

Eagle Mountain City Planning Commission Minutes 1999

Dates of Planning Commission Meetings:

- March 23, 1999
- June 22, 1999
- July 13, 1999
- July 27, 1999
- August 24, 1999
- September 28, 1999
- October 12, 1999
- October 26, 1999
- November 9, 1999
- December 14, 1999
- December 28, 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 22nd 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 30th 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 9th 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

**MINUTES OF PLANNING COMMISSION MEETING
TOWN OF EAGLE MOUNTAIN, UTAH
Eagle Mountain Community Center
1655 E Heritage Dr
Eagle Mountain, UT 84043
June 22, 1999**

5. Development Item:

Autumn Ridge Phase III – Final Plat Approval:

DRC Recommendations:

1. Make the requested changes as noted in the Town Engineer's staff report.
2. The developers and lot owners/builders should sign an agreement acknowledging a potential utility capacity problem.
3. The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.
4. Additional park improvements shall be required for the park located in the southeast corner of this project (this was an obligation of the approval of the preliminary plat and phase 1 of this project).

Town Engineer Recommendations:

1. Extend centerline profiles minimum 300' at end of streets in subdivision.
2. Utility plan needs to be submitted.

MOTION *Carl Allred moved to recommend approval of the Class II Autumn Ridge Phase III Final Plat subject to staff report and recommendations by the Town Engineer and DRC; subject to the Town Staff addressing the street parking on the circle on the west side of Phase III, that it be widened to accommodate parking; subject to the south park below phase I and II be totally completed before recordation of Phase III; and that the open space in the park as outlined by the surveying lines on the plat; that the trail through that open space be provided from east to west and that the portion of the park outlined in there be completed satisfactory to the Town Staff. Maureen Anderton seconded.*

Carl Allred then commented about the landscaping in the open space.

Carl Allred amended his motion that it include the landscaping as drawn in their plat that is provided to the Town and that open space and park landscaping and development be completed upon 50% of building permits of Phase III or one year, whichever comes first; that the trail system must be completed to the adjoining subdivisions. Maureen Anderton accepted this amendment.

There was a discussion about the timing of the parks being completed.

Carl Allred amended his motion that the parks that are part of Phases I, II, and III, be coordinated with the Town Staff and the approval of the Town Staff as to the amenities in those Park. Maureen Anderton accepted this amendment.

Ayes: 4, Nays: 1. Motion passed. Diane Jacob voted against approval.

**MINUTES 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:

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

Commissioners Present: William E. Chipman, Planning Commission Chairman
Liisa Nusz,, Diane Jacob, Jennifer Wright-Thulin, Maureen
Anderton
Doug Gwilliam and Carl Allred were excused.

Town Staff:

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

1a. Pledge of Allegiance:

Diane Jacob led the Town in the Pledge of Allegiance.

1b. Approval of Agenda:

There was some discussion about some of the items on the agenda needing to be tabled because the Public Works Board had not approved the utilities.

Ken Leetham said that Jerry Kinghorn had advised that they be tabled.

2. Approval of Minutes:

MOTION *Diane Jacob moved to approve the minutes of June 25, 1999, as amended. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted to make a quorum. Jennifer Wright-Thulin abstained as she was not present at the June 25th meeting. Motion passed.*

2b. Approval of Agenda:

MOTION *Maureen Anderton moved to approve the Agenda as written. Jennifer Wright-Thulin seconded. Ayes: 4, Nays: 0. Motion passed.*

3. PUBLIC HEARINGS:

A. Spring Meadows Preliminary Plat:

Ken Leetham discussed the following DRC Recommendations:

1. Trails along Blue Water Road need to be included on the landscaping plan.
2. Label open space to be deeded to the Town and identify those responsible for ongoing maintenance of the open space.

3. **Development and lot owners/builders should sign an agreement acknowledging potential utility capacity problem.**
4. **The Public Works Board recommends all new subdivisions install conduit to each home for future fiber optic installations.**
5. **Phase one should be defined to include the detention basin and park area.**
6. **Blue Water Road should be identified in a dedicatory plat.**
7. **Storm water plans along Blue Water Road should be included.**
8. **A secondary gravel road should be identified.**
9. **Special Improvement District (SID) information including amount to be paid upon recordation.**
10. **Water rights documentation.**

Ken also talked about the following:

The completion of the proposed Spring Meadows Subdivision will add 171 single family residences to the Town of Eagle Mountain. When DRC reviewed the preliminary plat for Spring Meadows several issues were identified including a secondary access and the maintenance of open spaces.

With the development of Spring Meadows, Blue Water Road will be extended to the site and will function as the sole access into the subdivision. DRC recommends that a gravel road also be constructed to provide a secondary access for the subdivision. All subdivisions in the Town are required to have two accesses.

Another concern that DRC identified relative to the Spring Meadows Subdivision is the completion and maintenance of parks and open spaces. Some of the open spaces proposed in the preliminary plat include: landscaped buffers along Blue Water Road; a twelve foot restricted walking corridor running north and south through the subdivision; and a park that will serve as a detention basin for storm water runoff. The DRC recommends that the completion of the park be required in the first phase of development to allow immediate use of the open space by the residents. In conjunction with the development of these open spaces the responsibility of maintenance should be decided prior to the approval of the Spring Meadows Subdivision.

The Town Engineer's Recommendations are as follows:

Submitted Material:

1. **Changes and updates to the preliminary plans:**
 - a. **Trails along Blue Water Road need to be included on the landscaping plan.**
 - b. **Label open space to be deeded to the Town and who will maintain this open space.**
 - c. **Development and lot owners/builders should sign an agreement acknowledging potential utility capacity problem.**
 - d. **The Public Works Board recommends all new subdivisions install conduit to each home for future fiber optic installation.**
 - e. **Phase I should be redefined to include the detention basin and park area.**
 - f. **Blue Water Road should be identified in a dedicatory plat.**
 - g. **Storm water plans along Blue Water Road should be included.**
 - h. **Secondary graveled road should be identified.**

Non-submitted Material:

1. **Special Improvement District (SID) information including amount to be paid upon recordation.**
2. **Water right documentation.**

John Roberts, Blue Water LLC, gave a presentation on his plans for this subdivision. He said he had been unaware of the requirements for a trail system, but he said that would be no problem and showed on the map where he would put a trail.

He showed where they would put a park by the detention pond.

He said they had a way of providing a quality manufactured home. He said they could put up a home in 30 days.

Jennifer Wright-Thulin asked if they would have a basement.

John Roberts responded saying they would each have a basement and a front porch. He said there would also be alleyways. He said he would comply with the code as far as the porches are concerned.

He talked a little bit about the landscaping.

The questions was asked about what the square footage is. John said the average size is about 1000 square feet.

Diane Jacob asked if they had any kind of fencing in their CC&R's.

John said there would be no chain link fencing.

Bill Chipman closed the Public Hearing for Spring Meadows.

Bill Chipman asked Korey Walker if he had everything he needed to recommend approval of this subdivision.

Korey Walker said he had spoken with the Roberts about the access road.

Bill Chipman asked Korey Walker to go over the ten items listed in the recommendations and comment on them.

The first discussion was about the trail. Mr. Roberts said he would be willing to put a trail along the lower part of the subdivision.

Bill Chipman then asked about the park. There was a discussion about two different areas. One area had a detention pond and the other area was by the proposed school site.

Korey Walker said the detention basin needed to be deeded over with this plat.

Liisa Nusz presented some questions that had been given to her by Doug Gwilliam as he couldn't be to the meeting. She asked how many different styles of houses were offered.

Several of the Commissioners expressed their concern about making sure there were no two homes that looked the same built next to each other.

Liisa then asked about what kind of amenities would be in the park. They did not have that information available. She also wanted to know how high the berms would be around the park.

Liisa stated that she liked their proposal but felt like they were not ready for review by the Planning Commission yet.

Mr. Roberts took offense to that and said that they hadn't been given all of the information yet.

Liisa said this was part of the growing process and they were all learning together.

Mark Nuszer, The Ranches, talked about the park issue and showed on the map where a park would be. It showed a swimming pool and other small amenities.

Diane Jacob left the meeting at 7:10 p.m.

Bob Lynds, The Ranches, said all of the storm water drains have been completed.

There was a brief discussion about the park area under the corridor.

Ken Leetham said they met the park criteria.

Korey Walker said they didn't have a time line for completion of the parks.

Bob Lynds said they were under construction and would be completed according to the guidelines.

Bert Ankrom, Town resident, asked why there was a regional park under the corridor.

Korey Walker explained that there would be fruit orchards and trails in this area.

Bill Chipman said this was not part of the development being talked about.

Ken Leetham said the parks were small for the amount of people. He said they would have amenities when needed.

Bill Chipman asked about the trails.

Liisa Nusz asked if there were homeowner fees for maintenance of the parks and the pool area.

Bob Lynds said there was a Master Homeowners Association.

Liisa asked if there was covered parking or open parking.

Bob Lynds said it was covered parking.

Mark Nuszer said not all of the units would have a garage. There would be garages in the middle of the parking lot. It made them safer

Jennifer Wright-Thulin asked who the developer was.

Bob Lynds said it would probably be Miller Homes.

Liisa asked what the size of the tot lots was and also the swimming pool.

Maureen Anderton asked what the size of the units was in the twelve-plex's.

Bob Lynds said they were three stories, two-plus bedrooms. Each unit had 2 spaces of parking and there was also guest parking.

Jennifer Wright-Thulin asked questions for Diane Jacob. She asked why the Commission was not seeing the city plan and recreation plan at preliminary. She said the parking had been addressed. She asked if they were going to be leased or for sale. She asked if they could bring a land use plan in the future.

Bill Chipman said there was not enough park space and open space. He did like the looks of the plan.

MOTION

Liisa Nusz moved to approve the Class II Preliminary Plat for Rush Valley (R-6 N-1), subject to the recommendations of the Town Staff and the Town Engineer, and subject to approval by the Public Works Board. Jennifer Wright-Thulin seconded. Ayes: 4, Nays: 0. Bill Chipman voted to make a quorum. Motion passed.

C. Eagle's Gate II (R-1 N-22, 23 & 24) Preliminary Plat:

Ken Leatham gave his recommendations. He said that when the DRC reviewed these neighborhoods, one critical issue arose relative to access (and secondary access) in and out of this neighborhood. The configuration of this project makes these neighborhoods extensions of Phase I and, therefore, potentially large subdivisions with only one way in and out of the area. The solution to this problem is to provide a second access to Ranches Parkway through future phases of the project. A part of the solution is to also provide large street cross sections, particularly at the intersections of the principal neighborhood streets as shown on the attached plats. You may note that there are several oversize roundabouts and islands that provide for turnaround and secondary access in the event that one or more streets become blocked during emergencies.

DRC Recommendations:

- 1. Completion of all items listed in the Town Engineer's Report.**
- 2. SID information to be submitted including the amount to be paid upon recordation of the final plat.**
- 3. Water right documentation must be submitted.**
- 4. That a second access be provided to Ranches Parkway concurrent with the development of these phases.**

Town Engineer Recommendations:

- 1. Include improvements to the wash within the subdivision.**
- 2. The developers and lot owners/builders should sign an agreement acknowledging a potential utility capacity problem.**
- 3. All new subdivisions should install conduit to each lot for future fiber optic installation.**

All of the other recommendations have been satisfied.

Jennifer had questions about the flag lots. She then realized these were wash outlets in the road. She said Diane Jacob asked her to suggest that the trees be staggered down the street and not all in a row.

Bill Chipman had a question about the two lots that have a long flag lot.

Mark Nuszer said the two lots had a common access and then the lot furthest away was a top prime piece.

Maureen Anderton had no comments.

Liisz Nusz commented for herself and Doug Gwilliam. She asked if Trophy Homes was building this phase also and if it was still a senior gated community. She was told it was.

MOTION

Jennifer Wright-Thulin moved to approve the Class II Preliminary Plat for Eagle's Gate II (R-1 N-22, 23 & 24), subject to the approval of the Public Works Board, subject to the recommendations of the Town Staff and the Town Engineer, and that the secondary access addressed as well as the grade and elevation be looked at on Fantail Circle. Liisa Nusz seconded.

