

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Tom Maher called the meeting to order at 6:00pm.

Roll Call

Tom Maher, John Linton, Matt Weir, Craig Larrabee, Preston Dean

Others Present

Monte Kingston, Ames Construction, Meadow Ranch 5
Jennifer Konold , 9467 N Sunset Dr, Meadow Ranch HOA Pres.
Jeremy Thompson, Autumn Lane
Gary Bertagnole, Autumn Drive
Gene Franco, 9686 N Oakridge Drive
Jeff Burrows, Autumn Drive

Robert Adamson, Autumn Lane
Kyle, Hawk Lane
Heather Christensen, Nighthawk
Nate Shipp, DAI
Scott Dunn

Staff Present

Planning Director: Peter Spencer
Senior Planner: Mike Hadley
Senior Planner: Steve Mumford
Planning Coordinator: Lianne Pengra

1. Pledge of Allegiance

Commissioner Maher led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

Mr. Spencer said that there is not much to report on from last meeting; it was a very quick meeting

4. Approval of Minutes

A. June 24, 2008 Planning Commission Meeting Minutes

MOTION: Commissioner Linton moved that the Planning Commission approve the minutes from the 6/24/08 Planning Commission Meeting.

Commissioner Dean seconded the motion. Ayes: 5, Nays: 0. Motion Passed

5. Development Items

A. Amendment to the Meadow Ranch Master Development Plan – Public Hearing, Action Item

Mr. Spencer explained the location of Meadow Ranch and explained that this is basically a zoning change for Meadow Ranch 5. He explained that this area was first brought before the Town Council as Cedar Meadows. The zoning was established at a minimum of one acre lots. He explained that Cedar Meadows did have a Development Agreement drafted, but it was never executed. He explained that proposed tonight is an amendment which allows for the last phase to have the minimum lot size of half-acre lots.

Mr. Spencer explained that buffering will be sufficient with current Development Code. He also explained that the traffic will not be substantially affected, according to a traffic study conducted by an outside company. Another study done by the request of the developer shows that no property values will be lowered with the proposed amendment.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Maher asked who did this study. Mr. Spencer said that Free and Associates did the study and it is a certified study. Commissioner Maher asked how the property value is relevant to the Planning Commission. Mr. Spencer said that rezones are discretionary items.

Commissioner Linton said that the Equine Overlay is not in the staff report. Mr. Spencer said that it is in the presentation, but not in the staff report. The developer is requesting it. Commissioner Linton asked if the overlay can be done with the rezone, rather than place the Equine Overlay after the fact.

Mr. Spencer explained to those present that the Equine Overlay allows for half-acre and larger lots to be approved for two horses if the Equine Overlay is placed, rather than the needed one acre.

Mr. Spencer said that in 2000, an SID was assessed over this land for special improvements. He explained that this perhaps justifies the proposed amendment to allow higher density in this portion of Meadow Ranch.

Mr. Spencer said that there are three criteria the city has to direct zone changes. One is compatibility (compatible to the existing land uses around): Valley View to the east does include ½ acre lots. A second one is compliance with the general plan: The area north of SR-73 is currently rural residential; he explained that this means they should be designed in a rural nature – this usually means at least half-acre lots. He explained that this also means there aren't curbs with gutters, sidewalks, or street lights. Meadow Ranch currently does not have these and it is anticipated that any future phase would be the same.

Mr. Spencer explained the public hearing and approval process and informed those present that they would have an opportunity at a later time in the evening to speak and ask questions.

Commissioner Maher asked what the Staff's recommendation is to the Planning Commissioners. Mr. Spencer said that they recommend approval because the application complies with rezone criteria in the Development Code.

Monte Kingston with Ames Construction, Owner/Developer of Meadow Ranch 5 said that this application was approved through the Planning Commission about a year ago and was then denied by the City Council. One comment from the dissenting votes was that not enough research was done. He explained that they've done surveys and researched the area and had an open house with Phases 3 and 4 to address the residents' concerns.

Commissioner Maher asked what was researched.

