



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

March 26, 2019, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run Eagle Mountain UT 84005

5:30 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

- 1.A. Discussion - Code Amendments: Residential & Residential Bonus Density Entitlements
Update / Discussion of upcoming code amendments related to residential zoning and residential bonus density entitlements.
- 1.B. Scott's Subdivision
Preview of future agenda
[c-01 LMR Cover Sheet Layout1 \(1\).pdf](#)
[c-02 LMR Site Plan Layout1 \(1\).pdf](#)

6:00 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. PLEDGE OF ALLEGIANCE

3. DECLARATION OF CONFLICTS OF INTEREST

4. APPROVAL OF MEETING MINUTES

- 4.A. March 12, 2019 Minutes
Regular Planning Commission Meeting
[03.12.2019 PC Minutes - DRAFT](#)

5. ACTION AND ADVISORY ITEMS

- 5.A. Amendment to the Future Land Use & Transportation Corridors Map of the Eagle Mountain City 2018 General Plan

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

City-proposed adjustments to land uses near the eastern end of Eagle Mountain Boulevard to better match the hillside terrain as well as adjustments to land uses immediately adjacent to City Hall to fix mistakes.

[Proposed Amended Future Land Use Map](#)

[Proposed Future Land Use Map - Change1](#)

[Proposed Future Land Use Map - Change2](#)

[Current Eagle Mountain 2018 Future Land Use Map](#)

6. **DISCUSSION ITEMS**

6.A. Gateway Park Phase 4 (Affordable Housing) Concept Plan

A conceptual plan for 442 units located on 17.70 Acres, within the Gateway Park Development. The applicant is requesting feedback on their proposed affordable housing project.

[18-416 Concept B.pdf](#)

[18-416 Concept C.pdf](#)

6.B. Sage Park Storage - Concept Plan

A conceptual plan for a storage facility to be located on approximately 10 acres at the corner of Eagle Mountain Boulevard and Aviator Avenue within the Sage Park Development.

[SAGE PARK STORAGE CONCEPT.pdf](#)

[Eagle Mountain_2018 General Plan Future Land Use Map.pdf](#)

7. **NEXT SCHEDULED MEETING: APRIL 9TH 2019**

8. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **(Enter Date of Posting Here)** on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2019**

TITLE:	Discussion - Code Amendments: Residential & Residential Bonus Density Entitlements
ITEM TYPE:	Discussion
APPLICANT:	Eagle Mountain City

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Steve Mumford,
Planning

Attachments:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2019**

TITLE:	Scott's Subdivision
ITEM TYPE:	Preliminary Plat
APPLICANT:	Jeff and Karen Scott

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

The applicant has previously had a rezone approved for other property, this property is still zoned agriculture.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Tayler Jensen, Planning

Attachments:

[c-01 LMR Cover Sheet Layout1 \(1\).pdf](#)

[c-02 LMR Site Plan Layout1 \(1\).pdf](#)

CONCEPT PLANS FOR
REVIEW ONLY

LAKE MOUNTAIN RANCES
SINGLE FAMILY RESIDENTIAL SUBDIVISION
IN EAGLE MOUNTAIN, UTAH

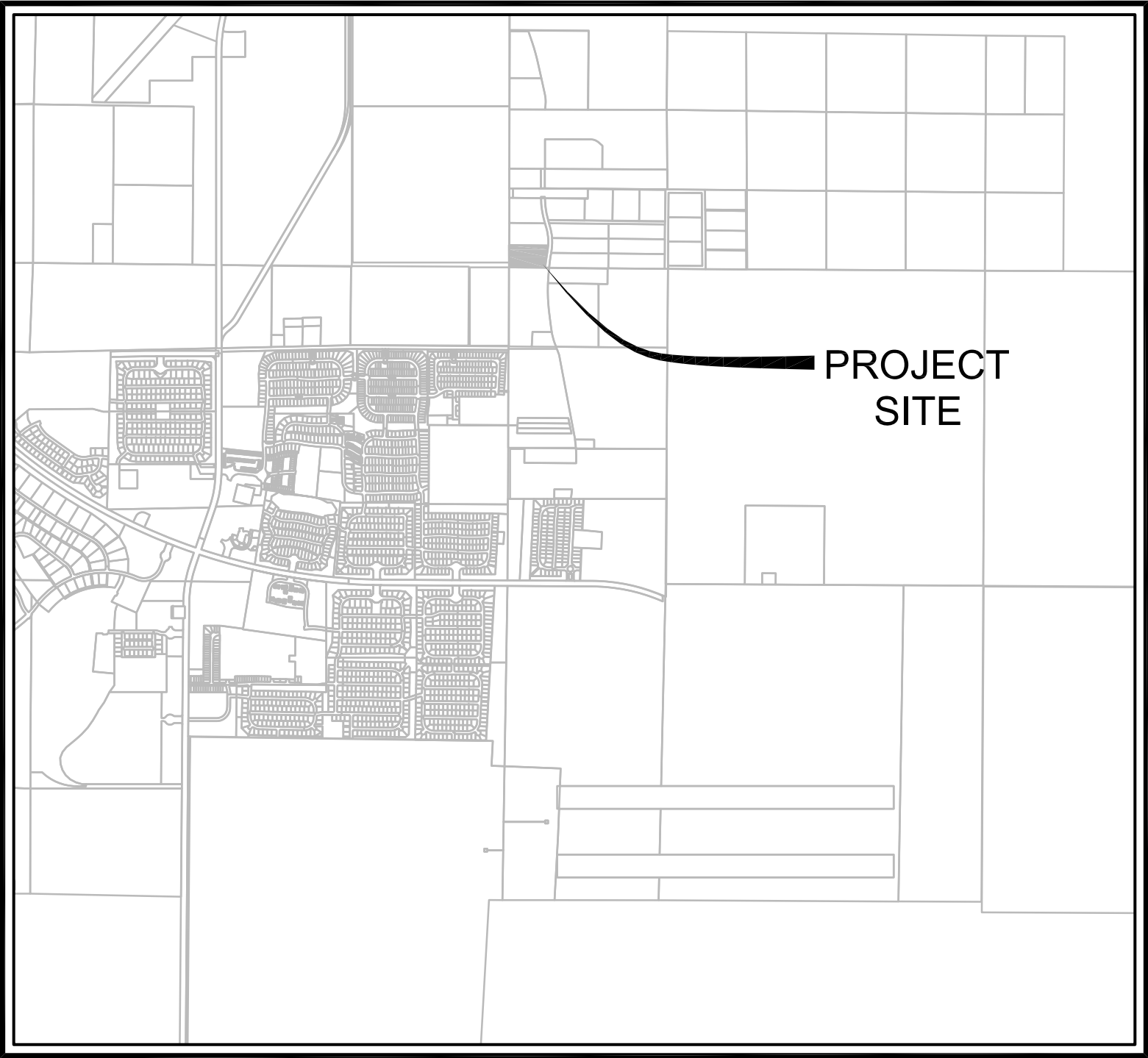
JULY 9, 2015

PROJECT NOTES

1.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2.
- THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
3.
- ALL OPEN SPACE AND PARKS SHALL BE DEDICATED TO EAGLE MOUNTAIN CITY.
4.
- THE LOCATION OF ALL EXISTING UTILITES SHOWN, ARE APPROXIMATE AND ARE LOCATED BASED ON FIELD EVIDENCE AND RECORD INFORMAITON. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

	Section Line
	Boundary Line
	Lot Line
	Center Line
	Right-Of-Way Line
	Easement Line
	Set Back Line
	Existing Potable Water
	Existing Sanitary Sewer
	Existing Secondary Water
	Existing Storm Drain
	Existing Gas Line
	Existing Fiber Optics
	Existing Telephone Cable
	Existing Power Cable
	Existing Fence Line
	Existing Major Contour Line
	Existing Minor Contour Line
	Proposed Potable Water
	Proposed Sanitary Sewer
	Proposed Secondary Water
	Proposed Storm Drain
	Proposed Gas Line
	Proposed Fiber Optics
	Proposed Telephone Cable
	Proposed Power Cable
	Proposed Major Contour Line
	Proposed Minor Contour Line



Property Address:

Approx. 4000 N. Lake Mountain Road
Eagle Mountain, Utah

Owner / Developer:

Jeffrey and Karen Scott
5504 N. Lake Mountain Road
Eagle Mountain, Utah 84005
Tel: 801.???.????
Attn: Jeffrey Scott

Engineer / Surveyor

H&H Engineering and Surveying, INC
42 North 200 East, Suite 1
American Fork, Ut 84003
Tel: 801-756-2488
Attn: Victor Hansen
victor@h-heng.com

SHEET INDEX

C-01 COVER SHEET
C-02 Concept Site Plan

NO.	DATE	DESCRIPTION

42 NORTH 200 EAST, SUITE 1
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

H&H
ENGINEERING &
SURVEYING, INC.