Liisa Nusz amended the motion that the parks be built at 50% building permits or 1 year, whichever comes first after recordation. Jennifer Wright-Thulin accepted the amendment. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted to make it a quorum.

D. Eagle's Gate Sales Trailer Conditional Use Permit:

Ken Leetham gave the background for this permit. He said this temporary sales trailer is proposed for only 3 to 4 months as indicated in the attached application materials submitted by the applicant. A permanent sales facility/model home is being constructed and will replace the temporary trailer.

DRC Recommendations:

- 1. That the trailer is removed within six (6) months of approval of the conditional use.**
- 2. That all on-site improvements as shown in the application materials, are completed prior to occupancy of the trailer.**

Korey Walker said the capacity was 1 ERU per use.

Liisa Nusz asked if there were going to be any flags and also lighting. Bob said there wouldn't be any flags and limited lighting. She also wanted to know what would happen when the trailer was moved. Bob Lynds said this is where a park will be and so the landscaping would stay there.

Jennifer Wright-Thulin said she felt like permit should be for at least six (6) months.

MOTION

Jennifer Wright-Thulin moved to approve a conditional use permit for Eagle's Gate Sales Trailer subject to the Town Staff recommendations. Liisa Nusz seconded. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted to make it a quorum.

E. Questar Valve Utility Station Conditional Use Permit:

The DRC recommends approval of this conditional use subject to the following conditions:

- 1. That no barbed wire is used on the fence.**
- 2. That drought-tolerant landscaping be installed around the fenced area to buffer the fence from public view.**

The discussion about landscaping concluded that because of no water available, it should remain just as it is. As homes are built in the area then the need to landscape and water this area will take place at that time.

Rick from Questar said this is a very small area and needs to be fenced to keep any children out. It is basically a safety issue. These block valves are required.

MOTION

Jennifer Wright-Thulin moved to approve the Conditional Use Permit for the Questar Valve Utility Station, subject to the Town Staff recommendations, condition that the fencing had a pole on the top, and that when water is available, landscaping will be done. Liisa Nusz. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted to make it a quorum.

4. **FINAL PLAT APPROVALS:**

A. Overland Trails Phases 4 & 5:

Korey Walker said all of the items on his report had been completed except items 4 and 5. He said #4, Development and lot owners/builders should sign an agreement acknowledging potential utility capacity problem, is the only one left. He said James would get an easement and a deed for the detention basin. This was a verbal agreement and is not in writing.

Bill Chipman asked if this would be done prior to going to the Town Council next week. James Dahl said it would be.

DRC Recommendations:

1. **All items noted in the Town Engineer's report.**
2. **Special Improvement District (SID) information including amount to be paid upon recordation must be submitted.**
3. **Electronic utility and final plat files must be submitted.**
4. **Water right documentation must be submitted.**
5. **Completion of the park within one year of recordation of the first of these two phases.**

Korey Walker asked about the timing for completion of the park.

Jim Peterson said it would be 50% building permit or one year. This is a special artistic park located in the center of an area.

Mike Wren, MCM Engineering, spoke briefly about the park.

There was a brief discussion about the various phases of this development.

Maureen Anderton asked what the timeline was for the park. There wasn't a definite timeframe yet for this park.

Liisa Nusz asked who the builder was for this.

Mike Wren responded that the subdivision was for sale and they didn't have a builder yet.

Liisa Nusz asked what kind of shade would be provided in the tot lots for the mothers of the young children.

There was a discussion about having a special trellis with a bench under it and some kind of vine growing over it. It was decided that a pavilion would not look good in this park as it is one with artistic planning.

MOTION

Liisa Nusz moved to approve the Class II final plat approval for Overland Trails Phases 4 and 5 subject to the DRC recommendations and the Town Engineer recommendations; in addition, the central park abutting both phases will be completed at 50% of the building permits at either phase four or five being reached or one year of recordation of phase four or five; also subject to the detention basin at the top of plat 5 be submitted with a picture of plat six or seven and submitted with the landscaping plans at that time with that detention basin; and that it be built as a detention basin with phases four and

five; also subject to a trellis pavilion, 12' x 15' minimum being built in each of the two tot lots in the central park. Maureen Anderton seconded.

Liisa Nusz asked about a drinking fountain.

Jim Peterson said there was one planned there but it was not showing on the drawing.

They talked about the size of the trellis. It would be around 12' x 15'.

Liisa amended her motion to include a drinking fountain in the park. Maureen Anderton accepted the amendment. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted to make a quorum.

B. Ruby Valley (R-5 N-1-4):

Ken Leetham said the overall neighborhood design for this project is outstanding. There are numerous landscaped islands and common open areas. Also, none of the lots have direct access to Pony Express Parkway. This site uses the topography very well in the layout of the lots. Several alleys are also used and should serve to enhance the neighborhood and pedestrian feel.

DRC Recommendations:

1. All changes noted in the Town Engineer's report.
2. Special Improvement District (SID) information including amount to be paid upon recordation.
3. Water right documentation.

Town Engineer Recommendations:

1. Changes and updates to the final plat:
 - a. The Utah County book and page number of the recorded Pony Express Parkway needs to be shown.
 - b. Nearby subdivisions Rockwell Village (R1 – N8) and Crittenden Corner (R1 – N7) need to be labeled.
 - c. Label the width of Ash Drive cul-de-sac.
2. Changes and updates to the construction drawings:
 - a. Profiles of all proposed alleyways need to be included.
 - b. Profile views for storm drain and sewer lines that are not located in the streets or are offsite, need to be shown in profile view.
 - c. Label slopes of all cross gutters and curb returns.
 - d. Show locations of street lighting.
3. Development and lot owners/builders should sign an agreement acknowledging potential utility capacity problem.
4. The Public Works Board recommends all new subdivision install conduit to each home for future fiber optic installation.

Korey Walker stated that items 1 and 2 have been turned into him.

Korey recommended they submit a plan for the park.

MOTION

Liisa Nusz moved to recommend approval of the Class II Final Plat for Ruby Valley (R-5 N1-4) subject to the recommendations of the Town Staff and the Town Engineer; in addition, the park with a landscaping plan in Ash Point be completed at 50% of the building permits issued for Ruby Valley or one year, whichever comes first, with the appropriate bond and dedication of the land to the Town. Jennifer Wright-Thulin seconded. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted to make it a quorum.

C. Simpson Springs:

Ken Leetham said this phase of Red Hawk Ranch is a similar design or is consistent with the Horseshoe Station project further north. The general design of large, 3 acre lots adjacent to Cedar Pass Ranch and smaller lots on the east side of the road is a good transition from the largest lots in The Ranches to the more dense areas of Village Cores.

DRC Recommendations:

1. All items noted in the Town Engineer's Report.
2. Special Improvement District (SID) information including amount to be paid upon recordation.
3. Water right documentation and limiting irrigable acreage to 0.25 acre.

Town Engineer Recommendations:

1. Submitted Engineer's estimate needs to be updated to include the offsite improvements of the entry road from Pony Express Parkway.
2. Provide an updated electronic file with the offsite improvement of the Pony Express Entry Road.
3. Development and lot owners/builders should sign an agreement acknowledging potential utility capacity problem.
4. The Public Works Board recommends all new subdivisions install conduit to each home for future fiber optic installation.

The Commissioners liked this plan and didn't have any comments.

MOTION

Maureen Anderton moved to recommend approval of the Class II Final Plat Approval of Simpson Springs (R-1 N-4 & 5 & 2w) subject to the recommendations of the Town Staff and Town Engineer; and that the second access and ½ mile road that connects to Ranches Parkway will be completed with the required improvements at recordation. Jennifer Wright-Thulin seconded. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted to make a quorum.

D. Saddleback (R-6 N-4 & 5) Phase I, Plats A & B:

Ken Leetham said this project is located in the heart of the Smith Ranch neighborhood (southeast portion of the Ranches development). This neighborhood is one of the largest reviewed to date. It contains 328 lots and two neighborhood parks. The traffic circulation is good in this subdivision. There is good use of alleyways in the east half of the project and there are numerous one way driveways that function as aesthetically pleasing open spaces and serve to break up the roadway.

The parks are located in especially strategic and valuable locations both for accessibility to the residents and preservation of view corridors. The trail plan also connects these neighborhoods with the trail/recreation corridor in the utility corridor and the proposed school locations.

DRC Recommendations:

1. **All changes noted in the Town Engineer's Report.**
2. **Special Improvement District (SID) information including amount to be paid upon recordation.**
3. **Water right documentation.**

Town Engineer Recommendations:

1. **An agreement should be signed acknowledging a potential utility capacity problem.**
2. **Conduit should be installed for future fiber optic installation.**

Jennifer Wright-Thulin asked how the names of the streets came about. Bob Lynds said they are names of Pony Express riders.

Maureen Anderton asked about the 5' and 10' easement between buildings.

There was a discussion about the trails.

Mark Nuszer said there was a 10' space required between buildings.

MOTION

Liisa Nusz moved to recommend approval of the Class II Final Plat Approval for Saddleback ((R-6 N-4 & 5) Phase I, Plats A & B, subject to the recommendations of the Town Staff and the Town Engineer; and subject to the park being completed upon 50% of the building permits being issued or one year, whichever comes first. Jennifer Wright-Thulin seconded. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted to make a quorum.

5. Grading Permit for Cedar Trail Villages, Class I Permit:

Korey Walker said the proposed grading permit application is for the Cedar Trail Village Development, located north of the existing Landing and Mountain View developments. Eagle Mountain Properties, LC is the developer of this project and Silvertip Development will be performing the construction. The permit is to excavate 21,000 cubic yards in roads and 35,000 cubic yards for a storm water pond.

The developers propose to obtain approval for a grading permit to clear and grub the roads and storm pond. Cedar Trail Villages has received preliminary approval from the Town and project to have final approval when grading has been completed.

A temporary construction access will be constructed through the north end of the Trailhead Condominium Development from Sweet Water Road. Trailhead Condominium Project is owned by Eagle Mountain Properties. The temporary road will be constructed with road base material to prevent dust problems and a 18" culvert will be installed in along the Sweet Water Road drainage path to prevent storm water ponding.

Mike Wren said the fill would be used on lots and berming.

Korey Walker said there would be a fee that would be paid to the Town.

MOTION

Maureen Anderton moved to approve a Class I grading permit for Cedar Trail Villages subject to any recommendations by the Town Staff or Town Engineer. Jennifer Wright-Thulin seconded. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted to make a quorum.

6. Proposed Ordinance Relating to Expiration of Final Plat Approvals:

Ken Leetham explained that this proposed ordinance is from the request the Planning Commission made at the last Planning Commission Meeting to have an ordinance prepared that would provide for a six-month expiration of Class II development approvals for subdivisions.

Bill Chipman expressed that six months is too short but that it shouldn't be longer than a year. The rest of the Commissioners agreed.

Mike Wren asked if there could be any exceptions on the date for special circumstances.

Bill Chipman said he could not answer that question.

MOTION

Liisa Nusz moved to approve AN ORDINANCE ESTABLISHING PROVISIONS FOR EXPIRATION OF SUBDIVISION PLAT APPROVALS PRIOR TO RECORDATION with a recommendation of one year instead of six months. Jennifer Wright-Thulin seconded. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted to make a quorum.

7. General Discussion/Questions/Announcements:

Liisa Nusz brought the subject of the Town not having a cemetery.

Jim Peterson said they should set some land aside for this purpose.

8. Adjourn:

Jennifer Wright-Thulin moved to adjourn at 9:47 p.m.

Approved: _____ Date: _____
William E. Chipman, Planning Commission Chairman

**PLANNING COMMISSION MEETING
TOWN OF EAGLE MOUNTAIN, UTAH
Eagle Mountain Community Center
1668 E. Heritage Dr.
Eagle Mountain, UT 84043
July 27, 1999**

1. Roll Call:

Planning Commission Chairman Bill Chipman called the meeting to order at 6:03 p.m.

