

# Eagle Mountain City Planning Commission Minutes 2001

## *Dates of Planning Commission Meetings:*

- January 9, 2001
- January 23, 2001
- February 13, 2001
- March 13, 2001
- March 27, 2001
- April 10, 2001
- April 24, 2001
- May 22, 2001
- June 12, 2001
- June 26, 2001
- July 10, 2001
- July 31, 2001
- August 14, 2001
- August 28, 2001
- September 11, 2001
- September 25, 2001
- October 9, 2001
- October 23, 2001
- November 13, 2001
- November 27, 2001
- December 11, 2001

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**TOWN OF EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**January 9, 2001**

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

**Roll Call:**

Commissioners present: Chair Bill Chipman, Diane Bradshaw, Doug Gwilliam, Jody Hooley, Diane Jacob and Brigham Morgan. Jennifer Wright-Thulin was excused. (Brigham Morgan arrived at 6:10 p.m. and Doug Gwilliam arrived at 6:12 p.m.)

**Town Staff:**

Town Engineer:           Korey Walker  
Town Planners:         Ken Leetham  
                                  Shawn Warnke  
Deputy Recorder:      Fionnuala Kofoed

Others present: Fire Chief Robert DeKorver, Eagle Mountain Fire Department; Scot Hazard & Carl Allred, The Ranches; Dan Valentine, resident; Michael Renke, resident; James & Marcie Taylor, residents. Josh Elledge, resident.

**1.     Pledge of Allegiance:**

Dan Valentine led the Pledge of Allegiance.

**2.     Approval of the Agenda:**

**MOTION**         *Diane Jacob moved to approve the agenda, adding item 2.1. Diane Bradshaw seconded the motion. Ayes: 4, Nays: 0. Motion passed. Brigham Morgan and Doug Gwilliam were not present to vote.*

**2.1   Appointments:**

Deputy Recorder Fionnuala Kofoed swore in Diane Jacob as a Planning Commissioner. Mrs. Jacob will serve a six-year term.

**3.     Status Report From the Council:**

Planning Commission Liaison Brigham Morgan reported to the Commissioners that the Town Council had approved the Ranches Community Guidelines with a requirement that some of the language be amended for clarification. The amendment needed to be reviewed by the Planning Commission.

Councilman Morgan also reported that the Council had requested additional research be presented to them regarding other alternatives for fire safety in The Ranches North Service Area. The Council tabled the approval of a recent ordinance that addressed a more restrictive fire code until further research was presented.

**4.     Approval of Minutes:**

**MOTION**         *Diane Jacob moved to approve the minutes of November 28, 2000 as amended. Brigham Morgan seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**5.     Action Items:**

A. Amending Street Names in Cedar Trail Villages Phases 1 & 2.

Shawn Warnke commented on the applicant's request to amend several street names in the Cedar Trail Villages development. The DRC recommended approval of the names upon review of the Fire Department. The Fire Department

had no conflict and therefore recommended approval.

**MOTION** *Doug Gwilliam moved to approve the Amendment to the Street Names in Cedar Trail Villages subject to the DRC recommendation.*

**DRC Recommendation:**

*1. That the Fire Department approves the proposed street names.*

*Jody Hooley seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

B. Amendment to The Ranches Community Guidelines.

Ken Leetham discussed the Town Council's concern regarding the lack of clarity concerning carports and their use within The Ranches Community Guidelines. The Council directed the Town Staff to propose additional language to the Planning Commission to specify when covered parking may be used within The Ranches projects. Additionally, the use of carports would be prohibited in single-family dwellings. The proposed language is as follows:

1. Add to the Multi-family guidelines section (6.6, pages 42-45) in the footer of the document, the words "multi-family guidelines." This would have the effect of clarifying that for Section 6.6. The guidelines are for multi-family developments only and do not apply to single-family homes.
2. In Multi-family guidelines Section 6.6.1.3, K (page 45), replace the word "carport" with the words "covered parking structure". This language will clarify that the structures that the Town approves in parking lots for apartments or condos are not carports, but are in fact covered parking structures. The intent is to remove confusion over whether or not carports are allowed in The Ranches.
3. Add to Section 6.4.1.3, D, Garages (page 33), the following statement: "Prefabricated metal carports shall be prohibited." This statement will have the effect of making it clear that metal carports are not allowed as a replacement for a garage in the case of single-family homes. (This statement should be repeated in both single family and multifamily sections.)

**MOTION** *Brigham Morgan moved to approve the Amendment to The Ranches Community Guidelines as submitted. Diane Jacob seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

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

A. Revision to the Development Code and General Plan.

Ken Leetham briefly discussed his proposal of a comprehensive review and re-organization of the Development Code. Diane Bradshaw expressed the urgency to get the project underway. Mr. Leetham anticipated that the proposed amendments would be ready for public hearing in six weeks. It is estimated that the entire process will take approximately 90 days. Mr. Leetham also commented on the proposed tasks for the General Plan Update.

James Taylor, resident, stated that it was important to have input from the residents of Eagle Mountain regarding any proposed amendments to the Development Code.

Bill Chipman inquired about standard requirements for restaurants. Mr. Leetham said that at this time there are no specifics with respect to restaurants, however, he would look into it.

Jody Hooley commented on the developer's use of sales trailers rather than having a sales office in the model homes. Mrs. Hooley was opposed to the number of trailers that were visible throughout the Town.

7. **Adjournment:**

**MOTION** *Diane Jacob moved to adjourn the meeting @ 7:15 p.m.*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

**Chairman Bill Chipman**

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**TOWN OF EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**January 23, 2001**

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

**Roll Call:**

Commissioners present: Chair Bill Chipman, Diane Jacob, Brigham Morgan and Jennifer Wright-Thulin. Doug Gwilliam and Jody Hooley arrived at 6:07 p.m. Diane Bradshaw was excused.

**Town Staff:**

Town Planners: Ken Leetham  
Shawn Warnke  
Deputy Recorder: Fionnuala Kofoed

Others present: Fire Chief Robert DeKorver, Eagle Mountain Fire Department; Carl Allred, The Ranches; Josh Elledge, resident; Mike Wren, MCM Engineering.

**1. Pledge of Allegiance:**

Fionnuala Kofoed led the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** *Jennifer Wright-Thulin moved to approve the agenda. Diane Jacob seconded the motion. Ayes: 4, Nays: 0. Motion passed. Jody Hooley and Doug Gwilliam were not present to vote.*

**3. Status Report From the Council:**

Planning Commission Liaison Brigham Morgan reported to the Commissioners that the Town Council had approved Prairie Gate at the Ranches. The Council also approved an ordinance adopting a more restrictive fire code.

Councilman Morgan commented that while Mayor Bond was aware of the Commissioners desire to have an alternate commissioner appointed no one had yet been nominated for the position.

**4. Approval of Minutes:**

**MOTION** *Diane Jacob moved to approve the minutes of January 9, 2001 as amended. Jennifer Wright-Thulin seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**MOTION** *Brigham Morgan moved to approve the minutes of December 19, 2000 as amended. Diane Jacob seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**5. Concept Plan/Traveler's Rest (R1 N5 W, The Ranches):**

The project consisted of 115 town homes with 3-7 units per building. The base price was estimated at \$100,000.

The developer noted that he wanted to avoid the use of covered parking to maintain the appearance of the project. It was his opinion that covered parking would detract from the look they were trying to achieve. The Staff noted that covered parking was a requirement, however, the Commissioners stated that they would approve non-covered parking as they agreed that the alternative would detract from the aesthetics. The developer was directed to work with the Staff with respect to the covered parking issue.

Based upon 2.5 parking spaces per unit the parking allotment would be proportional to the number of units per building. There would be no remote parking.

Bill Chipman requested that the Fire Chief review the accessibility of the units to insure the maneuverability of EMS equipment within the project in the case of an emergency.

Jody Hooley inquired about fencing. The developer stated that they would only use fencing in areas where aesthetics would allow.

Doug Gwilliam asked whether the fence would have gates installed to access the commercial businesses when they were eventually developed. The developer stated that there would be two points of access and they may install gates.

Discussion ensued regarding the fencing. The Commissioners agreed that fencing the entire project would create problems.

Jennifer Wright-Thulin stated that it appeared that there were too many units for that location and it was a concern to the existing residents. It was also her opinion that roads were too long and the configuration needed to be changed to slow the traffic.

Bill Chipman inquired regarding the approved density. Ken Leetham commented that it was his understanding that the density was approximately 12/acre. Mr. Chipman requested that the approved density be verified and that the developer meet with the Staff to insure that all park requirements are met.

The developer expected that it would take approximately 75 days to complete a unit and they would start selling the town homes after 30 days of construction. The developer requested that once construction started he would like to use a sales trailer until a model was completed. He projected that the trailer would be needed for approximately 120 days.

Diane Jacob stated a conflict as her husband sold water rights in The Ranches. Mrs. Jacob approved of the project and urged the developer to provide potential buyers with a copy of the CC&R's. Mrs. Jacob asked what exterior materials would be used and if any of the units would be enhanced. The applicant stated that the majority of the exterior would comprise vinyl with some stucco. Shutters and gables would enhance units that were visible from the street. Mrs. Jacob wasn't concerned with the conditional use permit for a sales trailer once there was a time frame attached.

Brigham Morgan liked the design of the project. It was his opinion that the gates for the fence weren't necessary, as they would infringe upon the property owners. Mr. Morgan agreed with Mrs. Jacob regarding the use of a sales trailer once it was removed when the model was built. Mr. Morgan also discussed the continuity of the trail through the project.

Jennifer Wright-Thulin commented the impact the project would have on the homes next to it. The developer stated they would fence a portion of the two homes closest to the development so as not to impose upon the homeowners.

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

**A. Long Range Planning Issues.**

Ken Leetham briefly discussed the proposal to revise the General Plan and the Development Code. A budget hearing was scheduled for February 6, 2001 and if the Town council approved the funds the revisions to the General Plan and the Development Code would get underway. Mr. Leetham projected that it would take 90 – 120 days to complete each project.

Jody Hooley requested that the Planning Commission Meeting time be changed to 6:15 p.m. to accommodate those who had to travel from work to attend the meeting. The Commissioners voted on the issue and chose to maintain the 6:00 p.m. schedule.

Fionnuala Kofoed was excused from the meeting.

7. **Planning Commission Training:**

A. Training Article (Working with Councils, Boards, and Commissions).

8. **Adjournment:**

**MOTION**      *Diane Jacob moved to adjourn the meeting @ 7:15 p.m.*

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



**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
February 13, 2001**

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

**Roll Call:**

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

**Town Staff:**

Town Engineer: Korey Walker  
Town Planners: Ken Leetham  
Shawn Warnke  
Deputy Recorder: Fionnuala Kofoed

Others present: Fire Chief Robert DeKorver, Eagle Mountain Fire Department; Carl Allred, Scott Kirkland & Jessa Schalich, The Ranches; Josh Elledge, resident; Charles Bruchhauser, resident; Scott Romrell, resident; Stake President Carl Faulkner & Catherine Faulkner; Paul Evans, Butler & Evans; James & Marcie Taylor, residents.

**1. Pledge of Allegiance:**

Catherine Faulkner led the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** *Jennifer Wright-Thulin moved to approve the agenda as stated. Diane Jacob seconded the motion. Ayes: 6, Nays: 0. Motion passed. Doug Gwilliam was not present to vote.*

**3. Status Report From the Council:**

Planning Commission Liaison Brigham Morgan reported to the Commissioners that the Town Council had approved an ordinance Enacting More Restrictive Minimum Requirements For Installing Fire Suppression Systems in the Town. Mr. Morgan also stated that the Council had attended a retreat with the Town Staff supervisors and established some goals, they also worked on a mission statement for the Town.

Ken Leetham stated that Jerry Kinghorn was looking into the Planning Commission's request for an alternate commissioner.

**4. Approval of Minutes:**

**MOTION** *Brigham Morgan moved to approve the minutes of January 23, 2001 as stated. Jennifer Wright-Thulin seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**5. Site Plans:**

**A. Cedar Pass 1, LDS Church, Public Hearing.**

Ken Leetham presented Cedar Pass 1, LDS Church. Mr. Leetham briefly discussed the lighting plan, which The Ranches had reviewed and approved, as the lights were different from The Ranches Design Guidelines. Items 2 & 3 of the DRC recommendations had been completed. (DRC recommendations are noted in the motion.)

There were no comments from the public. The Public Hearing closed 6:15 p.m.



Doug Gwilliam and Jody Hooley had no concerns.

Diane Jacob inquired whether there would be a stop sign where the road intersected with Pony Express Parkway. Korey Walker stated that the plan was for a 2 way stop sign from East to West. Mrs. Jacob and Jennifer Wright-Thulin believed that the intersection was dangerous and wanted to make sure that the stop sign was located in the safest position.

Bill Chipman asked if the churches parking requirements were the same as commercial parking requirements. Korey Walker stated that the requirements were calculated on the assembly area.

Jennifer Wright-Thulin believed that the Church and Stake Center were too close in proximity to each other.

Diane Bradshaw wondered whether six handicapped parking spots would be sufficient for the site.

**MOTION**        *Brigham Morgan moved to approve the Site Plan Review for Cedar Pass 1, LDS Church*  
*DRC Recommendations:*

- 1. Additional storm drain calculations need to be submitted to determine how the existing 12" storm drain line will effect the required 10 year 24 hour storm handling capacity.*
- 2. A traffic report must be submitted showing the traffic generated by this site and the peak daily trips.*
- 3. Daily peak utility usage demands must be submitted.*
- 4. That the lighting is to be approved by ICPE, the Town's Electrical Engineer.*
- 5. That the Architectural Review Committee review and approve the project.*

*Additional Planning Commission Recommendations*

- 6. That conditions 1-5 be completed with the understanding that the parking lot lighting for this church is the same as the Ruby Valley Church.*

*Diane Jacob seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**B. Eagle Mountain 1, LDS Church, Public Hearing.**

Ken Leetham presented the Site Plan for Eagle Mountain 1, LDS Church and discussed the DRC recommendations. Mr. Leetham noted that the Plat for the church site had been previously approved. The storm drainage for the project would run into a detention pond already approved by Cedar Villages. The approval had similar issues to the Cedar Pass Church. (DRC recommendations are noted in the motion.)

Discussion ensued regarding the storm drainage. The Town requires developers to be responsible for any drainage generated by their developments. The LDS Church was negotiating with M&J Development to accommodate the storm runoff from the church site plan. The LDS Church would be responsible for the excavation to enlarge the detention pond. A letter addressing the topic had been faxed to Korey Walker; however, Mr. Walker had not yet reviewed it.

Korey Walker discussed the Traffic Report and stated that it needed to be reviewed as the report had been based on the number of homes in the South Service Area and didn't include any growth projections.

Bill Chipman opened the Public Hearing at 6:25 p.m. There were no Public Comments and the Hearing was closed.

Diane Bradshaw expressed an interest in receiving the revised traffic report and asked whether the daily peak utility usage had been received. Korey Walker stated that it had been faxed but not reviewed.

Bill Chipman requested that the retention basin be finished prior to occupancy.

**Eagle Mountain 1, LDS Church**

**MOTION** *Brigham Morgan moved to approve the Site Plan Review for Eagle Mountain 1, LDS Church subject to the DRC recommendations as submitted.*

**DRC Recommendations:**

1. *Storm Drain Calculations need to be submitted for the proposed storm drain system and off-sites that have replaced the originally proposed series of sumps.*
2. *Storm drain improvements need to be shown for connection to the proposed Cedar Trail Villages' storm pond (completed).*
3. *Calculations must be provided to determine the additional sizing required for the offsite Cedar Trail Villages' storm pond.*
4. *An agreement must be provided for the construction of the offsite Cedar Trial Villages' storm pond and must be completed prior to occupancy.*
5. *A Traffic report must be submitted showing the traffic generated by this site and the peak daily trips (Traffic Engineer to do additional modeling).*
6. *Daily peak utility usage demands must be submitted (completed).*
7. *That the lighting plan be approved by ICPE, the Town's Electrical Engineer (completed).*
8. *That the Architectural Review Committee review and approve the project (completed)*

**Additional Planning Commission Recommendation:**

9. *That a timeline be established for the completion of the storm drain prior to occupancy.*
- Jody Hooley seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**6. ACTION ITEMS**

**A. Mt. Airey, Plat B, The Ranches, Preliminary Plat, Public Hearing**

Ken Leetham discussed the DRC recommendations regarding Mt. Airey Plat B. (DRC recommendations are noted in the motion.) This subdivision would be located on The Ranches Golf Course and connect to the existing Mt. Airey Plat A. Mr. Leetham explained that the construction of a portion of Clubhouse Drive that was designed outside of the Town's limits had been approved by Utah County. Korey Walker recommended that Fairway Drive be returned to its original alignment. Mr. Walker asked The Ranches to identify which park would service the subdivision.

Discussion ensued regarding the parks requirements. It was Ranches opinion that the golf course fulfilled the parks requirement. Furthermore, Mt. Airey Plat A, had 3 park like open spaces that would adequately service the area. The Planning Department recommended that the golf course be considered the open space and recreational amenity for the project.

The Public Hearing opened and closed a 6:40 p.m.

Doug Gwilliam questioned some of the slopes on the lots. Korey Walker stated that the developer had represented that they could build a home on the lots and meet the 25% requirement.

Jody Hooley expressed her concern with the location of the driveway on lot 1. The design of the island, in her opinion, was a potential danger. Carl Allred, The Ranches, stated that they would make a cut in the island to accommodate the accesses to lots 1 and 2. Mrs. Hooley also inquired about trails. Scott Kirkland, The Ranches, explained that for safety reasons there would be no trails along the golf course. Mrs. Hooley also questioned the ability to build homes on some of the lots, specifically lot 7. The developers assured the Commissioners that there would be sufficient room.

Brigham Morgan echoed Doug Gwilliam's concerns with respect to the slopes and cutting into the hillsides.

Diane Jacob stated a conflict of interest, as her husband sold water rights to the developer.

Bill Chipman commented on the park requirement and asked what would happen on future plats with the next phase, also what provision would be made for turnarounds for lots 17 and 18. Would the road be completed? Korey Walker stated that a temporary turnaround would need to be placed at that location.

Jennifer Wright-Thulin stated that it was her recollection that the golf course would be considered as open space. Because of this Mrs. Thulin had no concerns with the park requirements.

Diane Bradshaw wanted to be sure that the homes could actually be built on the proposed lots. Mrs. Bradshaw inquired regarding the height of the homes and how they would meet the specification not to exceed 35 ft measured from the highest natural ground level. Fire Chief Robert Dekorver stated that the measurement should be taken from the front of the home, as that is where the fire equipment would be located in the event of a fire. Scott Kirkland, The Ranches added that lots 1-4, or any house that faced a public road would have to beef up the elevation.

Mrs. Bradshaw was concerned that the open space would be used as credits. Ken Leetham advised that he could debate the issue with staff. It was a unique neighborhood and they could do some additional studies with respect to a park before the application went to the Town Council for approval.

Bill Chipman inquired whether there was room for a tot lot in the development.

Diane Jacob stated that it wasn't suitable or safe to have a tot lot or playground near the golf course. The Commissioners agreed, however, the park area needed to be identified.

#### **Mt. Airey, Plat B.**

**MOTION** *Brigham Morgan moved to approve Mt. Airey, Plat B Preliminary Plat (R-1 N-26 & 27) subject to the DRC recommendations as follows:*

*DRC Recommendations*

- 1. That bollards be used at the entries of the golf course cart trails to restrict vehicle access.*
- 2. That the applicant provides evidence that homes that meet the proposed set backs and square footage requirements can be constructed on lots 13-16.*
- 3. That the driveway access for lot 1 be limited to the furthest southwest portion of the parcel off Clubhouse Drive.*
- 4. That 6 fault indicators be added to the electrical plans as required by the Public Works Department.*
- 5. That the collector road "Fairway Drive" is in its original proposed alignment.*
- 6. That the open space maintenance should be noted.*
- 7. That the park area that will serve this development be declared.*
- 8. That the minor construction details be corrected.*

*Additional Planning Commission Recommendations*

- 9. That building pads, with grading, show that the lots will meet the 25% grading requirement be included in the final plat submission.*
- 10. That a temporary turnaround be included in the final plat and subject to the construction notes.*
- 11. That a satisfactory resolution be reached between the developer and the Town's Planning Department concerning the road alignment and the island between lots 1 & 2 regarding traffic flow.*

*Diane Jacob seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

#### **B. Supplemental Community Design Guidelines for Eagle Point Subdivision, Plats A - J, Patterson Construction:**

Shawn Warnke presented the Patterson Construction Supplemental Community Design Guidelines for Eagle Point Subdivisions Plats A-J. Doug Monson was present as a representative for Patterson Construction. Several changes had been made as a request to deviate from the Town Code. The Design Guidelines were similar to The Ranches guidelines. The changes would apply to all vacant lots within the plats.

