

# Eagle Mountain City Planning Commission Agendas 1999

## *Dates of Planning Commission Meetings:*

- July 13, 1999
- July 27, 1999
- August 10, 1999
- August 24, 1999
- September 14, 1999
- September 28, 1999
- October 12, 1999
- October 26, 1999
- November 9, 1999
- November 23, 1999
- December 14, 1999
- December 19, 1999

**MINUTES OF PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
1655 E. Heritage Dr.  
Eagle Mountain, UT 84043  
March 23, 1999**

1. **Roll Call:**

Bill Chipman called the meeting to order at 6:04 pm.

Planning Commissioners present: Bill Chipman, Commission Chairman  
Mark Zitting, Jennifer Wright-Thulin, Diane Jacob  
Carl Allred, Doug Gwilliam

Town Staff:

Town Engineer: Korey Walker  
Town Planner: Ken Leetham  
Recording Secretary: Vada Hunter

Others present: Jim Peterson, Eagle Mountain Properties; James Dahl, MCM Engineering; Mary Lynn Christensen, citizen; Liisa Nusz, citizen; Nick Berg, Eagle Mountain Properties

2. **Approval of Agenda:**

**MOTION** *Mark Zitting moved to approve the agenda as amended. Jennifer Wright-Thulin seconded. Ayes: 5, Nays: 0. Motion passed.*

3. **Announcements:**

Bill Chipman said Mayor Bateman would like to have a Planning Commission training session on April 22<sup>nd</sup> at 5:00 pm at the Town Center.

4. **Approval of the minutes of 2/23/99:**

**MOTION** *Diane Jacob moved to approve the minutes of the Planning Commission Meeting of February 23, 1999, as amended. Doug Gwilliam seconded. Ayes: 5, Nays: 0. Motion passed.*

5. **Public Hearing: Conditional Use for the Eagle Mountain Town Offices:**

Korey Walker stated that an ADA ramp would be on the south side. He said they would be adding seven more parking spaces.

Korey Walker said the storm water would be taken out to a detention basin in the open space owned by the Town located between the Touchstone Development and the new building.

Nick Berg, Eagle Mountain Properties, had some questions about the landscaping. He wanted to know if there would be any trees on the east side of the new building.

Korey Walker responded that they would utilize existing trees.

Mark Zitting asked about parking.

Carl Allred asked about the time frame of the temporary building. There was a discussion about the time limit of 18 months after which the Town would have to apply for another Conditional Use Permit if the regular building was not built yet.

Korey Walker stated that the parking would stay after the building was gone. He also said they would have to be careful with open space.

Doug Gwilliam asked about the lighting and also wanted to know if there could be a trail built away from the detention pond so that children would stay away from it.

Korey Walker said there would be one or two lights. Doug Gwilliam said he wanted more than that.

Diane Jacob wanted to know if a trail could go by the ADA ramp and there could be a bicycle rack put there.

Jennifer Wright-Thulin asked about landscaping. She also wanted to know if there was going to be plumbing for a shower. She had questions about the detention pond and the lighting.

Bill Chipman asked about the street lights. He wanted to see three lights. He also would like to see more landscaping and more parking.

Nick Berg voiced his concern about the lights shining in the homes on the east side of the building.

The DRC Recommendations were:

1. This use is temporary only not to exceed eighteen months unless renewed by the Town Planning Commission.
2. That the offices meet all Town Code requirements; particularly relating to landscaping and building occupancy requirements.

**MOTION**

*Jennifer Wright-Thulin moved to approve the Conditional Use for a temporary building for the Town of Eagle Mountain subject to the Staff Recommendations, and adding landscaping on the south side of the building, and parking lot, and comply with the Town's landscaping requirements; that there be three lights outside and that they be adjusted so they do not shine in the homes on the east side of the building in Touchstone Development; that there be bike racks by the south entrance by the ramp. Carl Allred seconded.*

There was some discussion that once phases three and four of Touchstone are done then tie into the trail system for bikes.