Mr. Kingston said that they researched to find out what the general concerns were. The research was done by local residents rather than an unknown third party doing the research. He said that horse property was a concern, but the Equine Overlay fixes that. He said that property value was another major concern, which is why they had Free and Associates do the study. They researched other neighborhoods with the same situation (half-acre lots next to one-acre lots) and found that the half-acre lots were actually more expensive and the scarcity of the one-acre lots raised property values. He said that no negative impact was found on the acre lots.

Mr. Kingston said that they also had a traffic study was done. They found that most of the traffic will travel to the east when the connector is in. He showed the location of the connector road and explained that it will be the main route. He said Sunset was a quicker route versus going through the existing neighborhood streets.

Commissioner Maher asked when that road will eventually connect.

Mr. Spencer said the grocery store will be in place hopefully within the year but that the connection will not be completed until development necessitates it.

Mr. Kingston also said that water pressure was an issue too. He said that an 800,000 tank in will help, but it doesn't have the effect that looping the line will have. He said that the city would like to put something in that will loop the water system but is unsure of when that will happen. If the plat is approved, they can give the city a right of way to put the water line in prior to developing the area.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Commissioner Maher asked if that needs to be made a condition that the water line will be installed. Mr. Spencer said that he was not sure it was appropriate for the rezone, but maybe for the next item on the agenda. He explained that it is almost a guarantee that when the water line is looped, the problem will be fixed, whether they are half-acre or one-acre lots.

Mr. Kingston said that Mr. Trusty said that the city is working on that now. He explained another issue with the neighbors was amenities. A pavilion was the most requested along with a basketball/tennis court and another park different from what they currently have. He said that they wanted to have the citizens decide what they want and use their budget to give that to them. He showed the central location (on the city's land) of the park. He explained that if they put it on their own land, it would not be as centrally-located. He said that the city staff has liked this idea.

Commissioner Linton what acreage the park is. Mr. Kingston said he is not sure, but he will use what is needed to provide the amenities. Commissioner Maher said have a dollar value, rather than acreage.

Mr. Spencer explained the differing items on the agenda and that they are currently just discussing the rezone and the Preliminary Plat is the next item.

Mr. Kingston said that they are not maximizing lots; the average lot size is ¾-acres. He said that one thing they are trying to do is have a rule put in place for aesthetics that the front yard must be landscaped before the C of O is issued, weather permitting.

Mr. Spencer corrected himself about the criteria for approval on rezoning. He explained that the requirements are just that, rather than guidelines on a discretionary decision. The three requirements are compliance with the future land use plan, compatibility determination and buffering of incompatible uses. The discretionary portion is what qualifies those items being met.

Commissioner Maher opened the Public Hearing at 6:28pm.

Ms. Jennifer Konold , 9467 N Sunset Drive, Meadow Ranch HOA President. She said that she never received a notice. Her neighbor four houses west did receive one, though. She does not understand why this is back at the Planning Commission when the people who were elected in the City Council turned it down 8/15/06. She quoted from previous City Council minutes in which this issues was not approved. She said that as a resident, she does not want half-acre lots. She also said that the survey was ambiguous. She felt it was not explained correctly. She is concerned about promises they think are in writing but they aren't. She wants a copy of the traffic study. She is concerned about promises not being met. She hoped that they read the notes from Feb 6's City Council when it was denied. She values animal rights and open space and said that half-acre lots are long and skinny. She said that Meadow Ranch does not have a drainage plan. She is concerned about flooding and that the end of her street has flooding problems. She hopes they will take into consideration that the homeowners don't want this. She said that Valley View is between North Ranch and Meadow Ranch and that Phases 1-4 and 6 of Meadow Ranch are one-acre lots so this doesn't fit in.

Mr. Spencer said that the notices go out according to county records and the notices sent out go to the property owner on record. He explained that land owners beyond the rezone by 600 feet are notified. The Daily Herald had a notice published two weeks ago Sunday and the City Hall had three notices posted. He said that the city's website also has the notice posted.

Commissioner Maher asked Mr. Spencer to explain how this item can be brought up again. Mr. Spencer said that ordinances are in place to help process requests. The developer does have to pay the same fees and go through the same process each time. There is nothing in place to prohibit someone from resubmitting.