PROJECT NAME:

LAKE MOUNTAIN RANCHES
LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

PROJECT NO:	15-457-02
DATE:	Apr 23, 2015
HOR SCALE:	NTS
VER SCALE:	N/A
ENGINEER:	VH
DRAFTED:	BS
CHECKED:	VH

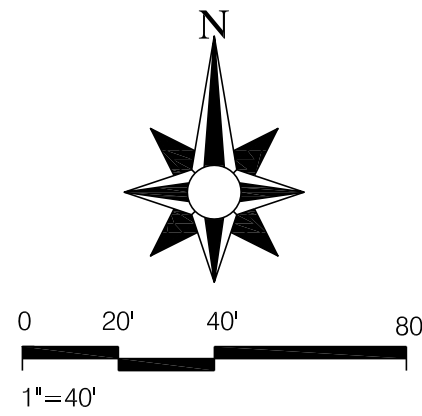
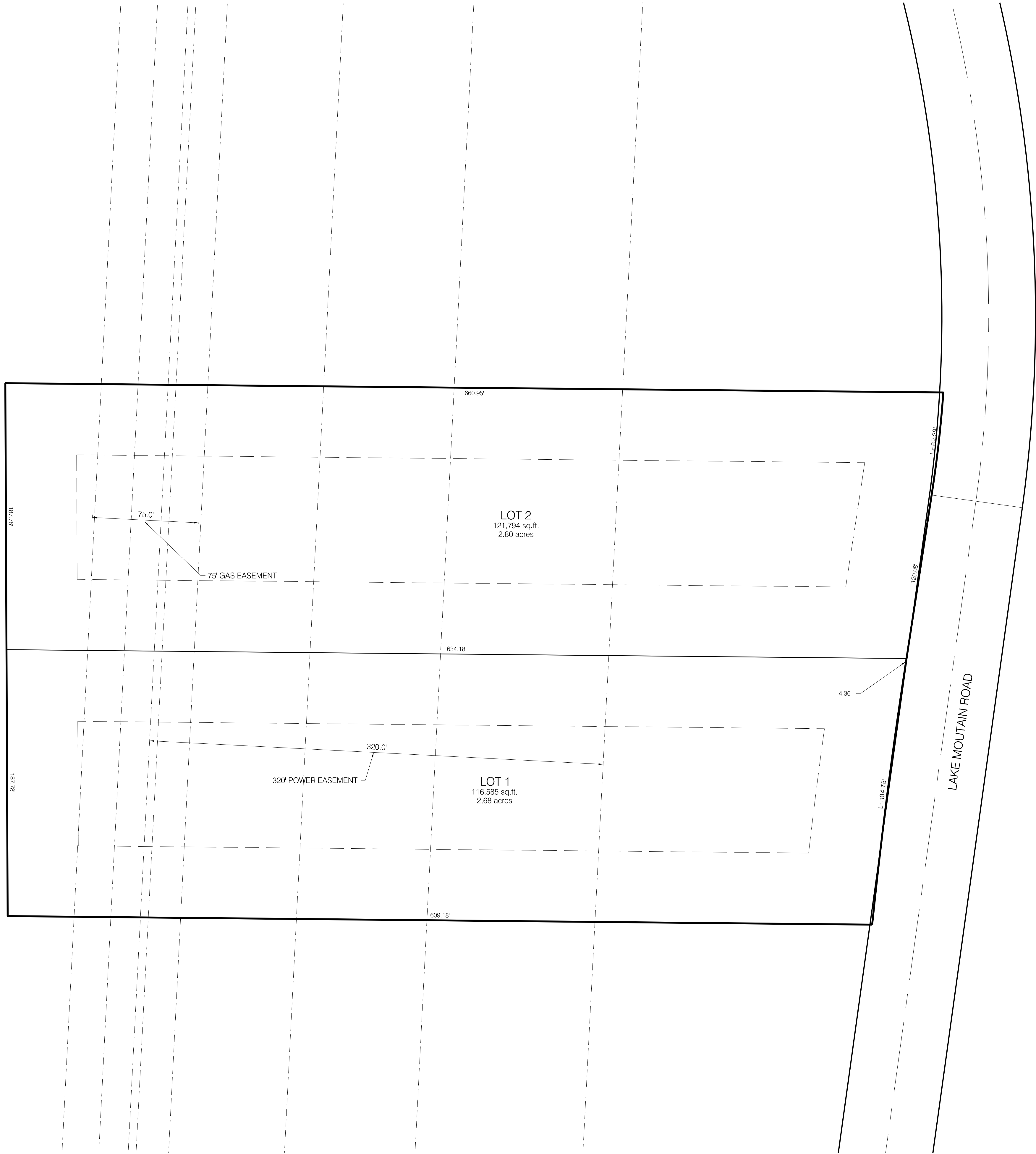
TITLE

COVER SHEET

1 OF 2

SHEET

C-01



Development Summary

Proposed Zoning:	Tier I Residential
Minimum Lot Size	238,379 sq.ft. 5.4 acre
Min. Lot Width/Frontage	150 ft.
Min. Front Yard Setback	50 ft.
Min. Rear Yard Setback	50 ft.
Min. Side Yard Setback	50 ft.
Min. Cor. Side Yard	50 ft.
Max. Building Heigh	35 ft.

Residential Development:	
Total Developed Area	238,379 sq.ft. +- 5.4 acres +- 2 Lots 0.37 lots/acre
Total Number of Lots	
Density	

NO.	DATE	DESCRIPTION
4	07-09-15	Revised Concept Layout
3	06-26-15	Revised Concept Layout
2	06-05-15	Revised Concept Layout
1	04-27-15	Revised Concept Layout

42 NORTH 200 EAST, SUITE 1
AMERICAN FORK, UTAH 84003
TEL: (801) 756-2488
FAX: (801) 756-3499

H&H
ENGINEERING &
SURVEYING, INC.

PROJECT NAME:

LAKE MOUNTAIN RANCHES
LAKE MOUNTAIN ROAD
EAGLE MOUNTAIN, UTAH

PROJECT NO:	15-457-02
DATE:	Apr 23, 2015
HOR SCALE:	As Noted
VER SCALE:	As Noted
ENGINEER:	VH
DRAFTED:	BS
CHECKED:	VH

TITLE

**CONCEPT
SITE PLAN**

2 OF 3

SHEET

C-02



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

March 12, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - Eagle Mountain City Planning Commission Work Session

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Melissa Clark and Stephanie Gricius.

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

Commissioner Everett called the meeting to order at 5:33 p.m.

Commissioner Everett said the Planning Commission meetings will have an updated format going forward. A work session will be held at 5:30 p.m. with discussion continuing until 6:15 p.m., at which time a 15-minute break will occur. The policy session will begin at 6:30 p.m. During the policy session, staff will provide a presentation for each item, clarifying questions from the Planning Commission relating only to items in the staff's presentation that are unclear. After staff's presentation, the applicant will be invited to offer a short five- to ten-minute presentation. If the item is a public hearing item, the hearing will be held after the applicant's presentation. During public hearings, individual comments will be limited to three minutes each. After the hearing ends, the applicant may respond to public comments. Finally, the Planning Commission will discuss the item among the Commission, with staff, and with the applicant, and then a motion will be made.

