

# Eagle Mountain City Planning Commission Minutes 2000

## *Dates of Planning Commission Meetings:*

- January 11, 2000
- January 25, 2000
- February 8, 2000
- February 22, 2000
- March 28, 2000
- April 11, 2000
- April 25, 2000
- May 9, 2000
- June 13, 2000
- June 27, 2000
- July 11, 2000
- July 18, 2000
- July 25, 2000
- August 8, 2000
- September 12, 2000
- September 26, 2000
- October 10, 2000
- October 24, 2000
- November 14, 2000
- November 28, 2000
- December 19, 2000

**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
January 11 2000**

Chairman Pro Tem Carl Jennifer Wright-Thulin called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Doug Gwilliam; Diane Jacob; Maureen Anderton; Jennifer Wright-Thulin; Liisa Nusz & Brigham Morgan. Bill Chipman arrived @ 6:10 P.M.

**Town Staff:**

Town Engineer: Korey Walker  
Town Planners: Ken Leetham  
Shawn Warnke  
Recording Secretary: Fionnuala Kofoed

Others present: John Johnson, American Dream Reality.

**1. Approval of Agenda:**

**MOTION**      *Doug Gwilliam moved to approve the agenda as stated. Liisa Nusz seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**2. Approval of Minutes:**

**December 14, 1999      MOTION**      *Liisa Nusz moved to approve the minutes of December 14, 1999. Doug Gwilliam seconded the motion. Ayes: 5, Nays :0. Motion passed.*

*Brigham Morgan abstained from voting, as he was not present for the meeting December 14, 1999.*

**December 28, 1999      MOTION**      *Maureen Anderton moved to approve the minutes of December 28, 1999, as amended. Diane Jacob seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

*Brigham Morgan abstained from voting, as he was not present for the meeting December 28, 1999.*

Mayor Pro Tem, Jennifer Wright Thulin, turned the meeting over to Chairman Bill Chipman @ 6:10 P.M.

**3. Conditional Use Permit:**

**A. American Dream Reality Sales Trailer, Conditional Use Permit:**

Ken Leetham gave some background information regarding the Conditional Use Permit stating that American Dream Reality had previously leased office space from Eagle Mountain Properties. The

trailer, where they occupied space, was located at 1655 E. Heritage Drive. Eagle Mountain Properties terminated their lease of the trailer in December 1999, the conditional use permit expired and the trailer was removed. Mr. Johnson wanted to keep his business in Eagle Mountain and made application for a conditional use permit, on December 27, for the same location. Mr. Johnson expressed interest in building a permanent facility on the same site in the future.

Mr. Leetham stated that both he and the DRC recommended the Planning Commission deny the conditional use permit application, as they didn't want to set a precedence allowing offsite sales trailers in Eagle Mountain. It was their opinion that off site sales trailers should be prohibited in Eagle Mountain, particularly in the Town Center. Mr. Leetham added that they wanted to make an effort to reduce, or limit the number of trailers in the Town, as they were popping up everywhere; it was his recommendation to keep all sales trailers on site.

Mr. Leetham stated that if the Planning Commission was willing to grant permission for the application, the staff had some recommendations that were listed on the staff report.

Liisa Nusz asked who was responsible for monitoring the use of trailers in the Town. Mr. Leetham replied that the Town Staff was responsible.

Mr. Johnson addressed the Commission and requested that they approve his application. He believed that it was a sales office, not a trailer, and he needed a facility to accommodate his staff. Mr. Johnson added that he did have land that was waiting to be developed, however placing a sales office there would put him back three months or more, as he would have to wait for utility hook ups etc. The site he was seeking approval for had everything he needed to get going and time was of the essence. Mr. Johnson said he was in the process of purchasing the site from Ray Morley and if he got the conditional use permit, he would immediately begin the necessary requirements to build a permanent office building. His intension was to facilitate a mortgage company, a title company and a carpet company showroom. If Mr. Johnson had to wait and build on the site he would also face a three to four month wait to gain approval. It was his opinion that this was an on site sales office especially since he was in the process of purchasing the lot.

Brigham Morgan was concerned that if the building faced the road it would encourage parking on the road. Mr. Morgan was against anymore offsite temporary buildings in the Town. However, if the Planning Commission were to approve the permit he would recommend that the building be placed in a position that it would encourage parking in the parking lot. Mr. Morgan asked Mr. Johnson whether the landscaping would be torn up once the new building was under construction. Mr. Johnson replied that they would minimize the damage to any landscaping. Mr. Morgan also had a concern regarding the large sidewalks.

Liisa Nusz wanted to maintain the front facing building and keep the parking in the rear. Mrs. Nusz believed that in order to encourage growth, the Town needed to be more accommodating to the developers. Mrs. Nusz added that Mr. Johnson had been in the Town for a while and it was time to support him in his efforts and it made sense to place the trailer on a site where utilities were already available.

Bill Chipman asked what the square footage of the building was that Mr. Johnson intended building. Mr. Johnson replied that it would be approximately 4800 square feet. Mr. Chipman advised Mr. Johnson that it would be quicker to build on the site without a trailer there. Mr. Chipman also expressed his concern about parking in the area and added that he didn't like going against the recommendations of the Staff.

Jennifer Wright-Thulin was in agreement that there were too many trailers in the Town. However, Mr. Johnson had been in Town for some time so he should have consideration.

Maureen Anderton felt that the Town should be lenient with Mr. Johnson based and allow the conditional use permit. Mrs. Anderton questioned the request for the removal of the sagebrush in the staff report. Mrs. Anderton recommended that they keep the sagebrush.

Doug Gwilliam said that the parking issue should be the responsibility of the Town and not Mr. Johnson. Mr. Gwilliam agreed that Mr. Johnson needed to be cut some slack as his was one of the first businesses in Eagle Mountain. Mr. Gwilliam brought to light that the proposed site for Eagle Mountain Properties sales

office was way off site out by SR 73. Mr. Gwilliam added that he had spoken to residents in the area regarding the issue of the sales trailer. Although they didn't necessarily like the idea of the trailer, in this case the good outweighed the bad.

**MOTION** *Liisa Nusz moved to approve the Conditional Use Permit for American Dream Reality located at 1655 E. Heritage Drive, subject to the Staff recommendations as follows.*

- 1. That parking is prohibited along Heritage Drive.*
- 2. The applicant provides the usage calculations for all the utilities (i.e.: water and sewer) to determine the demands on the utility system.*
- 3. The conditional use permit approval is valid until June 1<sup>st</sup>, 2000, then return to the Planning Commission for review. If American Dreams receives approval for a building site through the Planning Commission and Town Council prior to that date, the conditional use permit will be cancelled 30 days from that date.*
- 4. That the sales trailer is never vacant for longer than 30 days and that a bond is posted for its removal.*
- 5. That signage allowed for the sales trailer be limited to a wall sign.*
- 6. That the trailer is in compliance with all of the requirements of the Americans with Disabilities Act and applicable building codes.*
- 7. That the landscaping consists of at least six trees.*

*Doug Gwilliam seconded the motion. Ayes: 6, Nays: 1. Motion passed.*

**4. Discussion of Development Items:**

**This item was tabled.**

**5. General Discussion/Questions/Announcements:**

**a. Elect a Chairperson, Co-Chairperson and Assistant Co-Chairperson.**

**MOTION** *Jennifer Wright-Thulin moved to elect Bill Chipman as Chairman of the Planning Commission. Liisa Nusz seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**MOTION** *Liisa Nusz moved to elect Jennifer Wright-Thulin as a Co-Chairman. Maureen Anderton seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**MOTION** *Brigham Morgan moved to elect Diane Jacob as an Assistant Co-Chairperson. Doug Gwilliam seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

Diane Jacob asked whether temporary occupancy permits were still being issued. Ken Leetham said that he would look into the issue and get a monthly report for the Commissioners.

Mrs. Jacobs asked for an update on the reflectors for the island on Eagle Mountain Boulevard. Korey Walker replied that the signs had been ordered and he would follow up on it.

Planning Commission meetings were set for the second Tuesday of the month @ 6:00 P.M. to be held at the Eagle Mountain Community Center.

The Commissioners asked Mr. Walker whether the lights in the parking lot were the same ones as they had approved. Mr. Walker assured the Commissioner that the style of lights was the same as the ones installed. Mr. Chipman requested a summary of the minutes to compare the information.

Mr. Walker stated that if the light at the entrance to Eagle Mountain Boulevard wasn't installed by the following Thursday, the bond would be used to pay a new contractor to install the light and complete the project.

Brigham Morgan was excused from the meeting @ 7:20 P.M.

Liisa Nusz asked about the possibility of getting lights in the Landing. Mrs. Nusz made reference to a recent burglary and said it was a safety issue. Mr. Chipman said it was not the responsibility of the Planning Commission, however he recommended to the Staff to look into a solution of getting street lights into the subdivisions that were not bonded for.

Mrs. Nusz discussed a recent issue concerning similar street names and how it had caused confusion for the local EMS while trying to locate a street address on a medical emergency. Mr. Chipman said it was also a training problem for the EMS and that more consideration should be taken when naming the streets.

**MOTION**      *Bill Chipman moved to adjourn the meeting @ 7:30 P.M.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
                    **Chairman Bill Chipman.**



**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
January 25 2000**

Chairman Bill Chipman called the meeting to order @ 6:10 p.m.

**Roll Call:**

Commissioners present: Diane Jacob; Maureen Anderton; Liisa Nusz. Brigham Morgan & Doug Gwilliam arrived @ 6:05 P.M. Jennifer Wright-Thulin was excused.

**Town Staff:**

Town Engineer:           Korey Walker  
Town Planners:         Ken Leetham  
                              Shawn Warnke  
Recording Secretary:   Fionnuala Kofoed

Others present: Steve Sowby, Bob Lynds & Carl Allred, The Ranches; Mike Wren & James Dahl, MCM Engineering; Nick Berg, Eagle Mountain Properties (EMP); Wayne Patterson, Patterson Construction; Steve Wood, LDS church representative.

**1.    Approval of Agenda:**

**MOTION**       *Diane Jacob moved to approve the agenda as amended, tabling items 4a and 5b until the next Planning Commission meeting. Maureen Anderton seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**2.    Approval of Minutes:**

**January 11, 2000           MOTION**       *Maureen Anderton moved to approve the minutes of January 11, 2000 as amended. Liisa Nusz seconded the motion. Ayes: 6, Nays :0. Motion passed.*

**3.    Preliminary Plat:**

**A.       Eagle Point, Plat J revised preliminary plat:**

Korey Walker gave a summary of the plat stating that Wayne Patterson had already received preliminary approval for Plat J with the previous alignment of alleyways. It was his understanding that Mr. Patterson wanted to present some alternatives, other than what had been approved, to the Planning Commission. Mr. Patterson stated that he had increased the size of the lots while reducing the number of lots by 10.

Brigham Morgan liked the concept of bigger, fewer lots. However, Mr. Morgan didn't like losing the alleyways. Mr. Morgan asked if it would be possible to add a trail to middle of the subdivision to connect to the park. This would avoid excessive parking and other safety issues.

Diane Jacob liked the non-alleyways but wanted more accesses to the park.

Mr. Patterson didn't think the trail would be used.

Bill Chipman wasn't concerned about the alleyways as the requirements were met. He added that he would like to see some trails through the subdivision to the park.

Diane Jacob asked Ken Leetham whether it was a requirement to have trails through the subdivision. Mr. Leetham answered yes. Mrs. Jacob recommended that the trails be added.

Doug Gwilliam commented that the use of non-alleyways was appropriate for larger lots as they moved away from Town Center. He recommended having more accesses to open space to avoid people cutting through yards.

Maureen Anderton liked the new plan as the larger lots added variety. She also liked the idea of the trail through the subdivision.

Liisa Nusz questioned whether the Commissioners were considering the actual size of the lots and if the distance to the park was a real issue. It was her opinion that if Mr. Patterson was willing to put in larger lots then she was willing to forego the addition of trails.

Korey Walker stated that the Ranches added a wider strip on one side of the road to accommodate their trails.

Bill Chipman recommended that the revised plat include 3 additional pathways.

Ken Leetham recommended that the revised plat needed official action from the Planning Commission at a later date. Korey Walker recommended resubmitting the plat for consideration, as a public hearing was necessary.

Maureen Anderton asked what walking distance was around the subdivision to the park. Mr. Patterson responded that it was approximately 1200 feet. With that in mind, Mrs. Anderton said that the distance to the park wasn't an issue for her.

#### **4. Final Plat Approval:**

##### **A. O'Fallon's Bluff (R6 N4 & 5).**

Ken Leetham gave a brief overview of O'Fallon's Bluff stating that the Staff's main concern regarding the plat was the number of lots with slopes in excess of 25%. Mr. Leetham referred to section 8.8 of the Eagle Mountain Development Code, which prohibits building on slopes over 25%. It was noted that the issue of slopes was discussed in the preliminary approval and when the final application was submitted a detailed slope analysis was requested. Mr. Leetham referred to a map detailing the slopes in excess of 25%. Mr. Leetham added that cutting into hillsides in an excessive manner was not how they wanted Eagle Mountain to develop; it was the goal of the code to preserve the aesthetics as much as possible. There was also a concern regarding the safety of the project.

Bill Chipman stated that when the Planning Commission approved the preliminary approval it was noted by the Commissioners that the elevations would cause a problem.

Korey Walker acknowledged that the preliminary approval was conditional upon a slope analysis being submitted.

Bob Lynds stated that the average slope was under 25%.

Discussion ensued between Commissioners, Staff and Steve Sowby regarding alignments and elevations of the lots.

Korey walker discussed the street cross sections and how they affected the lots. Mr. Walker was concerned that the map didn't show how the driveways would be impacted. An additional concern



was the grading at O'Fallon's Court and how the lots would be accessed.

It was established that the developer had used 12% for a driveway slope and not 8%.

Bill Chipman questioned what constituted a 25% slope and how the driveways would be affected by the roads. Mr. Chipman believed that this information needed to be determined.

Steve Sowby requested that the Commissioners show them some lenience concerning the slopes, as the Development Code was silent on the issue. He added that Provo, Payson and Lindon have a provision in their development codes that defines the average 25%.

Liisa Nusz recommended revising the map and then, at a later time, consider the lots on an individual bases. Based on the information provided, Mrs. Nusz was not in a position to make an approval.

Maureen Anderton agreed with Mrs. Nusz adding that some of the lots were questionable regarding building. Mrs. Anderton recommended that the developers revise the map and indicate how homes could be placed on the lots while maintaining the Development Code.

Doug Gwilliam was concerned with the sloped driveways.

Diane Jacob stated a conflict of interest concerning water rights sold by her husband. Mrs. Jacob believed that the driveway issue needed to be revisited and she was inclined to look at the development on a lot-to-lot bases.

Brigham Morgan was concerned with the development cutting into the natural landscaping and wanted the developer to revise the map showing alternatives to the problems that had been determined.

The Commissioners identified lots 325, 316, 321, 320, 319, 318, 281, 298, 299, 296, 297 as major concerns regarding slopes and driveways and how they would affect other lots. They requested that the developers come back with solutions to the problems. Brigham Morgan added that the drainage from the lots was also a concern and requested that the developers show how it would be handled.

Ken Leetham stated that more clarification and language could be added to the Development Code regarding slopes to avoid problems in the future.

**Motion** *Maureen Anderton moved to table O'Fallon's Bluff until February 15<sup>th</sup>, 2000. Liisa Nusz seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**5. Concept Plan:**

- A. Autumn Ridge, Phase 1-3, revised plat. This item was tabled.**

**6. Miscellaneous Items:**

- A. Amendments to The Ranches Community Design Guidelines.**

Shawn Warnke presented the Amendments to the Ranches Community Design Guideline. He stated that there were two versions and that the Town was working with The Ranches to clarify which version was the adopted, current version. Mr. Warnke added that one of the changes that was proposed was to amend the code to require railings on all porches above 18 inches. Mr. Warnke recommended that the requirement should be 30 inches making it consistent with the building code. Mr. Warnke commented on the proposal of a theme design; while having some benefits for the smaller lots, the Town needed to have approval authority over the theme idea. Any themes that were deviations from the Approved Design Community Guidelines would have

to be approved by the governing body of the Town. Finally, the current design guidelines allow a 2 1/2 foot set back off an alley; the Town was recommending 10 feet to allow for an utility easement.

The Commissioners went through the proposed changes and discussed the proposed items individually with Carl Allred. See the attachment, all proposed changes are shaded.

**MOTION** *Brigham Morgan moved to approve the proposed Design Guideline changes up to item nine of the shaded schedule including the Town Staff recommendation, and that item # 6 be amended to all porches above 30 inches must have a railing. In situations where the Town's code is more stringent, it shall be applied. Doug Gwilliam seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

Item 2 of the DRC recommendations concerning setbacks and alleyways was briefly discussed. Carl Allred stated that he would take the recommended changes of 8' setbacks with utility lines in alleyways and 5' setbacks in alleyways without utilities and discuss them with the developers in the Ranches. There was no action regarding this item.

Carl Allred discussed the proposal of themes as an alternative to the design guidelines in The Ranches. The Ranches believed that with the use of themes they would create a more attractive subdivision while offering solutions to building homes on smaller lots.

Bill Chipman recommended that the Commissioners review the design guidelines and discuss the item at a later date. It was also a concern that because it was a major deviation from the Town's Development Code the theme proposal should be discussed with the Town Staff. No Action was taken.

## **B. Agricultural Protection Zone.**

Ken Leetham recommended that the Planning Commission deny the application. Mr. Leetham based his recommendation on the fact that the application was incomplete. Mr. Leetham said that he had discussed the application with Town Attorney, Jerry Kinghorn, and it was determined that there was lack of information. Mr. Leetham made reference to an ordinance adopted by the Town of Eagle Mountain stating all requirements for the application. Section 2.1.3 and 2.1.4 covering the type of agricultural use, nature and extent of existing or proposed farm improvements was not included. Mr. Leetham believed this was critical information and suggested that a new application be submitted. An additional concern was that there was no potential easement for a collector road as proposed in the Capital Facility Plan; however, the denial was not based on this issue.

Steve Wood stated that the Church of Jesus Christ of Latter Day Saint (LDS) sent a letter advising the Town of the planned use of the property and that there was no plan for future improvements. Crops would be grown to supply the Bishop's Warehouse and they intended to keep the land as is.

Bill Chipman commented that the real issue was the relationship between the Town and the LDS church for the potential right of way. Mr. Chipman also established that if the application was not rejected it would receive automatic approval as the Town only had 120 days to process the application and it was nearing the deadline.

Ken Leetham stated that the reason it took so long to process the application was that the Town didn't have an ordinance established and the Agricultural Advisory Board didn't meet in December. This delayed the course of action.

Brigham Morgan discussed the need for agricultural protection and had a hard time turning the application down.

Diane Jacob wanted to approve the application based on an alternate route discussed by Korey

Walker. That alternative would not go through the property. However, Mrs. Jacob was unsure how to proceed based on the attorney's recommendation.

Doug Gwilliam wanted to approve the application but wanted more information regarding why the application was incomplete. Maureen Anderton was in agreement.

Liisa Nusz wanted to approve the application, however, she felt that there wasn't enough information.

Bill Chipman asked Mr. Wood if he had a copy of the letter. He did not.

Ken Leetham advised the Commissioners that if they approved the application it would limit the Town's ability to condemn the future right of way in a hostile condemnation. However, it doesn't prevent the Town from approaching the property owner in an effort to negotiate the purchase of the right of way.

Steve Wood stated that the church could pull land out of the agricultural code as needed.

**MOTION**        *Liisa Nusz moved to reject the Agricultural Protection Application for the LDS Church parcel. Diane Jacob seconded the motion. Ayes: 2, Nays: 4. Motion failed.*

**Discussion ensued.**

**MOTION**        *Diane Jacob moved to approve the Agricultural Protection Application for the LDS Church parcel subject to the submittal of a letter from the Church fulfilling sections 2.1.3 and 2.1.4 of Ordinance 99-21. Maureen Anderton seconded the motion. Ayes: 4, Nays: 2. Motion passed.*

**7.     Planning Commission Training:**

**MOTION**        *Bill Chipman moved to cancel the training session. Liisa Nusz seconded the motion. Ayes: 5, Nays: 1. Motion passed.*

**8.     General Discussion/Questions/Announcements:**

Bill Chipman requested reviewing the agenda prior to the meeting in the future.

Korey Walker reviewed the minutes regarding the Commissioner's decision on their choice of streetlights. It was his opinion that the lights installed were the ones that were chosen by the Commissioners. Mr. Walker added that the motion in the minutes did not indicate the use of a 35-watt bulb and a half shield on the light. Mr. Walker stated that if he had made an error it could be corrected. Bill Chipman asked the Commissioners if they had a problem keeping the lights that had been installed once the bulb were changed and the shields added. The Commissioners were satisfied.

Mr. Walker discussed the light at the Eagle and said that he was looking into getting a brighter bulb. Brigham Morgan suggested adding a third light on the second tier to make it brighter.

Mr. Walker stated that it had been decided to wait until spring to put a welcome sign out by the Eagle.

Mr. Walker said that Eagle Mountain Properties was moving along with their negotiations on the reduction of Impact Fees. Mr. Chipman made it very clear that the Planning Commission would not entertain any approvals without recommendation from the Public Works Board.

Ken Leetham commented that he had been working with The Ranches and EMP on a signage plan. Three signs were submitted to be placed on SR 73. One sign would be placed at the monument on Eagle Mountain Boulevard, the second at Ranches Parkway and the third on the eastern boundaries of the Town.

Some of the wording on the signs needed revising. All signs would need the approval of the Planning Commission, which Mr. Leetham was recommending.

**MOTION**      *Doug Gwilliam moved to adjourn the meeting @ 9:00 P.M.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
                    **Chairman Bill Chipman.**



**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
February 8, 2000**

Chairman Bill Chipman called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Maureen Anderton; Liisa Nusz; Brigham Morgan; Doug Gwilliam. Jennifer Wright-Thulin and Diane Jacob were excused.

**Town Staff:**

Town Planner: Ken Leetham  
Recording Secretary: Fionnuala Kofoed

Others present: Bob Lynds, Scott Kirkland & Carl Allred, The Ranches; James Dahl, MCM Engineering; Russ Rossander, Eagle Mountain Properties (EMP); Josh Elledge, resident.

**1. Approval of Agenda:**

**MOTION** *Maureen Anderton moved to approve the agenda. Liisa Nusz seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**2. Approval of Minutes:**

**January 25, 2000**      **MOTION** *Brigham Morgan moved to approve the minutes of January 25, 2000 as amended. Liisa Nusz seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**3. Final Plat Approval:**

**A. Autumn Ridge, Phase 4:**

**MOTION** *Liisa Nusz moved to table Autumn Ridge, Phase 4 Final Plat Approval until the next meeting. Brigham Morgan seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**4. Plat Amendment:**

**A. Castle Rock, Plat A (R 1 N11).**

Ken Leetham briefly discussed the revised edition of the plat stating that two of the lots had been deleted. Mr. Leetham said that it was a simple change, however, the plat needed to be submitted to the Planning Commission for their approval. Mr. Lynds said that a privacy fence would be installed along Golden Eagle Circle.

**MOTION** *Doug Gwilliam moved to approve Castle Rock, Plat A (R1 N11) subject to Town Staff Recommendations and that lots 26 & 27 will only have access from Castle Cary Circle. Liisa Nusz seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**5. Concept Plan:**

**A. Autumn Ridge, Phase 1-3.**

James Dahl presented Autumn Ridge, Phase 1-3. The elimination of a second retention pond was discussed. The Commissioners were in favor of this revision.

Bill Chipman was concerned with the planning of the parks and didn't want to see them fractionalized. Mr. Chipman believed that if the project was gaining four lots, then the trade off should be a completed park. Mr. Chipman stated that all bonding should be obtained for a complete park with Phase 1. The relocation of a neighborhood park was discussed; the Commissioners approved the new site.

Brigham Morgan commented that he liked the layout of the lots; nevertheless, he wasn't in favor of subdivisions without alleyways as it deviated from the original plan of the Town. Mr. Chipman advised that the issues should be discussed with the Town Council.

Doug Gwilliam suggested that trails be added somewhere among lots 1 & 22 to provide access between lots adjacent to Eagle Mountain Boulevard.

Liisa Nusz and Maureen Anderton thought that this was a better, more attractive design.

**B. Town Center West.**

James Dahl presented the Town Center West Concept Plan to the Commissioners.

Russ Rossander discussed the location of the New C-Store that would be positioned in the northeast corner of the Center.

Ken Leetham discussed the DRC concerns regarding the buffering of the plat from the residential neighborhood in Eagle Park and configuration of the detention pond. Mr. Leetham said that one alternative regarding the road was to shift it down offering a little more space. Mr. Leetham also stated that the parking spaces were ineffectively placed. Mr. Leetham also discussed his concern in relation to the access to the regional park.

Doug Gwilliam was concerned with the buffer between Eagle Mountain Boulevard and Town Center West.

Maureen Anderton recommended shifting the north road south to allow more space for buffering.

Liisa Nusz agreed with Mr. Gwilliam and Mrs. Anderton.

Brigham Morgan stated that, as per the General Plan, all parking should be hidden from public streets. The objective was to maintain a pedestrian friendly Town and adding parking spaces was not conducive to this. Mr. Morgan suggested that the roundabout at Sweetwater Road and Eagle Mountain Boulevard should be increased in size. Mr. Dahl stated that room to accommodate an expansion had been planned for.

Bill Chipman echoed the other Commissioners concerns regarding the buffering.

**C. Industrial Park.**

James Dahl presented the Industrial Park Conceptual Plan.

Bill Chipman questioned the size of the cul-de-sac and believed that the roundabout needed to be

bigger. Mr. Chipman also asked what the open space requirement was for a commercial/industrial development. Another concern was the placement of the intersection; Mr. Chipman believed it was a safety issue.

Maureen Anderton was uncertain about the effectiveness of the intersection.

Doug Gwilliam inquired about the use of the areas on the corners of the intersection.

**6. Discussion Item:**

**A. Neighborhood themes, The Ranches**

Scott Kirkland, The Ranches, discussed the use of themes in The Ranches subdivisions. One of the problems the developers had been confronted with was the interpretation of the guidelines requiring porches and side loaded garages etc. The Ranches believed that this created a mismatched neighborhood and not the continuity they were trying to achieve. It was their opinion that the use of themes, i.e. neighborhoods with or without porches, would give them a more attractive subdivision. Mr. Kirkland also discussed the difficulty of placing side or rear loading garages on the smaller, entry-level homes.

Developer, Vic Devano gave a slide presentation of neighborhoods with theme designs. Mr. Devano believed that a he could build attractive homes using front loading garages and that the use and need of porches was antiquated.

Bill Chipman stated that he liked the concept of themes, however, porches were necessary and that the Town had adopted a code requiring them. The issue had been discussed in the past and was, at this point, non-negotiable. Mr. Chipman suggested submitting a proposal on each Ranch.

Doug Gwilliam was not impressed with the photos submitted showing examples of "good" themes. Mr. Gwilliam referred to a previous meeting where The Ranches had stated that building side loaded garages on smaller lots would not be an issue. Mr. Gwilliam liked the idea of themes but not a subdivision where every home is the same.

Maureen Anderton liked the idea of themes and believed it made more sense.

Liisa Nusz readdresses the issue of building homes on smaller lots. Mrs. Nusz stated that the developers had been warned. Mrs. Nusz was sympathetic to the problem The Ranches was having with mixed match developments and advised them to reconsider selling subdivisions to more than one developer. Mrs. Nusz stated that other development had achieved continuity in their developments without having the homes look the same while staying within the Town Code.

Brigham Morgan was a proponent of porches and side-loaded garages and believed that any deviation from this violated the Town Code. This requirement was established to encourage the use of front yards and porches. Mr. Morgan supported themes, yet, he was not willing to compromise the requirement of porches and side-loaded garages to accommodate the developers. Mr. Morgan added that when the Chimney Rock development was approved there were concerns regarding building on lots 45' wide.

Scott Kirkland stated that it was not the intent of The Ranches to discontinue building porches.

The Commissioners agreed that The Ranches should present the themes on a case-by-case base.

**7. General Discussion:**

Ken Leetham discussed the possibility of obtaining state grants to fund the construction of trails in the Town. Mr. Leetham stated that it was a matching program where the Town would have to match the dollars provided by the state. Three projects were discussed as follows:

1. Trail around Mountain View.



2. Trail and trailheads along Lake Mountain foothills.
3. Trail connecting the south and north service areas.

The Commissioners believed that the construction of the trail connection between the north and south should have priority.

