

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, DECEMBER 8TH, 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, John Linton, Daniel Boles, Miriam Allred (arrived at 6:04 p.m.), and Matthew Everett.

CITY STAFF PRESENT: 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 24, 2015

**MOTION:**                    *Wendy Komoroski moved to approve the November 24, 2015 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Daniel Boles, John Linton, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote*

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

A. Evans Ranch North MDP Amendment - Public Hearing, Recommendation to City Council Action Item.

Tayler Jensen went through item A. An amendment to the approved Master Development Plan, reducing the number of townhomes to 122 units, and increasing the number of single family dwellings to 51 units. He said City staff had a concern that was not in the staff report, that the minimum setback for tier III structures is 20 ft. between structures. The majority of the Evans Ranch North Plan structures have only a 10 ft. setback. He explained that the Commissioners could recommend a decrease if they felt that it was appropriate for this development. City staff was also concerned about the parcel to the southeast of the project. The parcel must be accessible by a right-of-way that meets minimum City street standards.

Nate Shipp, applicant, explained that the stub road would lead to a City park and would allow public access to the City park. He preferred to keep a lot and have a trail system

that would access the park. Commissioner Boles asked if the reduction of units was part of the increase in the size of the townhomes.

Andy Flamn, Fieldstone Homes, said that they reviewed many product designs and felt that the larger townhomes fit their clientele. Commissioner Boles asked what was the justification on the 10 ft. setbacks. Mr. Flamn explained that most of the setback are along curbs. Also the 10 ft. setback are the same as their other projects in Eagle Mountain.

Commissioner Linton asked if the Fire Chief has had a chance to sign off on the project. Mr. Jensen stated that the Fire Chief's two conditions are:

1. Alleys must be signed as no parking at the entrances.
2. Minimum drivable surface on a private road shall be 26 feet. Parking restricted on the hydrant side of the road.

*Commissioner Linton opened the public hearing at 6:12 p.m.*

None

*Commissioner Linton closed the public hearing at 6:12 p.m.*

Commissioner Everett was concerned about the stubbed road. Mr. Flamn explained that Fieldstone would lose a lot but the City's parcel would be land locked without the stubbed road.

**MOTION:**                    ***Wendy Komoroski moved to recommend approval of the Evans Ranch North MDP Amendment to the City Council with the following conditions:***

- 1. A clubhouse is provided for the townhomes (Tier III developments require clubhouses).***
- 2. The applicant must indicate what bonus density requirements will be used to gain the additional density, and such requirements must meet City standards.***
- 3. The developer shall contribute \$2,000 per buildable acre with each recorded plat that will be used towards further parks and open space in excess of the required open space improvements. The City will hold these funds in escrow until improvements are agreed upon***
- 4. Alleys must be signed as no parking at the entrances.***
- 5. Minimum drivable surface on a private road shall be 26 feet. Parking restricted on the hydrant side of the road.***
- 6. The parcel to the southeast of the project (in the Evans Ranch Project) must be accessible by a right-of-way that meets minimum City street standards.***

***Matthew Everett 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. Development Code Amendments – Chapter 17.25 Residential Zone & Chapter 17.30 Residential Bonus Density Entitlements, Public Hearing, Action Item (Recommendation to City Council): These City-proposed code amendments would update the language in

Chapter 17.25 to be consistent with current open space requirements. A change to a table in Chapter 17.30 will clarify when swimming pools are required amenities.

Mr. Jensen explained that the City Attorney has suggested a change from the packet. The Eagle Mountain Municipal Code (EMMC) has been changed to require 1,000 square feet of improved Open Space for every lot/unit in all subdivisions. This replaced the various percentage requirements under each level of the Tier system. Staff has recently discovered the language in Chapter 17.25 was not updated to be consistent with current requirements. This amendment is to correct and ensure language is consistent from chapter to chapter. A change is also made to *Table 17.30.110 (C) Tier III Residential Bonus Density Entitlements (Required)* that clarifies swimming pools are required only in Tier III developments where there are more than 150 units in a development pod or grouping, making the table consistent with language in the chapter.

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

None

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

**MOTION:**                    *Daniel Boles moved to recommend approval of the Development Code Amendment for Chapter 17.25 Residential Zone & Chapter 17.30 Residential Bonus Density Entitlements. Wendy Komoroski seconded the motion. Those voting aye: Miriam Allred, Daniel Boles, John Linton, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote*

- C. Development Code Amendments – Chapter 17.10 Definitions & Chapter 17.75 Standards for Special Uses, Public Hearing, Action Item (Recommendation to City Council): These City-proposed code amendments will define the term “Temporary Construction Trailers” and will allow for them in the City.

Mr. Jensen explained that the Eagle Mountain Municipal Code doesn’t currently define temporary construction trailers, nor does the code specifically permit temporary construction trailers. He reviewed the changes in the code.

Commissioner Everett was concerned about the temporary construction trailers still being on-site 30 days after the project was finished. Mr. Jensen said that from research they determined that 30 days is consistent with other codes and cities.

Commissioner Linton was concerned about dormant and abandoned projects. Commissioners and City staff talked about putting a deadline on the projects and when the construction trailers should be removed.

*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 recommend approval of the Development Code Amendment for Chapter 17.10 Definitions & Chapter 17.75 Standards for Special Uses with the conditions that staff include a provision that construction trailers be removed if the project is dormant or abandoned. Miriam Allred seconded the motion. Those voting aye: Miriam Allred, Daniel Boles, John Linton, Wendy Komoroski, and Matthew Everett. The motion passed with a unanimous vote*

- D. Development Code Amendment- Chapter 17.80 Sign Regulations and Sign Permits, Public Hearing, Action Item (Recommendation to City Council): This City-proposed code amendment will codify the notice and fine structure for violations of ordinance 17.80 Sign Regulations and Sign Permits

Mr. Jensen explained that the Code Enforcement Officer has requested that changes be made to the sign ordinance.

Commissioner Linton felt that ten dollars is not enough for the amount of work that goes into enforcing the sign ordinance.

Commissioner Allred felt that enforcing the yard sale signs is a waste of time and not worth the ten dollar fine.

Commissioners Boles and Komoroski felt that there needed to be something in the code to motivate the sign applicant to remove the sign.

*Commissioner Linton opened the public hearing at 6:38 p.m.*

None

*Commissioner Linton closed the public hearing at 6:38 p.m.*

**MOTION:** *Wendy Komoroski moved to recommend approval of the Development Code Amendment for Chapter 17.80 Sign Regulations and Sign Permits. Daniel Boles seconded the motion. Those voting aye: Daniel Boles, John Linton, Wendy Komoroski, and Matthew Everett. Those voting nay: Miriam Allred. The motion passed with 4 ayes and 1 nay.*

5. Next scheduled meeting: January 12<sup>th</sup>, 2016

Commissioner Allred resigned from the Planning Commission.

6. Adjournment

The meeting was adjourned at 6:42 p.m.

APPROVED BY THE PLANNING COMMISSION ON JANUARY 26, 2016

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Steve Mumford, Planning Director