Commissioner Maher asked Mr. Spencer to explain how the roads are developed. Mr. Spencer said that the roads, when they are built, are built by development. The city can identify the road to be built if it's not in yet and they

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

feel it necessary, but it is mainly determined by the developer and land owners. He also showed where roads will be built with the Meadow Ranch 5 and where the stub roads are that will connect to future developments.

Mr. Spencer said that it was important to note that they were not discussing whether or not development could happen here; the area is already approved for one-acre lots. If they wanted to, they could go in and develop about 50 one-acre lots immediately. They are discussing an additional 22 lots. He explained that the traffic impact study was looking at the additional 22 lots, not the entire phase. He said that we can make copies and email or mail the studies out.

Commissioner Maher said that the traffic study is an independent study which is certified and has to stand up to outside scrutiny and audits on their findings.

Commissioner Maher asked what the half-acre frontage was. Mr. Kingston said it is 100 feet.

Mr. Spencer said that in regards to Ms. Konold's concerns on drainage, any project submitted requires a draining and grading report. A development like this will have swales to be used to funnel storm drainage. He explained that swales are not an ideal situation, but a rural development such as this one won't have curb and gutters.

Mr. Spencer further explained that when they are looking at this proposal, they have to look at the additional 22 units and if they will adversely affect the drainage. He explained that they've met with the Design Review Committee and they've discussed how the swales will work with driveways and they've put together an exhibit that will go to the homeowner which will specify how the driveways are to be built to eliminate any sort of blocking of the swale.

Jeremy Thompson, Autumn Lane. He has talked with over 25 people in the Meadow Ranch subdivision about the reduced lot size. He said that all but one were firmly opposed to having anything less than what the development code states now. He said that the one who was not firmly against it didn't like the idea of it, but thought the developer should have more freedom to develop the land how they'd like. He also said that they were approached by property owners such as Jim Allred and how they want to do the 12-horse ranch. He said he is concerned that if the rules are relaxed in one place, other areas will be relaxed too. He feels there is no voice out there for lots smaller than one acre other than developers.

Gary Bertagnole, Autumn Drive. He said that he was one of the first homeowners to buy on Autumn Drive. He said that when they bought their lot, they were promised that all the surrounding lots were going to be one-acre lots. He wants to know why they are re-voting on this. He said that Ames Construction was involved in that vote then. He doesn't think it makes sense to go back to try to change the rules again. He said that the drainage system in the western part of Meadow Ranch has not been fixed. He said that the developer never fixed it. He said this will just add to the drainage problem. He said there is a lot of slope to the property on Autumn Drive. They have a drainage problem every year from the property to the north. He wanted to know if they have a plan to fix that. He said he's flooded every spring.

Commissioner Maher said the city won't go in to excavate the dirt.

Mr. Bertagnole said that needs to be addressed. He said he didn't want half-acre lots next to his. Commissioner Maher said that his lot won't have half-acre lots next to him. It will be buffered by an acre lot, a street, then half-acre lots.

Gene Franco, 9686 N Oakridge Dr. He said he moved to the area due to acre lots to get away from it all. He is against the half-acre lots. He feels that it is all about the money and it benefits the developer and he asked how it benefits the community.

Jeff Burrows, Autumn Drive. He feels this was addressed multiple times and now they feel like they are worn out from fighting it. He is also tired of issues that haven't been solved yet. He is tired of the "eventually" statements.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

He is also tired of the water pressure issue. He wants to know how that will be addressed. He said that he feels like he is just worn down.

Commissioner Maher said that he understands the frustration with developers promising things they can't do on lands which don't belong to them. He said that roads and safety are addressed as the development comes. He explained that Mr. Kingston has to meet safety and traffic standards for his development. He said that houses can't go in without necessary roads put in. He said that the money is bonded and taken from the developer to ensure those are completed. He said that the water pressure will also be fixed no matter when new houses go in.