**MOTION**      *Bill Chipman moved to adjourn the meeting @ 8:00 P.M.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
                    **Chairman Bill Chipman.**



**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
February 22, 2000**

Chairman Bill Chipman called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Maureen Anderton; Brigham Morgan; Doug Gwilliam; Diane Jacob. Jennifer Wright-Thulin and Liisa Nusz were excused.

**Town Staff:**

Town Engineer	Korey Walker
Town Planners:	Ken Leetham
	Shawn Warnke
Recording Secretary:	Fionnuala Kofoed

Others present: James Dahl, MCM Engineering; Uka Jenkins, AT&T; Harold Dudley & Allen Swain, Nextel Josh Elledge, resident.

**1. Approval of Agenda:**

**MOTION**      *Doug Gwilliam moved to approve the agenda. Maureen Anderton seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**2. Approval of Minutes:**

<b>February 8, 2000</b>	<b>MOTION</b>	<i>Brigham Morgan moved to approve the minutes of February 8, 2000. Doug Gwilliam seconded the motion. Ayes: 4, Nays :0. Motion passed. Diane Jacob abstained from voting, as she was not present for the February 8, 2000 meeting.</i>
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**3. Public Hearing - AT&T Nextel Cellular Tower, Conditional Use Permit:**

Ken Leetham briefly discussed the Nextel Cellular Tower, Conditional Use Permit and stated that it was the same location that had been previously approved; this request was to make the site permanent. Mr. Leetham noted the five conditions mentioned in the Staff Report and said that their approval was contingent upon those conditions. The Public Works Board approved the use of Utah Power and light until the Town was in a position to supply the site with their own utilities.

Chairman Bill Chipman opened the Public Hearing @ 6:10 P.M.

Harold Dudley, Nextel addressed the Commissioners stating that they intended to co-locate with AT&T. It was expected that the Tower would be installed within six to nine months. Coverage in this area would be excellent once the Tower was installed, however, reception at The Ranches would still encounter problems. Nextel was considering an application at The Ranches for a location on a smaller scale that would improve the reception.

Chairman Chipman closed the Public Hearing @ 6:10 P.M.

Brigham Morgan asked whether the Plot map was also being approved. Mr. Leetham responded that it was.

Doug Gwilliam asked what would be stored at the site and without the use of barbed wire, how easy would it be to access the facility. Mr. Dudley stated that an 8 ft chain link fence would surround the building. If anyone was to climb the fence the building would be secure and the pegs used to climb the tower would be removed for the first few feet for added safety.

Mr. Chipman inquired about bonding for the landscaping. Mr. Leetham responded that it was unknown when the landscaping would be completed, as there was no water at the facility. Mr. Chipman recommended that the bond be posted and that the permit be reviewed annually until water is available and the landscaping is completed.

Brigham Morgan discussed the use of a beacon to alert planes in the area. Mr. Dudley stated that the FAA was very strict concerning the use of beacons and if they recommended that one be installed they would comply. Discussion ensued.

**MOTION**

*Doug Gwilliam moved to approve the Nextel/AT&T cellular Tower Conditional Use Permit subject the Staff's recommendation as follows:*

- 1. That barbwire or razor fences are prohibited as part of any fencing permitted.*
- 2. That the conditional use approval is valid for one year and that the permit be reviewed and approved annually.*
- 3. That the temporary lattice tower that was approved on October 12, 1999 by the Planning Commission be disassembled as required as a condition of approval after the installation of the permanent tower.*
- 4. That the cellular tower be required to connect to the Town's utilities when they become available in that area.*
- 5. That the Town reserves the right to require the site be landscaped at a future date and that a bond be posted for this purpose and that the bond be reviewed annually.*
- 6. That the tower meet all FAA standards.*

*Brigham Morgan seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**4. Final Plat Approval:**

**Autumn Ride, Phase 4**

James Dahl presented Autumn Ridge, Phase 4. The project had undergone several changes since its original presentation.

Ken Leetham believed that this revision contained an improved circulation plan and stated that all the necessary conditions that were required had been met.

Korey Walker addressed the storm drain lines. Mr. Walker stated that they would allow the storm drain lines as engineered in this project but not in the future. Curved storm drain lines presented a problem for adequate drainage. Mr. Walker also discussed the questionable soils, expandable soils were found while testing on the site. Mr. Walker discussed the problems with lots 153 & 154 specifically the temporary roundabout and recommended that building permits would not be issued on the property until the road continues on. Mr. Walker also mentioned the need for the developer to bond for future improvements along Eagle Mountain Boulevard.

Bill Chipman inquired about the park. Mr. Dahl responded that the park would be completed upon 50% occupancy or one year from Plat recordation, whichever came first. Discussion ensued concerning the other bonding for parks in the other phases.

Diane Jacob stated that the design was much improved and the added trails were great. Mrs. Jacobs inquired about the size of the lots and where the garage entries would be located. Mr. Dahl responded that

the average lot size was 8000 sq ft and the garages were mixed entry according to the code.

Doug Gwilliam asked about the land to the north of the development. Mr. Dahl stated that a portion was stated owned land the some was owned by the Smiths.

Brigham Morgan asked whether the CC&Rs were included in the approval. Mr. Chipman responded that they were. Mr. Morgan was concerned about the setbacks. Mr. Leetham stated that they were in compliance. Mr. Morgan asked if the berms were setback far enough that they wouldn't be disturbed when it came time to expand Eagle Mountain Boulevard. Mr. Dahl said that they were.

- MOTION**      *Brigham Morgan moved to approve Autumn Ridge, Phase 4 Final Plat, subject to the DRC recommendations as follows:*
- 1. That the developer bond for the future improvements of widening Eagle Mountain Boulevard.*
  - 2. That no building permits be issued for lots 153 and 154 until the temporary turnaround on Ochre Lane has been eliminated and the roadway is extended to the north into a future development.*
  - 3. That if questionable soils are encountered during construction of the subdivision that construction ceases until a geotechnical report is conducted.*
  - 4. That the storm drain lines be designed to have less curvature where possible.*
  - 5. That it is recognized that there are concerns with the storm drain lines being constructed under the curb and gutter improvements.*
  - 6. That the developers and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.*
  - 7. The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.*
  - 8. That the park is to be bonded for and completed within one year of recordation or 50% occupancy of any Phase in Autumn Ridge.*
- Diane Jacob seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**5. Special Event - National Field Archery's Association, Archery Golf, The Ranches:**

Shawn Warnke addressed the Commissioners and discussed The Ranches intent to host the special archery event. The event was scheduled for May 6 -7,2000 and was in compliance with the recently adopted Ordinance 99-22. A Temporary archery range was proposed with the intent of promoting the sales of homes in Eagle Mountain. Mr. Warnke discussed the DRC's recommendations for the event.

Scott Hazard, The Ranches discussed the schedule of events and added that the archery golf would only include members of the various archery clubs and not the public. The public would have an opportunity to use some donated equipment supervised by trainers after they have completed a tour of the model homes. The event would take place at the entrance to Hidden Valley in an isolated area . It was the intent of the clubs to continue the event over the next few years contingent on approval.

Bill Chipman liked the idea and believed it would bring notoriety to Eagle Mountain.

Brigham Morgan was concerned with the possibility of RV's dumping any waste. Mr. Hazard stated that those issues had been addressed with the association and wouldn't be a concern.

Doug Gwilliam asked if the event was free to the public and would there be temporary power to the site. Mr. Hazard stated that it would be free to the Public, however the site wouldn't have power.

Maureen Anderton and Diane Jacob were in favor of the event.

- MOTION**      *Maureen Anderton moved to approve the Special Event National Field Atcherer's Association, Archery Golf at The Ranches, May 6 & 7, 2000 Event Use Permit subject to all the recommendations of the Town Staff as follows:*

1. *That the temporary range be permitted for May 6 & 7, 2000.*
2. *That the event be maintained within the limits of public safety*
3. *That the temporary lavatories be provided for the special event.*
4. *That the site be returned to its preconditioned state following the event.*
5. *That if the special event creates an increase in the demands for public safety services that those services shall be provided by The Ranches.*
6. *That the archery range is in compliance with safety standards for Utah County Sheriff's Office and the National Field Archerer's Association (NFAA).*
7. *That the applicant provides documentation to the Town Showing the insurance provider (the Town shall be listed as an additional insured), safety standards to be adhered, and permission from the property owner to use their land.*
8. *That a detailed site plan be submitted showing sufficient off street parking for the event.*

*Diane Jacob seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

7. **General Discussion:**

Korey Walker discussed the different proposals for the lighting at the entrance to Eagle Mountain Boulevard and stated that he would be presenting the different solution to the Town Council at the upcoming Town Council Meeting.

**MOTION**      *Bill Chipman moved to adjourn the meeting @ 6:50 P.M.*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman Bill Chipman.







**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
March 28, 2000**

Chairperson Pro Tempore, Jennifer Wright-Thulin called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Jennifer Wright-Thulin; Maureen Anderton; Diane Jacob; Liisa Nusz. Bill Chipman and Doug Gwilliam were excused. Brigham Morgan arrived @ 6:10 p.m.

**Town Staff:**

Town Planners: Ken Leetham  
Shawn Warnke  
Recording Secretary: Fionnuala Kofoed

Others present: Allen Mathias, resident; Mayor, Paul Bond; Ben Naylor, resident; Skip Schoonover & Robert Scott, Aspen Resource Consultants; Nick Berg, Eagle Mountain Properties (EMP); James Patterson, Patterson Construction.

**1. Approval of Agenda:**

**MOTION** *Maureen Anderton moved to approve the agenda. Liisa Nusz seconded the motion. Ayes: 4, Nays: 0. Motion passed. Brigham Morgan was not present.*

**2. Approval of Minutes:**

There were no minutes to approve.

**3. Development Items:**

**A. Amendment to Friday's Station's Covenants, Conditions & Restrictions.**

There was no one present to represent The Ranches. The Town Staff gave their report with regards to The Ranches request commenting that the proposed amendment was to lessen the side set back. Currently, the average lot frontage in Friday's Station is 60 feet; this limit creates problems with regards to accessing the garages. The Planning Commission discussed that at the time of approval the question was raised concerning the frontage. The Ranches believed then that the limited space wouldn't create a challenge; therefore, the frontage was not an issue to the developer. The Commissioners also questioned whether the pending request of The Ranches to amend their design guidelines would alleviate the problem.

The item was tabled, as there was no representation from The Ranches to respond to the Commissioner's questions.

**MOTION** *Liisa Nusz moved to table the Amendments to Friday's Station's Covenants, Conditions & Restrictions until the Ranches can present the request. Diane Jacob seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**B. Request to amend the Development Code, Patterson Construction.**

Town Staff commented on the Patterson Request, they mentioned that there was some confusion concerning the amendment request.

James Patterson addressed the Commissioners and requested that the Development Code be amended with regards to setbacks and garages. Mr. Patterson discussed the problems the developer faced with the current Development Code. One homeowner discussed his dilemma commenting that, because of the setbacks, his front window would view his neighbors' backyard. It was his belief that in order to maintain uniformity and fairness, the setback should be amended. Brigham Morgan recommended that the homeowner request a variance from the Board of Adjustment concerning his home.

Discussion ensued between the Commissioners and Mr. Patterson regarding the recent amendments to the Development Code.

Brigham Morgan stated that Wayne Patterson, Patterson Construction, was present during the meeting when the current amendments to the Development Code were discussed and was aware of the impact they would have. Mr. Morgan was not willing to amend the Development Code. Mr. James Patterson stated that the Town Council was not aware of the consequences.

Maureen Anderton stated that she could see the predicament they were faced with; however, she wasn't sure how to solve the problem.

Liisa Nusz added that there was an option to do zero lot lines. Mrs. Nusz said that she would also like to see more side loading garages in the developments.

Diane Jacob asked Mr. Patterson whether they were seeking the changes on all seven of their plats. Mr. Patterson responded that it was only for those lots that were approved without rear-loaded garages.

The Commissioners recommended that Patterson Construction should present their own set of design guidelines as was done by The Ranches.

**MOTION**      *Brigham Morgan moved to deny the Patterson Construction request to amend the Development Code. Diane Jacob seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

#### **4. General Discussion/Questions/Announcements:**

Liisa Nusz discussed the issue of lighting in subdivisions without streetlights. Mrs. Nusz stated that it was a safety issue and that there had been several burglaries that she believed were a direct result of the inadequate lighting.

Bob Scott, Aspen Resource Consultants, introduced himself and his staff to the Commissioners and stated that their company would be developing some property in Eagle Mountain within the near future.

Nick Berg EMP discussed the American Dream Realty trailer and stated that the site needed some attention. Mr. Berg was concerned that the look of the trailer and the landscaping created a poor image, as it wasn't being maintained as per the conditional use permit. Ken Leetham said that he would look into it.

Mr. Berg briefly discussed the proposal of an SID that would include lighting along Eagle Mountain Boulevard. Mr. Berg gave an update on the progress of the c-store and said that if EMP can negotiate an arrangement with Ray Morley regarding the parking lot, the store should be up and running within two weeks.

Brigham Morgan stated that a letter had been sent to all the developers in Eagle Mountain advising them that their development items wouldn't be added to the agenda if their bills were not current.

Diane Jacob suggested that the Commissioners should have a field trip a least every two months to stay current on the progression of the developments and identify any possible problems.

**MOTION**      *Diane Jacob moved to adjourn the meeting @ 7:25 P.M. Liisa Nusz seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
                    Chairman Bill Chipman.



**MINUTES OF THE PLANNING COMMISSION MEETING**  
**TOWN OF EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**April 11, 2000**

Chairman, Bill Chipman, called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Bill Chipman; Maureen Anderton; Doug Gwilliam; Diane Jacob; Liisa Nusz; Jennifer Wright-Thulin. Brigham Morgan was excused.

**Town Staff:**

Town Planners: Ken Leetham  
Shawn Warnke  
Recording Secretary: Fionnuala Kofoed

Others present: Nick Berg, Eagle Mountain Properties (EMP); Greg Jepson, Orem Utah.

**1. Approval of Agenda:**

Chairman Bill Chipman noted that, as per Town Council policy, some items should not have been placed on the Agenda because the developers were not current on their bills owed to the town. However, Mr. Chipman added that he would proceed with the items but wanted to acknowledge that he was doing so under protest.

**MOTION**      *Jennifer Wright-Thulin to approve the agenda as amended. Diane Jacob seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**2. Approval of Minutes:**

**MOTION**      *Jennifer Wright-Thulin moved to approve the minutes of March 28, 2000 as amended. Liisa Nusz seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**Bill Chipman and Doug Gwilliam were not present for the March 28, 2000 meeting and abstained from voting.**

**3. Final Plat:**

**A. Porter's Crossing, A, B, & C, Final Plat Amendment.**

Shawn Warnke presented Porter's Crossing Final Plat Amendment. The original design included a road that did not belong to The Ranches. The Ranches was unsuccessful in obtaining ownership of the land and therefore requested to amend the final plat by shifting the alignment of Porter's Crossing Parkway on to their own property. As a result, they eliminated nine lots. There was no change in the frontage.

Diane Jacob stated a conflict of interest as her husband sold water rights in the developing area.

Diane Jacob voiced her concern regarding side-loading garages on a 50' lot.

**MOTION**      *Diane Jacob moved to approve the Amendments to Porter's Crossing (R-6 N-4, 5) Plats A, B & C, subject to the Town Staff and Engineer's recommendations. Jennifer Wright-Thulin seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**Staff Recommendations:**

1. That the applicant makes the requested changes and updates to the amended final plats and construction drawings as noted in the Town Engineer's staff report.
2. That the developers and lot owners/builders should sign an agreement acknowledging a potential utility capacity problem.
3. That the Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.
4. That an updated electronic file of the final plats and the utility drawings be provided.
5. That an engineer's estimate be provided showing the reduced quantities.
6. That the development of Three Crossings infrastructure being completed prior to the construction of Porter's Crossing (see general note on Town Engineer's report).
7. That all applicable conditions made in the motion of approval for Porter's Crossing also be required in the approval of the amended plat.

**Engineer's Recommendations:**

1. A warranty deed needs to be recorded for the sewer lift station and sewer line easements.
2. The construction drawings fail to show a required median/island on Parker's Place at Porter's Crossing Parkway and O'Fallon's Way intersection.
3. Development and lot owners/builders should sign an agreement acknowledging a potential utility capacity problem.
4. The Public Works Board recommends all new subdivisions install conduit to each home for future fiber optic installation.
5. Provide updated electronic file of the final plats and the utility drawings need to be provided.
6. An updated engineers estimate needs to be provided showing the reduced quantities.
7. See General Notes (Construction Phasing and Utility Looping).

**4. Planning Commission Action:**

- A. Amendments to Friday's Station's CC&R's.

Shawn Warnke discussed the Amendments to Friday's Station's CC&R's. The Ranches was requesting that they amend the side setbacks from 10' one side, 5' one side or 7 1/2 each side to 5' each side. This subdivision would be located on the golf course and consist of smaller lots.

Bill Chipman asked what the minimum square footage of the houses was. Ken Leetham commented that in the Design Guidelines, the minimum square footage for semi custom homes was 1600 sq ft. Section 3.05 of the CC&R's that The Ranches submitted outlined the minimum square footage as "a minimum footprint not less than 800 square feet". Carl Allred acknowledged the mistake and stated that the CC&R's would be corrected.

Doug Gwilliam inquired regarding the average lot size. Mr. Allred stated that the average lot size was 100' x 60'.

Liisa Nusz and Jennifer Wright-Thulin voiced their concerns regarding the 5' side setbacks. They were concerned that it would be a fire hazard. Diane Jacob commented that she had seen similar golfing communities and that it didn't pose a problem.

Ken Leetham stated that Fire Chief, Eric Taylor and Building Inspector, Kent Partridge, had reviewed the plan and were comfortable with the safety aspects of the development.

Nick Berg, EMP, added that the smaller side setbacks was a new concept in Utah, however, it wasn't uncommon in other golfing communities around the country.

**MOTION** *Liisa Nusz moved to approve the Amendments to Friday's Station CC&R's to show section 3.04 having a 5' side setback on each side of the home. That section 3.05 be amended to remove the minimum square footage and to add semi custom homes square footage as defined in The Ranches Design Guidelines. Doug seconded the motion. Ayes: 5, Nays: 1. Motion passed.*

- B. Amendment to The Ranches Design Guidelines:

Chairman, Bill Chipman recommended that The Ranches do an overall review of their Design Guidelines, then, upon completion make whatever changes they feel necessary rather than amending them little by little.

Shawn Warnke discussed the amendments to The Ranches Design Guidelines. The Ranches was requesting changes to their housing standards for Entry Level, Move-Up, Semi-Custom, Custom and Estate homes. The Ranches also proposed that the Move-Up category would be divided into a First and Second Time Move-Up. The Entry Level square footage would be increased to a minimum footprint of 900 square feet of which 400 may be garage space.

Doug Gwilliam recommended that section 6.4.2.3.2 G. should state that vinyl siding shall be prohibited.

Mr. Chipman recommended that the term "mass" in the DRC summary be substituted.

**MOTION**      *Jennifer Wright-Thulin moved to approve the Amendments to The Ranches Design Guidelines as stated on the attached Guideline changes. The Amendments are to include item 6.4.2.3.2 G. to read, "Vinyl siding shall be prohibited. Waivers to this guideline shall be subject to approval by the DRC". The two items that are to change are the First Time Move-Up category, 6.4.2.3.1 A & G, and 6.4.2.2 A. Entry Level Requirements. Doug Gwilliam seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

C.      Revised Parking Plan for Town Center Convenience Store.

Eagle Mountain Properties submitted a revised Parking Plan for the Town Center Convenience Store. Due to a dispute between Ray Morley, owner of the parking lot, and EMP the parking lot was not available for use. EMP was requesting a site north of the Town offices for customer parking. Discussion ensued between the Commissioners and EMP regarding the revised plan.

Ken Leetham stated that Staff had insufficient time to review the information. This was the first time the plan had been presented. Mr. Leetham commented that the Staff had no recommendations because of the timing. There were details that needed to be addressed, for example bonding and whether landscaping would be required.

Bill Chipman asked how many parking spaces were required. Mr. Leetham responded that 15 spaces were necessary, 26 would be provided. The ADA required one handicapped parking space per 26.

Mr. Chipman wanted to know what surface materials would be used and whether the lot would be bordered. Korey Walker stated that he had discussed with EMP the use of 4" of gravel for the parking area.

Mr. Chipman questioned when the conditional use permit went into effect. Mr. Leetham stated that the file noted that it was January 4, 2000 the date of approval. Mr. Chipman expressed his concerns regarding the approval of a temporary parking lot.

Mr. Chipman asked the Town Staff if the Mayor and Town Council had offered any recommendations. Mr. Leetham replied that the Mayor was concerned that things were moving too quickly. The proposal would go before the Town Council for their approval if the Planning Commission approved the application.

Mr. Chipman was concerned with the expected curb cuts and the safety issue concerning traffic flow on Heritage Drive.

The Commissioners agreed that the parking area needed to be bordered with railroad ties and have enough road base or gravel to withstand heavy mud or rain.

The Commissioners recommended that two handicapped parking spaces and a bike rack be placed on the south end of the C-Store. This would reduce traffic to that area and deter the use of the handicapped spaces by unauthorized vehicles.

EMP requested that part of the parking lot in the west corner be used as a seasonal market. Diane Jacob suggested that EMP return at a later date with a separate proposal. The seasonal market was not included in the packet and therefore should not be discussed.

**MOTION**      *Jennifer Wright-Thulin moved to approve the Revised Parking Plan for the Town Center C-Store with the condition that two handicapped parking spaces and a bike rack be placed at the south end of the C-Store, handicapped parking would be limited to this area. That all parking areas comprise of 4" gravel, bordered by railroad ties. Diane Jacob seconded the motion.*

**Discussion**

Bill Chipman requested that the seasonal market be removed from the attachment.

**MOTION**      *Ayes: 6, Nays: 0. Motion passed.*

**5.      Discussion Items:**

A.      Request by Eleanor Mc Clean to discuss a possible lot split.

The Commissioners requested tabling the discussion, as Mrs. Mc Clean was not present.

Korey walker stated that the Development Code lacked guidance to process this category of a lot split. Diane Jacob recommended that the Staff submit their suggestions regarding the lot split for the Commissioners to review.

B.      Code Amendment for a minimum square footage for residential homes.

Ken Leetham stated that the Staff had received an assignment from the Town Council to investigate the need of a minimum home size ordinance. Bill Chipman recommended that the Staff do a study of the composition of the Town; this would offer the Commissioners a comparison. Mr. Leetham said that a study had already been completed and they would present the Planning Commission with the information at a later date. The Commissioners were in favor of larger homes being built in Eagle Mountain.

**6.      General Discussion/Question/Announcements:**

Doug Gwilliam asked what was holding up the installation of the additional lighting at the entrance to Eagle Mountain Boulevard. Korey Walker said that the contractor had been notified concerning the installation of the lighting, however, he had failed to perform the work. Mr. Walker added that the Staff was looking for another contractor to get the job done.

Mr. Gwilliam inquired whether the broken pipe that waters the trees on Eagle Mountain Boulevard had been repaired. Mr. Walker commented that it had been fixed and should be in operation. Mr. Walker added that the Town had scheduled an employee to begin maintenance of the parks and roundabouts in Eagle Mountain.

Bill Chipman requested a report from the Staff regarding the installation of parks on approved subdivisions. Mr. Chipman also wanted a report concerning the landscaping at the entrance to Eagle Mountain Boulevard. Korey Walker stated that he was working with Russ Rossander, EMP, to get the landscaping completed.

**7.      Adjournment:**

**MOTION**      *Liisa Nusz moved to adjourn the meeting at 7:40 p.m. Diane Jacob seconded the motion. Ayes: 6, Nays: 0. Motion Passed.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Chairman Bill Chipman.







**MINUTES OF THE PLANNING COMMISSION MEETING**  
**TOWN OF EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**April 25, 2000**

Chairman, Bill Chipman, called the meeting to order @ 6:05 p.m.

**Roll Call:**

Commissioners present: Bill Chipman; Doug Gwilliam; Diane Jacob; Brigham Morgan. Liisa Nusz, Jennifer Wright-Thulin and Maureen Anderton were excused.

**Town Staff:**

Town Engineer:           Korey Walker  
Town Planners:         Ken Leetham  
                              Shawn Warnke  
Recording Secretary:   Fionnuala Kofoed

Others present: Nick Berg, Eagle Mountain Properties (EMP); Greg Jepson, Orem Utah; Councilman, Greg Kehl; Eleanor Mc Clean, resident; Trish Austin, resident; Mayor Paul Bond was present for a section of the meeting.

**1.    **Pledge of Allegiance:****

Brigham Morgan led the Pledge of Allegiance.

**2.    **Approval of Agenda:****

Item 6A was discussed first as Mayor Bond requested to address the issue with the Commissioners.

**MOTION       *Doug Gwilliam moved to approve the agenda as amended. Diane Jacob seconded the motion. Ayes: 4, Nays: 0. Motion passed.***

**6.    **Action Item:****

A.     Town Center East Convenience Store Parking.

Bill Chipman requested to hear from the Town Staff. There was no representation from the applicants, however, Mr. Chipman stated that the applicants could address the Commissioners later that evening since the item was being discussed before its scheduled time.

Ken Leetham explained to the Commissioners the reason the C-Store Parking Plan had been returned to them. The C-Store Parking Plan had been discussed at the previous Town Council meeting April, 18 and had been remanded back to the Planning Commission with specific items that they requested be addressed. The following is a list of those items.

1. An overall lighting plan.
2. A plan for the paving of the handicapped parking spaces.
3. A determination as to the material to be used for the walkways (gravel, asphalt, etc.).
4. A proposed bond amount to insure the removal of the material from the temporary parking areas and the restoration of such areas.
5. A grading plan for the north temporary parking lot. It is recommended that this include soils testing to determine the suitability of the soils in this lot. The Town Council left some discretion of the

- requirement of a soils test to the Town Engineer.
6. A plan or proposed method for keeping Heritage Drive clean (keeping gravel and dirt off the road).

The applicants submitted a subsequent plan with construction notes to address some of the concerns the Town Council had.

Korey Walker discussed his recommendations concerning the parking plan.

1. Determination of the extent if delineation material required.
2. Agreement to keep aggregate and gravel off the asphalt.
3. A title report should be provided identifying land ownership of the proposed parking areas.
4. An agreement to allow parking in the proposed areas with the Town.
5. Typical of sidewalk sections describing material and thickness.
6. A bond or agreement should be placed for the maintenance of the second access along Heritage Drive To Trailhead Drive and the parking area.
7. Signs should be installed identifying C-Store parking areas.
8. Direction signs should be installed identifying C-Store entrance locations.

Items 2, 3, 5, 6 were intended to be taken care of in a letter from the developers that had not been received.

Bill Chipman pointed out that the Planning Commission had discussed all item in both Staff and Engineer's report had been discussed at their previous meeting with the exception of item 6 in the Staff report.

Nick Berg and Eric Jones, EMP arrived at the meeting.

Mayor Paul Bond addresses the issue of the parking plan and stated that he believed that things had been rush through. It was his opinion that that too much had fallen through the cracks. Mayor Bond discussed the direction the light on the Town office building was facing, he was concerned that not enough light was directed at the parking lot and wanted it to be addressed. Mayor Bond discussed the importance of having complete packets presented.

Discussion ensued regarding the Staff and Engineer's recommendation and other needed adjustments to the parking plan.

**MOTION**

*Brigham Morgan moved to approve the Revised Parking Plan for the Town Center East C- Store subject to the following:*

1. *The DRC and Town Engineers' recommendations (as noted).*
2. *The plan being amended to include railroad ties bordering the entire north parking lot area.*
3. *The entire handicapped parking area being paved.*
4. *The road improvements for Heritage Drive being extended to the northern boundary of the parking lot as adopted in the "rural street section".*
5. *The lighting of the parking lot being worked out with Town Staff.*
6. *The parking lot surface materials (north parking lot) meeting the satisfaction of the Town Engineer and that the materials can withstand heavy mud and rain.*
7. *The shared parking agreement being provided for mutual parking (for Town and store).*
8. *The placement of a bond for the removal of the south parking lot after the temporary use has expired.*

*Doug Gwilliam seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**3. Approval of Minutes:**

There were several comments in the minutes that needed clarification. Bill Chipman recommended tabling the minutes so they could be reviewed.

