

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, OCTOBER 28, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Meeting Minutes
 - A. September 23, 2014
4. Development Items
 - A. Hidden Hollow Phase A Plat 1 Preliminary Plat – Public Hearing, Action Item The project is located south of Pony Express Parkway and to the west and north of Hidden Hollow Elementary School. The original proposal consisted of 54 total lots with a density of 4.10 lots per acre and an average lot size of 8,236 sq. ft. The applicant has redesigned the project since the acquisition of a school site within the original project. The current application is for 34 lots with a density of 3.07 lots per acre and an average lot size of 8,542 sq. ft.
5. Discussion Items
 - A. General Plan Update
 - B. Development Code Amendments
6. Next Scheduled Meeting: November 11
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, SEPTEMBER 23, 2014 AT 6:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

COMMISSION MEMBERS: Present: John Linton, Miriam Allred, Preston Dean, and Matthew Everett.
Excused: Wendy Komoroski

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken Sorenson, City Planner; and Melanie Lahman, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Adam Bradley

1. Pledge of Allegiance

Commissioner Dean led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. August 26, 2014

MOTION:

Preston Dean moved to approve the August 26, 2014 meeting minutes. Miriam Allred seconded the motion. Those voting aye: Preston Dean, Miriam Allred, John Linton and Matthew Everett. The motion passed with a unanimous vote.

4. Development Items

A. White Hills Conditional Use Permit – Public Hearing, Action Item The applicant is proposing to use an existing facility located on his property to maintain, park and operate construction equipment, mainly dump trucks. The current facility has been used in the past for this type of use. The property is located at 2909 Highway 73, Eagle Mountain, UT 84005.

Mike Hadley explained that the proposed site is located within the Pole Canyon annexation area. The site currently has a horse arena and a garage/shop on the property. When the property was in the county and the White Hills subdivision was being built, this facility was used to store construction equipment and the shop was used to maintain the equipment. The facility has been remodeled at different times since White Hills was constructed. The horse arena is the only part of this facility that is currently being used.

The applicant would like to use the garage/arena and shop area to store and maintain construction equipment for a local company that is working in the area. The City's General Plan shows the property as Rural Residential/Agricultural. The surrounding properties of the proposed site are agricultural and are currently used for grazing and farming. The access road off of SR-73 is paved into the White Hills Country Estates subdivision for approximately 1200 ft. The city road then turns

1 into a private drive that provides access to the residence just east of the site. The drive is paved to the
2 driveway of the residence and then turns to gravel/dirt road to the proposed site.
3 Commissioner Dean asked if the City Code allows storing tractors and equipment within the
4 Agricultural Zone. Mr. Hadley explained that it is allowed to as long as the property owner has an
5 approved conditional use permit.
6

7 *Commissioner Linton opened the public hearing at 6:10 p.m.*

8
9 Kendall Saunders, resident, read the attached letter (Exhibit A). His main concerns are that
10 construction vehicles would damage the easement and impact the safety of the children that play in
11 the area. He proposed that the applicant install an alternate access to the property.
12

13 Lee Brown, applicant, said that the perpetual easement allows him to have ingress and egress to the
14 property. He also explained that the dump trucks would be empty when they leaving in the morning
15 and return in the evening. There would not be a continuous stream of traffic. He stated that the horse
16 arena has more traffic than the construction area. He already has to use the easement to haul in hay for
17 the horse arena and to bring in his farm equipment to be stored. The property has been used for the
18 same purpose before and there was no problem at that time. He also explained that he has talked to
19 UDOT. UDOT wants to eliminate as many access roads onto SR-73 as possibly, so the alternate
20 access is not the best solution.
21

22 Commissioner Linton explained that he understands that the easement is Mr. Brown's and that the
23 easement is on Mr. Saunders' property. He asked if Mr. Brown would maintain the easement,
24 making sure that the easement condition be as it is now or better. Mr. Brown said that he is willing to
25 maintain the easement as requested.
26

27 James Crandall, resident, was concerned with the state of the road and the safety of the children that
28 play in the area.
29

