

# Eagle Mountain City Planning Commission Minutes 2002

## *Dates of Planning Commission Meetings:*

- January 8, 2002
- January 22, 2002
- February 12, 2002
- March 12, 2002
- March 26, 2002
- April 9, 2002
- April 23, 2002
- May 14, 2002
- May 28, 2002
- June 11, 2002
- June 25, 2002
- August 13, 2002
- August 27, 2002
- September 24, 2002
- October 22, 2002
- November 12, 2002
- December 10, 2002

**MINUTES OF THE PLANNING COMMISSION MEETING  
EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
January 8, 2002**

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

**Roll Call:**

Commissioners present: Chair Bill Chipman, Tom Maher, John Nielson, Wendy Smith, Richard Steinkopf and Chris Kemp. Jody Hooley arrived @ 6:09. Jeff Love and Brigham Morgan were excused.

**City Staff:**

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

Others present: Josh Elledge; Eagle Mountain Interactive, Grant Gifford; Sundance Homes, Juanita Christiansen; resident.

**1. Pledge of Allegiance:**

Chris Kemp led the Commission and audience in the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** *Tom Maher moved to approve the agenda as stated. John Nielson seconded the motion. Ayes: 7, Nays: 0. Motion passed.*

**3. Election of Chair and Vice Chair:**

Janet Valentine administered the oath of office to Chris Kemp, Wendy Smith, and Richard Steinkopf.

**MOTION** *Chris Kemp moved to nominate Tom Maher as Planning Commission Chair. Ayes: 7, Nays: 0. Motion passed.*

**MOTION** *Wendy Smith moved to nominate Jody Hooley as Planning Commission Vice Chair. Ayes: 7, Nays: 0. Motion passed.*

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

None.

**5. A. Amendments to Eagle Mountain City Office Conditional Use Permit – Public Hearing – Action Item**

Shawn Warnke presented Eagle Mountain City's proposal to expand the City Offices to accommodate council/commission chambers, library, and additional employee offices. The proposed building is approximately 3,920 square feet in size and will be added to the north side of the existing 2,520 square foot building. The proposed addition will match or be architecturally compatible with the existing office building. The expansion of the City Offices is designed and constructed to be temporary in nature.

The parking area for the building will be approximately 7,600 square feet and will be constructed north of the city office addition. The proposed improvements to the parking area include: a landscape perimeter, railroad ties that separate the parking from the landscape, and a properly sloped gravel surface that drains.

Mr. Warnke presented two different parking plans that varied slightly. The first plan did not contain landscape islands that extended into the parking area as required by the Development Code. The second plan contained landscaped islands that have been extended into the parking area. For maintenance reasons, and due to the temporary nature of the parking area, the Planning and Engineering Departments recommended approval of the first parking plan that did not contain the landscaped islands.

The Public Hearing opened and closed at 6:21 p.m. with out questions or comments.

Chris Kemp was concerned about the parking lot and the maintenance. Mr. Kemp's main concern was snow removal and the pooling of water in certain areas.

Richard Steinkopf inquired how long the City intended to maintain the temporary facility. The Commissioner expressed that they would like to see a permanent building rather than add on to a temporary trailer. Mr. Steinkopf also questioned the use of cement structure vs. railroad ties, for the parking lot. Discussion ensued.

**MOTION** *Jody Hooley moved to approve Eagle Mountain City Office Conditional Use Permit, subject To the following DRC recommendations:*

1. *That the parking area be appropriately maintained by ensuring the following conditions: that there are adequate amounts of gravel, that storm water does not pond, and that the railroad ties are secured.*
2. *Because of the temporary nature of this parking area, the plan should be approved without the landscaped islands*

*John Nielson seconded the motion. Ayes; 7, Nay; 0. Motion passed.*

**B. Amendment to Cedar Trail Villages Trails Plan – Action Item**

This item was tabled, until the applicant could be present.

**MOTION** *Jody Hooley moved to table this item until the applicant could be present. John Nielson seconded the motion. Ayes; 6, Nays; 0. Motion passed. Bill Chipman was excused @ 6:30 p.m.*

**C. Family First Dentistry Condition Use Permit Extension – Action Item:**

Family First Dentistry requested that the Planning Commission extend their conditional use permit. The request for the extension is due to the delays in completion of the permanent office space in the Prairie Gate Professional Building. Family First Dentistry is anticipating that the permanent office space should be completed by the end of February or beginning of March. Dr. Gardner, Family First Dentistry, requested that the Conditional Use Permit be extended until the last day of April in case there were unforeseen delays.

**MOTION** *Jody Hooley moved to approve Family First Dentistry Conditional Use Permit extension until the last day of April 2002. John Nielson seconded the motion. Ayes; 6, Nays; 0. Motion passed.*

**D. Kiowa Valley Subdivision (R7 N4), Concept Plan – Discussion Item:**

Shawn Warnke presented Kiowa Valley Subdivision, Concept Plan to the Planning Commission and stated that the Development Review Committee had recommended that the Planning Commission review the revised Kiowa Valley Subdivision and provide the applicant with comments. Mr. Warnke noted the location of Kiowa Valley, which is south of Smith Ranch. This subdivision will be accessed with the extension of Porter’s Crossing Parkway and Golden Eagle Road. The revised plan is a 36-acre project that includes land from R7 N1 and R7 N4 (primarily R7 N4) from The Ranches Master Development Plan. Both R7 N1 and R7 N4 have been vested with entitlements that permit the proposed density.

On December 11, 2001, the Planning Commission reviewed the revised concept plan for this project. A few days later, the applicant revised the plan based upon the Commissioners’ comments. The plan was rerouted to the Planning Commissioners for review and comment. The applicant was now requesting to hear comments on the latest subdivision layout. Grant Gifford, Sundance Homes, stated that the most significant change to the plan was the street layout.

**6. General Discussion/Questions:**

None.

