



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

July 23, 2019, 6:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. – Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, and Brett Wright. Commissioners Jared Gray and DeLin Anderson were excused.

ELECTED OFFICIALS PRESENT: Councilmember Donna Burnham.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; and Lianne Pengra, Recording Secretary.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Meeting Minutes

3.A. July 9, 2019 Planning Commission

Commissioner Everett explained that the meeting minutes did not appear in iLegislate until Tuesday, and stated the Commissioners will table the minutes to allow sufficient time to review them.

MOTION: *Commissioner Everett moved to table the July 9, 2019 Planning Commission meeting minutes. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

4. Action and Advisory Items

4.A. SilverLake South Preliminary Plat - Public Hearing

This item was discussed after item 4.B.

Community Development Director Steve Mumford explained this preliminary plat covers the remaining lots south of Tickville Wash in the SilverLake subdivision. In accordance with the

SilverLake Master Development Agreement, 1,200 units are allowed in this area; 278 units have been approved so far, and the applicant has proposed 788 units in this preliminary plat, which is 134 units fewer than what is permitted.

Mr. Mumford showed the locations of the approved clubhouse and pool, the church building that is currently under construction, and a lot which the Alpine School District has purchased for a school. The plan requires 8.752 acres of improved open space. The applicant has included a mix of improved and unimproved open space.

Commissioner Wood asked if a regional park is required for this area. Mr. Mumford said the SilverLake Master Development Plan shows a community park north of Tickville Wash and three pocket or neighborhood parks in this area. The neighborhood parks could be combined to create a larger community park. The City has begun the design process for a community park that will serve more than the townhomes in this area. Community parks are generally ten or more acres and contain more regional amenities, but are not considered regional parks.

Mr. Mumford explained one staff concern is connectivity. The Master Development Plan shows a road crossing the Tickville Wash at Silver Creek Way, although the proposed plat does not show this connection. City staff believes the connectivity standards in Municipal Code support the connection; however, the applicant feels they have met connectivity standards with the planned roads.

Another staff concern is the layout of the parks. Many pocket parks are located in the townhome and cottage lot areas. One of the proposed larger open space areas could potentially be hidden if residents install fencing. Staff understands that topography may be a reason for the proposed design of the open space, and the applicant believes that additional open space would be over the required amount.

Staff is also concerned with the lack of detail in the plans. Typically, preliminary plats include detailed parks and landscape plans. Staff understands that this property is much larger than other preliminary plats; however, master development plans that are this size are required to provide details showing the amenities in each park.

Mr. Mumford explained staff's recommendation is to table the item until staff receives more detailed information. The applicant would prefer that the item be sent to the City Council for review.

Commissioner Wood asked if the project connects to the Oak Hollow and Evans Ranch subdivisions. Mr. Mumford said it will connect to Evans Ranch, which has a trail that leads to Oak Hollow. Commissioner Wood expressed concern that unimproved open space in this plan will encroach on the improved open space in Evans Ranch.

Mr. Mumford said the master development agreement open space plan shows a natural trail along Tickville Wash to be improved by the City.

Applicant Bronson Tatton explained a section in the corner of the property is under contract for an LDS church building, but it cannot move forward until the project is platted. Once the preliminary plat is approved, utilities and infrastructure will begin in that area to service the church building. He explained that two soccer fields and two or three youth fields can be included in the large open space area. Also, the schools have fields that can be programmed into extracurricular activities. He stated they believe they do have enough improved open space inside the project.

Commissioner Wood asked why they do not have a regional park in the property. Mr. Tatton said the intent of the park is to be a community park; it is 11.5 acres.

Commissioner Wood asked about accessibility to the park. Mr. Tatton said they propose piping a portion of Evans Wash to provide an access, and said that Silver Park Drive can also be used to access the park.

Mr. Mumford said the concept is to have an access and parking lot off of Silver Park Drive, and there are also options for street parking.

Commissioner Wood said the City Council will likely not approve of the park plan, as they prefer larger, more centrally located parks. He said the pocket parks will likely only be used by the townhome residents, as other residents will assume they are in place specifically for the townhomes.

Commissioner Everett asked what the width is of the open space between areas 28 and 29. Mr. Tatton said the trail corridors are 20 feet wide and the open space is between 50 and 60 feet wide.