The following is a compilation of changes that the Planning Commission requested to the proposed Design Guidelines.

Jody Hooley commented that the term “plats” in the second paragraph of page 2 was confusing. It was recommended that the term “plats” be changed to “construction”.

Brigham Morgan stated that the 6:12 roof pitch had been established and it shouldn't be deviated from. The language “Not less than” should be added to item # 1, page 4 with respect to roof pitches.

Bill Chipman questioned the term “suitable porches” in Item # 1, page 4 and requested that the definition be added.

Brigham Morgan was uncomfortable with only a 50% requirement for porches on page 4.

Diane Jacob suggested that any recorded plats needed to conform to the existing neighborhood.

Jody Hooley had mixed feelings with respect to the size of porches. The Town required several existing residents to extend their porches to meet the Town standard. Why should we allow others to be exempt from this requirement now?

The Planning Commission requested that, with respect to quarterly reports on page 5, the staff would pass the reports on to the Planning Commission for review.

Brigham Morgan was opposed to the inconsistency of the garages being flush to the front of the house (page 6). It was his opinion that this was not the look that the Town wanted to achieve.

Bill Chipman recommended that the issue of porches and homes flush with garage be discussed later in the meeting.

Shawn Warnke stated that Mr. Monson would review all the plats and lay out how the homes will be constructed. Once that was completed Mr. Monson would bring the plats to the Planning Commission for their review.

Discussion ensued regarding the percentage of homes that would be built with front-load garages noted on page 10.

Diane Bradshaw, Diane Jacob, and Jennifer Wright Thulin stated that they would approve a 60%-40% split with respect to the front-load garages. Brigham Morgan would prefer a 50% split. Jody Hooley and Doug Gwilliam agreed with Mr. Morgan.

Ken Leatham reminded the Planning Commission that Patterson Construction had been directed to refer to The Ranches Design Guidelines with respect to Patterson's proposal. It was his opinion that it was an equity issue and that needed to be kept in mind.

Bill Chipman encouraged the Commissioners to not let prior situations influence their decisions.

The Planning Commission recommended that the proposed “80%” of homes to be built with front load garages (7a, page 10) be changed to “66%”. This would apply in groups of 6 homes. Item 10, page 14 would also reflect that 66% of homes will be built with front-load garages and approximately 33% with side-load garages.

Brigham Morgan requested that item 11a, page 14 be deleted.

Bill Chipman recommended that item 11c, page 14 also be deleted.

The 6ft maximum height for fences is to be added to page 16, also that the finished side of the fence should face public view. Shadow box style will be permitted.

Discussion ensued regarding page 6 with respect to garages that are flush or protruding from the front of the home.

Brigham Morgan didn't want any of the homes flush with or protruding from the garage. Diane Jacob believed that the requirements should be equitable to The Ranches requirements, which states that no more than 1/6 may be flush, and no more than 1/6 may be protruding. Diane Bradshaw, Doug Gwilliam, Jody Hooley and Jennifer Wright-Thulin concurred.

Doug Gwilliam was excused from the meeting at 8:00 p.m.

The Commissioners recommended that the requirement for porches on page 4 be kept at 50%. Brigham Morgan did not agree.

**MOTION** *Jennifer Wright-Thulin moved to approve the Community Design Guidelines for Patterson Construction for Eagle Point Subdivision, Plats "A" through "J" subject to the adjustments as stated. Diane Jacob seconded the motion. Ayes: 5, Nays: 1. Motion passed.*

Ken Leetham suggested that the changes be made to the Patterson's Design Guidelines and then allow the Town Attorney to review them before the item was passed on to the Town Council for their approval. Bill Chipman requested that the Planning Commission also review the changes before the document it is placed on the Town Council Agenda.

**7. Planning Commission Training:**

Ken Leetham conducted a short training session and circulated a memo regarding the Planning Commission's request to review Temporary Occupancy Permits that had been issued by the building inspector. The Planning Department agreed to submit a quarterly report the Planning Commission regarding the permits.

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

Shawn Warnke briefly discussed the Parks Report.

Ken Leetham stated that the Joint Session with the Town Council had been scheduled for March 6, 2001.

**9. Adjournment:**

**MOTION** *Diane Jacob moved to adjourn the meeting @ 8:45 p.m.*

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

**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
March 13, 2001**

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

**Roll Call:**

Commissioners present: Chair Bill Chipman, Diane Bradshaw, Jody Hooley, Diane Jacob, Jeff Love and Jennifer Wright-Thulin. Brigham Morgan was excused.

**Town Staff:**

Town Planners: Ken Leetham  
Shawn Warnke  
Deputy Recorder: Fionnuala Kofoed

Korey Walker was excused.

Others present: Residents Doug Gwilliam and Josh Elledge.

**1. Pledge of Allegiance:**

Jeff Love led the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** *Diane Bradshaw moved to approve the agenda as stated. Diane Jacob seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**3. Status Report From the Council:**

None.

**4. Approval of Minutes:**

**MOTION** *Diane Bradshaw moved to approve the minutes of February 13, 2001 as stated. Jennifer Wright-Thulin seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**5. Special Presentation:**

A. Presentation to Doug Gwilliam.

Bill Chipman presented Doug Gwilliam with a plaque in recognition of the time that he served as a Planning Commissioner.

B. Introduction of Jeff Love.

Jeff Love introduced himself to the Planning Commission. Commissioner Love was appointed by Mayor Bond to finish out Doug Gwilliam's term.

Deputy Recorder Fionnuala Kofoed administered the Oath of Office to Mr. Love.

**7. Discussion Items:**

Diane Jacob briefly discussed the joint session that had been held with the Town Council. Mrs. Jacob noted that the Mayor was working on appointment for an alternate planning commissioner. Ken Leetham stated that he would talk to Town Attorney Jerry Kinghorn to clarify how the alternate member would work with the Planning Commission. Bill Chipman commented that he had requested to be involved in choosing the alternate member.

The topic of single-family dwellings being rented to more than one family was also discussed at the joint session. Approximately 12 homes in The Ranches had been identified. Bill Chipman reported that Jerry Kinghorn stated that it was difficult to control how many people rented a home if the owner rented it out. Most other cities didn't monitor it, as they couldn't prevent it from happening.

Diane Bradshaw inquired whether the Development Code could address the issue or identify the land use. Ken Leetham replied that the Development Code could be amended to address the land use.

**Future Field Trip.**

The Planning Commissioners discussed a future field trip and decided to meet at 5:00 p.m. April 10<sup>th</sup>, 2001 and visits some of the subdivisions within the Town. The Commissioners would like to have a field trip on a quarterly basis.

**6. Work Items:**

Ken Leetham commented that he had requested several changes be made to the proposed Patterson Design Guidelines for clarification. Mr. Leetham noted that the Town Council was in the process of reviewing the document on an individual basis and would return their comments to the Town Recorder. Shawn Warnke added that the guidelines were only discussed in the Work Session and that the Council's concerns were similar to the Planning Commission's.

Ken Leetham stated that two committees had been formed, one to review the Development Code and the other to review the General Plan. It was Mr. Leetham's opinion that there should only be one group to keep things consistent. Mr. Leetham stated that he would contact the committee and organize a time when they could get together. The committee consisted of Commissioners Bradshaw, Jacob and Morgan together with Councilman Kehl.

Mr. Leetham circulated a hand out that detailed proposed organizational changes and amendments to the Development Code. Bill Chipman advised the Planning Commissioners to review the Code to become more familiar with it. Upon review of Mr. Leetham's handout, any specific issues that the Commissioners identified were to be emailed to Shawn Warnke.

The Commissioners agreed to adjourn the meeting and not discuss the Work Items any further, as Commissioner Morgan had not arrived and there were items in the General Plan that he needed to address.

**8. Adjournment:**

**MOTION**      *Jennifer Wright-Thulin moved to adjourn the meeting @ 6:45 p.m.*

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

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**TOWN OF EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**March 27, 2001**

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

**Roll Call:**

Town Council: Mayor Paul Bond, Dave Albrecht, Bert Ankrom and Brigham Morgan. Greg Kehl was excused.

Commissioners present: Chair Bill Chipman, Diane Jacob, Jeff Love, Brigham Morgan and Jennifer Wright-Thulin. Jody Hooley arrived at 6:10 p.m. Diane Bradshaw was excused.

Town Staff: Town Administrator, John Newman; Town Engineer, Korey Walker; Town Planners, Ken Leetham and Shawn Warnke; Deputy Recorder, Fionnuala Kofoed.

Others present: Heidi Hildreth, resident; Dean & April Garnett, residents; Terry Johnson, resident; Dixie Johnson, resident; David Norman, resident; Kelvin Bailey, resident; Will Parco, resident; Marcie Taylor, resident; Mark & Lisa Gardner, residents; Leslie & Karen Kester, residents; Bob Lien, Nuszer Kopatz; Michael Brodsky, Hamlet Homes; Gordon Etter, Hamlet Homes; Camille Tureson, resident; Harley Cookson, resident; Kendle Salisbury, resident; Jonh Nielson, resident; Matt Orton, resident; Arlene Erickson, resident; Mary Summerhay, resident; Mark & Christianne Davis, residents; Doug McLaughlin, resident and Kim Southworth, resident.

**1. Pledge of Allegiance:**

Dave Albrecht led the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** *Jennifer Wright- Thulin moved to approve the agenda as amended. Diane Jacob seconded the motion. Ayes: 5, Nays: 0. Motion passed. Jody Hooley was not present to vote.*

**3. Status Report From the Council:**

Brigham Morgan gave a report to the Planning Commission regarding the previous Town Council meeting.

**4. Approval of Minutes:**

**MOTION** *Jennifer Wright-Thulin moved to approve the minutes of June 27, 2000 as stated. Brigham Morgan Jacob seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**MOTION** *Diane Jacob moved to approve the minutes of July 11, 2000 as stated. Jennifer Wright Thulin seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**MOTION** *Jennifer Wright-Thulin moved to approve the minutes of March 13, 2001 as stated. Brigham Morgan seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**5. Joint Work Session (no minutes or action taken):**

The Town Council and Planning Commission held a Joint Work Session and listened to a presentation from The Ranches with respect to the processes in the Master Development Plan and the implementation of the plan to date. The Work Session adjourned at 7:35 p.m. and the Town Council was dismissed.



Kendel Salisbury, John Nielson, Kim South and Dave Norman, all residents of The Ranches, commented with respect to high-density subdivisions approved for construction in The Ranches.

The Open Session was called to order at 7:44 p.m.

**6. Preliminary Plat:**

a. Travelers Rest, Public Hearing.

Shawn Warnke presented Traveler's Rest at The Ranches. This project differed somewhat from previous developments, as it consisted of 118 lots for single-family attached housing. The applicant proposed uncovered parking, no garages and private streets. Mr. Warnke discussed the DRC recommendation. (The DRC recommendations are noted in the motion.)

Ken Leetham stated that he had evaluated the approved density and the project was in conformance with the master plan. Mr. Leetham advised the Planning Commission that they would have to determine whether or not the surrounding open space and park amenities met the Town's requirements.

Korey Walker noted that there were two items on the telecommunications and electrical plans that needed to be corrected. Another area of concern was the offset intersection between the alleyway on Sundance and Blantreae Way, which had been approved by the applicant's traffic engineer. However, Mr. Walker was concerned with the configuration and suggested that he meet with the engineer to discuss the issue. Mr. Walker recommended approval of the project subject to clarification of several issues regarding the storm drain plan. Finally, concerning the street system, Mr. Walker requested that the Public Works Board review the plans, as they differed from the Town's requirements.

**Public Comment:**

Eric Manning, resident, inquired whether parking on Peregrine Way would be controlled. Korey Walker replied that parking would be permitted on one side of the road, however, the Fire Department and Sheriff's Department would make the decision as to which side of the road would accommodate the parking.

Kendel Page, resident asked how the project met the density. Mr. Page requested that the project be lowered to 40 units. Mr. Page also objected to the access on Sparrow Hawk Way and asked how the development would accommodate RV and trailer parking. Additionally, Mr. Page believed that the location of the park would be a safety issue for children who would have to cross the road to access the park.

Michael Brodsky, Hamlet homes stated that the location was approved at 14/acre and they actually had fewer units than that. Regarding parking of trailers and RV's, Mr. Brodsky stated that it wouldn't be permitted and the homeowners association would enforce the rules.

Karen Kester asked what the developer would do to protect the safety of the children in the area during construction. Mr. Brodsky stated that they would erect a fence once the grading and roads were completed. There would also be an onsite supervisor during working hours.

Terry Johnson expressed his concerns that people were told that the property in that location would never be high density. It was his understanding that it was to be a commercial site. Mr. Johnson went on to say that many residents at The Ranches were misled and consequently were unhappy with The Ranches.

Bill Chipman sympathized with the residents, however, the Town was bound by the Master Plan and the density had already been approved. Mr. Chipman advised the residents to bring their concerns to The Ranches.

**Public Hearing Closed at 8:32 p.m.**

Brigham Morgan commended Hamlet Homes on their presentation. Mr. Morgan's only concern was the third access to the project.

Diane Jacob stated a conflict of interest, as her husband sold water rights to the developers in The Ranches. Mrs. Jacob wanted a specific timeframe for the installation of the fence and also recommended that a cross walk to the park, across from the development, be included in the approval.

Bill Chipman commented, on behalf of Diane Bradshaw, who was excused, that there were no garages and the roads didn't meet the Town's specifications. Also, that the use of the park across from the development was permitting the allocation of parks to other subdivisions.

Jennifer Wright-Thulin discussed the loss of the green belt in that area of The Ranches. Residents had been advised that there would be buffering and this was not the case. The third access was also a concern along with the density. It was her opinion that the development looked like an apartment complex because of the high density. Mrs. Thulin suggested that the exterior curbing be painted to avoid parking on the street and that the color of the vinyl on the homes not be obtrusive.

Jody Hooley stated that her main concern was compatibility. Mrs. Hooley also believed that there wasn't adequate parking space and the park and open space issue needed to be addressed.

Jeff Love believed that the units should have covered parking or garages. It was his opinion that the park within the development wasn't adequate in to serve the needs of the children.

Brigham Morgan stated that open spaces and parks had been shared in the past and wasn't an issue then. Mr. Morgan liked the idea of no covered parking.

Bill Chipman had no concerns with respect to the parks; however, the third access was a potential safety issue.

**MOTION** *Brigham Morgan moved to approve the Preliminary Plat for Traveler's Rest (R1 N5W) subject to the following:*

***DRC Recommendations***

- 1. That the use of fault indicators be incorporated into the electrical plans and other items as required by the Public Works Department.***
- 2. That minor changes to the plat as directed by the Town Engineer be completed.***
- 3. That the Town Engineer approves the offset intersection (Blantreae Way and the existing Sundance alleyway to the north) on Sparrow Hawk Way.***
- 4. That the Town Engineer approves the storm water plan.***
- 5. That there be minor changes made to the Articles of Incorporation and the CC&R's, as directed by the Town Planner.***
- 6. That the applicant demonstrates to the Planning Commission that the surrounding open space and recreational amenities meet the Town Code.***
- 7. That the proposed parking stalls meet the requirements of the Development Code (specifically that the dimensions are 9' x 20').***
- 8. That the applicant meet all requirements enumerated in the Town Engineer's report dated March 21, 2001.***

***Engineer's Recommendations-that changes are made or additional information is provided for the following items:***

- 1. Cable counts are included on the telecommunication improvement plans.***
- 2. Fault indicators are included in the electrical improvement plans.***

***Engineer's concerns with respect to the following:***

- 1. The offset of the intersection of Blantreae Way and the existing Sundance Alleyway to the North.***
- 2. Drainage basin calculations provided yet no drainage basin is shown on the plan.***
- 3. Cross section of private road differs from the town standard for a typical road cross section.***

***Planning Commission Recommendations***

- 1. That the Staff's report specifically identifies that the fence surrounding the project will be completed prior to the first building permit being issued.***
- 2. That the access onto Sparrow Hawk Way will be moved to become a second access onto Peregrine Way.***
- 3. That the Town Attorney reviews the allocation of density and returns an opinion.***
- 4. That parking be identified only for the south side of Peregrine Way.***
- 5. That a crosswalk be identified and included in the plat as an access to the park across the street.***

***Diane Jacob seconded the motion. Ayes: 4, Nays: 2. Motion passed.***

**Discussion ensued regarding buffering.**

**MOTION** *Jennifer Wright-Thulin move to approve a minimum distance of no less than 40 ft distance from the back of the home to the shared property line. (A 40 ft side or rear yard set back.) Jody Hooley seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**b. Point Lookout, Public Hearing.**

**The Public Hearing opened at 9:34 p.m.**

Shawn Warnke discussed the DRC recommendations. Mr. Warnke pointed out that the 30' private common access to lots 19-24 and lots 47-50 was a concern that needed to be resolved. Services vehicles, such as garbage removal, would have to back out of the access after collection is completed. Mr. Warnke also discussed the development of a community center that the developer proposed would service the residents of the subdivision. The construction of the community center was contingent upon funding of an SID.

Korey Walker commented on the Engineer's Report. (DRC Recommendations and Engineer's Report are noted in the motion.)

Fire Chief Robert DeKorver stated that the common access, as designed, was out of fire code. The Fire Chief had no resolution to correct the problem other than the elimination of some lots or a cul-de-sac.

The Planning Commission recommended tabling the approval of the Preliminary Plat for Point Lookout until the issue with the access to lots 19-24 and 47-50 is resolved. Also, that the hillside slope issue is satisfied. The public hearing would be continued until the next meeting.

**Public Comment 9:53 p.m.**

John Nielson, Doug McLoughlin, Janna Flake, Christianne Davis, Arlene Erickson and Eric Manning, all resident of The Ranches living next to the proposed subdivision, expressed their concerns regarding the lots sizes that had been outlined by the developer. Several of the residents had paid a lot premium and were under the impression that 1/2-2 acre lots would be built next to them. The residents also complained of flooding in the area that would also be impacted by the new development. One resident stated that their open space consisted of a ditch. The residents wanted The Ranches to be held accountable for all the empty promises that had been made.

Bill Chipman stated that, unfortunate as it was, the Planning Commission had no stewardship regarding the matter.

Brian Haskel, The Ranches, stated they sold some of their own lots, however, it was the developers who sold most of the lots and they were responsible for the actions of the builders, not The Ranches. The Ranches were still accountable for some issues. Mr. Haskel added that he wanted to resolve the resident's issues and deal with individuals who had made certain promises. Mr. Haskel commented that The Ranches couldn't be held responsible for what developers say.

**MOTION** *Jennifer Wright-Thulin moved to table the Preliminary Plat for Point Lookout until April 24, 2001 and continue the public hearing until that time. Diane Jacob seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**7. Miscellaneous Items:**

**a. Amendment to The Ranches Master Development Plan Agreement.**

Shawn Warnke discussed the Amendment to the Ranches Master Development Plan Agreement that would rectify the sale, by The Ranches, of a one-acre parcel of land to Terry Bland. It was determined that the sale of the lot hadn't been processed in the correct manner and the amendment to The Ranches Master Development Plan would rectify the matter. The one-acre lot would be removed from The Ranches Master Plan and added to the Cedar Pass Ranch. No dwelling would be permitted on the additional acre. It would be noted as raw acreage and not a lot.

**The Public Hearing closed at 10:22 p.m.**

The Ranches Master Development Plan Amendment.

**MOTION** *Brigham Morgan moved to approve the Amendment to The Ranches Master Development Plan Agreement removing a one-acre parcel subject to the Staff Recommendations as follows:*

- 1. That one unit is deducted from The Ranches Master Development Plan in the respective Ranch Neighborhood.*
- 2. That all fees applicable to the processing of this application be paid including the SID payment associated with the selling of the one-acre parcel.*

*Planning Commission Recommendations*

- 1. That the parcel of land will be raw acreage and no dwelling will be permitted on it. The land will only be added to the existing Terry Bland lot.*

*Jennifer Wright-Thulin seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

b. Temporary Archery Range, The Ranches.