30 Mr. Saunders explained that he doesn't want to be left with empty promises that the road will be
31 maintained, and then have to begin a lawsuit because it was not maintained properly. He explained
32 that the road would be very expensive to repair properly. It would be more cost effective to use the
33 alternate route, because a gravel road would be easier to maintain.
34

35 *Commissioner Linton closed the public hearing at 6:43 p.m.*

36
37 Commissioner Linton had no concerns about issuing the conditional use permit for what the applicant
38 proposal. His concern was that the applicant would damage someone else's property just because he
39 has an easement on that property.
40

41 Commissioner Dean was also concerned with the applicant damaging someone else's property, but
42 did not know if the City had any say in the matter. He was also concerned about maintaining the
43 integrity of the Agricultural Zone. Maybe the City could limit the amount of vehicles or equipment
44 being stored on the property. He asked about the property use being grandfathered in. Mr. Mumford
45 explained that since it was a permitted use by County ordinance, the City would have to allow or
46 permit the same use of the property. He is not aware if the County permitted the storage of
47 construction equipment or if it was just allowed.
48

49 Commissioner Linton and Dean felt that the City could issue the conditional use permit because of the

1 compatibility of the land and the previous use of the site.
2

3 **MOTION:** *Preston Dean moved to approve the construction yard/shop conditional use*
4 *permit with the following condition.*

5 *1. The access road is maintained in the current condition or better*
6 *throughout the duration of the conditional use permit.*

7 *John Linton seconded the motion. Those voting aye: Preston Dean, John*
8 *Linton and Matthew Everett. Those voting nay: Miriam Allred. The motion*
9 *passed with a 3 to 1 vote.*
10

11 B. Gateway Park – Public Hearing, Action Item A proposal for a rezone, preliminary plat, and master
12 site plan for the Eagle Mountain Business Park, located northwest of SR-73 and Mt. Airey Drive.
13 The rezone makes adjustments to the Industrial, Commercial, and Commercial Storage zones
14 approved for the property in 2013. The preliminary plat includes one 7-acre storage unit parcel,
15 two commercial/multi-family parcels, nine commercial lots, and a 5.26-acre UDOT preservation
16 parcel for future expansion of SR 73. The master site plan depicts a possible layout of each
17 commercial and storage lot, with the understanding that each lot will require a specific site plan
18 approval in the future.
19

20 Mr. Mumford explained that these properties were rezoned in 2013 from Industrial to Commercial
21 Storage and Commercial in preparation for a storage unit development and commercial
22 warehouse/office development. A preliminary plat was submitted in late 2013 and was tabled by the
23 Planning Commission in January 2014 at the request of the applicant in order to work out the future of
24 SR-73 with UDOT, MAG, and the City.
25

26 Mountainland Association of Governments has now approved money for UDOT to purchase a
27 portion of this property for future right-of-way (ROW) expansion. UDOT is also considering
28 approval of additional funds in October for an additional ROW purchase. The agreed-upon property
29 for ROW expansion is designated on the proposed plans. With the ROW now defined, the applicant is
30 moving forward with plans for development.
31

32 The proposed ROW expansion simply requires the project to move to the north, further into the
33 current Industrial Zone. Due to elevation changes and a reconfiguration to comply with UDOT's
34 frontage road access standards, the zones have changed shape as well.
35

36 The proposed rezone includes the following changes:

- 37 • 2.66 Acres Industrial to Commercial
- 38 • 0.6 Acres Industrial to Commercial Storage
- 39 • 1.08 Acres Commercial to Commercial Storage
- 40 • 0.76 Acres Commercial Storage to Commercial
- 41

42 UDOT is planning to expand SR 73 (aka Cory Wride Memorial Highway) in the next 10 years to
43 become a freeway, similar to the eventual buildout of 2100 North in Lehi, with a freeway in the
44 middle and 2-lane one-way frontage roads along each side.
45

1 Two master site plans were submitted that include buildings, parking, access, etc. These layouts are
2 conceptual, and are intended to provide context for the lot layout and lot sizes. One plan is laid out to
3 comply with the City’s commercial design standards, with buildings in the front and parking in the
4 back. This would be a good layout, except that it is not as conducive to the planned uses, which would
5 be a contractor style building with the small offices at the front and the warehouse with roll-up doors
6 in the back. The other site plan shows the buildings with the parking in the front and warehouse access
7 in the back.