**MOTION** *Brigham Morgan moved to table the minutes of March 21, 2000 so they could be reviewed and amended. Doug Gwilliam seconded them motion. Ayes: 4, Nays: 0. Motion passed.*

**4. Conceptual Plan - Lone Tree:**

Ken Leetham stated that the DRC had reviewed the plan. It was a conceptual approval presented to get feedback from the Planning Commission and was not an action item. Mr. Leetham commented that the staff had discussed the park in the north end being a multiple use area. They also discussed the traffic pattern within the development. There were concerns regarding the placement of the parks at the entrance to the subdivision and whether it was the best place for a tot lot. Mr. Leetham added that there would also be a problem with the location of the elementary school as it bordered a main road. Another item of concern was the width of the lots. This would limit the design of the homes being built in the subdivision.

Bill Chipman asked what the requirement was for alleyway. Diane Jacob replied that anything less than 60' required alleyways with rear loading garages.

Mr. Leetham encouraged the developers to add some condominiums or detached homes to avoid problems with the narrow lots. Mr. Chipman requested that with future concept plans they receive a topography map of the location.

Mr. Leetham said that another problem that was arising in alleyways was that several people were exiting at the same point and this needed to be corrected.

Carl Allred, The Ranches commented on the 50' lots vs. the Development Code requirement of alleyways for lots 60' and under. Mr. Allred explained that The Ranches was trying to meet their density and didn't think it would be an issue. Mr. Allred stated that there were developers successfully building side loaded garages on homes that were on 50' lots. Mr. Allred added that it was The Ranches opinion that there wasn't a market for condos or town homes. Mr. Allred believed that the open space requirement needed to be revisited.

Bill Chipman commented that there would come a point when the Planning Commission will say no more to smaller lots. Mr. Chipman said that there were not enough parks and expressed his concern with the parks at the entrance to the subdivision. He was also concerned with the location of the elementary school because the highway would eventually be busy. Mr. Chipman recommended that the main access be altered.

Brigham Morgan discussed the use of roundabouts to slow traffic passing through the neighborhood. Mr. Morgan didn't like the idea of more 50' lots, however, he did like the layout of the development.

The smallest lot was 50' x 100'.

Mr. Chipman asked that the density requirements were. Ken Leetham said he didn't know off hand but he would look into it.

Doug Gwilliam echoed the concerns of the other Commissioners and inquired about the trail within the subdivision.

Diane Jacob stated that it would be helpful to know what subdivisions would be next to this one. Mr. Jacob expressed her concern regarding a route through the subdivision to the elementary school.

Bill Chipman requested an overall visual concept of the area.

**5. Master Signage Plan Amendment:**

Ken Leetham discussed EMP Master Signage Agreement that had been approved by the DRC. EMP was requesting To include three additional directional signs to their Master Signage Plan to be located along SR 73. EMP proposed

the use of the Town logo on the signs.

The Commissioners recommended that "See the stars. Hear the night" should be removed from sign # 3.

Bill Chipman approved the height of the sign because it was off the road on a major highway.

Brigham Morgan was concerned with the height of the sign. He recommended that xeriscape or some other form of landscaping be used in place of the fake bushes at the base of the signs. Mr. Morgan asked if the sign # 3 would replace a monument sign welcoming people to Eagle Mountain. Ken Leetham commented that a monument sign was not in the budget and that at present there were no identification signs.

Doug Gwilliam wasn't concerned with the height of the signs once they didn't block driver's path vision.

Korey Walker stated that the signs needed to be strong enough to withstand the wind. Mr. Walker also recommended that there should be an agreement stated who would be responsible for the upkeep of the signs.

Diane Jacob's only concern was the placement of the signs.

**MOTION** *Doug Gwilliam moved to approve the amendments to EMP Master Signage Plan subject to the following:*

1. *Staff's recommendations.*
2. *That the sign copy for sign #2 be amended to center the Ranches' logo on the sign.*
3. *That sign #1 be presented with a plan to improve the aesthetics of the base of the sign.*

*Diane Jacob seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

*Staff's recommendations:*

1. *That the design, shape, lettering and colors be as those exhibited in the Pony Express Memorial Park signage.*
2. *That all the proposed signs are located outside of the right of way on private property and that written permission allowing the placement of signs on property be provided to the Town.*
3. *That the Ranches grant permission to Eagle Mountain Properties to use their logo on the proposed signs.*
4. *That the Town Council approves the use of the Town's logo on the proposed signs*
5. *That the proposed sign copy be changeable for the sign announcing the dates of Pony Express Days.*
6. *That the advertising text "See the Stars. Hear the night" be deleted on the third sign.*

## 6. Action Item:

B. Minimum Square footage for residential homes.

The Town Council requested that the Planning Commission research a possible amendment to the Development Code regarding minimum square footage of home built in Eagle Mountain. The Staff was also directed to look into more effective compatibility among homes that are built in the same neighborhood.

The Commissioners discussed their views regarding the issue. The following is a list of their comments.

Brigham Morgan:

- 1) *Supportive of 900 square feet as a minimum size for finished floor area.*
- 2) *We should begin to increase our overall home & lot sizes. Would like to see a phasing plan for specific areas.*
- 3) *Supportive of a range of home sizes next to each other – not to exceed 400 square foot difference in home sizes.*
- 4) *We should have a higher minimum lot width.*

Bill Chipman:

- 1) *Supports a higher minimum lot width.*
- 2) *Would like to review the allowable densities & credits in the Town Center, Village Core, other areas with credits and Ranches.*
- 3) *Establish an ordinance that would require minimum lot widths, house sizes for any new area; that is, areas not covered by a master development plan or areas that are annexed into the town.*
- 4) *Wants to review minimum square footage requirements of other towns and cities (this information was provided to the PC at the meeting).*
- 5) *Would like a legal opinion as to what can be legally approved.*
- 6) *Would like to re-review the zero lot line regulations.*

Doug Gwilliam:

- 1) *Wider lots should be established to avoid access problems and house designs that are too similar or not creative.*
- 2) *Same comment as #2 Morgan comment above.*
- 3) *Agrees with other commissioners.*

Diane Jacob:

- 1) *Agrees with other commissioners.*
- 2) *Garage set-backs for front facing garages should be re-visited.*
- 3) *We should establish a minimum driveway length.*
- 4) *Feels that the Town was based upon clustering and that the Town has deviated from that idea.*

**7. General Discussion/Questions/Announcements:**

A. Parks Report.

Shawn Warnke presented a table listing subdivisions that were approved May 4, 1999. The majority of the subdivisions have yet to be recorded and will not be required to make improvements until a year after recordation as required by the Planning Commission. That language that was first used by the Planning Commission stated that, parks were to be completed at 50% occupancy or no later the one-year after recordation. The revised Town Code allows the developer one year after Town Council approval to record their subdivision.

Bill Chipman requested a monthly update regarding the parks and requested that the Town Council be informed. Mr. Chipman asked that the expiration time since approval be added to the report.

B. Discussion of Lot Splits for Mc Clean's Property.

Ken Leetham commented that Eleanor Mc Clean had been in discussions with the DRC regarding the division of her property. The property was originally owned by the Triplets who on May 5, 1999 applied to split their 19.9acre property into a 10 acre and 9.9 acre parcel. The Town Code allows property to be split one time without being subject to the subdivision process. In order to split the lot, Mrs. Mc Clean would be required to provide all of the public improvements necessary for the Town to provide utility service. Mrs. Mc Clean has her own well and septic tank. Power also exists on her property.

Bill Chipman stated that it was a bigger issue than the subdivision process because what was needed was a variance. Mr. Chipman said he didn't know how to handle the situation.

Ken Leetham said that other option would be to rezone the property.

Doug Gwilliam said that his concern was the use of a mobile home. Mrs. Mc Clean stated that the mobile home was temporary.

Diane Jacob stated that the Fitzgerald's had lost their property because of subdividing. Mrs. Jacob said that she wasn't concerned dividing the property into two 5 acre parcels but when could the Town stop UP&L from providing power.

Brigham Morgan stated that it was a resource conflict for the Town.

The Commissioners recommended that the issues be discussed with Jerry Kinghorn, Town Attorney.

**8. Adjournment:**

**MOTION**      *Brigham Morgan moved to adjourn the meeting @ 9:15 p.m. Diane Jacobs seconded the motion. Ayes: 4, Nays:0. Motion passed.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Chairman Bill Chipman.**





**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
May 9, 2000**

Chairman, Bill Chipman, called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Bill Chipman; Doug Gwilliam; Diane Jacob; Liisa Nusz; Jennifer Wright-Thulin. Brigham Morgan arrived at 6:30 p.m.

**Town Staff:**

Town Engineer:           Korey Walker  
Town Planners:         Ken Leetham  
                              Shawn Warnke  
Recording Secretary:   Fionnuala Kofoed

Others present: Nick Berg, Eagle Mountain Properties (EMP); John Jacob, Kelvin Bailey & Rick Long EMC<sup>2</sup>.

**1. Pledge of Allegiance:**

Liisa Nusz led the Pledge of Allegiance.

**2. Approval of Agenda:**

The Agenda was amended tabling item 3B April 25, 2000 minutes.

**MOTION**       *Jennifer Wright-Thulin to approve the agenda as amended. Liisa Nusz seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**3. Approval of Minutes:**

**MOTION**       *Jennifer Wright-Thulin moved to approve the minutes of April 11, 2000 as amended. Ayes: 5, Nays: 0. Motion passed.*

**Bill Chipman wanted it noted that all the items the Town Council had concerns with regarding the Town Center East C-Store parking lot had been discussed at the previous Planning Commission meeting and were noted in the April 11, 2000 minutes. Mr. Chipman stated that the Town Council liaison had failed to communicate the information to the Town Council.**

**4. Public Hearing:**

**A.     Rock Creek Station, Master Plan.**

Chairman Bill Chipman stated a conflict of interest, as he was a partner to the master developer in an unrelated project. Diane Jacob also stated a conflict of interest, as the master developer was her husband. Both commissioners were excused from the meeting and left the room.

Jennifer Wright-Thulin chaired this portion of the meeting.

Ken Leetham commented on the DRC recommendations. Mr. Leetham stated that the DRC recommended that the

Rock Creek Master Development Plan and rezoning to the Town Core Residential only be approved upon completion of several conditions.

**Staff Recommendations:**

1. **The Public Works Board must review the Plan.**
2. **Prior to any final subdivision approval, adequate vehicular access must either: 1) be constructed or, 2) be secured through development approvals and bonding in those instances where access is provided through surrounding developments (Cedar Trail Villages & Eagle Point, Plat G & H).**
3. **Approval of the Plan does not include review or approval of the subdivision layout. The proposed layout must still receive conceptual review by the DRC staff and the Planning Commission. (done that night)**
4. **A detailed fiscal analysis must be provided that indicates the impacts of the project on the Town's capital facilities plan and how the developer will pay into the plan in order to provide the additional utility capacity that will be required.**
5. **All conditions noted on the Town Engineer's report dated May 5, 2000.**
6. **This is not an approval of a 2.6 density per acre; however, it is contingent on the developer meeting the bonus density system requirement in the Town Code.**

The plan consisted of approximately 47.80 acres and 123 single-family homes located east of Cedar Trail Villages and north of Eagle Point, Plats G & H. Mr. Leetham stated that the Master Developer's supporting materials had answered all the questions required by the Development Code.

Korey Walker stated that there were significant issues regarding utilities and it was necessary that the Public Works Board review the development.

Ken Leetham commented that the proposed Master Development Plan would have a considerable impact on all capital facilities and utilities within the Town. This would require an amendment to the Capital Facilities Plan. Mr. Leetham recommended that the Planning Commission do a conceptual review of the development.

The Master Developer proposed 2.6 units/acre as opposed to the Town Core Residential base density of 2 units/acre. In order for the developer to obtain the additional density they would need to meet the criteria of the bonus density system.

Korey Walker addressed the Commissioners regarding the changes that would need to be made to the Capital Facilities Plan upon approval of the development. A discussion between the Town and the developer was necessary to decide how to fund the needed improvements. Mr. Walker added that the developer needed to work with EMP to finalize the location of the East Side north/south corridor. He stated that the Town Council had adopted a street plan that identified a future collector road on the east side of Town along the utility corridor. This alignment would allow Lake Mountain Road to maintain a neighborhood street classification and use. EMP is proposing an SID and was attempting to determine, with the landowners in the area, whether the classification should be changed and have Lake Mountain Road serve as a collector corridor. Mr. Walker recommended that the developer continue conversations with EMP that in the event that the alignment did change the developer would be aware of it.

**Engineer's Recommendations:**

1. **Receive Public Works Board Approval**
2. **Update Capital Facility Plan**
3. **Update Impact Fee Analysis**
4. **Developer agrees to construct or participate in the construction of future required improvements to meet their capacity needs**
5. **Developer work with Eagle Mountain Properties in finalizing the location of the East Side north/south corridor**
6. **Right of ways and/or easements should be provided for the required offsite utilities and roadways.**

John Jacob, Master Developer, addressed the Commission pointing out the size of the lots in the development. The lots ranged from approximately 8,500 to 10,000 square feet. Mr. Jacobs believed that 30% of the lots were 8,500 square feet with 27% open space. Mr. Jacob said that they would probably be involved with the proposed Eagle

Mountain Properties SID and \$3600/acre assessment of ground would be required for improvements, which included all needed off-site improvements. Mr. Jacob stated that he believed it was his responsibility to take care of that requirement.

Liisa Nusz inquired about the access roads. Mr. Jacob said he had discussed obtaining an easement for a road from Mr. Bowles, however, Norm Scow owned the road between Mr. Bowles and Mr. Jacob and an easement needed to be obtained from him.

Brigham Morgan asked why the developer had used a flag lot for part of the project. Mr. Jacob stated that it was connected to the parcel and that part of the other parcel was under a power line.

Mr. Morgan asked how the collection of the smaller road in between the houses and lots on to the main collector road would be handled. Mr. Jacob replied that stop signs would be used for now as they didn't know the status of the main collector road and when it would be constructed.

Jennifer Wright-Thulin asked whether the open space would be landscaped. Mr. Jacob said that the open spaces would remain natural, however, a trail would be built connecting to local areas. Mrs. Thulin inquired about parks. Mr. Jacob stated that they were looking into installing trail system with workout stations.

Doug Gwilliam asked if the garages would be rear or front-loading garages. Mr. Jacob didn't foresee a problem meeting the Town Code requirements; there would be no amendments to the design review.

Liisa Nusz asked what measures would be taken to slow the traffic through the development. Mrs. Nusz was concerned with the safety of children exiting the trails. Mr. Jacob replied that they could alter the design of the trails to be safer. Mr. Nusz recommended that when construction began, trucks should not be allowed to travel through housing developments.

Doug Gwilliam inquired about pressure valves for the development. Mr. Jacob believed that they would be required to have pressure valves.

Jennifer Wright-Thulin inquired about the design guidelines. Mr. Jacob believed that it was a developer's requirement to have design guidelines. Mr. Jacob said that Salisbury homes would possibly be the builder used for the project.

Doug Gwilliam said that whatever was done in the power corridor shouldn't effect any future installation of power lines. Mr. Jacob replied that the only project within the power corridor was the trail system, however the trails would not be under the power lines.

Brigham Morgan asked whether berms and trails would separate the subdivision. Korey Walker stated that the new Development Code didn't have that requirement.

#### **The Public Hearing opened @ 6:50 p.m.**

Nick Berg, EMP, validated that EMP was working on an SID that included John Jacob's property. A notice of intention was being prepared and would be filed with the Town the following week. Mr. Berg anticipated that it would take approximately 60-120 days to process. The SID would facilitate Lake Mountain Road with utilities and service the Rock Creek subdivision. Mr. Berg stated that he had discussed the location of the alignment of the collector road with Mr. Jacob and wanted to maintain Lake Mountain Road as a neighborhood street. Mr. Berg commented on the original Development Code and how he favored that and the traditional style of its neighborhoods. Mr. Berg liked the unique design of Mr. Jacobs development, however, he didn't like the lack of alleyways, as he believed that they added a lot to a community.

#### **The Public Hearing closed @ 7 p.m.**

Doug Gwilliam commented that he would like to see more trees on the main collector road. Mr. Gwilliam also stated that he liked the concept of berms separating the subdivisions.

Jennifer Wright-Thulin agreed. Mrs. Thulin questioned why there were no alleys.

Brigham Morgan commented that the southern portion of the development would be enhanced if alleys were added. Mr. Morgan liked the trails and parks, yet he was concerned that the Town wasn't seeing the decrease in density and larger lot size as the Town expanded. Rick Long stated that in comparison, this development had more acreage per lot (123 on 47 acres).

**MOTION** *Liisa Nusz moved to approve Rock Creek Station Master Development Plan and rezoning of the subject property to Town Core Residential (TCR) subject to the following conditions:*

- 1) The Public Works Board must review the Plan.*
- 2) Prior to any final subdivision approval, adequate vehicular access must either: 1) be constructed, or 2) be secured through development approvals and bonding in those instances where access is provided through surrounding developments (Cedar Trail Villages & Eagle Points, Plats G & H).*
- 3) Approval of the Plan does not include review or approval of the subdivision layout. The proposed layout must still receive conceptual review by the DRC staff and the Planning Commission.*
- 4) A detailed fiscal analysis must be provided that indicates the impacts of the project on the Town's capital facilities plan and how the developer will pay into the plan in order to provide the additional utility capacity that will be required.*
- 5) All conditions noted on the Town Engineer's report dated May 5, 2000.*
- 6) That the Planning Commission is not approving 2.6 dwelling units per acre density for this project. These densities are contingent upon the project meeting the bonus density system requirements in the Town Code.*

*AND, Town Engineer conditions:*

- 1) Receive Public Works Board Approval;*
- 2) Update the Capital Facility Plan;*
- 3) Update Impact Fee Analysis;*
- 4) Developer agrees to construct or participate in the construction of future required improvements to meet their capacity needs;*
- 5) Developer work with Eagle Mountain Properties in finalizing the location of the East Side north/south corridor;*
- 6) Right of ways and/or easements should be provided for the required offsite utilities and roadways.*

*Doug Gwilliam seconded the motion. Ayes: 3, Nays: 0. Motion passed.*

Chairman Bill Chipman chaired the remainder of the meeting.

**5. Neighborhood Compatibility:**

Ken Leetham addressed the Neighborhood Compatibility stating that the Commissioners had previously discussed the item April 25, 2000. Included in the Commissioner's packets were ideas from that meeting that had been commented on. It was Mr. Leetham's opinion that it would be beneficial to identify specific areas of the code that needed to be amended. Mr. Leetham provided a questionnaire attempting to identify code sections or requirements that were currently in use.

Mr. Leetham stated that an additional item that should be discussed was The Ranches Design Guidelines addressing the 1/3, 1/3, 1/3 rule, the minimum 900 square foot home size requirement and porch sizes.

Bill Chipman suggested that the Commissioners go through the questionnaire and discuss each item. The following is a list of the items that were discussed:

**Code Section or Requirement**

- 1. Maximum Building Height: 35'.**
- 2. Front Setback: 15'.**
- 3. Rear Setback: 20'.**

4. **Rear Setback for garages on alleys: 15'.**
5. **Side setbacks: 10'.**
6. **Maximum lot coverage: 50%.**
7. **Provisions for alternative setback options proposed by developers.**
8. **Zero lots line side & rear yard for lots under 8,000 sq. ft. or 70' in lot width.**
9. **60' wide lots (or less) require alley access.**
10. **Developers may propose alternative design guidelines.**
11. **Exterior materials requirement does not apply to homes set back at least 75'.**
12. **Roof pitch of 6:12 is required**
13. **Accessory buildings of similar style , color and material as principal residence.**
14. **Garages shall not face the street unless the garage is set back at least 50' from the front and 20' from the front of the dwelling.**
15. **Porches: 100 sq. ft. minimum; dept: 8' <200 square feet. 6' >200 square feet.**

**For Single Family Residential:**

16. **Minimum lot size: none.**
17. **Minimum lot width: none.**
18. **Minimum home size.**

Mr. Leetham advised the Commission that he would compile the information that was discussed and put it in a report.

**6. General Discussion/Question/Announcements:**

Brigham Morgan discussed the landscaping and light at the Eagle. Korey Walker said that the Town still hadn't got the water rights. An agreement was being negotiated with EMP. Mr. Walker said that there was some confusion regarding the installation of the light. The contractor was working on getting the right box to complete the job.

Diane Jacob requested an updated list of the Commissioners names and numbers.

Jennifer Wright-Thulin discussed the use of two-tone siding by Americraft in The Ranches, also the use of chain linked fencing around their construction sites.

Discussion ensued regarding road repairs and street cleaning. Korey Walker stated that he was waiting for warmer weather to complete the road repairs. Mr. Walker added that he was trying to locate a road sweeper to clean up the streets.

**7. Adjournment:**

**MOTION**      *Liisa Nusz moved to adjourn the meeting at 8:10 p.m. Diane Jacob seconded the motion. Ayes: 5, Nays: 0. Motion Passed.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Chairman Bill Chipman.**





**MINUTES OF THE PLANNING COMMISSION MEETING**  
**TOWN OF EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**May 13, 2000**

Chair Pro Tem Jennifer Wright-Thulin called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Diane Jacob; Liisa Nusz; Jennifer Wright-Thulin & Brigham Morgan. Chairman Bill Chipman and Doug Gwilliam were excused.

**Town Staff:**

Town Engineer: Korey Walker  
Town Planners: Ken Leetham  
Shawn Warnke  
Recording Secretary: Fionnuala Kofoed

Others present: Jerry & Bonnie Jeppson, residents; Zane Powell, resident; Penney Snyder, Williams Communications; Marcie & James Taylor, residents; Bob & Myrtle Fitzgerald, landowners; Corey & Tericia Leavitt, landowners; Susan Vawdry; Robert G. Scott, Consultant; Tim Buschar, Carolyn Dooling, Mark Nemger & Mark Nuszer, Nuszer Kopatz; Lee Dixon, residents; Rob Balter, resident; Dan & Janet Valentine, residents; Jennifer Morgan, resident; Jody Hooley, resident. Nick Berg, Eagle Mountain Properties (EMP); Rick Long EMC<sup>2</sup>.

**1. Pledge of Allegiance:**

Liisa Nusz led the Pledge of Allegiance.

**2. Approval of Agenda:**

**MOTION** *Jennifer Wright-Thulin moved to approve the agenda. Liisa Nusz seconded the motion. Ayes: 3, Nays: 0. Motion passed.*

**3. Approval of Minutes:**

**MOTION** *Liisa Nusz moved to approve the minutes of March 21, 2000 as amended. Ayes: 3, Nays: 0. Motion passed. Diane Jacob abstained from voting, as she was not present for a portion of the previous meeting.*

**MOTION** *Liisa Nusz moved to approve the minutes of April 25, 2000 as amended. Ayes: 3, Nays: 0. Motion passed. Diane Jacob abstained from voting, as she was not present for a portion of the previous meeting.*

**4. Public Hearing 6:10 p.m.**

**A. Rock Creek Station, Master Plan.**

Diane Jacob stated a conflict of interest, as the master developer was her husband. Mrs. Jacob was excused from the meeting and left the room.

The Planning Commission held a public hearing May 9, 2000 and recommended approval to the Town Council on

the proposed Rock Creek Station Master Development Plan. It was brought to the attention of the Planning Department that two property owners had not received proper public notice regarding the public hearing. Town attorney Jerry Kinghorn recommended that the Planning Department re-notice and re-hear all public hearings that did not follow the necessary requirements. Based upon this recommendation the Planning Department re-noticed and rescheduled the public hearing for the Rock Creek Station Master Development Plan.

The applicant submitted a new drawing following the Planning Commission's recommendations of the May 9, 2000 meeting. The Staff and Engineer's recommendations remained unchanged.

**Staff Recommendations:**

1. **The Public Works Board must review the Plan.**
2. **Prior to any final subdivision approval, adequate vehicular access must either: 1) be constructed or, 2) be secured through development approvals and bonding in those instances where access is provided through surrounding developments (Cedar Trail Villages & Eagle Point, Plat G & H).**
3. **Approval of the Plan does not include review or approval of the subdivision layout. The proposed layout must still receive conceptual review by the DRC staff and the Planning Commission.**
4. **A detailed fiscal analysis must be provided that indicates the impacts of the project on the Town's capital facilities plan and how the developer will pay into the plan in order to provide the additional utility capacity that will be required.**
5. **All conditions noted on the Town Engineer's report dated May 5, 2000.**
6. **This is not an approval 2.6 density per acre; however, it is contingent on the developer meeting the bonus density system requirement in the Town Code.**

**Engineer's Recommendations:**

1. **Receive Public Works Board Approval**
2. **Update Capital Facility Plan**
3. **Update Impact Fee Analysis**
4. **Developer agrees to construct or participate in the construction of future required improvements to meet their capacity needs**
5. **Developer work with Eagle Mountain Properties in finalizing the location of the East Side north/south corridor**
6. **Right of ways and/or easements should be provided for the required offsite utilities and roadways.**

**Public Comment 6:50 p.m.**

Jody Hooley, resident, addressed the Planning Commission and discussed her concerns regarding the Rock Creek Station project. Mrs. Hooley purchased 11 ½ acres from John Jacob in 1993. At that time, Mr. Jacob told Mrs. Hooley that the surrounding land would be sold as 5-acre lots to maintain the quiet lifestyle they were pursuing. Mrs. Hooley had attended a number of Planning Commission and Town Council meeting in an effort to protect her property and surrounding areas from the effects of the growth in Eagle Mountain. She stated that the Town Council and Commissioners had assured her that there would be buffering of 1-5 acre lots along Lake Mountain Road. Mrs. Hooley commented on the impact that Mr. Jacob's development would have along Lake Mountain Road. It would be, in her opinion, an infringement upon her rights as an exiting resident. Mrs. Hooley requested that the Planning Commission consider neighborhood compatibility, preservation of agricultural open space and making Eagle Mountain a well-rounded community. Mrs. Hooley believed that keeping the vision of the General Plan should be a priority.

Marci Taylor, resident, commented regarding the Rock Creek development. Mrs. Taylor expressed similar views and thoughts regarding the subdivision. Mrs. Taylor was not apposed to the development of the area; however, she believed that there needed to be a buffer area that included bigger lots. This would provide better neighborhood compatibility. Mrs. Taylor also discussed her concerns for the preservation of wildlife that was mentioned within the Development Code.

Fawna Jepson, property owner, discussed the necessity of maintaining a rural setting for the landowners along Lake Mountain Road. The Jepson family had purchased property in Eagle Mountain to get away from the city atmosphere and they believed that it was their right to have the their seclusion preserved. They were opposed to

having ¼ and 1/3 acre lots built adjacent to their property.

Bob Fitzgerald, Betty Fitzgerald's son, stated that he represented his mother and was aggravated with the developers, as he believed that his mother had not been properly notified or consulted regarding the development. Mr. Fitzgerald commented that there were legal issues that needed to be addressed and any action on the application should be halted until all related issues were rectified.

Dan Valentine, resident, stated that the overall design of the development look, however, it was just in the wrong location. Mr. Valentine was concerned with the overall preservation of Lake Mountain Road and Pony Express Parkway. Mr. Valentine proposed that the Commissioners consider the original residents who lived along Lake Mountain Road and make a delineation that would prohibit the development of smaller lots in that area.

Mrs. Scown, resident, told the Commissioners that she had moved to Eagle Mountain to get away from the city and she was apposed to having the subdivision next to her property.

Rick Long, EMC<sup>2</sup>, addressed the rapid growth in Utah. Although most people were opposed to it growth was necessary for the economy to survive. Mr. long had designed the development under the direction of John Jacob and believed that every effort had been made to adhere to the Town's requirements. Mr. Long added that it was not Mr. Jacob's intent to upset the residents and landowners in the Town; he was interested in making things work.

**Public Comment was closed @ 6:45 p.m.**

Ken Leetham recommended tabling the item until Staff could clarify the landownership issue.

**MOTION**      *Liisa Nusz moved to table the Rock Creek Station Master Development Plan until the following items are researched:*

- 1. Landownership*
- 2. Land use compatibility*
- 3. The Development Code*
- 4. General Plan*

*Doug Gwilliam seconded the motion. Ayes: 3, Nays: 0. Motion passed.*

The Public Hearing was recessed and Staff was directed to re-notify landowners and re-notice the public hearing.

**B. Conditional Use Permit, Williams Communication Fiber Optic regeneration Site.**

**The Public Hearing Opened @ 7:00 p.m.**

On December 17, 1998, Williams Communication received approval for Fiber Optic Regeneration Site located between Lake Mountain Toad and Sweetwater South adjacent to the power line corridor. Williams Communication was interested in increasing their regeneration capacity by adding additional buildings that enclose the fiber optic regenerators.

Upon visiting the site Staff noted the use of barbed wire as part of the perimeter fence. Approval of the site was based on barbed wire not being used as part of the fencing. Ken Leetham stated that it was the only item that was not in compliance.

Penny Synder, Williams Communications, commented that all their sites use barbed wire along with an 8ft fence for security purposes.

