

Mr. Mumford explained that a trail system with open space was planned for the land under the power lines. The collector road would be used heavily for now but there are plans for more roads in the future to the east and south in the development.

Nathan Hatch, 7775 Brookwood Dr., asked if Brookwood Drive would extend into other areas of the development.

Mr. Mumford explained that the developer planned to connect Woodhaven Road to Brookwood Drive in the first phase of development.

Richard Mendenhall, WPI, explained that this is not a new project; that the 2008 development agreement stands, but there was some amendment to this project in 2011 from their predecessors. The 2011 amendment was not fully executed due to some outstanding fees and a water bond that was collateral under Zion's Bank. The developer's goal is to resolve the issues and work on achieving 1800 units. The developer is willing to work with the City staff and transportation networks to work out a solution for this project.

Commissioner Linton asked if the developer would address the setback requirements and agree to the 22-foot garage setback and the 15-foot street-side setback.

Mr. Mendenhall stated that setbacks are a problematic issue, and that City Council agreed on the 2011 project design standards. He asked if the City would allow them to build 1800 units or to build to the optimal number, the developer would try to meet the required setbacks.

Commissioner Linton explained that one area that was troublesome in the SilverLake development was the size and condition of the roads, and the Planning Commission vowed that they would not allow that to happen again. He recommended that the setback be as follows: 22-foot garage setback and the 15-foot street side setback.

Commissioner Linton closed the public hearing at 7:03 p.m.

Commissioner ElHalta stated that quality, standards, and safety should take precedence over number of units.

MOTION:

Bonnie ElHalta moved to recommend approval of the SilverLake Master Development Plan Amendment to City Council with the conditions stated in the staff report. Wendy Komoroski seconded the motion. Those voting aye: Bonnie ElHalta, John Linton,

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and Wendy Komoroski. The motion passed with a unanimous vote.

6. Other Business
 - A. City Council Action Update

7. Adjournment

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

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 12, 2013.



Steve Mumford, Planning Director