Shawn Warnke stated that the temporary archery range application was the same event that The Ranches hosted last year. This years event would be expanded to be hosted on three separate weekends, April 21-22, 2001; May 5-6, 2001 and June 2-3, 2001.

The Planning Commission considered the application and recommended approval upon the Staff Recommendations.

**MOTION** *Brigham Morgan moved to approve the temporary permit for the National Field Archery's Association, Archery Golf at The Ranches subject to the staff recommendations adding conditions 8, 9 & 10.*

- 1. That the temporary archery range be permitted for April 21-22, 2001, May 5-6, 2001 and June 2-3, 2001.*
- 2. That The Ranches obtain a special burn permit for any campfires and comply with all requirements outlined by the Fire Chief.*
- 3. That The Ranches comply with the standards and conditions stated in a memo dated April 6, 2000 for the event this year.*
- 4. That the site be returned to its precondition state following the event.*
- 5. That if the special event creates an increase in the demands for public safety services that those services shall be provided by The Ranches.*
- 6. That the archery range is in compliance with safety standards for the Utah County Sheriff's Office and the National Field Archery's Association (NFAA).*
- 7. That road base or gravel be used at the connection of dirt roads and paved roads as required by the Town Engineer.*
- 8. That an adequate border security be provided and that the plan to provided to the Town to prevent non-participants from wandering on the range.*
- 9. That the insurance be changed to reflect the sponsor.*
- 10. That there be sufficient public facilities restrooms etc. to accommodate the participants.*

*Jennifer Wright-Thulin seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

8. Adjournment

**MOTION** *Brigham Morgan moved to adjourn the meeting @ 10:30 p.m.*

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

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**TOWN OF EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**April 10, 2001**

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

**Roll Call:**

Commissioners present: Chair Bill Chipman, Jody Hooley, Diane Jacob, Jeff Love, Tom Maher, Brigham Morgan and Jennifer Wright-Thulin. Diane Bradshaw was excused.

**Town Staff:**

Town Engineer:           Korey Walker  
Town Planners:         Ken Leetham  
                                  Shawn Warnke  
Deputy Recorder:       Fionnuala Kofoed

Others present: Cathy & Jerry Barney, residents; Mark Zitting, resident; David Thomsick, resident; Nathan & Melissa Yates, residents; Monte Kingston & Neil Blackburn, John Laing Homes; John & Julie Wallace, residents; Charlotte Ducos, resident; Roberto & Michelle Vence, residents; Brian Hougaard, resident; Basil & Suzanne Ryan, residents; Robert & Gail Lee, residents; Kevin & Jeanne Hiatt, resident; Brice Pettibune, resident; Lee Adams, resident; Lyn Farnsworth, resident; Phil Bohman, resident; Seth Cook, resident; Ryan Bessey, resident; Jason Barter, resident; Creighton Bell, resident; Jim Strihkus, property owner; James B. Smith, resident; Cody Sisam, resident; Kami Orr, resident; Janiece Sloan, resident; Brenda Park, resident; Mayor Paul Bond; Councilman Dave Albrecht; Scott Kirkland and Jessa Schlich, The Ranches; Emily Mattinson, resident; Christine Smith, resident; David Brom, resident; Arlene Erickson, resident.

**1.       Pledge of Allegiance:**

Mark Lofgren led the Pledge of Allegiance.

Deputy Recorder Fionnuala Kofoed administered the Oath of Office to Tom Maher who had recently been appointed as an Alternate Planning Commissioner.

**2.       Approval of the Agenda:**

The Ranches requested that the Hindley parcel in the proposed annexation be tabled.

**MOTION       *Jennifer Wright-Thulin moved to approve the agenda as stated. Jody Hooley seconded the Motion. Ayes: 7, Nays: 0. Motion passed.***

**3.       Status Report From the Council:**

Brigham Morgan commented that the Town Council had tabled the proposed Patterson Design Guidelines. Shawn Warnke was directed to create a matrix addressing all of the Councilor's concerns that would be discussed at a later Town Council meeting. The Council also approved Terry Johnson's request regarding the stop sign out side his home. The street sign would be moved to the other side of the street and the pole for the stop sign would be reduced in size. The actual sign would remain the same to meet all state safety regulations.

**4.       Approval of Minutes:**

**MOTION       *Jennifer Wright-Thulin moved to approve the minutes of March 27, 2001 as amended. Brigham Morgan seconded the motion. Ayes: 7, Nays: 0. Motion passed.***

**5. Master Development:**

**A. The Ranches Master Development Plan Amendments-Public Hearing**

Chairman Bill Chipman stated that the Town had received several emails and protest letters regarding the Hindley parcel and that The Ranches had withdrawn the application. Mr. Chipman added that residents could comment on the Hindley annexation during the Public Comment portion of the meeting, however, there would be no action taken on it. The Public Hearing for the Carlton and Lone Tree annexations would remain on the agenda.

Ken Leetham explained the process by which the annexation should be approved. Mr. Leetham noted that The Ranches had requested to table the Hindley parcel until they could work out several issues. The item would be re-noticed before it would be placed on a future agenda. The approval of the annexation would identify the impacts on the Town's utility system and the fiscal impacts on the Town's budget i.e. public safety that the Town is obligated to provide. The Public Works Board would review the utility issue. The Planning Commission's responsibility was to review the zoning and land uses and pass on a recommendation to the Town Council.

Jessa Schalich, The Ranches, addressed the Commissioners and pointed out the proposed annexation of the Carlton property. The Ranches was requesting to bring the parcel into similar zoning as their Master Plan with a density of 2.6 per acre with a total of 182 single-family homes east and west of the power line corridor. Plans would include a neighborhood park and property that would be deeded to the Town for a North Service fire station.

Scott Kirkland, The Ranches, stated that the Town code represented what The Ranches was proposing. Mr. Kirkland added that The Ranches was sensitive to the current resident's concerns and that is why they withdrew their application for the Hindley property.

**Public Comment 6:35 p.m.**

David Brown; Mark Madsen; Dave Thomsick; Jim Smith; Mark Zitting; Kevin Hiatt; Terry Barney; Jim Strihkus; Bob Foote; Rich Steincroff and Rich Black, residents of The Ranches, commented on the Hindley annexation. The residents were opposed to the annexation. The residents believed that The Ranches had broken several promises. One major objection focused on the proposed lot sizes and the impact it would have on the existing residents. An additional concern was the water pressure and how it would affect the residents with more homes to provide service to. Increased traffic through North Ranch was also a concern. The residents wanted The Ranches to fulfill promises that had been made to them when they purchased their homes.

Scott Kirkland commented that Ranches wanted to make the new developments compatible with Meadow and North Ranch. The intent was to match up the lot lines with existing lots. There were plans to complete the trails and parks this summer when the SID funded. With respect to increased traffic through North Ranch, Mr. Kirkland stated that there was limited access off SR 73 and it would be impossible to gain an additional access.

Rich Black, North Ranch resident, asked why impact fees couldn't be increased to cover some of the infrastructure costs. Mr. Black stated that the impact fees in Eagle Mountain were the cheapest in the county.

Bill Chipman explained that Eagle Mountain Properties, Town Center Master Developer, had pleaded with the Town Council to reduce impact fees to encourage growth.

Scott Kirkland commented that while he signed the agreement to lower impact fees he was personally opposed to the reduction. The money to fund the needed infrastructure had to be used to fund the parks and trails. The loss of the impact fees caught up to The Ranches approximately 18 months ago making the funding of projects a burden. It was his opinion that if the impact fees were readjusted it would solve many problems.

The Public Hearing Closed at 7:17 p.m.

Diane Jacob stated a conflict of interests as her husband sold water rights to the developer.

Bill Chipman inquired how the erosion and run off from Tickville Wash would be handled. Korey Walker stated that Staff had requested additional insight in the Capital Facilities Plan with respect to several item and how the developer proposed to deal with them (Tickville Wash being one of them). Mr. Chipman also stated that he would like to see a layout of the proposed park and fire station.

The Commissioners had no concerns regarding the Carlton Annexation. However, Jody Hooley stated that she would like to see an additional Master Development Plan for the project. Mrs. Hooley was also opposed to the 2.6 units per acre density.

Korey Walker discussed his recommendations on the Engineer's Report noted in the motion.

**MOTION**        *Jennifer Wright-Thulin moved to approve the proposed Amendment to The Ranches Master Development Plan for the Carlton and Lone Tree parcels subject to the DRC and Engineer's Recommendations as follows:*  
*Engineer's Recommendations:*  
*1. Public Works Board and Town Council must approve the required Capital Facilities Plan.*  
*2. Public Works Board and Town Council must approve the facilities funding in the Economic Analysis.*  
*3. The developer is in compliance with the developer funding requirements.*  
*Tom Maher seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**7. Subdivisions Plats:**

A. Eagles Gate (R1 N20-21) Phase 1, Preliminary Plat.

The Public Hearing opened at 7:27 p.m.

Shawn Warnke discussed the Staff's recommendations regarding Eagles Gate. (DRC and Engineer's recommendations are listed in the motion.)

Scott Kirkland pointed out a park by the fire station. The park would be improved with landscaping, trails and a horse trail. The park equipment wouldn't be placed under the power lines.

Korey Walker noted the 12 items in the Engineer's Recommendation. Mr. Walker stated that the recommendations would be reevaluated prior to the final approval, which may affect the developer's layout of the subdivision.

Fire Chief Robert DeKorver stated that his primary concern with private alleyway accesses was backing out with emergency vehicles.

Rich Steincoff, resident, expressed his concern with the lot width sizes and the ability to build on the lots. Mr. Steincoff also requested that the accesses to the development be staggered.

Korey Walker recommended the extension of the cul-de-sac as shown on North Berwin Circle. This would allow the Town to access the Town's utilities substation along the power corridor.

The Public Hearing Closed at 7:43 p.m.

Brigham Morgan believed that the location of the park along the power corridor was a safety issue. Mr. Morgan also commented on the small lot widths. Mr. Morgan also expressed his concerns with the private access.

Jessa Schalich, The Ranches, stated that she had discussed the private access with the fire chief. Some alterations were made to the access and plans were made for a fire hydrant to be installed to service the homes in that location.

Brigham Morgan suggested an alleyway for the five lots on the private access. Scott Kirkland responded that it would be difficult to find a builder who would be willing to build homes with an alley access.

Diane Jacob stated a conflict of interests as her husband sold water rights to the developer. Mrs. Jacob had no concerns with the subdivision.

Jennifer Wright-Thulin didn't like the pie shaped lots. Mrs. Thulin also stated that she would like to see wider lots, she had no problems with the flag lots.

Jody Hooley was concerned with locating safe accesses to lots that were curved. Ken Leatham and Korey Walker stated that it wasn't a concern as the access could be 125 ft in radius on either side of the lot to provide adequate sight distance. Mrs. Hooley was also concerned with the fire safety with respect to the lots on the private alleyway. Mrs. Hooley objected to 50ft lots.

Jeff Love liked the design, which he believed offered residents to upgrade to a larger house. Mr. Love wasn't concerned with the private access and thought that it could be worked out.

Tom Maher commented that the flag lots were a safety and design issue. It was also a concern for resale and recommended avoiding them.

Bill Chipman expressed his concern with the location of the park. Mr. Chipman didn't think that the parks plan would qualify according to the guidelines. Scott Kirkland stated that, according to the Code, a park had to be within 1320 ft. from a home. Jessa Schalich added that they were waiting for a report from Nuzar Kopatz outlining the parks. Mr. Chipman stated that he wouldn't be satisfied until he saw the parks plan, however, he would be willing to approve the plat subject to working the allocations and layout of the parks.

**MOTION** *Tom Maher moved to approve Eagles Gate (R1 N20) Phase 1, Preliminary Plat subject to the DRC and Engineer's Recommendations as follows:*

- 1. That the Town's adopted parks and recreation standards be satisfied.*
- 2. That the landscape plan be updated to match the layout shown on the preliminary plat.*
- 3. That permission for crossing the Kern River and UP&L Corridors be obtained for the offsite sewer line.*
- 4. That driveways be restricted to the 50 foot ROW for lots 1, 115, 129, and 140.*
- 5. That detailed storm water calculations be submitted prior to final approval.*
- 6. That 100-year floodplain along Tickville Wash be identified and that improvement plans be submitted.*
- 7. That there is verification of adequate separation between Royal Dornock and Muirfield Street.*
- 8. That there is verification of adequate sight distance between Carnoustie Road and Muirfield Street.*
- 9. That there be additions of 60' all weather temporary turnarounds for phase 1, as needed.*
- 10. That all utilities will be adequately looped, and any offsite improvements are identified as such for Phase 1.*
- 11. That the application demonstrates how homes on private accesses will be serviced.*
- 12. Intent of non-compliant North Berwick Court be addressed.*

*Planning Commission's Recommendations*

- 1. That a solution be found for the alleyway lots 118 and 119 on Scotcraig Drive, Plat A.*
- 2. That a satisfactory resolution for the parks and access be presented prior to final approval, including at what % of occupancy would the park be completed.*

*Brigham Morgan seconded the motion. Ayes: 6, Nays: 1. Motion passed.*

#### **A. Rush Valley Final Plat**

Jennifer Wright-Thulin chaired the meeting from 8:21 p.m. to 8:25 p.m. Bill Chipman was excused for that portion of the meeting.



Jody Hooley and Diane Jacob inquired regarding access to the horse trails. Scott Kirkland stated that changes would be made to allow accessibility to the trails.

Shawn Warnke discussed the DRC Recommendations. (All DRC Recommendations and Engineer's Reports are noted in the motion.) The subdivision was approved as a single-family dwelling and would be completed in phases. The project meets the required densities for the location.

Korey Walker discussed the Engineer's report. Mr. Walker noted that there were no plans for Plat D, which would have to be brought before the Planning Commission for review.

Bill Chipman recommended tabling Plat D for two meetings.

Brigham Morgan noted that the lot numbers had been changed and recommend keeping the lot numbers the same in the future to avoid confusion. Mr. Morgan was concerned with the list of "subject to" conditions in the DRC recommendations. The Staff noted that all conditions had been met.

Diane Jacob stated a conflict of interests. Mrs. Jacob had no concerns.

Jennifer Wright-Thulin had no concerns.

Jody Hooley believed that the fire response time should be disclosed to the potential homeowners. Bill Chipman stated that the Town Attorney should be contacted to work out the verbiage.

Jeff Love stated that he was comfortable with 50 ft lot widths; however, anything less would be a concern. Tom Maher agreed.

**MOTION** *Diane Jacob moved to table Rush Valley Plat D for two meeting. Brigham Morgan seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**MOTION** *Bill Chipman moved to approve Rush Valley Plats B & C subject to the Town Staff, DRC and Engineer's Recommendations with exception to condition #6.*

*DRC and Engineer's Recommendations*

- 1. That the Town's adopted parks and recreation standards be satisfied.*
- 2. That the developer bond for rotomilling and overlaying of the disturbed sections of Smith Ranch Road and Saddleback Drive prior to completion of the two year warranty period.*
- 3. That the developer bond for spillway improvements for the pond located in Plat D.*
- 4. That the roadway portion of Plat B that will serve as the secondary access for Phase C must be properly completed to a minimum of an all weather road (approved subgrade preparation, sub-base and base courses installed) prior to the initiation of construction in Phase C.*
- 5. That the Town Engineer approve of the easements submitted on the revised plats.*
- 6. That curb returns be added to the alleyway stub to lots 64 & 65 and that the alley access be enlarged for lot 64. (DELETED)*
- 7. That additional speed limit signs be shown on the construction and landscape drawings.*
- 8. That there be a resolution to the concerns regarding proper site distance at the radius of lot 130.*

*Jennifer Wright-Thulin seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**Bill Chipman recommended that the Town Staff contact the Town Attorney to make a recommendation concerning any verbiage regarding fire response time. This recommendation was a discussion item only and not attached to the motion.**

### **C. Ruby Valley Plat Amendment.**

Shawn Warnke stated that the amendment required a recommendation from the Planning Commission to the Town Council. The Town Council would then hold a public hearing. Plat B was recorded earlier this year and The Ranches was requesting to amend the borders to Cedar Pass Ranch. Some of the street configurations were

also amended creating a buffer. It was the opinion of The Ranches that the amendments would provide a better transition from entry level homes in Ash Point to first, second and semi-custom lots in Ruby Valley. The Planning Department reviewed density and it is in compliance.

Korey Walker noted that the lot grades were a problem, however, they had already been approved and the Building Department would review the grading.

Fire Chief Robert DeKorver stated that the round-a-bouts were a concern as it was difficult to maneuver the fire vehicles around them without damaging the landscaping. Korey Walker commented that they would need to consider the landscaping in the future.

Bill Chipman wanted to insure that the transitioning of the lots would be compatible.

Nathan and Melissa Yates, property owners, expressed their concerns with the road construction next to their property and that they were unaware of any plans to develop that property. Mr. Yates believed that the extra traffic created by the development would be an infringement. Melissa Yates stated that they had not received any notice and the road was a major issue on the back of their property. Bill Chipman recommended that Mr. & Mrs. Yates attend the Town Council Public Hearing to discuss their concerns.

Scott Kirkland noted that there was only one way to get the road up the hill. The Ranches was happy to work with buffer landscaping for the residents who would be affected.

Jeff Love stated that the proposed buffering was logical. Mr. Love suggested taking out the small lots and making the lots next to them larger.

Jody Hooley approved of the buffering concept, however, the lot sizes were still too small.

Jennifer Wright-Thulin liked the transitioning but was opposed to the road. Mrs. Thulin recommended the removal of lot 84.

Bill Chipman had no concerns regarding the density and believed that the increased lot size was a positive thing. Mr. Chipman was opposed to the road; however, it was an issue that the Town Council would have to review.

Diane Jacob stated a conflict of interests. Mrs. Jacob had no concerns with the project.

Brigham Morgan wasn't concerned with the road. It was his opinion that the original plan, which he preferred, provided a more effective ratio with respect to lot size buffering.

**MOTION**

*Jennifer Wright-Thulin moved to approve Ruby Valley (R5 N1 N2 N4), Plat Amendment subject to the Town Staff and DRC Recommendations as follows:*

*DRC Recommendations*

- 1. That the open space for lot 15 be landscaped.*
- 2. That the amended plat meets all of the requirements of the Fire Chief.*
- 3. That the amended plat meets all of the requirements of the Town Engineer.*

*Engineer's Report*

- 1. The park in Ash Point is completed prior to the issuance of building permits.*
- 2. Construction drawing notes should be corrected.*
- 3. Fire Chief approves landscaped cul-de-sac.*

*Proposed Changes*

- 1. Addition of 22 lots (amended from 15).*
- 2. Extension of Ruby Valley Drive.*
- 3. Addition of Round Rock Circle.*
- 4. Lot 84 be removed from the plat.*
- 5. Recommendation that the Town Staff meet with The Ranches to accommodate the residents with respect to the road. The recommendation was not to eliminate the road but to find a workable solution for the residents and The Ranches.*

*Diane Jacob seconded the motion. Ayes: 5, Nays: 2. Motion passed.*

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

Jennifer Wright-Thulin asked Scott Kirkland if the construction debris in the alleyways in The Ranches could be cleaned up, specifically Diamond Springs and Sundance.

Jody Hooley stated that some of the construction areas on the Ranches Parkway were not properly marked and were a safety hazard at night. Korey Walker said that he would look into it.

Jennifer Wright-Thulin discussed the need for a 4-way stop sign at the intersection of Paragrine and Sparrow Hawk. Korey Walker stated that Grant Gifford was trying to take care of the stop signs issue. Brigham Morgan encouraged the use of roundabouts rather than 4-way stops.

Ken Leatham advised the Planning Commission that Diane Bradshaw would be unable to assist in the Code revisions. Jody Hooley was assigned to take the place of Diane Bradshaw with respect to the Code amendments.

**9. Adjournment:**

**MOTION**      *Brigham Morgan moved to adjourn the meeting @ 9:24 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**  
**April 24, 2001**

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

**Roll Call:**

Commissioners present: Chair pro tempore Jennifer Wright-Thulin, Jody Hooley, Diane Jacob, Jeff Love, Tom Maher and Brigham Morgan (Mr. Morgan arrived at 6:10 p.m.) Bill Chipman and Bradshaw were excused.