Planning Manager Michael Hadley explained the work sessions are public meetings that will be recorded, and minutes will be taken. The work sessions will provide time for staff to discuss upcoming projects. These sessions will not be a time to discuss the current meeting's agenda items, as happens during the City Council work sessions.

Community Development Director Steve Mumford said the work sessions will be informational and will provide the Planning Commissioners a general overview of upcoming items.

1. Discussion Item

1.A. Planning Commission Strategy Session

Cedar Development

Mr. Hadley presented an updated design for Cedar Development and said the applicant will present the project at a future meeting. The concept plan presented recently to the Planning Commission contained townhomes, senior living space, and a commercial area; however, the applicant is no longer designating space for senior living. The applicant also stated finding tenants for the commercial area has proven to be difficult, but they are still attempting to develop that area as such.

Planner Tayler Jensen said the applicant used the Planning Commission's feedback and has prepared three new townhome designs. The buildings will have double fronts, with the front and back sides of the townhomes appearing to be the front of the building. As the buildings will not have clear back yards, the applicant has also removed the fencing along the roads.

Community Development Director Steve Mumford said the City is currently performing a legal review of the plan, as the Ranches Master Development Plan has expired. Depending on the outcome of that review and any comments from the State Ombudsman, the applicant will either apply for a rezone to allow residential within this site, or the applicant will state that the project has vested density and does not require a rezone to move forward.

Commissioner Wood asked for a future discussion to review residential design standards. He stated his dislike for current residential development that consist of mainly stucco.

Sage Park Storage

Mr. Hadley said Sage Park Storage will be presented as a concept plan to the Planning Commission at a future meeting. The applicant has proposed a storage business adjacent to Sage Park subdivision. He explained the area is designated as Campus Employment Center on the Future Land Use Plan. Mr. Mumford said the Planning Commission and City Council will determine if this commercial storage use is compatible with the general plan, or if this use will require an amendment to the plan. Mr. Hadley said the transportation plan designates a road that would isolate this section of land, offering a potential reason to allow this use.

Gateway Park 4

Mr. Hadley said Gateway Park 4 is east of the Spring Run subdivision and will be presented to Planning Commission as a concept plan at a future meeting. It is an affordable housing project that may be designated as Section 8 housing. He explained the applicant has an additional plan with potential townhomes included in order to meet buffering requirements.

Planner Tayler Jensen said the project has structured parking, with four stories above the parking. The City has a height restriction of 35 feet. The applicant has stated they will request an alternative parking standard. Municipal Code requires 2.33 parking stalls per

unit. The project will contain many one- and two-bedroom units, and the applicant does not believe that number of parking stalls will be needed. The density will be between 21 and 22 dwelling units per acre.

Commissioner Wood stated apartments will be developed in the City, but stated this area is not compatible with this use. Mr. Jensen said the property is zoned Industrial and would require a Municipal Code change as well as amendments to the General Plan and the master development plan for this area.

Commissioner Wood expressed concerns that the parking may not be adequate if an alternate parking plan is approved, and asked if the City should regulate parking structures. Mr. Mumford said the cost of parking stalls increases dramatically as parking structures increase in height. He said garages are commonly used for storage, causing vehicles to be parked in guest parking or along streets. A potential reason to allow a reduced parking standard is that these parking stalls cannot be used for storage and will be used appropriately for parking.

Mr. Mumford said staff does not know what the final plan will be for this project, but the applicant anticipates he will request a reduced open space requirement. The City standard is 1,000 square feet of approved open space per unit. The project will have many one-bedroom units, and the applicant suggested that amount of open space will not be necessary. Mr. Jensen said the applicant has said the apartments may be used for out-of-state employees traveling to Eagle Mountain to work on large-scale construction projects.

General Plan

Mr. Mumford said staff is looking at potential minor changes to the General Plan. A landowner in the City has older engineered plans for the contour of the eastside hillsides, and believes some land designated as Parks and Open Space land is buildable land and should be designated Foothill Residential. An amendment may come before the Planning Commission to adjust the line between those designations. Another change is a correction to one parcel that was mistakenly designated Residential III to the intended designation of Commercial.

Commissioner Gray stated if land is changed from one zone, the original zone should be added to another section within the City to maintain balance.

Mr. Jensen said a property owner outside of Eagle Mountain is considering bringing a large section of land into the City to be designated industrial.

Mr. Mumford said to improve communication between the Planning Commission and the City Council, they are now including Planning Commission meeting minutes in the City Council packets.

Commissioner Everett recessed the meeting at 6:09 p.m. and reopened the meeting at 6:30 p.m.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

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

ELECTED OFFICIALS PRESENT: Councilmembers Melissa Clark and Stephanie Gricius.

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

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. February 12, 2019 Minutes

MOTION: *Jared Gray moved to approve the February 12, 2019 Planning Commission meeting minutes. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

5. Action and Advisory Items

5.A. Eagle Heights Village, Conditional Use Permit, Site Plan, and Master Development Plan - Public Hearing

Community Development Director Steve Mumford said this project is south of Eagle Point I and east of the utility corridor. The proposed plan includes 310 duplex units on approximately 51.38 acres for a project density of 6.033 dwelling units per acre. The Tier III Residential developments require a conditional use permit. A master development plan is required for projects over 5.2 dwelling units per acre; in this project, the master development plan can serve as the preliminary plat.

Mr. Mumford said Airport Road is a major arterial road located just west of the project and Eagle Mountain Boulevard is a planned 94-foot ROW with 40 feet on each side of the median. Currently, a 35-foot area is included south of the median; the applicant would need to dedicate approximately five feet along Eagle Mountain Boulevard to bring the right-of-way to the full forty feet. The plan largely meets connectivity standards, with one block being too long without an additional connection.

Mr. Mumford explained residents from this neighborhood will attend Mountain Trails Elementary. Staff considered safe routes to the elementary school and found the nearest trail on the south side of the road to be 1,800 feet away. If the Planning Commission and the City Council require the applicant to tie into the existing trail, the applicant should receive additional amenity points.

Mr. Mumford said the project includes an alternate open space and amenity plan. Municipal Code requires 1,000 square feet of open space per unit; this project requires 7.12 acres of park space and 712 amenity points. The plan includes 3.17 acres of open space with a proposed buy down of 3.95 acres of open space. City code allows applicants to buy down open space requirements by providing 150% amenity points for the buy down portion. The buy down of 3.95 acres of open space would cost 592.5 amenity points. The project will require a total of 1,304.5 points, and the applicant is proposing 1,682 amenity points. The City has not given amenity points for clubhouses or lighting in the past, but that may be because developments have not requested points for those types of amenities.

Discussion ensued on future transportation routes in the area.

Kirt Peterson with Horizon Development explained the plan was adjusted based on the Planning Commission's feedback on the concept plan. The pool is 1,362 square feet, which is 100 square feet larger than is required for two pools. They have phased the plan based on financing purposes. One lender requires amenities to be built with each phase, so the amenities will be built throughout the development process.

Commissioner Wood expressed concerns with parking availability for the splash pad and pool. Mr. Peterson agreed and stated he will adjust the plan to add more parking.

Commissioner Gray asked if the developer will put funds in escrow for future amenities, or if amenities will be built as the development continues. Mr. Mumford said escrow of \$3,750 per lot is required, and as the amenities are completed, funds are released. Mr. Peterson explained they are frontloading many of the amenities, so with completion of phase 1, more amenities will be in place than required.

Commissioner Gray asked how many points of access will be included in the project. Mr. Peterson said they will have two points of access, with one being a temporary access until future development occurs adjacent to Eagle Heights Village.