8
9 Since this specific use is different than standard retail or office, there may be a need to consider
10 some alternative parking arrangements. The buildings and lots, for instance, could be redesigned to
11 contain parking on the sides of the buildings rather than the front. This would likely result in two or
12 three larger buildings, rather than five (on lots 102-106). If the Commission approves the master site
13 plan with the parking between the street and the buildings, then it should be clear that the landscaping
14 treatments in this area should be fairly extensive, with shrubs and berms for headlight screening, trees,
15 etc.

16
17 Scot Hazard, applicant, explained that he has shown two site plans. One is in compliance with the City
18 commercial design standards and one is more indicative of this type of use. But at this time they are
19 insignificant because each lot will come with its own site plan when the developer is ready to develop
20 the building. Each plan will require its own layout, parking lot design, and landscape plan that would
21 require approval at that time. He also suggested that the City amend Municipal Code Chapter 17.72
22 Multi-Family and Commercial Design Standards to address office-warehouse uses.

23
24 There was a recent shift in UDOT’s original plan. UDOT originally requested 250 ft. of corridor to be
25 preserved and is now requesting over 270 ft. to be preserved. The project will be shifted to
26 accommodate the change with very few differences.

27
28 *Commissioner Linton opened the public hearing at 7:10 p.m.*

29
30 None

31
32 *Commissioner Linton closed the public hearing at 7:10 p.m.*

33
34 **MOTION:** *Preston Dean moved to recommend approval to the City Council of the*
35 *Gateway Park Rezone application with the project title changed to Gateway*
36 *Park. Matthew Everett seconded the motion. Those voting aye: Preston*
37 *Dean, Miriam Allred, John Linton and Matthew Everett. The motion passed*
38 *with a unanimous vote.*

39
40 **MOTION:** *Preston Dean moved to recommend approval to the City Council of the*
41 *Gateway Park Master Site Plan application with the following conditions:*
42 *1. Individual site plan approvals are required for each lot, including*
43 *Parcel A and Parcel B. Landscaping and architecture will be reviewed*
44 *at that time.*
45 *2. Plans must be titled “Gateway Park,” rather than “Eagle Mountain*
46 *Business Park.”*

1 *Matthew Everett seconded the motion. Those voting aye: Preston Dean,*
2 *Miriam Allred, John Linton and Matthew Everett. The motion passed with a*
3 *unanimous vote.*

4
5 **MOTION:**

6 *Preston Dean moved to recommend approval to the City Council of the*
7 *Gateway Park Preliminary Plat application with the following conditions:*
8 *1. Developer must provide a water model for the project and must comply*
9 *with any requirements as a result of the water model.*
10 *2. Plans must be titled “Gateway Park,” rather than “Eagle Mountain*
11 *Business Park.”*
12 *3. Parcels A and B must be changed to Lot 111 and Lot 112.*
13 *Matthew Everett seconded the motion. Those voting aye: Preston Dean,*
14 *Miriam Allred, John Linton and Matthew Everett. The motion passed with a*
15 *unanimous vote.*

- 16 C. SilverLake 14 & 15 Concept Plan – Discussion The proposed SilverLake 14 &15 concept plan is
17 located within the existing SilverLake development south of Phase 8 and east of Woodhaven
18 Boulevard. The applicant is requesting feedback for the community park configuration, road
19 alignment in conjunction with sewer system, and overall subdivision layout.

20
21 Mr. Mumford explained that the applicant is requesting feedback from the Planning Commission to
22 aid with the road design for these two phases, which will then determine the site layout. Currently, the
23 sewer pipe that is being constructed for Evans Ranch, southern SilverLake, and the Kiowa Valley area
24 needs to cut through this property. The lift station for the aforementioned areas is being taken off line
25 and the developer would like to take advantage of the 15” sewer line that will run through these two
26 phases. Through the concept plan process, the City and developer will eliminate the need to upsize
27 future sewer infrastructure through this area by determining the best place to tie in and connect the
28 future phases to the sewer system.