Commissioner Wood said the improved open space around the townhomes will be required and stated it should not be included in the project's improved open space calculations. Mr. Tatton asked if that was stated in the Municipal Code or noted in the Master Development Agreement. He said since it is improved open space, they are counting it as required improved open space.

Mr. Mumford said section 16.35.105(A) of the Municipal Code states improved open space shall not include common area (not parks) in multifamily and cluster/patio home developments, any area occupied by a building, nor areas so located or so small as to have no substantial value.

Commissioner Everett stated the Municipal Code prohibits hidden parks; they must be open to allow them to be usable to surrounding residents. He stated a fifty foot-wide park area is not sufficient for the project, and agreed that counting the common areas in the townhomes will not be permitted.

Commissioner Everett asked if the applicant would replace the roundabout on SilverLake Parkway with a four-way stop. He stated drivers turn left at the roundabout instead of following the correct traffic flow, which is a safety concern. Mr. Tatton stated the curb and gutter are already in place.

Mr. Mumford said he will discuss the Commissioners' concerns regarding roundabouts with the Streets Department and about potentially adding additional signage and striping.

Commissioner Everett said the connection at Silver Creek Way needs to be included in order to allow traffic the ability to utilize two routes to the north. He said the Municipal Code states if a stub road exists, the City Council may require a development to connect to it.

Discussion ensued regarding pedestrian traffic to the schools in the project.

Commissioner Wood stated the Commissioners need a more detailed parks plan. Mr. Tatton said they have submitted a parks concept plan to the City for the City's consultant's review.

Commissioner Wood asked if the plan's intent is to improve safety around the drop-offs along Tickville Wash. Mr. Tatton said the plan is to improve and smooth out the slopes, similar to what has been done in area 16. They are working with the City Engineer on this plan.

Mr. Tatton said they would like to construct the improvements in the north end of the project as long as they can work out a reimbursement agreement with the City. The improved open space was designed using the topography of the land with a 15-foot offset from Tickville Wash. It will be a linear community park and the wider areas will contain park equipment. This consolidates maintenance areas. He described optional park amenities to be located throughout the park.

Mr. Mumford confirmed with the applicant that the main sewer line from Evans Ranch to SilverLake Parkway follows the road along the north end of the property.

Commissioner Wood asked if walking paths will be in the plan. Mr. Tatton said the collector roads will have eight foot trails on both sides. They also have sidewalks in areas 16 and 17.

Commissioner Everett adjourned the meeting for a recess at 7:32 p.m. The meeting was reconvened at 7:37 p.m.

Commissioner Everett opened the public hearing at 7:37 p.m. As there were no comments, he closed the hearing.

Commissioner Wood said a connection is needed in area 31 with a walking connection in area 30.

Commissioner Wright stated he would like a more detailed parks plan and would prefer a nicer design for the north end of the property with more useful space. He stated he would also like a plan showing the types of units that will be built.

Mr. Mumford explained the multifamily homes are at the allowed maximum. The single-family homes are fewer than originally planned, but adding those in will require smaller lots and higher density. The original master plan for this area had stacked flat condominiums and apartments. The new plan has cluster and patio homes; the units are now spread out instead of being included vertically.

Commissioner Everett agreed that a more detailed parks and landscape plan is needed, as well as improved park areas.

MOTION: *Commissioner Wood moved to table the SilverLake South preliminary plat. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

4.B. Cedar Farms Rezone and Preliminary Plat - Public Hearing

This item was discussed after item 3.A.

Mr. Hadley explained the project was presented to the Planning Commission in April, and the item was tabled to allow time for the new residential zoning to be implemented. The applicant is proposing to split a 5.47-acre lot into two lots. The proposal complies with the General Plan, is compatible with all surrounding land uses, and is not anticipated to burden City services or to increase traffic in the area.

Commissioner Wood asked if the proposed changes to the residential zone will affect this application. Mr. Mumford said the Council discussed adding a required percentage of buildable land on the large-lot zones. The initial recommendation was 75%, but Councilmember Clark recommended a lower requirement that would allow for main dwelling structures, as well as accessory structures such as barns. He said the setbacks proposed in the application are 50 feet on the front, rear, and sides, which are larger than required in the proposed RR1-2 zone. The draft currently requires 35-foot front setbacks, 20-foot side setbacks, and 35-foot rear setbacks. He explained that with the RR1-2 setback requirements, the lots contain approximately a half-acre of buildable land.