Robert Adamson, Autumn Lane. He said that he was at the meetings a year ago when the City Council did not approve the project. His biggest concern is that people should have to follow the same rules. This developer should have to follow the same rules. He said his other concern is with traffic. He feels the other road needs to be finished before houses go in, whether the lots are one acre or half-acre lots. He said that the other roads can't handle it now.

Commissioner Maher asked if the traffic study said that these 22 lots will have no impact. Mr. Spencer said that the study said the additional 22 lots would have an insignificant impact; it would not overburden the existing roadways.

Commissioner Maher closed the Public Hearing at 7:01pm.

Commissioner Larrabee said that he does not see incompatibility, especially with the applying of the Equine Overlay. He said that the landowner has the right to do what he wants with his land as long as he follows the rules. He feels this meets the requirements.

Commissioner Dean said that there are no rules being changed; this is all within guidelines in the Development Code.

Commissioner Linton said that purely from a Planning standpoint, there is no way to deny this. The City Council, looking at it from getting elected in a few years, can do what they will.

Commissioner Weir said that he was also given promises that he's not seen come to fruition and that from a Planning standpoint, it follows all guidelines.

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval to the City Council for the proposed amendment to The Meadow Ranch Master Development Plan based upon the following findings of fact:*

1. **COMPATIBILITY.** The proposed change is compatible to both the existing Meadow Ranch and Valley View communities.
2. **COMPLIANCE WITH GENERAL PLAN MAP.** This proposal is in compliance with the City's General Plan Map.
3. **TRAFFIC AND TRANSPORTATION.** The rezoning will not result in congestion or safety problems.

And with the following conditions:

4. **MASTER PLAN MAP.** That the applicant provide the City with one (1) large 24X36 map, and an electronic version—that the maps be completely updated.
5. **EQUINE OVERLAY.** Equine overlay to apply to all properties in the development plan.

Commissioner Dean seconded the motion. Ayes: 5, Nays: 0. Motion Passed

B. Meadow Ranch 5, Preliminary Plat – Public Hearing, Action Item

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Mr. Spencer said that this is the proposed Preliminary Plat which confirms the lot layout, road configuration, and open space requirements. He explained that the approval rests with the Planning Commission, but the City Council will have to approve the rezone. If the Planning Commission approves this and the City Council denies the rezone, the Planning Commission approval is null and void.

He explained the lot layout and the slope of the area. He said that 18 lots of the 72 are over one acre in size, nine lots are over ¾-acre, 23 lots are 25k sq ft and larger, and the remaining are half-acre to 25k sq ft lots. He explained the buffering of a one-acre lot, a street, and then a half-acre lot. He explained that this plat does conform to the buffering requirements in the Development Code. Average lot size is approximately ¾ acre. He explained that existing roads do connect with proposed roads. He showed a stub road is in place to connect with the road to lead to Ranches Parkway.

Mr. Spencer discussed the improved open space requirements. He said that for the rezone to be approved, 4% of the buildable land will need to be deeded to the city. He said that 24.4 acres are being increased in density, so the improved open space gained from the rezone is 24.4 x 4%. The developer is proposing that rather than adding open space, he will take that value of the required open space and put it into the required amenity value and create a "superpark." He said that the city staff likes this idea. He explained that this \$2,000 per buildable acre equals \$48,000 required from the developer to be applied to the parks for the rezone. This is a direct result of the rezone. The developer is not proposing additional open space within the project itself. They are taking the value of the raw land which would be open space, and are using that money to put into the park. He said that the developer said that \$67,000/acre is the updated value of the raw land. This is not an improved lot with laterals and streets; it is the raw ground with slopes on the hillside.

Commissioner Maher said that the improved lot would be around \$125k per acre, but this is not improved at all.

Mr. Spencer said that there is a lot of open space out there, so they prefer the improved park versus more open space. The number of BBQs, picnic tables, etc. has not been valued by the Public Works Department. An estimate for the neighborhood park would be around \$75,000.

Commissioner Maher said that \$180,000 would be spent on a central, existing park rather than get an acre-park not centrally located with more upkeep required.

Mr. Spencer said that when the final plat comes forward, it will have to provide a landscape plan of the actual park to be included. They will be required to spend that entire amount (and will be bonded for it) when 50% of the land is developed.