29
30 The applicant has submitted two different configurations for phases 14 & 15. Both phases are in ‘Area
31 B’ as indicated on the master development plan. Within this area mixed uses are allowed; this
32 includes cluster homes and multi-family units. ‘Area B’ allows a total unit count of 400 and includes
33 other phases of SilverLake. One of the concept plans illustrates a total of 120 multi-family units
34 clustered in one area. The 2013 amended and restated master development agreement for SilverLake
35 requires that multi-family residential be distributed throughout the area, in this case ‘Area B’, and
36 grouped with no more than 65 lots.

37
38 The SilverLake Master Development Agreement requires an 11.35 acre community park to be deeded
39 to the City prior to the recordation of the last subdivision plat in ‘Area B’, in this case SilverLake 15.
40 The park will be accessed through Woodhaven Boulevard and additional dedicated roads through
41 both phases will provide secondary access. The applicant is proposing either 9.5 or 10 acres of
42 improved open space for the community park in each submission. The park is adjacent to Tickville
43 Wash, which will be left as natural open space. The Master Development Agreement states that the
44 11.35 acre community park will be improved; thus, there is a deficiency of improved open space for
45 the required community park on both concept plans.

1 Commissioner Linton suggested that trading acres with a higher level of improvement could be a
2 possible solution to the community park. His concern with the development is the density of the
3 project looking like government low income housing and the amount of traffic in the development.
4

5 Commissioner Everett was concerned with the density of the project. He was also concerned with the
6 use the Tickville Wash for any kind of improvement. He said that the Tickville Wash is completely
7 unusable for open space. He explained that his concern is flooding in the area with these heavy rain
8 storms. One example is the flooding in Southern Utah of the Santa Clara River and how it wiped out
9 homes and parks. Those City parks that were wiped out have not been repaired.
10

11 Mr. Mumford explained that the developer is below the approved density.
12

13 Tony Trane, Engineer, explained that the original plan that was approved for this development was
14 about four hundred condos. This current plan is about three hundred town homes and is broken up
15 throughout the development. He said that there are two plans and the first plan's park is away from the
16 Tickville Wash. He also said that at the beginning of the project he was told by the City that he only
17 needed 10 acres for the community park. The City's concern with the first plan is the community park
18 is not visible because you cannot see it from the main road. The developer felt that the park is less
19 visible but is more usable because it's a flat space.
20

21 Commissioners reviewed the two development plans and some old plans giving feedback to the
22 developer. They like the idea of the road buffering the park and the houses facing the community
23 park.
24

- 25
26 D. Dark Sky Ordinance – Public Hearing, Action Item The hearing is for proposed amendments and
27 the addition of a chapter to the City's Development Code concerning outdoor lighting standards
28 (including but not limited to Chapters 15.70, 17.54.050, 17.55.040, 17.72, 17.80, 17.100.060,
29 17.100.070 of the Municipal Code).
30

31 *Commissioner Linton opened the public hearing at 7:57 p.m.*
32

33 None
34

35 *Commissioner Linton closed the public hearing at 7:57 p.m.*
36

37 Commissioner Linton suggested that the lighting for commercial and residential be allowed to be on
38 until 11:00 pm instead of 10:00 pm due to today's lifestyles.
39

40 Commissioner Allred did not agree with the Dark Sky Ordinance and said that she is more concerned
41 with resident safety. She explained that at police reports indicate that lighting discourages theft in
42 residential neighborhoods. She was also concerned with putting more restrictions and regulations on
43 commercial companies. She felt that it would turn new companies away from the Eagle Mountain
44 area. Mr. Mumford explained that other cities in the area are also adopting dark sky ordinances. Mr.
45 Sorenson explained that the Planning Commission could strike the residential lighting from the
46 ordinance.
47