Carl Allred wanted to make sure that when the lighting is put in that is be placed wherever there was maximum affect.

*Ayes: 5, Nays: 0. Motion passed.*

Bill Chipman reminded the members of the Planning Commission that there was a Public Meeting on Tuesday, March 30<sup>th</sup> at 7:00 pm to amend the Eagle Mountain Properties Master Development Plan.

6. **Public Hearing/Class II Preliminary Plat for Autumn Ridge (portion recently rezoned and purchased from the State of Utah):**

There was some discussion about the landscaping not being adequate. Bill Chipman said this would need to be taken care of before final approval.

Jim Peterson, Eagle Mountain Properties, said they would have the full landscaping plan ready for the DRC Meeting on Monday.

Jennifer Wright-Thulin had comments about the landscaping.

Diane Jacob asked about the landscaping and also having an adequate trail plan and showing how it will all come together.

Doug Gwilliam asked about the street lights in the new area. James Dahl said it would be the same as the other areas. Doug also asked about how much of the park would be developed. James gave an explanation.

Diane Jacob asked about shade trees in the park.

Carl Allred wanted to know if any part of the whole development was under construction yet. James said nothing was under construction yet.

Mark Zitting liked the new layout.

Bill Chipman had comments about the layout of continuous housing. He asked that in the future they do planning that does not look so much like a pod.

There was some discussion about the time frame of having parks done.

Nick Berg said they need to be strict now with the developers so that all the requirements are met and that all of the developers abide by the code for developing parks.

There were several ideas discussed.

DRC Recommendations:

1. The following changes and additions must be made to the plan:
  - a. Utility drawings including street lighting, electrical, gas and telecommunications. (satisfied)
  - b. Adjacent utility lines and facilities should be shown.
2. Water right documentation must be submitted.
3. CC&R's must be submitted prior to final approval.
4. A digital copy of plat and proposed utilities must be submitted prior to final approval.
5. Additional improvements to the park located in the southeast portion of this subdivision must be a part of the obligation for this phase (this was a condition of phase 1).
6. A grading plan must be submitted. (satisfied)
7. Storm drainage plans must be submitted. (satisfied)
8. General planting design/landscaping plan must be submitted before final improvements to the park.

**MOTION**

***Jennifer Wright-Thulin recommended approval of the Class II Preliminary Plat for Autumn Ridge subject to the conditions not satisfied by the Town Staff; that the connecting of the trail system be laid out; that a detailed landscaping and lighting plan be outlined and submitted for review before the Town Council Meeting; that plans for parks and a trail system be completed in phases one and two before phase three is recorded. Doug Gwilliam seconded.***

There was some discussion about having this tie to the Master Development Plan.

*Jennifer amended the motion that instead of recordation, that it be covered in the Development Agreement for the subdivision. Doug Gwilliam accepted the amendment. Ayes: 5, Nays: 0. Motion passed.*

Mark Zitting asked to be excused at 7:20 pm.

7. **Discussions/Questions:**

Ken Leetham said he was working with Ray Morley on some business projects. The Design Review Committee asked if this could go through the process one time only if all the bases were covered.

Bill Chipman said there was a procedure to follow. He said he hadn't seen a complete package yet.

Ken Leetham said the Development Code was not as clear on commercial development as residential development.

Carl Allred said Eagle Mountain needs commercial development.

Bill Chipman said he was uncomfortable with change.

There was a general consensus that this would not be a good idea.

The minutes of the March 9<sup>th</sup> Planning Commission Meeting were read.