Commissioners Present: Bill Chipman, Planning Commission Chairman
Maureen Anderton, Liisa Nusz, Diane Jacob, Doug Gwilliam

Town Staff:

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

Pledge of Allegiance:

Doug Gwilliam led the Town in the Pledge of Allegiance.

Approval of Agenda:

Bill Chipman asked that they remove item 3C – Final Plat Approval for Keenekuk (R-1 N-15s) and switch item 5A and 5B.

Ken Leetham asked if they could put a Public Hearing on the agenda as item 2B to discuss the General Plan. Mayor Bateman was there to answer any questions.

MOTION *Liisa Nusz moved to approve the agenda as amended. Maureen Anderton seconded. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted in order to make it a quorum as Diane Jacob had not arrived yet.*

2. A – Approval of Minutes:

MOTION *Maureen Anderton moved to approve the minutes of July 13, 1999, as amended. Liisa Nusz seconded. Ayes: 4, Nays: 0. Motion passed. Bill Chipman voted in order to make it a quorum as Diane Jacob had not arrived yet.*

General Plan:

Mayor Bateman commented about the General Plan.

Bob Lynds, The Ranches, asked where he could obtain a copy of the General Plan.

Mayor Bateman said there were copies available at the Town Offices.

Mike Wren, MCM Engineering, asked if the changes from the original General Plan were highlighted so that they didn't have to read the whole thing.

Mayor Bateman said he did not highlight them.

Ken Leetham said this is a document and not an ordinance. It is a guideline and vision for the Town.

3. Final Plat Approvals:

A. Saddleback R-6 N-4 & 5:

Ken Leetham said the application materials are complete and have been submitted. This is for Saddleback Plat C.

Korey stated that the items crossed out on his Memo of July 27th have been completed. The items listed below still need to be worked on. They are as follows:

1. **Why is a forced 8” sewer main proposed?**
2. **Is there any different solutions for sewer mains, than upsizing the pipes and placing them on very minimal slopes>**
3. **Development and lot owners/builders should sign an agreement acknowledging potential utility capacity problem.**
4. **The Public Works Board recommends all new subdivisions install conduit to each home for future fiber optic installation.**
5. **See special considerations.**
6. **Special Improvement District (SID) information including amount to be paid upon recordation.**
7. **An electronic file of the final plats and the utility drawings needs to be provided.**

Special Considerations:

1. **Some sewer lines are located through the backs of adjoining property lines. Can these sewer mains be located in the roads somehow.**
2. **The intersection with Clark Road and Butterfield Drive shows a large cut. The properties of lots 48-49 and 51, 50, 65, 66 need to have the slopes cut back into the lots. Can the slope at this intersection be decreased to 4%.**
3. **It appears that some of the intersections may not be able to provide the required amount of sight distance. The design engineer needs to verify that adequate sight distance is provided.**
4. **There are a number of sewer mains that are increased in size from 8” to 12” and placed on very minimal slopes. Can these be designed to keep the same size of pipe and increase the slopes.**

DRC Recommendations:

1. **Make the requested changes as noted in the Town Engineer’s staff report.**
2. **The developers and lot owners/builders should sign an agreement acknowledging a potential utility capacity problem.**
3. **The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.**
4. **Special Improvement District (SID) information including the amount to be paid upon recordation.**
5. **An electronic file of the final plats and the utility drawings needs to be provided.**

Diane Jacob declared her conflict with the water rights issue because her husband sold water rights to the developer. She had no other comments.

Maureen asked for a clarification of the location. She had no other comments.

Bill Chipman had questions about the park location.

Doug Gwilliam had questions on the size restrictions.

Liisa Nusz had no comments.

MOTION

Doug Gwilliam moved to approve the Class II Final Plat Approval for Saddleback R-6 N-4 & 5, PlatC, subject to the recommendations of the Town Staff and the Town Engineer; that the special considerations be part of the Development Agreement; that item O in the Town Engineer's recommendations also be addressed. Liisa Nusz seconded. Ayes: 4, Nays: 0. Motion passed.

B. Three Crossings R-6 N-4 & 5 Plats A & B:

Ken Leetham showed where these plats were located on the map. He said all of the applicant material had been submitted.

Korey Walker said his comments in the Saddleback Plat C Final Approval also applied to this location.

Liisa Nusz had no comments.

Doug Gwilliam asked about the road. Korey Walker said it had been fixed.

Maureen asked if the diagonal roads had been fixed. Korey Walker said that even though the map didn't show it, this had been fixed.

Diane Jacob declared her conflict on the water issue. She had no other comments.

DRC Recommendations:

- 1. Make the requested changes as noted in the Town Engineer's staff report.**
- 2. The developers and lot owners/builders should sign an agreement acknowledging a potential utility capacity problem.**
- 3. The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.**
- 4. A secondary access and connectivity to all developing portions of the development be provided (review Special Considerations in Engineer Report relating to the overall phasing of Saddleback and Liberty Farms).**
- 5. Park to be included in the final with Plat B or require developer to bond for all portions of the park improvement (review Special Considerations in Engineer Report).**
- 6. Special Improvement District (SID) information including amount to be paid upon recordation.,**
- 7. An electronic file of the final plats and the utility drawings needs to be provided.**

MOTION

Maureen Anderton moved to recommend approval of Three Crossings R-6 N-4 & 5), Plats A & B, Class II Final Plat Approval, subject to recommendations of the Town Staff and Town Engineer. Diane Jacob seconded. Ayes: 4, Nays: 0. Motion passed.

C. Kennekuk R-1 N 15s:

This item was stricken from the agenda.

D. Cedar Trail Villages, Phase 1 & 2:

Ken Leetham talked about the concerns that had been raised concerning the access roads.

Ross Hansen, MCM Engineering, showed where the access roads to the construction site would be.

Korey Walker showed the landscaping map. He showed the changes, equestrian trail, and the small tot lot.

Diane Jacob asked for clarification on the park location.

Maureen Anderton had no comments.

Doug Gwilliam had no comments.

Liisa Nusz had no comments.

DRC Recommendations:

1. **Make the requested changes as noted in the Town Engineer's staff report.**
2. **The developers and lot owners/builders should sign an agreement acknowledging a potential utility capacity problem.**
3. **The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.**
4. **Grading Plan showing Cut/Fill areas.**

Town Engineer Recommendations:

1. **Extend centerline profiles for 300 feet from the subdivision boundaries.**
2. **Development and lot owners/builders should sign an agreement acknowledging potential utility capacity problem.**
3. **The Public Works Board recommends all new subdivisions install conduit to each home for future fiber optic installation.**

Park, Trails, and Open Space Amenities Completion Schedule:

1. **Upon issuance of 50% of the building permits, park, trails, and open space amenities construction will begin and be completed within 4 months, weather permitting or one year, whichever comes first.**
2. **Phase 1 park improvements will begin at 50% occupancy or one year, whichever comes first, and will include 1 playground equipment unit and 15 trees and the grass and sprinkling system for the north park.**
3. **Phase 2 park improvements will begin at 50% occupancy or one year, whichever comes first, and will include all the remainder of the park equipment.**

MOTION

Doug Gwilliam moved to recommend approval of the Class II Final Plat Approval for Cedar Trail Villages, Phases 1 & 2, subject to the recommendations of the Town Staff and the Town Engineer; also, that both of the parks on Phase 2 on the NW side and Phase 1 on the NE side have the same note on the schedule on the landscaping plan. Liisa Nusz seconded. Ayes: 4, Nays: 0. Motion passed.

E. Eagle Point, G & H amended final plats:

There was no one present to represent this item.

MOTION

Diane Jacob moved to table Eagle Point, G & H amended final plat. Liisa Nusz seconded. Ayes: 4, Nays: 0. Motion passed.

4. Discussion of Development Items:

A. Eagle Point, Plats I & J:

MOTION

Liisa Nusz moved to table item 4A, Eagle Point, Plats I & J, Preliminary Plat Approval. Doug Gwilliam seconded. Ayes: 4, Nays: 0. Motion passed.

5. General Discussion/Questions/Announcements:

The Ranches L.C. Master Signage Plan:

Ken Leatham explained that The Ranches have submitted the attached materials for your review and approval. There are several concepts that are proposed. First, the concept of directional ladder signs within the median along Ranches Parkway is proposed as shown in the attached sign detail. This was proposed based upon a meeting held between the major developers in Town and the Town staff wherein it was suggested that directional signage was needed, but should not be allowed to proliferate throughout the Town without consistency. Second, there are three signage options for builders to use to identify their projects. These signs would be placed on the projects and be allowed to advertise the builder of the neighborhoods where they are located. On-site development signage is also proposed (Crittenden Corner) is also shown in these materials, Third, flags are proposed in two ways: flags mounted on utility or light poles (vertical and perpendicular to the public right-of-way) along the Ranches Parkway and pole-mounted flags at the entry to the Parkway that would draw attention to the entry of The Ranches.

Debbie Hooge, The Ranches, gave a presentation for this request. She described the locations of the flags and the monuments.

Mike Wren, MCM Engineering, asked what the distance would be between the signs. The light poles are approximately 150 feet apart. The signs are 2-1/2 feet by 6-1/2 feet.

Debbie asked that the Town cooperate in having all of the signs in other areas of Town meet the same standards as The Ranches signs.

Debbie showed some of the designs that would be on the banners.

Bill Chipman said he preferred to call them banners rather than signs.

DRC Recommendations:

- 1. Review the proposed signage materials submitted at the meeting.**
- 2. Allow The Ranches to make a presentation to the Commission regarding their signage plan.**
- 3. Approve, approve with changes/conditions or disapprove the proposed signage plan.**

Mayor Bateman asked for clarification on the signs of the monuments and their placement.

Bill Chipman asked that the Town Engineer go over the placement of the monuments to make sure they met all safety codes.

Debbie Hooge asked if they could be an A frame in the front of Ranches Parkway as a temporary sign while construction was going on.

Ken Leetham did not like the idea of an A frame sign.

Liisa Nusz said she felt like the sign ordinance was too restrictive. She liked their proposal.

Doug Gwilliam liked the proposal.

Diane Jacob liked the proposal.

Maureen Anderton liked the proposal.

Bill Chipman recommended that the three exhibits be included and the statement be included in the proposal sent to the Town Council.

Bert Ankrom, Town resident, asked how the Planning Commission felt on the right-of-ways being used to advertise.

Mayor Bateman asked again what the size of the banner is. Debbie Hooge said the size is 30" x 80". He also asked what the size of the monuments was.

Bill Chipman showed the exhibit and gave the size. The Mayor wanted to know how this could be seen on the side of the roadway because some of them dropped off quite a ways.

Bob Lynds said they would be using dirt to build up where the monument would be.

MOTION

Doug Gwilliam moved to approve The Ranches L.C. Master Signage Plan with the following recommendations: That the signs are as depicted in the packet; that there be only one banner per light pole; that the size be 80" x 30"; that the light poles are placed at least a minimum of 150 feet apart; and that the monuments are coordinated with the Town Staff and the Town Engineer. Diane Jacob seconded. Ayes: 4, Nays: 0. Motion passed.

There was a discussion about the use of A frames.

There were suggestions of using sleeves to hold the A frame, placing it on a platform, or maybe putting it on poles and into the ground.

Diane Jacob did not approve an A frame. She recommended a regular sign.

Maureen Anderton recommended a platform for the sign.

Bill Chipman recommended a sign approximately 4 feet by 4 feet permanently in the ground.

Doug Gwilliam recommended a more permanent sign.

Liisa Nusz said she recommended a platform for the sign.

Bill Chipman asked Debbie Hooge to have a sign to display at the next meeting for the Commissioners to see.

Overland Trails, Phase 4 & 5:

Ken Leetham recommended that the Planning Commission review the subdivision plats for these neighborhoods, particularly the southwest corner of Phase V and discuss the appropriateness of the commercial lots in the proposed neighborhoods. Specifically, the Commission should judge whether or not the commercial and residential layout is compatible.

James Dahl, MCM Engineering, showed what was called the noise area.

Korey Walker talked about the commercial area around the exterior of the southwest side development. He wanted to know if they wanted to have a developed strip-mall type area.

Bill Chipman said the park area and the commercial area had already been approved.

There was a discussion about the trellis.

