



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

June 11, 2019, 5:45 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:45 P.M. - Eagle Mountain City Planning Commission Work Session

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

ELECTED OFFICIALS PRESENT: Councilmembers Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; and Melanie Lahman, Deputy Recorder.

Commissioner Everett called the meeting to order at 5:48 p.m.

1. Discussion Items

1.A. Code Amendment Process

Planner Tayler Jensen explained staff is working on a new process to propose Municipal Code amendments in order to streamline the process and to ensure staff follows up on changes requested by staff, the Planning Commissioners, or City Councilmembers.

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

Commissioner Everett called the policy session to order at 6:00 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. May 28, 2019 Planning Commission Meeting Minutes

Commissioner Wood asked that language be included on item 1B stating the Planning Commissioners directed staff to inform the developer of the Commission's desire that Silver

Creek Way connects to the adjacent plat. He also requested a correction to item 1D, changing his statement to note no more than six units should be permitted in a building.

MOTION: *Commissioner Wood moved to approve the May 28, 2019 Planning Commission meeting minutes with the corrections as indicated in items 1B and 1D. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Rich Wood, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

5. Action and Advisory Items

5.A. Scenic Mountain Phase C Conditional Use Permit, Site Plan, and Preliminary Plat – Public Hearing

This item was removed from the agenda at the request of the applicant; however, as it includes a public hearing and the item was noticed, a public hearing was opened.

Commissioner Everett opened the public hearing at 6:04 p.m. No comments were received. The public hearing will remain open until the item returns to a future Planning Commission meeting.

MOTION: *Commissioner Everett moved to table the Scenic Mountain Phase C Conditional Use Permit, Site Plan, and Preliminary Plat. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Rich Wood, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

5.B. Carson Commercial Corner Master Site Plan - Public Hearing

This item was discussed after item 5.C.

Planning Manager Michael Hadley explained the applicant was not in attendance and stated a member of the public was at the meeting to comment on the item.

Commissioner Everett opened the public hearing at 7:05 p.m.

Troy Gabler with Fieldstone Homes stated they are currently building in Oak Hollow, and said they are not in support of the project due to encroaching on Oak Hollow's open space and the mailbox location.

Commissioner Everett closed the public hearing at 7:08 p.m.

Commissioner Everett stated he agrees with Mr. Gabler.

Commissioner Gray asked why Commissioner Everett closed the public hearing. Commissioner Everett said a public hearing was held when this item was previously presented, and a public hearing was held at the current meeting as a courtesy and was not required. The Commissioners

discussed item 5.C. before this item in order to allow the applicant to be in attendance, and the applicant did not arrive.

Commissioner Wood expressed surprise that the residents of Oak Hollow were not in attendance and did not submit comments regarding this item.

Commissioner Everett presented photographs of the proposed access point near the residential mailbox location. He stated he is not opposed to the commercial development, but is opposed to the access point onto Bridleway Road.

Commissioner Wright stated he is opposed to the access point, as well. He recommended the Commissioners approve the plan, removing the access point.

Commissioner Wood said since the applicant has not updated the plans according to previous feedback, the item should not be discussed. He stated he would like to give the applicant the option to discuss removing the Bridleway Road access point at a future meeting.

Mr. Hadley explained the City Engineer does not want the access point at Bridleway Road, and said the applicant has been working with his traffic engineer and would likely want to present that information to the Commissioners.

MOTION: *Commissioner Wood moved to table the Carson Commercial Corner master site plan. Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Rich Wood, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

5.C. Brylee Estates Phase B Conditional Use Permit, Site Plan, and Preliminary Plat

This item was discussed after item 5.A.

Mr. Hadley explained this property was rezoned on April 24, 2018 for up to 180 total units. The proposal includes 162 Tier III units for a density of 10.79 dwelling units per acre. The plan includes a pool and clubhouse and meets the open space and parking stall requirements. The City Engineer has reviewed and approved a traffic study with an earlier phase of Brylee Estates.

Sam Drown with Concord Homes stated in regards to a Commissioner's question about the roof heights, the plan will meet the multifamily building standards.

Commissioner Wood asked if Mr. Drown would be willing to comply with the soon-to-be implemented Residential zone ordinance and asked if the units could be distinct from adjacent units using colors or building materials. He also stated the back of the building should have articulation.