Discussion ensued regarding the use of barbed wire. Mr. Leetham suggested that an exception could be made as the Conditional use permits allowed for some flexibility. The site was outside the urban area and in this situation Mr. Leetham was not concerned with the use of barbed wire.

**Staff Recommendations:**

1. That the existing aboveground fuel tank be inspected by the Fire Department as part of the building permit approval.
2. That the conditional use permit be valid for one year and that the permit be reviewed and approved annually.
3. That the Public Works Board and Town Administrator approve the fiber optic regeneration site.

There were no public comments.

**The Public Hearing closed @ 7:15 p.m.**

**MOTION** *Liisa Nusz moved to approve the Williams Fiber Optic regeneration Site, Conditional Use Permit subject to the following Staff recommendations.*

1. *That the existing above ground fuel tank be inspected by the Fire Department as part of the building permit approval.*
2. *That the conditional use permit be valid for one year and that the permit be reviewed and approved annually.*
3. *That the Public Works Board and Town Administrator approve the fiber optic regeneration site.*

*Brigham Morgan seconded the motion. Ayes: 3, Nays: 0. Motion passed.*

**5. Action Items:**

A. Final Plat Willow Springs, Phase 1 (R1 N-2E, 3).

Willow Springs was presented to the Planning Commission November 9, 1999 under the name of Cedar Ridge for conceptual review. The Planning Commission approved the preliminary plat March 21, 2000. The development will consist of 376 multifamily units including duplexes and condominiums. It will also contain two commercial pads. The project will be done in phases Willow Springs being the first, which will be made up of 72 condominium units.

**Staff Recommendations:**

1. That no occupancy for the subdivision is allowed until there is sufficient capacity available in the utility systems; and that the developers and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.
2. That the park and open space improvements be completed within one year of recordation or at 50% occupancy of the project, whichever occurs first.
3. The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.

**Engineer's Recommendations:**

1. Corrections noted for the Final Plat.
  - a) County Book and Page number of the Recorded Ranches Parkway and Pony Express Parkway needs to be shown.
  - b) Tabulations should also include the Total number of Units, the Average Unit Size, the total Average of Parks, and the Total Acreage of Open Space.
2. Corrections noted for Construction Drawings.
  - a) Typical Street Sections needs to show 3' of asphalt, and base material needs to extend a minimum of 1 foot past the back of curb and be minimum of 6 inches thick.
  - b) Show ownership of adjacent properties.
  - c) Slopes of Cross Gutters needs to be labeled.
  - c) ADA ramps need to be added at all locations where sidewalk meets roadways, and at the locations of the trails to be located along Ranches Parkway and Pony Express Parkway.
  - d) Dashed lines should be added to the drainage plans to show locations of the low point flow lines

- located away from curb and gutter in the parking lots.
  - e) Locations of streets signage needs to be shown including traffic control, turn arrows, street name signs, etc.
  - f) Addition of utility stubs out to the Future Commercial Site.
  - g) Water stub outs need to be included to all round-about, islands and other irrigated areas.
  - h) Stationing needs to be labeled on all plan views every 50+00 feet along the street centerline
  - i) Manholes need to be upsized from 4 foot to 5 foot for all storm drain manholes and for sewer system manholes that have pipes larger than 8" or have more than two pipes tied into the manhole.
  - j) Stationing of Plan views must match those shown on the profile drawings.
  - k) Stubs from manholes connecting to the existing utilities have not been shown in many cases.
  - l) Existing utilities need to be included in the profile drawings.
  - m) Stationing needs to be included for storm drain plan and profile drawings.
3. Adjusted Storm Calculations for 10 yr 24 hr Storm.
  4. Additional information is needed for the submitted Storm Drain Plan.
  5. A more detailed traffic analysis should be provided identifying minimum level of service.
  6. The Town should approve timing of park and landscaping improvements at 50% occupancy or within one year of recordation.

Ken Leetham briefly discussed the layout of the project and some concerns with the parking.

Korey Walker stated that there was miscommunication regarding the storm water drains. The design was based on a 10-year 1hour storm; however, the code requires that the storm water drains be designed on a 24-hour storm. Mr. Walker added that the applicant had completed a traffic analysis. Mr. Walker wanted more detail at the two intersections to account for future commercial sites.

Liisa Nusz discussed the occurrence of streets having similar names and the necessity of avoiding confusion in the case of emergencies. Mr. Leetham stated that the Fire Chief saw all the plans at the DRC meetings and would make corrections or recommendations at that time.

Diane Jacob commented that the layout had good land planning and she approved of the relocation of the tot lot.

Brigham Morgan inquired concerning the trail connections that had been discussed at a previous review. Ken Leetham stated that the trails were not apart of this phase. Korey Walker added that when future phases with recreation plans are approved the minutes reflecting all requirements would be included in the staff report.

Discussion ensued regarding traffic and future accesses to the commercial sites. Korey Walker stated that all Development Code requirements concerning traffic and accesses had been met.

**MOTION** *Brigham Morgan moved to approve the Final Plat, Willow Springs, Phase 1 (R1 N-2E, 3) subject to the Staff and Engineer's conditions as follows.*

***Staff Recommendations:***

1. *That no occupancy for the subdivision is allowed until there is sufficient capacity available in the utility systems; and that the developers and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.*
2. *That the park and open space improvements be completed within one your of recordation or at 50% occupancy of the project, whichever occurs first.*
3. *The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.*

***Engineer's Recommendations:***

1. *Corrections noted for the Final Plat.*
  - a) *County Book and Page number of the Recorded Ranches Parkway and Pony Express Parkway needs to be shown.*
  - b) *Tabulations should also include the Total number of Units, the Average Unit Size, the total Average of Parks, and the Total Acreage of Open Space.*
2. *Corrections noted for Construction Drawings.*
  - a) *Typical Street Sections need to show 3' of asphalt, and bade material needs to extend a minimum of 1 foot past the back of curb and be a minimum of 6 inches thick.*
  - b) *Show ownership of adjacent properties.*

- c) *Slopes of Cross Gutters needs to be labeled.*
- d) *ADA ramps need to be added at all locations where sidewalk meets roadways, and at the location of the trails to be located along Ranches Parkway and Pony Express Parkway.*
- e) *Dashed lines should be added to the drainage plans to show locations of the low point flow lines located away from curb and guttering in the parking lots.*
- f) *Locations of street signage needs to be shown including traffic control, turn arrows, street name signs, etc.*
- g) *Addition of utility stub outs to the Future Commercial Site.*
- h) *Water stub outs need to be included to all round-about, islands and other irrigated areas.*
- i) *Stationing needs to be labeled on all plan views every 50 + 00 feet along the street centerline.*
- j) *Manholes need to be upsized from 4' to 5' for all storm drain manholes and for sewer system manholes that have pipes larger than 8" or have more than to pipes tied into the manhole.*
- k) *Stationing of Plan views must match those shown on the profile drawings.*
- l) *Existing utilities need to be included for storm drain plan and profile drawings.*
- 3. *Adjusted storm Calculations for 10yr 24-hour storm.*
- 4. *Additional information is needed for the submitted Storm Drain Plan.*
- 5. *Amore detailed traffic analysis should be provided identifying minimum level of service.*
- 6. *The Town should approve timing of park and landscaping improvements.*
- 7. *That the park and open space improvements be completed within one year of recordation or at 50% occupancy of Phase 1, with the Swimming pool and club house being constructed in Phase 2 and the tot lot and other landscaping improvements still required in phase 1.*
- 8. *A traffic analysis shall be completed and submitted for future commercial areas showing accesses to major roads, etc.*

*Liisa Nusz seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

5. B. Landscaping Plan Amendment, Saddleback Park.

The Ranches submitted a revised landscaping plan for Saddleback Park, which the DRC concluded, was a better plan for maximizing the park area. The tot lot has been off set from the center to the south end of the park, which creates a larger grassed area. Additionally, the proposed landscaping plan includes the placement of trees along the north side of the park creating a buffer between pedestrians and street traffic.

Diane Jacob, Jennifer Wright Thulin and Liisa Nusz liked the changes and didn't have a problem with a 5' path.

Discussion ensued regarding the width of the path through the park. Brigham Morgan favored a wider path to accommodated pedestrian traffic and easier maneuverability through the park.

**MOTION** *Liisa Nusz moved to approve Saddleback Park Landscaping Plan Amendment with the elimination of the exterior sidewalks and a 6' trail through the park and a correction to the type of Cherry tree (flowering cherry vs. fruit-bearing cherry). Brigham Morgan seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

5. C. Conditional Use Permit Extension, Prudential Realty:

Prudential Realty requested an extension for their conditional use permit, as the building they were planning to occupy was not ready until the middle of May. The DRC recommended the approval of the conditional use permit for an additional six months.

**MOTION** *Liisa Nusz moved to approve the Conditional Use Permit Extension for Prudential Realty for six months concurrant with Morco Grocery Store. Diane Jacob seconded the motion. Ayes: 4, nays: 0. Motion passed.*

**6. Concept Plans:**

**A. Sweet Water (R1 N18-19)**

The Ranches submitted Sweetwater Subdivision concept plan, which will be comprised of 43 entry-level and 78 move up-level homes with a minimum 60' lot width. Scott Kirkland stated that the exterior of the homes would be either stucco or brick.

Ken Leetham stated that the DRC had no comments on the revised plan.

Korey Walker commented on the steepness of the top two entrances to the subdivision and questioned their accessibility because of the grade.

**B. Friday's Station.**

All Commissioners were in favor of Friday's Station conceptual plan, which added, and additional 12 lots to the development.

Discussion ensued regarding the necessity of conceptual plan reviews. Ken Leetham commented that the Code might be amended making conceptual reviews optional. Scott Kirkland, The Ranches, discussed the time and money involved in the planning process and expressed his desire to shorten it. He believed that this would increase cash flow easing the financial burden placed on the developers.

**7. General Discussion/ Questions/Announcements:**

Commissioner Liisa Nusz announced her resignation from the Planning Commission.

**Assignments:**

- 1) Town Engineer to come back to Planning Commission with a recommendation regarding parks and open space construction requirement (50% or one year) in the case that there is no water available for the parks and open space improvements.
- 2) Town Staff is to obtain ownership and legal representative information needed to clarify Rock Creek Station Rezoning area & Concept Plan. Statements were made in the meeting that the property owner, Betty Fitzgerald, was being mis-represented by the applicant.
- 3) Re-notify the public when the Rock Creek Station item will be re-heard by the Planning Commission after compliance with #2 assignment above.
- 4) Obtain a revised copy of the Saddleback Park plan on Wednesday (6-14-00) for Town Council meeting agenda packet.
- 5) Study session on the Ranches & EMP Master Development Plans?
- 6) Planning Commission initiated a code change that will make the Planning Commission concept plan optional for the developers.
- 7) Create staff report for Planning Commission on code revisions.
- 8) Staff to propose some locations in the Town for bulletin boards or public notices.
- 9) Parks report for the Planning Commission.
- 10) Schedule a field trip for the Planning Commission to review developments.

**8. Adjourn:**

**MOTION**      *Diane Jacob moved to adjourn the meeting @ 8:53 p.m. Brigham Morgan seconded the motion. Ayes: 4, Nays: 0. Motion passed*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
                    Chairman Bill Chipman.







**MINUTES OF THE PLANNING COMMISSION MEETING**  
**TOWN OF EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**June 27, 2000**

Chairman Bill Chipman called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Bill Chipman; Diane Jacob; Doug Gwilliam & Liisa Nusz. Brigham Morgan was excused. Jennifer Wright-Thulin arrived at 7:10 p.m.

**Town Staff:**

Town Engineer: Korey Walker  
Town Planners: Ken Leetham  
Shawn Warnke  
Recording Secretary: Fionnuala Kofoed

Others present: Jerry & Bonnie Jeppson, land owners; Marcie & James Taylor, residents; Bob & Myrtle Fitzgerald, landowners; Jody Hooley, resident; Nick Berg, Eagle Mountain Properties (EMP); John Jacob, Rock Creek Station; Norm Scown, resident; B Kent Peterson, resident; Glen Sexton, property owner.

**1. Pledge of Allegiance:**

Nick Berg led the Pledge of Allegiance.

**2. Approval of Agenda:**

Items 5 A & B were tabled due to noncompliance with the fee schedule. Item 4, Jacob's Well, was postponed until there was a quorum to vote on the issue. Diane Jacob and Bill Chipman declared a conflict of interest regarding the project and could not be present for the discussion. Jennifer Wright Thulin was expected to arrive later that evening and make up the quorum.

**MOTION**      *Doug Gwilliam moved to approve the agenda as amended. Liisa Nusz seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**3. Approval of Minutes:**

**MOTION**      *Liisa Nusz moved to approve the minutes of May 9, 2000 as amended. Ayes: 4, Nays: 0. Motion passed.*

**5. Master Development:**

**C. Jacob's Well.**

Ken Leetham presented Jacob's Well and discussed the DRC recommendations. (DRC and Engineer's recommendations are noted in the motion.)

Diane Jacob expressed her concern regarding the flag lots and the park issue. Doug Gwilliam had the same concerns.

Bill Chipman believed that the flag lots were a safety issue. He was also concerned that the park was not in the

subdivision, and furthermore, it was tied to the SID. There was no guarantee that the SID would go through.

Liisa Nusz commented on the elevation issue.

Korey Walker addressed his concerns with respect to fire safety.

**MOTION** *Doug Gwilliam moved to approve Jacob's Well subject to the DRC and Town Engineer's recommendations as follows:*

**DRC Recommendations**

1. *That additional storm water inlets be constructed on Jacob's Way.*
2. *That a fire hydrant be moved to provide fire protection for lot #1.*
3. *That the necessary changes be made to the construction plans as specified in the redesign construction review.*
4. *That no building permits are issued until adequate looping of utilities systems is completed.*
5. *That the park area for this subdivision be identified and that a bond be placed for the improvements along with an improvement schedule.*
6. *That construction of this subdivision does not commence until the segment of The Ranches Parkway is completed.*
7. *That no occupancy for the subdivision be allowed until there is sufficient capacity available in the utility systems; and that the developers and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.*
8. *That the park and open space improvements be completed within one year of recordation or at 50% occupancy of the project, whichever occurs first.*
9. *The Public Works Board recommends and the Town Council requires that all new subdivisions install conduit to each lot for future fiber optic installation.*

**Engineer's Recommendations**

1. *See "Redesign Construction Review" for final plat and construction plans comments.*
2. *Addition of storm water inlets on Jacob's Way.*
3. *Subdivision is dependent on a portion of Ranches Parkway that has not received approval for final construction. No construction is permitted until Ranches Parkway is completed.*
4. *No building permits shall be issued until adequate looping of utility systems are completed.*
5. *Public Works Board comments.*
6. *Bond placed for the park and recreation requirements, determination of which park area will serve these lots, and submittal of park improvement schedule.*

**Additional Recommendations:**

1. *Repositioning fire hydrant so it is within range of lot #1. The Fire Chief must review the lot to insure that the Fire Department has adequate access to it.*
  2. *The location of the neighborhood park must be within 1/4 mile of 90% of the residents.*
  3. *Tying off-site utilities together with surrounding developments.*
- Diane Jacob seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**6. Concept Plan:**

**A. Eagle's Gate.**

The Planning Commission reviewed the concept plan for Eagle's gate. One notable revision to the plan was the alley access on smaller lots. It was the Commissioner's opinion that the lots were too small.

Ken Leetham expressed his concern regarding the trails running through the power corridor, also that the park was under the power lines; however, there was nothing in the Town Code that precluded it.

Korey Walker pointed out that there were several improvements that would need to be made at Tickville Wash to prevent erosion. Mr. Walker was concerned that the improvements, yet to be determined, would be costly to the developer.

Diane Jacob thought that the development of a park under power lines was a good utilization of the space. Mrs. Jacob wanted to see more accesses to the trails.

**B. Rush Valley.**

The Planning Commission evaluated the Rush Valley concept plan and determined that the length and curvature of the alleyways was a safety hazard, also that the design of the alleys would create difficulties for the utilities. The issue of small lots was also discussed and the shape of the roundabout at the entrance. The Planning Commission requested the approval of the Fire Department regarding the development. The Town Staff had previously approved a preliminary plat approval for Rush Valley as a multi-family project. The Ranches had changed the project and now proposed a single-family subdivision. The project comprised of primarily alley-loaded lots with some front loaded lots.

**C. Kiowa Valley.**

Ken Leetham addressed the Commissioners concerning Kiowa Valley and discussed the issue of buffering on the south and east side of the subdivision. Mr. Leetham also expressed his concern with the 45' lot widths. The Commissioners believed that the traffic configuration around the park was a safety issue and should be addressed. There was a lack of landscaping and a need for additional trees in the development.

Doug Gwilliam commented on the functionality of the driveways and that it would be difficult to maneuver two vehicles on such a design.

Bill Chipman stated that a minimum lot width needed to be established to reduce the number of narrow lots that were being presented by the developers. Diane Jacob agreed.

**7. General Discussion/Questions/Announcements:**

Bill Chipman requested an update on the development of parks within the Town. Mr. Chipman was concerned that the developers were not fulfilling their requirements with respect to park improvements. The Planning Department agreed that they would provide the Commissioners with a monthly report to keep them updated.

**4A. Master Development/Rock Creek Station:**

Jennifer Wright-Thulin arrived at 7:20 p.m.

Chairman Bill Chipman and Diane Jacob stated a conflict of interest and left the room. Chair pro tempore Jennifer Wright-Thulin directed the Master Development Plan for Rock Creek Station

**The Public Hearing Opened at 7:35 p.m.**

John Jacob addressed the Commissioners regarding his development. Mr. Jacob believed that he had done what was required by the Town and believed that he had presented a project that would work for everyone.

Bob Fitzgerald, representing Betty Fitzgerald, silent partner of Mr. Jacob, stated that an agreement had been met with respect to the property and they would co-operate with the developer.

Dan Valentine discussed section 13.5.1 of the Development Code that addressed compatibility and buffering of developments within the Town. Based upon the Development Code, Mr. Valentine wanted to know how the Planning Department could justify approval of the project in that location as there wasn't sufficient buffering. Mr. Valentine represented the residents along Lake Mountain Road who were opposed to the construction of the development so close to their property. They requested that the Planning Commission either deny the application or pass it on to the Town Council for their recommendation.

Jody Hooley commented that Eagle Mountain was becoming like Provo and Orem and requested that the Planning Commission deny the application, as it wasn't compatible to the location.

Glen Sexton, property owner, stated that he believed that his rights were being infringed upon, as it was his intent to develop his land. He had paid taxes on the land for 9 years and should be entitled to develop it.

Marcie Taylor, resident, expressed her desire to maintain as much open space as possible and not have the typical

subdivisions with houses on top of each other.

Norm Scown, resident, commented that his family came here to get away from the city and now there was a subdivision about to be developed next door to their home.

**The Public Hearing Closed at 8:15 p.m.**

The Planning Commission discussed their options regarding Rock Creek Station, Master Development Plan and determined that there were certain items that needed to be clarified before they could make a decision.

**MOTION**     *Liisa Nusz moved to table Rock Creek Station, Master Development Plan to get clarification on the questions raised by Dan Valentine on the Town Code Sections 13.5.1, 13.5.2 7 13.9. Doug Gwilliam seconded the motion. Ayes: 3, Nays: 0. Motion passed.*

**8.     Adjourn:**

**MOTION**     *Doug Gwilliam moved to adjourn the meeting @ 8:35 p.m.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
                    **Chairman Bill Chipman.**

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**TOWN OF EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**July 11, 2000**

Chair pro tempore Jennifer Wright-Thulin called the meeting to order @ 6:10 p.m.

**Roll Call:**

Commissioners present: Chair pro tempore Jennifer Wright-Thulin, Diane Jacob and Doug Gwilliam. Bill Chipman was excused. Brigham Morgan was expected to arrive late. There were not enough Commissioners present to represent a quorum, therefore, it was decided that the conceptual plan would be presented first as it wasn't an action item and the meeting would proceed with the additional action items as soon as Mr. Morgan arrived.

**Town Staff:**

Town Engineer: Korey Walker  
Town Planners: Ken Leetham  
Shawn Warnke  
Recording Secretary: Fionnuala Kofoed

Others present: Carl Allred & Jessa Schalich, The Ranches; Jody Hooley, resident; Dan Valentine, resident; Kelvin Bailey, resident; Paul Evans, Butler & Evans; Mike Wren, MCM; Greg Jeppson, land owner.

**1. Pledge of Allegiance:**

Jennifer Wright-Thulin led the Pledge of Allegiance.

**2. Approval of Agenda:**

**MOTION** *Diane Jacob moved to approve the agenda tabling item 4, Rock Creek Station and moving item 5, Plum Creek to before item 3. Jennifer Wright-Thulin seconded the motion. Ayes: 3, Nays: 0. Motion passed.*

**5. Concept Plan/Plum Creek, (R - N- Carlton Piece):**

Ken Leetham commented that the Plum Creek subdivision was outside the city Limits. Mr. Leetham was not concerned with the design of the development; however, he noted that the lots in the north corridor were isolated. All of the access requirements had been met but the developers needed to make sure that the roadways were looped.

Korey Walker discussed the "T" layout in the alleyways and stated that there were two specific problems associated with that design 1) Turning radius, 2) Signalization. An additional item of concern was that Tickville Wash had lots backed up to it and that the streambed and sidewalls would have to be stabilized to avoid erosion into the lots.

Carl Allred, The Ranches, asked whether the Town had any requirements regarding the minimum distance a home could be built next to a culvert. Korey Walker commented that, in this situation, he expected to see a storm water analysis on Tickville Wash to evaluate each meander. This would determine what needed to be done to throughout the area. Mr. Walker wanted to discuss the issue early on in the project so as not to catch the developer off guard as things progressed in the development of the subdivision.

Doug Gwilliam asked whether this project would be completed before Eagle's Gate. Jessa Shalic stated that Eagle's gate would probably be completed first as The Ranches was waiting for the annexation of

Plumb Creek before construction could begin. Mr. Gwilliam's main concern was the improvements that would be needed for the lots that surrounded the wash.

Jennifer Wright-Thulin commented that the Commissioners echoed the Staff's concerns in relation to the development.

**6. Miscellaneous Items:**

### A. Neighborhood Compatibility.

Ken Leetham stated that he had compiled all the information from a previous questionnaire that the Commissioners had responded to. Mr. Leetham added that, on July 25, the Staff would bring a list of proposed code amendments to the Planning Commission for their review. Some of the code amendments would be based upon items that had been discussed in the questionnaire. Mr. Leetham believed that some of the issues in the questionnaire and the proposed code changes would be best addressed during a site visit. The Commissioners agreed.

### B. Site Visits.

Diane Jacob recommended having a quarterly site visit. The Commissioners agreed to hold the site visits on a night other than their regularly scheduled meeting.

The Planning Commission was still awaiting the arrival of Commissioner Morgan to continue with the meeting.

Nick Berg requested that the meeting be adjourned until the following evening. Mr. Berg expressed his concerns regarding the vacancies in the Planning Commission and the frustrations developers were faced with when meetings had to be cancelled or postponed.

Diane Jacob and Doug Gwilliam both stated that they had submitted names of individuals to the Mayor of candidates who were interested in filling the vacancies and yet there had been no action taken.

The meeting was rescheduled for the following Tuesday at 5 p.m.

**MOTION** *Doug Gwilliam moved to adjourn the meeting @ 6:45 p.m. Diane Jacob seconded the motion.*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
**Chairman Bill Chipman**





**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
July 18, 2000**

Chair Bill Chipman called the meeting to order @ 5:00 p.m.

**Roll Call:**

Commissioners present: Chair Bill Chipman, Doug Gwilliam, Diane Jacob, Brigham Morgan and Jennifer Wright Thulin.

**Town Staff:**

Town Engineer: Korey Walker  
Town Planners: Ken Leetham  
Shawn Warnke  
Recording Secretary: Fionnuala Kofoed

Others present: Eldon Fletcher, resident; Carl Allred & Jessa Schalic, The Ranches; Jody Hooley, resident; L.D.S. Stake President Carl Faulkner; Paul Evans, Butler & Evans; James Dahl, MCM; Nick Berg, Eagle Mountain Properties (EMP).

**1. Pledge of Allegiance:**

Jennifer Wright-Thulin led the Pledge of Allegiance.

**2. Approval of Agenda:**

**MOTION** *Diane Jacob moved to approve the agenda removing item 3C, Lone Tree, Preliminary Plat, and moving item 3B to before item 3A. Jennifer Wright-Thulin seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**3. Public Hearings:**

**B. Ruby Valley, L.D.S. Stake Center, Site Plan.**

Ken Leetham and Korey Walker discussed the DRC and Engineers recommendations. (Recommendations are noted in the motion.)

**The Public Hearing Opened and at 5:10 p.m.**

There were no comments.

**The Public Hearing Closed at 5:10 p.m.**

The Planning Commission considered the Ruby Valley, L.D.S. Stake Center, Site Plan application. Their main concern was that the traffic analysis needed to be completed. Brigham Morgan inquired about berming and trails around the project. Paul Evans, Evans and Butler, stated that those improvements were the developer's responsibility.

**Ruby Valley, LDS Stake Center, Site Plan.**

**MOTION** *Doug Gwilliam moved to approve Ruby Valley, L.D.S. Stake Center, Site Plan subject to the Town Staff and Engineer's recommendations as follows:*

**DRC Recommendations:**

1. *That traffic analysis showing the queues formed at the Pony Express and Saddle Rock Intersection are submitted.*
2. *That an updated storm drain plan showing adequate capacity for the required storm intensities is submitted. (Completed)*
3. *A final set of plans being submitted that conforms to Staff and the developer's consultant's recommendation. (Completed)*
4. *Sprinkling plans to be submitted and approved. (Completed)*
5. *That no occupancy be allowed until sufficient capacity is available in all the utility systems.*

**Engineer's Recommendations:**

1. *Traffic Analysis showing the queues formed at the Pony Express and Saddle Rock Intersections.*
2. *An updated storm drain plan showing adequate capacity for the required storm intensities.*
3. *A final set of plans being submitted that conform to Staff and the developer's consultant's recommendations.*
4. *Sprinkling plan to be submitted and approved.*

**Additional Recommendation:**

1. *That a workable solution be provided to the potential traffic hazard at the intersection of Pony Express Parkway and Saddle Rock Road.*

*Jennifer Wright-Thulin seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

3. **A. Town Center West, Preliminary Plat.**

**MOTION** *Jennifer Wright-Thulin moved to approve Town Center West, Preliminary Plat subject Town Staff and Engineer's recommendations as follows:*

*Diane Jacob seconded the motion. Ayes: 5, nays: 0. Motion passed.*

4. **General Discussion/ Questions/Announcements:**

Bill Chipman directed the Commissioners to pass on any questions or concerns they had to Shawn Warnke. The items could be discussed at a later meeting.

Diane Jacob commented on 2:12 roof pitches. Several outbuildings had been erected using this pitch and Mrs. Jacob wanted to know how the Planning Department would handle the situation. Ken Leetham stated that he was working with a homeowner regarding the issue and it would be placed on the next agenda for discussion.

5. **Adjourn:**

**MOTION** *Brigham Morgan moved to adjourn the meeting at 6:00 p.m.*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman Bill Chipman

**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
July 25, 2000**

Chairman Bill Chipman called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Bill Chipman; Jennifer Wright-Thulin; Diane Jacob and Brigham Morgan. Jody Hooley arrived at 6:05 p.m. Doug Gwilliam was excused.

**Town Staff:**

Town Engineer: Korey Walker  
Town Planners: Ken Leetham  
Shawn Warnke  
Recording Secretary: Fionnuala Kofoed

Others present: Carl Allred & Jessa Shellac, The Ranches; Marcie Taylor, resident.

**1. Pledge of Allegiance:**

Brigham Morgan led the Pledge of Allegiance.

**2. Approval of Agenda:**

**MOTION** *Diane Jacob moved to approve the agenda as stated. Jennifer Wright-Thulin seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**3. Approval of Minutes:**

**MOTION** *Jennifer Wright-Thulin moved to approve the minutes of May 13, 2000 as stated. Brigham Morgan seconded. Ayes: 4, Nays: 0. Motion passed.*

**4. Public Hearing/Lone Tree, Preliminary Plat:**

The Public Hearing opened at 6:05 p.m.

Ken Leetham discussed the conditions that the DRC had outlined upon their review. The Lone Tree project was last presented to the Planning Commission April 25, 2000, as a concept plan. Since that time, the plan has been altered significantly. Some of the changes include the shifting of the parcel for the school site and park areas and the elimination of some of the alley loaded lots.