**7. Adjournment:**

**MOTION**      *Jody Hooley moved to adjourn the meeting @ 7:27 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**  
**January 22, 2002**

Chair Tom Maher called the meeting to order @ 6:06 p.m.

**Roll Call:**

Commissioners present: Chair Tom Maher, Wendy Smith, Richard Steinkopf, Darrin Brandt. Brigham Morgan arrived @ 6:10 p.m. John Nielson arrived @ 6:11 p.m.

**City Staff:**

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

Others present: Mayor Kelvin Bailey, Diane Jacob; Councilmember, Jeff & Allison Love, Ken Berg; Sowby & Berg, John Newman; City Administrator, Josh Elledge; EMEV, Jessa Schlich; The Ranches, Doug Gwilliam; resident, Bill Peperoni, Debbie Hoogie.

**1. Pledge of Allegiance:**

Commission and audience recited the Pledge of Allegiance.

**2. Approval of the Agenda:**

**MOTION** *Tom Maher moved to approve the agenda as stated, striking Item 4. Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**3. Presentation of Plaques:**

Mayor Bailey presented plaques in recognition to Diane Jacob, Diane Bradshaw, Bill Chipman, Jeff Love and Jody Hooley.

**4. Swearing in Appointed Planning Commissioners:**

Stricken from the agenda. Nominations for a new vice chair were discussed. Brigham Morgan nominated Chris Kemp for vice chair. Chris Kemp nominated Brigham Morgan for co-chair. Chair Tom Maher administered a vote by ballot, and the Planning Commission voted to have Chris Kemp serve as the vice chair.

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

Brigham Morgan reported that the City Council did not approve the monument for Eagle Mountain Boulevard and Sweetwater road. Motion died for lack of second.

**6. Planning Commission Training:**

John Newman conducted 20 minute training with the Planning Commission about the roles and duties of Planning Commission.

**7. Agenda Items:**

**A. Amendments to Cedar Trail Villages Trails Plan – Action Item**

Mel McQuirey, M & J Development, the developer of both the Cedar Trail Villages and Eagle Park Subdivisions, presented to the Commissioners that the City consideration of the reallocation of trail improvements approved for the Cedar Trail Villages Subdivision. M & J Development believes they were originally approved with more trail improvements than required by the City Code. The Developer is now requesting that a portion of the trails be relocated from Cedar Trail Villages to a connecting trail to and through Eagle Park.

The Eagle Park Subdivision is located north of Eagle Mountain Boulevard and west of Sweetwater North Road. The Cedar Trail Subdivision is situated north of the Landing and Mountain View Subdivisions.

Mr. Warnke explained that a trail segment located north of lots A & B of the Cedar Trail Phase II Subdivision is being proposed outside of this subdivision. The Cedar Trails Phase II Subdivision was approved with an approximate five foot public space between the lot lines of A & B and the subdivision boundary. In order to process this request the property owner must submit a trail easement for the portions of the trail that extend north outside of the already dedicated public open space.

Mr. Warnke also stated that it should be noted that the trail improvements in Eagle Park are bonded for by the developer. However, the developer contests that his development agreement did not require him to construct the trails.

Korey Walker stated that the last Planning Commission meeting with Mel McQuirey, recommended that the applicant provide landscaping materials, including sod and irrigation materials for the entrance of Eagle Park. The residents would be provided all the material, to install in the roundabout.

**MOTION** *Brigham Morgan moved to approve that the Planning Commission recommend approval to the City Council of the reallocation of trail improvements from the Cedar Trail Villages Subdivision to the Eagle Park Subdivision subject to the following conditions:*

- 1. That the trails be constructed as shown on the plans.*
- 2. That the trails be constructed at 50% occupancy of the Cedar Trail Villages Subdivision.*
- 3. That there be a trail easement provided for the east-west trail that is located outside of the Cedar Trail Villages Phase II subdivision boundary.*
- 4. The developer bond for the improvements.*
- 5. The developer provide the landscaping materials, including sod and irrigation materials for the entrance into the Eagle Park Subdivision by June 1, 2002.*

*Richard Steinkopf seconded the motion. Ayes: 7, Nay: 0. Motion passed.*

**B. Antelope Springs, Master Development Plan Pre-Application Review – Discussion Item**

Shawn Warnke presented Antelope Springs, Master Development Plan Pre-Application Review, which is the parcel front onto Eagle Mountain Boulevard at the north portion of the “s” curve of this boulevard. The project will be north of the undeveloped Sage Park Master Development /Subdivision (there is currently no development adjacent to this site). The pre-application review of the Antelope Springs Master Development Plan allows the Planning Commission to review plans and have a dialogue with the applicant concerning their proposed project. It is beneficial for both the City and the developer if Commissioners express completely their questions, suggestions, and concerns at the pre-application review. This will allow the applicant to make changes prior to the formal master development plan submittal.

Debbie Hoogie; applicant, addressed the Commission and encouraged feedback or written communication from the Commission about this pre-application.

Brigham Morgan inquired about lot sizes. Debbie Hoogie replied that 60% of a Master Development Plan must include larger lots.

Discussion ensued.

9. **Adjournment:**

**MOTION      Adjournment of meeting @ 8:25 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**  
**February 12, 2002**

Chair Tom Maher called the meeting to order @ 6:04 p.m.

**Roll Call:**

Commissioners present: Chair Tom Maher, Darrin Brandt, Chris Kemp, Wendy Smith, Richard Steinkopf. Brigham Morgan arrived @ 6:11.

**City Staff:**

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

Others present: Brice Pettibone, Dennis Nesbit, Kyle Quinney, Grant Gifford, Rich & Kaylyn Black, John & Julie Wallace, Dallas & Heather Edwards, Charlotte Ducos, Chris Thompson, Brent Nielson, Cathy & Terry Barney, Rose Bonnell, Sheryl Crawley, Rod & Colleen Christiansen, Allen Thompson.

**1.     Pledge of Allegiance:**

Commission and audience recited the Pledge of Allegiance.

**2.     Swearing in Appointed Planning Commissioners:**

Deanna Whitney administered the Oath of Office to Darrin Brandt.