48 **MOTION:** *Preston Dean moved to recommend approval to the City Council of the Dark Sky*
49 *Ordinance with the following conditions:*

- 1 **1. The hours of lighting not be restricted in residential areas.**
2 **2. Commercial property hours be modified to 11:00 pm instead of 10:00 pm.**
3 **Matthew Everett seconded the motion. Those voting aye: Preston Dean,**
4 **John Linton and Matthew Everett. Those voting nay: Miriam Allred.**
5 **The motion passed with a 3 to 1 vote.**

6
7 5. Discussion Items

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9 A. Park Standards

10 None

11
12
13 Next Scheduled Meeting: October 14

14
15 6. Adjournment

16
17 The meeting was adjourned at 8:05 p.m.

18
19 APPROVED BY THE PLANNING COMMISSION ON OCTOBER 28, 2014.

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24 _____
25 Steve Mumford, Planning Director
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Exhibit A

DRAFT



EAGLE MOUNTAIN CITY Planning Commission Staff Report

OCTOBER 28, 2014

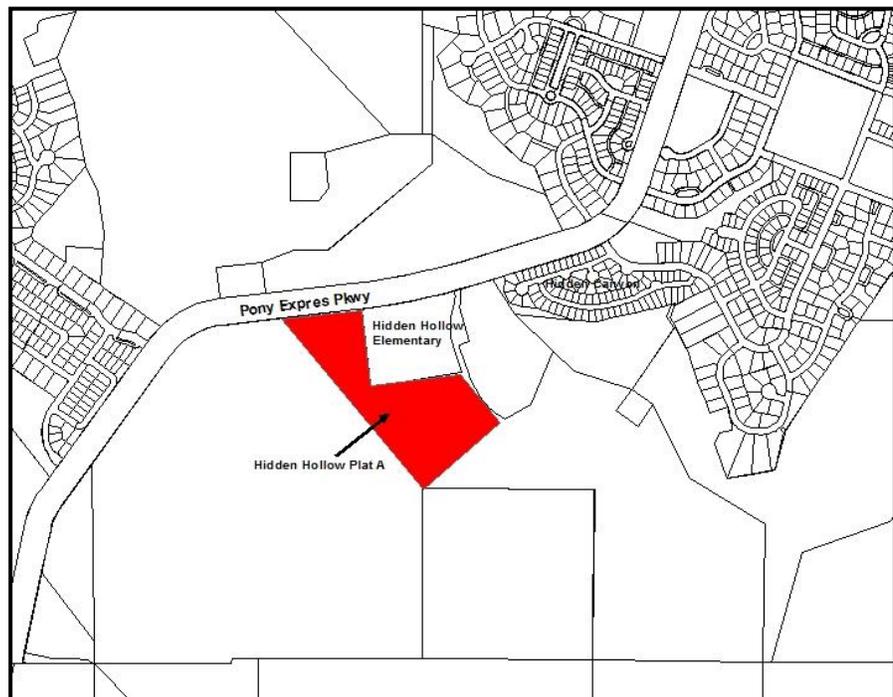
Project: **Hidden Hollow Phase A Plat 1 Preliminary Plat**
Applicant: Ryan Bybee/Cadence Capitol
Request: Preliminary Plat Approval
Type of Action: Recommendation to the City Council

Proposal

In April of 2013 the City Council approved the Hidden Hollow final plat the developer is resubmitting that plat with a new design of the lots due to the terrain within the development. This development was originally called the Cedar Valley Phase A Plat 1. The development agreement for that was approved on

March 20, 2007 by the City Council. The approved plat was never recorded with Utah County. The applicant entered into negotiations with Alpine School District for the property to build the Hidden Hollow elementary school. A new proposal has been submitted with fewer lots due to the school being built. The original proposal consisted of 54 total lots with a density of 4.10 lots per acre and an average lot size of 8,236 sq. ft. The last proposal was for 35 total lots with a density of 2.98 lots per acre and an average lot size of 11,103 sq. ft. This new application proposes 34 lots for a density of 3.07 lots per acre and an average lot size of 8,542 sq. ft.,

The applicant has presented the new design to the Development Review Committee and has addressed the comments/redlines from that meeting.