Mr. Leetham stated that the project had a good mixed of lot sizes, however, he was concerned with seeing more 45' lot widths. Mr. Leetham commented that he was not comfortable approving the Plat that night and wanted to have the item reviewed after the recommended changes were made.

The question of ownership of the Westerly strip of land had been resolved prior to the meeting. The owner of the land was now a co applicant with The Ranches.

**Staff Recommendations:**

1. The elimination of Hawthorn Way on the north side of the park.
2. The redesign of driveway access for lots 96-99.
3. That all property owners identified on the plat give written consent to this preliminary plat application.
4. That the future school site be kept and maintained free from debris and tumbleweeds.
5. That no occupancy be allowed until sufficient capacity is available in all the utility systems.
6. That the developer and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.
7. That the developer install conduit to each lot for future fiber optic lines.
8. That all of the conditions listed on the Town Engineer's report are complied with.

**Engineer's Recommendations:**

1. A more detailed grading and drainage plan should be submitted.
2. Upgrading the water line along Willow Way to 12".
3. Additional fire hydrants to provide adequate fire protection.
4. Sewer mains should be extended to the middle of lots to allow for 90-degree laterals.
5. Sewer main extended to lot 43.
6. Redesign of the driveway access extending to lots 96-99.
7. Horizontal curve information for the skewed intersections located between lots 19-20 and 22-23 on Bristlecone Road.
8. Temporary state of the school area should be declared.
9. Connectivity of trail systems leading to parks and open space areas.
10. Submittal and approval of a phasing plan for the development.
11. Evidence of purchase for Westerly land strip.
12. Parks and recreation facilities to meet Town's set standard requirements and submittal of the proposed phasing for these improvements.
13. Submittal of revised storm water calculations for storage of a 100-year, 24-hour storm and the routing of the detention release with the associated improvements.
14. Construction of left turn lanes with 100-foot storage on all accesses off Pony Express Parkway.
15. Dedication and construction of Pony Express Parkway to, and including, the frontage along the development.
16. Public Works Board Comments.

Carl Allred, The Ranches, stated that they were considering some changes to the project. Mr. Allred commented that the Commissioners would see the plat again for final approval. The Ranches was willing to take the chance that they would have all necessary items completed and the project would be approved with the additional changes.

Discussion ensued regarding the reconfiguration of the park and some lots.

**Public Comment (6:45 p.m.)**

Marcie Taylor asked where the school would be located.

**Public Comment Closed (6:50 p.m.)**

Diane Jacob declared a conflict of interest, as her husband sold water rights in the development.

Mrs. Jacob didn't like the design of the development.

Brigham Morgan asked what the largest lot size was. Carl Allred, The Ranches, stated that the largest lot was 45' x 100'.

Bill Chipman stated that the project needed trails. Mr. Chipman asked what would happen to the designated site for the school if it weren't accepted by the school district. Mr. Allred commented that he didn't know, but the land would be kept free from debris, as would all open spaces.

Jody Hooley commented that there was no gradual sizing to the project and the peripheral lots should be larger than the interior. Carl Allred commented that there were larger lots on the exterior of the subdivision.

Bill Chipman inquired about the size of the park. Ken Leetham stated that it meet the requirements.

Jennifer Wright-Thulin expressed a concern regarding the road configurations.

Jody Hooley asked whether the trails would be multipurpose. Mr. Allred stated that some of the trails wouldn't be horse trails.

Bill Chipman stated that if the all requirements for the project were not met by the final approval it would be tabled.

**MOTION**

*Jennifer Wright-Thulin moved to approve the Lone Tree Preliminary Plat approval subject the Town Staff and Engineer's recommendations as follows:*

***Staff Recommendations:***

- 1. The elimination of Hawthorn Way on the north side of the park.*
- 2. The redesign of driveway access for lots 96-99.*
- 3. That all property owners identified on the plat give written consent to this preliminary plat application.*
- 4. That the future school site be kept and maintained free from debris and tumbleweeds.*
- 5. That no occupancy be allowed until sufficient capacity is available in all the utility systems.*
- 6. That the developer and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.*
- 7. That the developer install conduit to each lot for future fiber optic lines.*
- 8. That all of the conditions listed on the Town Engineer's report are complied with.*

***Engineer's Recommendations:***

- 1. A more detailed grading and drainage plan should be submitted.*
- 2. Upgrading the water line along Willow Way to 12".*
- 3. Additional fire hydrants to provide adequate fire protection.*
- 4. Sewer mains should be extended to the middle of lots to allow for 90-degree.*
- 5. Sewer main extended to lot 43.*
- 6. Redesign of the driveway access extending to lots 96-99.*
- 7. Horizontal curve information for the skewed intersections located between lots 19-20 and 22-23 on Bristlecone Road.*
- 8. Temporary state of the school area should be declared.*
- 9. Connectivity of trail systems leading to parks and open space areas.*
- 10. Submittal and approval of a phasing plan for the development.*
- 11. Evidence of purchase for Westerly land strip.*
- 12. Parks and recreation facilities to meet Town's set standard requirements and submittal of the proposed phasing for these improvements.*
- 13. Submittal of revised storm water calculations for storage of a 100 year, 24 hour storm and, the routing of the detention release with the associated improvements.*
- 14. Construction of left turn lanes with 100-foot storage on all accesses off Pony Express Parkway.*
- 15. Dedication and construction of Pony Express Parkway to, and including, the frontage along the development.*
- 16. Public Works Board Comments.*

*Also that a trail system be incorporated in the final plan that would connect to Pony Express Parkway. That consideration is made to redo the tot lot so roads surround it*

*wont. Thee redesign of the two westerly curves on the road. That the park maintains the same area that is required in the code if there is a redesign of the lots. Diane Jacob seconded the motion.*

**Discussion**      **Brigham Morgan voiced his concern regarding the approval of with contingencies. Discussion ensued.**

**MOTION**      *Ayes: 1, Nays: 3. Brigham Morgan abstained. Motion failed.*

**5. General Discussion/Questions/Announcements:**

**A. Waiver of a Roof Pitch in North Ranch.**

Ken Leetham addressed the Commissioners regarding the waiver request for the roof pitch and setback in North Ranch. Resident Cody Herbert's building permit application ad been rejected because it violated two of the recorded CC&R's. Mr. Herbert requested that the barn on his lot be constructed 15' off the rear and side property lines and that the roof pitch be 2:12.

Mark Madsen, North Ranch Homeowners Association President, has reported that the residents in North Ranch have approved Mr. Herbert's proposed plan. Mr. Leetham stated that the Development Code does not clearly define standards for outbuildings and the DRC is in the process of formulating such requirements.

Gerry Kinghorn, Town Attorney, advised the Planning Department as to the process of granting the waiver. Ultimately, the Town Council will be the body that makes the final decision regarding the waiver.

Discussion ensued.

Diane Jacob didn't think the design fit the neighborhood but believed that if the residents had agreed to the changes the waiver should be granted.

Jody Hooley had no concerns regarding the roof pitch but she believed that the code requirement for the easement needed to be maintained at 20 feet.

Brigham Morgan wanted the current CC&R's to be enforced as they stood.

Bill Chipman stated that the Development Code needed to be amended to define the requirements for outbuildings.

Jennifer Wright-Thulin commented that when the code was amended to address outbuildings, the types of materials used for their construction should also be discussed. Mrs. Thulin didn't have a problem with the proposed roof pitch.

**MOTION**      *Jennifer Wright-Thulin moved to recommend the waiver of the roof pitch and setback for lot 92 in North Ranch subject to the amendment of their CC&R's and that the changes outline the setback and roof pitch being addressed. Diane Jacob seconded the motion. Ayes: 4, Nays: 0. Brigham Morgan abstained. Motion passed.*

Mark Madsen asked a question with regards to the motion. Bill Chipman clarified and restated the motion.

Bill Chipman requested that the Planning Department outline specifications for outbuildings for the Planning Commission to review at a later date.

**B. Parking Requirement in the Development Code.**

Ken Leetham discussed the request from Scot Hazard, The Ranches, on the topic of Parking in the Development Code. Mr. Hazard was interested in a reduced ratio for The Ranches business office parking

lot. Mr. Leetham provided a comparison of Parking Requirements in other surrounding cities in Utah and recommended, based on the Planning Departments findings, 4 spaces per 1,000 square feet.

Discussion ensued.

Bill Chipman stated that 3.3 spaces had been approved for Town Center West and he recommended that it be the same for The Ranches.

Brigham Morgan was voiced his concern about having enough useable parking spaces for the size of the building. Mr. Morgan believed that it was necessary to have a clause stating that the requirement could be amended if needed.

**MOTION**        *Jennifer Wright-Thulin moved to establish a standard of 3.5 parking spaces per 1,000 square feet*

**MOTION**        *Jennifer Wright-Thulin moved to adjourn the meeting @ 7:50 p.m.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
                  Mayor Robert E. Bateman





**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
August 8, 2000**

Chairman Bill Chipman called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Bill Chipman; Jody Hooley; Doug Gwilliam; Jennifer Wright-Thulin; Brigham Morgan. Diane Jacob and Ken Leetham were excused.

**Town Staff:**

Town Engineer: Korey Walker  
Town Planner: Shawn Warnke  
Recording Secretary: Fionnuala Kofoed

Others present: Carl Allred & Jessa Schalic, The Ranches; Marcie Taylor, resident; Clayton & Raelene Rawson, residents; Jim & Margaret Allred, Two A-LLG. Betty Jo Allred, Orem; Dave Tomsick, resident; Kelvin Bailey, resident; Walter & Brenda Park, residents; Eric Jones, Eagle Mountain Properties (EMP); Chase Allred, land owner; Rob Allred, land owner; Steve Allred, land owner.

**1. Pledge of Allegiance:**

Shawn Warnke led the Pledge of Allegiance.

**2. Approval of Agenda:**

**MOTION**      *Jennifer Wright-Thulin moved to approve the agenda as stated. Doug Gwilliam seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**3. Public Hearing/The Ranches Annexations:**

The Public Hearing opened at 6:05 p.m.

Chairman Bill Chipman commented that Mayor Bond had stated that no action would be taken with any developer who wasn't current with their fees due to the Town of Eagle Mountain. The Public Hearing regarding The Ranches Annexation would be heard, however, there would be no action taken.

Shawn Warnke addressed the Planning Commission and discussed The Ranches Annexation. The Ranches submitted annexation petitions for four proposed annexations.

Scott Kirkland, The Ranches, stated that three of the annexations were for separate parties, Carl & Jim Allred, Chase Allred and the Henleys. Mr. Kirkland explained that The Ranches would amend their master plan to include their parcel only. Mr. Kirkland gave a brief description of the layout of the additional annexations.

Mr. Chipman opened the Public Hearing @ 6:15 p.m.

Dave Tomsick, resident, asked where the one-acre lots on the Henley's property would be located.

Brenda Park, resident, inquired about the 1/2-acre lots. Scott Kirkland replied that the 1/2-acre lots were constrained by topography but they would be located somewhere to the west.

Rod Allred, property owner, discussed his concerns in regards to the increased property taxes on the land.

Bill Chipman stated that the Planning Commission was not the body to discuss any increased property tax rates and recommended Mr. Allred address the issue with John Newman, the Town Administrator. Mr. Chipman added that the tax rate wouldn't change until the plat was recorded.

Mr. Chipman closed the public portion of the hearing @ 6:25 p.m.

Mr. Chipman requested that when each parcel was presented that they have a topographical map of the area included in the application. Mr. Chipman was concerned with the ability to develop any sloped areas.

Doug Gwilliam discussed the utility capacity problem. Mr. Gwilliam also had concerns developing in a sloped location. Mr. Kirkland stated that they were aware that some of the lots were unusable.

Jody Hooley commented regarding the utility capacity problem and inquired about the water rights. Korey Walker stated that when the plats were presented in their final form they would have to show the ability to obtain the necessary water rights for the project.

Scott Kirkland stated that when the projects were ready to be presented they would do them individually.

Discussion ensued regarding separate development agreements for each annexation.

Bill Chipman recommended extending the public hearing until the next meeting in order to have further information and a complete packet. Mr. Chipman stated that they were missing a Master Development Plan for a couple of the annexation parcels.

**MOTION**      *Jennifer Wright-Thulin moved to extend the public hearing not to exceed September 12, 2000. Doug Gwilliam seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**4.      Commissioner's concerns:**

Shawn Warnke provided the Commissioners with a list of their concerns that he compiled (see attachment). Bill Chipman requested that the Commissioners review the list on their own time and then discuss any issues that were not resolved at the next Planning Commission meeting.

**5.      General Discussion/Questions/Announcements:**

Jennifer Wright-Thulin discussed scheduling the on site visit. Bill Chipman stated that he would meet with Shawn Warnke and schedule the meeting.

**MOTION**      *Brigham Morgan moved to adjourn the meeting @ 6:35 p.m.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
   **Chairman Bill Chipman**





**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
September 12, 2000**

Chairman Bill Chipman called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Bill Chipman; Diane Bradshaw; Jody Hooley; Diane Jacob; Brigham Morgan and Jennifer Wright-Thulin. Doug Gwilliam was excused.

**Town Staff:**

Town Attorney: Gerry Kinghorn  
Town Engineer: Korey Walker  
Town Planner: Shawn Warnke  
Recording Secretary: Fionnuala Kofoed

Others present: Carl Allred, Scott Kirkland & Jessa Shalich, The Ranches; James Dahl, MCM; Mark Madsen, North Ranch Homeowners Association.

**1. Pledge of Allegiance:**

Dan Valentine led the Pledge of Allegiance.

**2A. Approval of Agenda:**

Item 2A was added to the agenda and item 5A was tabled.

**MOTION**      *Jennifer Wright-Thulin moved to approve the agenda as amended. Diane Jacob seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**2B. Appointment:**

Deputy Clerk Fionnuala Kofoed swore Diane Bradshaw in as a new Planning Commissioner.

**3. Approval of Minutes:**

**July 11, 2000**

**MOTION**      *Jennifer Wright-Thulin moved to approve the minutes of July 11, 2000 as stated. Diane Jacob seconded. Ayes: 3, Nays: 0. Abstain: 3. Motion passed. Diane Bradshaw, Bill Chipman and Brigham Morgan abstained.*

**July 25, 2000**

**MOTION**      *Jennifer Wright-Thulin moved to approve the minutes of July 25, 2000 as stated. Jody Hooley seconded the motion. Ayes: 5, Nays: 0. Abstained: 1. Motion passed. Diane Bradshaw abstained.*

**August 8, 2000**

**MOTION**      *Jennifer Wright-Thulin moved to approve the minutes of August 8, 2000 as stated. Jody Hooley seconded. Ayes: 4, Nays: 0. Abstain: 2. Motion passed. Diane Bradshaw and Diane Jacob abstained.*

**It was noted that the extension for the public hearing for The Ranches Annexation expired September 12, 2000. The Ranches would be required to re-notice for the annexation.**

**4. Public Hearing/Willow Springs Sales Trailer Conditional Use Permit:**

The Development Review Committee (DRC) recommended approval of a sales trailer for Willow Springs subject to the following conditions:

Shawn Warnke explained that the location of the Willow Springs project is located at the northwest corner of the intersection of The Ranches Parkway and Pony Express Parkway. The developer has applied for a conditional use permit for a sales trailer to be located in phase 4 of the Willow Springs project. The applicant has proposed that the sales trailer will have permanent landscaping surrounding the trailer. These areas will be improved with sod, an irrigation system, two 7' evergreen trees and 2" caliper deciduous trees.

**Public Comment (6:30 p.m.)**

There were no questions or comments from the public.

**Public Comment Closed (6:30 p.m.)**

**Commissioner's Comments.**

- Brigham Morgan asked whether the parking and curbing would be temporary or permanent? Applicant Zane Powell stated that all improvements would be temporary, however, they would reuse the trees.
- Diane Bradshaw inquired whether the developer would have enough room in the trailer or would they have to expand. Mr. Powell stated that the trailer would be 25-30% bigger than they needed to allow for growth. Mrs. Bradshaw also questioned why they were asking for 18 months and not the standard 12 months. Mr. Powell believed it would take 18 months to build their proposed clubhouse where the sales office would be located. Rather than having to reapply for an extension in 12 months they were requesting an 18-month permit.
- Jody Hooley was concerned with the number of trailers used within the Town. Why couldn't the developer have a sales office in a model home? Mr. Powell stated that they wanted to reduce the traffic in the model homes. Another issue was the limited parking at the model homes. There would be adequate parking at the sales trailer.
- Bill Chipman suggested that in the future the Planning Commission should require all amenities to be built in the first phase. This would reduce the number of conditional use permits for trailers in the future. Mr. Chipman also inquired regarding the landscaping plan. Mr. Powell stated that he wasn't aware of any requirements until that day. Mr. Chipman commented that a landscaping plan is always required.

Mr. Chipman recommended that the Planning Commission approve a 12-month Conditional Use Permit and then review the application in 12-months for an extension based upon performance.

- Jennifer Wright-Thulin had the same concerns as the other commissioners.

**MOTION**      *Jennifer Wright-Thulin moved to approve the Conditional Use Permit for a sales trailer for Willow Springs subject to the DRC, Town Staff and Engineers recommendations.*

**Staff Recommendations:**

1. *That the conditional use permit be issued for 18-month period of time.*
2. *That adequate site lighting is provided. An adequate plan should be submitted.*
3. *That the applicant submits a cost estimate for the site improvements and removal of the trailer and that a bond is posted for that amount.*
4. *That a hard surface should be provided for ADA access in addition to the required sidewalks and improvements.*

**Additional Recommendation:**

1. *That the Conditional Use Permit be approved for 12 months.*
  2. *That the applicant supplies an adequate landscaping plan that has been approved by the Town Staff.*
- Diane Bradshaw seconded the motion. Ayes: 4, Nays: 1, Abstain: 1. Motion passed. Brigham Morgan abstained.*

**B. Public Hearing/Rush Valley Preliminary Plat (R-6 N-1)**

The DRC recommended approval of the preliminary plat for Rush Valley subject to the following conditions:

1. That subdivisions containing lots that are 60' or less in lot width be designed with rear alley access to the garage.
2. That no residential lots (lots 131-135, 86 and 87) be allowed to have its primary access onto Saddleback Drive and Ranches Parkway (a neighborhood collector/arterial). Additionally, the DRC has identified that lots 6, 115, 85, and 88 may have access problems.
3. That the cul-de-sac at the end of Apache Lane has a minimum turning radius of 60 feet and that this cul-de-sac be given a name.
4. That the alleys adjacent to Chippewa Way are signed one-way accesses according to the Town Engineer's recommendation.
5. That the developer install streetlights placed along the trail as recommended by the Town Engineer.
6. That street lights be limited to 15 feet in height and not generate a level of illumination greater than .5 foot horizontal candles at the setback line.
7. That the planting and landscaping along arterials and collectors be completed during the first phase of the subdivision.
8. That lots 80 and 81 have street trees planted in the park strip.
9. That the applicant provides information regarding the characteristics of the Lance leaf Cottonwood Tree.
10. That a stop sign be placed at the intersection of Pony Express Parkway and Geronimo Drive.
11. That the trail be constructed to the Town specifications and that bollards be installed at the east and west side of lot 137.
12. That the tabulation table on the plat identifies the total number of lots.
13. That the property is deeded for the enlarged trail access.
14. That the storm water system be redesigned to handle the stream storm water system.
15. That each lot has adequate driveway access from alleyways.

Shawn Warnke discussed the DRC recommendations. Some of the requirements had been met prior to the meeting.

Korey Walker stated that items # 2, 3, 4, 5, 6, 7, 8, 10, 11 & 13 had been completed. Mr. Walker recommended the following:

1. Based upon a revised plan that had been submitted to the Commissioners, that an access to the alley be included somewhere between lots 102 and 105. Mr. Walker was concerned with the length of the alley and believed that the additional access would reduce traffic flow.
2. The redesign of the curve in the alley near lot 111 to allow for a larger turning radius.
3. That lots 113, 114, 116 & 117 be reconfigured in the rear of the lots so they can access the alley.
4. That the derelict parcel beside lots 5, 6, 7 & 8 be incorporated into one of those lots.

**The Public Hearing opened @ 6:40 p.m.**

There were no public comments or questions.

**The Public Hearing closed @ 6:40 p.m.**

- Diane Jacob stated a conflict as her husband sold water rights to the developers.

Mrs. Jacob expressed her concern with lots 60' in width or less. Additionally, the accessibility of some of the lots was a concern, specifically, lots 6 & 115.

Korey Walker stated that The Ranches requested that lots 6, 7, 115 & 114 be front access. The Commissioners were concerned with the ability to build suitable homes on these lots.

Bill Chipman pointed out that these homes would be exiting onto a main access. It was also noted that this access was one way. Korey Walker stated that it was one way on either side of a small median. The Commissioners believed that this was a safety issue. Mr. Walker stated that as long as there was adequate site distance he didn't believe it would be a problem. There were two proposed accesses to Plat A, one off Pony Express Parkway and one off Smith Ranch Road.

Scott Kirkland commented that some of these lots could have been accessed using flag lots, as was outlined in the conceptual plan, but the Planning Commission eliminated the flag lots. Mr. Kirkland stated that it was getting difficult to access alleys in their plans as the radius had been softened and the flag lots eliminated.

- Jennifer Wright-Thulin stated that she had met with Councilman Dave Albrecht and discussed fencing, site distance, driveways etc. Mrs. Thulin believed that these issues needed to be addressed and that it affected this Plat. Mrs. Thulin wasn't opposed to the use of flag lots; she believed that they were beneficial in some instances. One problem created by the flag lots was the additional cost of paving the driveway. Mr. Kirkland believed that the resident should be aware of the extra cost when they purchase the lot.

Mrs. Thulin went through the Development Agreement and CC&R's and commented on rear yards and driveways. Bill Chipman inquired whether the Development Code and CC&R's had changed. Shawn Warnke stated that they were the same. Other areas of concern for Mrs. Thulin were 5' side yards, floor space, landscaping and fencing, driveways, parking on lots rather than driveways, and screening of outside storage facilities. Mrs. Thulin also requested an Occupancy Permit report.

- Bill Chipman stated the trail had been omitted from the plan. Carl Allred, The Ranches, stated that the trail is now on the exterior of the subdivision. Mr. Chipman also inquired about the park improvements and time limits. Mr. Allred commented that there was a park across the street from the subdivision within 500 feet.

Scott Kirkland stated they had plans for 15 neighborhood parks and a regional park. All were included in this year's SID and they had hoped to start construction on them this month depending on funding.

Mr. Chipman said that he had asked Shawn Warnke to prepare a list of all subdivisions and the status of parks within them.

Carl Allred commented on the water problem that The Ranches had and the impact it had on parks.

- Jody Hooley also expressed her concerns about more lots under 50 feet in width. Mrs. Hooley believed that another lot had been added since the reconfiguration of the Plat. Another concern was the length of the alleyways. Mrs. Hooley stated that the preservation of beauty was discussed in the CC&R's; the building of 60' lots was not her idea of preservation of beauty.

Scott Kirkland stated that The Ranches was currently 900 units below density.

- Diane Bradshaw echoed Mrs. Hooley's comments. Mrs. Bradshaw also questioned why some of the lots didn't have alleys when it was a requirement for lots 60' or less. Shawn Warnke commented that there was language that allowed the Planning Commission or Town Council to approve these types of lots without alleys.

Discussion ensued regarding lots sizes.

Town Attorney, Gerry Kinghorn, stated that it was a requirement throughout the Town that all 60' lots required an alley, however, The Ranches Design Guidelines allowed them some flexibility.

Mrs. Bradshaw stated that she would like to see the design of the homes for the smaller lots, as she didn't believe it was possible to build a front-loading garage on a 47' lot.

Gerry Kinghorn commented that the ordinance stated that the Planning Commission could require specific building plans approved in advance by the Town for the lots they had concerns with.



Specifically, the front access onto a one-way road for lots 6, 7, 114, & 115 were a concern to Mrs. Bradshaw. The storm water issue was another area that needed to be addressed. Korey Walker stated that there were two options with regards to the storm water problem, either oversize the offsite storm water or show some detention on site by the removal of some lots so as not to exceed the offsite storm water.

Mrs. Bradshaw asked whether the tabulations for Plat A were the same since it was revised. Mr. Walker stated that they needed to be amended.

- Brigham Morgan commented on the location of the intersection. It was his opinion that the intersections were too close to each other especially the intersection by lot 138. Korey Walker stated that, the lot was open space, furthermore, the traffic engineer proposed a one way system on all alleys to avoid vehicles entering the street at that location.

Mr. Morgan asked how long the alleys were in the Landing and Mountain View subdivisions. Mr. Walker stated that they were approximately 900-1000 feet, longer than in the Rush Valley development; however, they serve fewer lots and that is the area of concern.

Mr. Morgan believed that there should be a set of approved plans that couldn't be deviated from.

Bill Chipman added that any lot less than 60' would require an approved house foot print.

Mr. Morgan stated that he was concerned with the accessibility of the park and requested a trail access through the subdivision.

- MOTION**      *Bill Chipman moved to approve Rush Valley Preliminary Plat approval subject to the Town Engineer and Staff's recommendations including the following:*
- 1. Those subdivisions containing lots that are 60' or less in lot width be designed with rear alley access to the garage.*
  - 2. That the applicant provides information regarding the characteristics of the Lance leaf Cottonwood Tree.*
  - 3. That the tabulation table on the plat identifies the total number of lots.*
  - 4. That the storm water system be redesigned to handle the stream storm water system.*
  - 5. That each lot has adequate driveway access from alleyways.*
  - 6. That the layout to the alleyways from lots 102 and 105.*
  - 7. The redesign of the alley curve.*
  - 8. That the derelict parcel of land beside lots 5, 6, 7 & 8 be incorporated into one of those lots.*
  - 9. That lots 6, 7, 114 & 115 that the driveways be the farthest away from Smith Ranch.*
  - 10. Any lots 60 feet or less in width, not on an alley, must have the design of the house preapproved on the Planning Commission level.*
  - 11. That a more direct access to the park through the subdivision be identified.*
  - 12. The approval of the revised landscape plan be included and meet Staff approval.*

**Discussion ensued.**

*Diane Jacob seconded the motion. Ayes: 3, Nays: 2, Abstain: 1. Motion passed. Brigham Morgan abstained.*

**5. Final Plat:**

A. Rush Valley, Final Plat (R-6 N-1)

This item was tabled.

B. Eagle Point Plat I, Final Plat.

C. Eagle Point Plat J, Final Plat.

Eagle Point Plats I & J were discussed together.

Eagle Point Plats I & J are located east of the power lines along Eagle Mountain Boulevard. The timing of the construction of both Plats is an area of concern as some of the required improvements are split between the two Plats. The park requirement is located in Plat J and to insure that the park is completed the Developer has agreed to deed to the Town four lots in Plat I. Additionally, a bond will be placed for the construction of the park in Plat I if Plat J is never built.

DRC Recommendations Plat I:

1. The developers and lot owners/builders should sign an agreement acknowledging a potential utility capacity problem.
2. That no occupancy be allowed until sufficient capacity is available in all utility systems.
3. That the Public Works Board requires that all new subdivisions install conduit to each lot for future fiber optic installation.
4. That the park improvements be consistent with the requirements detailed in Resolution 07-99.
5. That a fire break of at least 30 feet is created by the removal and clearing of all flammable vegetation and combustible growth from all building and structures (UFC-Appendix 11-A Section 16). Fire Chief may increase the firebreak distance upon inspection of the project site.
6. That lots 876, 877, 892 & 893 are deeded to the Town with the understanding that once the park in Plat J is constructed, the Town will deed those lots back to the developer.
7. That a bond is required for park improvements that the Town will use if the park in Plat J is not constructed within two years of recording Plat I.
8. That the applicant/developer bond for improvements to Eagle Mountain Boulevard (EMB) and deed over the right of way along EMB and the future North/South Corridor along the utility corridor.
9. That all changes occur to the construction plans as noted in the Town Engineer's construction review.
10. Additional items are submitted for the Engineer's Estimate of the power, telephone, natural gas and any offsite requirements.
11. That the electronic files are submitted for the layout of the power, telephone, natural gas and any offsite requirements.
12. That the gas lines are looped as required by the Town Engineer and that no occupancy is given until the looping of the utility systems are complete.