**MOTION**

*Doug Gwilliam moved to approve the minutes of March 9, 1999, Planning Commission Meeting were approved as amended. Diane Jacob seconded. Ayes 4, Nays: 0. Motion passed.*

Carl Allred motioned to adjourn at 8:00 pm.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Willaim E. Chipman, Commission Chairman

**AGENDA OF PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1655 E. Heritage Dr  
Eagle Mountain, UT 84043  
July 13, 1999**

1. **Roll Call:**
  - 1a. **Pledge of Allegiance:**
  - 1b. **Approval of Agenda:**
2. **Approval of Minutes:**
  - 2b. **Approval of Agenda:**
3. **PUBLIC HEARINGS:**
  - A. **Spring Meadows Preliminary Plat:**
  - B. **Rush Valley (R-6 N-1) Preliminary Plat:**
  - C. **Eagle's Gate II (R-1 N-22, 23 & 24) Preliminary Plat:**
  - D. **Eagle's Gate Sales Trailer Conditional Use Permit:**
  - E. **Questar Valve Utility Station Conditional Use Permit:**
4. **FINAL PLAT APPROVALS:**
  - A. **Overland Trails Phases 4 & 5:**
  - B. **Ruby Valley (R-5 N-1-4):**
  - C. **Simpson Springs:**
  - D. **Saddleback (R-6 N-4 & 5) Phase I, Plats A & B:**
5. **Grading Permit for Cedar Trail Villages, Class I Permit:**
6. **Proposed Ordinance Relating to Expiration of Final Plat Approvals:**
7. **General Discussion/Questions/Announcements:**
8. **Adjourn:**

# PLANNING COMMISSION MEETING AGENDA

Eagle Mountain Town Community Center 1630 E. Heritage Dr., Eagle Mountain, UT 84043

*Tuesday July 27, 1999 at 6:00 PM*

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1. Approval of Agenda
2. Approval of Minutes
  - A. July 13, 1999
3. FINAL PLAT APPROVALS
  - A. Saddleback (R-6 N-4 & 5) Plat C
  - B. Three Crossings (R-6 N-4 & 5) Plats A & B
  - C. Kennekuk (R-1 N 15s)
  - D. Cedar Trail Villages, Phase 1 & 2
  - E. Eagle Point, G & H amended final plats
4. DISCUSSION OF DEVELOPMENT ITEMS
  - A. Eagle Point, Plats I & J
  - B. Overland Trails Phases 4 & 5
5. General Discussion/Questions/Announcements
  - A. Presentation of Draft Eagle Mountain Development Code
  - B. The Ranches L.C. Master Signage Plan
6. Adjourn

Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
Bill Chipman, Planning Commission Chairman

The foregoing agenda was posted at the Eagle Mountain Town Office, 4114 N. 1680 E. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately \_\_\_\_\_ AM/PM on \_\_\_\_\_ by \_\_\_\_\_.

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THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS  
ANY PERSONS NEEDING SPECIAL ACCOMMODATIONS SHOULD NOTIFY THE TOWN CLERK AT 766-1146 AT LEAST  
24 HOURS PRIOR TO THE MEETING

## PLANNING COMMISSION MEETING AGENDA

Eagle Mountain Town Community Center 1630 E. Heritage Dr., Eagle Mountain, UT 84043

*Tuesday August 10, 1999 at 6:00 PM*

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1. Approval of Agenda
2. Approval of Minutes
  - A. July 27, 1999
3. PUBLIC REQUESTS
  - A. Discussion of Exterior Materials, Nathan Allred, Lot 38, North Ranch
4. FINAL PLAT
  - A. Kennekuk (R-1 N-13 & N-15s)
  - B. Revised Final Plat for Eagle's Gate Phase I (R-1 N-26 & N-27)
5. DISCUSSION OF DEVELOPMENT ITEMS
  - A. The Ranches Temporary Sign
  - B. Commissioner's Discussion of Development Code Revisions
6. General Discussion/Questions/Announcements
7. Adjourn

Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
Bill Chipman, Planning Commission Chairman

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## PLANNING COMMISSION MEETING AGENDA

Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043

*Tuesday August 24, 1999 at 6:00 PM*

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1. Approval of Agenda
2. Approval of Minutes
  - A. August 10, 1999
3. PUBLIC HEARINGS
  - A. Revision to the Eagle Mountain Development Code
4. FINAL PLAT APPROVALS
  - A. Eagle Point E
  - B. Mt. Airey (R-1 N-26 & 27) Revised Plat for Eagle's Gate Phase I
5. DISCUSSION OF DEVELOPMENT ITEMS
  - A. The Ranches Temporary Sign
6. General Discussion/Questions/Announcements
  - A. Discussion of Design Standards
7. Adjourn to a joint meeting with the Eagle Mountain Town Council commencing at 7:00 p.m.