**3.     Identification of Voting Commissioners:**

Tom Maher identified Darin Brandt, Wendy Smith, Richard Steinkoft, Chris Kemp and his self as voting Commissioners.

**4.     Approval of the Agenda:**

Striken.

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

Diane Jacob, City Council Member advised the Commissioners and audience that the City Council discussed the signage issues. Mrs. Jacob stated that many of the developers feel that the signage in the City is inadequate. Shawn Warnke put together a matrix of what surrounding cities use to compare to. Issues that were addressed were how long signs should be up, on site and off site and directional signage. Mr. Warnke stated that Ken Leetham would present a draft sign ordinance, that would be processed through the Planning Commission for review and approval.

Diane Jacob also advised the Amendments to Cedar Trail Villages Plan was also discussed and approved at the last City Council meeting.



**6. Items:**

**A. Kiowa Valley (Ranch 7 Neighborhood 1 & Neighborhood 4), Preliminary Plat – Public Hearing**

Shawn Warnke presented Kiowa Valley, which is located south of the Smith Ranch. 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. Mr. Warnke stated that Kiowa Valley Subdivision is comprised of 147 lots on 36.01 acres. The average lot size is 6,123 square feet. The revised plan is a 36-acre project that includes land from Ranch 7 Neighborhood 1 and Ranch 7 Neighborhood 4 (primarily R7 N4) from The Ranches Master Development Plan. Both R7 N1 (acreage 40.1 and a density of 8.0) and R7 N4 (acreage of 34.2 and a density of 6.0) have been vested with entitlements that permit the proposed density. The Kiowa Valley Subdivision is 36 acres and a density of 4.08.

Shawn Warnke continued by stating Section 5.01 of the Covenants, Conditions, and Restrictions (CC&R's) contains a statement that the park is to be maintained by the Home Owners Association. This statement should be formalized in the Development Agreement for this project

Shawn Warnke also stated that there is a deviation from our current tree standard. The developer is proposing for administrative purposes, that the Planning Commission and City Council consider allowing the developer to place street trees at the property lines. Mr. Warnke stated the reason being for this request, is that the developer does not at this time know the placement of driveways. The lots have 50-foot frontages, so there would be one tree per lot. The remainder of the trees would be placed in the park.

Tom Maher inquired what the City's opinions were about the trees being placed on the property lines. Shawn Warnke stated that there were some other items that were generally placed on property lines. Examples being street signs, speed limit signs, fire hydrants, mailboxes. Discussion ensued.

Shawn Warnke pointed out Development Review Committee (DRC) recommendation #9, which states that the architectural review committee provides an approval letter for the project for the design guidelines and landscaping. Mr. Warnke stated he has spoken to Carl Allred; The Ranches HOA President, who stated he would supply a letter. The letter was not received prior to the meeting today. Mr. Warnke also commented that he requested approval from the HOA President in respect to recommendation #3, accessing off alleys. Mr. Warnke stated he spoke to Carl Allred about this issue, and The Ranches position is that, that is not allowed. The Ranches feel that if there are alleys, they should use them as that. Discussion ensued.

Korey Walker addressed some issues, one including dry utility plans were not submitted with the plans. Therefore, no approval can be given on any of the utilities. (Mr. Walker also commented on the round a bout which an alleyway accesses within one lot width and because of the round a bout it ends up 40 to 50 feet before it goes into that alley.) Mr. Walker stated that staff is requesting a traffic engineer evaluate and conduct a traffic study along with a recommendation to the DRC.

Grant Gifford, Sundance Homes; addressed the audience and Commissioners by stating this is the third design they have submitted, based on Commissioners comments. Mr. Gifford continued by stating that he believes that his engineer has addressed all the critical comments from the DRC and Commissioners, and is pleased with the design.

**Open Public Hearing**

Diane Jacob inquired if some of the architectural features and colors of vinyl fencing might differ from colors used in the past. Mr. Gifford stated they were planning to use deeper earth tone colors, opposed to white trim and garages. Mrs. Jacob also voiced her concern about the three trees on the corner lots, and how that was going to be addressed. Mrs. Jacob also inquired about whether Sundance was going to vary the home designs, from Porters Crossing and Rush Valley. Mr. Gifford commented they have changed the home designs significantly because of the improvements with elevation.

**Close Public Hearing**

Darrin Brandt expressed his concern about the tree issue. Mr. Brandt felt this would cause a problem for the City, and future homeowners. Mr. Brandt also felt access to the garages from the alleys was an important issue, and felt we should require that from the developers.

Brigham Morgan inquired about the open space. Discussion ensued. Mr. Morgan agreed with Mr. Brandt and felt that alleys should be used, if we have them.

Wendy Smith had no concerns.

Richard Steinkopf agreed with the other Commissioners about them planting the trees on the property line becoming a problem for future homeowners.

Chris Kemp had no comments, other than having the developer comply with Korey Walker's comments.

**MOTION**        *Wendy Smith moved that the Planning Commission approve the preliminary plat application for Kiowa Valley (R7 N1 N4) subject to the following conditions:*

1. *That issues relating to the improvements of Porter's Crossing Parkway are satisfied.*
2. *That off site easements are provided for the utilities (storm drain line, power, phone, and gas) that are outside of the dedicated right of way (ROW) for Porter's Crossing Parkway.*
3. *That all lots with alleys be required to have garage accesses off these alleys.*
4. *That a traffic engineer evaluate: the traffic movements for the intersection of Golden Eagle Road and Kiowa Parkway and clear vision for lots 43, 44, 81, and 98.*
5. *That the preliminary utilities plans, drainage, and road grades are not approved because these items have not been submitted.*
6. *That the Fire Chief approve of the parking in Cherokee Circle.*
7. *That a water line (and valves) be extended up Kiowa Parkway to Sioux Road to provide a looped utility system.*
8. *That all notes that are called out on the preliminary plat under the General Notes Title Block identifying restrictions regarding property should be transferred on to the final plat for recordation.*
9. *That the Architectural Review Committee provides an approval letter for the project for the design guidelines and landscaping.*
10. *Street trees not be placed on property lines and corner lots have three trees.*

*Richard Steinkoft seconded the motion. Ayes: 5. Nays: 0. Motion passed.*

8.        **Adjournment:**

**MOTION**        **Adjournment of meeting @ 8:15 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**  
**March 12, 2002**

Chair Tom Maher called the meeting to order @ 6:06 p.m.