DRC Recommendations Plat J:

1. The developers and lot owners/builders should sign an agreement acknowledging a potential utility capacity problem.
2. That no occupancy be allowed until sufficient capacity is available in all utility systems.
3. That the Public Works Board requires that all new subdivisions install conduit to each lot for future fiber optic installation.
4. That the park improvements be consistent with the requirements detailed in Resolution 07-99.
5. That the applicant/developer bond for improvements to Eagle Mountain Boulevard (EMB) and deed over the right of way along EMB and the future North/South Corridor along the utility corridor.
6. That a fire break of at least 30 feet is created by the removal and clearing of all flammable vegetation and combustible growth from all building and structures (UFC-Appendix 11-A Section 16). Fire Chief may increase the firebreak distance upon inspection of the project site.
7. That two vehicular accesses through Plat I be provided to Plat J prior to the issuance of any building permits.
8. That all changes occur to the construction plans as noted in the Town Engineer's construction review.
9. Additional items are submitted for the Engineer's Estimate of the power, telephone, natural gas and any offsite requirements.
10. That the electronic files are submitted for the layout of the power, telephone, natural gas and any offsite requirements.
11. That the gas lines are looped required by the Town Engineer and that no occupancy is given until the looping of the utility systems are complete.

Shawn Warnke stated that the two biggest concerns regarding Plats J & I were the park issue and that Plat J was reliant upon two accesses in Plat I. Plat J had no accesses.

Korey Walker commented on the offsite utilities. He stated that he had received the plans prior to the meeting and

had yet to review them, therefore, he couldn't make a recommendation whether the plans had satisfied the Staff's concerns. There was concern with not having the utilities looped prior to building permits being issued thus insuring safety and the ability to provide the capacity.

- Bill Chipman believed that these requirements didn't hinder their approval, as they would need to be completed before house construction began.

James Dahl, MCM, stated that they had proposed to loop the utilities through Plats G & H.

- Brigham Morgan was concerned with the compatibility of higher density areas along Lake Mountain Road. Mr. Morgan also discussed the promise to the existing residents along Lake Mountain Road that the road would remain rural.
- Bill Chipman commented on the density that has been approved for the Town Center and that the Town has no say regarding it at this point. Gerry Kinghorn stated that the Town approved the density in 1997.
- Diane Bradshaw commented on the park improvement schedule and stated that the developer's proposal conflicted with the Town's standard requirements. Mr. Chipman stated that they would require the developers to comply with the Town's standards.
- Mrs. Bradshaw stated that the correct minutes that had been included in the report were not the correct ones and requested that the report be amended to reflect the correct minutes. Shawn Warnke stated that he had provided the commissioners with the correct minutes prior to the meeting and would include them in the report.
- Jody Hooley stated that she was not aware that the development was along Lake Mountain Road. She was opposed to a development with that density being so close to existing residents on larger lots in the area. It was a compatibility problem and that concerned her.

Discussion ensued regarding Lake Mountain Road and the collector road that will tie into Sweet Water Road.

Gerry Kinghorn stated regarding density that the Town was trying to enforce the transition by not allowing anything east of the power line from becoming denser.

Mrs. Hooley commented that in the DRC Recommendations it stated that the developers "should," sign an agreement acknowledging the utility capacity problem. This needed to be amended to read "must" or "will."

Mrs. Hooley commented on the CC&R's for the development and questioned the developer's requirement for various rock colors. It was her opinion that they (developer/Town) were controlling too much of what the homeowner could do with their property.

- Bill Chipman questioned why they were requiring "within two years of recordation of Plat I" and not one for the use of the bond for park improvements in Plat I if Plat J wasn't completed. Plat I would be built first. Korey Walker stated that that was the agreement that the Town had come to with the developer. Mr. Chipman requested the minutes be checked to see whether it was actually one or two years upon recordation and or 50% occupancy.

The minutes reflected two years.

- Jennifer Wright-Thulin agreed with the other Commissioner's comments, specifically the density issue.
- Diane Jacob commented on the 50% occupancy requirement for the park improvements.

Bill Chipman stated that if Plat I is recorded and the park is not completed in Plat J, the four lots that would be deeded to the Town would be used to construct a park. Mrs. Jacob asked at what point would that be done. Korey Walker recommended after 54 homes or two years, as that was half of the homes in Plat I.

Discussion ensued.

Bill Chipman suggested that once Plat I was recorded and at 50% occupancy or two years, whichever comes first, and Plat J hasn't been recorded then the park on Plat I would have to be completed.

**MOTION  
Plat I**

*Jennifer Wright-Thulin moved to approve the Final Plat for Eagle Point Plat I subject to the Town Staff and Engineer's recommendations as follows:*

*Staff Recommendations:*

- 1. The developers and lot owners/builders must sign an agreement acknowledging a potential utility capacity problem.*
- 2. That no occupancy be allowed until sufficient capacity is available in all utility systems.*
- 3. That the Public Works Board requires that all new subdivisions install conduit to each lot for future fiber optic installation.*
- 4. That the park improvements be consistent with the requirements detailed in Resolution 07-99.*
- 5. That a fire break of at least 30 feet is created by the removal and clearing of all flammable vegetation and combustible growth from all building and structures (UFC-Appendix 11-A Section 16). Fire Chief may increase the firebreak distance upon inspection of the project site.*
- 6. That lots 876, 877, 892 & 893 are deeded to the Town with the understanding that once the park in Plat J is constructed, the Town will deed those lots back to the developer.*
- 7. That a bond is required for park improvements that the Town will use if the park in Plat J is not constructed within two years of recording Plat I or the 55<sup>th</sup> building permit is issued.*
- 8. That the applicant/developer bond for improvements to Eagle Mountain Boulevard (EMB) and deed over the right of way along EMB and the future North/South Corridor along the utility corridor. That all changes occur to the construction plans as noted in the Town Engineer's construction review.*
- 9. Additional items are submitted for the Engineer's Estimate of the power, telephone, natural gas and any offsite requirements.*
- 10. That the electronic files are submitted for the layout of the power, telephone, natural gas and any offsite requirements.*
- 11. That the gas lines are looped required by the Town Engineer and that no occupancy is given until the looping of the utility systems are complete.*

*Additional requirement:*

- 1. That the park requirements be consistent with the requirements detailed in Resolution 07-99 which would encompass the equipment required by the Park Master Plan.*

*Diane Bradshaw seconded the motion. Ayes: 5, Nays: 0. Brigham Morgan abstained. Motion passed.*

**MOTION  
Plat J**

*Jennifer Wright-Thulin moved to approve the Final Plat for Eagle Point Plat J subject to the Town Staff and Engineer's recommendations as follows:*

- 1. The developers and lot owners/builders must sign an agreement acknowledging a potential utility capacity problem.*
- 2. That no occupancy be allowed until sufficient capacity is available in all utility systems.*
- 3. That the Public Works Board requires that all new subdivisions install conduit to each lot for future fiber optic installation.*
- 4. That the park improvements be consistent with the requirements detailed in Resolution 07-99.*
- 5. That the applicant/developer bond for improvements to Eagle Mountain Boulevard (EMB) and deed over the right of way along EMB and the future North/South Corridor along the utility corridor.*
- 6. That a fire break of at least 30 feet is created by the removal and clearing of all flammable vegetation and combustible growth from all building and structures (UFC-Appendix 11-A Section 16). Fire Chief may increase the firebreak distance upon inspection of the project site.*
- 7. That two vehicular accesses through Plat I be provided to Plat J prior to the issuance of any building permits.*
- 8. That all changes occur to the construction plans as noted in the Town Engineer's*

*construction review.*

9. *Additional items are submitted for the Engineer's Estimate of the power, telephone, natural gas and any offsite requirements.*
10. *That the electronic files are submitted for the layout of the power, telephone, natural gas and any offsite requirements.*
11. *That the gas lines are looped required by the Town Engineer and that no occupancy is given until the looping of the utility systems are complete.*

*Additional Requirements:*

1. *That the park improvements be consistent with the requirements detailed in Resolution 07-99 and the Park Master Plan.*
2. *The developer will be responsible for the cost of the removal of the park in plat I if is Constructed.*

*Diane Bradshaw seconded the motion. Ayes: 5, Nays: 0. Motion passed. Brigham Morgan abstained from voting.*

6. **Action Items:**

A. North Ranch Amendments to CC&R's.

On July 25, 2000 the Planning Commission reviewed a request for a waiver for Cody Herbert, owner of lot 92 in North Ranch. The proposal was for the use of a 2:12 roof pitch rather than the required 6:12. Also that setbacks for out buildings be: front – 50 feet, side – 10 feet, and rear – 20 feet. The Town Council reviewed the waiver on August 1, 2000 and did not act on the waiver. The Town Council required that the North Ranch Homeowners Association submit the proposed CC&R's for review by the Planning Commission.

The Planning Department wrote and faxed a letter to Mr. Herbert and the North Ranch Homeowners Association in an effort to provide them with written direction on how to process their application. The North Ranch Homeowners Association went ahead and recorded the proposed CC&R's prior to review and approval of the Planning Commission and Town Council. The Town will not recognize the document as the current set of CC&R's since it never received approval by the Planning Commission and Town Council.

The Town Attorney advised the Planning Department that the correct process of amending CC&R's is that the Planning Commission must review them then be approved by the Town Council. Additionally, the Homeowners Association should provide evidence of the property owners' consensus to the amendments.

- Diane Bradshaw was concerned with procedure used to collect names to amend the CC&R's. Mrs. Bradshaw believed that it should be a certified process. Mrs. Bradshaw stated that the CC&R's were an important and intricate part of the community. Mrs. Bradshaw believed that the proposed 2:12 roof pitch didn't fit in North Ranch and it cheapened the community. Furthermore, the 6:12 roof pitch was conducive with the homes in the area and keeping it at that maintained the integrity of the CC&R's. Major changes open things up for bigger problems in the future.
- Mark Madsen stated that they had amended and legally recorded the CC&R's for North Ranch. Mr. Madsen noted that the original CC&R's state that until the year 2004 only the Ranches can amend the CC&R's. This was a typo. However, the CC&R's were amended under the requirements of the original version and Mr. Madsen believed they were binding. He requested that the Commissioners consider this an application for a new design standard for their community. They had 77% of the signatures from the residents in the community, 22 lots had yet to be built on. Additional items had been amended in the CC&R's but only aesthetics.
- Bill Chipman was concerned that other changes had been made to the CC&R's and they hadn't been reviewed, however, he wasn't opposed to the 2:12 roof pitch and proposed set backs.
- Brigham Morgan stated that, in his opinion, the CC&R's couldn't be less restrictive than the Town's requirements.
- Diane Jacob said that she had changed her mind regarding the roof pitch. Mrs. Jacob agreed with Mr. Morgan regarding the Town requirements superseding any CC&R's.
- Jennifer Wright-Thulin approved of the proposed roof pitch and setback amendments for out buildings.

- Jody Hooley agreed with Mr. Thulin.

**MOTION** *Diane Jacob moved to recommend approval for North Ranch Homeowners Association request to amend their CC&R's for a 2:12 roof pitch for accessory buildings as an alternate design guideline subject to the Town Staff and Engineer's recommendation concerning the roof pitch. Jennifer Wright-Thulin seconded the motion. Ayes: 3, Nays: 2. Brigham Morgan abstained. Motion passed.*

**MOTION** *Jennifer Wright-Thulin moved to recommend approval for North Ranch Homeowners Association to amend their CC&R's concerning setbacks for accessory buildings: front-50 feet, side-10 feet, and rear-20 feet. Diane Bradshaw seconded the motion. Ayes: 4, Nays: 1. Brigham Morgan abstained. Motion passed.*

Mr. Chipman stated that he wanted to review the other changes in the CC&R's before he commented on them.

**Action Item:**

B. Extension of Approval for Meadow Ranch Phases 5 & 6.

**MOTION** *Diane Jacob moved to table Meadow Ranch Phases 5 & 6. Jennifer Wright Thulin seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**7. General Discussion/Questions/Announcements:**

A. The Ranches Annexation Status Report.

Gerry Kinghorn addressed The Ranches Annexation and commented on The Ranches responsibility for the Master Development Plan, as the sponsor on the petition. Mr. Kinghorn pointed out the proposed Annexations. When possible, existing master development agreements will be amended to include the proposed master development plan areas. This would not be possible for the Evans Ranch parcel as it is not contiguous to the Ranches Master Development Plan.

The property to the west of North Ranch owned by the Smiths and the Hendley's is one annexation petition. Mr. Kinghorn stated that the Town recommended to the property owners that the parcel of land become part of an amended master development plan for the Sage Valley Master Development Plan.

Mr. Kinghorn recommended that the area between North Ranch and Meadow Ranch be processed as an amendment to The Ranches Master Development Plan.

There was still some uncertainty regarding some of the property that would be annexed.

In all, there would be three annexations that would be presented independently all needing public hearings.

Korey Walker asked whether The Ranches could extend the public hearing to a future date. (The public hearing for The Ranches Annexation had been extended until September 12, 2000 it wasn't placed on the agenda and therefore couldn't be discussed or extended out any later).

The Commissioners required that The Ranches return, at a later date, with an amended, first draft, preliminary master development plan for their review. Then present the final draft with the development agreement.

Jessa Schalich, The Ranches, asked if they could process a subdivision that has an annexation simultaneously? Gerry Kinghorn recommended that the Planning Commission allow The Ranches to bring the preliminary plat before them at the same time they bring the master development plan amendment and process it so they can see how it fits together.

**B. Fencing and Clear Vision Triangles**

The commissioners briefly discussed fencing and Clear Vision Triangles and the problem that people on small alley lots were facing. Because of the standard, resident's back yards were severely reduced. Mr. Chipman stated that the requirements were such because of the safety issue and the Commissioners would have to let those responsible for public safety review the issue and see if they could justify an amendment.

**MOTION**      *Diane Jacob moved to adjourn the meeting @ 9:55 p.m.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
                    Chairman Bill Chipman





**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
September 26, 2000**

Chairman Bill Chipman called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Chairman Bill Chipman, Jody Hooley, Diane Jacob and Doug Gwilliam. Jennifer Wright-Thulin was excused. Diane Bradshaw and Brigham Morgan arrived at 6:15 p.m.

**Town Staff:**

Town Engineer: Korey Walker  
Town Planners: Ken Leetham  
Shawn Warnke  
Recording Secretary: Fionnuala Kofoed

Others present: Carl Allred & Jessa Schalic, The Ranches.

**1. Pledge of Allegiance:**

Fionnuala Kofoed led the Pledge of Allegiance.

**2. Approval of Agenda:**

The agenda was amended adding item 3.B. - Discussion of lighting at the Eagle Monument at the entrance to Eagle Mountain Boulevard.

**MOTION** *Diane Jacob moved to approve the agenda adding item 3.B. Discussion of lighting at the Eagle Monument to the agenda. Doug Gwilliam seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

Diane Bradshaw and Brigham Morgan arrived at 6:15 p.m.

**3. Approval of minutes:**

**MOTION** *Brigham Morgan moved to approve the minutes of September 12, 2000 as amended. Diane Jacob seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**3B. Discussion of lighting at the Eagle Monument:**

The Planning Commission discussed the lighting situation at the entrance to Eagle Mountain Boulevard. The Commissioners believed that the lack of lighting was a safety issue and made a recommendation to the Town Council for the installation of two streetlights, one either side of the Eagle Mountain Boulevard at the SR73 intersection.

**MOTION** *Diane Bradshaw moved to request that the Town Council consider the installation of two streetlights at the Eagle Monument at the entrance to Eagle Mountain Boulevard. Jody Hooley seconded the motion. Ayes: 5, Nays: 0. Brigham Morgan abstained. Motion passed.*

**4A. Final Plat/Rush Valley, Plat A:**

Discussion ensued regarding Rush Valley, Plat A. The Town Staff recommended that the Planning Commission table the item as not all the requested information was submitted to the Town Staff and the packet material was incomplete.

**MOTION**      *Doug Gwilliam moved to table Rush Valley, Plat A until October 9, 2000. Diane Bradshaw seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**4B. Proposed Amendments to the Ranches Community Design Guidelines:**

Ken Leetham and Carl Allred, The Ranches, discussed the proposed changes to The Ranches Community Design Guidelines and identified areas where the guidelines would be less strict than the current guidelines or the Town Code.

Discussion ensued in reference to the definition of garage door sizes.

**MOTION**      *Diane Bradshaw moved to approve the proposed amendments to The Ranches Community Guidelines. They also approved revised language allowing for flexibility in garage door sizes. Diane Jacob seconded the motion. Ayes: 5, Nays: 0. Brigham Morgan abstained. Motion passed.*

*(The Ranches submitted revised language relating to garage doors after the meeting.)*

**5. General Discussion/Questions/Announcements:**

A. The Ranches request to discuss the submittal of 24" x 36" plat maps.

Jessa Schlich, The Ranches, asked the Planning Commission for clarification on their request to have all maps be 24"x 36". The Planning Commission discussed the necessity to be able to identify all notations and information on plat maps. This had been difficult to do with the reduced maps. Ms. Schlich stated that they would change the font size to enable the Planning Commission to identify all pertinent information. Bill Chipman stated that it would be helpful to have a larger map be available for the Commissioners to review during future meetings. The Town Staff would also work with the developers to insure all drawings were readable.

B. Neighborhood and Regional Parks Status Report.

Shawn Warnke commented on the spreadsheet that the Town Staff had prepared regarding parks and open spaces. The Planning Commission requested that regional parks be added to the report. They also requested that the development tracking spreadsheet be distributed monthly.

Diane Bradshaw inquired on the status of temporary occupancy permits. Ken Leetham stated that the issue was under control and that the temporary permits were only issued under certain circumstances. The Planning Commission requested that Brigham Morgan discuss the issue with the Town Council.

**6. Training:**

Ken Leetham conducted a training session on the first two sessions of a training program: 1) History of Planning Commissions. 2) Role of the Planning Commission as an advisory board to the Town Council.

**The meeting was adjourned at 7:55 p.m.**

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Chairman Bill Chipman**



**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
October 10, 2000**

Chairman Bill Chipman called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Chairman Bill Chipman, Jody Hooley, Diane Jacob, Doug Gwilliam and Jennifer Wright-Thulin. Diane Bradshaw and Brigham Morgan arrived at 6:10 p.m.

**Town Staff:**

Town Engineer:           Korey Walker  
Town Planners:           Ken Leetham  
                                  Shawn Warnke  
Recording Secretary:    Fionnuala Kofoed

Others present: Carl Allred, Scot Hazard, Scott Kirkland & Alisha Jacob, The Ranches.

**1.     Pledge of Allegiance:**

Alicia led the Pledge of Allegiance.

**2.     Approval of Agenda:**

The agenda was amended moving item 3A, Election of Planning Commissioner Chair and Co-chair, to after item 5, as not all Commissioners had arrived. Item 5, Status report from the Town Council would be given when Mr. Morgan arrived. If Mr. Morgan didn't show up then Item 5 would be dropped from the agenda.

**MOTION       *Jennifer Wright-Thulin moved to approve the agenda as amended, moving item 3A to after Item 5. Item 5 would be discussed when Mr. Morgan arrived, otherwise it would be deleted from the agenda. Doug Gwilliam seconded the motion. Ayes: 5, Nays: 0. Motion passed.***

Diane Bradshaw and Brigham Morgan arrived at 6:10 p.m.

**3.     Planning Commissioner's Business/Discussion of Bylaws:**

Diane Jacob briefly discussed the Bylaws. Mrs. Jacob suggested that the Commission should have a standby commissioner as state law allows it. The standby would be used in situations when other commissioners were not available for scheduled meetings and an additional person was needed to represent a quorum. Bill Chipman recommended discussing the issue at the Joint Meeting with the Town Council in November.

Other issues discussed were:

- According to the Bylaws, commissioners must to notify staff 3 days in advance if they needed to be excused from a meeting.
- Commissioners are required to state the reason they abstain from voting on a motion.
- 4 commissioners constitute a quorum (to be reviewed by the Town Attorney).
- Ratification of items voted on when a quorum was not represented.

Bill Chipman recommended that the commissioners review the Bylaws and bring any questions back for

legal review. There were several items that needed to be updated in the Bylaws.

Ken Leetham stated that he would discuss the Bylaws with the Planning Commission at a future training session.

**4. Approval of Minutes:**

**MOTION** *Diane Bradshaw moved to approve the minutes of September 26, 2000 as amended. Diane Jacob seconded the motion. Ayes: 6, Nays: 0. Motion passed. Jennifer Wright-Thulin abstained, as she was not present for the September 26, 2000 meeting.*

**5. Status Report from the Council:**

Brigham Morgan stated that the Council had recommended that The Planning Commission and Town Council meet for a joint session on either November 7 or 21, 2000. The commissioners chose to meet on November 7.

Mr. Morgan commented that the topic of streetlights had been discussed at the previous Town Council Work Session. Korey Walker stated that the Council had requested that Councilor Greg Kehl and Town Administrator John Newman discuss previous recommendations regarding streetlights. The issue would be placed on the next Town Council agenda for discussion.

Bill Chipman discussed the possibility of an SID to solve the lighting problem within the Town. Korey Walker stated that the cost for installation of streetlights in subdivisions without them had been given to the Mayor. A resident in the Town was researching the possibility of an SID.

Mr. Morgan reported that Eagle Point Plats I & J had been tabled. The Council approved the Amendments to The Ranches Community Guidelines.

**3A. Election of Planning Commission Chair and Co-chair:**

**MOTION** *Diane Jacob moved to nominate Bill Chipman as Chair for the Planning Commission. Doug Gwilliam seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**MOTION** *Doug Gwilliam moved to nominate Jennifer Wright-Thulin as Co-chair for the Planning Commission. Jody Hooley seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**6. Action Items:**

A. Rush Valley, Plat A, Final Plat.

Shawn Warnke discussed Rush Valley, Plat A, Final Plat and stated that the applicant had made several revisions to the plat based upon comments and review by the Planning Commission and Town Staff. Mr. Warnke noted that the first five DRC recommendations were typical for a final plat. The applicant submitted information in an attempt to satisfy condition 6a by presenting other house plans that have been built on similar sized lot widths. The applicant's position is that they are unable to submit plans prior to selling the project to a builder.

**DRC Recommendations:**

1. That the Planting and landscaping along arterials and collectors be completed during the first phase of the subdivision.
2. No building permits are issued until adequate looping of the utility system is completed and all offsite improvements are completed.
3. The Public Works Board recommends that no occupancy be allowed in the subdivision until there is adequate capacity in the utility systems.

4. The Developers and lot owners/builders must sign an agreement acknowledging a potential utility capacity problem.
5. The Public Works Board requires that all new subdivisions install a conduit to each lot for future fiber optic installation.
6. That all the conditions of approval of the preliminary plat are met:
  - a. Any lots 60 feet or less in width, not on an alley, must have the footprint of the house pre-approved on the Planning Commission level.
  - b. That a more direct access to the park through the subdivision be identified.

Engineer's Recommendations:

1. Bonding for rotomilling and overlaying disturbed section of Smith Ranch Road prior to completion of the two-year warranty period.
2. No building permits shall be issued until adequate looping of utility systems are completed and all offsite improvements are completed.

Carl Allred discussed the distance to access the trails from the subdivision. The longest distance to access the trail was approximately 1/4 mile.

Ken Leetham stated that the trail affected other portions of Rush Valley other than Phase I. Mr. Leetham added that Mr. Allred was addressing areas in the preliminary plat that were outside Phase I.

The Commissioners reviewed the trail system.

Jody Hooley asked if the storm water system would be a problem. Korey Walker said it was to his satisfaction.

Mrs. Hooley inquired regarding the use of floodlights and asked whether their use was contrary to the Development Code.

Ken Leetham replied that the floodlights were intended to light entryways and landscaping. Mr. Leetham stated that it was his opinion that the use of floodlights was not a violation as they were directed at a particular feature. It was directed light and not up lighting.

Mrs. Hooley believed that the use of floodlights needed to be regulated now before it was too late.

Mr. Leetham stated that it would be difficult to regulate, however, the Staff would look into the issue.

Scott Kirkland commented that he would get some expert advise on the matter and return any ideas to the Planning Commission.

Diane Jacob stated a conflict as her husband sold water rights in the developing area.

Diane Bradshaw expressed her concern regarding building homes on lots 60' or less in width. The applicant had submitted drawings of homes that they believed could be built on lots 60' or less in width. Mrs. Bradshaw didn't like the house plan that was included in the packet as all that would be visible from the front of the home is a garage and front door.

Carl Allred stated that he would submit drawing of the homes that would be built once a builder had a contract to build on the lots if that is what the Planning Commission wanted.

Bill Chipman stated that the Commissioner's had requested to see the footprints of the homes prior to building.

Discussion ensued regarding the footprint of the homes and what requirements the Planning Commission had set.

Ken Leetham stated that the Planning Commission had approved the concept plan subject to lots that are 60' or less in lot width be designed with rear alley access to the garage, and any lots 60' or less in width, not on an alley, must have the footprint of the house pre-approved on the Planning Commission level. Mr. Leetham went on to say that he didn't believe the Commissioners were trying to establish the footprint of the home and their intention was not to approve individual houses on individual lots. The main concern was driveway locations and access points. Mr. Leetham recommended that when the applicant had a builder that the Planning Commission invite him in to discuss the general ideas regarding building in the subdivision.

Brigham Morgan recommended that no action be taken on the footprint of the home until the applicant has a builder and specific designs are presented for approval.

Mr. Leetham stated that currently there was nothing in Development Code that would require a builder to submit plans to the Planning Commission for review.

Diane Jacob stated that the Planning Commission could trust the Staff's expertise regarding the footprint of the homes.

Bill Chipman agreed once the Staff knew what the Commissioners wanted.

Ken Leetham stated that what the Staff was concerned with was avoiding driveway conflicts. The Staff believed that they could work with Carl Allred to correct any problems that arise with respect to driveway access.

The Commissioners expressed their concerns with regards to homes being built on small lots. They didn't want the Town to be comprised of mostly starter homes on small lots.

Scott Kirkland, The Ranches stated that they would update the Planning Commission regarding their projects. Mr. Kirkland added that the market for semi custom homes was slow. However, The Ranches was planning for the future by developing subdivisions to allow current residents to upgrade when they out grew their homes.

**MOTION** *Diane Bradshaw moved to approve Rush Valley (R-6 N-1), Final Plat A subject to the recommendations from the DRC and the Town Engineer as follows:*

**DRC Recommendations:**

1. *That the Planting and landscaping along arterials and collectors be completed during the first phase of the subdivision.*
2. *No building permits are issued until adequate looping of the utility system is completed and all offsite improvements are completed.*
3. *The Public Works Board recommends that no occupancy be allowed in the subdivision until there is adequate capacity in the utility systems.*
4. *The Developers and lot owners/builders must sign an agreement acknowledging a potential utility capacity problem.*
5. *The Public Works Board requires that all new subdivisions install a conduit to each lot for future fiber optic installation.*
6. *That all the conditions of approval of the preliminary plat are met:*
  - a. *Any lots 60 feet or less in width, not on an alley, must have the footprint of the house pre-approved on the Planning Commission level.*
7. *Bonding for rotomilling and overlaying disturbed section of Smith Ranch Road prior to completion of the two-year warranty period.*

**Planning Commission's Recommendations:**

1. *Amend item 10 of the previous Planning Commission approval (item 6a above) stating that the pre-approved footprint should go to the Town Staff for review and not the Planning Commission.*

*Diane Jacob seconded the motion. Ayes: 5, Nays: 2. Motion passed.*

Bill Chipman recommended that all footprints for homes on lots 60' or less in lot width be brought to the



Planning Commission on a quarterly basis for their review. The Commissioners agreed to have a discussion with the Staff in two weeks regarding the issue.

B. Extension of Meadow Ranch, Phase 6.

All six phases of the Meadow Ranch subdivision were approved in 1997. At the time of the approval the development code specified that approvals were only valid for one year. The Code currently has no provisions for multi-phased projects. Since that time the developer has recorded phases 1-4. The Ranches wants to record phase 6. The Town Code does allow approvals to be extended for longer lengths of time if specified in the development agreement.

DRC Recommendations:

1. The Developer should increase the construction drawings to meet the present storm water and swale requirements.
2. The construction drawings should be expanded to show adequate sewer service.
3. The developer should come current with all financial obligations.
4. An Extension Development Agreement be created and approved.

Engineer's Recommendations:

1. The developer should increase the construction drawings to meet the present storm water and swale requirements.
2. The construction drawings should be expanded to show adequate sewer service.
3. The developer should come current with all financial obligations.
4. A higher street section should be required including curb gutter and sidewalk.
5. An adequate buffer should be placed around the development to ensure compatibility.

Ken Leetham stated that the Council approved criteria that would be used to evaluate extension of time requests. The Town Code, past and present, has never addressed multiphase projects. It was reasonable for the Town to ask for a phasing plan that would be incorporated into the development agreement. The six phases in Meadow Ranch were approved, however, only phases 1-4 were recorded.

Korey Walker stated that concerns regarding capital facilities and utility capacity were discussed with the Council. The Council requested that the Staff comprise a list of criteria that could be used to evaluate extensions and to answer questions with respect to Capital Facilities and utility capacity, etc.