**Town Staff:**

Town Engineer: Mike Jensen  
Town Planner: Shawn Warnke  
Deputy Recorder: Fionnuala Kofoed

Korey Walker and Ken Leetham were excused.

Others present: Jennifer McLaughlin, resident; Scott Kirkland and Jessa Schlich, The Ranches; Arlene Erickson, resident; Lori Edens, resident; April Garnett, resident; Mischa & Will Parco, residents; Helen & Eric Manning; Justin Hildreth, resident.

**1. Pledge of Allegiance:**

Jennifer Wright-Thulin led the Pledge of Allegiance.

**2. Approval of the Agenda:**

Jennifer Wright-Thulin recommended tabling the minutes for April 10, 2001.

**MOTION** *Diane Jacob moved to approve the agenda as stated tabling the minutes for April 10, 2001. Brigham Morgan seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**3. Status Report From the Council:**

Brigham Morgan reported that the Town Council had approved the amendment to Rush Valley, Plat A Development Agreement and CC&R's. The Plat was adjusted only changing the name of the builder to Sundance Homes. Ruby Valley, Plat B was tabled so additional legal information could be obtained and the ordinance could be clarified. The Council also approved the Gas and Electric revenue bonds, which would fund within the next two weeks.

**4. Approval of Minutes:**

Tabled until the following meeting.

**5. Preliminary Plat-Point Lookout (R1 N10), Continuation of the Public Hearing:**

Shawn Warnke addressed the Planning Commission and briefly discussed the DRC Recommendations. Mr. Warnke stated that no parks plan had been submitted. There were concerns regarding slopes that exceeded the approved 25% slope grade. Town Attorney Jerry Kinghorn had advised the Planning Commission to approve garages underneath houses that appeared to have excessive slopes.

The Planning Commission agreed that the developer must show that any sloped lots can provide a suitable building pad.

Mike Jensen, Epic Engineering, discussed the Engineer's Report and commented on the storm water issues.

Tom Maher stated that there should be a large basin to route all the drainage water to. Mike Jensen responded that all lots would be reviewed at final application.

Jennifer Wright Thulin suggested that there should be a disclosure to all potential homeowners regarding the storm drainage. Mike Jensen commented that a statement could be added to the final plat.

Jessa Schalich, The Ranches, stated that she had discussed the storm drainage issue with Town Engineer Korey Walker and they had decided that it could be addressed on a lot-to-lot basis.

**Public Comment: 6:32 p.m.**

April Garnett, Arlene Erickson, Jennifer McLoughlin, Justin Hildreth, Eric Manning and Will Parco, residents of The Ranches, commented with respect to the impact that the Point Lookout subdivision would have on Rockwell Village. Their main concern was the drainage. It was their opinion that the storm water drainage was already a major issue and it would worsen with more homes built on at a higher elevation. Additional items of concern were compatibility, property values, open space and trail systems. Privacy for the homes built on a lower elevation was also discussed.

**The Public Hearing closed at 6:50 p.m.**

Scott Kirkland, The Ranches, addressed the residents concerns. Mr. Kirkland explained that The Ranches had lost many lots and they were trying to make it up in a logical fashion. It was their intent to transition into larger lots while keeping the lots sizes as compatible as possible. With respect to the drainage, it was Mr. Kirkland's opinion that the developer who had built the homes in Rockwell Village had built them too low, which resulted in flooding. Mr. Kirkland stated that the Ranches wanted to deal with the drainage issue; however, they hadn't found a solution to the problem.

Shawn Warnke noted that when the flooding occurred in The Ranches last year Town Engineer Korey Walker observed that homes located on hillsides with landscaped yards suffered less water damage. Additionally, the Building Inspector noted that homeowners who altered the original grade of the lot for landscaping purposes disrupted the storm water runoff. Mr. Warnke stated that he had discussed this concern in the DRC meetings and proposed that developer complete the landscaping at the time of occupancy, weather permitting.

Jeff Love stated that he liked the increased lots sizes although he was concerned with the shape of some of the lots and believed that the developer would have difficulty selling them. Mr. Love also wanted to insure that there would be adequate drainage for existing and future residents.

Jody Hooley expressed her dissatisfaction that some of the lots had been reduced in size. The grade of the lots and compatibility of the subdivision was also a concern. Mrs. Hooley believed that the Development Code was lacking with regards to zoning. The homes wouldn't be approved if the subdivision were zoned country residential.

Brigham Morgan commented that the transitioning within the subdivision was effective. While the layout of the development was good, the hillside would be scarred in the process of the construction. Mr. Morgan discussed the storm drainage issue stating that it should not be dealt with on a lot-by-lot base and, furthermore, it was the responsibility of the Master Developer to correct the problem that already existed. Mr. Morgan was not comfortable approving the application as presented.

Diane Jacob was sympathetic to the residents concerns and hoped that a compromise could be met. The storm water drainage was a concern, however, Mrs. Jacob trusted that the Town Engineer could work with the developer to rectify the situation. Mrs. Jacob added that the developers had done a good job with the transitioning.

Tom Maher stated that the developer needed to find a solution for the drainage issue and concurred with Mr. Morgan regarding the matter. Mr. Maher believed that it was a good opportunity for Epic Engineering to work

with The Ranches and find a solution to the problem. With respect to the grade, Mr. Maher thought that the current standard was ridiculous and it needed to be amended. The detention pond was also a public safety concern, which needed additional research.

Brigham Morgan stated that he didn't consider the detention basin to be a major concern. It was the parent's responsibility to keep their children safe and away from the detention pond.

Jennifer Wright-Thulin discussed the need to correct the problems with the detention pond. Flooding was a concern along with the slope grade on several of the lots. Mrs. Thulin also wanted to see a park plan. Building homes above existing residents did create a privacy issue. Mr. Kirkland stated that The Ranches would like to use a lower roof pitch, which would avoid the privacy issue, possibly a 4:12 pitch. Mrs. Thulin also discussed the possibility of wider rather than longer lots. Mr. Kirkland responded that that would create the need for additional roads.

Discussion ensued regarding the location of garage on lots that had a high slope grade.

**MOTION** *Brigham Morgan moved to table the Preliminary Plat for Point Lookout until further storm drainage plans are submitted. Also, that, examples showing access to the driveways and garages are presented with respect to lots with slope grade issues. Tom Maher seconded the motion. Ayes: 4, Nays: 2. Motion passed.*

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

A. Packets for Master Development Review.

Jessa Schalich, The Ranches asked the Commissioners whether they would prefer to have large binders with all the information regarding the Master Development Review or a small binder with select information. The Commissioners requested a large binder with all the information included.

Scott Kirkland, The Ranches stated that The Ranches was scheduled to close SID 2000-1 the following week. This would enable them to complete all the parks and trails. Pony Express Parkway would also be completed to the south end of The Ranches property. The Alpine School District was also scheduled to close on a school site located within The Ranches the following week. Mr. Kirkland added that the LDS Church was interested in obtaining two additional church sites in The Ranches. Finally, seeding the golf course would commence May 15<sup>th</sup>. It was anticipated that it would be completed by July. The golf course was scheduled to open in the Spring of 2002.

Jody Hooley requested that the notices for the archery event at The Ranches be removed.

Diane Jacob discussed the need to promote commercial business in Eagle Mountain.

**9. Adjournment:**

**MOTION** *Brigham Morgan moved to adjourn the meeting @ 7:56 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**  
**May 22, 2001**

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

**Roll Call:**

Commissioners present: Chairman Bill Chipman, Diane Bradshaw, Jody Hooley (Mrs. Hooley arrived at 6:20 p.m.), Tom Maher, Brigham Morgan and Jennifer Wright-Thulin (Mrs. Thulin arrived at 6:30 p.m.). Diane Jacob and Jeff Love were excused.

**Town Staff:**

Town Engineer:           Korey Walker  
Town Planners:         Shawn Warnke  
                                  Ken Leetham  
Deputy Recorder:       Fionnuala Kofoed

Others present: Michael Brodsky, Gordon Etter and B.J. Ryan, Hamlet Homes; Mark Gardner, resident; Daryl Petersen, resident; Kendal Page, resident; Craig Erickson, resident; John Newman, Town Administrator; Nick Berg, Jake Garn Airport; Scott Kirkland and Jessa Schalich, The Ranches; Paul Evans, Butler & Evans;

**1.     Pledge of Allegiance:**

Jennifer Wright-Thulin led the Pledge of Allegiance.

**2.     Approval of the Agenda:**

**MOTION**       *Diane Bradshaw moved to approve the agenda as stated. Brigham Morgan seconded the motion. Ayes: 4, Nays: 0. Motion passed. Jody Hooley and Jennifer Wright-Thulin were not present to vote.*

**3.     Status Report From the Council:**

Brigham Morgan reported that the Town Council had approved the Patterson Design Guidelines. Rush Valley was not approved.

**4.     Approval of Minutes:**

**MOTION**       *Tom Maher moved to approve the minutes of April 10, as amended. Brigham Morgan seconded the motion. Ayes: 4, Nays: 0. Motion passed. Jody Hooley and Jennifer Wright-Thulin were not present to vote.*

**MOTION**       *Jody Hooley moved to approve the minutes of April 24, as amended. Brigham Morgan seconded the motion. Ayes: 5, Nays: 0. Motion passed. Jennifer Wright Thulin was not present to vote.*

**5.     Public Hearing/Mt. Airey , Plat C, Preliminary Plat-Point:**

Bill Chipman opened the Public Hearing at 6:24 p.m. There were no public comments and the Public Hearing was closed.

Shawn Warnke discussed the DRC recommendations for Mt. Airey, Plat C. (Recommendations are noted in the motion.)

Jody Hooley inquired about the open space provisions for the subdivision. Scott Kirkland, The Ranches, stated that they were so far ahead with respect to open space there wasn't a need for an additional allotment.

Korey Walker commented that the developer would have to identify the park improvements that would serve Mt. Airey. Scott Kirkland pointed out a 1.45 acre park that would serve the subdivision.

Jody Hooley asked whether the excavators had a permit before they began the project. Mr. Kirkland responded that he didn't know the answer as it had occurred some time ago.

Discussion ensued regarding the slope grade on some of the lots. The Commissioners were concerned that the grade exceeded 25% on several lots. Korey Walker stated that none of the lots exceeded a 25% slope grade. Bill Chipman added that was the building departments responsibility to make sure none of the lots were out of compliance.

Diane Bradshaw asked whether the developers had experienced any problems selling the flag lots. Scott Kirkland replied that they had sold a few flag lots in Ruby Valley and Horse Shoe Station and they had no concerns regarding the sale of the remaining flag lots. Mrs. Bradshaw stated that the flag lots would have to be front facing.

Brigham Morgan and Tom Maher didn't like the frontages, as they were too narrow. Mr. Morgan believed that this issue needed to be addressed further.

**MOTION** *Diane Bradshaw moved to approve the Preliminary Plat for Mt. Airey, Plat C (R-1 N26 & 27) subject to the DRC and Town Engineer's Recommendations as follows:*

***DRC Recommendations***

- 1. That driveway accesses for lots 2 and 7 be restricted to the vest pocket park and that lot 9 be restricted to Mt. Airey Drive.*
- 2. That the applicant meet all requirements enumerated on the Town Engineer's report dated May 17, 2001.*

***Engineer's Recommendation***

- 1. Open space maintenance should be the responsibility of the Homeowners Association.*
- 2. ADA ramps should be removed from the open space to match the submitted Landscape Plan.*
- 3. Extension of all utilities along the existing 60' ROW road located to the South of Lot 9 and extend this road for the entire road width from the corner of the lot labeled P.O.B. Also include the name of this road.*

***Additional Planning Commission Recommendations***

- 1. The building envelope and lot slopes (topography) must be identified with the final application.*

*Jennifer Wright-Thulin seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**6. Development Items:**

**A. Ordinance Establishing the Jake Garn Airport Planning Commission.**

Town Administrator John Newman addressed the Planning Commission on behalf of the Airport Board. Mr. Newman stated that several years ago, the Airport Board had been directed by the Mayor to research the possibility of establishing an Airport Planning District. A report had recently been submitted to the Town Council for review who in turn requested the Airport Board to present the proposed ordinance to the Planning Commission for a recommendation.

Mr. Newman explained that the ordinance still needed to be refined and urged the Planning Commission to study it thoroughly before they made a recommendation. It was the Airport Board's opinion that the ordinance was better than what was in place at the present and the new process would utilize the technical abilities of the Board.



Discussion ensued regarding the ordinance. The Commission discussed the selection process of the proposed commission and their jurisdiction. Bill Chipman believed that there were several conflicts with respect to section 3 of the ordinance that would need to be resolved.

The Planning Commission expressed concern with having a separate Planning Commission for the Airport District. They believed that it would be difficult to keep both commissions adequately informed regarding developments. Mr. Newman stated that it was necessary to have individuals with aviation experience involved in the planning process. Both parties would have to be kept informed to make it work.

Bill Chipman asked why it was so urgent to get things under way. John Newman replied that they needed to have sufficient time to do an effective job. The Airport Board wanted the Planning Commission to have adequate time and be cautious while reviewing the ordinance.

Bill Chipman stated that he would rather delay the decision and make recommendations later.

Discussion ensued regarding flight patterns, take off and landing directions.

The Commissioners agreed that additional research needed to be done before a decision was made. Mr. Newman again asked the Commissioners to take their time reviewing the ordinance, however, they needed to act upon it as soon as possible.

The revision to the Development Code was also discussed and how it would affect the ordinance. John Newman asked if the Planning Commission wanted to ask the Town Council whether they should wait until the Development Code was amended before they made a recommendation.

**Summary of Ordinance:**

1. The Jake Garn Airport Planning Commission will be comprised of seven members including liaisons from the Town Council and Town of Eagle Mountain Planning Commission.
2. Four of the members of the Jake Garn Airport Planning Commission shall have a background in aviation.
3. The Jake Garn Planning commission will review minor and major development applications within the Airport Planning District.

**MOTION** *Brigham Morgan made a motion that the Planning Commission take the Ordinance Establishing the Jake Garn Airport Planning Commission under advisement and that Brigham Morgan and Tom Maher work with the Airport Board and Town Staff, including Town Attorney Jerry Kinghorn, to come to a resolution regarding the questions and concerns raised by the Planning Commission and that a recommendation be brought back to the Planning Commission for their review at the June 26, 2001 meeting. Jennifer Wright-Thulin seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**B. Eagle Mountain 1 Landscape Plan Amendment, LDS Church/Butler & Evans Architects:**

Shawn Warnke discussed the Butler & Evan Architects request to amend the Landscape Plan for the LDS church site in the Town Center location. The proposed amendment would reflect a reduction in the number of plants to be installed in an effort to keep within the construction budget.

DRC Recommendation:

1. That a major\* tree be planted every 50 linear feet along the public ways (this is in addition to the required trees in the park strip.

\*A major tree is required to meet the following specifications: 1.5 inches measured one foot above grade for deciduous trees at the time of planting; height of at least six feet for coniferous trees at the time of planting; and reach a height and spread of 30 feet at maturity.

Brigham Morgan noted that the landscaping was not bermed (which would expose the parking lot) and was, in fact, not in compliance. Paul Evans (Butler & Evans) stated that the landscaping was consistent with other church sites.

Mr. Evans added that the slopes were 3:1 to allow for mowing. They could look at adjusting the slopes, however, it would be bark and not grass.

Tom Maher stated that his only concern was the exposure of the church parking lot.

The Planning Commission recommended that the request be tabled until the issue is rectified, however, construction could continue.

**MOTION** *Brigham Morgan moved to table the proposed Landscape Amendment and instructed the Staff to work with the architects to come up with a resolution for the parking lot. The amendment would be placed on the next Planning Commission Agenda. Tom Maher seconded the motion. Ayes: 5, Nays: 1. Motion passed.*

### **C. Ranches Park Plan, The Ranches:**

Korey Walker addressed the Planning Commission and discussed The Ranches attempt to comply with the park and recreation requirements. Mr. Walker outlined the existing code requirements that The Ranches must conform to and commented on his findings as he researched the issue. Mr. Walker added that this was not an action item although the Commission's response was necessary to assist The Ranches as they continued to meet the park specifications.

Existing Code Requirements:

1. Neighborhood Parks are required to be available within 1320 feet of 90% of the homes.
2. Neighborhood Parks are required to have 1 acre of improved development per 100 lots served by the park.
3. Regional Parks are to be required based on varied requirements.

Engineer's Comments:

1. A single neighborhood park is not constrained to serve a single subdivision. Based on the definition, the service area of a neighborhood park can include all lots within 1320 feet if it is large enough.
2. The theory of neighborhood parks is that they are to be centrally located and meet the various needs of the residents.

Mr. Walker requested that the developer provide the Planning Commission some definition regarding the status of the following open space areas and what areas they will serve.

- School Park in the R6N6.
- Detention basin located under the utility corridor.
- Red Hawk Ranch.
- Proposed Church open space area beside Ash Point.
- Paul Evans Trail Way.
- R2N4 detention basin.

Brigham Morgan expressed his concern regarding the public use of the school park. Mr. Morgan also commented on problems encountered by The Ranches because of advertising a park in every subdivision—a concept that is not practical to deliver.

Discussion ensued regarding pocket parks and the relative maintenance burdens.

Scott Kirkland stated that The Ranches wanted to incorporate the native landscape into the neighborhoods. There was also a need for adult parks with pavilions and volleyball courts. Mr. Kirkland also discussed the possibility of a skate park.

Bill Chipman believed that there weren't enough common areas.

Diane Bradshaw stated that it was a perfect opportunity for the community to get involved and establish focus groups.

It was Mr. Kirkland's opinion that there was plenty of usable space under the power corridor. Mr. Kirkland noted that there had never been a conclusive study proving any health risks posed by power lines. Brigham Morgan stated that it was a safety issue. Children would be at risk and it was better to error on the side of caution.

**D. Cold Springs Phase 1 (Formerly know as Traveler's Rest), Final Plat, The Ranches/Hamlet Homes:**

Shawn Warnke presented the Final Plat for Cold Springs and discussed the DRC Recommendations. Mr. Warnke noted that the developers had changed the name for marketing purposes. The development was east of the Sundance subdivision and was a Unique Town home configuration with zero lot lines. Each unit would be built one at a time. Several residents had raised a question with respect to densities. The Town Attorney had reviewed the issue and stated that the development met the requirements.

Korey Walker commented on the Engineer's Recommendations. (All recommendations are noted in the Motion.)

Ken Leetham discussed the road systems within the development. Mr. Leetham stated that most communities address private vs. public roads in their Development Code. The Eagle Mountain Development Code didn't address the road issue and therefore caused the Staff to struggle with the matter.

Michael Brodsky, Hamlet Homes, stated that they had been asked to design a private road system and they had complied with the Staff's recommendations. Mr. Brodsky recommended that the Town adopt a road design ordinance. A hybrid design had been designed due to no ordinance being in place. Korey Walker stated that he would respond to the request.

Kendall Page, resident, asked whether the development met the density. Bill Chipman responded that the developer could have had additional units as they were below density.

Diane Bradshaw stated that her biggest concern was the safety issue regarding traffic through an area that children would be playing. The ability to maneuver a larger vehicle through the streets and park effectively in the allotted spaces was also a concern. Brigham Morgan and Jennifer Wright-Thulin stated that they had toured a similar development and found it to be safe and efficient. CC&R's would also restrict the use of commercial vehicles in the development.

The Development Agreement is not included in the approval and will be presented to the Town Council for their review.

**MOTION** *Brigham Morgan moved to approve Cold Springs, Final Plat, R1 N5W subject to the DRC Recommendations as follows:*

- 1. That the applicant demonstrates to the planning Commission that the surrounding open space and recreational amenities meet the Town Code.*
- 2. That at least 20% of the units qualify for affordable housing suitable for households with a gross income equal to or less than 80% of the median income as specified in the Town Attorney's letter dated April 5, 2001.*
- 3. That the utility plans be amended as required by the Telecommunications Department.*
- 4. That the applicant meet all requirements enumerated on the Town Engineer's Report dated May 17, 2001.*

*Engineer's Recommendations:*

- 1. That an Engineer's estimate is provided for piping of the proposed temporary storm channel, and a temporary easement is also provided.*
- 2. That the streets or cart paths inside the development are recorded as easement areas instead of ownership being dedicated to the Town.*
- 3. The Public Works Board requirements are met.*

*Jennifer Wright-Thulin seconded the motion. Ayes: 4, Nays: 2. Motion passed.*

**E. Meadow Ranch Phase 6, Concept Plan:**

Shawn Warnke explained that the Planning Department had received a concept plan application for Meadow Ranch Phase 6. This site is a proposed commercial industrial site and land uses would include fast food/mini

mart/gas station; self-storage/recreational vehicle storage/boat storage; car wash/lube; and office /warehouse/retail.