Someone from the audience asked who would be responsible for upkeep.

Mr. Spencer said that the city would most likely do the upkeep since the HOA has been dissolved. Mr. Spencer also explained the trail system and also said that if the rezone request is approved, a monument sign would need to be placed. He showed a possible location decided by the city staff. He said that the sign location at Sunset would be on city land and is a centrally located place. He also went through some recommended conditions of approval noted on the staff report.

Mr. Kingston said the parks have always been above and beyond the city's standards because it helps the neighborhood and it helps sales. He said that they are not opposed to having a requirement of building the parks with the first phase. He is not here to take advantage of the community; their intent is to build a good park. They want to have the residents' input.

Mr. Spencer said they have a Parks and Recreation Advisory Board and that they anticipate having the developer meet with that resident-filled board.

Commissioner Maher opened the public hearing opened at 7:30pm.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Ms. Konold asked if the trails are required to be similar to what is already in the community. Mr. Spencer said that there are two different kinds. The standard is an 8-foot asphalt trail between lots; it is not connected to a roadway. The other is a 20-foot corridor. He said that the actual landscaping is proposed with the final plat.

Ms. Konold asked if there is an asphalt trail that connects with others in Meadow Ranch. Mr. Spencer said there is one that connects with the park.

Mr. Spencer said that the 8-foot asphalt trail on either side of the road is currently required for the new developments. Since there are not current trails to connect to on existing road, the trails put in would just end into the roads.

Ms. Konold asked if there is a paragraph that said they have to add trails in the Development Code. Mr. Spencer said that if there are other trails that need to be connected to, let him know and they can require that they are connected.

Further discussion ensued with Mr. Spencer and Ms. Konold regarding trails in Meadow Ranch 5 and it was explained that if there are no asphalt trails to tie into in neighboring phases, the Planning Commission can waive the requirement of the 8-foot asphalt trail on either side of the road way.

Kyle, Hawk Lane. He said that it is a hard picture to see where the trails are. He explained that there is a possibility to add trails.

Mr. Kingston said that they aren't trying to *not* build a trail. If their subdivision has an asphalt trail in front of their lots, they will just dead-end into other phases. He said that they will put in the trails, but it will be torn to shreds by the contractors. He reiterated that they are not opposed to it, but it doesn't make sense to add trails where they don't have anything to connect to. He said some trails throughout are basically horse trails.

Mr. Spencer showed current equestrian trails that Mr. Kingston will be continuing, as well as the areas with current trails. He also explained that a C of O won't be issued if a builder has damaged current trails, street, gutter, sidewalks, etc.

Heather Christensen, Nighthawk. She had concerns with the trails shown on the map. Commissioner Maher said that it will not look like it shows now. There will be a logical placement of trails.

Commissioner Maher closed the public hearing at 7:45pm.

Commissioner Linton said that if the trail is required by the homebuilder, it won't be done, so he wants it required now.

Commissioner Maher asked if the monument sign was satisfactory. Commissioner Wier clarified the placement of the sign. Commissioner Linton said that he doesn't know of a better placement.

Commissioner Larrabee said that he agrees with the eight foot asphalt trail throughout and that the placement of the monument sign is logical. He asked how buffering was counted on the corner areas. Mr. Spencer said that as long as the border of the acre lot has acre lots around it, it is according to code. The kitty-corner lots don't have to be an acre.

Commissioner Dean said that in regards to public safety issues raised on flooding, there is a storm water erosion drainage plan required for this plat, so the flooding will be addressed.

Mr. Steve Mumford explained for an audience member that they would prefer the monument sign in a different place, more close to the highway where a wood sign is currently. Discussion followed regarding the ownership of that property and it was explained that if there is an easement, the sign could go there, but they can't require a sign on privately-owned property.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Mr. Bertagnole said all the trails go on the back sides of the property. He wanted that in general as opposed to the front of the lots. Commissioner Maher said that he understands, but trails in the front are kept up more than trails in the back.