**Roll Call:**

Commissioners present: Chair Tom Maher, Darrin Brandt, Wendy Smith, Richard Steinkopf, Chris Kemp, Brigham Morgan.

**City Staff:**

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

Others present: Wayne Patterson, Diane Jacob, Rick Pierce, Mike Wren, Josh Elledge.

**1.     Pledge of Allegiance:**

Commission and audience recited the Pledge of Allegiance.

**2.     Identification of Voting Commissioners:**

Tom Maher identified Darin Brandt, Wendy Smith, Richard Steinkoft, Chris Kemp and his self as voting Commissioners.

**3.     Declaration of Conflicts of Interest:**

Shawn Warnke gave a short presentation to the Commissioners on Ordinance 98-01, Declaration of Conflicts of Interest.

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

Brigham Morgan stated there was nothing to report from the City Council, but also wanted it noted that if by chance he does not make it to a Planning Commission meeting or was late, Shawn Warnke is in contact with Brigham, and he can report to the Commissioners.

**5.     Agenda Items:**

**A.     Eagle Point Condos, Plat A, Extension of Approval, Action Item**

Shawn Warnke explained that the Eagle Point Condo Plat A is located off Eagle Mountain Boulevard directly south of the Landing. Mr. Warnke continued by giving the Commissioners some background information about the application. On November 24, 1998, the Council approved the final plat for the Eagle Point condominium project. At the time of the approval, the Development Code granted approvals for three years. On November 19, 2001, the applicant submitted a request for a one-year extension of time for the final plat approval. This request was submitted before the expiration of the original approval as required in Resolution 27-00. The final plat application for the Eagle Point Condo Plat A contains 84 units (with 6 or 8 units in a building) on 8.22 acres.

The City Council adopted Resolution 27-00 on October 17, 2000, that requires the Planning Commission and City Council to review proposals to extend expired approvals subject to the following criteria: 1) Is Utility Capacity Available; 2) Does the Subdivision Meet the Existing Development Code (and Standards, Specifications, and

Drawings); 3) Is the Master Developer or Developer Application Current With All Existing Subdivision Obligations; 4) Is the Development Compatible With Surrounding Development or Development Approvals That May Have Changed the Conditions or Circumstances; and 5) The Planning Commission may Recommend Additional Standards for Consideration by the City Council on a Case by Case Basis.

The following is a brief explanation of the DRC's evaluation of the application complying with the five criteria noted above. Criteria One, the DRC is recommending that language be added to the development agreement that notifies the developer of utility capacity issues. Criteria Two, the DRC has performed a detailed review of the original approved plans for consistency with the current Development Code. The DRC is recommending that changes to the approved plan occur that are related to health and safety. Criteria Three, the DRC is recommending that the City Council approve the request when the applicant becomes current on all financial obligations. Criteria Four, the DRC does not believe that there are any compatibility issues with surrounding developments or development approvals. Criteria Five, allows the Planning Commission to recommend additional standards for consideration to the City Council. This statement allows the Planning Commission a lot of latitude to make recommendations regarding the project; however, the DRC is recommending that any additional conditions that the Planning Commission may recommend to the City Council are related to health and safety issues.

Mr. Warnke continued by stating the Planning Commission is required to review all proposals to extend approvals and make a recommendation to the City Council. Upon receipt of the Planning Commission's recommendation, the City Council reviews extension requests and makes a final decision on these applications. If the City Council approves the extension is granted the City Attorney will be authorized to revise the development agreement.

Mr. Warnke stated that on February 25, 2002, the DRC (including the City Attorney) met with the applicant to discuss this criteria and conditions of approval. Mr. Warnke stated that Item 15 in the DRC's recommendations (DRC Recommendations listed in the motion), was an outstanding bill of \$402.88. Wayne Patterson confirmed that it had been paid. Mr. Warnke also stated that a resident of Eagle Point had submitted a letter, and that he had routed it around the previous night. The letter itself raised a few issues, about the Developer and some obligations. Mr. Warnke stated that after speaking with the City Attorney, that the City Council deal with the issues that were addressed in the letter.

Korey Walker addressed the Commissioners, informing them that by recommendation from Jerry Kinghorn the staff was to evaluate items that are health and safety related to the code. Mr. Walker continued by stating that after meeting with the applicant, it was determined that he would be 15 parking stalls short. Mr. Walker's suggestion to the applicant was to include in the next phases immediately surrounding the development, the additional parking stalls.

Richard Steinkopf inquired about the items that were listed on the staff report, and if they were up to date with the code we have in place right now. Korey Walker confirmed that the items discussed, are covered under the present code. Mr. Steinkopf also inquired that if the one year extension was granted, when could they anticipate that the developer would be ready to move forward.

Wayne Patterson stated that they would actually like a three year extension for this project. Mr. Patterson continued in explaining that if market conditions continue to change, he believes that this project needs more time.

Discussion ensued.