Korey Walker discussed the detention pond on the east side of the property. Mr. Walker had issues with relation to how the storm water would be handled.

The Planning Commission discussed the plan and had several concerns.

- Compatibility of the site with respect to Meadow Ranch. Berming and buffering would be required.
- Is this the best location for a storage unit? This is what would welcome visitors to Eagle Mountain.
- Is the level of improvements compatible for the level of traffic?
- The use of chain link fencing.
- Is it economically feasible to do this now?
- The Planning Commission was opposed to a truck stop being developed at this location.

Scott Kirkland stated that this site was always zoned for commercial use and there was a need for storage in the area. Mr. Kirkland added that he would discuss the layout of the development with the developer, Phil Nolan, and discuss the possibility of rearranging the design to shield the storage from public view. He would also inquire with respect to a brick exterior and landscaping for the front of the facility to create an aesthetically pleasing look to the entrance of the Town.

Ken Leetham inquired about the timing of the project. Scott Kirkland stated that Mr. Nolan wanted to get started right away with the storage facility and work on the retail the following year. Mr. Leetham commented that the phasing might need to be amended. Mr. Kirkland added that the developer had agreed to go through the design review process so the layout could be changed.

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

- Diane Bradshaw commented on the use of camouflage to disguise cell phone towers. It was an innovative way to shield the towers and she would be interested in Eagle Mountain being a test site for the invention.
- Jody Hooley commented on the use of flags in The Ranches.
- Ken Leetham announced that there would be a meeting at 6 p.m. the following day for the committee to discuss the general plan.

**8. Adjournment:**

**MOTION**      *Brigham Morgan moved to adjourn the meeting @ 9:45 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  
June 12, 2001**

Chair pro tempore Diane Jacob called the meeting to order @ 6:08 p.m.

**Roll Call:**

Commissioners present: Diane Bradshaw, Jody Hooley (Mrs. Hooley arrived at 6:15 p.m.), Tom Maher, Diane Jacob, and Jeff Love. Bill Chipman, Jennifer Wright-Thulin and Brigham Morgan were excused.

**Town Staff:**

Town Engineer: Mike Jensen  
Town Planners: Shawn Warnke  
Ken Leetham  
Planning Assistant: Jody Harris

Others present: Arlene Erickson, Community Arts Board; John Jacob, Scott Kirkland and Jessa Schalich, The Ranches; Avery Mortensen, The Ranches; Mary and Rick Steinbopf, residents; Josh Elledge, EMEV; Vincent Liddiard, resident; Paul Butler, Butler & Evans; Dave Holdaway, Alpine School District.

**1. Pledge of Allegiance:**

Ken Leetham led the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** *Diane Bradshaw moved to approve the agenda as stated. Tom Maher seconded the motion. Ayes: 4, Nays: 0. Motion passed. Jody Hooley was not present to vote.*

**3. Status Report From the Council:**

Brigham Morgan wasn't present to give a status report, however, Shawn Warnke noted that the Town Council had tabled Rush Valley at the previous Town Council Meeting.

**4. Approval of Minutes:**

**MOTION** *Diane Bradshaw moved to approve the minutes of May 22, 2001, as amended. Tom Maher seconded the motion. Ayes: 4, Nays: 0. Motion passed. Jody Hooley was not present to vote.*

**5. Development Items:**

A. Evans Ranch Master Development Plan approval, Public Hearing

Diane Jacob stated a conflict of interest and excused herself from the meeting. Diane Bradshaw chaired this portion of the meeting.

Shawn Warnke presented the Evans Ranch Master Development Plan approval. The item was before the Planning Commission so they could become more familiar with the proposed development. Staff's recommendation was that no action be taken other than to conduct a public hearing.

Scott Kirkland, The Ranches, commented on the annexation. The Ranches believed that the annexation would be ready to be presented to the Commission for approval within the next month.

The Public Hearing opened at 6:21 p.m.

Arlene Erickson, resident, requested that the Public Hearing be continued so residents could see the changes as they were made

Diane Bradshaw closed the Public Hearing at 6:22 p.m.

Tom Maher asked about the soil issue. Ken Leetham stated there were collapsible soils in the area and this was a concern. The Staff had specific recommendations from studies with respect to the soils. As the property got closer to development the staff would make sure the issues were addressed.

Jody Hooley asked if they were proposing to use the same Master Development Plan as The Ranches for the project. Scott Kirkland confirmed that the development would be brought in under the revised Development Code, and then adopted into The Ranches Master Plan.

Discussion ensued.

Jody Hooley requested a copy of Larry Carson's application for a mink ranch. Discussion ensued involving John Jacob and Jody Hooley.

Jody Hooley expressed concern about the Tickville gulch.

Jeff Love expressed concern regarding fire coverage and response time for this area. Mr. Love was also concerned about the lot sizes and approving the subdivision.

Diane Bradshaw wanted to know which area they would start developing first. Scott Kirkland confirmed that they would start at the North end and continue toward Tickville Wash and build a bridge to the Southwest side of the wash.

**MOTION**      *Jody Hooley moved to table the Master Development Plan for Evans Ranch Annexation. Tom Maher seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

Diane Jacob resumed her position as Planning Commission Chair pro tempore.

(Jeff Love was excused from the meeting @ 7:08 p.m.)

Jessa Schalich, The Ranches, requested item C be moved up and heard before item B. The Planning Commission agreed to the amendment

**C. Ranches Maintenance Facility Site, concept plan**

Jessa Schalich, The Ranches, introduced a representative from Sowby & Berg who presented a concept plan for the Ranches Maintenance Facility Site.

The Commissioners had no concerns with the concept plan.

(Jeff Love returned @ 7:16 p.m.)

**B. Point Lookout, Preliminary Plat**

Shawn Warnke explained that Point Lookout was an application that had been before the Commission the past, and the public hearing had been completed. At the last review there were two items that were specifically included in the motion regarding the storm water runoff and sloped driveways. The Engineering department had reviewed the storm water plan that had been submitted. Mike Jensen explained where the storm water system would be located and how the plan would work. It was a standard collection system that was designed to collect storm water runoff.

Shawn Warnke discussed the DRC recommendations. This recommendation would go before the Town Council for approval. There would be no public hearing necessary for the amended portion of the Development Code. Shawn Warnke recommended that a note be attached to the recorded plat, which would put buyers on notice identifying the sloped driveways.

Diane Jacob stated a conflict of interest as her husband sold water rights to The Ranches.

The Commissioners considered the approval of Point Lookout.

**MOTION** *Diane Jacob moved to approve the Preliminary Plat for Point Lookout (R-1 N-10) Subject to the DRC and Engineer's Recommendations as follows:*

***DRC Recommendations***

- 1. That the project complies with the park and recreation amenities required by the Development Code.***
- 2. That the slopes of driveways constructed in this project comply with the DRC's recommendations. The recorded plat should contain a note that states that driveways cannot exceed 15 percent in slope.***
- 3. That the applicant meet all requirements enumerated on the Town Engineer's report.***

***Engineer's Report***

- 1. That the driveways be approved up to 12%. Any driveway exceeding 12% must be pre-approved up to 15% with the site plan review of the particular lot. No driveways shall exceed 15%.***

***Jeff Love seconded the motion. Ayes: 5, Nays: 0. Motion passed.***

**D. Elementary School Site, Concept Plan**

Gary Kirshbaum, Alpine School District, presented the Elementary School Site, Concept Plan. The school would be located in The Ranches on approximately 12 acres and was scheduled to begin construction on July 15, 2001. The district anticipated that the school would be ready for occupancy August 2002. Mr. Kirshbaum noted that the facility, as per district policy, was available for public use. All scheduling would be done through the school. Those that chose to utilize the building would have to pay for janitorial services after use of the facility. The parks would also be open to the public.

Jeff Love expressed his concerns regarding the location of the school and the distance from the Fire Department in the Town Center. It was his opinion that in the case of an emergency the response time would be ineffective. Fire Chief Robert DeKorver stated that their estimated response time would be approximately 20 minutes, which he believed was adequate.

**E. Eagle Mountain Stake Center, Concept Plan**

Paul Evans, Butler & Evans discussed the Eagle Mountain Stake Center, Concept Plan. The Stake Center would be located off Ira Hodges Scenic Parkway and Aqua Avenue in the Overland Trails subdivision in the City Center.

Shawn Warnke addressed the Commission with respect to the Stake Center. One concern the Staff had was that there was no curb and gutter in the subdivision and this created a problem for storm drainage. The DRC would address this concern at a later date.

**F. Eagle Mountain 1 Landscape Plan Amendment, LDS Church/Butler & Evans Architects**

Shawn Warnke discussed the Landscape Plan Amendment that had been before the Commission on a previous occasion. At that time, the Commission recommended an amendment to the landscaping on the exterior of the parking area to include berming to conceal parked vehicles. The Landscape Plan now included berming, which was before the Commission for their approval.

**MOTION** *Diane Bradshaw moved to approve the Eagle Mountain 1 Landscape Plan Amendment for the LDS Church as submitted. Jeff Love seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

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

Shawn Warnke introduced Jody Harris to the Planning Commission. Ms. Harris was the new Planning Assistant and would be present to take minutes at the Planning Commission meetings.

**8. Adjournment:**

**MOTION**      *Diane Bradshaw moved to adjourn the meeting @ 9:15 p.m.*

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



**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN CITY, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**June 26, 2001**

Chair Bill Chipman called the meeting to order @ 6:07 p.m.

**Roll Call:**

Commissioners present: Chair Bill Chipman, Diane Jacob, Jeff Love, Tom Maher, Brigham Morgan arrived at 6:20 p.m. and Jody Hooley arrived at 6:10 p.m. Diane Bradshaw and Brigham Morgan were excused.

**City Staff:**

City Planner	Shawn Warnke
City Engineer	Korey Walker
Planning Assistant	Jody Harris
Deputy Recorder	Fionnuala Kofoed

Others present: Jessa Schalich and Scott Kirkland, The Ranches;

1. **Pledge of Allegiance:**

Diane Jacob led the Pledge of Allegiance.

2. **Approval of the Agenda:**

**MOTION** *Diane Jacob moved to approve the agenda. Tom Maher seconded the motion. Ayes: 4, Nays: 0. Motion passed. Jody Hooley and Brigham Morgan were not present to vote.*

3. **Status Report From the Council:**

Shawn Warnke noted that the City Council had tabled all development items due to default in payment of fees.

4. **Approval of Minutes:**

**MOTION** *Tom Maher moved to approve the minutes of June 12, 2001 as amended. Diane Jacob seconded the motion. Ayes: 5, Nays: 0. Motion passed. Brigham Morgan was not present to vote.*

5. **Final Plats:**

**A. Eagle's Gate**

Shawn Warnke presented Eagle's Gate Final Plat and discussed the DRC Recommendations. Mr. Warnke also commented on the DRC Recommendations for Eagle's Gate Preliminary Plat Approval. All items had been satisfied and the Staff was content with the resolutions. (DRC Recommendations are noted in the motion.)

Korey Walker discussed the Engineer's Report. Mr. Walker noted that Fire Chief Robert DeKorver was concerned with the vest pocket park located on Muirfield Street. The Chief had three major concerns:

1. Driving the fire apparatus through the landscaping due to the narrow streets.
2. Parking of vehicles on the street creating difficulty maneuvering fire equipment through the subdivision.
3. In the event of a fire where the fire truck has limited access, the hose may not be long enough to service the lots.

Discussion ensued regarding the park.

Scott Kirkland, The Ranches, addressed the park issue stating that they did not have a plan with them to present to the Commissioners. However, if the projected plan was not suitable or didn't meet the standard requirements The Ranches would be willing to move the park to another location.

The Commissioners were satisfied with the application once the Fire Chief's concerns were rectified and the park plan was reviewed and accepted by the Staff.

**MOTION** *Tom Maher moved to approve Eagle's Gate, Final Plat subject to the DRC Recommendations and the City Engineer's Report as follows:*

***DRC Recommendations***

- 1) That the City's adopted parks and recreation standards be satisfied.*
- 2) That permission for crossing the Kern River and UP&L Corridors be obtained for the offsite sewer line.*
- 3) That the City Engineer verify that the fire truck will be able to negotiate through the vest pocket park on Muirfield Street (as requested by the Fire Chief).*
- 4) That off site utility easements that are necessary to serve this project be provided.*
- 5) That the temporary storm water detention pond be: constructed at the plat boundary lines, sized for a 100 year storm, and temporary easements be provided.*
- 6) That plans and engineer's estimates for the Carlton Sewer Line be submitted.*
- 7) That the landscaping plan signage conforms to the signage called out in the construction drawings.*
- 8) That the revised Utility Plans (Tasco's drawings) include: the chase locations; a note on the gas drawings that states, "Any existing entrance ways to the proposed development must have split duct/conduits installed"; changes to the easements from 10' - 20' from back of curb to 9' - 19' to start right at right of way line.*

***Additional Planning Commission Recommendations***

- 1. That the Parks Plan be put into effect at either 50% occupancy or 1 year after recordation of the Plat.*
- 2. Subject to the annexation.*
- 3. That a bond be placed for the park in the event that the developer doesn't fill the requirement.*

*Diane Jacob seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**B. Mt. Airey, Plat B**

Shawn Warnke presented Mt. Airey, Plat B, Final Plat and commented on the DRC recommendations, specifically recommendation number ten. Korey Walker stated that the manholes located in the median of The Ranches Parkway needed to be opened to verify capacity. Scott Kirkland explained that The Ranches was in the process of uncovering the holes and inquired whether they should be raised or leveled. Mr. Walker responded that the manholes needed to be raised or even with the slopes. (All recommendations are noted in the motion.)

Mr. Kirkland gave an overview of the Clubhouse.

Diane Jacob stated a conflict of interest as her husband sold water rights to the developer.

Korey Walker discussed the DRC recommendations and additional Planning Commission recommendations for the preliminary plat that were approved February 13, 2001. The Commissioners expressed their concerns with respect to the grading of the lots and whether they would be buildable. All of the Commission's recommendations had been met except for item number one that addressed the grading. Mr. Walker explained how the 25% grading was calculated and indicated that the Building Officials would review all plans prior to construction.

**MOTION**

*Brigham Morgan moved to approve Mt. Airey, Plat B, Final Plat subject to the Town Staff and Engineer's Recommendations as follows:*

*DRC Recommendations*

- 1. That bollards be used at the entries of the golf course cart trails to restrict vehicle access.*
- 2. That the applicant provide evidence that a home can comply with the proposed set backs and square footage required in the CC&R's on lots 13 – 16.*
- 3. That fault indicators be verified with the submittal of revised electrical plans.*
- 4. That the Homeowners Association be responsible for the maintenance of the open space and that this is noted on the plat.*
- 5. That the final storm drain calculations include inlet and roadway spread capacities.*
- 6. That the temporary storm water retention pond on Clubhouse Drive be sized for a 100-year storm and that an easement for this pond be provided with the approval of this subdivision.*
- 7. That the engineer's estimate is updated to include off site storm drainage improvements and easements provided for the storm water pond and line.*
- 8. That the public utility easements be extended on the south side of Clubhouse Drive.*
- 9. That the open space islands have a tie and that the curve data is defined.*
- 10. That the manholes in the Ranches Parkway median be uncovered (Bob Wren, the Utility Supervisor, is requesting that this work be completed as a condition of approval for this plat).*

*Engineer's Report*

- 1. That bollards be used at the entries of the golf course cart trails to restrict vehicle access. That fault indicators be verified with the submittal of the updated electrical plans.*
- 2. That the Homeowners Association be responsible for the maintenance of the open space and that this is noted on the plat.*
- 3. That the final storm drain calculations include inlet and roadway spread capacities.*
- 4. That the temporary retention basin on Clubhouse Drive be sized for a 100-year storm.*
- 5. That the engineer's estimate is updated to include the off site storm drainage improvements and that the easement for these areas be provided for storm water pond and line.*
- 6. That the public utility easements be provided on the south side of Clubhouse Drive.*
- 7. That the open space islands have a tie, that the curve data is defined, and that the areas are shown.*
- 8. That the manholes in the Ranches Parkway median be uncovered.*

*Additional Planning Commission Recommendation*

- 1. That the Town Staff resolve all grading requirement issues.*

*Tom Maher seconded the motion. Ayes: 6. Motion passed.*

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

- Bill Chipman addressed the Airport Planning Commission issue and requested that Shawn Warnke draft a letter to the Airport Board advising them that the Planning Commission was not in support of the recommendation to create an additional Planning Commission for the Airport. The Commissioners, with exception of Brigham Morgan, were agreed with Mr. Chipman. It was their opinion that they had already submitted their suggestions and ideas and were waiting to hear from the City Council regarding the issue. The Planning Commission requested to see the drafted letter before was submitted to the Council.
- Jody Hooley inquired about the landscaping at the dentist office at The Ranches. Shawn Warnke stated that he was still working on the getting it taken care of. Mrs. Hooley also commented that there was a sewer or utility box off Pony Express Parkway gravel road heading towards the City. Mrs. Hooley was concerned that it was a safety issue and requested it be moved. Korey Walker responded that he would contact the contractor and resolve the matter.
- Jeff Love commented on the air quality in the City Center. It was Mr. Love's opinion that a sod farm south of Eagle Point was responsible for the poor air quality created by the dust from the farm. Korey Walker stated that it was an issue that would need to be addressed with the State. Mr. Walker informed the Commission that the state regulates the air quality, and would evaluate if requested.

8. Adjournment

**MOTION**      *Tom Maher moved to adjourn the meeting @ 6:40 p.m.*

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

**MINUTES OF THE PLANNING COMMISSION MEETING  
EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
July 10, 2001**

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

**Roll Call:**

Commissioners present: Chair Bill Chipman, Diane Jacob, Tom Maher & Brigham Morgan.

**City Staff:**

City Planner: Shawn Warnke  
Planning Assistant: Jody Harris

Korey Walker was excused.

Others present: Resident Josh Elledge, Nick Berg and Dave Conine, Eagle Mountain Properties.

**1. Pledge of Allegiance:**

Commission and audience recited the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** Bill Chipman moved to approve the agenda as stated. Diane Jacob seconded the motion.  
*Ayes: 5, Nays: 0. Motion passed.*

It was requested that the Airport Planning Commission Ordinance be heard last. The Commission consented.

**3. Status Report From the Council:**

The City Council approved the final plats for Cold Springs and Eagle's Gate subdivisions..

**4. Items:**

**B. El Dorado Village, Concept Plan**

Shawn Warnke presented the concept plan for El Dorado Village, a condominium project just north of the elementary school site. Mr. Warnke explained that the proposed condominium development will be comprised of approximately 14 acres and that currently The Ranches' approved master development plan identifies this parcel as being zoned as a school and park area. The Ranches have submitted a master development plan amendment and are proposing that this area be zoned Village Core.

Bill Chipman was concerned that the Planning Commission was reviewing a concept plan before The Ranches Master Development Agreement and land use plan had been amended.

Discussion ensued.

**C. Golf Course Clubhouse, Concept Plan**

Shawn Warnke presented the concept plan for the Golf Course Club House subdivision. Mr. Warnke explained that this site is located south of Mt. Airey and that once the applicant has completed the concept plan process, they

will submit a subdivision and site plan application for review by the Planning Commission and City Council.

Bill Chipman was concerned about the size of the golf course lot and recalled reviewing a plan that depicted the Club House being on a larger parcel.

Discussion ensued.

**A. Airport Planning Commission Ordinance**

Nick Berg and Dave Conine recounted the original concept for the Jake Gran Airport and its importance to Eagle Mountain Properties' Master Development Plan. Additionally, they discussed the history of the planning and development of the Airport. Mr. Berg stated that Eagle Mountain Properties has funding sources secured and is wanting to commence with the construction of the Airport. Mr. Berg requested that the Planning Commission and the Airport Advisory Board meet to discuss the proposed Airport Planning Commission Ordinance.