Mike Wren, MCM Engineering, explained what they would look like. He was asked to bring back in some drawings showing just what it would look like and what materials would be used. The reason for the trellises instead of pavilions was because of the layout design of the park.

Korey Walker said the Council felt like the trellises would not last as long as a pavilion.

Mike Wren asked if he could present some designs.

Bill Chipman asked him to do a presentation on the trellises so they could get a better feel of what could be done as far as trellises are concerned.

Ken Leetham said the developer would come back with site-plan approval for the buildings.

Bill Chipman recommended that the Planning Commission review everything that would go in the commercial areas.

Korey Walker said the layout of the road in that area forces a strip-mall type development.

Bill Chipman stated that maybe they could change the road a little bit and make it more feasible.

Diane Jacob said she did not like to see commercial in residential. She said she would like to see it redesigned.

Maureen Anderton said everything was covered that she had concerns for.

Doug Gwilliam had same concerns as Diane Jacob.

Liisa Nusz had questions about parking.

Bill Chipman said they needed to redesign the whole area.

MOTION

Doug Gwilliam moved to approve the Class II Final Plat Approval for Overland Trails, Phases 4 & 5, subject to the Town Staff and the Town Engineer recommendations, with the understanding that the commercial areas need to come back to the Planning Commission for all plots, landscaping, elevations, parking, approvals; also, a recommendation that MCM Engineering re-design the commercial area so that the Planning Commission can get a better understanding of how it is going to look; and a recommendation that the trellis issue have a design proposal to present to the Town Council. Liisa Nusz seconded. Ayes: 4, Nays: 0. Motion passed.

MOTION

Diane Jacob moved to send on to the Town Council, the Proposed General Plan with the proposed amendments and with the approval of the Planning Commission. Maureen Anderton seconded. Ayes: 4, Nays: 0. Motion passed.

Discussion/Questions/Announcements:

Liisa Nusz didn't have any comments.

Doug Gwilliam wanted to know when the remainder of the street lights and street signs would be put up.

Korey Walker said the majority of them were up and the remainder would be up soon.

There was a question about a one-way street in The Landing as to whether or not it should be East-West or West-East.

The subject of the commercial construction by Morley Construction would begin.

Ken Leetham said he spoke with Rich Morley on Friday and Rich indicated that they would not be going forward at this time. He said they still had an interest in Eagle Mountain but would not commit to anything at this time.

Jennifer Morgan, Town resident, said she heard that Maxim Homes was doing away with some of their model designs and would only offer two homes.

Bill Chipman asked Ken Leetham to look into this situation.

Bert Ankrom, Town resident, asked about the berming in front of Eagle Point.

Korey Walker said he had spoken with Patterson Construction about this but nothing has been done yet.

Presentation of Draft Eagle Mountain Development Code:

Ken Leetham passed out a binder to the members of the Commission to review. He said they had some specific narratives to go through but would not go through the whole thing.

Bill Chipman asked that copies be given to the Commissioners that were absent at this meeting.

Ken Leetham announced that the Meetings to discuss this draft would be held on:

August 10th – Work Session

August 24th – Public Hearing

August 31st – Joint Planning Commission and Town Council (This meeting has since been re-scheduled for August 24th.)

Ken gave a brief explanation of the outline of the draft. He said the major areas he spent the most time on was Chapter 2 and Chapter 3. These relate to the development process. He said they made an attempt to clarify the process. He talked a little bit about a major process change. He said that all developments that are classified as major developments come through as first concept plans. The Towns' DRC has been reviewing concept plans under the current ordinance as it exists today. His proposal is that concept plans not only come through the DRC but come through the Planning Commission in a very informal way without staff report and not a lot of background information. The comments and reactions from the Planning Commission can then be used by the developers as they go to the next step. There would be no motions or minutes of this.

There was a discussion about various parts of this proposal.

Ken said the spirit and intent of this code is that every development would fall under the Development Code, no matter the size of the acreage.

Ken Leetham's assistant, Shawn, explained a couple of areas from the new Development Code.

Liisa Nusz moved to adjourn at 9:15 p.m.

Approved: _____ **Date:** _____
William E. Chipman, Planning Commission Chairman

**MINUTES OF TOWN PLANNING COMMISSION MEETING
TOWN OF EAGLE MOUNTAIN, UTAH
Eagle Mountain Community Center
1668 E. Heritage Dr.
Eagle Mountain, UT 84043
August 24, 1999**

1. Roll Call:

Chairman, Bill Chipman, called the meeting to order at 6:00pm.

Planning Commissioners present: Carl Allred; Maureen Anderton; Doug Gwilliams; Diane Jacobs; Liisa Nusz and Jennifer Wright-Thulin.

Town Staff:

Town Administrator:	John Newman
Town Attorney:	Jerry Kinghorn
Town Engineer:	Korey Walker
Town Planners:	Ken Leetham and Shawn Warnke
Building Inspector:	Kent Partridge
Executive Assistant:	Barbara Wren
Recording Secretary:	Fionnuala Kofoed

Others present: Debbie Hooge and Bob Lynds, the Ranches; Jim Peterson, Eagle Mountain Properties; Jim Walkins, Sundance Homes; James Walkins and Mike Wren, MCM Engineering; John Walden; Juanita and Ed Christiansen, residents; Mark Lofgren, resident; Carol Guthrie, resident; Brigham Morgan, resident; Jim Peterson, Eagle Mountain Properties.

1. Approval of Agenda:

MOTION	<i>Carl Allred moved to approve the agenda. Diane Jacobs seconded. Ayes: 6, Nays: 0. Motion passed.</i>
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2. Approval of Minutes:

August 10, 1999:

MOTION	<i>Jennifer Wright-Thulin moved to approve the minutes of the Planning Commission Meeting of August 10, 1999, as amended. Liisa Nusz seconded. Ayes: 6, Nays: 0. Motion passed.</i>
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3. Public Hearing:

A. Revision to the Eagle Mountain Development Code

This item was moved to after item 5

4. Final Plat Approvals:

A. Eagle Point E

MOTION

Diane Jacobs moved to table part A. Eagle Point E to the next meeting. Liisa Nusz seconded. Ayes: 6, Nays: 0. Motion passed.

B. Mt. Airey (R-1 N-26 & 27) Revised Plat for Eagle's Gate Phase 1

MOTION

Liisa Nusz moved to approve the Revised Final Plat for Mt. Airey (R-1 N-26 & 27). Doug Gwilliams seconded. Ayes: 4, Nays: 0. Motion passed. Diane Jacobs abstained as she declared a Water Rights conflict. Carl Allred abstained because he is a full time employee of the Ranches.

5. Discussion of Development Items:

A. The Ranches Temporary Sign.

Bob Lynds requested the use of a temporary sign at The Ranches Sales office. Bob felt there wasn't sufficient signage to advertise their location.

Maureen Anderton asked how long would the sign be used.

Bob said approximately one year.

Diane Jacobs asked why they didn't add to existing signs.

Bob replied that it would be too cluttered.

Liisa Nusz asked if this would be the only sign.

Bob said yes.

MOTION

Liisa Nusz moved to approve the use of a Temporary sign at the Ranches. Jennifer Wright-Thulin seconded.

Chairman Bill Chipman called for a discussion.

Bill Chipman requested the sign be anchored.

MOTION

Liisa Nusz amended the motion to read, the Temporary sign must be anchored. Jennifer Wright-Thulin seconded. Ayes: 5, Nays: 0. Carl Allred abstained. Motion Passed.

3. Public Hearing:

MOTION

Doug Gwilliams moved to open a Public Hearing at 6:40pm. Diane Jacobs seconded. Ayes: 6, Nays: 0. Motion approved.

A. Revision to the Eagle Mountain Development Code.

Ken Leetham, Town Planner, said the Public has had access to the Eagle Mountain Development Code and that they could now comment on it.

Mike Wren, MCM, asked what areas had been amended.

Brigham Morgan, resident, referred to Section 5, page 8, # 10, Village Core. Brigham wanted to know if this would include the use of drive thru windows. Brigham asked about Section 17 page 8, items M & N. He asked if the roof pitch requirement is still the same as it was not stated here.

Ken said to refer to 12 E. This issue was qualified under chapter 12.

Brigham Morgan asked why there was now an exception for Manufactured Homes.

Bill Chipman closed the Public Hearing at 7:10pm.

6. **General Discussion/Questions/Announcements**

A. Discussion of Design Standards

Ken Leetham recommended tabling this item to the Work Session.

MOTION *Maureen Anderton moved to table the Discussion of Design Standards to the Work Session. Jennifer Wright-Thulin Seconded. Ayes: 6, Nays: 0. Motion passed.*

MOTION *Jennifer Wright-Thulin Moved to close the meeting. Liisa Nuzs seconded. Ayes: 6, Nays: 0. Motion Passed.*

INTERMISSION - CHANGE OF VENUE

JOINT WORK SESSION WITH THE PLANNING COMMISSION

No Action Taken - 7:20 p.m.

Roll Call: Mayor Pro Tem Diane Bradshaw called the meeting to order at 7:20 p.m.

Council members present: Bill Chipman; Dan Valentine; Cyril Watt arrived late.

Planning Commissioners present: Chairman Bill Chipman; Carl Allred; Maureen Anderton; Doug Gwilliams; Diane Jacobs; Liisa Nusz and Jennifer Wright-Thulin.

Town Staff:

Town Administrator: John Newman
Town Attorney: Jerry Kinghorn
Town Engineer: Korey Walker
Town Planners: Ken Leetham and Shawn Warnke
Town Recorder: Janet Valentine
Recording Secretary: Fionnuala Kofoed

Others present: Debbie Hooge and Bob Lynds, the Ranches; Jim Peterson, Eagle Mountain Properties; Jim Walkins, Sundance Homes; James Walkins and Mike Wren, MCM Engineering; John Walden; Juanita and Ed Christiansen, residents; Mark Lofgren, resident; Carol Guthrie, resident; Brigham Morgan, resident; Jim Peterson, Eagle Mountain Properties

MOTION: *Bill Chipman moved to amend the agenda and move Item 3 after item 1. Diane Bradshaw seconded. Ayes: 3, Nays: 0. Motion Passed.*

3. Temporary Occupancy Permits:

Kent Partridge gave a presentation on the status of the Temporary Occupancy Permits.

Bill Chipman asked if the Council Members could get a monthly report regarding the temporary permits.

Diane Bradshaw asked what legal recourse do we have against those moving in without permits. Diane asked if there was a time line concerning the use of the permits. She also stated we needed to be stricter on the use of temporary permits in the future.

Jerry Kinghorn, Town Attorney, said legal action needed to be taken against those in violation. It was Jerry's opinion that an example needed to be made of one or two of these individuals. Jerry felt the City has been lenient with its Citizens and its time to start enforcing the code. Jerry recommended prioritizing a list of the individuals in violation and taking legal action against one or two of the worst offenders.

Diane Bradshaw asked how much was being held as a deposit.

Kent Partridge said \$1000 is currently being held and there is now a new ordinance requiring 120% of the cost of the home.

Diane Bradshaw asked if there was anything else the City could do as a deterrent.

Jerry Kinghorn suggested not hooking up utilities to the house until the homeowners have Final Occupancy.

Kent Partridge said that individuals will hook up the utilities regardless and this creates more problems, especially in the winter.

Diane Bradshaw asked how does the County handle this situation.

Kent Partridge said the County only issues Temporary Permits for weather related situations. Kent said he wouldn't have a problem doing the same here.

Mayor Robert Bateman arrived at 7:40 p.m.

Jerry Kinghorn felt there wouldn't be a problem in the future with Temporary Permits under the new ordinance as the homeowner would have too much to lose by not obtaining a Certificate of Occupancy.

Kent Partridge suggested posting signs on framed homes stating the home couldn't be occupied until a final inspection has been passed.

Diane Bradshaw asked if a bill would be generated if the home was hooked up to utilities illegally.

Kent Partridge said that they could possibly get water using a jumper but gas and electricity would be metered.

Diane Bradshaw asked if this could be monitored.

John Newman said that the bill would be generated through the contractor until the final inspection.

Mayor Bateman asked if there were any more comments .