**The commissioners have requested that developers submit complete information in order to be kept on the agenda.**

Approval: \_\_\_\_\_ Date:  
Bill Chipman, Planning Commission Chairman

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately \_\_\_\_\_ AM\PM on \_\_\_\_\_ by \_\_\_\_\_.

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## PLANNING COMMISSION MEETING AGENDA

Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043

*Tuesday September 14, 1999 at 6:00 PM*

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1. Approval of Agenda
2. Approval of Minutes
  - A. August 24, 1999
3. SUBDIVISION PLATS
  - A. O'Fallons's Bluff, Revised Preliminary Plat, R-6 N-4 & 5
  - B. Eagle Point Plat E, Final Plat
  - C. Eagle Point Plats G & H, Final Plats
  - D. Discussion of Eagle Point Plats I & J, Patterson Construction
  - E. Action on Eagle Point Plats G, H, I, & J
4. General Discussion/Questions/Announcements
5. Adjourn

**The commissioners have requested that applicants submit complete information in order to have their item kept on the agenda.**

Approval: \_\_\_\_\_ Date:  
Bill Chipman, Planning Commission Chairman

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# PLANNING COMMISSION MEETING AGENDA

Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043

*Tuesday September 28, 1999 at 6:00 PM*

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1. Approval of Agenda
2. Approval of Minutes
  - A. September 14, 1999
3. PLANNING COMMISSION ACTION
  - A. Triplett Lot Split
  - B. Autumn Ridge Phase 4, Revised Preliminary Plat
  - C. Eagle Point Plats I, Preliminary Plat
  - D. Town Center West, Final Plat
  - E. School/LDS Church Site, Final Plat
  - F. Jake Garn Airport, Air Park Phase 1, Final Plat
4. DISCUSSION OF DEVELOPMENT ITEMS
5. General Discussion/Questions/Announcements
5. Adjourn to Joint Meeting with Town Council

**The commissioners have requested that developers submit complete information in order to be kept on the agenda.**

Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
Bill Chipman, Planning Commission Chairman

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# PLANNING COMMISSION MEETING AGENDA

Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043

*Tuesday October 12, 1999 at 6:00 PM*

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1. Approval of Agenda
2. Approval of Minutes
  - A. September 28, 1999
3. PUBLIC HEARINGS/ PRELIMINARY APPROVALS
  - A. Nextel Cellular Tower, Conditional Use Permit
4. FINAL PLAT APPROVAL
  - A. Three Crossings C (R-6 N-4 & 5)
  - B. Porter's Crossing A, B, & C (R-6 N-4 & 5)
5. DISCUSSION OF DEVELOPMENT ITEMS
  - A. Open Space Summary
  - B. The Ranches and Pony Express Parkway Intersection Design
  - C. Eagle Point, Plat J
6. General Discussion/Questions/Announcements
  - A. Status of:
    - Berming and landscaping of the Town Offices
    - Streetlights & sign within Town Center
    - Bulletin boards
    - Speed limits on alleys
7. Adjourn

**The commissioners have requested that developers submit complete information in order to be kept on the agenda.**

Approval: \_\_\_\_\_ Date:  
Bill Chipman, Planning Commission Chairman

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## PLANNING COMMISSION MEETING AGENDA

Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043

*Tuesday October 26, 1999 at 6:00 PM*

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1. Approval of Agenda
2. Approval of Minutes
  - A. October 12, 1999
3. PUBLIC HEARING
  - A. Trophy Homes Sales Trailer, Conditional Use Permit
4. CONCEPT PLAN REVIEW
  - A. Mt. Airey, Plat B
5. DEVELOPMENT ITEM
  - A. Eagle Mountain Properties, Master Signage Plan
5. General Discussion/Questions/Announcements
  - A.
6. Adjourn

**The commissioners have requested that developers submit complete information in order to be kept on the agenda.**

Approval: \_\_\_\_\_ Date:  
Bill Chipman, Planning Commission Chairman

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# PLANNING COMMISSION MEETING AGENDA

Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043

*Tuesday November 9, 1999 at 6:00 PM*

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1. Approval of Agenda
2. Approval of Minutes
  - A. October 26, 1999
3. PUBLIC HEARING/CONDITIONAL USE PERMIT
  - A. The Ranches Administrative Offices, Conditional Use Permit
4. DEVELOPMENT ITEMS
  - A. Master Signage Plan, Eagle Mountain Property
  - B. Appeal of Interpretation of Rear Setback, Owenlee Construction
5. CONCEPTUAL PLANS
  - A. Cedar Ridge, R1 N2E, 3 (Formerly Rush Valley)
  - B. Eagle's Gate R1 N20, 21, 22, Carlton, R6 N1
  - C. Lone Tree, R3 N4 (Formerly Circle 5)
6. General Discussion/Questions/Announcements
7. Adjourn

**The commissioners have requested that developers submit complete information in order to be kept on the agenda.**

Approval: \_\_\_\_\_ Date:  
Bill Chipman, Planning Commission Chairman

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## PLANNING COMMISSION MEETING AGENDA

Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043

*Tuesday November 23, 1999 at 6:00 PM*

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1. Approval of Agenda
2. Approval of Minutes
  - A. November 9, 1999
3. MASTER SIGNAGE PLAN
  - A. Eagle Mountain Properties
4. CONCEPT REVIEWS
  - A. Eagle's Gate (R1 N20, 21, 22, Carlton, R6 N1), The Ranches
  - B. Lone Tree (R3 N4), The Ranches
  - C. Red Hawk Ranch Park, The Ranches
  - D. Grant B. Smith Trailway, Phase I, The Ranches
  - E. Convenience Store, Eagle Mountain Properties
5. General Discussion/Questions/Announcements
6. Adjourn

**The commissioners have requested that developers submit complete information in order to be kept on the agenda.**

Approval: \_\_\_\_\_ Date:  
Bill Chipman, Planning Commission Chairman

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## PLANNING COMMISSION MEETING AGENDA

Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043

*Tuesday December 14, 1999 at 6:00 PM*

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1. Approval of Agenda
2. Approval of Minutes
  - A. November 23, 1999
3. PUBLIC HEARINGS/ SITE PLAN REVIEW
  - A. Eagle Mountain Convenience Store, Site Plan Review
4. FINAL PLAT APPROVAL
  - A. Autumn Ridge, Phase 4, Final Plat
5. CONCEPT PLAN
  - A. Ruby Valley LDS Stake Center
  - B. Kiowa Valley, R7 N1-4
6. DISCUSSION OF DEVELOPMENT ITEMS
  - A.
7. General Discussion/Questions/Announcements
  - A.
8. Adjourn

**The commissioners have requested that developers submit complete information in order to be kept on the agenda.**

Approval: \_\_\_\_\_ Date:  
Bill Chipman, Planning Commission Chairman

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## PLANNING COMMISSION MEETING AGENDA

Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043

*Tuesday December 28, 1999 at 6:00 PM*

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1. Approval of Agenda
2. Approval of Minutes
  - A. December 14, 1999
3. MASTER SIGNAGE PLANS
  - A. Master Signage Plan, Patterson Construction
4. General Discussion/Questions/Announcements
5. Adjourn

**The commissioners have requested that developers submit complete information in order to be kept on the agenda.**

Approval: \_\_\_\_\_ Date:  
Bill Chipman, Planning Commission Chairman

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