**MOTION**                      *Wendy Smith moved to approve Eagle Point Condo Plat A, Request for extension of Approval for one year from the City Council's action subject to the DRC Recommendations:*

1. *That the development agreement notifies the developer that the City can only provide utilities if there is sufficient capacity (According to section 5.1).*
2. *That a streetlight be installed at the entry to the development. (According to section 5.2).*
3. *That off site storm water, gas, and power easements are provided and that there is a bond placed for these improvements. The applicant will be required to submit updated engineer's estimate (According to section 5.2).*

4. *That all utility systems be looped (According to section 5.2).*
5. *That fault indicators be installed for the electrical system as required by the Engineering and Public Works Departments (According to section 5.2).*
6. *That water valves be installed for the water system as required by the Engineering and Public Works Departments (According to section 5.2).*
7. *That the construction plan and final plat be updated with correct street names (According to section 5.2).*
8. *That storm water and utility easements be provided at the end of what is currently called Cosmos Drive (According to section 5.2).*
9. *That the sidewalks that are contiguous to parking stalls be enlarged to 6 feet and that the lengths of parking stalls in the interior parking area be striped to 20 feet (According to section 5.2).*
10. *That a 20-foot fire access be constructed on the south side of the project (According to section 5.2).*
11. *That the applicant provides 15 additional parking spaces within adjacent phases of this development. It is the intent of this requirement not to decrease the density of the entire development but provide sufficient parking for its residents. (According to section 5.2).*
12. *That all structures have a fire hydrant in the required distance this will require the installation of two additional fire hydrants (According to section 5.2).*
13. *That sumps used in the storm drain plan be eliminated and replaced with a storm drain collection and retention system (According to section 5.2).*
14. *That dry utility plans be submitted and approved by the Engineering, Public Works, and Telecommunication Departments according to the City's adopted codes and standards (According to section 5.2).*
15. *That the developer becomes current on all financial obligations (the developer has an outstanding bill of \$402.88). (According to section 5.3).*
16. *That the developer pay future fees (including impact fees) as required by the City Council. (According to section 5.3).*

*Darrin Brandt seconded the motion. Ayes: 5. Nays: 0. Motion passed.*

**B. Eagle Mountain Properties Master Signage Plan, Amendment to the Master Signage Plan – Action Item.**

Eagle Mountain Properties has requested that their approved master signage plan be amended to include a large (16 feet by 24 feet) directional sign to be located along State Road 73. An amendment for a sign of this nature requires the Planning Commission's approval. On November 23, 1999, the Planning Commission approved a master signage plan for Eagle Mountain Properties. The master signage plan approval established the style, colors, and the location of signs. The current sign ordinance includes a master signage plan provision, which grants the Planning Commission the discretion to approve directional off premise signs.

***MOTION*** *Chris Kemp moved to approve Eagle Mountain Properties Master Signage Plan Amendment due to the following reasons and with the subsequent conditions:*

**Reasons**

1. *The proposed sign is classified as a directional off premise sign at the entry of the City intended to direct traffic to a specific region as allowed by section 19.10.1.2 of the Development Code.*
2. *The proposed sign is not considered a billboard by Development Code (please see section 19.11.3) as the sign does not "advertising" and is not "located and intended for use of changeable copy by posting or repainting". Section 19.7 of the Development Code prohibits billboards.*
3. *The proposed sign location is along a right of way where vehicles travel at 65 miles per hour warranting a larger sign copy. The size of the approved sign is not intended to establish a standard for future signs.*

**Conditions**

1. *That the directional signs display no advertising, but may bear a logo of the project with which it is associated. Such name or logo shall not exceed more than fifty (50) percent of sign area as required by section 19.10.1.2 of the Development Code.*
2. *That the applicant come back to the Planning Commission to have the colors and sign copy approved.*

3. *That the proposed sign copy does not exceed 16 feet in height and 24 feet in width.*
4. *That Eagle Mountain Properties pays the master signage plan amendment fee (\$100.00 plus \$10.00 per sign).*
5. *The proposed sign cannot be a pole sign, which is a sign that is supported by a pole(s), mounted permanently in the ground and the base of the sign copy is greater than nine (9) feet in height. Section 19.7 of the Development Code prohibits pole signs.*
6. *That the proposed sign be permitted for 18 months and that the City Council and Economic Board sponsor community signs and kiosks promoting economic development within the City Center.*

*Darrin Brandt seconded. Ayes: 5, Nays: 0. Motion passed.*

6. General Discussion/Questions/Announcements:

7. Adjournment:

MOTION      Adjournment of meeting @ 8:42 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**  
**March 26, 2002**

Chair Tom Maher called the meeting to order @ 6:10 p.m.

**Roll Call:**

Commissioners present: Tom Maher, Chris Kemp, Wendy Smith and Richard Steinkopf. Brigham Morgan arrived @ 6:16 pm. Darrin Brandt, John Nielson, Missy Rudy were excused.

**City Staff:**

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

Others present: Debbie Hoogie, Diane Jacob, Jessa Schlich, Scott Kirkland, Mike Wren, Grant Gifford, Gardner Crane, Katie Johnson

**1. Pledge of Allegiance:**

Chris Kemp led the Commission and audience in the Pledge of Allegiance.

**2. Identification of Voting Commissioners:**

Wendy Smith, Richard Steinkopf, Tom Maher, Chris Kemp are identified as the voting commissioners.

**3. Declaration of Conflicts of Interest:**

None.

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

Shawn Warnke stated that the City Council tabled the Patterson request for extension of approval for Eagle Point condominium's, due to the applicant was not present for the meeting. Mr. Warnke stated that the other issue that was brought up during City Council was the evaluation of fees.

**5. Agenda Items**

**A. Nextel Cellular Tower, Annual Review-Conditional use Permit Review, Action Item**

Katie Johnson with AT&T Wireless, explained that this cellular tower is located at 3962 North and 975 West which is a remote area of the City. The site is general located near the City's western boundary. The applicant stated they were requesting a slight modification in the equipment that is currently installed within a shelter and the changing of antennas on the tower. The alteration in the equipment will allow AT&T to operate 3G bandwidth, which will give customers a greater array of personal wireless services. Katie Johnson stated that there will be virtually no visual impacts to the existing tower. Shawn Warnke noted that these modifications seem to be negligible and as such the DRC felt that it would be appropriate for the Planning Commission to recognize the modifications through their periodic review of the approved conditional use permit.