MOTION: Commissioner Linton moved that the Planning Commission approve the Meadow Ranch 5 Preliminary Plat with the following conditions:

Engineering:

1. Monte needs to provide Chris with an AutoCad Version of the Preliminary Plat for the ongoing water model.
2. Add an 8' asphalt trail to park area to the south & show it on the plan.

Fire:

3. Add Note to plans: required: distance for the IFC Wildland Interface Code (30 feet from structure)

Planning:

4. **Community Improvements/Amenities:** \$2,000 per buildable acre: \$2,000 X 24.4 ac = \$48,800.00 Please show us where and what this money is going to be devoted to.
5. **Monument Sign & Landscaped Entry:** Show improvement at entranceway along Sunset Blvd—where the city already owns land.
6. **Open Space Requirement:** that the total dollars as noted in the staff report is installed into the future park to meet the park requirements.
7. Have the total dollar amount listed on the plans. —not actually design them, to allow for design with the final plats.
8. **Plat wording:** that the correct nomenclature is used.
9. **Monument sign:** to be placed on the west side of Sunset at the entrance to replace the wood sign that is presently there. Research to make sure the land allows this.
10. **Park:** The park be made part of Phase 1.
11. **Trails:** Eight-foot asphalt trail be placed on one side of the road and that the plan be submitted and approved by staff with the possibility that it could go behind homes if that is the appropriate place for it.

Building:

12. Add Note: on lots ____ all driveways slope are a maximum of 12%.

Commissioner Larrabee seconded the motion. Ayes: 5, Nays: 0. Motion Passed

Commissioner Linton said that the average is .9 acres

C. SilverLake Amendment to the SilverLake Master Development Plan – Public Hearing, Action Item

Mr. Mumford explained that this MDP has been amended a few times. He said that this amendment is mainly the result of the city's request to move the park near the amphitheater. He showed the current map and the proposed map. He showed that five acres of the 15-acre regional park will be moved to the amphitheater area for parking, usable open space, and additional plaza space for a possible expansion of the amphitheater. He said that there are some areas changing in densities and numbers. He explained the different changes in densities. Overall the multifamily units are decreasing by 140 and single family unites are increasing by 138. The total number of units for the entire project is not changing. He explained that as far as the review goes, it is the same as the previous rezone with the same requirements. In the staff's opinion, the rezone fits all requirements.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Mr. Nate Shipp was asked why he changed the densities on product. He said that they've had success in selling single family units, so they'd like to change some multifamily to single family.

Commissioner Maher opened the public hearing at 8:03pm.

Larren Boyce, Brookwood Drive; He said that reason Nate told the HOA they were changing due to having no builders to go on the 13 lots near Pony Express so they will be model homes. He said that they are in favor of the park, but they are concerned about the roads. He is concerned that Brookwood Drive will be too busy. He gave widths of streets and requested a traffic study.

Mr. Mumford said that a traffic study is not required due to the small density changes. He said that an addition of 13 lots makes very little difference in traffic.

Mr. Shipp said that they had an overall traffic study when the project was originally presented. He said that a temporary access that was addressed in the traffic study. The City has said that the traffic study showed the roads are adequate. Shifting the lots does not change the overall traffic circulation. The intent is that a connection road will be brought up with further development. He said that there is a construction access for the builders and it avoids the residential areas. He said that if residents see contractors using the regular access roads to let him know so they can enforce the rules prohibiting construction access. He explained why the model homes may be placed where Mr. Boyce was discussing, rather than burying them in the middle of SilverLake. He said that SilverLake Blvd will still be the fastest way in and out of the development.

Mr. Shipp was asked when the second main entrance will be built. He said that the next phase after 8a and 8b (Plat 9) would include the road. He also clarified that they don't wait for plat 8 to be totally built up before they start the next plat; they only wait for the lots to be sold to the builders.

Mr. Mumford explained the process of developing and what each application includes. He said that there was a Preliminary Plat for phase 8 which was approved in August 2007. It did show the connection of the roadway being discussed.

Discussion between people sitting down ensued regarding location of the streets and the history of this development.