Bill Chipman asked at what point did the Staff decided what happens to capital facilities funding.

Brigham Morgan stated the that Town Council had not addressed the whole issue. The Council took steps to put the recommendations together for the Extension Agreement. They hadn't begun to tackle the issue regarding the capital facilities, utilities, etc.

Bill Chipman was concerned with setting a precedent if they approved the extension.

Ken Leetham stated that he didn't believe they were setting a precedent. What the Council did was put together an individual determination for each request. If the applicant failed to meet the recommendations then they would not receive approval.

Korey Walker stated that he believed his representation of the impact of Meadow Ranch Phase 6 was adequate. The Town Council also adopted an amendment to the Consolidated Fee Schedule, which allowed developers to continue to have their applications heard if they were in default of Capital Facilities payments. A developer could continue to be processed up until final approval.

Brigham Morgan asked what kind of commercial businesses were planned for the site.

Carl Allred replied that it was zoned for small commercial area with a height restriction of two stories.

Scott Kirkland stated that what The Ranches was most interested in was the extension of the vested commercial right.

Diane Bradshaw inquired whether The Ranches were looking for an extension for phase 6 only. Scott Kirkland replied that they were only seeking an extension for phase 6.

Mrs. Bradshaw wanted to know who would be responsible for the fees. Korey Walker stated that the developer would be responsible for all fees.

Mrs. Bradshaw discussed the Extension Evaluation and asked whether the capacity was available. Mr. Walker stated that within the capital facility plan the developer is responsible to fund improvements that will adequately service the development under standard commercial development. The developer needed to improve the swells, the storm water and the street section.

Mr. Walker added that Gerry Kinghorn, Town Attorney, recommended that a development agreement for the extension be created so that the developer agrees to certain criteria for the extension. Once the development is approved the developer enters into an additional agreement for the plat.

Mrs. Bradshaw expressed her concern with regards to setting a precedent with this extension.

Bill Chipman asked what the difference would be if the developer requested a new review. Ken Leetham stated that the application would be treated the same but it would add more time to the process. Korey Walker added that the developer would lose the zoning and would have to justify that their existing Master Development could allow industrial zoning in this area.

Jody Hooley asked whether the existing residents knew that the area was zoned form commercial use. Scott Kirkland said that the residents were aware of the zoning.

**MOTION** *Diane Jacob moved to approve the Extension for Meadow Ranch, Phase 6 subject to the DRC and Engineer's Recommendations:*

**DRC Recommendations:**

1. *The Developer should increase the construction drawings to meet the present storm water and swale requirements.*
2. *The construction drawings should be expanded to show adequate sewer service.*
3. *The developer should come current with all financial obligations.*
4. *An Extension Development Agreement be created and approved.*
5. *A higher street section should be required including curb gutter and sidewalk.*
6. *An adequate buffer should be placed around the development to ensure compatibility.*

**Planning Commission's Recommendation:**

1. *That the extension be approved for 1 year.*

*Jennifer Wright-Thulin seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

7. **Concept Plans:**

**A. Prairie Gate Professional Center:**

Ken Leetham stated that this was the permanent office building on Campus Drive. The drawing that the Commissioners viewed reflected some changes in the present configuration of the plat. Some of the lot lines would be adjusted and the drawing of lot 4 of the business park plat would return to the Commissioners with the reconfigurations.

Scot Hazard stated that, according to the new site plan, they had in excess of 4 parking spaces per thousand gross square feet. There were two buildings that would be constructed in two phases. Each building would have two stories with approximately 800 ft per floor. The design was a modified prairie style with a low profile, low pitch roof.

Mr. Hazard went on to say that he added roughly 6700 square feet from the golf course into the parking lot. Over 18,000 square feet would then be given up to the golf course and open space in the modified plan.

Bill Chipman wanted to know if they had sufficient parking spaces. Mr. Hazard stated that he would have in excess of 128 spaces. 60% of the parking would be in the rear of the building.

Mr. Chipman asked how the trade off in the land would be made. Mr. Chipman believed that it was a legal issue. Ken Leetham stated that he was meeting with Gerry Kinghorn to discuss the issue.

Mr. Hazard added that the main entrance to the building would have a covered drop off area.

Doug Gwilliam asked how the parking would be hidden from the view of the main road. Mr. Hazard said that the landscaped berm would hide the majority of the parking.

Bill Chipman asked how soon would the construction begin. Mr. Hazard stated that building would commence upon approval of the application.

Jennifer Wright-Thulin commented that she was happy to see commercial development. Mrs. Thulin inquired regarding potential tenants. Mr. Hazard said that Alpine Pediatrics in American Fork would occupy almost one floor of the first building. Mr. Hazard was in negotiation with an OBGYN group and also a company that dealt with voice recognition software. The primary function of the first office would be medical.

Doug Gwilliam expressed his concern regarding parking. Mr. Hazard commented that they were anxious to work out the parking issue with Mr. Kinghorn, that would enable them to have a full site plan.

**7B. Out Buildings in The Ranches Business Park:**

Mr. Hazard discussed the temporary facilities for the Ranches Business Park. Mr. Hazard stated that he had an agreement with Jerry Gaskin, Morco, who was interested in building a permanent facility with fuel and groceries at The Ranches. Mr. Gaskin was interested in having a triple wide temporary facility in the interim, which was similar to the facility he operated in the Town Center.

The second office would be a dentist office. The dentists already had a lease agreement in place for the first office building that was approved in the plat. Due to the delay in construction the dentists were requesting a temporary facility. This would be a double wide trailer.

The LDS Eagle Mountain Stake also requested a temporary facility until the Stake Center is completed.

The agreement with each entity is that as soon as a permanent facility is available they need to move. The agreement with Mr. Gaskin is that within five days after final plat approval, he needs to close on the land and commence construction on a permanent facility. The Ranches will allow the business to use their land for one year, after that the tenants will be charged to encourage them to complete their permanent facilities. There would be sufficient permanent parking for the temporary buildings.

Bill Chipman asked the Staff if conditional use permits were needed for the project. Ken Leetham stated that the applicant would need to submit a site plan review.

Shawn Warnke stated that this was a concept plan review for the dentist office and the grocery store, as required by the site plan review. The church office building would require a conditional use permit, as it is not for commercial use. An application had been submitted that day for the conditional use permit and a public hearing was scheduled for two weeks.

Jody Hooley commented that she was tired of seeing temporary buildings within the Town.

**8. General Discussion/Questions/Announcements:**

Diane Jacob inquired with regards to the lights at the Eagle Monument. Korey Walker stated that he had two floodlights, amber and white and wanted to know which one the Commissioners preferred. Mr. Walker added that the lights would be working that night.

Diane Jacob noted that the approval for Three Crossings in Prairie Gate was due to expire in November 2000. Korey Walker stated that the development was almost completed. Ken Leetham said that they would remind the developer regarding the expiration date.

**9. Training:**

**MOTION**      *Jennifer Wright-Thulin moved to table the training session. Doug Gwilliam seconded the motion. Ayes: 5, Nays: 2. Motion passed.*

**10. Adjournment:**

**MOTION**      *Jennifer Wright moved to adjourn the meeting at 8 p.m.*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
   **Chairman Bill Chipman**



**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
October 24, 2000**

Chairman Bill Chipman called the meeting to order @ 6:05 p.m.

**Roll Call:**

Commissioners present: Bill Chipman; Diane Bradshaw; Doug Gwilliam; Jody Hooley; Diane Jacob; Jennifer Wright-Thulin. Brigham Morgan arrived at 6:15 p.m.

**Town Staff:**

Town Engineer: Korey Walker  
Town Planners: Ken Leetham  
Shawn Warnke  
Deputy Recorder: Fionnuala Kofoed

Others present: Scot Hazard, The Ranches; Carl & Cathy Faulkner, residents; Alisha Jacob, Cedar Valley Realty; Darrin and Ruth Brandt, residents.

**1. Pledge of Allegiance:**

Alisha Jacob led the Pledge of Allegiance.

**2. Approval of Agenda:**

Item 6 General Discussion was moved to item 2A.

**MOTION**      *Jennifer Wright-Thulin moved to approve the agenda as amended. Doug Gwilliam seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**2A. General Discussion:**

Mark Lofgren, resident, raised the question regarding political signs and other signs that had been placed within the public right-of-way. Mr. Lofgren believed that the sign ordinance wasn't being enforced. Ken Leetham addressed the issues stating that no signs may be located in the public right-of-way except for regulatory signs. Mr. Leetham further explained that the Planning Department had worked closely with The Ranches and Eagle Mountain Properties to bring them into compliance regarding signs in Eagle Mountain and he was unaware of any signs that were in violation.

Bill Chipman stated that the Planning Commission had no authority to enforce signage regulations.

**MOTION**      *Bill Chipman moved to advise the Town Council to review the enforcement of the signage ordinance, as some signs were in violation. Jennifer Wright-Thulin seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

Alisha Jacob, Cedar Valley Realty, represented Bart Gardner, a dentist who was waiting to open his practice in The Ranches. The applicant requested that a cap or limit be placed on the fees that would be charge for temporary commercial site plans.

Mr. Gardner commented that the fees were extremely high and that the cost would eventually come back to the public.

Bill Chipman discussed the possibility of taking the temporary fees against the permanent fees. It was necessary to promote businesses within the Town and the fees needed to be offset somehow, however, the decision would have to be made by the Town Council.

Jennifer Wright-Thulin stated that she had compared Eagle Mountain's fee schedule to other towns. It appeared that Eagle Mountain's schedule was on the high end of the scale. Mrs. Thulin went on to say that the high fees Eagle Mountain charged hindered growth. Mrs. Thulin requested that the fee schedule be reviewed.

Ken Leetham explained that the Town Council had authorized a \$500 base fee with the understanding that the developers would pay for any charges that may be incurred above the base fee.

Brigham Morgan said that Shawn Warnke was currently researching the fee schedule.

Scot Hazard, The Ranches, expressed his support for adoption of a fee for temporary buildings and having that be a maximum fee and not have additional charges.

**3. Status Report From the Council:**

Brigham Morgan reported that the Council had scheduled a Joint Meeting with the Planning Commission on November 7, 2000 at 5:30 p.m. The Commissioners were asked to provide Shawn Warnke with any question or issues that they wanted to discuss at the meeting.

The Extension of Plats was addressed in the Town Council's work session, however, the Council didn't vote on the topic as the developer was in default.

**4. Approval of Minutes:**

**MOTION**        *Jennifer Wright-Thulin moved to approve the minutes of October 10, 2000 as amended. Doug Gwilliam seconded. Ayes: 7, Nays: 0. Motion passed.*

**5. Discussion Items:**

A.        Adjustments and Phasing to Eagle Point, Plat E, Final Plat.

Ken Leetham presented Eagle Point, Plat E, Final Plat and discussed the DRC recommendations.

DRC Recommendations:

1. The roundabout at the entry into the subdivisions that was included in the original approval should be included in the proposed phase 1 of this project.
2. The trail from Eagle Mountain Boulevard to Spring Street on the east side of this subdivision should be fully improved to provide pedestrian access from the Landing and Mountain View subdivisions to Phase 1 where the church is located (the trail location is in Plat A).
3. A trip generation study or information relating to traffic distribution in these neighborhoods should be prepared and submitted.
4. Utilities must be extended to Phase I in accordance with Town Construction Standards and ordinances.
5. Minor changes to the Plats must be made as per the Town Engineer.

Korey Walker distributed a letter from Patterson Construction dated 10-24-00. Bill Chipman stated that the letter should be disregarded as it was received during the meeting and was not included in the applicant's packet.

Brigham Morgan explained that the Town Council had discussed the proposed adjustments to Eagle Point, Plat E at the previous Town Council meeting. While there were some decisions that the Town Council needed to address, they requested that the Planning Commission review the phasing proposal. Mr. Morgan supported the inclusion of the roundabout but was unsure whether the trail needed to be improved.

Diane Jacob supported the Staff's recommendations including the roundabout and trail. Mrs. Jacob wanted the park

in Plat A to be tied to this approval. Mrs. Jacob acknowledged that several residents at the previous Town Council meeting were frustrated and wanted the Town Council's approval of the project right away. Proper review of the project was necessary to make sure everything was taken into consideration and not rushed through.

Doug Gwilliam didn't believe a roundabout was necessary, as there would only be several peak times for traffic and a stop sign would be sufficient. However, Mr. Gwilliam would support the Staff's recommendations.

Bill Chipman stated that the inclusion of the roundabout was an important factor as it was a safety issue especially when other phases of the project were constructed. The improvement of the trail was not a necessary requirement. Mr. Chipman also supported the phasing plan.

Jennifer Wright-Thulin expressed that she wanted to see the park in Plat A completed. Mrs. Thulin also discussed the use of weed control for the trails and wanted some level of upgrade for the trail. It was her opinion that the roundabout should be kept in the plan, as it was part of the original approval.

Jody Hooley stated that the roundabout was necessary for safety reasons, especially for accessing the 3 additional lots by the entryway. Mrs. Hooley also agreed that the park in Plat A should be completed. Mrs. Hooley raised the concern of several residents in Plat A who were opposed to having the church built next to their subdivision. The residents had been sold on a master planned community that didn't include a church in the proposed location.

Diane Bradshaw commented on the Patterson letter and clarified that what Mr. Patterson had represented was that if the Planning Commission approved the application with conditions that it would "kill the deal".

Korey Walker was excused from the meeting at 7:20 p.m.

**MOTION**      *Doug Gwilliam moved to approve the Adjustments and Phasing to Eagle Point, Plat E, Final Plat subject to the DRC and Town Engineer's recommendations with the exception to condition #2 (trail paving).*  
**DRC Recommendations:**  
*1. The roundabout at the entry into the subdivision that was included in the original approval should be included in the proposed Phase I of this project.*  
*2. (DELETED)*  
*3. A trip generation study or information relating to traffic distribution in these neighborhoods should be prepared and submitted.*  
*4. Utilities must be extended to Phase I in accordance with Town Construction Standards and ordinances.*  
*5. Minor changes to the plats must be made as per the Town Engineer.*  
*Jennifer Wright-Thulin seconded the motion. Ayes: 5, Nays: 0. Motion passed. Brigham Morgan abstained as he was undecided on the issue and would have another opportunity to vote on the Town Council Level. Jody Hooley abstained, as she couldn't make a decision.*

**5B. Regional and Neighborhood Parks Report:**

Shawn Warnke gave the Commissioners an update regarding Regional and Neighborhood Parks.

**6. Questions/Announcements:**

Diane Jacob provided a copy of a group home study to the Town Planners.

Jody Hooley asked whether the Town had an ordinance regarding ex-rated bookstores within the Town. Ken Leetham stated that the Town had an ordinance in place that prevented such stores in Eagle Mountain.

Jennifer Wright-Thulin discussed several issues regarding residents parking on streets for extended periods of time, parking in alleys, directional and speed signs in alleyways, shooting of signs, trash in yards, development code revisions, the assigning of Planning Commissioners to certain areas of expertise, lighting at The Ranches entry, the Fire Chief's concern regarding the completion of a connector road between The Ranches and the Town Center.

**7. Training/Roles and Duties of the Planning Commission as outlined in the State and Town Code:**



Shawn Warnke conducted a training session regarding the Roles and Duties of the Planning Commission as outlined in the State and Town Code.

**8. Adjournment:**

The meeting adjourned at 8:50 p.m.

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Chairman Bill Chipman



**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
November 14, 2000**

Chair pro tempore Jennifer Wright-Thulin called the meeting to order @ 6:02 p.m.

**Roll Call:**

Commissioners present: Doug Gwilliam; Jody Hooley; Diane Jacob; Brigham Morgan & Jennifer Wright-Thulin. Diane Bradshaw arrived at 6:25 p.m. Chairman Bill Chipman was excused.

**Town Staff:**

Town Engineer: Mike Jensen  
Town Planners: Ken Leetham  
Shawn Warnke  
Deputy Recorder: Fionnuala Kofoed

Others present: Carl Allred & Jessa Schlich, The Ranches; LDS Stake President Carl Faulkner and Cathy Faulkner, Eagle Mountain LDS Stake; Mayor Paul Bond; Councilman Bert Ankrom; Andrew Bond, resident; Brad Whitney, resident; Josh Elledge, resident; Paul Evans, Butler & Evans; Juanita Christiansen, resident; Fire Chief Robert DeKorver & Fire Marshal Justin Sprague, Eagle Mountain Fire Department.

**1. Pledge of Allegiance:**

Jody Hooley led the Pledge of Allegiance.

**2. Status Report From the Council:**

Brigham Morgan reported that the Town Council had approved a fee for a temporary site plan. The fee was set at \$1580.

**3. Approval of Minutes:**

**MOTION** *Diane Jacob moved to approve the minutes of October 24, 2000 as amended. Doug Gwilliam seconded. Ayes: 5, Nays: 0. Motion passed.*

**4. Preliminary Plat/Lone Tree:**

Shawn Warnke presented minor changes to the Lone Tree Preliminary Plat and the DRC recommendations. The discussion included changes made to cul-de-sac lengths, temporary turnarounds, open spaces and issues with respect to specific lots identified in the staff report.

**DRC Recommendations:**

1. That the Homeowners Association maintains the future school site free from debris and tumbleweeds and that a 30-foot clearance of brush around the entire subdivision also be maintained.
2. That the cul-de-sac providing accesses to lots 82-89 be identified with a name.
3. That all cul-de-sacs have a 60-foot radius with a maximum length of 400 feet.
4. The Fire Chief has notified the Town that the Fire Department will not be able to provide adequate fire protection without a Fire Station located in the North Service Area.
5. That temporary turnarounds be constructed at the end of Willow Way and Ficus Way.

6. That lots situated on collector roads (Pin Oak Drive, Willow Way, and Red Oak Road) have either a circular driveway or have access off the neighborhood street. Specifically, lots 102-105 and 160-166 must have a circular driveway; lots 101, 92, and 94 must have driveway access off the neighborhood street.
7. That the phasing plan contains plats that have a mixture of lot sizes.
8. That all of the conditions listed on the Town Engineer's Report are complied with.
9. That no occupancy be allowed until sufficient capacity is available in all the utility systems and all utilities are looped.
10. That the developer and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.
11. That the developer install conduit to each lot for future fiber optic lines.

**Engineer's Recommendations:**

1. A more detailed grading and drainage plan should be submitted.
2. Additional fire hydrants to provide adequate fire protection.
3. Limitations of driveways on lots 92, 93, 94, 101, and restrictions for circular driveways on all front entry lots along Willow Way, Red Oak Road, and Pin Oak Drive (South of Ficus Road).
4. Addition of a 60 foot radius all weather temporary turn-around shall be added to the end of Willow Way, Red Oak Road and Ficus Way.
5. The two cul-de-sacs exceed the maximum Development Code length of 400 feet and the radius needs to be increased to a 60 foot minimum.
6. Approval of the fire chief for turning radius requirements on the No name cul-de-sac and the vest pocket at the intersection of Locust Drive and Bristlecone Road.
7. Temporary state of the school area should be declared.
8. Connectivity of trails systems leading to parks and open space areas.
9. Submittal and approval of a phasing plan for the development.
10. Address the issue of running an additional 1000 MCM, 3 Phase Line and the need of a regulator station for Hidden Valley and future developments in this area along Pony Express Parkway.
11. Park and recreation facilities to meet Town's set standard requirements, and submittal of the proposed phasing for these improvements.
12. Submittal of revised storm water calculations for storage of a 100-year, 24- hour storm and the routing of the detention release with the associated improvements.
13. Construction of left turn lanes with 100-foot storage on all accesses off Pony Express Parkway.
14. Dedication and construction of Pony Express Parkway to and including the frontage along the development.
15. Public Works Board comments.

The Planning Commission raised several concerns regarding the Plat. One major concern Jody Hooley raised was whether the strip of land on the west side of the project was included in The Ranches Master Development Plan and if it would be subject to the same density. Also discussed was the Fire Chief's notification that the Fire Department would not be able to provide adequate coverage to the North Service Area, as there is no fire station in that location.

Doug Gwilliam addressed the difficulty involving the maneuverability of vehicles on driveways with side-loaded garages built on 45' width lots.

Jennifer Wright-Thulin questioned the location of the open space along Bristlecone Road between Locust Drive and Ficus Way. An additional concern was size of some of the lots and the lack of transition with regards to the square footage of the homes.

Brigham Morgan believed that there were too many conditions that needed to be met to approve the plat.

**MOTION**      *Jennifer Wright-Thulin moved to recommend approval of the Preliminary Plat for Lone Tree subject to the DRC and the Town Engineer's recommendations as follows:*

**DRC Recommendations:**

1. *That the Homeowners Association maintains the future school site free from debris and Tumbleweeds, and that a 30-foot clearance of brush around the entire subdivision also be maintained.*
2. *That the cul-de-sac providing accesses to lots 82-89 be identified with a name.*

3. *That all cul-de-sacs have a 60-foot radius with a maximum length of 400 feet.*
4. *The Fire Chief has notified the Town that the Fire Department will not be able to provide adequate fire protection without a Fire Station located in the North Service Area.*
5. *That temporary turnarounds be constructed at the end of Willow Way and Ficus Way.*
6. *That lots situated on collector roads (Pin Oak Drive, Willow Way, and Red Oak Road) have either a circular driveway or have access off the neighborhood street. Specifically, lots 102-105 and 160-166 must have a circular driveway; lots 101, 92, and 94 must have driveway access off the neighborhood street. The access for lot 93 should be discussed at the meeting.*
7. *That the phasing plan contains plats that have a mixture of lot sizes.*
8. *That all of the conditions listed on the Town Engineer's Report are complied with.*
9. *That no occupancy be allowed until sufficient capacity is available in all the utility systems and all utilities are looped.*
10. *That the developer and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.*
11. *That the developer install conduit to each lot for future fiber optic lines.*

**Engineer's Recommendations:**

1. *A more detailed grading and drainage plan should be submitted.*
2. *Additional fire hydrants to provide adequate fire protection.*
3. *Limitations of driveways on lots 92, 93, 94, 101, and restrictions for circular driveways on all front entry lots along Willow Way, Red Oak Road, and Pin Oak Drive (South of Ficus Road).*
4. *Addition of a 60n foot radius all weather temporary turn-around shall be added to the end of Willow Way, Red Oak Road and Ficus Way.*
5. *The two cul-de-sacs exceed the maximum Development Code length of 400 feet and the radius needs to be increased to a 60-foot minimum.*
6. *Approval of the fire chief for turning radius requirements on the No name cul-de-sac and the vest pocket at the intersection of Locust Drive and Bristlecone Road.*
7. *Temporary state of the school area should be declared.*
8. *Connectivity of trails systems leading to parks and open space areas.*
9. *Submittal and approval of a phasing plan for the development.*
10. *Address the issue of running an additional 1000 MCM, 3 Phase Line and the need of a regulator station for Hidden Valley and future developments in this area along Pony Express Parkway.*
11. *Park and recreation facilities to meet Town's set standard requirements, and submittal of the proposed phasing for these improvements.*
12. *Submittal of revised storm water calculations for storage of a 100-year, 24- hour storm and the routing of the detention release with the associated improvements.*
13. *Construction of left turn lanes with 100-foot storage on all accesses off Pony Express Parkway.*
14. *Dedication and construction of Pony Express Parkway to and including the frontage along the development.*
15. *Public Works Board comments.*

**Additional Recommendations:**

1. *A temporary turnaround on Red Oak Road next to lot 105.*
2. *Change to Walnut Drive cul-de-sac, elimination of future lots in this cul-de-sac (lots 171 & 169 to be removed).*
3. *Correction of lots 20 & 21 for updated frontages.*
4. *Lots 160 – 166 shall have circular driveways.*
5. *Detention basin will include rip-rap channel to West Canyon Wash.*
6. *The redesign of Austrian Circle including lot frontages.*
7. *All lots on Bristlecone Road shall have access on Bristlecone Road.*
8. *Check the west strip of property to determine whether it is included in The Ranches Master Development Plan.*
9. *Approval of the Phasing Plan.*

***10. The park is to be completed either at 50% occupancy or within one year of recordation. Diane Jacob seconded the motion. Ayes: 3, Nays: 3. Motion failed.***

**5A. Timing of Construction of the Saddleback Subdivision Park:**

Shawn Warnke addressed The Ranches request to delay the construction of the park in the Saddleback subdivision until after the Red Hawk Ranch Park is completed. The two parks would be financed by the SID, which was expected to be final in December 2000. The DRC recommended that the construction of the Saddleback Park be delayed due to weather conditions and felt that the residents would not be affected by the delay. The Ranches stated that the construction would take approximately 30-35 days.

**MOTION** *Diane Bradshaw moved to approve the proposed construction schedule for the Saddleback Park Subject to the DRC recommendations as follows:*

- 1. That the construction of the Red Hawk Ranch and Saddleback Parks be completed prior to June 1, 2000.*
- 2. That the bond for the construction of the Saddleback Park be retained until the town Engineer authorize its release.*

*Doug Gwilliam seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**5B. Meadow Ranch Resident's Request to eliminate a trail:**

Ken Leetham discussed the resident's request in Meadow Ranch to eliminate a trail behind lots 136-137 and 149-157 in the subdivision and deed the property to the lot owners. This would require an amendment to the Meadow Ranch Plat I. The DRC recommended that the Planning Commission take no formal action on the trail as the issue needed to be further evaluated. The Planning Commission was concerned with setting a precedent and making a hasty decision.

**MOTION** *Diane Jacob moved to recommended that the Town Council and Attorney adopt a formal process and criteria to determine when open space and trails can or should be eliminated, and that the item be placed on the next Town Council Agenda for discussion. Doug Gwilliam seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**6. Concept Plans:**

- A. Sparrow Hawk LSD Church Site.
- B. Cedar Trails Villages Church Site

Paul Evans, Butler & Evans, commented on the two church sites, Sparrow Hawk Church Site in The Ranches and Cedar Trails Village Church Site in the Town Center. Both churches are the LDS Heritage Chapel design.

The Planning Commission reviewed the plans and commented on the addition of a fire hydrant on the same side of the street as the Cedar Trails church site for more adequate fire coverage. Diane Jacob and Brigham Morgan expressed their concerns with respect to the berming at the Sparrow Hawk church location that was required to conceal cars in the parking lot.

**7. General Discussion:**

- Jody Hooley commented on what she believed was the excessive use of temporary buildings within the Town. Marcie Taylor, resident, echoed Mrs. Hooley's concern. Ken Leetham explained the need to promote business development in Eagle Mountain and until permanent buildings were constructed and the demographics could support it the Town should welcome and encourage businesses to locate here.
- Diane Bradshaw requested that the Planning Commission post the Town's trail map in the community center.
- Jennifer Wright-Thulin inquired about the reappointment of Diane Jacob to the Planning Commission once her term expired. The Town Council had not discussed the appointment and would have a decision for the following Town Council meeting.

- Jody Hooley asked why the use of barricades at roadwork sites was not being enforced at The Ranches. Carl Allred, The Ranches stated that he was aware of the problem and he was working on it.

**8. Adjournment:**

The meeting adjourned at 8:50 p.m.

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Chairman Bill Chipman





**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
November 28, 2000**

Chair Bill Chipman called the meeting to order @ 6:25 p.m.

**Roll Call:**

Commissioners present: Chair Bill Chipman; Diane Jacob; Brigham Morgan & Jennifer Wright-Thulin. Doug Gwilliam and Jody Hooley were excused.

**Town Staff:**

Town Engineer: Korey Walker  
Town Planners: Ken Leetham  
Shawn Warnke  
Deputy Recorder: Fionnuala Kofoed

Others present: Carl Allred, The Ranches; Eric Jones, Eagle Mountain Properties, (EMP); Traci Johnson, property owner; Zane Powell, Summit development; Alisha Jacob, Ranches Business Park; Jim Watkins, Sundance Homes; Chief Robert DeKorver & Fire Marshal Justin Sprague, Eagle Mountain Fire Department; Scot Hazard.

**1. Pledge of Allegiance:**

Scot Hazard led the Pledge of Allegiance.

**2. Status Report From the Council:**

Brigham Morgan reported that the Town Council had appointed Doug Gwilliam to the Airport Board and reappointed Diane Jacob to the Planning Commission. The extension of time was also approved for Meadow Ranch, Phase 6.

**3. Approval of the Agenda:**

**MOTION**      *Jennifer Wright-Thulin moved to approve the agenda as stated. Diane Jacob seconded the motion. Ayes: 4, Nays: 0. Motion passed*

**3.1 Approval of Minutes:**

**MOTION**      *Jennifer Wright-Thulin moved to approve the minutes of November 28, 2000 as amended. Brigham Morgan seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**4. Action Items:**

A. Town Offices, Conditional Use Permit Extension.

Ken Leetham briefly discussed the extension for the Town Office Conditional Use Permit. The conditional use permit that had been approved for the offices had expired September 23, 2000.