**MOTION** *Tom Maher moved that the Planning Commission allow the minor equipment modifications in the shelter and the changing of antennas of the Nextel and AT&T Cellular Tower located at 3962 North and 975 West based upon the following findings of facts:*

*1. The proposed minor equipment modifications in the shelter and changing of antennas: does not significantly affect surrounding properties; does not affect the public welfare, and is not contrary to the achievements and objectives of the General Plan as required by Section 17.4 of the Development Code.*

**Wendy Smith seconded the motions. Ayes; 4. Nays; 0. Motion passed.**

**C. Maintenance Facility Site for Golf Course, Site Plan Review, Public Hearing – Action Item**

Shawn Warnke explained that this site is located on the eastern edge of the City on the Ranches Golf Course. The maintenance facility is located next to the City’s electrical substation on the east side the power lines. The site plan application includes the following uses: a golf course maintenance building that is approximately 4820 square feet; a restroom facility on the golf course; a sod farm that is approximately 1.31 acres; and Tasco Electrical Storage .95 acres in sizes. Mr. Warnke continued explaining that the Ranches Master Development Agreement identifies and entitles this property for a golf course. The proposed uses (golf course maintenance building, restroom, and sod farm) for the site plan application are consistent with the entitled use of a golf course. The Tasco Electrical Storage is also allowed by the development agreement. Mr. Warnke continued in stating that there are a few DRC recommendations (which are noted in the motion).

Korey Walker commented that one of the items was fire protection. The proposed plan does not extend culinary water out to the Maintenance Facility Site. Mr. Walker continued by stating they were waiting to hear from the Fire Chief on this issue. Mr. Walker also commented that construction plans for the gas and phone line extensions that will be installed through Eagle Gate phase 4 be approved by the Engineering, Public Works, and Telecommunication Departments. Mr. Walker’s suggestion was that the utilities needed to be extended out from the building, towards the Eagle’s Gate phase. If the Planning Commission is going to recommend approval to the City Council, utilities should be extended to Eagle’s Gate until that project is completed.

Brigham Morgan inquired about the septic tank for this site, and if staff had any concerns of seepage to the surface. Mr. Walker commented that in finalizing of this project would include a couple items. The septic tank will need to be inspected and approved by the County, as for they are entity with authority over that issue. Mr. Walker continued by stating he is hoping that some of these restroom facilities can be serviced with our sewer lateral, but some of the may not be.

Richard Steinkopf inquired about the color of the building, and if it will be compatible with the area. The Ranches informed the Commissioners that it would be a stone color, that blends into the surrounding background.

Scott Kirkland offered some information to the Commissioners about the project, stating that there are a couple parcels that adjoins this project which have been removed from development at the moment. Mr. Kirkland continued in stating that the connection road would go right by the entrance. Mr. Kirkland finished by stating that they were really looking for temporary occupancy until those other parcels are developed.

Greg Neff informed the Commissioners about the culinary water with the restroom facilities. Mr. Neff continued stating that the plan is to hook onto the existing irrigation system, which is on the golf course. A filtration system will be provided for the sink in the restrooms. Mr. Neff stated that you could wash your hands, use the restroom but no drinking water would be provided. Discussion ensued.



**MOTION**      *Wendy Smith moved that the Planning Commission recommend approval of the site plan application for the Maintenance Facility Site for Golf Course which includes the following facilities: a golf course maintenance building that is approximately 4820 square feet; a restroom facilities on the golf course, a sod farm that is approximately 1.31 acres; and Tasco Electrical Storage .95 acres in sizes to the City Council subject to the following conditions:*

1. *That construction plans for the gas and phone line extensions that will be installed through Eagle Gate phase 4 be approved by the Engineering, Public Works, and Telecommunication Departments.*
2. *That the applicant receives approval from the County for a septic tank.*
3. *That the appropriate water rights are deeded to the City with the approval of the site plan.*
4. *That storm water calculations based upon the correct design parameters noted in Section 4.040 of the City's construction specifications are submitted.*
5. *That the dry utility demands for the facilities are submitted so that the City can calculate impact fees.*
6. *That calculations for the sediment pond volume is submitted.*
7. *That the location of restroom facilities, utility services, and proposed connections, and utility demands are submitted.*
8. *That the Fire Chief review and approve fuel tanks and fire hydrants.*

*Richard seconded the motion. Ayes; 4, Nays; 0. Motion passed.*

**D.      Friday's Station, Plat B, Final plat, Action Item**

Removed from the agenda by the applicant.

**E.      Porter's Crossing South, Concept Plan, Discussion Item**

Mr. Warnke presented Porter's Crossing South, which is north of the preliminary approved Kiowa Valley and south of Porter's Crossing. The proposed subdivision will be accessed from Porter's Crossing Parkway (this section of parkway has yet to be constructed). Mr. Warnke continued in stating that Porter's Crossing South is located on property that is currently not in the Ranches Master Development Plan. The Ranches have submitted an amendment to their Master Development Plan to include this 20 acre parcel. (This Master Development Plan amendment is tentatively scheduled for the April 9, 2002 Planning Commission.) The Ranches have proposed in Master Development Plan Amendment that this property (R7 N4) be zoned for 70 single family dwelling units.

Scott Kirkland addressed the Commissioners in stating that none of the lots are less than 60 feet wide. As the property came in, The Ranches stated they wanted nothing less than 60. Mr. Kirkland stated that the Ranches are representing an individual out of Denver, Colorado. That individual has asked The Ranches to represent him as the processing party with the development. Mr. Kirkland explained the island parks along Porter's Crossing Parkway, and the reason being for them was that the houses along that road cannot have cars backing out onto that parkway.

Brigham Morgan inquired about the turnouts from the island parks along Porter's Crossing. Discussion ensued.