Mr. Mumford said if the proposed residential zone is approved, this project will require streetlights and sidewalks.

Commissioner Wright asked if the current rezone application is to rezone from Agriculture to Residential, and not to the proposed RR1-2 zone. Mr. Mumford said the Commissioners could recommend approval contingent upon the approval of the new zoning, which would cause this property to be zoned RR1-2.

Commissioner Wood explained to applicant Karen Scott that the Commission does not want to approve the rezone to the current Residential zone, as the new zone will be RR1-2. He said the proposal complies with the RR1-2 zone, which allows for 2.5-acre lots. This project will be a good transition from the five-acre lots to the half-acre lots, which is in the applicant's favor.

Commissioner Wright asked how long this application has been in process. Ms. Scott said she initially applied for the rezone five years ago.

Commissioner Wood stated he does not have concerns with the proposed setbacks. He confirmed with staff that the southern lot has a half-acre of buildable land and accessory structures must be at least six feet from the rear property line. He explained his largest concern is that approving the project before the zoning change has been approved may cause legal issues.

Commissioner Everett opened the public hearing at 6:19 p.m. As there were no comments, he closed the hearing.

Commissioner Wood stated he is in favor of recommending approval, as long as language is included that protects the entities if the new residential zoning is not approved.

Commissioner Everett agreed and said his understanding is that the proposal will not conflict with the proposed zoning. He stated he would like to condition the approval in such a way that the Commission recommends approval as long as the proposed zoning is approved. He expressed concern that the application has been in process for an extended amount of time.

Commissioner Wright said the proposed standards such as minimum garage size and minimum dwelling size may affect this project. He said the project should move forward, but expressed concern that the proposed residential zones have not been approved. He asked if the Planning Commission should recommend denial based on the fact that the proposed zoning is not approved; the parameters need to be specifically defined.

Mr. Hadley said the project will need to comply with all approved criteria once the new zoning is codified. He explained a condition can be placed on the recommendation of approval that states the project must comply with the new zoning standards once they are approved.

Mr. Mumford said the project complies with the General Plan, but it may not comply with the buildable lot requirement, depending on what the City Council approves. He explained the City is not approving any project based on current standards, and it has been stated by the City Attorney at multiple City Council meetings that projects must comply with the new residential zoning standards, once the standards are approved.

Commissioner Wright expressed concern regarding a possible exemption for rural infrastructure such as curb, gutter, and streetlights. Commissioner Wood said that even though Lake Mountain Road is not designated as a collector road, it is being used as one.

Mr. Hadley explained that Lake Mountain Road is improved with curb and gutter in the Eagle Point subdivision. He stated previous discussions have determined that the road should remain in its current unimproved state to discourage drivers from using it as a collector road.

Mr. Mumford said that the original proposal for Glenmar Ranches to the north included this property, as well. A traffic study was conducted previously and the City Council and Mayor at that time determined that Lake Mountain Road would remain a residential road, not a collector road. The Glenmar Ranches subdivision does not include curb and gutter, but it does have a trail on one side.

Commissioner Wood said if Lake Mountain Road remains a residential road, it should have trails on both sides.

Commissioner Wright asked if staff has researched standards such as trails and infrastructure for Lake Mountain Road. Mr. Mumford said the proposed residential zoning requires trails on both sides of the road. An item to consider would be if swales function sufficiently on a rural residential road, versus curb and gutter, and if Lake Mountain Road is a rural residential road or a suburban residential road.

Ms. Scott stated Lake Mountain Road is located on a sixty-foot easement. Mr. Mumford explained the current standard for minor collector roads is 77 feet, and swales take up more space than curb and gutter do.

Commissioner Wright asked how the current draft of the proposed residential zone would affect rural infrastructure for this project. Mr. Mumford said it could possibly require street lights and trails, and stated that curb and gutter potentially could be exempted.

Discussion ensued regarding different trail materials and widths along Lake Mountain Road.