Park/Landscape Plan

With this new design for the Hidden Hollow subdivision the applicant is required to provide .53 ac of improved open space/park. Since this subdivision plat has no real useable park space available the applicant has proposed to improve the area along Pony Express Pkwy that is along the Hidden Hollow Elementary school. At the time of this report staff is still working with the applicant of an acceptable landscape plan. A final approved landscape plan will need to be submitted before the final plat can be recorded. Staff is also recommending that the improvements along Pony Express Pkwy are installed at the same time as the infrastructure for the subdivision is installed.

Attachments: Proposed Hidden Hollow Plat 1 Final Plat.



EAGLE MOUNTAIN CITY
Planning Commission Staff Report

OCTOBER 28, 2014

Project: General Plan Update Discussion
Applicant: City Staff
Request: Discussion
Type of Action: None

Background

The General Plan Map, also known as the Future Land Use and Transportation Corridors Map, designates the desired future land uses for property throughout the city as well as future transportation corridors. This map is used to guide development and is consulted during a rezone application, master development plan application, and subdivision applications. I think it is safe to say that it is the most important planning map or tool for accomplishing the City's goals.

For this discussion, we would like you to focus on the future land uses. This is a draft map that requires your detailed thought and input. We will be laying the map out on the conference room table and specifically discussing various parcels in the city and their land uses. Please take some time to review the draft map in detail and come prepared to contribute to the discussion. You can review the map on the City website or in Dropbox as well, if you find it helpful.

Please note the following:

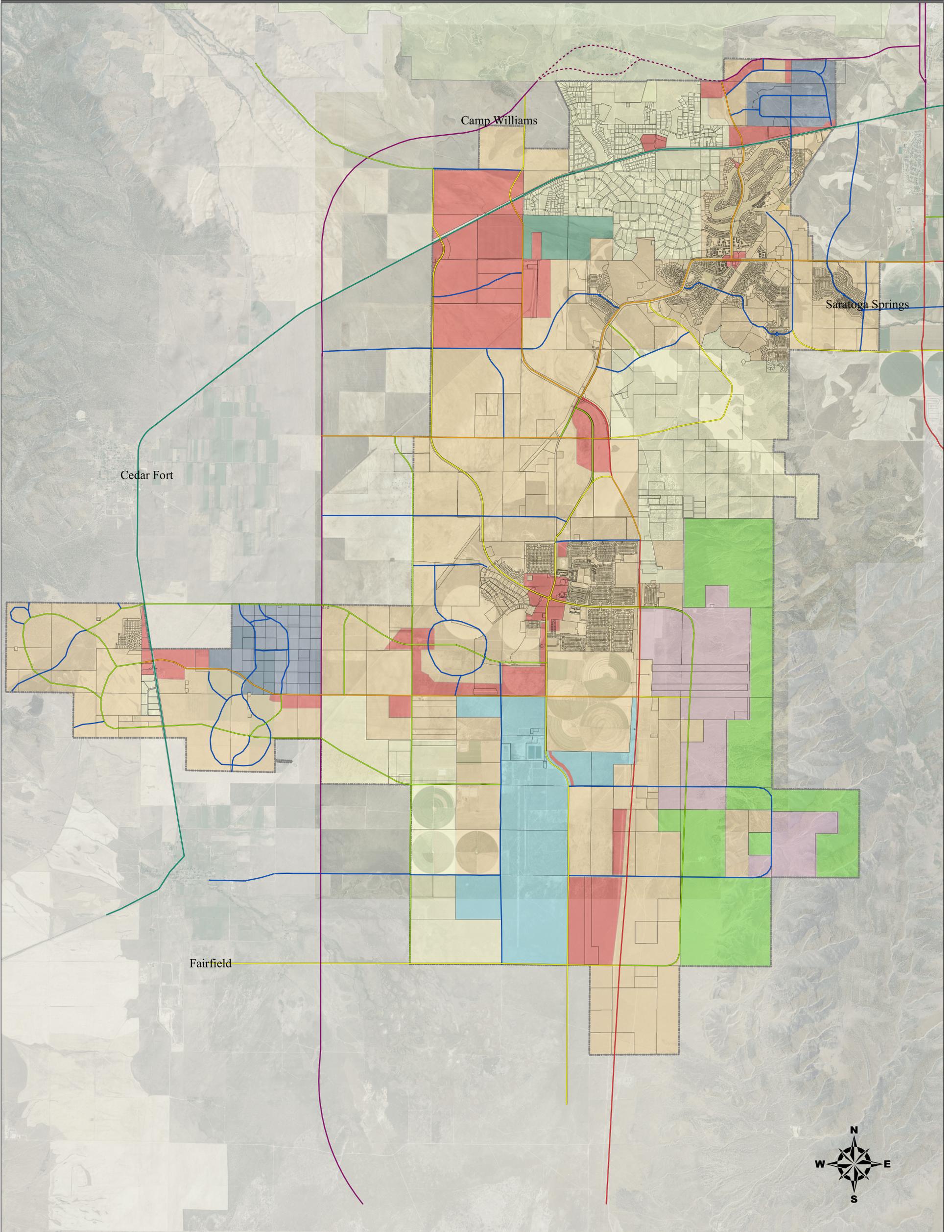
- A new Open Space designation
- A new Parks & Recreation designation
- The Mixed Use Residential was divided into Single-Family Residential and Multi-Family Residential
- A new Civic/Institutional designation (for churches, schools, City buildings, utility facilities)
- A new Business Park designation
- A new Commercial Nodes designation that allows some flexibility, with an underlying residential designation
- A future land use can, and sometimes should, be different than the current use of the property.
- Agriculture is designated for properties that will likely not be developed by the year 2025 or 2030.
- Some areas are currently white (without a designation). This is mainly due to a lack of time. They will be adjusted and given a designation soon.