The Planning Commission commented on the requirements and also inquired whether there was sufficient parking and lighting for the facility. All requirements had been met except for the placement of a bicycle rack.

DRC Recommendations:

1. That the conditional use permit for the town Offices expire in 24 months.
2. That the Town acquires a bicycle rack.

**MOTION** *Diane Jacob moved to approve the Town Offices, Conditional Use Permit Extension subject to the DRC and staff recommendations as follows:*

1. *That the conditional use permit for the Town Offices expire in 24 months.*
  2. *That the Town places a bicycle rack on the grass near the entry to the library.*
- Brigham Morgan seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

B. Morco Market, Site Plan Extension.

Eagle Mountain Properties requested an extension of time for the approval of the Morco store in Town Center East as the current approval was due to expire January 4, 2001. EMP proposed that there was no need for the gravel parking area north of the Town Offices since they had purchased the Town Center East common parking area and that met the parking requirements.

DRC Recommendations:

1. That a current title report indicating ownership of parking areas be submitted.
2. That CC&R's for Town Center East be submitted that indicate multi-use parking availability and maintenance of open spaces and parking lots.
3. That the extension of time be limited to one year as requested.

The Planning Commission wanted to know the status of the permanent facility. Eric Jones, EMP, commented that it wasn't economically feasible to build a permanent store, as the volume wasn't there to support it. Mr. Jones believed that an additional year would make a difference allowing Gerry Gaskin, Morco, to get the funding he needed to build a permanent facility.

The Planning Commission voiced their concerns regarding the use of temporary buildings and that there was a need for caution. The Commissioners didn't want to see the developer return next year looking for another extension. The Commissioners opposed the approval of a multipurpose parking lot and recommended that they would review it on an individual basis.

**MOTION** *Brigham Morgan moved to approve the Morco Market Extension of Site Plan subject to Town Staff's recommendations with the exception of item #2.*

**DRC Recommendations:**

1. *That a current title report indicating ownership of parking areas be submitted.*
3. *That the extension of time be limited to one year as requested.*

*Jennifer Wright-Thulin seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

C. Prairie Gate Professional Office, Site Plan, Public Hearing.

Shawn Warnke addressed the DRC recommendation for Prairie Gate Professional Office, Site Plan. The Applicant was seeking approval of two buildings, one that would be constructed immediately.

DRC Recommendations:

1. That a complete soil report for the site be submitted as requested by the Town Building Official.
2. That the project be built in compliance with the requirements of the Fire Chief.
3. That there be three additional parking spaces as required by ordinance with one of these spaces designated for disabled parking (required total of parking spaces 128).
4. That the disabled parking meets the specifications in the Development Code (10' by 20' with a 5' aisle and marked with signage).

5. That the parking lot circulation behind the buildings be limited to one way with pavement signs used to direct drivers. **(Deleted)**
6. That the two landscaped islands in front of the future building be connected.
7. That landscaped berms be used along all frontages to screen the parking areas.
8. That the light poles installed are The Ranches approved model and that there be building lights to increase the illumination in the parking areas.
9. That trail connections be provided to the site.
10. That a sidewalk be constructed on the southeast side of the future building.
11. That a dumpster be placed on site and screened from public view.
12. That a bicycle rack sufficient for parking six bicycles be placed on site as required by the Development Code.
13. That there be no mirrored glass used on the elevations.
14. The Town Code requires that commercial buildings have one freight loading area for each 10,000 square feet of gross floor area. The specifications of these freight-loading areas include 14' vertical clearance, 12' width, and 35' length.
15. That the Public Works Board approves of the project. **(Deleted)**

Shawn Warnke commented on the lot line adjustment request to allow for three parking spaces. The Planning Department believed that there was no violation with respect to the adjustment and that the staff, as per the State Code, would approve it.

#### **Public Hearing 7:00 p.m.**

Alisha Jacob asked what kind of business would occupy the buildings. Scot Hazard, The Ranches, stated that they had an agreement with Alpine Pediatrics and would pursue other agreements once development got underway.

Fire Chief Robert DeKorver asked whether the buildings would have sprinklers. Scot Hazard replied that they would not.

Discussion ensued regarding the need to protect the buildings in The Ranches from fire. It was the Fire Chief's opinion that the homes and buildings in The Ranches were inadequately protected and that was a major concern.

#### **Public Hearing Closed 7:05 p.m.**

Bill Chipman felt that there were too many unresolved issues to approve the Site Plan and recommended tabling it. He requested that the Fire Chief review the plan and make a recommendation with respect to sprinklers and other fire safety issues. The proximity of the buildings and whether they were too close to each other needed to be clarified. The lot line adjustment should be rectified before the item returns to the Planning Commission. Mr. Chipman was concerned that the title problems with the golf course could affect the lot line adjustment.

Jennifer Wright-Thulin stated that an additional fire hydrant was needed to provide adequate access to the building in the case of a fire. Mrs. Thulin also believed that the parking requirement was too high.

Diane Jacob had no additional comments. Mrs. Jacob stated a conflict as her husband sold water rights to the developers.

Brigham Morgan was concerned with the berming requirement on the Ranches Parkway, to screen the parking lot, need to be resolved and requested to see the revised parking plan. Mr. Morgan echoed Mr. Chipman's concerns regarding the sprinkler issue.

#### **MOTION**

*Bill Chipman moved to table the Prairie Gate Professional Office Site Plan until a more complete packet was available, specifically, the Fire Chief should review the building to determine if sprinklers are required and resolve any other safety issues, including checking the minimum distance between the two buildings. Secondly, the resolution of the*

***lot line adjustment. Jennifer Wright-Thulin seconded the motion. Ayes: 4, Nays: 0. Motion passed.***

D. Conditional Use and Site Plan for temporary buildings in the Little Ranches Business Park.

Ken Leetham discussed the DRC recommendations for the Little Ranches Business Park stating that the plan had been amended omitting the Morco store. The two remaining proposed uses for the trailers were a dental office and office space.

DRC Recommendations:

1. The twelve-month duration of the approval begin from either sixty days from the date of approval or from the date of installation of any building, whichever occurs first.
2. That building elevations or other information be submitted that indicates exactly what the buildings will look like including any ramps that may be constructed and attached to the buildings.
3. That any signage complies with the Town's adopted sign ordinance.
4. That any remaining questions (indicated below) are answered or requested information submitted prior to approval by the Town Council.

Alisha Jacob stated that lighting was planned for the front of the building and along the handicapped access ramp. The Ranches had also bonded for lighting along Pony Express Parkway and that would also help light the area.

Jennifer Wright-Thulin asked about the installation of the dental equipment, as she was concerned with the safety regulations. Ms. Jacob responded that the dental supplier would install the equipment and all protocol would be followed. The hazardous waste would be treated as it would in any other medical facility.

Diane Jacob stated a conflict of interest relating to water rights. Mrs. Jacob's only concern was exterior lighting for the facility.

**MOTION** *Brigham Morgan moved to approve the Little Ranches Business Park Conditional Use and Site Plan subject to the Town Staff's recommendations as follows:*

DRC Recommendations:

1. *The twelve-month duration of the approval begin from either sixty days from the date of approval or from the date of installation of any building, whichever occurs first.*
2. *That building elevations or other information be submitted that indicates exactly what the buildings will look like including any ramps that may be constructed and attached to the buildings.*
3. *That any signage complies with the Town's adopted sign ordinance.*
4. *That any remaining questions (indicated below) are answered or requested information submitted prior to approval by the Town Council.*

Additional Recommendations:

1. *That staff approve a lighting plan for the buildings prior to the approval of the buildings.*
2. *Approval is for the 2 buildings on the plan that was submitted to the Planning Department.*

***Jennifer Wright-Thulin seconded the motion. Ayes: 4, Nays: 0. Motion passed.***

A. Amending of Chimney Rock Plat.

Ken Leetham commented that the need to amend the Chimney Rock Plat was to correct an error that occurred during the construction of a house located on lot 35. The lot was surveyed and it was determined that part of the structure on lot 35 had been constructed on lot 36. The only viable option was to amend Chimney Rock Plat A and approve a zero lot line subdivision. Mr. Leetham explained the process. First, amend Chimney Rock Plat A removing lots 35 & 36. Second, establish a new plat, Chimney Rock Plat C for lots 35 & 36 allowing zero lot lines.

DRC Recommendations:

1. That the callout listed in the remarks section of the boundary description be corrected as specified by the Town Engineer.

**MOTION**      *Jennifer Wright-Thulin moved to approve the Amendment of Chimney Rock Plat removing lots 35 & 36 subject to the Town Staff recommendations.*  
*1. That the callout listed in the remarks section of the boundary description be corrected as specified by the Town Engineer. Diane Jacob seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**5. Final Plats:**

A. Chimney Rock, Plat C, Public Hearing.

**The Public Hearing was opened at 7:55 p.m.**

Mr. & Mrs. Johnson addressed the Planning Commission regarding the difficulties they had encountered with the purchase of their home due to the construction error.

**The Public Hearing closed at 7:56 p.m.**

DRC Recommendations:

1. That lots 35 & 36 be renumbered to 1 & 2 respectively.
2. That the side yard easement between lots 1 & 2 be removed.
3. That the vacation notice be removed.
4. That the text contained in the title box be altered. Specifically, the following text should be removed "A vacation of lots 35 & 36, Chimney Rock at Red Hawk Ranch subdivision, Plat "A" subdivision" replace it with "a zero line subdivision".

**MOTION**      *Diane Jacob moved to approve Chimney Rock, Plat C subject to Town Staff recommendations.*

**DRC Recommendations:**

- 1. That lots 35 & 36 be renumbered to 1 & 2 respectively.*
- 2. That the side yard easement between lots 1 & 2 be removed.*
- 3. That the vacation notice be removed.*
- 4. That the text contained in the title box be altered. Specifically, the following text should be removed "A vacation of lots 35 & 36, Chimney Rock at Red Hawk Ranch subdivision, Plat "A" subdivision" replace it with "a zero line subdivision".*  
*Jennifer Wright-Thulin seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

B. Willow Springs Phase, Phase II.

DRC Recommendations:

1. That the swimming pool and clubhouse (community center) be completed prior to 50% of Phase being occupied.
2. That the light poles meet the approved Ranches model and requirements of the Town Engineer.
3. That bicycle racks that can accommodate 10 bicycles be added to the site.
4. That all parking stalls be 20' in length and that a 24' distance be maintained between the parking rows.
5. That a passenger loading area be constructed with the community center.
6. That the buildings of Phase II be constructed with fire sprinklers and other fire protection measures required by the Fire Chief.
7. That the project meets all requirements of the Town Engineer.
8. That the master developer provide water right documentation showing sufficient water right capacity or proposed water rights be turned over to the Town.

9. That no occupancy for the subdivision is allowed until there is sufficient capacity available in the utility systems; and that the developers and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.
10. The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.

Zane Powell, Summit Development, commented on the Willow Springs development stating that they had received a great response from the public and they had sold 2/3 of the project.

Discussion ensued regarding the installation of sprinklers in the buildings. The developer believed that is was punitive to require them to install sprinklers. The Planning Commission was concerned with inadequate fire protection for the condos as the Fire Department didn't own a ladder truck and would be unable to effectively control a fire if the problem were to occur.

The Commissioners commented on the timing of the completion of the clubhouse. Bill Chipman recommended that the swimming pool and the clubhouse be completed when 48 units in Phase II are completed and occupied.

**MOTION**

*Brigham Morgan moved to approve the Final Plat for Willow Springs, Phase 2 subject to the Town Staff's recommendation as follows:*

**DRC Recommendations:**

1. *That the swimming pool and clubhouse (community center) be completed prior to 50% of Phase being occupied.*
2. *That the light poles meet the approved Ranches model and requirements of the Town Engineer.*
3. *That bicycle racks that can accommodate 10 bicycles be added to the site.*
4. *That all parking stalls be 20' in length and that a 24' distance be maintained between the parking rows.*
5. **DELETED**
6. *That the buildings of Phase II be constructed with fire sprinklers and other fire protection measures required by the Fire Chief.*
7. *That the project meets all requirements of the Town Engineer.*
8. *That the master developer provide water right documentation showing sufficient water right capacity or proposed water rights be turned over to the Town.*
9. *That no occupancy for the subdivision is allowed until there is sufficient capacity available in the utility systems; and that the developers and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.*
10. *The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.*

**Additional Recommendations:**

1. *That DRC recommendation #5 be deleted.*
2. *That the developer and the Fire Chief come to an agreement with respect to public safety issues.*
3. *That the swimming pool and clubhouse be completed when 48 units in Phase II are completed and occupied.*

*Jennifer Wright-Thulin seconded the motion. Ayes: 4, Nays: 0.*

**6. General Discussion/Questions/Announcements:**

A. Parks Report.

Shawn Warnke distributed an updated parks report.

- Diane Bradshaw (not present) requested an update concerning the Development Code and General Plan amendments. That Planning Department commented that they hadn't received any direction from the Town Council regarding any changes. Mrs. Bradshaw also requested an update on temporary occupancies. Brigham Morgan stated he would follow up on both items.

- Bill Chipman suggested that the Town Council consider a solution for the fire truck issue as soon as possible. Brigham Morgan stated that he would discuss the problem with the Town Council.

**8. Adjournment:**

The meeting adjourned at 8:30 p.m.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
**Chairman Bill Chipman**





**MINUTES OF THE PLANNING COMMISSION MEETING**  
**TOWN OF EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**December 19, 2000**

Chair Bill Chipman called the meeting to order @ 6:05 p.m.

**Roll Call:**

Commissioners present: Chair Bill Chipman; Diane Bradshaw; Jody Hooley and Diane Jacob. Brigham Morgan, Doug Gwilliam and Jennifer Wright-Thulin were excused.

**Town Staff:**

Town Engineer: Korey Walker  
Town Planners: Ken Leetham  
Shawn Warnke  
Deputy Recorder: Fionnuala Kofoed

Others present: Fire Chief Robert DeKorver, Eagle Mountain Fire Department; Scott Kirkland & Carl Allred, The Ranches. Yuka Jenkins, AT&T; Harold Dudley, Nextel; Mr. & Mrs. Johnson, residents.

**1. Pledge of Allegiance:**

Shawn Warnke led the Pledge of Allegiance.

**2. Status Report From the Council:**

This item was removed from the agenda.

**3. Approval of the Agenda:**

**MOTION** *Diane Bradshaw moved to approve the agenda removing items 2 and 3.1. Diane Jacob seconded the motion. Ayes: 4, Nays: 0. Motion passed*

**3.1 Approval of Minutes:**

This item was removed from the agenda.

**4. Action Items:**

B. The Prairie Gate Professional Office, Site Plan.

Ken Leetham presented the Prairie Gate Professional Office Site and discussed the DRC recommendations.

Scot Hazard, The Ranches, stated that they had measured the gross square footage on the exterior of the building. Based upon those calculations, the building would be short three parking spaces. Mr. Leetham requested that Mr. Hazard provide the Town Council with the measurement of the interior gross square footage to calculate the required parking spaces for the offices.

Discussion ensued regarding the number of fire hydrants for the project. Fire Chief Robert DeKorver advised the Planning Commission that, according to the Utah Fire Code, a 16,000 square foot building would require 3 fire hydrants.

Bill Chipman inquired about the Town's stewardship regarding the Fire Code issue. Mr. Leetham stated that the presumption was that all requirements would be complied with whether requested by the Fire Chief, Town Engineer or Building Inspector.

- MOTION**      *Diane Bradshaw moved to approve the Prairie Gate Professional Office, Site Plan subject to the DRC recommendations as follows:*
- 1. That a complete soil report for the site be submitted (two sets) as requested by the Town Building Official.*
  - 2. That there be three additional parking spaces as required by ordinance with one of these spaces designated for disabled parking (required total number of spaces 128).*
  - 3. That a bicycle rack sufficient for parking six bicycles be placed on site as required by the Development Code. (Completed)*
  - 4. That there be no mirrored glass used on the elevations.*
  - 5. That landscaped berms be used along all frontages to screen the parking areas.*
  - 6. That the light poles installed are The Ranches approved model and that there be building lights to increase the illumination in the parking areas. Up lighting of buildings, signs, or landscaped features are prohibited.*
  - 7. That a sidewalk be constructed on the southeast side of the future building. (Completed)*
  - 8. That the project be built in compliance with the requirements of the Fire Chief.*
  - 9. That trail connections be provided to the site. (Completed)*
  - 10. That the disabled parking meets the specifications in the Development Code (10' by 20' with a 5' aisle and marked with signage). (Completed)*
  - 11. That a dumpster be placed on site and screened from public view. (Completed)*
  - 12. That the two landscaped islands in front of the future building be connected. (Completed)*
- Additional Recommendations:*
- 1. That the fire hydrant be moved to the southeast corner of the 1<sup>st</sup> building.*
  - 2. That the Town Staff approve the new measurements of the interior gross floor square footage of the building.*
- Diane Bradshaw seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

#### **4A. Nextel Cellular Tower, Conditional Use Permit, Public Hearing.**

Shawn Warnke presented the Nextel Tower, Conditional Use Permit request and commented on the DRC recommendations.

##### DRC Recommendations:

1. That the applicants submit evidence that the property owner is in agreement with the application.
2. That barbed wire or razor wire is prohibited as part of any fencing permitted.
3. That the conditional use approval is valid for one year and that the permit be reviewed and approved annually.
4. That the cellular tower be required to connect to the Town's utilities.
5. That the Town be allowed to co-locate at this facility without charge.
6. That the Fire Chief be satisfied with access to the site and materials used in the construction of the shelter.
7. That plans for electrical line extensions and demands are submitted.
8. That a storm water plan be submitted showing the ability to detain storm water and not increase storm water discharge from the site.

##### Engineer's Recommendations:

The Town Engineer recommends approval of the conditional use permit upon submittal of the following items:

1. Information verifying the ability to access the site with safety and brush truck equipment.
2. Plans for electrical line extensions and demands.
3. Storm water plan showing ability to detain storm water and not increase storm water discharge from site.

Mr. Warnke explained that the application had been held up due to slope issues. The DRC walked the site with the applicants and determined that the proposed location was the best alternative.

The Town staff addressed their concerns with accessibility to the site. They wanted to avoid any scaring of the hill site and discussed the possibility of coordinating an access with a future subdivision. Harold Dudley, Nextel, stated that he was willing to work with the staff regarding the access issue.

Bill Chipman opened the Public Hearing @ 6:45 p.m.

Mr. & Mrs. Anderson, residents explained their concerns regarding the location of the site and the potential health risks that the tower could cause to the residents in that location.

Mr. Dudley, Nextel, commented that the Federal Government monitors and regulates cellular towers and that the proposed tower was not a health hazard.

The Public Hearing closed @ 6:55p.m.

Diane Bradshaw asked when the area near the site would be developed. Scott Kirkland, The Ranches responded that the Lone Tree subdivision had been approved and they expected it to be developed within the next 1-2 years.

Mrs. Bradshaw wanted to know how the tower would benefit the area and when it would be operational. Mr. Dudley stated that the tower would provide wider cell phone coverage in Eagle Mountain and they anticipated that the tower would be functional by the end of the summer 2001.

Mrs. Bradshaw stated that she was concerned with the scaring of the hillside and the storm water issue.

Discussion ensued regarding the access to the site. The staff was uncomfortable approving a road to the building location. The ability for the fire department to reach the site in case of a fire was an additional concern.

Diane Jacob inquired when the 12-month conditional use permit would take effect. The staff recommended that the permit be valid for 12 months from the date of operation.

Bill Chipman stated that the application would have to come before the Planning Commission for their review once the conditional use permit expires. This would also provide residents to voice their concerns with respect to the cellular tower.

Ken Leetham recommended removing condition # 3 of the DRC recommendation, as it wasn't necessary.

Jody Hooley was concerned with the slope grade and the ability to safely access the site without cutting into the hillside.

**MOTION** *Bill Chipman moved to approve the Nextel Cellular Tower Conditional Use Permit subject to the DRC and Town Engineer's recommendations as follows:*

**DRC Recommendations:**

- 1. That the applicants submit evidence that the property owner is in agreement with the application.*
- 2. That barbed wire or razor wire is prohibited as part of any fencing permitted.*
- 3. That the conditional use approval is valid for one year and that the permit be reviewed and approved annually.*
- 4. That the cellular tower be required to connect to the Town's utilities.*
- 5. That the Town be allowed to co-locate at this facility without charge.*
- 6. That the Fire Chief be satisfied with access to the site and materials used in the construction of the shelter.*
- 7. That plans for electrical line extensions and demands are submitted.*
- 8. That a storm water plan be submitted showing the ability to detain storm water and not increase storm water discharge from the site.*

**Engineer's Recommendations:**

*The Town Engineer recommends approval of the conditional use permit upon submittal of the following items:*

- 1. Information verifying the ability to access the site with safety and brush truck equipment.*
- 2. Plans for electrical line extensions and demands.*
- 3. Storm water plan showing ability to detain storm water and not increase storm water discharge*

*from site.*

**Additional Recommendations:**

1. *That the site plan, the road cut and the electrical connections be brought back to the Planning Commission for approval upon review by the DRC, the Town Engineer and The Ranches. (The review would include the design review and fencing)*
2. *That the DRC condition #3 be amended to say "the conditional use permit is valid for one year from the date of operation".*

*Diane Bradshaw seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**4C. Lone Tree, Preliminary Plat:**

Shawn Warnke commented on the revised Lone Tree Preliminary Plat and DRC recommendations.

**DRC Recommendations:**

1. That the Homeowners Association maintains the future school site free from debris and tumbleweeds and that a 30-foot clearance of brush around the entire subdivision also be maintained.
2. That additional drainage plan information is submitted for review and approval by the Town Engineer. **(Completed)**
3. That all cul-de-sacs have a 60-foot radius with a maximum length of 400 feet. **(Completed)**
4. That lots situated on collector roads (Hickory Way and Red Oak Road) have a circular driveway. Specifically, lots 160-166 must have circular driveways and lot 101 must have a driveway access off the neighborhood street. **(Completed)**
5. That a phasing plan for the park improvements be submitted. **(Completed)**
6. That the temporary turnaround at the end of Walnut Drive be improved to a paved cul-de-sac.
7. That the notes "future lot" and "future road" at the end of Walnut Drive are removed.
8. That left turn lanes with 100 foot storage on all accesses off Pony Express Parkway be constructed.
9. That Pony Express Parkway is constructed and dedicated.
10. That all of the conditions listed on the Town Engineer's report are complied with.
11. That no occupancy be allowed until sufficient capacity is available in all the utility systems and all utilities are looped.
12. That the developer and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.
13. That the developer install conduit to each lot for future fiber optic lines.
14. The Fire Chief has notified the Town that the Fire Department will not be able to provide adequate fire protection without a Fire Station located in the North Service Area.

**Engineer's Recommendations:**

1. Additional information needs to be submitted with regard to the drainage plan.
2. Note limitations of driveway access on lot 101 should be identified.
3. Enlarge radius to 60 feet on all temporary turn-arounds.
4. The two cul-de-sacs exceed the maximum Development Code length of 400 feet and the radius needs to be increased to a 60-foot minimum.
5. Submittal of the proposed phasing for park improvements.
6. The "temporary turn around" at the end of Walnut Drive should be improved to a paved cul-de-sac.
7. Remove the notes "future lot" and "future road" at the end of Walnut Drive.

Bill Chipman questioned whether the Town could require the Homeowners Association to maintain the future school site as outlined in the DRC's recommendation. Mr. Chipman recommended that the developer should have some responsibility.

Discussion ensued regarding the phasing plan and the development of the parks. Bill Chipman recommended that the parks be completed one year from the date of recordation of the first plat in Phase I and that a bond be placed for security. The Ranches SID would fund the parks.

Scott Kirkland commented that The Ranches intended to deed property to the Town for a Fire Station and provide

\$300,000 towards the design and construction of the building.

Diane Jacob declared a conflict of interest, as her husband sold water rights to the developers.

Jody Hooley asked how long it would take before the Fire Station was up and running. The staff commented that the Town needed to locate the additional funding for the Station. The issue was a top priority for the administration; however, there was no set timeline for completion of the facility.

Mrs. Hooley expressed her concern regarding the fire safety issue. It was her opinion that potential homeowners needed to be aware that there was inadequate fire protection in the North Service Area. Bill Chipman stated that the issue was the stewardship of the Town Council and that the Planning Commission's concern should be passed on to that body for review.

**MOTION**

*Diane Jacob moved to approve the Lone Tree Preliminary Plat (R-3 N-4) subject to the DRC and Town Engineer's Recommendations as follows:*

*DRC Recommendations:*

- 1. That the Homeowners Association maintains the future school site free from debris and tumbleweeds and that a 30-foot clearance of brush around the entire subdivision also be maintained.*
- 2. That additional drainage plan information is submitted for review and approval by the Town Engineer. (Completed)*
- 3. That all cul-de-sacs have a 60-foot radius with a maximum length of 400 feet. (Completed)*
- 4. That lots situated on collector roads (Hickory Way and Red Oak Road) have a circular driveway. Specifically, lots 160-166 must have circular driveways and lot 101 must have a driveway access off the neighborhood street. (Completed)*
- 5. That a phasing plan for the park improvements be submitted. (Completed)*
- 6. That the temporary turnaround at the end of Walnut Drive be improved to a paved cul-de-sac.*
- 7. That the notes "future lot" and "future road" at the end of Walnut Drive are removed.*
- 8. That left turn lanes with 100 foot storage on all accesses off Pony Express Parkway be constructed.*
- 9. That Pony Express Parkway is constructed and dedicated.*
- 10. That all of the conditions listed on the Town Engineer's report are complied with.*
- 11. That no occupancy be allowed until sufficient capacity is available in all the utility systems and all utilities are looped.*
- 12. That the developer and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.*
- 13. That the developer install conduit to each lot for future fiber optic lines.*
- 14. The Fire Chief has notified the Town that the Fire Department will not be able to provide adequate fire protection without a Fire Station located in the North Service Area.*

*Engineer's Recommendations:*

- 1. Additional information needs to be submitted with regard to the drainage plan.*
- 2. Note limitations of driveway access on lot 101 should be identified.*
- 3. Enlarge radius to 60 feet on all temporary turn-arounds.*
- 4. The two cul-de-sacs exceed the maximum Development Code length of 400 feet and the radius needs to be increased to a 60-foot minimum.*
- 5. Submittal of the proposed phasing for park improvements.*
- 6. The "temporary turn around" at the end of Walnut Drive should be improved to a paved cul-de-sac.*
- 7. Remove the notes "future lot" and "future road" at the end of Walnut Drive.*

*Additional Recommendations:*

- 1. That condition #1 of the DRC Recommendations be changed to read "That the Homeowners Association and/or the developer maintains the future school site free from debris and tumbleweeds and that a 30-foot clearance of brush around the entire subdivision also be maintained."*
- 2. That the park must be started upon one year of recordation of the first final plat and that a bond be placed for the park.*

3. *That a recommendation be passed on to the Town Council requesting that potential homeowners be notified of the inadequate fire protection in the North Service Area until a Fire Station in that location is completed.*  
*Diane Bradshaw seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

4D. **Amendments to The Ranches Community Design Guidelines:**

The Planning Commission reviewed the proposed changes to The Ranches Community Design Guidelines. Discussion ensued regarding the use of carports within the developments. The DRC recommended approval without any conditions.

**MOTION** *Diane Jacob moved to approve the amendments to The Ranches Community Design Guidelines as submitted. Jody Hooley seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

5. **General Discussion/Questions/Announcements:**

- Scott Kirkland, The Ranches, requested to have a joint session with the Town Council and the Planning Commission to bring both parties up to date on the progression of the development in The Ranches and address some issues. Bill Chipman recommended that the opportunity be given to the two master developers within the Town to discuss their progress. Mr. Chipman suggested that a comparison be done between the two master developments to be presented for discussion. Mr. Kirkland agreed to have a meeting at The Ranches with the Planning Commission and two members of the Town Council. No dates were set.
- Diane Jacob asked Mr. Kirkland whether the School Board had taken any action regarding a school site at The Ranches. Mr. Kirkland said that the School Board had commented that they didn't like the price that The Ranches was asking for the land, however, no counter offer had been made.
- Mr. Kirkland commented that they expected the golf course at The Ranches to be completed by May 2001 and operational by the end of the summer.
- Diane Bradshaw commented that she was disappointed that the Town had planned nothing for Christmas to recognize the various organizations and volunteers within the Town.

6. **Adjournment:**

**MOTION** *Diane Jacob moved to adjourn the meeting @ 8:10 p.m.*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
**Chairman Bill Chipman**