Commissioner Wood stated it may not be fair that this application has been on hold due to the residential zone updates, but said the obligation of the Planning Commission is to protect the City, which requires the new zone to be in place before approving the rezone; there is no zone to rezone to. Tabling the item allows the item to remain as it stands until the new zone is approved. If the Planning Commission recommends either approval or denial, it will go to the City Council before the updated residential zone is codified.

Commissioner Everett asked Ms. Scott if she would prefer the Commission table the item, or recommend denial to the City Council. Ms. Scott said she would prefer to table the item until the new residential zoning is approved.

Commissioner Wright asked for staff's opinion. Mr. Mumford said it would benefit the applicant the most if it is sent to City Council with a recommendation of approval and the City Council approves it. If the Planning Commission recommends denial and the City Council denies it, the applicant will need to re-apply for the rezone and preliminary plat. He explained staff's intent is to include the residential zoning on the next City Council agenda.

Commissioner Wright stated that there is not a scheduled Planning Commission meeting in August, and recommended holding a meeting to address this item.

Mr. Mumford explained the first meeting date is Election Day, and said the second meeting date will be a joint meeting with the Eagle Mountain and Saratoga Springs City Councils.

Commissioner Everett recommended scheduling a special Planning Commission meeting in August, permitting Commissioner availability. If the City Council passes the proposed residential zoning at the August 6th meeting, it would be best to hold a Planning Commission meeting after that.

MOTION:

Commissioner Everett moved to table the Cedar Farms rezone and preliminary plat. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

5. Discussion Item

5.A. Eagle Quest Concept Plan Review

This item was discussed after item 4.A.

Mr. Hadley said the applicant is requesting feedback from the Planning Commission regarding the Eagle Quest concept plan.

Applicant Curt Osler said they would like to move forward with a master development plan and in order to do that, he would like the Planning Commission's feedback. He said he recently was made aware of the proposed residential zoning.

Commissioner Wood stated if the proposed residential zoning is approved, this project will likely not meet the updated standards. He said the homes along Lake Mountain Road are large lots and will require transitioning in Mr. Osler's property. Mr. Osler said it is a major collector road and asked if the Development Code states they are still required to transition beyond the collector road.

Mr. Mumford said the Development Code is ambiguous, but it could likely be interpreted either way. It is a major arterial road between the low and high densities.

Mr. Osler said the northeast area contains lots that are an average of 29,000 square feet. He stated a 152-foot right-of-way would be an appropriate transition. He described the parks and asked if trails will be required on the collectors. Mr. Mumford said 8-foot asphalt trails are the standard on both sides of collector roads.

Discussion ensued regarding transition lot sizes.

Commissioner Wood said most of the Planning Commissioners and City Councilmembers are looking for move-up homes instead of smaller 8,000-square foot lots. Mr. Osler stated that Ivory Homes is currently filling that niche and said his project will utilize market research to determine the appropriate development. He said when cities have an abundance of one-acre lots, they are typically subdivided in the future as growth happens.

Commissioner Wright recommended that Mr. Osler review the draft residential zones when planning the master development plan. There are three zones within the Neighborhood Residential designation of the General Plan and the Planning Commissioners and City Councilmembers are looking for a variety of those zones. He also recommended Mr. Osler work with staff regarding lot transitioning around the major roadway.

Commissioner Everett said the intent of the transition ordinance was to not include roads, but stated it is an item to consider. He also recommended including parks in areas that are more flat and more useable than the land in parks P1, P2, and P3.

Discussion ensued regarding access points along major arterial roads. The Commissioners recommended Mr. Osler work with the City Engineer on the access point spacing.

6. Next Scheduled Meeting – September 10, 2019

Mr. Hadley confirmed with the Commissioners that if the City Council passes the new residential zoning, the Planning Commission would like to add an alternate meeting in the second half of August. Mr. Mumford said it would likely be held on August 28th.

Mr. Mumford said after the residential zoning is approved, staff can begin to work on updating the other zones. If a zone update is an item on a public meeting agenda, developers are then put on notice that the zones are under review. This likely will not begin until late fall.

7. Adjournment

MOTION: *Commissioner Wright moved to adjourn the meeting at 8:23 p.m. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:23 p.m.

Approved by the Planning Commission on August 28, 2019.


Steve Mumford
Community Development Director