This plan is the map for either 2025 or 2030. We will be doing some analysis and calculations to determine how this plan accommodates the projected population for those years.

We look forward to the discussion.

Eagle Mountain City-Future Land Use and Transportation Corridors

General Plan Map 2
July 19, 2011



Transportation Corridors

- Freeway
- Highway
- Major Arterial (7 lanes)
- Major Arterial (5 lanes)
- Minor Arterial (5 lanes)
- Major Collector (3 lanes)
- Minor Collector (2 lanes)
- - - Alt Proposed Freeway

Land Use

- | | |
|---|---|
| ■ Agricultural Protected | ■ Industrial |
| ■ Agriculture | ■ Mixed Use Commercial |
| ■ Airport | ■ Mixed Use Residential |
| ■ Commercial /Residential | ■ Rural Residential |
| ■ Commercial Storage | |



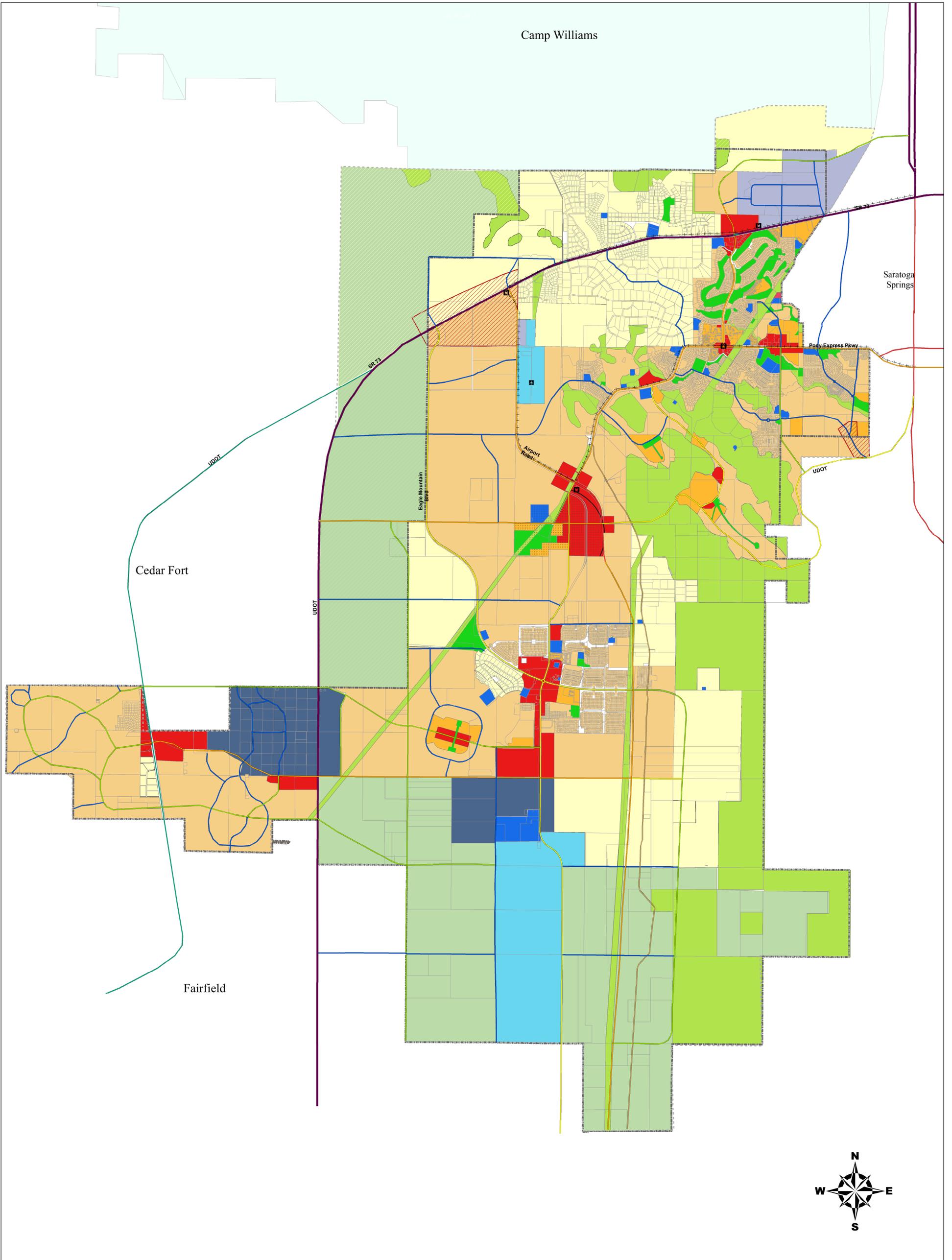
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To all interested parties: Under the terms of a 1997 agreement between Eagle Mountain City and property owners Monte Vista Ranches and Eagle Mountain Properties the undeveloped lands and allowed land uses within the Eagle Mountain Properties Master Development may be changed at any time at the direction of Monte Vista Ranches and Eagle Mountain Properties. Inquiries concerning the Eagle Mountain Properties Master Plan should be directed to the Eagle Mountain Planning Office.

Contact Eagle Mountain City
Planning/GIS Department
801-789-6615
Date Produced: July 19, 2011

DRAFT Eagle Mountain City-Future Land Use and Transportation Corridors



Legend

- | | | | |
|--------------------------|---------------------------|--------------------|---------------------------|
| Freeway | Minor Arterial (5 lanes) | Downtown Plan | Open Space |
| Highway | Major Collector (3 lanes) | Agriculture | Multi-Family Residential |
| Major Arterial (7 lanes) | Minor Collector (2 lanes) | Airport | Mixed Use Commercial |
| Major Arterial (5 lanes) | Lake Mountain Rd | Business Park | Single Family Residential |
| Annexation_Line | Civic/Institutional | Parks/Recreation | Rural Residential |
| City_Limit_Line | Commercial /Residential | Commercial Storage | |
| non_annexed_2 | Industrial | | |
| non_annexed_area | | | |
| Commercial Nodes | | | |

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