The Planning Commission assigned Commissioners Tom Maher and Brigham Morgan to meet with the Airport Advisory Board to represent the Planning Commission's concerns.

**8. Adjournment:**

**MOTION      Adjournment of meeting @ 8:15 p.m.**

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

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN CITY, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**July 31, 2001**

Chair pro tempore Diane Jacob called the meeting to order @ 6:08 p.m.

**Roll Call:**

Commissioners present: Chair pro tempore Diane Jacob, Jeff Love, Jody Hooley and Tom Maher. Brigham Morgan arrived at 6:17 p.m. Diane Bradshaw and Bill Chipman were excused.

**Town Staff:**

Town Planner	Shawn Warnke
Town Engineer	Korey Walker
Planning Assistant	Jody Harris
Deputy Recorder	Fionnuala Kofoed
Fire Chief:	Robert Dekorver

Others present: Josh Elledge.

**1. Pledge of Allegiance:**

Tom Maher led the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** *Jeff Love moved to approve the agenda. Tom Maher seconded the motion. Ayes: 4, Nays: 0. Motion passed. Brigham Morgan was not present to vote.*

**3. Status Report From the Council:**

Shawn Warnke noted that the City Council had approved the Amended Ruby Valley, Plat B.

**4. Approval of Minutes:**

**MOTION** *Tom Maher moved to approve the minutes of July 10, 2001 as amended. Jeff Love seconded the motion. Ayes: 4, Nays: 0. Motion passed. Brigham Morgan was not present to vote.*

**MOTION** *Diane Jacob moved to approve the minutes of June 26, as amended. Tom Maher seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**5. Conditional Use Permit:**

A. Electrical Transmission Line and Switchgear Station, Eagle Mountain City.

Shawn Warnke presented the location for the Electrical Line and Switchgear Station. The Development Review Committee Recommends that the Planning Commission approve the conditional use application for Eagle Mountain City's Electrical Transmission Line and Switchgear Station.

**MOTION** *Brigham Morgan moved to approve conditional use for Electrical Transmission Line and Switchgear Station. Jeff Love seconded the motion. Ayes: 5, Nays: 0. Motion passed*

Jody Hooley was inquiring about the landscaping for the dentists office in The Ranch. Shawn Warnke advised the dentist is planning on moving into the new building that is still under construction in The Ranches with in the new few months.

Brigham Morgan was requesting a copy of updated parks and subdivision report. Shawn Warnke explained that Mayor Bond had asked for a full report on this subject.

Jeff Love was asking about the status with Patterson Construction in Eagle Point Plat B. Korey Walker explained that a bond agreement was sent approximately 2 weeks ago and as of today it has not been signed.

**8. Adjournment**

**MOTION**      *Diane Jacob moved to adjourn meeting @ 6:32 p.m. Brigham Morgan seconded.*

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



**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN CITY, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**August 14, 2001**

Chairman Bill Chipman called the meeting to order @ 6:01 p.m.

**Roll Call:**

Commissioners present: Chair Bill Chipman, Diane Bradshaw, Jody Hooley, Tom Maher, John Nielson. Brigham Morgan and Diane Jacob were excused.

**City Staff:**

City Planner	Shawn Warnke
	Ken Leetham
City Engineer	Korey Walker
Planning Assistant	Jody Harris

Ken Leetham and Korey Walker arrived at 6:21 p.m.

1. **Pledge of Allegiance:**

Commissioners and audience recited the Pledge of Allegiance.

2. **Approval of the Agenda:**

**MOTION** *Tom Maher moved to approve the agenda. Item 5 was stricken from the agenda. Diane Bradshaw seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

3. **Approval of Minutes:**

**MOTION** *Diane Bradshaw moved to approve the minutes of July 10, 2001. Jody Hooley seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**MOTION** *Jody Hooley moved to approve the minutes of July 31, 2001, as amended. Jeff Love seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

4. **Introduction of new Planning Commissioner:**

Bill Chipman introduced John, Nielson, as the new alternate Planning Commissioner. Janet Valentine, City Recorder, administered the Oath of Office to Mr. Nielson and he took his seat with the Planning Commission.

5. **Action Items:**

**A. Friday's Station, Plat B, Preliminary**

Shawn Warnke presented Friday's Station, Plat B, to the Planning Commission. Friday's Station is situated Between Friday's Station Plat A (a constructed subdivision) and Horseshoe Station Plats A & B (approved subdivision). These subdivisions are on the west side of the Ranches Parkway and are located on the golf course. Friday Station and Horseshoe Station subdivisions are dependent upon each other for the looping of utilities and a secondary access.

When Friday Station Plat A and the Horseshoe Station subdivisions were approved a portion of Appaloosa Way was approved (and eventually recorded) with a forty-two ROW (right of way), which does not accommodate a

park strip and sidewalk on both sides of the street. With the proposed development of Friday's Station Plat B, a park strip and sidewalk must be constructed on both sides of the street. The Ranches are proposing that an additional 8-foot ROW be added to the north side of Appaloosa Way.

The applicant is intending to develop a park area in Horseshoe Station Plat B that will serve this subdivision. The applicant will prepare a park plan that will be presented to the Planning Commission at a future meeting.

The Ranches Master Development Agreement allows 40 total dwelling units for Ranch 1 Neighborhood 17. The proposed project complies with the allowable density in the Master Development Agreement. Mr. Warnke also commented on the DRC Recommendations for Friday's Station.

Korey Walker also discussed the Engineer's Report and recommended approval of the Plat.

Jessa Schalich, The Ranches, commented on Friday's Station and proposed a tot lot for the subdivision.

**The Public Hearing opened at 6:27 p.m.**

Scott Robinson, resident, inquired with respect to Horseshoe Station and whether it had been approved. Bill Chipman stated that it had been approved; however, it had not been developed.

Rich Steinkoff, resident, asked who would be responsible for the development and upkeep of the park. Mr. Chipman replied that the developer was responsible to develop the park at 50% occupancy or one year after recordation, whichever came first.

**The Public Hearing closed at 6:29 p.m.**

Discussion ensued regarding the proposed location of the park. It was the Commission's opinion that the proposal would create a safety hazard and requested that the applicant look for an alternative site for the park.

The Developers stated that Friday's Station would be marketed to financially seasoned homebuyers and there wasn't a need for a tot lot, however, they were willing to research other possibilities for open space in the area.

**MOTION** *Diane Bradshaw moved to approve Friday's Station, Preliminary Plat subject to the DRC Recommendations and the City Engineer's Report as follows:*

**DRC and Engineer's Recommendations**

1. *That improvements for Horseshoe Station Plats A and B be constructed before or simultaneously with the development of Friday's Station Plat B (that no building permits are issued for Friday's Station Plat B until utility lines are looped and a secondary access provided).*
2. *That improvements are made to stabilize the wash (100 year flood plain) south of lots 10 and 11 to prevent portions of these lots from eroding away.*
3. *That street trees are placed every 40 feet along the right of way.*
4. *That the park area and improvements to serve this subdivision be resolved. The applicant will be prepared to present a park plan at the Planning Commission meeting.*
5. *That the City Engineer's requirements are satisfied (see report).*
6. *Relocate the fire hydrant from the South side of Appaloosa Way to the North Side as requested by the Fire Chief.*
7. *That the park area and improvements to serve this subdivision be resolved.*

**Additional Planning Commission Recommendations**

1. *Curb and gutter will be installed around the island.*
2. *The developer will look at an alternative for the park location and that additional research be done to identify the type of park that would be suitable for the development and respective homeowners.*

*John Nielson seconded the motions. Ayes: 6, Nays: 0. Motion passed.*

**6B. Willow Springs, Phases 3-5, Final Plat:**

The Planning Commission considered Willow Springs, Final Plat, and recommended that the items be tabled and that the City staff provide them with a revised Required Neighborhood Park Improvements Report at the next Planning Commission Meeting.

**MOTION** *Diane Bradshaw moved to table Willow Springs, Phases 3-5, Final Plat. Jody Hooley seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**6C. Airport Planning Commission Ordinance:**

Shawn Warnke presented the following three options recommended by the DRC.

1. Approval of the Airport Planning Commission Ordinance as proposed or with amendments.
2. Denial of the Airport Planning Commission Ordinance.
3. No formal recommendation as to the approval or denial of the Airport Planning Commission Ordinance.

The DRC recommended that the Planning Commission send a recommendation to the City Council on the proposed ordinance.

Ken Leetham stated the Airport was vital to the City's Land Use Plan and would be beneficial to the City and Cedar Valley. This wasn't an attempt to circumvent the Planning Commission process, and furthermore, was an endeavor to have a specialized Planning Commission with aeronautical expertise.

Bill Chipman was not in support of the Ordinance as it was his opinion that it was premature due to the condition of the airport and lack of commitment from the developer to follow through on previous projects. Mr. Chipman stated that he wouldn't be opposed to the idea of Airport Planning Commission in the future; however, there was no need for it at this time.

Mike Wren stated that the funds were available now and they needed to act expeditiously to maintain the financial support.

Jeff Love stated that he supported the Ordinance, as he believed it was necessary to have experienced individuals with knowledge of aviation. He suggested that landowners in the vicinity not be eligible to sit on the board, as it would be a conflict of interest. Mr. Love also requested that they be provided with information from other cities that have such ordinances.

Jody Hooley agreed with Bill Chipman with respect to the Ordinance project being premature. Mrs. Hooley wanted to know whether the developers had spoken to the landowners. Mike Wren replied that they had not spoken to anyone inside of Eagle Mountain. Mrs. Hooley believed that this was a problem and that residents outside the City needed to be informed regarding the plans for the airport.

Diane Bradshaw asked Mayor Bond (who just arrived) if he had anyone in mind to fill the positions for the Airport Planning Commission. Mayor Bond stated that he had been looking for an individual to fill a vacancy on the Library Board and had been unsuccessful. Mrs. Bradshaw stated two of the Airport Commission members needed to be residents of the airport district and this area still needed to be developed. It was her opinion that it was pointless to organize the new commission at this time as the Commission couldn't follow the requirements of the Ordinance.

Josh Elledge, resident, stated that he knew of at least two residents with the necessary background who would be willing to sit on the Commission.

**MOTION** *Bill Chipman moved to deny the proposed Airport Planning Commission Ordinance. Jody Hooley seconded the motion. Ayes: 3, Nays: 2. John Neilson abstained. (Quorum of 6 Commissioners, motion did not pass. Four votes in the affirmative needed for the motion to pass.)*

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

Jeff Love asked Korey Walker about the street trees and Patterson's obligation to install the trees in Eagle Point. Discussion ensued.

Jody Hooley inquired about the joint meeting between Planning Commission and City Council when the State Trust Land presented their concept plan for their property. Mrs. Hooley was concerned about densities. Discussion ensued.

**8. Adjournment:**

**MOTION**      *Diane Bradshaw moved to adjourn meeting @ 8:00 p.m. Bill Chipman seconded.*

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



**MINUTES OF THE PLANNING COMMISSION MEETING**

**EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
August 28, 2001**

Chair Diane Jacob called the meeting to order @ 6:06 p.m.

**Roll Call:**

Commissioners present: Chair Diane Jacob, Diane Bradshaw, Jeff Love, Tom Maher. Brigham Morgan arrived at 6:10. Jody Hooley arrived at 6:15.

**City Staff:**

City Attorney: Jerry Kinghorn  
City Engineer: Korey Walker  
City Planner: Shawn Warnke  
Ken Leetham  
Planning Assistant: Jody Harris

Others present: Residents Larry & Kathy Nuttall, Jayson Nosack, Scot Hazard, Kelvin Bailey, Ralph Bassett, Mark Harward, Vincent Liddiard, Robert Iien; Nuszer-Kopatz, Brian Haskal, Nels Anderson, Scott Kirkland, Jessa Schlich; The Ranches, Zane Powell; Summit Development, Phil Noland; Developer Meadow Ranch Business Center.

**1. Pledge of Allegiance:**

Scott Kirkland led the Commission and audience in the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** *Diane Bradshaw moved to approve the agenda as amended. Moving Item 4, Status Report from Council, after Item 6A. Jeff Love seconded the motion. Ayes: 3, Nays: 0. Motion passed.*

**3. Approval of Minutes:**

**MOTION** *Tom Maher moved to approve the minutes of July 10, 2001. Diane Bradshaw seconded the motion. Ayes: 3, Nays: 0. Motion passed.*

**5. Public Hearings**

**A. Meadow Ranch Business Center, Site Plan & Conditional Use, The Ranches**

Shawn Warnke presented the site plan for Meadow Ranch Business Center (Phase 6). Mr. Warnke identified it as being located at the intersection of SR 73 and Sunset Drive. The proposed site plan shows the following buildings to be constructed: five office buildings, self storage units, open boat and recreational vehicle storage, and two buildings listed as office/retail.

The Development Review Committee (DRC) recommends approval of the site plan and conditional use application for Meadow Ranch Business Center subject to the requirements mentioned below and the City Engineer reports. The requirements are as follows:

- That the project meets all the requirements of the 1997 Uniform Fire Code as approved by the Fire Chief.
- That the code for the gated portion of this project be supplied to the Fire Department.



- That the applicant turns over sufficient water rights at recordation (for outdoor use) and at building permits (for indoor use).
- The City Attorney has identified Meadow Ranch Phase 6 to be zoned Satellite Commercial, warehouses are not allowed as a permitted or conditional use within this zone.
- The City Attorney is preparing a blanket easement for utilities to allow city crews to have ingress and egress rights.

Korey Walker explained that the Engineering Department and Fire Department have been working together as to how this location can be properly protected. Mr. Walker stated that because this was going to be a private development it will have a single meter coming off the road. Because of the size of water lines required to service the overall commercial sites, a larger meter must be installed. The City Engineer will design a meter vault to accommodate the larger meters.

In order to meter the water a single connection must be established and the line will not (cannot) be looped. Mr. Walker discussed the following issues with the Commission:

- Sunset Drive will be widened to include 36 feet of asphalt with highback curb and gutter installed. Traffic striping will be a required improvement along Sunset Drive. Also an 8 foot asphalt trail will be constructed on the West side of Sunset Drive and a 4 foot concrete sidewalk will be installed on the East side. These improvements will tie into the trail system that runs along the Southern boundary of the overall Meadow Ranch Development. The developer will be responsible to bond for these road improvements, and the trail and walk way that will run along Sunset Drive at the time of recordation.
- Plans have been submitted and reviewed for the addition of right turn and left turn acceleration and deceleration lanes on SR-73. These improvements meet the requirements as described in the submitted traffic study recommendations.
- Adequate water right documentation will be provided by the master developer. Upon recordation water rights should be turned over to the City for the irrigated landscaping acreage. The storm drain improvements must be included in the blanket easement being prepared by the City Attorney. These improvements are required to be bonded for to insure proper installation.

Brian Haskel; The Ranches, presented 5 different sketches of the Meadow Ranch Business Center representing how the development will appear when completed. Mr. Haskel also informed the Commissioners that The Ranches had a meeting with the residents in the Meadow Ranch area. Mr. Haskel expressed that there were many concerns from residents about the view of the storage area.

**Public Comment:**

Kelvin Bailey, a resident, was concerned about where the trails started and stopped. Brian Haskel informed Mr. Bailey where the 8-foot trail started and will connect to the existing trails. The plans also show a 4-foot walk along Sunset Drive.

Ralph Bassett, a resident, was concerned about the feasibility of the storage units. Mr. Bassett's opinion was that this is not going to be beneficial to the residents of Eagle Mountain and could attract the use of drug users or the storage of drugs inside the units.

Jason Nosak, a property owner and future resident, was inquiring about the location and why it was not closer to the City Center. He commented that this type of site should not be located next to 1-acre lots. He was also concerned that this project may depreciate the value of his property. Mr. Nosak wanted to know how mature the trees would be upon being planting. Brian Haskel stated that there will be a variety of trees approximately 2 inches in caliper at the time of installation.

**Public Hearing Closed at 6:40 p.m.**

Jerry Kinghorn explained that this area has been apart of the Master Plan that was approved in 1997. At the time of the approval, Meadow Ranch Phase 6 was approved as what they characterized as Industrial/Commercial Use. Mr. Kinghorn stated that the plat had a label that stated Industrial/Commercial, which discloses to future homebuyers the types of land uses that were intended. When the City changed the development code, there were two zones (Satellite Commercial, and Commercial Core) created that would



apply to the use approved with Meadow Ranch Phase 6. Generally, the permitted land uses allowed in a Commercial Core are also permitted in a Satellite Commercial. The proposed storage units are a conditional use in both zones.

Diane Jacob stated a conflict of interest, as her husband sells water rights to the developers in The Ranches.

Tom Maher inquired about the warehouse issue. Mr. Kinghorn advised that there is no warehousing allowed in this zone. The applicant is intending to have some retail shops, along with storage area for the materials they are selling.

Jeff Love inquired about the sprinklers in the buildings, and who would be responsible for installing them. Jessa, of The Ranches, commented that they have been working with the Fire Chief and that the buyers would be made aware that they would be responsible for the installation of the sprinklers. Mr. Love was also concerned about the traffic on SR 73 later in the evening and potential traffic conflicts that this development may cause. Korey Walker mentioned that they were going to widen SR 72 to accommodate an acceleration and deceleration lane.

Brigham Morgan was concerned about the contracts with UDOT, and if they needed permit approval before construction. He was advised that the permits had been turned into UDOT. Mr. Morgan was also concerned who would be responsible for the upkeep of the landscaping and building if the business were a failure. Mr. Morgan also recommended some trees in the storage area.

Tom Maher was concerned about providing the correct level of lighting (i.e. lighting for safety without the lighting being intrusive to nearby residents).

Diane Bradshaw commented that she appreciated all the landscaping. Mrs. Bradshaw would prefer to see a rock wall around the storage area, instead of iron. Mrs. Bradshaw also recommended omitting the four parking stalls on the southwest end and berm it with grass.

Jody Hooley wanted to see a phasing plan to ensure that the perimeter fencing around the storage area was going to be completely finished during the first phase. Mrs. Hooley also commented on how the word warehouse should be deleted from the plan.

- MOTION** Brigham Morgan moved to approve Meadow Ranch Business Center (Phase 6) for the storage area subject to the following conditions:
- DRC Recommendations***
- 1. That the project meets all the requirements of the 1997 Uniform Fire Code as approved by the Fire Chief.***
  - 2. That the code for the gated portion of this project be supplied to the Fire Department.***
  - 3. That the applicant turns over sufficient water rights at recordation (for outdoor use) and at building permits (for indoor use).***
  - 4. The City Attorney has identified Meadow Ranch Phase 6 to be zoned Satellite Commercial, warehouses are not allowed as a permitted or conditional use within this zone.***
  - 5. The City Attorney is preparing a blanket easement for utilities to allow city crews to have ingress and egress rights.***
- Engineer's Recommendations:***
- 1. Engineering department will design a meter vault for the non-typical meters required for the two lots in Meadow Ranch Phase 6, and ensure that fire flow requirements are met with a non-looping or single fed utility line through water model analysis.***
  - 2. The City Attorney's requirements are satisfied for lot classification of "Satellite Commercial" at recordation.***



3. ***The developer shall bond for all storm drain improvements, the road improvements on SR-73 and Sunset Drive, and the trail and sidewalk improvements along Sunset Drive at recordation.***
4. ***Water rights are provided for irrigable area at recordation and indoor water requirements shall be determined and provided upon submittal for building permit applications.***
5. ***The City Attorney is preparing a blanket easement to allow city crews ingress and egress rights for all utilities that will be recorded with the Meadow Ranch Phase 6 plat.***

***Planning Commission Recommendations***

1. ***Perimeter landscaping and berming be completed prior to construction.***
2. ***Architecture design for the storage areas be included in the development agreement as shown at the meeting.***

***Diane Bradshaw seconded the motion. Ayes; 4, Nays: 2. Motion Passed.***

**5. Public Hearing**

**B. The Hanging Gardens, Home Business Application**

Shawn Warnke identified the location of the applicant as to being in the Meadow Ranch subdivision, at the intersection of Autumn Drive and Shilo Way. Mr. Warnke went through the approval process with the Planning Commission.