Commissioner Maher explained that this is just a land swap to get more park. He explained that traffic studies have approved safety and the flow as it has been shown this evening.

Sandra Rotcher, Lot 314 Brookwood Drive; she said that she is for the bigger park. Her concern is the increased traffic. She said that the corner she lives on is a blind spot and if traffic is increased, the blind spot needs to be addressed. She said that there are no street lights there either. Commissioner Maher said he will ask the City Engineer to relook at this. He said that it should have been addressed at the time of the traffic study. He asked why it was a blind spot. Ms. Rotcher said that the curve is too large and the hill is too high.

Eric Suelle, Brookwood Drive; he said that the park is a great idea but it will increase foot paths and tires on the roads. He said that to increase the safety, he would like to connect the driveway further south. He feels that reduces the risk of people getting hit. He does not want kids to be hurt like at Nolan Park.

Mr. Shipp explained fire code and safety standards and why they've placed the streets where they have. He wants to keep up with code and ensure emergency crews can access the homes in that area quickly.

SilverLake resident; he said that the street does not show correctly on the Master Development Plan online. He also said that he is not happy with trading park for parking space. Commissioner Maher explained that the city has requested this.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Mr. Mumford said that Mr. Shipp has gone above and beyond what he needed to do with this; they had a consulting firm hired as well as going to great detail on temporary parking mesh to protect the grass in the park. This amendment is not to benefit him; it was city-requested.

SilverLake resident also said that he is concerned that the main street will be Brookwood Drive, as it is the shortest distance for the schools and homes. He is also concerned that the model homes will cause temporary traffic problems, but Brookwood will have permanent problems. He asked if temporary streets will be made permanent in the future; if a property has been used as a street, does it become one permanently.

Mr. Mumford said that if it is dedicated right-of-way, it can be a street in the future; he has not been privy to such conversations. He does not want to leave it on the record that the street is only temporary as he does not know for sure one way or another.

Mr. Shipp said that he has nothing in writing, but he believes it is their intention to have this only as a temporary road.

Mr. Resident said that it doesn't reflect well that incorrect information is on the website.

Marna Suelle, Brookwood Drive, asked if it is possible to not have a temporary road at all and have those people viewing the model homes use the main entrance.

Mr. Shipp said that the Fire Marshall did require a temporary road and it is already approved. He said it was not done yet, however. With this plan, they are in effect doing what should have been done in the past. He explained that not having that in right now is a risk to the residents with emergency crews.

Mr. Mumford said that they will research this. He said that since the road is longer than 500 feet, the Fire Chief would recommend an access there. He generally requires a 20 foot hard paved surface.

Jacob Hammond, Brookwood Drive; he said that he was under the impression that Brookwood Drive would not connect to Pony Express. He also went over what the different street types were. He said that the change makes Brookwood into a collector road.

Commissioner Maher asked about the traffic study and the number of lots on this road and said that they will add it to the motion.

** Commissioner Maher closed the public hearing closed at 8:49pm.**

Commissioner Larrabee said that the switch makes sense to him. He has no issues.

Commissioner Dean said that he doesn't see how it adds risk to the residents; he doesn't see how this adds more traffic into the residents.

Commissioner Linton said that the land swap makes sense and benefits the community. He does want Mr. Trusty to look into the traffic issues. He likes when multi-family units are changed to single-family units.

Commissioner Weir also likes the land swap. He also likes the overall lower density.

MOTION: Commissioner Linton moved that the Planning Commission recommend approval to the City Council to approve the proposed amendments to the SilverLake Master Development Plan with the following conditions:

1. Mr. Chris Trusty and the developer review secondary access, safety issues and connectivity and how it affects the standards that are already in place for the streets.

Commissioner Larrabee seconded the motion. Ayes: 5, Nays: 0. Motion Passed

EAGLE MOUNTAIN CITY OFFICES – 1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

D. SilverLake 8a & 8b Final Plats – Action Item

Mr. Mumford said that the last item will go to City Council in August as well. He said to check the city's website and be looking out for notices.

Commissioner Maher asked to have Mr. Trusty present as well to address the concerns discussed earlier.

