

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, DECEMBER 13, 2016 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: Wendy Komoroski, Matthew Everett, Mike Owens, John Linton, and Daniel Boles.

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

ELECTED OFFICIAL PRESENT: Colby Curtis

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 25, 2016

MOTION: *Wendy Komoroski moved to approve the October 25, 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. Approval of 2017 Planning Commission Meeting Calendar (Action Item)

MOTION: *Daniel Boles moved to approve the 2017 Planning Commission meeting calendar. 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. Discussion Items (No Action)

A. Pony Express Plaza, Concept Plan

A conceptual review of a commercial project located at the corner of Pony Express Parkway and Ranches Parkway.

Commissioner Everett was concerned about having a secondary access road into the condos.

Shad Johnson, applicant, said their biggest concern with the project was the commercial setback that is required. The developer is trying to pull the commercial buildings away from the residential area and hide the parking lot. The Commissioners felt that a 20 foot setback for this project was appropriate.

Commissioner Boles was concerned about the drive-through area and how it looped back around. Mr. Johnson stated that the drive-through would be a pharmacy pick up window. He said he would have the developer do a study on the drive-through.

Commissioner Linton requested that the City and developer get together and ask The Ranches Master HOA to maintain the buffer area.

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

A. Brandon Park, Master Development Plan

Mike Hadley explained that the project is located south of Eagle Mountain Blvd., west of the City cemetery and Pony Express Park. The project is on approximately 215 acres and includes 544 single family lots. There are 137 lots that are 8,000 to 10,000 sq. ft. in size; 347 lots that are 10,000 sq. ft. or larger and 60 lots that are approximately ½ acre or larger. The project has a density of 2.53 units per acre. The applicant has shown three different levels of lot sizes within the project and the proposed layout. According to the City's General Plan, this proposal will be surrounded by three separate minor collector roads. He stated that the project is lacking half an acre of open space.

Commissioner Boles asked how the Planning Commission should handle the missing half an acre of open space. Mr. Hadley explained that the applicant would have the option of paying a cash fee in lieu or adding the additional open space.

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

Elisa Erler, SITLA, stated that she was glad to see that the Pony Express Trail was being preserved. She commended the Commissioners for helping keep connectivity to the south of the project.

Paul Watson, project engineer, explained that there is a 50 ft. corridor that will be dedicated to the City, that is not calculated into the open space plan at this time.

Commissioner Linton closed the public hearing at 6:15 p.m.

MOTION:

Daniel Boles moved to recommend approval of the Brandon Park Master Development Plan to the City Council with the following conditions:

- 1. The applicant shall submit a land use map /bubble plan map showing the densities for each area of lot size and the park areas.***
- 2. Amenities shall be added to the park that compensate for the size of the park and for the amenities that do not qualify under the amenities table.***
- 3. The proposed dog park and hammock area plan shall define what improvements are being made to qualify for amenity points.***
- 4. Another smaller pocket park shall be added to meet required improved open space. Also, no lot should be farther than 1/4 mile from a park.***
- 5. Fencing for the exterior of the project shall be reviewed and approved by staff.***

6. More trails shall be added in the development to allow easier access and connectivity to the parks from all areas of the development. Wendy Komoroski seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

B. The Village at Porter's Crossing – Conditional Use, Preliminary Plat, and Site Plan

Mr. Jensen explained that the project is located north of Pony Express Parkway behind Ridley's grocery store. It is pod 13 of the Porter's Crossing Town Center Master Development Plan. The project is for one hundred and four (104) lot residential preliminary plat. The proposed plat contains ninety-four (94) townhome units and ten (10) single family detached lots. The proposal is also for a Site Plan and Conditional Use Permit for the proposed townhome portion of the project. Paragraph 4c of the Porter's Crossing Town Center Master Development Agreement allows for density to be transferred into Pod 13 provided that the density does not increase above 110% of the density stated in the Land Use Plan (105 units). The additional density is being transferred from Pod 4.

The applicant is proposing all 239 amenity points be provided in the townhome park. Staff recommends that the 8' trails within the project (but not the 8' trail on the south edge of the project) be reduced to standard 5' sidewalks, and the amenity points be put into improving the central park in the townhome development.

It should be noted that St. Andrews Drive is shown in a slightly different location than the approved Porter's Crossing Town Center Master Development Plan, as this proposal moves the road slightly to the south, allowing for a row of single family detached lots between the road and the existing LDS church. It is the opinion of staff that this is an appropriate change as St. Andrews continues to be aligned for a future connection to the existing portion of St. Andrews Drive located to the west of the powerline corridor.