The City's Development Code defines two different tracks for the approval of home business applications. The staff may approve home business applications that comply to all of the performance standards listed in the Chapter 27 of the Code. Home business applications that deviate from the specified performance standards are forwarded onto the Planning Commission for a public hearing and action. It is the staff's opinion that there are two sections within the Code that prohibits the approval of this application by either the staff or Planning Commission.

Mr. Warnke stated the way that the staff evaluates applications are based upon standards or criteria, staff makes decisions on findings of fact. The staff has reviewed the application and deemed that the proposed home business will be conducting a retail business and construct structures that are not accessory buildings to a residential use, both findings are in violation of adopted ordinances. Thus, the staff cannot approve nor does it recommend approval of the proposed Hanging Garden home business application based upon the two finding of facts:

- **The Hanging Garden home business application is proposing the retail sale of hanging flower baskets as the primary purpose of the business.**
- (The ordinance does allow home businesses to sell products that are incidental to the primary purpose of the home business. An example of home businesses that may have incidental retail sales is a home salon that sells hair care products. The primary purpose of the home business is service-based business not a retail sales business.)
- **The Hanging Garden home business application is proposing that three greenhouses totaling 8640 square feet be constructed in a residential zone. The greenhouses that are being constructed are for the purpose of starting a retail sales business. The numbers and sizes of greenhouses that are being proposed is not an accessory building to a residential use and violate the zoning ordinance.**

Mr. Warnke continues in explaining the proposal by the applicant as in cultivating and selling hanging flower baskets, and selling them from the location. This would be during a short season, approximately a month to a month in a half. Mr. Warnke stated the staff has concluded that the proposed home business is not in full





compliance it is hereby forwarded to the Planning Commission for disposition.

Tom Maher inquired about the size of the greenhouses, and if that was an issue. Mr. Warnke stated it was not the size that was not in compliance with the Development Code, it was the fact that it is a retail business in a residential area.

Kathy Nuttall addressed the Commissioners and stated that there is a slight deviation from what Mr. Warnke informed the Commission. Mrs. Nuttall continued in explaining that in her opinion it is more like an agricultural business vs. a retail business, because she is not bringing in a product and turning right around and selling it to the public. She explained that she would be cultivating them for months before she plans to open to the public at a shortened season of a month to a month in a half. Mrs. Nuttall continued in explaining she had the go a head and start the construction of the greenhouses. She plans to put up one greenhouse, approximately 3000 square feet, then add an additional greenhouse per year. In the end she would have 9000 square feet of greenhouse, which is all connected. Mrs. Nuttall acknowledged that she knew this is in deviation from the Development Code, and that the City was in the process of rewriting it. Mrs. Nuttall understood where the City stood as 'opening up a can of worms', where anyone can come forward and present an idea to open up a retail business where it was not zoned. Mrs. Nuttalls suggestion to the Commission was to put perimeters on her business, where she could not expand beyond what she proposed in her application.

Diane Bradshaw questioned if Mrs. Nuttall's greenhouses would all be connected by the end of construction. Mrs. Nuttall informed her they would be connected by gutter, along the long side.

### **Open Public Comment**

Kelvin Bailey; resident and HOA president for Meadow Ranch, addressed the audience and Commissioners explaining that the Nuttalls have presented the idea to the Home Owners Association. As a board they felt that in a rural community, and the setting they have in Meadow Ranch is perfect for this type of business. Mr. Bailey continued in explaining that we would not see these types of greenhouses on quarter acre lots and that the location that is proposed is exactly in line for the proposed business. Mr. Bailey also stated that they did not feel like the amount of business that would be generated out of this location would be adverse to this community. Mr. Bailey felt this would be no different than having a cosmetologist working out of her home. Mr. Bailey also concluded that he felt there would be more traffic going to a home barber shop, than to the Nuttalls greenhouses. Mr. Bailey continues in stating the HOA had no problem with the greenhouses, just asked applicant that if for some reason they discontinued use or moved that they were not left abandoned. They wanted to make sure they would be disassembling the buildings.

Scott Hazard; The Real Estate Group, expressed his concern that the staff reviews applications to see if they conform to the Development Code. Mr. Hazard thought it was before the Commissioners to determine whether or not it warrants some kind of variance from the code. Mr. Hazard's opinion was that the production or sales intended by the Nuttalls was no different than horse breeding, example was Diane Jacob's barn. Mr. Hazard stated that the traffic would be minimal where as the business was only open for a short period of time.

### **Close Public Hearing**

Jerry Kinghorn; City Attorney, commented that he thought this was a wonderful idea and is a great business. Mr. Kinghorn stated the problem is that our zoning ordinances do not contain any kind of exceptions for seasonal retail, primarily agricultural products. Mr. Kinghorn continued in explaining that if the Commissioners wanted to pursue this, we should change the Development Code to allow this. Mr. Kinghorn explained that we do not have a way to allow this home business, right now given the total retail prohibition in our code. Mr. Kinghorn stated the staff reviewed the application thoroughly to try and find a way to accept this, which would not create a problem in the future. Mr. Kinghorn's suggestion was that the Commissioners recommend that they amend the Development Code section on home occupational, to allow seasonal agricultural retail.

Jody Hooley inquired if the size of the greenhouse was a problem. Mr. Kinghorn replied it was not. Mrs. Hooley stated that she felt this was more like a conditional use permit application versus a home business. Discussion ensued between staff and Commissioners.



Diane Bradshaw commented on the CC&R's for this project. Mrs. Bradshaw wanted to confirm how the building was going to be connected, and if it was considered one building. Mr. Hazard stated that it was three buildings with three roofs, but is attached by gutter. Mr. Hazard stated the CC&R's allow for two out buildings, with no restriction as to size. As long as they meet set back requirements. Mrs. Bradshaw inquired how the applicant was planning on advertising. Mrs. Nuttall stated they were planning on sending out postcard flyers with the business hours and location. Mrs. Bradshaw also commented on how much traffic they were anticipating. Mrs. Nuttall thought the time frame would be possibly 9-5, and the amount of cars would differ from opening day to regular days.

Diane Jacob inquired what the hours of operation would be. Mrs. Nuttall thought probably Monday through Saturday 9-5.

Tom Maher stated that the issue here is that the code needs to be amended before anything can happen. Mr. Maher wanted to clarify that the Commissioners think that its worth while to propose amending temporary agricultural use. In Mr. Maher's opinion he felt the Commission was in favor of amending seasonal use.

Jerry Kinghorn's suggestion was that to include in the amendment to the Development Code it specifically state the home business approval of retail sales that may take place May 1 to June 1, but not at all times of the year.

**MOTION** *Brigham Morgan moved to deny The Hanging Garden Home Business Application, Direct the staff of guideline to amend the Development Code for home business application.*

*Tom Maher seconded the motion. Ayes: 6, Nays: 0. Motion denied.*

**6. Action Items**

**A. Willow Springs, Phase 5 Final Plat, The Ranches**

Zane Powell, Summit Development presented to the Commissioners Willow Springs, Phase 5 final plat for approval.

The Willow Springs project is located at the northwest corner of the intersection of the Ranches Parkway and the Pony Express Parkway. Surrounding the Willow Springs development are two approved subdivisions: Kennekuk to the north and Simpson Springs to the West. The development when completed will be comprised of 376 multifamily units including twin homes and condominiums. The application for Phase 5 includes 22 twin home units.

Brigham Morgan inquired about Home Owners Association fee, and if it was mandatory. Zane Powell explained that is mandatory. Discussion ensued.

Jody Hooley asked about the density transfer. Shawn Warnke stated the Planning Commission approved a transfer of density on March 20, 2000 with the preliminary plat approval.

Diane Jacob declared a conflict of interest, but had no concerns.

Tom Maher and Diane Bradshaw had no concerns.

**MOTION** *Brigham Morgan moved to approve Willow Springs, Phase 5 Final Plat, The Ranches subject*

**B. El Dorado Density Transfer, The Ranches**

Jerry Kinghorn explained the El Dorado Village is a proposed condominium development that will be comprised of approximately 19 acres and 264 units. The proposed project is located at the intersection of Pony Express



Parkway and Smith Ranch Road (north of the elementary school). The concept plan shows 22 condominium buildings with a community center and park.

The Ranches' approved master development plan identifies the parcel that is being proposed for the development of El Dorado Village zoned as a school and park area. The Ranches have deeded over 14 acres in the Carlton Annexation to the City for a fire station and open space. The land in the Carlton Annexation was originally intended for residential development. As a result, the developer and DRC discussed the possibility of developing property zoned as park and open space (the proposed parcel for El Dorado Village) in another area of The Ranches' Master Plan as a residential development.

To transfer densities to the school and park area The Ranches must amend their master development agreement in the following ways:

1. Exhibit One Master Development Plan (Map) R6 S1 and R6 S2 must have the land use amended from school and park area to a residential zone.
2. Exhibit Seven Density Transfer Map must be amended to identify R6 S1 and R6 S2 as receiving zones for densities. This would allow The Ranches to transfer densities that were unused in some neighborhoods (density loss zones) to be transferred to other projects that have been specified as density gain zones.

The action of amending Exhibit One of the Ranches Master Development Agreement is essentially a rezoning of the school and park area to a residential zone. The State Statute requires that a public hearing be conducted at a City Council Meeting and a fourteen-day public notice period observed.

Mr. Kinghorn explained that in Exhibit Four, in The Ranches Master Development Plan it specifies where they can transfer density from and where they can transfer density to. The El Dorado Village is not one of those areas specified. The Ranches are asking for approval to add El Dorado Village as a density receiving site, which can be done by amending the plan. The second issue is how much density can be transferred to this site. In the Master Development agreement, The City set some limitation to the approval of the density transfers. Mr. Kinghorn stated the main concern would be the transfer of density be a result of incompatible use to the surrounding areas. Mr. Kinghorn discussed with the Commissioners that The Ranches brought this item before the City Council August 21, 2001, and there were a lot of questions asked. John Newman stated that he thought The Ranches had abandoned density, which was not transferred. After going through the records and agreements, as a concept that was not raised the time the agreement was negotiated and its not in the code. This was a question brought up to the City Council, but should not be considered at this time. Mr. Kinghorn continued in stating that the Commissioners need to identify if this is a suitable receiving zone. Mr. Kinghorn stated he believes it is, only because The City traded property with The Ranches and it deserves some density as a residential area. Mr. Kinghorn addressed the issue as to what would be the appropriate density view in the surrounding land use, and what is compatible. Mr. Kinghorn continued in addressing the Commissioners and stated they needed to look at this application in terms of compatibility, and is this a desirable transfer site. Mr. Kinghorn's recommendation was that we need to qualify it as a transfer site, and decide what the right density is.

Jessa Schalich, The Ranches

**MOTION**        ***Brigham Morgan moved to approve El Dorado Density Transfer.  
Diane Bradshaw seconded the motion. Ayes: 5, Nays: 1. Motion passed.***

**MOTION**        **Adjournment of meeting @ 8:15 p.m.**



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

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**TOWN OF EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**September 11, 2001**

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

**Roll Call:**

Commissioners present: Chair Bill Chipman, Diane Bradshaw, Jody Hooley, Diane Jacob, Jeff Love, Tom Maher, Brigham Morgan and John Nielson.

**Town Staff:**

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

Others present: Jessa Schalich, The Ranches; Harold Dudley, Nextel; Jim Allred, Soffe, Wilkinson & Nichols.

**1. Pledge of Allegiance:**

Diane Bradshaw led the Pledge of Allegiance.

**2. Approval of the Agenda:**

The Planning Commission chose to postpone the Work Session Meeting until the following Wednesday. Ken Leetham would contact the individual Commissioners to schedule a time.

**MOTION** *Brigham Morgan moved to approve the agenda as amended. Jeff Love seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**3. Status Report From the Council:**

Shawn Warnke commented that Willow Springs, Phase 5 had been approved at the previous City Council Meeting. Meadow Ranch Business Center was also approved. The planning Commission would see a phasing plan for the center at a future date.

**4. Action items:**

**A. Nextel and AT&T Cellular Site**

Shawn Warnke presented the application for the site plan for the previously approved conditional use permit. The Nextel Cellular Site is located on a west hillside between the Ruby Valley Subdivision and proposed Lone Tree Subdivision. Mr. Warnke noted that the DRC had reviewed the site plan requirements for the conditional use application and recommended approval subject to The Ranches approval of the site plan, elevations and fencing at the location.

The Planning Commission reviewed the application and had no concerns.

**MOTION** *Diane Bradshaw moved to approve the site plan elements as required by the Planning Commission's December 19, 2000, motion of approval for Nextel and AT&T Cellular Tower conditional use permit subject to the staff and City Engineer's recommendations and the following condition:*

- 1. That The Ranches approve the site plan, elevations, and fencing for the Nextel and AT&T Cellular Site.*

*Jody Hooley seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**B. Kennekuk CC&R's Amendments**

Shawn Warnke commented on the proposed amendments to the Covenants, Conditions, and Restrictions for the Kennekuk Subdivision. The DRC recommended approval of the amendments subject to the deletion of section 3.26 that references front entries.

Discussion ensued regarding the footprint of the homes. The Planning Commission expressed their concerns with respect to the living space in the proposed homes.

Jessa Schalich, The Ranches, stated that the footprint met the requirements for the second time move up, which was 1200 square feet.

Jim Allred displayed a design of one of the homes with picket fences that the developer wanted to use for a portion of the homes, possibly 30%. The developer believed that the design of the courtyard added flare to the homes.

Brigham Morgan liked the courtyard design, however, a whole street of front-faced garages wasn't conducive to the development code. Mr. Morgan was also concerned with the reduction of the side setback and believed that it would create a safety issue. Tom Maher agreed with Mr. Morgan.

Diane Jacob declared a conflict of interest. Mrs. Jacob wasn't concerned with the footprint of the homes. However, the reduction of the lot width did raise concerns.

Diane Bradshaw inquired with respect to the sales price of the homes. The developer stated that they ranged from \$195,000 to \$220,00 with approximately 6 designs ranging from 1000 square feet on the main floor to 2200 square feet. The homes would alternate the front and side loading garages.

Diane Jacob asked whether the front elevation would be the same on all the homes. Mr. Allred stated that the roof pitches would be altered.

Jody Hooley had no additional questions.

John Nielson asked whether the subdivision design had been used in conjunction with a golf course in the past? Mr. Allred responded that the design had been used in Colorado. The elevations would need to be altered to achieve the desired look and the rear of the home is where the curb appeal would be visible.

**MOTION** *Brigham Morgan moved to approve the Amendments of the Kennekuk at Prairie Gate Ranch 1<sup>st</sup> Amendment of the Declaration of Covenants, Conditions & Restrictions subject to the following conditions:*

- 1. That section 3.26 Front Entries be deleted from the proposed amendments to the CC&R's as it deviates from section 12.11.2.7 of the Development Code.*
- 2. That section 3.04 property lines be deleted, specifically, that corner lots have a 15 ft side yard set back, (on the street side yard) rather than the propose amendment which is a 10 ft side set back.*

*Tom Maher seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**4C. Rush Valley Plat D, Final Plat:**

Korey Walker briefly discussed the final plat for Rush Valley, Plat D. The Plat includes open space under the utility corridor and storm water detention basin. The landscaping improvements for the open space area within Rush Valley Plat "D" will be landscaped with the funds from the 2000-1 SID. The storm water improvements have been completed and there are no residential lots within the area, just open space and a collection area.

The DRC recommended approval of the plat subject to the bonding improvements being met.

Diane Jacob declared a conflict of interest. Mrs. Jacob didn't believe that she needed to see the landscaping plan as The Ranches had done a good job this far.

**MOTION** *Brigham Morgan moved to approve Rush Valley Plat D, Final Plat subject to the City Staff and Engineer's recommendations and that the necessary bonding be in place. Jeff Love seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

5. Adjournment

**MOTION** *Brigham Morgan moved to adjourn the meeting @ 6:52 p.m.*

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

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**September 25, 2001**

Chair Bill Chipman called the meeting to order at 6:08 p.m.

**Roll Call:**

Commissioners present: Tom Maher, Diane Jacob, Jody Hooley, Diane Bradshaw, Jeff Love, and Bill Chipman.

**Others Present:**

Aaron Bleak, LDS Church; Brian Haskell, Jessa Gagnon, and Amy Twitty, The Ranches.

**City Staff:**

City Planners:               Shawn Warnke  
                                      Ken Leetham  
City Engineer:             Korey Walker  
Planning Assistant:       Jody Harris

**1. Pledge of Allegiance:**

Mark Lofgren led the Commission and audience in the Pledge of Allegiance.

**2. Approval of Agenda:**

**MOTION**       *Tom Maher moved to approve the agenda. Diane Jacob seconded the motion. Ayes: 5, Nays: 0. Motion Passed.*

**3. Approval of Minutes:**

**MOTION**       *Jeff Love moved to approve the minutes from September 11, 2001 as amended. Jody Hooley seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**4. Report from City Council Member:**

Kennekuk Covenants, Conditions, and Restrictions were approved September 18, 2001. Meadow Ranch Development Agreement was approved.

**5. Agenda Items**

**A. Amendments to Meadow Ranch Phases 1-3 Covenants, Conditions & Restrictions (CC&R's)**

**MOTION**       *Jody Hooley moved that Planning Commission table approval for Amendments to Meadow Ranch Phases 1-3 Covenants, Conditions & Restrictions (CC&R's). Diane Jacob seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**6. Work Session Meeting Agenda**

- A. Discussion of proposed Eagle Mountain General Plan.**
- B. Discussion of proposed Eagle Mountain Land Development Code.**
- C. General Discussion/Question/Announcement**



7. **Adjournment:**

**MOTION**      *Jody Hooley moved to adjourn the meeting at 8:09 p.m.*  
*Diane Bradshaw seconded the motion.*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Chairman Tom Maher

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN CITY, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**October 9, 2001**

Chair pro-tempore Jody Hooley called the meeting to order @ 6:26 p.m.

**Roll Call:**

Commissioners present: Tom Maher, Brigham Morgan, Jody Hooley, John Neilson. Diane Bradshaw arrived at 6:50 pm. Diane Jacob, Bill Chipman and Jeff Love were excused.

**City Staff:**

City Planner	Shawn Warnke
Planning Assistant	Jody Harris
Planning Consultant	Ken Leetham

Others present: Greg Kehl, resident and City Council member.

**1. Pledge of Allegiance:**

Greg Kehl led the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** *Brigham Morgan moved to approve the agenda. Tom Maher seconded the motion. Ayes: 4, Nays: 0. Motion passed. Diane Bradshaw was not present to vote.*

**3. Action Item**

**A. Amendments to Meadow Ranch Phases 1-3 Covenant, Conditions, & Restrictions (CC&R's)**

Shawn Warnke presented to the Planning Commissioners, the application from the Home Owners Association (HOA) for Meadow Ranch to amend their recorded CC&R's. Mr. Warnke also stated he has consulted with Jerry Kinghorn, the City Attorney, on the appropriate way to process the request. Any HOA may propose alternative architectural design guidelines in the form of CC&R's and if approved by the City Council they will supersede the City's Development Code for those specific standards. Developers of subdivisions may also have architectural design guidelines that supersede the Development Code through submission and approval of a comprehensive document that details and explains architectural themes.

The City Attorney has identified those amendments that require the DRC, Planning Commission, and City Council's review. Mr. Warnke identified the sections that the Planning Commission may review and act on as Sections: 3.07 Roofs; 3.10 Garages; 3.12 Porches and Covered Entries; 7.06 Unsightly Articles; and 8.04 Trees. Additionally Mr. Warnke outlined the Planning Department's recommendations for this application as follows:

- Section 3.07 Roofs. That gable roof pitches be no less than 6:12 as required by Section 12.11.2.4 of the Development Code and that rain gutters continue to be mandatory as required by Section 8.6 of the Development Code and the approved soil report for Meadow Ranch.
- Section 3.10 Garages. That garage doors on detached garages shall not face the street unless the garage is setback 50 feet or more from the front property line and the garage is setback at least 20 feet from the front of the dwelling as stated in Section 12.11.2.6 of the Development Code.
- Section 3.12 Porches and Covered Entries. That the size of porches not be decreased in Meadow Ranch and that the Planning Department continue to approve porches according to the current recorded standard in the CC&R's (8 feet deep for 80 square feet).