Mr. Drown explained the elevations provided are not final and they are willing to make adjustments. They will need to ensure the buildings are visibly pleasing while staying cost effective.

Commissioner Gray asked for clarification on what will be included in the sports court area. Mr. Drown said it will contain tennis courts, pickle ball courts, and sport court material. He stated they are open to suggestions if the Commission desires changes, as long as they are able to provide sufficient amenity points with a variety of uses.

Mr. Hadley explained the Parks Director will have a signed plan on file dictating what the court will contain.

Commissioner Gray expressed concern that sidewalks are not located on both sides of the roads throughout the project. Mr. Hadley explained the Municipal Code does not require sidewalks on both sides of private roads, and stated most multifamily projects do not contain them on both sides of their private roads.

Commissioner Wright asked that the multifamily design standards be updated to require sidewalks on both sides and stated the buildings that back to public streets must have greater articulation. Mr. Drown explained they understand that and will follow the multifamily design standards.

Commissioner Wood stated the buildings need to have at least twenty feet between them. He said a pavilion is needed for shade and requested a path from the sport court to the pool. Mr. Drown agreed that path option would be a good idea and explained they have shaded benches in the project. He said they can remove one of the basketball courts and include a pavilion in its place. He explained the table is simply to show that they are meeting their amenity points requirement, but that is not necessarily the final list of amenities. They may add additional amenities depending on funding.

Commissioner Everett said the garages presented do not meet Municipal Code as they are currently the dominate feature of the units. Commissioner Wright disagreed and stated he does not believe they dominate the front of the buildings. Mr. Drown explained the only way to reduce the visibility of the garages would be to change the plan to alley-loaded rear garages.

Commissioner Everett explained locating the garages differently will provide greater safety for residents.

Commissioner Wood asked how the applicant will provide snow removal and stated the curbs will be damaged during plowing. Mr. Drown stated they can put snow in the open space areas and past the parking areas. He explained all multifamily projects have issues with snow removal. If needed, they will haul snow away.

Commissioner Wright asked about a trail alignment and Mr. Drown explained they are currently realigning the trail.

Discussion ensued regarding fencing between the future commercial area and this development.

Commissioner Everett opened the public hearing at 6:44 p.m.

Troy Gabler with Fieldstone Homes expressed support for the Brylee Estates Phase B project and spoke against alley-loaded garages. He explained that market research shows that pavilions rank low on buyer preferences in community amenities.

Commissioner Everett closed the public hearing at 6:47 p.m.

Commissioner Gray asked if the applicant is willing to include sidewalks on both sides of the road. Mr. Drown explained they are willing to look at adding sidewalks, but stated he is not certain adding sidewalks will increase safety. He said data supports the fact that narrow roads reduce traffic speed.

Commissioner Wood said Eagle Mountain does not follow study trends regarding desirable products and amenities.

Discussion ensued regarding the mailbox location and including a pullout for vehicles.

MOTION: *Commissioner Gray moved to approve the Brylee Estates Phase B conditional use permit. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Rich Wood, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

MOTION: *Commissioner Gray moved to approve the Brylee Estates Phase B site plan, and preliminary plat with the following conditions:*

- 1. Buildings shall be separated by 20 feet;*
- 2. Townhome elevations shall comply with Chapter 17.72 Multifamily Design Standards;*
- 3. Retention shall either be underground or else the project shall be redesigned so the sport court is not placed in a retention pond;*
- 4. Elevations for the clubhouse shall be submitted and the clubhouse shall comply with 17.30.090;*
- 5. The applicant consider sidewalks on both sides of the private streets;*
- 6. The applicant consider the possibility of adding a pavilion in exchange for amenity points for the sports court;*
- 7. The applicant consider connectivity between buildings and amenities; and*
- 8. The applicant consider the mailbox location, as approved by the post office.*

Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Rich Wood, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.

6. Discussion Items

7. Next scheduled meeting

8. Adjournment

MOTION: *Commissioner Gray moved to adjourn the meeting at 7:35 p.m. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Rich Wood, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

Approved by the Planning Commission on July 9, 2019.



Steve Mumford
Community Development Director