**B.      Woodside Homes, Master Development Concept plan, Discussion Item**

Shawn Warnke presented a land use concept plan application for Woodside Homes was submitted to the Planning Department. The proposed project when complete will be 546 units on 177 acres for a density of 3 units per acres. Mr. Warnke continued by stating the Woodside Project is located north of State Road 73 in the Northeast corner of the City. The property is currently outside of the City's limits. As a point of reference this parcel is west of the cement batch plant. A large portion (160 acres) of the proposed project is outside the City's current boundaries. The applicant would need to submit an annexation petition prior to the processing of a master development plan. The City does not have the authority to approve any development outside of City's boundaries. Thus, no entitlements or approvals may be granted by the Planning Commission until the City Council approves an annexation ordinance for this property.

Mr. Warnke commented that this project most likely will be processed under the revised Development Code. The Planning Department has requested that the applicant provide more information regarding the number of acres that will comprise the different housing products, the square footage of lots, and the minimum lot frontages. This information will assist the Planning Department in performing a zoning analysis of the proposed project.

Korey Walker addressed the Commissioners by stating that the overall traffic and accessibility with the neighboring properties appeared fine, but there are a few things that needed to be looked at. Mr. Walker mentioned horizontal alignments and cul-de-sacs that exceed the maximum length that the code allows. Mr. Walker also commented on some down sloping cul-de-sac. When a large storm takes place typically, your piping system is designed for your 10-year storm, and your roads are intended to handle your 100-year storm and get it away from homes. On the overall layout, Mr. Walker thought they utilized it the best way possible.

Shawn Warnke also noted that the Allred parcel, is pending annexation into the City limits. He is another developer who is interested in moving forward with this annexation process, and submitting a Master Development Plan. Mr. Warnke added that the reason that this information is significant is that without that annexation, it creates a significant peninsula, which we are not allowed to do. Brigham Morgan inquired about this issue, and about how the City Council and the applicant were planning to address this issue. Discussion ensued.

Gardner Crane inquired if the City was going to require a secondary access to this development, with the current code. Korey Walker stated that with the current code, they will require a secondary access to the 550 lots for safety and service liability. Discussion ensued.

#### **F. Rock Creek Condominium, Concept Plan, Discussion Item**

Shawn Warnke presented a concept plan application for the Rock Creek Condominium project, which the proposed project when complete will be 300 units on 20 acres for a density of 14.83. Rock Creek is located at the intersection of Pony Express Parkway and Ranches Parkway (north east corner). A portion of the proposed project extends beyond the City's current eastern boundaries and outside of city limits. However, this property is part of a pending Carlton Annexation and Master Development Plan Applications. The City does not have the authority to approve any development outside of City's boundaries. Thus, no entitlements or approvals may be granted by the Planning Commission until the City Council approves an annexation ordinance for this property.

Mr. Warnke continued by stating the Rock Creek project will comprise R1 N4 of the current Ranches' Master Plan and R1 N31 of the proposed Ranches Master Development Plan (Carlton Amendment). The R1 N4 is currently zoned as a Village Core with a residential component of 129 dwelling units on 16.1 acres (for a density of 8 dwelling units per acre) and 10 acres being dedicated as commercial. Exhibit 7 of the Ranches Development Agreement identifies R1 N4 as a density gain zone. This allows the applicant to move density over to this project if the proposed densities are compatible (see attachment from the Ranches Master Development Agreement). The proposed R1 N31 of the Ranches Master Development Plan (Carlton Annexation) designates 60 dwelling units on 4.3 acres (for a density of 14.0 dwelling units per acre). The applicant must have approved the transfer of a 111 units to this parcel to complete the project as proposed.

Discussion ensued between Commissioners and staff about zoning, density for this project.

Korey Walker stated that he met with The Ranches, and the developer on accessibility to this project and ones in the future. Mr. Walker's suggestion to both developers was to install a road that went from Ranches Parkway, and through these developments back into this extension at Smith Ranch Road into the Carlton property. Mr. Walker thought this idea would free up some of the transportation, and parking lot issues.

Grant Gifford addressed the Commissioners, and stated the buildings designed are three levels, with four units to a level. The approximate square footage is 1200, with three bedrooms and two bathrooms. Mr. Gifford commented that the appearance is comparison to Willow Springs Condominiums. Mr. Gifford also mentioned there are three tot lots proposed, along with a sand volleyball courts and barbeque areas. Mr. Gifford welcomed any comments or questions from the Commissioners.

Chris Kemp inquired about the outside design of the buildings. Mr. Gifford stated that they want to use rock and stucco on one of the buildings, and rock and siding with the other building. Mr. Kemp also commented on the location of this development, stating it was a good location for this type of project and thought that the developer could work with Mr. Walker on the suggestions he had.

Wendy Smith asked Shawn Warnke if a three acre park was required for this development. Grant Gifford stated there was a tremendous amount of open space throughout the project. Mr. Warnke stated that with the Willow Springs project, they showed all the improvements they were making throughout the development. Based upon the number of people and units, Korey Walker developed a spreadsheet with the requirements needed. Mr. Warnke stated the Planning Commission approved the recreation plan, because they felt with all the improvements they had fulfilled. Discussion ensued.

Richard Steinkopf inquired about the balconies in this development, and if they would have some storage area included with that. Mr. Steinkopf was concerned that without the storage area, people would store their belongings on the balcony.

Brigham Morgan and Tom Maher had no additional concerns that were not already addressed.

#### **G. Autumn Ridge, Phase 1, Extension of Approval, Action Item**

Shawn Warnke presented Autumn Ridge, Phase 1, Extension of Approval that is located The Autumn Ridge Development is located west of the Eagle Park Subdivision and north of Eagle Mountain Boulevard. The Autumn Ridge, Phase 1 is comprised of 37 lots on 18.96 acres. Mr. Warnke continued by stating he Planning Commission is required to review all proposals to extend approvals and make a recommendation to the City Council. Upon receipt of the Planning Commission's recommendation, the City Council reviews extension requests and makes a final decision on these applications. If the City Council approves the extension is granted the City Attorney will be authorized to revise the development agreement.

Korey Walker stated that the DRC has met with the developer, and he is willing to accommodate all recommendations from staff.