The applicant has proposed St. Andrew Drive being constructed with diagonal parking within the 53' ROW on the south side of the road. Staff recommends rather than dedicating the full 53', that the applicant dedicate the 32' of drivable surface and the park strip and sidewalk on the north side of the road to the city, and grant an easement to the City over the parking and sidewalks on the south side of St. Andrews Drive.

Commissioner Linton opened the public hearing at 6:20 p.m.

Kimberly Thomas, resident, read a community letter (Exhibit A).

Eric Jones, resident, stated that the current builder of the area is selling homes with the promise of parks near each community. It looked like to him the developer was moving the parks farther away from the community. He was also concerned with the flow of traffic in the community. He felt that something needed to be done to slow traffic in the neighborhoods.

James Doolin, representing the developer, stated that the developer supports the 8 ft. trails. He explained that the perimeter of the project will still have 8 ft. trails that will connect with the City's trails system. Mr. Jensen confirmed that the 5 ft. sidewalks would only be within the project. Reducing those inner trails to the 5 ft. sidewalks would then

add amenity points that will be put into improving the central park within the townhome development. Commissioner Owens liked the bigger sidewalks (5 ft. sidewalks instead of 4 ft. sidewalks) within the development and leaving the trails to the perimeter of the development.

Commissioner Everett asked the developer about the idea behind the diagonal parking. Mr. Doolin stated that this pod is so close to the commercial development and park that they want to relieve parking throughout the townhome area.

Trevor Hull, consulted for SK Hart, said that cars parked along the roads will narrow the roads and prevent traffic flow. He stated that more parking stalls in the area would help increase driving and eliminate parking along roadways. The developer wants to create an walking area community with rear garages, more parking stalls, 8 ft. trails and larger sidewalks throughout the community.

He also said that none of the parks are being eliminated. The park is being moved to another area in the project. Moving the park was a recommendation by City staff. What the builder is selling and promising the homeowners is correct, it will just take time to build the parks depending on phasing of the projects.

Commissioner Komoroski suggested that the developer add porches to the townhomes. Mr. Doolin said that the townhomes front a common area where there will be meeting areas and BBQ pits. Those meeting areas will bring the community together for a better quality of life. Commissioner Komoroski stated that she would like to see both porches and community meeting areas in the project.

Resident asked if the park in this project would be public or private. Mr. Doolin stated that the park would be a private park for these pod residents.

Mike Fitzsimons, resident, felt that the City should not allow anymore development until traffic to the City is improved. The City should be working with Saratoga Springs on developing better access into Eagle Mountain before allowing more density. He was concerned that the Timpanogos Special Service District (sewer) was at full capacity. He explained that he has had mail and garbage issues since he has moved to Eagle Mountain. He stated that Eagle Mountain City needed to step up and take control of the issues and not subcontract things out.

Mr. Hull explained that the City has received funding for a traffic light at Porters Crossing and Pony Express Parkway that will help with the flow of traffic. He stated that the City is working on widening Pony Express Parkway.

Bret Royer, resident, said that adding this development would add an additional 200 or more cars into the flow of traffic onto Pony Express Parkway. He suggested that the City widen the road before development is allowed. He was also concerned about moving the park.

Mr. Hull explained that the power corridor will be dedicated to the City as open space. There will be trails and parks along the corridor. The City does not count the power corridor towards open space.

Daniel Paniagua, resident, suggested the developer switch pod 14B with a park.

Commissioner Linton closed the public hearing at 6:59 p.m.

Commissioner Linton asked how the City keeps track of the density for each project. Mr. Jensen showed the Commissioners the table the City uses to keep track of the density and how it works.

MOTION: *Wendy Komoroski moved approve the Village at Porter’s Crossing Conditional Use Permit for the Tier III residential (townhomes). 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.*

MOTION: *Wendy Komoroski moved to recommend approval of the Village at Porter’s Crossing preliminary plat and site plan to the City Council with the following conditions:*

- 1. “No parking” signage shall be installed on roadways less than 32 feet in width, with 150-foot maximum spacing.*
- ~~2. A setback exhibit shall be provided for the townhome portion of the project.~~*
- ~~3. Details of dumpster enclosures provided to and approved by the Planning Department.~~*
- 4. Townhome elevations shall be updated to include a variety of colors prior to City Council meeting.*
- 5. Townhome elevations shall be updated to include additional architectural elements found in chapter 17.72.040.2 prior to City Council meeting.*
- 6. The 8-foot trails shall be removed from the interior landscape plan, replaced with standard 5-foot sidewalks, with the saved amenity points being allocated to the townhome park.*
- 7. In the event that the 0.9 acres is not dedicated and improved the applicant will escrow 150% of the pro rata cost of improving this open space as per Paragraph 8.3 of the MDA.*

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.