Regarding the road that does not meet connectivity standards, Mr. Peterson said the 1061-foot road is approximately 125 feet longer than allowed, and they are asking for an exception for that specific road. He said phases one through three will have 80 units each, with the balance being built in phase four. They will install a six-foot concrete fence around the entire development. They will also include fencing between the units that mixes the concrete with intermittent wrought iron fence.

Commissioner Wood asked why the applicant is requesting amenity points for the clubhouse, as the City typically does not offer points for structures. Mr. Peterson said the community center they are building is much nicer and significantly larger than is

required. The facility will cost over \$200 per square foot. It has a full kitchen, exercise facilities, and is nice enough to host weddings.

Commissioner Wright asked if the applicant is willing to add a trail for the school pedestrian traffic, and expressed a desire that the applicant provide a larger open space area for recreation. Mr. Peterson said any trail they install will be temporary in nature, and when Eagle Mountain Boulevard is completed, the trail will need to be redone to meet standards for the extended road.

Mr. Peterson explained they have thousands of this type of property and have found that the amenities provided in this project are those that are used by residents. He said the cost of water is three to four times higher in Eagle Mountain than other areas, which affected the decision to provide the amenities as designed in this plan.

Commissioner Gray asked if garages would be the main focal point of the facades. Mr. Peterson said two-car garage doors are large, so they recess the garages to keep the garage elevations set back from the front entryways.

Commissioner Wood asked what product variation would be included within the development. Mr. Peterson said they have six available floor plans. Each floor plan has four different building types with four color options for each building type. Each individual plan will be repeated only one or two times in the entire development. The intent is to add gables and other materials in order to avoid the appearance of all stucco homes.

Commissioner Everett opened the public hearing at 7:11 p.m.

Jeff Ruth suggested the entrance on the south side be improved to match the entrance on the north side, and he asked if additional connections could be added on to Lake Mountain Road.

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

Mr. Mumford stated Lake Mountain Road is designated as a residential road but acts as a collector road. More access points would better meet connectivity code, but the applicant spaced out the access points to the road to better match what is required for a collector road.

Mr. Peterson explained they will add asphalt to two thirds of the width of Lake Mountain Road to improve the current dirt road. There will be room for a parked vehicle and two lanes of traffic. When development occurs to the east, that development will complete the east side of Lake Mountain Road. He said there is not room to include a similar entry design on the south side of Lake Mountain Road, as they are developing to the south border of the property. He stated the Municipal Code does not require an entry monument island and they do not want to include one at this site.

Commissioner Gray asked if the project meets the Future Land Use Map designation of Foothill Residential. Commissioner Wood said it does not comply with that designation.

Commissioner Gray expressed concerns that the east side of the development does not meet transition requirements to the Foothill Residential areas.

Discussion ensued regarding master development plan requirements for developments in the City.

Mr. Mumford clarified the original zone of the property is Residential and there is no existing vesting for the property to the east of this project. He explained the transition requirement applies to either smaller lots to larger lots, or larger lots to smaller lots. He said an adjacent developer to the east can build half-acre lots, if they so desire; the City will not require smaller lots to be developed before building larger lots.

Commissioner Gray said he would prefer the quarter-acre transition lots be developed within this project, versus in future development to the east. He also expressed concerns that residents would travel through The Ranches instead of using Eagle Mountain Boulevard to exit the City.

Discussion ensued regarding approval criteria for conditional use permits.

Mr. Mumford explained the property is zoned Residential, and all Tier III projects require a conditional use permit. He said State law dictates that conditional use permits shall be approved if conditions can be placed to mitigate nuisance or compatibility issues the project's use may cause. The direction staff has received is to review the project based on the existing zone; the conditional use permit review should be focused on the use, not the layout or other details in the project.

Mr. Peterson reiterated the fact that the property is zoned Residential, and the current zone governs the land's use. A future land use plan is used in determining rezones. He said the project is not feasible with single-family homes on the east side.

Commissioner Everett stated he is not concerned with the garages in the project; the nature of the project helps mitigate possible issues with garages being the focal point of facades. He said the lighting of the sports court is a legitimate item for amenity points; however, the clubhouse is a required amenity for this project and he is not comfortable allowing amenity points for that facility. He said he likes the single large pool, versus two smaller pools, and appreciates that it was located in the center of the community. He expressed appreciation that the applicant will considering adding parking for the pool and splash pad, but voiced concerns regarding how additional parking would affect surrounding residents. He said he would prefer the lot transition to larger lots begin within this development.

Regarding future roads and the Foothill Residential designation, Commissioner Wood stated the Planning Commission cannot pick which parts of the Future Land Use Plan they use to review the project. He stated changing the east row to single-family homes is a compromise that would allow the project to comply with the Future Land Use Map and said he did not appreciate the lack of flexibility the applicant expressed.

Mr. Mumford stated if the Future Land Use Map designated a property as Residential, but the property was zoned Commercial, a conditional use permit for a business such as a fast food restaurant would be allowed. He reiterated that State law says conditional uses shall be approved if conditions can be placed to limit detrimental aspects of the project.

Commissioner Wood stated a condition of approval for the conditional use permit could be that the east end needs to be single-family homes. He said the Planning Commission cannot dismiss the time spent by all entities in compiling the land use document, and the document should be utilized as a guide in determining this project's approval.

Mr. Peterson requested City staff communicate with City attorneys to determine what document is to be used to review this project. The property is zoned Residential and if he meets conditions noted in the Municipal Code, the conditional use permit must be approved. He said the zoning and the general plan do not match each other in their current states. Compliance with the general plan is not possible, as the City does not have a Foothill Residential zone in place. Conditional uses are similar to permitted uses, not rezones. He said a buffer to the east would be appropriate if the Foothill Residential zone was in place. They incorporated all of the Planning Commissions' requests into the current version of the plan.

Mr. Mumford said 17.95.80 of the Municipal Code describes six optional conditions relating to compliance with the intent of the general plan. When the zone does not comply with the general plan, attorneys recommend using the current zoning as a basis for review.

Commissioner Gray the developer would only lose three to four units if they were to change the duplex units to single-family homes along the east row. Mr. Mumford clarified the width of the duplex units. With side setbacks considered, the applicant would lose density if those changes were made.

Commissioner Wood said the conditional use permit could be denied based on Municipal Code Chapter 17.95.080 item D.6.

Commissioner Wright stated his preference to approve the conditional use permit with conditions and send the remaining applications to the City Council for review. He said he does not agree with the parks and open space as proposed in the plan, and stated he would like the plan to include the full seven acres of open space. He said Municipal Code changes need to be in place in order to reflect the Future Land Use Plan.

Mr. Mumford said regarding allowing amenity points for the clubhouse, a benefit to residents is the clubhouse can be used year-round, where outdoor amenities may only be used nine months of the year.

Commissioner Wright asked what findings of fact allow a denial of the conditional use permit. Commissioner Everett recommended approving the permit and allowing the City Council to discuss the project's final plans.

Commissioner Wood said the conditions within 17.95.060 D allow a denial and said the plan does not meet connectivity requirements. Commissioner Wright said those concerns can be mitigated with approval conditions.

Commissioner Wood said the open space does not comply with City requirements. Commissioner Everett said the Municipal Code allows the applicant to pay a fee in lieu.

Commissioner Wood said the development requires two swimming pools, but the plan only contains one. Commissioner Wright explained the plan includes one pool that is larger than the two required pools combined. He said the State law requires the conditional use permit be approved if conditions can be placed to mitigate detrimental affects.

Commissioner Gray said only one finding of fact is needed to deny the application.

Mr. Mumford asked the Commissioners to focus on the use of the project, e.g., twin homes versus single-family homes. He said connectivity and parks issues can be mitigated with conditions. He clarified the Planning Commission should recommend denial of the site plan and master development plan if they chose to deny the conditional use permit.