2. Discussion of changes to the Eagle Mountain Development Code

Ken Leetham briefly discussed the changes in the Development Code. Ken said some of the major changes in the proposed code relate to how developments are processed and approved. One change is the use of the term Class I & II permits. The proposed change would be to classify these as Minor or Major developments. Ken said one of the primary changes to Appendix A- Detail Standards for Signs, include Signs for Subdivisions. The proposed Ordinance will allow a least 3 signs: one premise sign; one identification sign and a directional sign. Applicants desiring approval for subdivision signs would submit a master signage plan to be approved by the Planning Commission.

Debbie Hooge, the Ranches, said the issue on signs is a deviation from original code. Debbie said she thought the changes were radical.

Mayor Bateman recommended she work out a solution with the Town Staff.

3. Discussion of changes to the Eagle Mountain General Plan

It was recommended by the Council that the Eagle Mountain General Plan be shortened. It was suggested that the History of Camp Floyd be omitted and appendix.

MOTION *Diane Bradshaw moved to adjourn the meeting.
Bill Chipman seconded. Ayes: 4, Nays: 0. Motion passed.*

Approved: _____ Date: _____
 Mayor Robert E. Bateman

INTERMISSION - CHANGE OF VENUE

SPECIAL TOWN COUNCIL MEETING POLICY SESSION Eagle Mountain Community Center, 1668 East Heritage Drive, Eagle Mountain.

1. **Roll Call:** Mayor Robert Bateman called the meeting to order at 9:40 p.m.

Council members present: Diane Bradshaw; Bill Chipman; Dan Valentine: Cyril Watt arrived late.

Planning Commissioners present: Chairman Bill Chipman; Carl Allred; Maureen Anderton; Doug Gwilliams; Diane Jacobs; Liisa Nusz and Jennifer Wright-Thulin.

Town Staff:

Town Administrator: John Newman
Town Attorney: Jerry Kinghorn
Town Engineer: Korey Walker
Town Planners: Ken Letham and Shawn Warnke
Town Recorder: Janet Valentine
Recording Secretary: Fionnuala Kofoed

Others present: Debbie Hooge and Bob Lynds, the Ranches; Jim Peterson, Eagle Mountain Properties; Jim Walkins, Sundance Homes; James Walkins and Mike Wren, MCM Engineering; John Walden; Juanita and Ed Christiansen, residents; Mark Lofgren, resident; Carol Guthrie, resident; Brigham Morgan, resident; Jim Peterson, Eagle Mountain Properties.

2. **Consideration to approve An Ordinance enacting Nuisance Definitions and Provisions Regulating the Storage of Junk Cars and Trash in the Town of Eagle Mountain, Utah**

Mayor Robert Bateman read Ordinance 99-15.

Mayor Bateman asked if there were any questions.

Carol Guthrie, resident, asked who would enforce the ordinance.

The Mayor replied the Sheriff would be responsible for enforcing the ordinance.

Jennifer Sharpe, resident asked if the ordinance would cover landscaping.

Mayor Bateman advised that it would not.

Dan Valentine asked if Mr. Fitzgerald's lot be affected by this ordinance as this would create a problem for him.

MOTION *Bill Chipman moved to approve Ordinance 99-15 enacting Nuisance Definitions and Provisions Regulating the Storage of Junk Cars and Trash in*

the Town of Eagle Mountain. Diane Bradshaw seconded. Ayes: 4, Nays: 0. Motion Passed.

3. **Consideration to approve An Ordinance amending Ordinance 98-12 and allowing Impact Fee Incentive for Commercial Development in Eagle Mountain**

Mayor Bateman asked for any Public comment.

Peter Sholtz, resident, asked if the reason no businesses are coming to the area is because of building permits.

Mayor Bateman said that was not an issue.

Jennifer Sharp, resident, said we didn't need a grocery store, we need a convenience store first.

Mark Iofgren, resident, said we need smaller businesses that will encourage growth.

Rich Morley, resident, said concerning commercial growth, it's a matter of economics. Rich said that there are investors waiting to move in but the impact fees are too high for them to finance. Rich said that lowering the impact fees would be a step in the right direction.

John Benson, resident, suggested just getting something small to start with.

Rich Morley said it is important for us to protect the guidelines and maintain the uniqueness of the City.

Peter Sholtz questioned the double standard between the guidelines and the modular the City uses.

Bill Chipman said the Council needed to provide a partial or complete Impact Fee Incentive. Bill also said we need the tax bases to support the Town.

Cyril Watt agreed.

Dan Valentine questioned if that would really make the difference.

Diane Bradshaw suggested the Council look at it on a case by case process.

John Newman said this is what the Staff is struggling with, who gets what. John suggested adopting the ordinance as a tool to benefit the Town.

14. **Motion to adjourn into a Closed Executive Session for the purpose of discussing personnel issues and/or possible litigation:**

MOTION

Diane D. Bradshaw moved to adjourn into a Closed Executive Session for the purpose of discussing personnel issues and/or possible litigation. D. Cyril Watt seconded. Ayes: 5, Nays: 0. Motion passed.

MOTION

William E. Chipman moved adjourn the Closed Executive Session and go back into open session. D. Cyril Watt seconded. Ayes: 5, Nays: 0. Motion passed.

Diane Bradshaw moved to adjourn at 11:35 p.m.

Approved: _____ **Date:** _____
Mayor Robert E. Bateman

**MINUTES OF PLANNING COMMISSION MEETING
TOWN OF EAGLE MOUNTAIN, UTAH
Eagle Mountain Community Center
1668 E. Heritage Dr
Eagle Mountain, UT 84043
September 28th, 1999**

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

Roll Call:

Planning Commissioners present: Carl Allred; Maureen Anderton; Doug Gwilliam; Liisa Nusz; Jennifer Wright-Thulin. Diane Jacob was absent.

Town Staff:

Town Attorney: Jerry Kinghorn
Town Engineer: Korey Walker
Town Planners: Ken Leetham and Shawn Warnke
Recording Secretary: Fionnuala Kofoed

Others Present: Mark Lofgren, resident; Josh & Jenny Elledge, residents; Nick Berg, Eagle Mountain Properties (EMP); Bob Lynds, the Ranches; James Taylor, resident; James Dahl, MCM; Dan Valentine, resident.

1. Approval of Agenda:

MOTION *Jennifer Wright-Thulin moved to approve the agenda and Bill Chipman seconded. Ayes: 5, Nays: 0. Motion passed.*

2. Approval of Minutes:

September 14, 1999 **MOTION** *Doug Gwilliam moved to approve the minutes of September 14, 1999 as amended. Ayes: 5, Nays: 0. Motion passed.*

3. Planning Commission Action:

A. Triplett Lot Split:

Ken Leetham discussed the Triplett Lot Split and requested that the Planning Commission remove all conditions on the their actions of June 4, 1999. The previous conditions in question were:

1. Information should be provided that shows easements for the proposed telecommunications connections for the two lots.
2. The proposed plat should contain a signature block from the Town Engineer.

The Town Code states that a lot split is a Class I approval and is not subject to review and approval by the Town Planning Commission. Staff requests the Council reconsider.

Carl Allred asked whether the Code required an easement. Korey Walker replied that the easement was the developer's responsibility. Dan Valentine added that both parcels have over a hundred feet easement.

MOTION *Jennifer Wright-Thulin Moved to approve the removal of the two conditions on the Triplett Lot Split. Which are as follows:*

1. *Information should be provided that shows easements for the proposed telecommunications for the two lots.*
2. *The proposed plat should contain a signature block from the Town Engineer.*

Maureen Anderton seconded. Ayes: 5, Nays: 0. Motion passed.

B. Autumn Ridge Phase Four Revised Preliminary Plat.

Ken Leetham advised that this application was a proposed revision to the preliminary plat that was approved on April 6, 1999 by the Town Council. Since then, the plat was revised by eliminating the alleys and changing the street layouts. The Town Staff recommended the approval of the plat and believed that the proposed revisions would enhance the project.

Korey Walker said that the proposed changes wouldn't affect safety issues. Bill Chipman said that the Preliminary Approval looked good but wanted to know the situation with the parks. Ken Leetham replied that the park areas had not changed.

Jennifer Wright-Thulin asked about the walkways. Ken Leetham answered that there were two walkways. The first was 20 feet wide and the second was 15 feet wide.

Brigham Morgan, resident, questioned why the alleyway was removed. James Dahl, MCM, replied that the main reason was marketability and that it added diversity to the town.

Ken Leetham was supportive of the change; he said liked a mixture of designs. He stated that the Staff had identified the problems with the current alleyways and they would be rectified with future designs. Ken didn't see a problem with the proposed design. He added that not all design types worked best with alleyways.

Liisa Nusz liked the design but questioned the three areas coming together. It was her opinion that something was needed to slow the traffic down. James Dahl said that there would be stop signs at the T-intersection.

Doug Gwilliams wanted to know what was on the north side of the Plat. Ken Leetham said it was state trust lands. Doug said that if there was any open space, that the east side needed a trail as there was no way to access it. Bill Chipman asked if a trail could be added as an access. James Dahl, MCM, said that it wouldn't be a problem to add a trail to the north side of the Plat.

Carl Allred asked how many lots had been removed. James Dahl responded that they had reduced the number of lots from 170 to 154.

MOTION *Doug Gwilliams moved to approve the Preliminary Plat for Autumn Ridge Phase 4, subject to Town Staff and Engineer's recommendations. Also, a 10 Ft trail and access will be added on the west side. Jennifer Wright-Thulin seconded. Ayes: 5, Nays: 0. Motion Passed.*

Discussion:

Discussion ensued concerning the placement of the access and trail. It was agreed that the access needed to be on the northwest side. It was also agreed that the trail needed to be 20 ft to avoid it looking boxed in.

MOTION *Jennifer Wright-Thulin accepted the amendment.*

C. Eagle Point Plats I:

Ken Leetham presented Eagle Point I to the Commissioners and said that it had been amended since it was last before them with the addition of a roundabout to slow the traffic in the area. He discussed his concerns regarding Eagle Point Plat I and approving Plat I without J. Ken recommended including in the motion that, the Town be assured that the park Plats would be done together. It was his concern that if Plat J didn't get developed, Plat I would have no park.

Bill Chipman asked how the problem could be solved. He further questioned whether the developer should wait and submit both Plats together. James Dahl, MCM, said the developer was anxious to move forward with the project. It was his opinion that Mr. Patterson, the developer, would negotiate the park, as he wanted approval that night.

Discussion ensued regarding possible bonding for a park in Plat I. It was agreed that lots 874, 875, 891, 890 would be dedicated to the town for a park with the understanding that when Plat J is developed, the lots would be returned to the developer. It would be bonded for as though the lots would be developed as a park.

MOTION *Carl Allred moved to approve the Preliminary Approval for Eagle Point Plat I subject to the Town Staff and Engineer's recommendations and the following:*

- Two 20 ft accesses be made to the west to the adjoining trail system in a north and south position.***
- Lots 874, 875, 891, 890 be deeded to the Town for the use of a park, with the understanding that if and when Plat J is developed, they will be deeded back to the developer as usable lots.***
- Lots 874, 875, 891, 890 will be bonded for as if they were going to be used as a park.***

Doug Gwilliam seconded.

Discussion:

Ken Leetham raised a concern about placing a time limit on developing the park. Bill Chipman asked Wayne Patterson for a time scale on the development. Wayne requested two years. Bill Chipman accepted his proposal of two years. Wayne asked if the Commissioners would consider reducing the trail size. The Commissioners declined as they felt anything smaller would defeat the purpose.

Carl Allred amended his motion to read, that the bond for the Lots will be transferred and used towards the bond for the required park in Plat J and that a time scale be placed on the development of the parks. Ayes: 5, Nays: 0. Motion Passed.

D. Town Center West, Final Plat

Ken Leetham briefly discussed the Final Plat of Town Center West.

Bill Chipman inquired about the parking elevation and if it would be brought before the Council. Ken replied that it would.