- Section 7.06 Unsightly Articles. That this proposed section not be approved as it deviates from Section 10.8 of the Development Code.
- Section 8.04 Trees. That the following statement be added to the proposed amendments regarding trees. “That each property contains street trees as required by the Eagle Mountain City Ordinance. “

Brigham Morgan was concerned about garage sales, turning into a retail type business. Ken Leetham and Shawn Warnke confirmed retail sales are not allowed in Meadow Ranch. Mr. Morgan also had questions about the landscaping. Discussion ensued.

**MOTION** *Brigham Morgan moved that the Planning Commission approve the Declaration of Covenants, Conditions & Restrictions for Meadow Ranch Subdivision Phases 1-3 to the City Council subject to the following conditions:*

- 1. That in Section 3.07 Roofs, roof pitches for gables be no less than 6:12 as stated in Section 12.11.2.4 of the Development Code and that rain gutters continue to be mandatory as required by Section 8.6 of the Development Code and the approved soil report for Meadow Ranch Subdivision.*
- 2. That in Section 3.10 Garages, garage doors on detached garages shall not face the street unless the garage is setback 50 feet or more from the property line and the front of the garage is setback at least 20 feet from the front of the dwelling as stated in Section 12.11.2.6 of the Development Code.*
- 3. That the current recorded language for Section 3.12, not be amended and that the Planning Department continue to approve porches that are 8 feet for 80 square feet deep.*
- 4. That the current recorded language for Section 7.06 Unsightly Articles, not be amended as it deviates from Section 10.8 of the Development Code.*
- 5. That in Section 8.04, the following statement be added to the proposed amendment, “That each property contains street trees as required by the Eagle Mountain City Ordinance. “*

*Tom Maher seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**6. Discussion of proposed Eagle Mountain General Plan & Land Development Code**

Ken Leetham conducted a work session with the Planning Commissioners regarding a portion of the revisions to the proposed Eagle Mountain General Plan & Land Development Code. Mr. Leetham discussed the general land use map that identified land uses for residential, open space, and commercial areas. In addition, Mr. Leetham outlined several options regarding zoning requirements for the Master Development Plan. The Commissioners directed Mr. Leetham as to which zoning requirement they preferred.

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

**8. Adjournment**

**MOTION** *Tom Maher moved to adjourn the meeting @ 7:32 p.m.*

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

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**October 23, 2001**

Chair Bill Chipman called the meeting to order at 6:02 p.m.

**Roll Call:**

Commissioners present: Jody Hooley, Tom Maher, Bill Chipman, Diane Jacob, and Jeff Love. Brigham Morgan arrived at 6:28 p.m. Diane Bradshaw was excused.

**City Staff:**

City Planners:           Shawn Warnke  
                              Ken Leetham  
City Engineer:         Korey Walker  
Planning Assistant:    Jody Harris

**1.     Pledge of Allegiance:**

Paul Bond led the Commission and audience in the Pledge of Allegiance.

**2.     Identification of Voting Commissioners:**

Jody Hooley, Tom Maher, Bill Chipman, Diane Jacob, Jeff Love, Brigham Morgan, and Diane Bradshaw.

**3.     Approval of the Agenda:**

***MOTION        Jody Hooley moved to approve the agenda. Tom Maher seconded the motion. Ayes: 4, Nays: 0. Motion passed. Brigham Morgan and Diane Bradshaw were not present to vote.***

**4.     Approval of Minutes:**

***MOTION        Jeff Love moved to approve the minutes from October 10, 2001 as stated. Tom Maher seconded the motion. Ayes: 6, Nays: 0. Motion passed.***

**4.     Agenda Items**

**A. Eagle Mountain Stake Center, Subdivision (Preliminary Plat)-Conditional Use Site Plan, Public Hearing**

Chairman Bill Chipman opened and closed the Public Hearing at 6:15 p.m. There were no comments.

***MOTION:       Tom Maher moved that the Planning Commission approve the preliminary plat and conditional use for the Eagle Mountain Stake Center and recommended site plan approval for this project subject to the following conditions:***

- 1. That interior parking landscape is installed to limit unbroken rows of parking to a maximum of 100 feet as required by 22.15.2 of the Development Code.***
- 2. That lighting is dispersed throughout the parking area for safety reasons as allowed by 17.4.1 of the Development Code.***

3. *That Aqua Avenue roadway improvement (half width plus an additional 12-foot width of roadway) be constructed and that an engineer's estimate and bond be placed as required by 9.12 of the Development Code.*
4. *That the offsite storm drain easement from the church site to Sweetwater Road be approved and that an engineer's estimate and a bond be placed as required by 8.4 and 8.4.5 of the Development Code.*

*Jody Hooley seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**B. The Ranches Master Development Plan Amendment (Transfer of Density, El Dorado Village)**

**MOTION** *Diane Jacob moved that the Planning Commission table approval of The Ranches Master Development Plan Amendment. Brigham Morgan seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**C. The Ranches Master Development Plan Amendment (Evans Ranch)**

**MOTION** *Tom Maher moved that the Planning Commission recommend approval of The Ranches Master Development Plan Amendment to the City Council subject to the following conditions:*

1. *That R6 S1 and R6 S2 be rezoned to Village Core entitling the developer to a 7 unit/acre density as a "base" entitlement for the build able areas. That is the gulch acreage that is present on this property is not developable and should not be vested with density that could be used on the build able portion of the property. This should eliminate the over building (constructing more units on the parcel than can reasonably be accommodated) on the site.*
2. *That this neighborhood be approved as a potential receiver zone and allow density to be transferred based upon site specific conditions, regulations in the Development Code and under the provisions of 2.4 and 2.5.1 in the approved development agreement. Specifically, that the determination of transferring density to the site will occur when processing the subdivision and site plan applications. At this time, the Development Review Committee and Planning Commission can evaluate the project to insure that the project does not violate the Development Code or sound planning principles. No density will be allowed to be transferred if the project is not consistent with the Development Code.*

*Jody Hooley seconded the motion. Ayes: 6, Nays: 0. Motion passed.*

**5. General Discussion/Questions:**

None.

**6. Adjournment:**

**MOTION** *Brigham Morgan moved to adjourn the meeting at 7:45 p.m.*

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman Tom Maher

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1668 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**November 13, 2001**

Chair Bill Chipman called the meeting to order @ 6:02 p.m.

**Roll Call:**

Commissioners present: Chair Bill Chipman, Diane Jacob, Tom Maher, Jody Hooley, Jeff Love & Brigham Morgan.  
Diane Bradshaw arrived at 6:08 p.m.

**City Staff:**

City Planner: Shawn Warnke  
Planning Assistant: Jody Harris  
City Engineer: Korey Walker

Others present: Zane Powell, Summit Development, Paul Evans, Butler & Evans Architects.

**1. Pledge of Allegiance:**

Zane Powell led the Commission and audience in the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** *Brigham Morgan moved to approve the agenda as stated. Jeff Love seconded the motion. Ayes: 6, Nays: 0. Motion passed. Diane Bradshaw was not present to vote.*

**3. Status Report From the Council:**

*None.*

**4. Items:**

**A. Eagle Mountain Stake Center, Final Plat**

Shawn Warnke presented the location for the planned Eagle Mountain Stake Center, which is located at the intersection of Russell Road and the proposed Aqua Avenue. On September 21, 2001, the Planning Department received an application for a subdivision-conditional use-site plan for the Eagle Mountain Stake Center. The application is proposing a two-lot subdivision that has a total acreage of 8.33 acres. A church will be constructed immediately on lot number one (5.23 acres) and lot number two (3.1 acres) will be reserved for a recreation area to be constructed at a later date.

Brigham Morgan inquired about the parcel, and if it was originally a part of the golf course. Shawn Warnke advised it was approved in Eagle Mountain Properties Master Development Plan back in 1999. The classification was Town Center.

**MOTION** *Brigham Morgan moved to approve Eagle Mountain Stake Center, Final Plat subject to the DRC recommendations;*

- 1. That an updated title report be submitted for the entire subdivision to verify its boundaries.*
- 2. That Aqua Avenue roadway improvements (half width plus an additional 12-foot width of roadway) be bonded and constructed as required by 9.12 of the Development Code.*

**3. That the offsite storm drain easement from the church property to Sweetwater Road be recorded, bonded, and constructed as required by 8.4 and 8.4.5 of the Development Code.**

**Jody Hooley seconded the motion. Ayes; 6, Nay; 0. Motion passed.**

**B. Willow Springs, Phases 3 and 4, Final Plat**

Shawn Warnke presented The Willow Springs project, which is located at the northwest corner of the intersection of the Ranches Parkway and the Pony Express Parkway. Surrounding the Willow Springs development are two approved subdivisions: Kennekuk to the north and Simpson Springs to the West. Please see the attached map for the specific location of Phases 3 and 4 in the Willow Springs Project.

Mr. Warnke stated this was on the agenda once before, and was tabled because of some parking issues. The applicant has resolved those items. There is also one outstanding issue that the applicant was not aware of, which was the requirement of landscaping in the parking lot. And to limit the lengths of parking stalls less than 100 feet.

Zane Powell, Summit Development, addressed the Commissioners and stated that there are 3 extra parking stalls between Phase 3 and 4. Summit development is requesting the Commissioners allow for that one extra parking stall which would be a handicapped stall, in front of the play ground.

Diane Bradshaw wanted to confirm the Fire Chief was okay with the parking. Shawn Warnke stated that he was.

Diane Jacob has a concern with the residents of Willow Springs parking along both sides of the roadway, and the traffic hazard it is causing. There was a suggestion of maybe red curbing the one side of the road.

**MOTION**

**Brigham Morgan moved the Willow Springs, Final Plat Phases 3 and 4 subject to the DRC Recommendations and the exception of the western boundary that is South of the park, remaining the same (that is condition number 3 requiring additional landscaping island to limit unbroken rows of parking to a maximum of 100 feet is applied to only the middle row of parking and not to the row of parking south of the park ;**

- 1. That the development agreement includes the requirements and the buildings are constructed with fire protection measures required by the Fire Chief including fire extinguishers, an alarm system, and ladder.**
- 2. That the development agreement includes and the project complies with the Public Works Board requirements which are: no occupancy unless there is adequate capacity in the utility system and that conduits be ran to each lot for future fiber optic installation.**
- 3. That the parking area for Willow Springs Phase 4 complies with Section 22.15.2 of the Development Code limiting unbroken rows of parking to a maximum of 100 feet.**

**Diane Jacob seconded the motion. Ayes; 7, Nays; 0. Motion passed.**

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

Bill Chipman commented that with the new Mayor and Council he recommended any action on the General Plan and the Development Code be held off until the they take office in January.

Brigham Morgan stated he agreed that we should not necessarily adopt it, but we should not hold off. Mr. Morgan suggestion was that we do not put things on hold any longer , we should continue with our work sessions and keep moving forward.

Tom Maher stated he has spoke to the Mayor Bailey, and he was in favor of the Planning Commission to continue with their recommendations.

Diane Jacob advised she has spoken with Mayor Bailey, and he expressed he wanted the Commissioners to hold off until they take office. Mrs. Jacob stated Mayor Bailey wanted to get some feedback from some of the developers, who would be using the Development Code. Mayor Bailey wanted to see if there was some ideas or items that need to be addressed.

Jeff Love also commented that he has spoken to the new Council members who implied that they also wanted it to be held off on. Because of the possibilities of them wanting it brought back up for discussion, which would delay it even more.

Jody Hooley inquired about why some of the comments and suggestions that were supplied were not included in the draft copies.

Bill Chipman requested some time for next Planning Commission meeting for a work session, on the General Code and Development Plan.

Discussion ensued.

7. **Adjournment:**

**MOTION** *Diane Bradshaw moved to adjourn the meeting. Brigham Morgan seconded. Adjournment of meeting @ 6:31p.m.*

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



**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN CITY, UTAH**  
**Eagle Mountain City Offices**  
**1680 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**November 27, 2001**

Chair pro tempore Diane Jacob called the meeting to order @ 6:05 p.m.

**Roll Call:**

Commissioners present: Diane Bradshaw, Tom Maher, John Nielson, Jeff Love and Diane Jacob. Bill Chipman was excused. Brigham Morgan arrived at 6:10 p.m. Jody Hooley arrived at 6:13 p.m.

**City Staff:**

City Engineer: Korey Walker  
City Planner: Shawn Warnke  
Recording Secretary: Jody Harris

Others present: Lynn Strouse, Doug Gwilliam, Mark Lofgren, Ken Berg, Josh Elledge, Mayor Paul Bond, Kelvin Bailey.

**1. Pledge of Allegiance:**

Resident, Doug Gwilliam led the Pledge of Allegiance.

**2. Identification of Voting Commission**

Tom Maher, Wendy Smith, Jeff Love, and Chris Kemp were identified as the voting commission.

**3. Approval of the Agenda**

**MOTION:** *Diane Bradshaw moved to approve the agenda, removing item 5B. Jeff Love seconded the motion. Ayes: 4, Nays: 0. Motion passed. Brigham Morgan and Jody Hooley were not present to vote.*

**4. Approval of Minutes**

**MOTION:** *Diane Bradshaw moved to approve the minutes of August 14, 2001, as amended. John Nielson seconded the motion. Ayes: 4, Nays: 0. Motion passed. Brigham Morgan and Jody Hooley were not present to vote.*

**MOTION:** *Diane Bradshaw moved to approve the minutes of November 13, 2001. Jeff Love seconded the motion. John Nielson abstained. Ayes: 4, Nays: 0. Motion passed. Brigham Morgan and Jody Hooley were not present to vote.*

**5. Status Report:**

**A. City Council**

No action was taken at the November 20<sup>th</sup> City Council Meeting.

**6. Agenda Items**

### **A. Sage Park Subdivision, Preliminary Plat – Public Hearing**

Shawn Warnke presented the proposed Sage Park Subdivision, which is located on the east side of Eagle Mountain Boulevard north of the un-built Autumn Ridge Subdivision and northwest of the Eagle Park Subdivision. The proposed preliminary plat is comprised of 107 acres with 270 residential lots. At the applicant's request, and the Planning Commission Chairman's consent, a public hearing for the Sage Park Preliminary Plat Application was advertised for the November 27, 2001 meeting.

Sage Park is not located in an approved master development. As such Sage Park has submitted a master development plan application. There are several elements of the master development plan that are pending approval. Specifically, these items include a Capital Facility Plan Amendment, Economic Analysis, and Master Development Plan Agreement. These items are being processed concurrently with the preliminary plat. The necessary order of approval is, as follows: Capital Facility Plan Amendment, Economic Analysis, Master Development Plan Agreement, and Preliminary Plat. Mr. Warnke explained that the Staff has been working with the applicant and has discussed the following items:

- Preliminary plans for utilities and necessary for the looping of lines.
- Street names need the Fire Chief's approval and alley names need to be removed from the plat.
- Access issues for lots 161 and 263.

Korey Walker explained that the City Council had approved the Capital Facilities Plan. An economic analysis is in the works and is anticipated to be completed sometime in January 2002. Upon completion, the analysis will fulfill the last requirement for the Master Development Plan. Furthermore, the completion will help identify how the developers will fund the required Capital Facilities improvements. Mr. Walker projected that when the analysis is completed the Staff will meet with the developers and review the financial issues at hand. When a resolution is reached, the developer will resubmit the application as a Master Development Plan.

Diane Bradshaw inquired whether a traffic study had been completed. Mr. Walker stated that the study was submitted with the overall plan. Mr. Walker added that there were other documents that the Commissioners had not received. The Planning Department had copies of the documents, which were available for review.

Ken Berg, Sowby & Berg Consultants, addressed the Commissioners and welcomed any comments or questions.

#### **The Public Hearing opened at 6:15 p.m.**

Doug Gwilliam, resident, asked when the development was scheduled to begin. Ken Berg commented that as soon as all the kinks had been ironed out with respect to the Capital Facilities Plan, they would get things underway.

Shawn Warnke stated that the Development Code requires applicants to record plats within one year of final approval or apply for an extension upon expiration of the plat.

#### **The Public Hearing closed at 6:16 p.m.**

Jeff Love asked about the Pony Express Park. Mr. Love wondered whether playground equipment would be added to the park, or if it was going to remain as open space. Ken Berg replied that this was also a question for the applicant, and that they were looking for direction from the Commissioners and Council with respect to the park. Mr. Love expressed his concern that the area would turn into a dumping ground if not developed.

Mr. Walker explained that Pony Express Park was designated as an improved green area. Mr. Walker also noted that the Developer had identified Pony Express Park as an improved green area, which the City would be responsible to take care of.

Jody Hooley inquired about the acreage in the Sage Park subdivision. Mr. Warnke stated that there was 107 acres.

Mr. Walker explained that the duplication of street names might become confusing within the City, especially for Fire personnel and City workers. Mrs. Bradshaw suggested looking at some alternative street names.

John Nielson and Tom Maher were both impressed with the development and had no questions.

Brigham Morgan commented on the variety of lot sizes for this development. Mr. Morgan asked what the average lot width and frontage was on in the development. Ken Berg noted that the minimum lot frontage was 80 feet except within the cul-de-sac.

Discussion ensued regarding the Lehi-Fairfield trail that is anticipated for this area.

**7. Discussion of proposed Eagle Mountain General & Land Development Code:**

Ken Leetham conducted a work session with the Planning Commissioners regarding a portion of the revisions to the proposed Eagle Mountain General Plan & Land Development Code. Mr. Leetham discussed the general land use map that identified land uses for residential, open space, and commercial areas. In addition, Mr. Leetham outlined several options regarding zoning requirements for the Master Development Plan. The Commissioners directed Mr. Leetham as to which zoning requirement they preferred.

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

None.

**9. Adjournment**

**MOTION**      *Diane Jacob moved to adjourn meeting @ 8:00p.m.*

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Chairman Tom Maher**

**MINUTES OF THE PLANNING COMMISSION MEETING  
EAGLE MOUNTAIN CITY, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
December 11, 2001**

Diane Jacob called the meeting to order 6:05 p.m.

**Roll Call:**

Commissioners present: Diane Bradshaw, Tom Maher, Diane Jacob, Jeff Love. Jody Hooley arrived at 6:16 p.m. Brigham Morgan and John Nielson were excused. Bill Chipman arrived at 6:07 p.m. and took his position as Planning Commission chair.

**City Staff:**

City Planner	Shawn Warnke
City Engineer	Korey Walker
Planning Assistant	Jody Harris

Others present: Carl Allred; The Ranches, Wendy Smith; resident, Grant Gifford; applicant.

**1. Pledge of Allegiance:**

Shawn Warnke led the Commissioners and audience in the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION**      *Tom Maher moved to approve the agenda. Jeff Love seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**3. Report from City Council Member:**

None.

**4. Agenda Items:**

**A.      Amendments to The Ranches Community Guidelines, Action Item**

Shawn Warnke presented The Ranches application to amend paragraphs 1 and 4 of section 6.3.1 F in their Community Design Guidelines. The Ranches are proposing that paragraph 1 be deleted. It relates to the materials on the front elevation. Currently their design guidelines require that a minimum percentage of a cladding material (stone, brick, stucco or siding) shall not be required; however Paragraph 1 of section 6.3.1. F states:

Minimum percentages of a cladding material (stone, brick, stucco or siding) shall not be required; however, when the primary material of the front elevation is stone, brick, or stucco that material shall be used on a minimum of 15 percent of the surface area on each side elevation.

The Ranches are proposing the design guideline be deleted and there will be no minimum percentage required on the side elevations. The second amendment is to paragraph 4 of the same section (6.3.1 F) The Ranches are proposing that additional text be added to this section. The underline text in this paragraph is the proposed amendment and reads as follows:

Material changes shall occur only at inside corners and stone or face brick shall wrap around outside corners a minimum of two (2) feet. Stucco shall wrap a minimum of 8 inches and shall appear to be a column or pillar, in

other words shall pop out a minimum of 2 inches on front and side of corner being wrapped. Coins are encouraged.

**MOTION:** *Tom Maher moved to recommend approval on the amendment to The Ranches Community Design Guidelines to City Council with out conditions as submitted by the applicant. Diane Bradshaw seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**B. Kiowa Valley Subdivision (R7 N4), Concept Plan, Discussion Item**

Kiowa Valley is located south of the Smith Ranch (see attached map). This subdivision will be accessed with the extension of Porter’s Crossing Parkway and Golden Eagle Road. There is currently no development adjacent to this project.

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

**6. Adjourn:**

**MOTION** *Diane Bradshaw moved to adjourn meeting. Diane Jacob seconded. Adjournment of meeting @ 6:42 p.m.*

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