Commissioner Wright reiterated that he does not believe there are findings of fact that cannot be mitigated by conditions.

MOTION: *Matthew Everett moved to approve the Eagle Heights Village conditional use permit as presented. Brett Wright seconded the motion. Those voting aye: Matthew Everett and Brett Wright. Those voting nay: Rich Wood and Jared Gray. The motion failed with a vote of 2:2.*

Discussion ensued regarding applying conditions of approval to conditional use permits.

MOTION: *Rich Wood moved to approve the Eagle Heights Village conditional use permit with the condition that the eastern row of homes be changed to single-family homes, according to current Municipal Code. Jared Gray seconded the motion. Those voting aye: Brett Wright, Rich Wood and Jared Gray. Those voting nay: Matthew Everett. The motion passed with a vote of 3:1.*

MOTION: *Rich Wood moved to recommend approval of the Eagle Heights Village site plan and master development plan to the City Council with the following conditions:*

- 1. Rock/stone shall make up at least 30% of the building and be used on all sides of the buildings;*
- 2. 5.5 feet of right-of-way along Eagle Mountain Boulevard shall be dedicated to the City at the time of plat recording;*
- 3. An additional road connection shall be provided between Oak Boulevard and Stallion Street (in the northern section of project);*

4. *Collector road fencing shall be required adjacent to Eagle Mountain Boulevard, Lake Mountain Road and future Airport Road;*
5. *Applicant shall comply with any traffic mitigation required by the City Engineer;*
6. *Additional open space shall be provided, combined with an existing open space area to create a larger more useable park area with a grass play field; and*
7. *Parking stalls shall be added to the pool area according to current parks and open space master plan.*

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

5.B Lone Tree F Preliminary Plat - Public Hearing

Mr. Hadley said the final preliminary plat in the Lone Tree development contains 57 single-family lots. Staff has discussed recommended changes with the applicant, including changes to the park, removing a section of a trail, adding a new trail to existing trail in the northwest corner, shifting the trail between lots 107-108 further south, and shifting the fourth workout station to a new location. The original preliminary plat was approved in March 2006. It was updated in order to move the home sites and roads away from rocky areas.

Commissioner Wood asked about slopes in the plan. Mr. Hadley said a recommended condition of approval is that the average slope for each lot be calculated and submitted. He said the Planning Commission can include building envelope requirements in the conditions of approval, if desired.

Commissioner Gray stated his preference for retaining wall tiers to be no taller than four feet. He said a compromise could be five feet limits for all tiers. Discussion ensued regarding possible Municipal Code amendments relating to retaining walls.

Commissioner Gray asked if the plan met City transitioning requirements. Mr. Mumford it does, and he clarified that the transitioning requirements are based on existing approved lots or master plans, and there is not an existing subdivision to the north.

Applicant Brian Haskell said an approved preliminary plat was in place when they purchased the property. The original roads locations went through rocky areas, so they redesigned the roads to be moved as far away from the rocky areas as possible. They will need to build on rocky areas, but they want to minimize the number of roads or structures to be built on rock. A pressurized sewer lift line and sewer gravity lines to the pump station were installed in 2003; these will need to be relocated in order to develop the plan as proposed. That will be a costly project, but Mr. Haskell stated it was done to minimize the impact on surrounding residents. The number of lots has not changed from the original plan, but they redesigned the layout to include larger lots along the hillside.

Mr. Haskell said the proposed plan will expand the Sunset Ridge park and will add trails to the area. It will be an active park with fitness stations and trails around it. Municipal Code only allows the developer to use 33% of trail points in the total amenity point

package. He explained they are building 600 to 700 feet more trail than they are getting amenity points for, but they felt it was an important amenity for the park that ties the two areas together.

Mr. Haskell said the City has new subdivision plat naming requirements, and he requested a change of subdivision name from Lone Tree F to Park View to comply with City requirements. They will have Park View Phase A, Plats one through three. Commissioner Wood asked how the two subdivisions would be delineated with the subdivision name change. Mr. Haskell said the only thing affected would be the plat name. There would not be any noticeable change to residents, nor would there be new monument signs.

Commissioner Wright asked if all lots meet frontage requirements. Commissioner Wood stated they do not, as lots 212 and 213 have frontages under 55 feet. Mr. Haskell clarified that lots along road curves are not required to have 55-foot frontages.

Commissioner Gray asked if the park will be within the detention area. Mr. Haskell said the entire park will be a detention area, with trails and fitness stations on berms above the basin. The water will drain towards the pump station, and the basin will remain dry the majority of the time. Mr. Hadley said the developer receives 75% of the basin area for their open space requirements.

Mr. Mumford stated the timing of the park completion is important, as residents of Sunset Ridge have gone too long without a park. He said the basin should have been improved last fall when the existing amenities were installed, but staff worked with the developer as they knew the project under discussion was coming to the Planning Commission. The developer put funds into escrow to finish the basin section of the park. Mr. Mumford recommended the park be completed early in the project, and Mr. Haskell said his desire is to finish the park within the first phase of development.

Commissioner Gray asked about a section of Walnut Drive with an apparent tight turn. Mr. Haskell said the road is following the land contours in order to keep the road grade below ten percent. The roads in the project will meet all City codes and regulations.

Discussion ensued regarding potential changes to the plan to reduce the curve of the road.

Commissioner Everett opened the public hearing at 9:01 p.m.

John Painter submitted a written comment that stated the following: "Transportation connectivity has been previously discussed in this area. What is the long-term transportation plan to the north and west? Will all construction traffic and residential traffic be forced to Pony Express Parkway?"

Manfred Riem lives in Lone Tree and expressed concerns with construction traffic and stated the park should be moved away from the retention area. He said water runoff will be an issue if this plan is developed. He stated a neighbor adjacent to this plan along Walnut Drive has a plat recording issue regarding an offset.

Blair Murri stated flooding will be an issue if the berm around the park is removed. He said he did not want the name changed from Lone Tree.

Joan Murri expressed concerns regarding blasting in the area.

Kevin O'Donnal requested road pull outs be put in place in order for emergency vehicles to turn around. He was told homes would not be developed on the adjacent hillsides in the area. He also said he did not want the subdivision name changed.

Discussion ensued regarding previously approved subdivision plans outside of the Lone Tree area.

Kevin Burningham lives in Cedar Pass Ranch and expressed concerns with flooding and blasting, and he stated homes should not be built on hillsides.

Jeff Ruth asked if they were building on slopes over 25% and asked Planning Commission to hold them to the ridgeline ordinance.

Manfred Reim spoke again and said development in the subdivision adjacent to Lone Tree F will cause flooding and mudslides.

Jason Heidel lives in Cedar Pass Ranch and asked if Lone Tree F would have roads that connect to his subdivision.

Discussion ensued again regarding previously approved subdivision plans adjacent to the Lone Tree area, including road connections.

Commissioner Everett closed the public hearing at 9:22 p.m.

Commissioner Gray asked if more trails were needed to accommodate pedestrian traffic from one side of the subdivision to the park, and he asked about turnarounds for construction traffic. Mr. Haskell said he has worked with the Fire Department to designate turnaround points for construction and emergency traffic. He said he will have bench drains designed to ensure all lots will discharge water in a safe manner to the storm drain system. Those plans are not completed at this time and will be addressed as he works through the approval process. He explained the park is not designed to hold water; the park will be dry the majority of the time. He said they will mitigate lot drainage as all water needs to be retained on each lot and channeled to storm drains.

Commissioner Gray explained that the current state of the land allows the water to drain towards the existing homes. The development of roads and completion of the storm drain system will greatly decrease the amount of water flowing towards the existing homes.

Commissioner Wright stated the plan has lots with areas with over 25% slope and asked if the applicant will utilize blasting in the project. Mr. Haskell said they will have a slope analysis for each lot to ensure all lots comply with City ordinances. He explained he cannot guarantee that blasting will not be used in construction, but the purpose of the plan redesign was to allow more buildable area away from rocky areas. He said he will have

detailed studies, including slope and soil analysis, that will help determine how to best mitigate rock removal and minimize resident impact.