Mr. Mumford and Commissioner Maher explained that the notices go out based on what address Utah County has on file for the property owners.

Discussion ensued on what maps are available where and what the city office hours are.

Mr. Mumford said that Plat 8a includes 5.34 acres of open space to be deeded to the city. Plat 8b includes 13 lots on 3.4 acres. He explained that the average lot size is 7,800 sq ft and there are 3.82 units/acre. He showed maps of Plat 8a and 8b. He explained that one of staff's requested conditions of approval are front and corner setbacks of 20 feet on the lower lots due to homes being built too close to gas lines.

They are required to provide .2065 acres of open space. Since 5 acres are transferred up from the regional park, they are covered for this plat. He showed the landscape plan and explained that the Public Works Department will need to come up with the cost breakdown of the park improvements that the developer will need to either use in the park or pay to the city. He also explained that the city is going to develop the current park, not Mr. Shipp. They are working with the city administrator on getting funds to complete this park. He explained that the Pony Express ROW might be a part of Saratoga Springs; they need to research that. Staff will have a final decision on who is responsible for that by the time of the City Council meeting.

Mr. Shipp suggested that a condition of approval be added that the city identifies the connection from Brookwood to Pony Express as a temporary connection to be removed when Brookwood Drive connects with SilverLake Blvd.

Commissioner Dean asked if the developer will be required to put in the trail.

Mr. Mumford said that it is all dependent on the property line.

Commissioner Linton asked if Mr. Shipp has fencing standards.

Mr. Shipp said yes, the six-foot privacy fence will be built to the SilverLake HOA standards.

MOTION: Commissioner Linton moved that the Planning Commission recommend approval to the City Council for the SilverLake 8a and 8b Final Plats subject to the following conditions:

PUBLIC WORKS

1. Pony Express Parkway - Conform to City's Major Collector cross-section (at least a 94-foot cross-section), including at least a 17-foot landscape planter strip width – change design in construction drawings.
2. City identify Brookwood Drive extension as temporary to be vacated at the completion of the development process.

FIRE

3. On plat 8a add one fire hydrant for a total of five hydrants.

PARKS & REC / STREETS

4. Replace xeriscaping in Parkstrips with grass, and replace Autumn Blaze Maples with Bigtooth Maples (better for the climate).

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JULY 8, 2008 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

5. Improve your half of Pony Express Parkway, including asphalt, curb/gutter, landscaping (xeriscaping and trees) with meandering trail & a minimum of 3 feet between trail and privacy fencing. Change landscape plans to include this planter strip design.
6. Show street sign locations, including stop signs.

ENERGY

7. Lots 811, 812, 813 need a 20-ft front and corner setback due to problems with foundation digging and the gas line.

PLANNING

8. Six-foot (6') high privacy fencing required along Pony Express Parkway adjacent to lots. Developer applicant is required to install this fencing, not the builder. Include a note on the landscape plan as well. Construction of fencing be in accordance with SilverLake CC&Rs.

DEVELOPMENT AGREEMENT REQUIREMENTS

9. Upgraded street signs
10. \$300 per lot street tree fee.

BUILDING

11. Privacy fence along Pony Express must be built prior to any building permits being issued – to be installed by developer.

Commissioner Wies seconded the motion. Ayes: 5, Nays: 0. Motion Passed

E. Eagle Point F Final Plat – Action Item

Mr. Mumford explained that it is a basic change and they are working on how to make these minor changes administratively.

Scott Dunn gave the Planning Commission copies of what was printed on Mylar. He explained that they did a land swap with EM Development with very small amounts of land, no money was exchanged. It was then found that some parcels weren't being farmed when they were in the greenbelt. At that time, the whole parcel had liens put on it. They have to pay the entire parcel's back fees if they want the land. They decided to just pull the line back a bit. The roads are already built. The lots aren't changing.

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the Revised Eagle Point Phase F Plat 1 Final Plat.*

Commissioner Wies seconded the motion. Ayes: 5, Nays: 0. Motion Passed

6. Other Business

7. Adjournment

Commissioner Maher adjourned the meeting at 9:09pm.