Bill Chipman asked about the parking. Korey Walker said he had met with Rich Morley and made some suggestions concerning road widths. Korey added that the plans reflected a 27' road width, which was the same width as Town Center East. Korey said that 27' was not the standard and requested the Council be lenient with this item. It was Korey's opinion that this could be discussed at a later time before it was brought to the Town Council.

Bill Chipman advised that this was a Final Approval and if the Council did as Korey requested, it would be incomplete. Korey said that the width of the road had not been agreed upon. Carl Allred asked how wide would Korey like the road to be if they could have it wider. Korey replied that the standard was a 55' right of way, which works out to be 32' of asphalt.

Ken Leetham said that the idea behind the smaller road was that it slowed down traffic and allowed safety for the pedestrian. He added that they want people to walk to the Town Center and not drive. Ken said that there were pros and cons to the issue and that the final decision would be a compromise.

Bill Chipman requested that in the future, these items be resolved before they were brought to the Planning Commission. Korey responded that they thought they were resolved when they last met with the applicant.

Liisa Nusz said she was interested in getting things moving and had no other comments.

Jennifer Wright-Thulin stated her concern with noncompliance regarding parking in the area. This created a problem for the Fire Department in maneuvering the fire engine in Town Center. Jennifer was not in favor of diminishing the size of the road nor was she in favor of the increasing the right of way to 55'; it was her opinion that a compromise was needed.

Carl Allred was concerned with the narrow width of the road and that there was no parking nevertheless, he was anxious to get the development going and further commercial growth.

MOTION *Doug Gwilliams moved to approve Town Center West, Final Plat, subject to Town Staff and Engineer's approval and that the road issue be worked out before construction begins.*
Carl Allred seconded.
Ayes: 5, Nays: 0. Motion Passed.

E. School/LDS Church Site Final Plat

Ken Leetham presented the Final Plat of the School/LDS Church Site.

There were no questions or comments.

MOTION *Doug Gwilliam moved to approve Class II, Final Application for Cedar Trail Villages, School & LDS Church subject to Town Staff and Engineer's recommendation as follows:*

- *That the road be extended to provide access to the east side of the church site.*

Liisa Nusz seconded. Ayes: 5, Nays: 0. Motion Passed.

F. Jake Garn Airport, Air Park, Phase I, Final Plat

Ken Leetham discussed the Air Park project and how it is unique in that it combines residential dwellings, airport facilities and commercial business together. One of the concerns with the development was traffic circulation and access. An additional access road was added from Sweetwater to the north neighborhood to facilitate this concern.

Korey Walker said there were still items under his recommendation that needed to be completed. Everything had been agreed to, it was just a timing issue. Bill Chipman asked whether the plan would be approved prior to presentation before the Town Council. Korey said yes.

John Newman addressed the Master Development Plan and said that the Airport is outlined as a development with it's own design code.

Carl Allred asked if part of the runway was included in the Plat. Nick Berg said that the whole runway was included. Bill Chipman asked what was the length of the runway. Mr. Berg replied that it was 6150 Ft expandable to 10,000 Ft.

MOTION

Carl Allred moved to approve the Jake Garn Airport, Phase I, Final Plat subject to the Town Staff and Engineer's recommendations and approval, before it is submitted to the Town Council:

- 1. All recommendations noted in the Town Engineer's Report.*
- 2. Developers and owners should sign an agreement acknowledging potential utility capacity problems.*
- 3. The Public Works Board has recommended that all new subdivisions should install conduit for future fiber optic installation*
- 4. The Airport authority has final approval of anything concerning this Plat even after Town Council Approval.*

Discussion:

John Newman requested the word "authority" be changed to "board".

Carl Allred accepted the amendment. Maureen Anderton seconded. Ayes: 5, Nays: 0. Motion passed.

4. Discussion of Development Items:

There were no prepared development items

5. General Discussion/Questions/Announcements:

Liisa Nusz inquired about the lighting situation. Korey Walker said they had come to a resolution with the location of the lighting in the Ranches. He added that some subdivisions would not have street lighting. Bill Chipman requested a schedule with regards to the lighting and street signs.

Jennifer Wright-Thulin inquired about lighting at the entrance to the Ranches Parkway. Bob Lynds responded that footings had been poured and it should be taken care of within a few weeks.

Doug Gwilliam asked about the berm behind the Town offices. Korey said that the Staff had come to a

resolution as to how the berms were to be finished; the project just hadn't been taken care of yet.

Jennifer Wright-Thulin requested placing signs in the alleyways to slow traffic down as they were being used as a thoroughfare.

Carl Allred asked why the lights that had been approved outside the Community Center had not been installed.

Janet Valentine inquired about the bulletin boards the developers said they would install. Carl Allred asked Shawn Warnke to put that on the agenda so they could follow up on it.

6. Adjourn to Joint Meeting with the Town Council:

MOTION

Liisa Nusz moved to adjourn to a Joint Meeting with the Town Council @ 7:30 p.m. Bill Chipman seconded.

Ayes: 5, Nays: 0. Motion Passed.

Approved: _____ Date: _____
Chairman William Chipman

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**MINUTES OF PLANNING COMMISSION MEETING
TOWN OF EAGLE MOUNTAIN, UTAH
Eagle Mountain Community Center
1668 E. Heritage Dr
Eagle Mountain, UT 84043
October 12, 1999**

Acting chairman Carl Allred called the meeting to order at 6:00 p.m.

Roll Call:

Planning Commissioners present: Carl Allred; Maureen Anderton; Doug Gwilliam; Liisa Nusz; Diane Jacob. Jennifer Wright-Thulin was excused.

Town Staff:

Town Engineer: Korey Walker
Town Planner: Ken Leetham
Recording Secretary: Fionnuala Kofoed

Others Present: Mark Lofgren, resident; Josh & Jenny Elledge, residents; Bob Lynds, the Ranches; Jamie Mooring, resident; Brigham Morgan, resident; Jim Peterson, Eagle Mountain Properties (EMP).

1. Approval of Agenda:

Ken Leetham advised that item number 3 was not a public hearing but a discussion.

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

2. Approval of Minutes:

September 28, 1999 MOTION Liisa Nusz moved to approve the minutes of September 28, 1999 as amended. Maureen Anderton seconded. Ayes: 4, Nays: 0. Motion passed.

Carl Allred turned the meeting over to Chairman Bill Chipman at 6:30 p.m.

3. Nextel Cellular Tower Preliminary Approval:

A. Nextel Cell Tower:

Ken Leetham discussed the Nextel Corporation's request to construct a temporary cellular tower at 3962 north, 975 West. Mr. Leetham said that Nextel currently had a portable tower at the site and received power through an agreement with Airtouch. Nextel planed to improve the coverage as soon as possible by increasing the height of the tower.

MOTION Diane Jacob moved to approve the conditional use of Nextel Cellular Tower, subject to the Town Staff and Engineer's recommendations and conditions as follows:

- 1. Barbwire or razor fences are prohibited as part of any fencing permitted.**
- 2. The conditional use approval is valid for one year from the construction of cellular tower.**
- 3. The cellular tower is disassembled when the tower is no longer in service.**

4. *That a bond, to be determined by the Town Engineer, be placed for the removal of the tower.*
Liisa Nusz seconded. Ayes: 5, Nays: 0. Motion passed.

5. **Discussion of Development items:**

A. Open Space Summary:

Korey Walker gave a breakdown of open spaces in The Ranches.

Chairman Bill Chipman asked about the status of parks in the area. Mr. Walker said that all the requirements concerning parks had been met. Bob Lynds, The Ranches, said that 11 acres in Red Hawk had been dedicated but not developed, as The Alpine School District was still looking at the land for possible use for a school. Mr. Chipman asked about the timing, regarding the park improvements, in the Master Development Plan. Ken Leetham, Town Planner, advised that it had been recommended in the DRC meeting, to wait until The Alpine School District had made a decision whether to purchase the site or not. Mr. Lynds added that The Alpine School District had committed to make a decision next year, so the development of the park was out of their control until a decision had been made. Mr. Chipman expressed his concerns about having homes developed without a park to service the residents.

B. The Ranches and Pony Express Parkway Intersection Design:

This item was deleted.

C. Eagle Pointe, Plat J:

This item was deleted.

4. **Final Plat Approval:**

A. Three Crossings C (R-6 N-4 &5)

Korey Walker discussed the construction of a lift station. Bill Chipman questioned the cost of operating and maintaining the station and asked Mr. Walker get an estimate of the operation.

Development Review Committee (DRC) Recommendations:

Diane Jacob declared a conflict of interest with regards to water rights. Carl Allred declared a conflict of interest, as he is an employee of The Ranches.

MOTION

Doug Gwilliam moved to approve the Final Plat Approval, Three Crossings C (R-5 N-4 & 5) subject to the recommendations of the Town Staff and Engineer as follows:

1. *The applicant makes the requested changes and updates to the final plat and construction drawings as noted in the Town Engineer's staff report.*
2. *The developers and lot owners/builders should sign an agreement acknowledging a potential utility capacity problem.*
3. *The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.*
4. *An updated engineers estimate needs to be provided with sewer lift station changes.*

5. *An updated electronic file of the final plats and the utility drawings needs to be provided.*
6. *Parks are to be completed within one year of the recordation of Phase I.*
7. *The lift station issue, both financial and other, is resolved before the Plat is brought before the Town Council for approval.*

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

B. Porter's Crossing A, B & C (R-6 N-4 & 5)

Korey Walker addressed the issue of the lift station with Porter's Crossing. Also, Mr. Walker commented on the width of the road in Porter's Crossing Parkway. He stated that in the Master Development Plan the road was identified as a collector road and in order to be a collector, it needed to be wider. Mr. Walker added that half of the road was on private property and The Ranches was committed to purchasing the right of way, which would be deeded over to the Town. The Ranches would build half of the road now and then, upon further development, would complete the remainder. Mr. Walker stated that, Bob Lynds, The Ranches, requested putting off the purchase of the land until recordation, rather than at the approval of the final plat. Mr. Lynds said that one of the reasons for the request is that; The Ranches is in the process of a land exchange with the owners, as the owners do not want cash for the land in question.

Diane Jacob declared a conflict of interest with regards to water rights. Carl Allred declared a conflict of interest, as he is an employee of The Ranches.

MOTION

Liisa Nusz moved to approve Porter's Crossing (R-6 N-4 & 5), Plats A, B & C, subject to the recommendations of the Town Staff and Engineer and the following:

1. *The applicant makes the requested changes and updates to the final plat and construction drawings as noted in the Town Engineer's report.*
2. *The developers and lot owners/builders should sign an agreement acknowledging a potential utility capacity problem.*
3. *The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.*
4. *An updated electronic file of the final plats and the utility drawings needs to be provided.*
5. *The construction improvements for Three Crossing Plats A, B & C are completed before the construction of Porter's Crossing Subdivision begins.*
6. *An engineer's estimate must be provided including the required park improvements.*
7. *The Right of Way is dedicated at recording.*
8. *The developer will provide the park and equipment for Plats A, B & C, as per the park recreation plan and be completed within one year of recordation of the first plat.*

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

6. General Discussion:

A. Berming and landscaping of Town Offices:

Korey Walker said that they would be marking the locations and that they would be staked within the week, he added that his part of the project should be completed in approximately two weeks.

Bill Chipman requested Korey get him a report on the status of the development. Liisa Nusz asked Mr. Walker about a trail along the bermed area to make the access from The Landing more pedestrian friendly. Mr. Walker responded that, it wasn't part of the package however, he would ask John Newman, Town Administer, what could be done to rectify he concern.

B. Streetlights and signs within the Town Center:

Korey Walker distributed a table showing subdivisions that have been bonded for street lighting. Mr. Walker identified Eagle Park Phase I & II, Eagle Point A, B, & C, The Landing Phase I & II, Mountain View Phase I & II and Overland Trails Phase I, as not having bonding for streetlights Mr. Walker added that everything since June 23, 1999, had been bonded for. Mr. Chipman requested that Korey find out who will be responsible for paying for the lighting in the subdivisions that have no bonds.

Jim Peterson, EMP, asked whether the Town had approved light fixtures for the subdivisions. Mr. Chipman asked Mr. Walker to get a copy of the design to Mr. Peterson. Mr. Chipman advised Mr. Peterson that the design was standard and if anything else were used, it would be a violation and would have to be removed.