Commissioner Gray asked if the City ordinance prohibits blasting within a certain distance from residences. Mr. Mumford explained the ordinance requires the applicant to apply for a blasting permit if the blasting area is within 1,300 feet of existing homes. The applications are heard by the City Council, who makes the final determination.

Regarding questions surrounding connecting roads to adjacent subdivisions, Mr. Haskell stated this plan connects roads to roads in existing plats, as that was a requirement from the City.

Commissioner Everett asked Mr. Haskell if he would consider limiting the retaining wall tier height to be no more than five feet. Mr. Haskell said it would depend on the individual lots and requested the ability to construct up to four tiers.

Commissioner Everett asked for the reasoning for the name change request. Mr. Haskell said the change is to comply with the naming convention as outlined in Municipal Code. He said the name change would not affect anything other than recorded documents.

Commissioner Wright asked if Mr. Haskell was aware of the boundary or title issue that was brought up during the public hearing. Mr. Haskell said he was unaware of any issue but will look into it.

Commissioner Gray asked if the plan includes lots that are unbuildable due to slopes greater than 25%. Mr. Haskell said they believe all lots have building envelopes that meet Municipal Code requirements. That analysis has not been provided to the staff yet.

Discussion ensued regarding vehicle turnarounds, and Mr. Haskell confirmed all roads will meet Fire Code and Municipal Code.

Mr. Haskell said a trail is not in place from the hillsides to the park because of slope issues. Mr. Hadley stated the steepness of the area would allow pedestrians on a trail between the lots to look into adjacent residences. He recommended against adding a pedestrian connection.

- MOTION:** ***Jared Gray moved to recommend approval of the Lone Tree F amended preliminary plat to the City Council with the following conditions:***
- 1. If any retaining walls are required, the maximum height of retaining wall is five feet with a maximum of four tiers. Retaining walls shall not be located any closer than ten feet from a home;***
 - 2. An updated landscape/park plan shall be provided, addressing the changes discussed in the meeting;***
 - 3. A bench drain on the top of any retaining wall area and above steep lots shall be installed;***
 - 4. The average slope for each lot shall be calculated and submitted, with each lot maintaining a significant building envelope;***
 - 5. All dead-end roads include sufficient turn-around areas, as required by Fire and Municipal Code.***

6. *The name of the plat remains Lone Tree F;*
7. *All blasting complies with Municipal Code; and*
8. *All lots show building envelopes.*

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

6) [Next scheduled meeting](#)

The next scheduled Planning Commission meeting will be held on March 26, 2019.

Commissioner Wood asked for an update on the residential code amendment. Mr. Mumford explained the attorneys are currently reviewing the drafts of the amendments. Staff is working to ensure improved open space can be required in the updated code.

7) [Adjournment](#)

MOTION: *Jared Gray moved to adjourn the meeting at 9:55 p.m. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

Approved by the Planning Commission on March 26, 2019.

Steve Mumford, Community Development Director



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2019

TITLE:	Amendment to the Future Land Use & Transportation Corridors Map of the Eagle Mountain City 2018 General Plan
ITEM TYPE:	Motion
APPLICANT:	Eagle Mountain City

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

PREPARED BY:

Steve Mumford,
Planning

BACKGROUND:

The General Plan is a comprehensive policy document used to guide the City in decisions related to its future growth and change. The plan includes a Land Use Element, which includes the Future Land Use & Transportation Corridors Map. This map designates desired land uses throughout the city as well as planned transportation corridors. The City's General Plan was adopted in July, 2018. The Planning Commission is responsible to periodically review the General Plan and recommend desirable amendments to the plan to the City Council.

While drafting the General Plan the City's consultants used high-level terrain/slope information along the east bench to differentiate between the "Parks and Open Space" land use and the "Foothill Residential" land use. We were recently presented with more detailed terrain information for some property along the east bench that indicated that some of the land designated as "Parks and Open Space" is actually buildable (slopes less than 25%). The proposed amendment extends the "Foothill Residential" land use further to the east, to the edge of the buildable land.

The property to the north of City Hall, between Trailhead Road and Stagecoach Way, was mistakenly designated as "Neighborhood Residential 3" on the Future Land Use and Transportation Corridors Map. This property should be designated "Community Commercial." The same applies to the property adjacent to City Hall to the east and west, which is currently designated as "Civic Uses/Schools." The proposed amendment changes these to "Community Commercial."

Affected parcels include 59:017:0003, 59:017:0004, 59:017:0005, 59:020:0001, 59:020:0007, 59:020:0008, 59:028:0004, 59:044:0152, 59:044:0153, and 59:044:0154.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

Recommended Motion:

I recommend approval of the Amendment to the Future Land Use & Transportation Corridors Map of the Eagle Mountain City 2018 General Plan as presented.

Attachments:

Proposed Amended Future Land Use Map

Proposed Future Land Use Map - Change1

Proposed Future Land Use Map - Change2

Current Eagle Mountain 2018 Future Land Use Map

FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

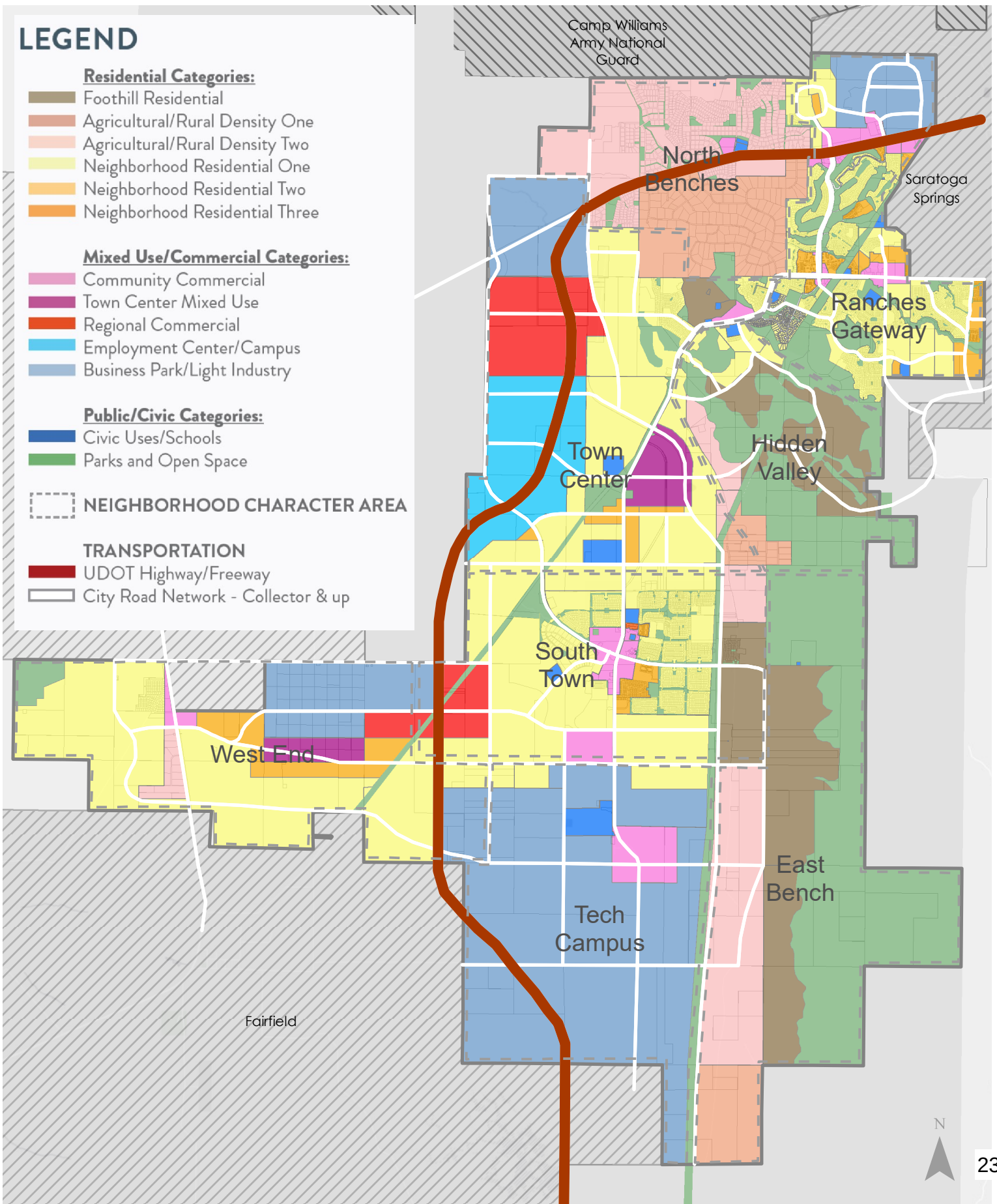
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