C. Chapter 17.35.070 Development Code Amendment

Mr. Jensen said that staff has proposed an amendment to the Commercial Zone creating a maximum front yard setback for commercial buildings of 20 ft. (instead of the 25ft.). Staff recommends adopting this Code amendment, which aims to further encourage commercial structures located near public roads to place parking areas to the rear of the building.

Commissioner Boles requested standers be included in the code. The developer must meet standard requirements before asking for an exception to the code.

Commissioner Linton opened the public hearing at 7:12 p.m.

Mike Fitzsimons, requested that the City keep the additional 5 ft. in the Code.

Commissioner Linton closed the public hearing at 7:13 p.m.

MOTION: *Daniel Boles moved to continue the public hearing for Chapter 17.35.070 of the Eagle Mountain Municipal Code to the next Planning Commission meeting. Wendy Komoroski seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

D. Chapters 16.30 & 17.10 Development Code Amendments

Mr. Jensen said that the City staff has proposed an amendment to Chapter 16.30 General Requirements for All Subdivisions creating connectivity standards for all new subdivisions, and adding new definitions to Chapter 17.10 for block, curb extension, chicane, and connectivity index.

Commissioner Linton opened the public hearing at 7:28 p.m.

None

Commissioner Linton closed the public hearing at 7:28 p.m.

MOTION: *Wendy Komoroski moved to recommend approval of the amendment to Chapters 16.30 and 17.10 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.*

7. Next scheduled meeting: January 10, 2017

8. Adjournment

The meeting was adjourned at 7:29 p.m.

APPROVED BY THE PLANNING COMMISSION ON JANUARY 10, 2017



Steve Mumford, Planning Director

Exhibit A

Dear Members of The Eagle Mountain City Planning Commission,

Dec. 13, 2016

Thank you for giving us the opportunity for our voices to be heard. We as property owners and community members of the Porter's Crossing Community are both excited and concerned about new plans for our growing community. As founding members of this new community we look forward to setting a positive tone for Porter's Crossing and Eagle Mountain City.

We ask the Planning Commission to implement immediate plans for a green space or park beyond the proposed 1.49 acres. The overall Master Plan supports a family oriented community; however, there are no current plans for green space or parks to support the community as it grows. Furthermore, cancelled plans for park 3C increase the immediate necessity for more green space. We also ask the Planning Commission to keep the eight foot trails and not decrease to five foot sidewalks in order to keep with the walkability and tone of the neighborhood and Eagle Mountain City as a whole.

Our largest concern is overall density of the proposed plan. Originally the plan for Pod 13 was vested with up to 96 units, the proposed plan would change that to 104 units. While we support the inclusion of 10 single family homes, we are greatly concerned about the high number of town homes. Overall there are only two access points onto Pony Express, adding an additional 104 homes in the immediate future would put an undue burden on traffic getting onto Pony Express. It would also increase traffic flow in an area with a significant number of small children without any viable plans for alleviating that pressure or providing safety for the children of our community.

The second concern with density is large number of town homes already in the area, referring to the town homes west of the Fire Station. This current plan would saturate the area with town homes and provide no balance of housing options. We ask that in the current proposal for Pod 13 be declined until it accounts for more single family housing and larger town homes. We also ask that the Planning Commission look to an overall balance in the community at Porter's Crossing as it further develops and fine tunes the Master Plan.

Looking in the future to how our community will develop we recognize the need for some town homes and ask that the Planning Commission maintain community standards as it goes forward in it's plans. We appreciate in advance the Planning Commission's openness, especially as we share the ultimate goal of making Porter's Crossing a safe and beautiful community.

Sincerely,
Current Resident's of Porter's Crossing

We as residents and property owners support the letter written to the Eagle Mountain Planning Commission dated December 13, 2016.

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Eisha Baum

Mat Lewis

Bridgette Bell

Kimberly Thomas

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Annette Hawthorne

Phil Jones

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Haylee Young

Eric Young
Cagle Jones

Chasey Williamson

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Justin Boyfield

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David Husner

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[Handwritten signature]
Karinne Love Wilkin

[Handwritten signature]
Chelsea Bellard

Sean C. Wilkerson

Mike Fitzgibbon