C. Bulletin Boards:

Carl Allred stated that when the Town was first organized, it was agreed that every community would have a bulletin board either at the park or the community center. Mr. Allred added that this hasn't been enforced; he asked if this was addressed in the Town Code. Ken Leetham, Town Planner said that he didn't recall seeing it in the Code and would follow up on it. Bill Chipman suggested that if it wasn't already in the Code, that issue needed to be looked into.

D. Speed limit signs on alleys

Korey Walker said that Touchstone Phase 1 & 2 was required to put speed limit signs on the alleys, which they did not do. Mr. Walker stated that he had discussed this item with Maxim Homes and that it is on their punch list of items to be completed. Bill Chipman asked about the other street signs. Mr. Walker responded that he believed all other signs were in place.

Doug Gwilliam asked if the alleyways were one way, going east to west. Mr. Walker said yes. Carl Allred suggested that the alleyways needed to be clearly marked and possibly have speed bumps installed to deter drivers from speeding.

Diane Jacob was excused from the meeting at 7:15 p.m.

Chairman Bill Chipman asked for further questions or comments.

Doug Gwilliam asked for an update on Impact Fees. Korey Walker said that there was a Public Hearing regarding the Capital Facility Plan October 19, 1999 and upon approval, The Council would finalize the Impact Fees. The Commissioners Bill Chipman and Liisa Nusz expressed concern about voting on impact fees without having an opportunity to review the Capital Facility Plan.

Bill Chipman asked for an update on the transmission line. It was Mr. Chipman's opinion that the construction of the transmission line affects the utility capacity and prohibits the Public Works Board from approving any other projects. Korey Walker said that he had met with John Newman and Mayor Bateman and was still awaiting financial information concerning the project. Mr. Walker added that, on the engineering side, by September 2001, the Town would be obligated to refinance the RBANS on gas and electricity. Mr. Walker recommended that the projected date for the completion of the transmission line be September 2001. Mr. Walker added that it would take a year to complete the transmission line. Mr. Chipman was concerned about the utility capacity in the mean time. Mr. Walker stated that pending negotiations with UP&L, the Town could gain

additional capacity somewhere in the range of 500 to 700 KW, which equates to approximately 350 homes. Mr. Walker also said the Town would probably have to lease one 500 KW generator next year and possibly another one in the spring of 2001. Mr. Chipman asked Mr. Walker if the Public Works Board had reviewed this scenario. Mr. Walker answered no because the Public Works Board had not met. Mr. Chipman requested an update from Mr. Walker about the issue, as he was concerned about not being able to give consent to anymore preliminary approvals presented by developers.

Doug Gwilliam wanted an update on the Town Center commercial development. Korey Walker said he had had a conversation with Rich Morely, and that they were still in negotiations about the language of the contract. Specifically, Mr. Walker said that Mr. Morely was concerned about the statement that the Town may not issue occupancy pending capacity in the system.

Doug Gwilliam asked for an update on the Pony Express sign on SR 73. Korey Walker said Stan Smith would be willing to lease the site to the town in exchange for reduced fees for an agricultural water connection on a piece of property. Bill Chipman was not in favor of this agreement and questioned whether or not the sign was in compliance with Town Code. Ken Leetham said the sign was larger than what was specified in the Town Code.

Doug Gwilliam asked for an update on the trail and berm to connect The Landing to the Pony Express Parkway that is to be built by Eagle Mountain Properties (EMP). Korey Walker said the plans had not yet been submitted because of a water issue. The project will take from 30 to 40 days to construct once the right-of-way and water issue is resolved.

Doug Gwilliam asked for an update on Maxim Homes. Korey Walker said that Maxim Homes felt they had completed their checklist of items needing attention and were anxious to record Phase III. Mr. Walker added that they were probably waiting for a decision on impact fees before resuming construction.

Brigham Morgan, resident, asked for the status on the phone system. Mr. Chipman said that a phone system update would have to be given by the Town Council.

Carl Allred moved to adjourn the meeting at 7:45 p.m.

Approved: _____ **Date:** _____
Chairman Bill Chipman

**MINUTES OF PLANNING COMMISSION MEETING
TOWN OF EAGLE MOUNTAIN, UTAH
Eagle Mountain Community Center
1668 E. Heritage Dr
Eagle Mountain, UT 84043
October 26, 1999**

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

Roll Call:

Planning Commissioners present: Carl Allred; Doug Gwilliam; Liisa Nusz; Diane Jacob and Jennifer Wright-Thulin. Maureen Anderton was excused.

Town Staff:

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

Others Present: Mark Lofgren, resident; Josh & Jenny Elledge, residents; Bob Lynds, the Ranches; Jamie Mooring, resident; Brigham Morgan, resident; Jim Peterson, Eagle Mountain Properties (EMP).

Fionnuala Kofoed led the Pledge Of Allegiance.

1. Approval of Agenda:

MOTION *Liisa Nusz moved to approve the agenda. Diane Jacob seconded. Ayes: 6, Nays: 0. Motion passed.*

2. Approval of Minutes:

October 12, 1999 **MOTION** *Liisa Nusz moved to approve the minutes of October 12, 1999 as amended. Doug Gwilliam seconded. Ayes: 6, Nays: 0. Motion passed.*

3. Public Hearing:

A. Trophy Homes Sales Trailer, Conditional Use Permit.

Ken Leetham discussed Trophy Homes Trailer, Conditional Use Permit. Mr. Leetham said that The Ranches wanted to use the trailer until the model home was built. He added that the original request was for three months but Mr. Leetham recommended they changed it to six months just in case they needed extra time. There will be no landscaping on the site due to the time of the year and the building will have both water and sewer connections.

Diane Jacobs stated a conflict of interest due to water rights.

MOTION *Jennifer Wright-Thulin moved to approve Trophy Homes Sales Trailer Conditional use permit, subject to DRC, Town Staff and Engineer's recommendations as follows:*

- 1. The conditional use permit is valid for six months from the date of approval.*
- 2. Trophy Homes provide the documentation showing that they are granted an easement for the placement of a sales trailer on property that they do not own.*

3. *That the trailer be removed upon expiration of the conditional use permit and that a bond, to be determined by the Town Engineer, be placed for the removal.*
4. *That a fire hydrant is within at least 500 feet from the sales trailer.*
5. *Verification of correct fee payments for the conditional use permit and any utility connections.*
6. *That Trophy Homes is responsible for the replacement of curb, gutter, and sidewalk that may be damaged at the entrance to their sales trailer.*
7. *That Trophy Homes is responsible for the removal of dirt and material carried from the all weather parking lot into the street right of way.*
8. *The all weather parking lot is graded in such a way that the storm water will drain to some sort of temporary detention area on site and not into the improved roadways.*
9. *That the permit is changed from two to three months, to six months.*
10. *That sufficient skirting be placed on the base of the trailer to enhance its looks.*

Liisa Nusz seconded the motion. Ayes: 6, Nays: 0. Motion passed.

4. **Concept Plan Review:**

A. Mt. Airey, Plat B.

There was no action taken on this item.

Dale presented Mt Airey Plat B.

Bill Chipman asked when the clubhouse would be built. Bob Lynds said that they should have it completed within 18 months to 2 years and they will probably start building homes in approximately 1 year.

Mr. Chipman also raised a concern regarding the elevation of the lots and roads and recommended the developers look into it before the first review. Bob Lynds said they would be providing profiles of the elevations in the preliminary hearing.

Doug Gwilliams asked about drainage on the sloped areas and suggested that there be sufficient drainage.

Liisa Nusz asked whether it would be a gated community and if the golf cart paths would have stop signs. Bob Lynds said that it was not a gated community and there would be signs advising of carts crossing and that the carts would be required to give right of way to the cars.

Diane Jacob asked when they would expect the preliminary approval to be presented. Mr. Lynds expected that they would have it in approximately four weeks.

Bill Chipman asked about the park requirements and whether they were met. Bob Lynds said that the requirement wouldn't be an issue.

5. **Development Item:**

Eagle Mountain Properties, Master Signage Plan.

After a brief discussion with Jim Peterson, the Commissioners recommended tabling this item until information was gathered concerning the signs.

MOTION *Jennifer Wright-Thulin moved to table Eagle Mountain Properties Master Signage*

Plan until the following information is gathered:

- *A legend is received for each sign stating who the owner is and where the sign is located concerning property owner or right of way.*
- *What are the nonconformities regarding the current sign code. None of the existing flags that are in violation are to be flagged until after the next Planning Commission meeting when the signs will be reviewed individually.*

Liisa Nusz seconded the motion. Ayes: 5, Nays: 0. Motion passed.

6. General Discussion:

Carl Allred discussed the signage in the Town code and said that it needed to be less stringent and allow for more directional map signs.

Doug Gwilliam asked about the progress concerning the berming behind the Town offices. Ken Leetham said that Korey Walker met with the Public Works Board; the item was submitted and it is on the agenda to be completed. Liisa Nusz asked if a path connecting the Landing to Fitzgerald Park was included in the plan. Mr. Leetham said that it wasn't part of the plan but to talk to John Newman about it.

Liisa asked for an update on street light installation in the subdivisions. Ken Leetham said that he wasn't up to date with the lighting and couldn't comment on it.

Jennifer Wright-Thulin discussed the need of stop signs, speed signs and alley signs in the subdivisions in the Ranches. Bill Chipman suggested that Jennifer meet with Korey Walker to discuss the areas needing attention.

Carl Allred suggested adding to the Development Code a section stating, that future public signs cannot bear a private logo.

Doug Gwilliams moved to adjourn the meeting @ 7:40 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 9, 1999**

Chair Person Pro Tem Jennifer Wright-Thulin called the meeting to order @ 6:30 p.m.

Roll Call:

Commissioners present: Carl Allred; Maureen Anderton; Doug Gwilliam; Diane Jacob and Liisa Nusz. Maureen Anderton and Diane Jacob were excused from the meeting @ 7:00 p.m. Chairman Bill Chipman arrived @ 7:15 p.m.

Town Staff:

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

Others present: Jason Smith, Owenlee Construction; Bob Lynds & Jessa Shelly, The Ranches; Russ Rossander, Eagle Mountain Properties (EMP); Joshua and Jennifer Elledge, resident, Brigham Morgan, resident; Rob Neilson, New Utah. Mayor Robert Bateman arrived @ 7: 20 p.m.

1. Approval of Agenda:

Item 4 A, was moved before item 6.

MOTION *Maureen Anderton moved to approve the agenda as amended. Liisa Nusz seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

2. Approval of Minutes:

October 26, 1999 **MOTION** *Liisa Nusz moved to approve the minutes of October 26, 1999 as amended. Doug Gwilliam seconded. Ayes: 6, Nays: 0. Motion passed.*

3. Public Hearing/Conditional Use Permit:

A. The Ranches Administrative Offices, Conditional Use Permit.

The Ranches requested that their Administrative Offices be relocated to a new site within the Eagle Mountain Business Campus subdivision. This is an unrecorded plat located south of SR 73, east of Ranches Parkway and north of Prairie Gate. The proposed building is to be 3000 square feet.

Jennifer Wright-Thulin questioned the fact that there would be no impact fees for the Conditional use permit. Korey Walker responded that temporary conditional use permits were not charged impact fees as per the Planning Commission.

Carl Allred stated a conflict of interest, as he is an employee of the Ranches. Diane Jacob also stated a conflict of interest due to water rights sold by her husband.

MOTION *Doug Gwilliam moved to approve the Condition Use Permit for The Ranches Administrative Modular Building subject to the recommendations of the Town Staff and Engineer, as follows:*

1. *The developer is to provide the usage calculations for all utilities (i.e.: water and sewer) to determine the demands on the utility system.*
2. *The conditional use permit is valid for one year from the date of approval.*
3. *That the modular building be removed upon expiration of the conditional use and that a bond, to be determined by the Town Engineer, be placed for the removal.*
4. *That a fire hydrant is within at least 500 feet from the sales trailer.*
5. *Verification of correct fee payments for the conditional use permit and any utility connections.*
6. *That one site, either A or B is chosen for the location.*
7. *That there is sufficient phone capacity available.*

Liisa Nusz seconded the motion. Ayes: 5, Nays: 0. Motion passed. Carl Allred Abstained from voting.