- UDOT Highway/Freeway
- City Road Network - Collector & up



FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

 Foothill Residential

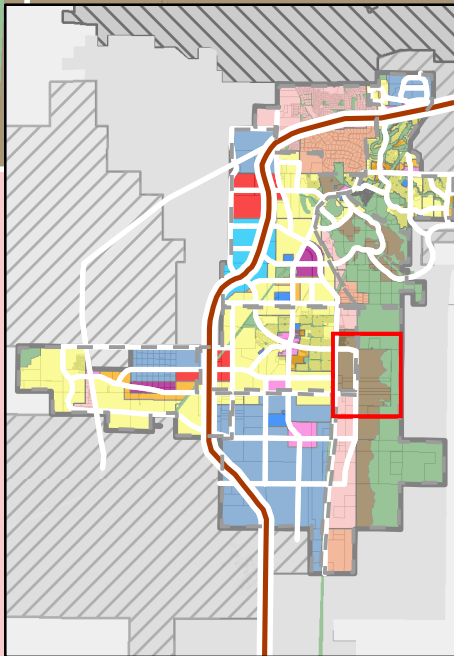
Public/Civic Categories:

 Civic Uses/Schools

 Parks and Open Space

South
Town

East
Bench



FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

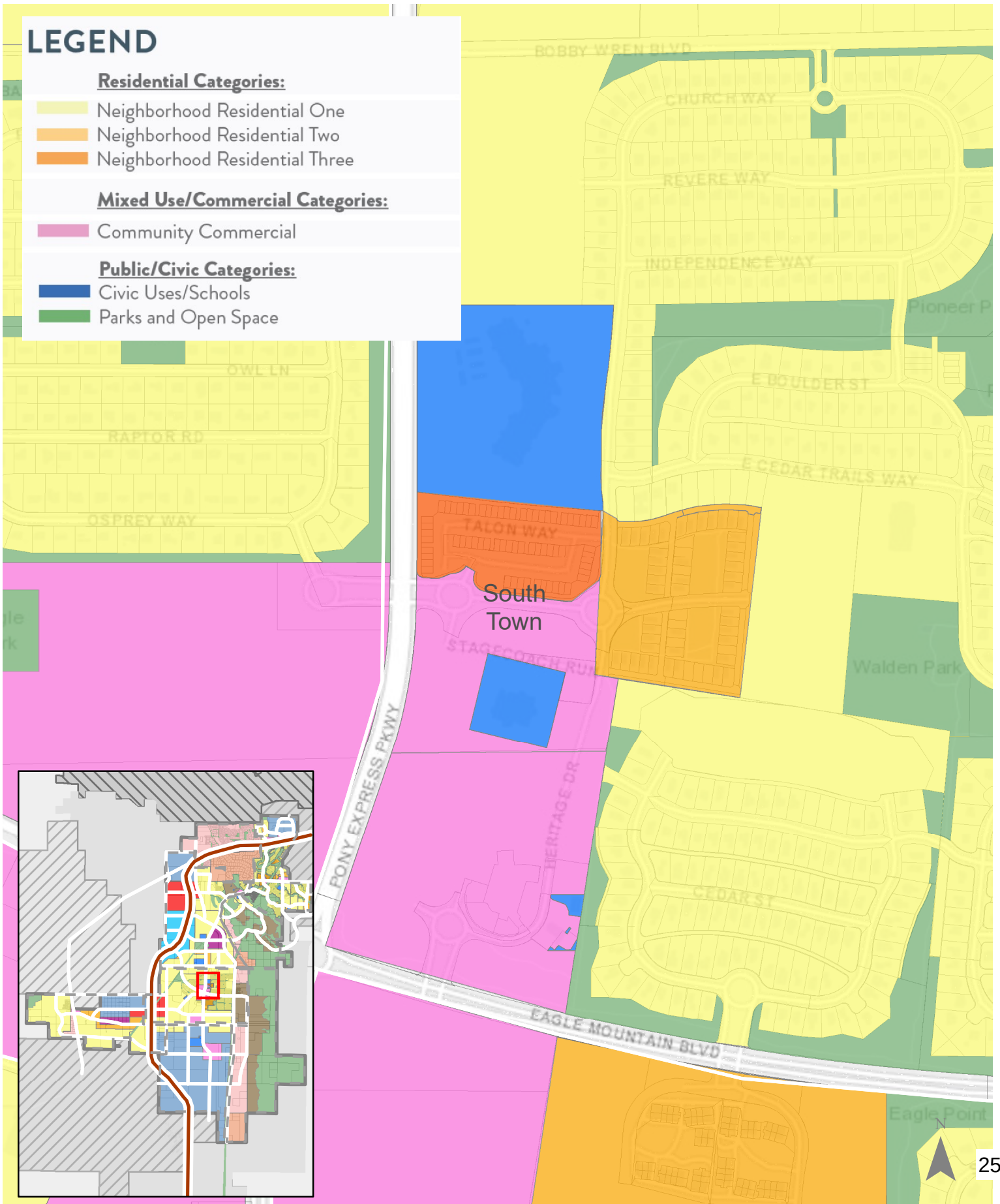
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial

Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space



FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

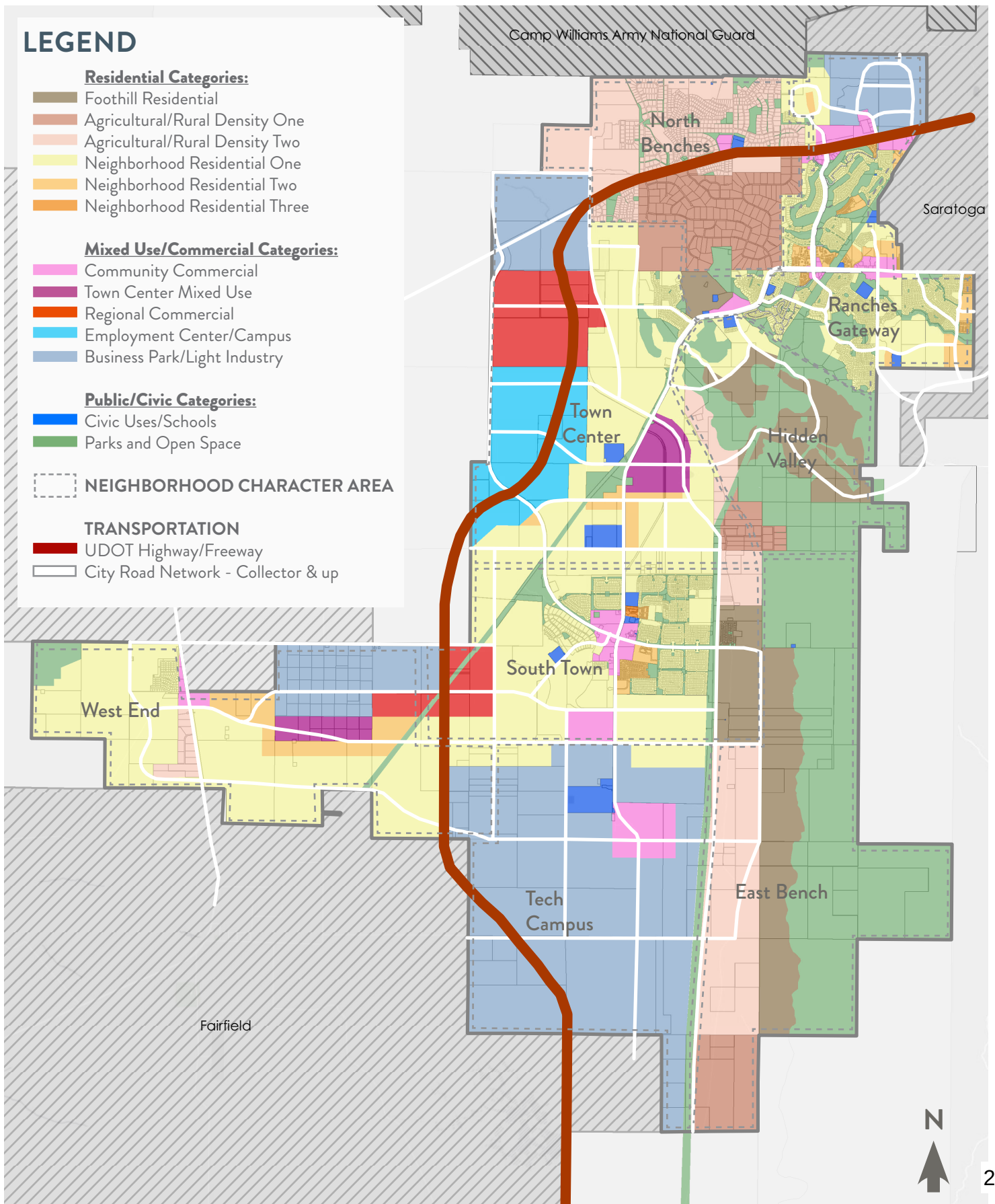
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

- UDOT Highway/Freeway
- City Road Network - Collector & up





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2019**

TITLE:	Gateway Park Phase 4 (Affordable Housing) Concept Plan
ITEM TYPE:	Concept Plan
APPLICANT:	Isaac Patterson, Scot Hazard, Dan Ford

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

The applicant has proposed two different conceptual plans, both contain 442 units.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

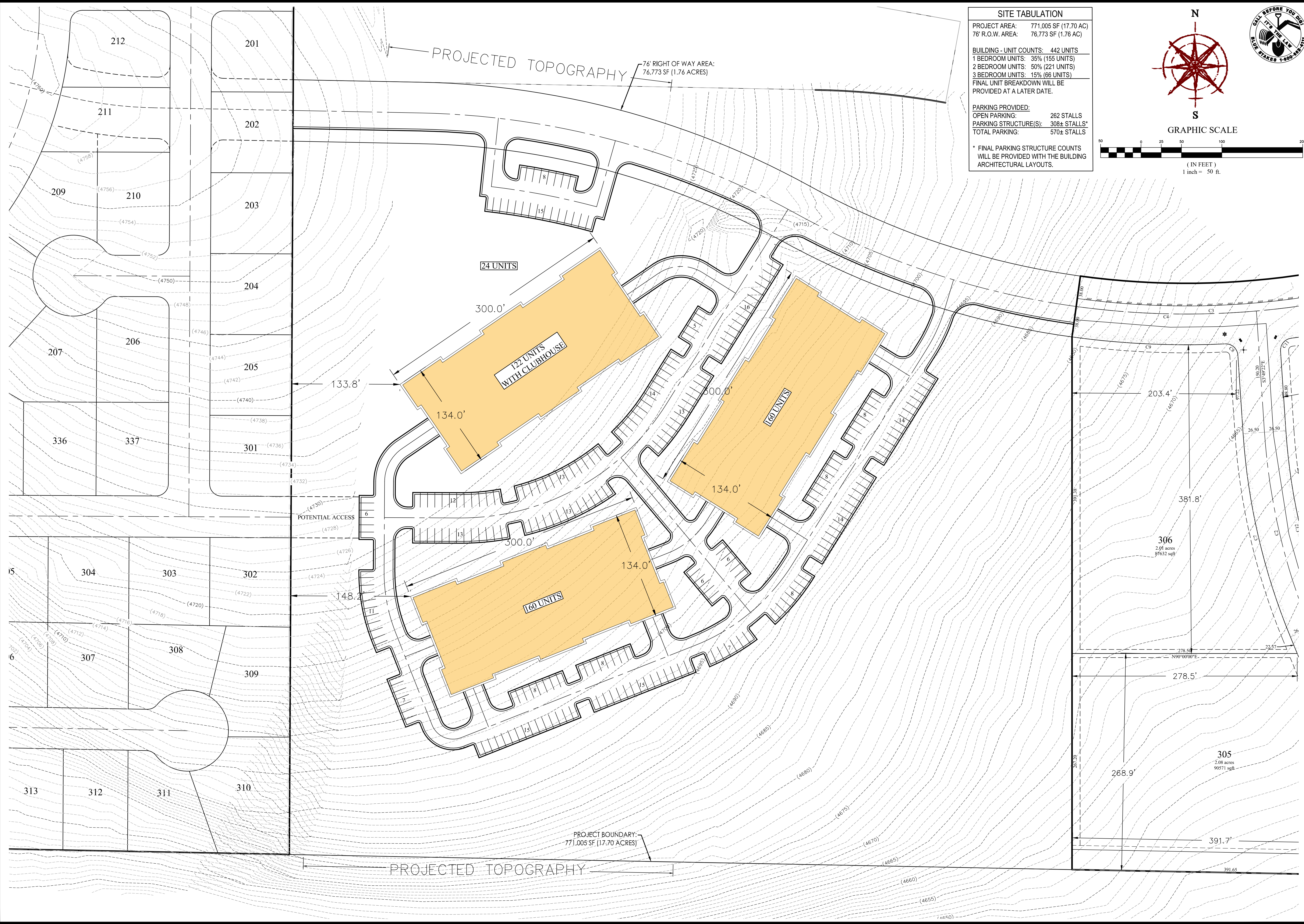
PREPARED BY:

Tayler Jensen, Planning

Attachments:

[18-416 Concept B.pdf](#)

[18-416 Concept C.pdf](#)



FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

GATEWAY PARK PHASE 4

EAGLE MOUNTAIN

CONCEPT PLAN

#	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

CONCEPT PLAN

Scale: 1"=50'
Date: 3/7/19
Sheet: C

Drawn: CJG
Job #: 18-416



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2019**

TITLE:	Sage Park Storage - Concept Plan
ITEM TYPE:	Concept Plan
APPLICANT:	Isaac Patterson

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Tayler Jensen, Planning

Attachments:

[SAGE PARK STORAGE CONCEPT.pdf](#)

[Eagle Mountain_2018 General Plan Future Land Use Map.pdf](#)

RUSH CREEK PROPERTIES, LLC
59:034:0009

STORAGE SHED PARCEL
10.00 AC

RV PARKING

OFFICE

EAGLE MOUNTAIN BLVD

SAGE PARK
FUTURE PHASES

SAGE PARK
FUTURE PHASES

SMITH, STEVEN G
59:034:0131

DEVELOPMENT

SAGE PARK STORAGE

DEVELOPER

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119



0 30 60 120 180
SCALE: 1"= 60'



CIVIL ENGINEERING
11038 N. Highland Blvd Suite 400
Highland, UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
CONCEPT	2/25/2019

PROJECT

SAGE PARK STORAGE

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
	C1

FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

- UDOT Highway/Freeway
- City Road Network - Collector & up