4. Development Items:

- A. Master Signage Plan, Eagle Mountain Properties.

This item was changed to be discussed after item 5.

- B. Appeal of Interpretation of Rear Setbacks, Owenlee Construction.

Jason Smiths building permit application for Chimney Rock Subdivision, lot # 72, was rejected as it failed to meet the setbacks for the subdivision. Mr. Smith wished to challenge the interpretation of the Rear Setbacks code for this subdivision. It was acknowledged by The Staff that the lot was an unusual shape; however they did not feel that the definition should be interpreted any differently and recommended that, in the future, more care should be taken during approval to "predetermine" the yard locations and building orientations. The Staff recommended that the Planning Commission give their interpretation for a rear setback for corner lots found in Chapter 16 Section 1.98.2.2.

Discussion ensued between Planning Commissioners and Mr. Smith.

MOTION *Liisa Nusz moved to recommend sending the interpretation of the Development Code, from Owenlee Construction, Chimney Rock Subdivision Lot # 72, to the Board Of Adjustments with a recommendation that they consider the application due to the odd shape of the lot. Also, that a possible solution be to average the complete rear lot area for the needed total of 25 feet. Maureen Anderton seconded the motion. Ayes: 5, Nays: 0. Motion Passed. Carl Allred abstained from voting.*

5. Conceptual Plans:

- A. Cedar Ridge, R1 N2E, 3 (formerly Rush Valley).

Carl Allred declared a conflict of interest.

Bob Lynds presented Cedar Ridge, he stated that this was the first multi family mixed-use project; development was approximately two years away. Mr. Lynds pointed out three tot lots for the development.

Korey Walker raised a concern about accesses to Cedar Ridge commercial area. Bob Lynds advised that the issue had not yet been addressed but the developers would be willing to work with the Town regarding the matter.

- B. Eagle's Gate R1 N20, 21, 22, Carlton, R6 N1

Bill Chipman arrived to the meeting and assumed his role as Chairman @ 7:15 p.m.

Discussion ensued between the Commissioners and Mr. Lynds concerning the width of the lots and whether the park requirements were met in the plan. Mr. Chipman reminded Mr. Lynds that lots this size required alleyways. Mr. Lynds requested that he return with a revised conceptual plan. Liisa Nusz suggested showing, on the revised plan, how the trail systems would connect.

- C. Lone Tree, R3 N4 (formerly Circle 5).

Mr. Lynds presented Lone Tree Development, a manufactured home community. He stated that it was complete with alleyways and surrounded by single-family dwellings. Mr. Chipman pointed out that the design had the appearance of a pod concept and was also concerned with the topography of the design. Liisa Nusz suggested adding a tot lot to the area. Jennifer Wright-Thulin recommended adding some curves to the design to avoid the pod look. The commissioners pointed out a number of flag lots in the design that needed to be altered. Mr. Lynds advised he would bring a revised plan back to the Commissioners for review.

4. Development Items:

- A. Master Signage Plan, Eagle Mountain Properties.

Bill Chipman asked Mayor Robert Bateman, who was present, whether EMP had authorized representation to act on behalf of EMP. Mayor Bateman said that a letter had been sent to John Walden stating that, until the Town had received written consent from John Walden authorizing an individual to represent EMP, the Town would not conduct any business with EMP.

Russ Rossander advised the Commissioners that he was the CFO for EMP. Jennifer Wright-Thulin asked Mr. Rossander whether he had any document stating authority to represent EMP. Mr. Rossander said no. Bill Chipman stated that John Walden had made it clear to the Town that nobody represented EMP but himself. With this in mind, Mr. Chipman requested tabling the item until the Town had written authorization from Mr. Walden allowing someone to act on EMP's behalf.

Liisa Nusz asked Mr. Rossander if he had the ownership information that was needed to complete the Master Signage Plan. Mr. Rossander said he did not. Shawn Warnke said that he had prepared a table addressing ownership of land etc. but the information had been prepared without the assistance of EMP so he couldn't guarantee the information was accurate. The Commissioners were in agreement that the Master Signage Plan should be tabled until proper representation could be established.

MOTION *Jennifer Wright-Thulin moved to table Eagle Mountain Properties Master Signage Plan until further notice and until written consent has been received from John Walden stating who can represent EMP. Also, until verification has been received concerning ownership of the signs and land. The motion should be amended until the next meeting. Liisa Nusz seconded the motion.*

Discussion

Mayor Bateman stated that a Master Signage Plan had been requested from both Master Developers in either June or July of 1999. EMP had not submitted a plan until Mayor Bateman approached Jim Peterson and advised that if a plan was not presented, action

**MINUTES OF THE PLANNING COMMISSION MEETING
TOWN OF EAGLE MOUNTAIN, UTAH
Eagle Mountain Community Center
1668 E. Heritage Dr
Eagle Mountain, UT 84043
December 14, 1999**

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

Roll Call:

Commissioners present: Doug Gwilliam; Diane Jacob; Liisa Nusz; Jennifer Wright-Thulin.

Maureen Anderton and Carl Allred were excused.

Town Staff:

Town Engineer: Korey Walker

Town Planners: Ken Leetham

Shawn Warnke

Recording Secretary: Fionnuala Kofoed

Others present: Bob Lynds & Jessa Shelly, The Ranches; Nick Berg, Eagle Mountain Properties (EMP); Mike Wren, MCM Engineering; Jerry Gaskin, developer; Brigham Morgan, resident; Rob Neilson, New Utah Press; Mark Lofgren, resident; Marianne Christiansen, resident.

The Pledge of Allegiance was said in an earlier meeting.

1. Approval of Agenda:

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

2. Approval of Minutes:

November 23,1999

MOTION *Diane Jacob moved to approve the minutes of November 23, 1999 as amended. Jennifer Wright-Thulin seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

3. **Public Hearing Site Plan Review:**

Ken Leetham reviewed the recommended conditions and stated that EMP was requesting a one-year conditional use permit. Korey Walker advised the Commissioners of the concern with parking in Town Center East; it was his opinion that the problem would worsen as the Town continues to expand.

Nick Berg presented the building elevations.

Bill Chipman opened the Public Hearing @ 6:15 P.M.

Nick Berg stated that the building would match the Town Office building having the same color motif. Mr. Berg added that it would take approximately 6 months to build.

Liisa Nusz requested that there be a walkway through the landscaping. Mr. Berg replied that the plan would include a path to protect the landscaping.

Doug Gwilliam inquired about the hours of operation. Mr. Gaskin said that he was planning to open from 9 A.M - 8 P.M. but he was willing to negotiate the hours.

Jennifer Wright-Thulin was concerned that the size of the sign was not sufficient. Mr. Leetham said that a building sign could also be used.

Bill Chipman requested a copy of the elevations for the Town Staff. Mr. Chipman was concerned that there would be a problem with the utility capacity and telephones for the project. Mr. Chipman recommended EMP request an abatement or reduction of impact fees once the plan goes before the Town Council for their review.

Nick Berg requested that Prudential Realty use a portion of the store once it is in operation. It was determined that the space that Prudential would use was approximately 25%.

Bill Chipman closed the Public Hearing @ 6:30 P.M.

MOTION *Jennifer Wright-Thulin moved to approve the site plan and conditional use permit subject to the Town Staff and Engineer's recommendations and the following:*

- 1. Allowing a portion of the building to be used for an office for Prudential Realty, not to exceed six months.*
- 2. The installation of a parking lot light, and exterior store light prior to the issuance of a certificate of occupancy.*

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

4. **Final Plat Approval**

- A. Autumn Ridge, Phase 4, Final Plat.

This item was tabled until the next Planning Commission meeting.

MOTION *Diane Jacob moved to table Autumn Ridge Phase 4, Final Plat until the next meeting. Jennifer Wright-Thulin seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

Concept Plan:

- A. Ruby Valley LDS Stake Center.

The Commissioners discussed the east driveway of the Stake Center. There was a concern that the driveway was too close to the intersection of Pony Express Parkway and Cedar Pass Road.

- B. Kiowa Valley, R7 N1-4.

Ken Leetham expressed his concern regarding the fact that this project is currently surrounded on three sides by land that is not owned by The Ranches. Mr. Leetham was also concerned that the lots were only 45 feet wide. Korey Walker voiced his concern about the compatibility of the project being located within an agricultural area. Mr. Walker requested that a second access be added to the development.

Bill Chipman stated that because it is unknown what will be built in the areas surrounding the project, it is also unidentified what the alleyways will connect to. Mr. Chipman added that a preliminary plat would not be processed until the utility capacity problem was solved. Mr. Chipman questioned the functionality of the parking spaces in the small park on the perimeter of the development.

Liisa Nusz recommended keeping all the garages in the rear of the houses. Doug Gwilliam and Jennifer Wright-Thulin were in agreement.

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

Ken Leetham was directed to review any development items and cancel the meeting, if possible, scheduled for December 28th, 1999. Doug Gwilliam, Liisa Nusz, Diane Jacob and Jennifer Wright-Thulin said that they were available to attend the meeting if it was scheduled.

The Commissioners questioned whether the streetlights that had been erected were in fact the ones they had approved. It was their opinion that the lights were not the correct ones. Korey Walker was directed to review the issue and get back to the Commission.

MOTION *Liisa Nusz moved to adjourn the meeting @ 7:10 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 28, 1999**

Chairman Pro Tem Carl Allred called the meeting to order @ 6:15 p.m.

Roll Call:

Commissioners present: Doug Gwilliam; Diane Jacob; Maureen Anderton. Jennifer Wright-Thulin and Liisa Nusz were excused. Bill Chipman was excused and arrived @ 6:25 P.M.

Town Staff:

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

Others present: Brian Morris, Patterson Construction.

The Pledge of Allegiance was said in an earlier meeting.

1. Approval of Agenda:

MOTION *Maureen Anderton moved to approve the agenda as stated. Diane Jacob seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

2. Approval of Minutes:

There was no action taken on the minutes.

3. Master Signage Plan:

Shawn Warnke presented Patterson Construction's Master Signage Plan. Mr. Warnke stated that Patterson's signage had previously been included in Eagle Mountain Properties' (EMP) Master Signage Plan, however EMP had since modified their plan and Patterson's signs had been excluded. Mr. Warnke added that this new plan included two signs, one directional and one outside the model home.

Ken Leetham recommended approval of the Master Signage Plan subject to receiving written permission from EMP allowing Patterson Construction to use their logo.

Carl Allred recommended a one-year approval and afterwards a yearly review.

MOTION *Doug Gwilliam moved to approve Patterson Construction's Master Signage Plan subject to the Town Staff and Engineer's recommendations as follows:*

- 1. That the design, shape, lettering and colors, as those exhibited in the submitted photos be the same.*
- 2. That the applicant be allowed to install one directional off premise sign (sign # 1 on the vicinity map) 12' in height with a sign area of 64 square feet be allowed; and one on premise sign (sign # 2 on the vicinity map) 12' in height with a sign area of 64 square feet be setback 15' from the right of way (ROW) and the existing model home sign, currently in front of the model home in*

Eagle Point.

3. ***That the master signage plan approval exclude rider signs.***
4. ***That all signs be located outside of the ROW as stated in the general provisions of the sign ordinance.***
5. ***That the off premise directional sign have a directional component (i.e. an arrow as a part of the sign copy).***
6. ***That the master signage plan approval be limited to one year and if extended, that there be no additional fees.***
7. ***That the off premise sign is oriented so that the sign back is not visible from the ROW as specified in the Code.***
8. ***That the eagle on the signs be covered up or replaced with the Town logo, with the Town Councils consent.***

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

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

Diane Jacob recommended the use of reflectors on the islands on Eagle Mountain Boulevard to improve visibility.

Bill Chipman thanked Carl Allred for his time spent as a Planning Commissioner; Mr. Allred's term had come to an end.

MOTION ***Bill Chipman moved to adjourn the meeting @ 6:35 P.M.***

Approved: _____ **Date:** _____
Chairman Bill Chipman.