**MOTION** *Richard Steinkopf moved the Planning Commission recommend an extension of the approval of the Autumn Ridge, Phase 1 for one year from the City Council's action subject to the following conditions:*

1. *That the development agreement notifies the developer that the City can only provide utilities if there is sufficient capacity.*
2. *That there be a minimum of two feet between the top of the storm line and the asphalt (or that the storm water pipes are constructed out of reinforced concrete).*
3. *That storm drain lines are not located under the curb and gutter.*
4. *That there applicant receives the appropriate permits to cut the existing City street.*
5. *That engineer's estimate (gas, phone, and electricity along with off-sites) be submitted for this project.*
6. *That the alleys are signed as one ways.*
7. *That public utility easements (PUE) for gas, telephone, and electrical needed for the east side of Hunter Lane and north side of Cambridge are submitted.*
8. *That plans for the off site telecommunication facilities are submitted.*
9. *That electronic files of the utility drawings are submitted.*
10. *That the construction plans show locations of all lateral for sewer and water.*
11. *That fault indicators be installed for the electrical system as required by the Engineering and Public Works Departments.*
12. *That a better construction detail is submitted for the connection between Stanford Drive and the Eagle Park Subdivision.*
13. *That curbs widths be constructed to 30" (instead of 24").*
14. *That a detailed map is provided for the park area showing the equipment locations and how they will comply with the City's park standards.*
15. *That all trail access meets ADA requirements.*
16. *That all utility systems are looped.*

17. *That there be twenty percent open space attributed to this project. The master developer may deed over land in other areas of the project to comply with this standard.*
18. *That the native vegetation in the open space is not disturbed during the construction of the subdivision.*
19. *That street lights to be updated to the City's specifications.*
20. *That all previous requirements of the original approval are required.*
21. *That dry utility plans be submitted and approved by the Engineering, Public Works, and Telecommunication Departments according to the City's adopted codes and standards.*
22. *That the developer becomes current on accounts receivable.*
23. *That Telecommunication Plans show one additional pair is added to pairs 7, 8, 9, 10, 11, and 12. That the Telecommunication Plans show the pair counts in the correct order and the termination of the cross connect.*
24. *That the developer pay future fees (including impact fees) as required by the City Council.*
25. *That the applicant pays the processing fee for this application as adopted by the City Council.*

*Chris Kemp seconded. Ayes: 4. Nays: 0. Motion passed.*

**H. Autumn Ridge, Phase 2, Extension of Approval, Action item**

**MOTION** *Richard Steinkopf moved that the Planning Commission recommend an extension of the approval of the Autumn Ridge Phase 2 for one year from the City Council's action subject to the following conditions:*

1. *That the development agreement notifies the developer that the City can only provide utilities if there is sufficient capacity.*
2. *That there be a minimum of two feet between the top of the storm line and the asphalt (or that the storm water pipes are constructed out of reinforced concrete).*
3. *That storm drain lines are not located under the curb and gutter.*
4. *That there applicant receives the appropriate permits to cut the existing City street.*
5. *That engineer's estimate (gas, phone, and electricity along with off-sites) be submitted for this project*
6. *That the alleys are signed as one ways.*
7. *That public utility easements (PUE) for gas, telephone, and electrical needed for the east side of Hunter Lane and north side of Cambridge are submitted.*
8. *That plans for the off site telecommunication facilities are submitted.*
9. *That electronic files of the utility drawings are submitted.*
10. *That the construction plans show locations of all lateral for sewer and water.*
11. *That fault indicators be installed for the electrical system as required by the Engineering and Public Works Departments.*
12. *That there be twenty percent open space attributed to this project. The master developer may deed over land in other areas of the project to comply with this standard.*
13. *That the native vegetation in the open space is not disturbed during the construction of the subdivision.*
14. *That curbs widths be constructed to 30" (instead of 24").*
15. *That a detailed map is provided for the park area showing the equipment locations and how they will comply with the City's park standards.*
16. *That all trail access meets ADA requirements.*
17. *That all utility systems are looped. Autumn Ridge Phase 1 should be constructed prior to this subdivision.*
18. *That street lights to be updated to the City's specifications.*
19. *That all previous requirements of the original approval are required.*
20. *That dry utility plans be submitted and approved by the Engineering, Public Works, and Telecommunication Departments according to the City's adopted codes and standards.*
21. *That the developer becomes current on accounts receivable.*
22. *That the developer pay future fees (including impact fees) as required by the City Council.*
23. *That there be a minimum of three telephone lines for each lot. Lots 39, 40, 41, 42, 43, 44, 45, and 46 do not have sufficient pairs. That the Telecommunication Plans show the pair counts in the correct order.*
24. *That the applicant pays the processing fee for this application as adopted by the City Council.*

*Chris Kemp seconded. Ayes: 4. Nays: 0. Motion passed.*

**I. Autumn Ridge, Phase 3, Extension of Approval, Action Item**

**MOTION** *Richard Steinkopf moved that the Planning Commission recommend an extension of the approval of the Autumn Ridge, Phase 3 for one year from the City Council's action subject to the following conditions:*

1. *That the development agreement notifies the developer that the City can only provide utilities if there is sufficient capacity.*
2. *That there be a minimum of two feet between the top of the storm line and the asphalt (or that the storm water pipes are constructed out of reinforced concrete).*
3. *That storm drain lines are not located under the curb and gutter.*
4. *That there applicant receives the appropriate permits to cut the existing City street.*
5. *That engineer's estimate (gas, phone, and electricity along with off-sites) be submitted for this project*
6. *That the alleys are signed as one ways.*
7. *That public utility easements (PUE) for gas, telephone, and electrical needed for the east side of Hunter Lane and north side of Cambridge are submitted.*
8. *That plans for the off site telecommunication facilities are submitted.*
9. *That electronic files of the utility drawings are submitted.*
10. *That the construction plans show locations of all lateral for sewer and water.*
11. *That fault indicators be installed for the electrical system as required by the Engineering and Public Works Departments.*
12. *That curbs widths be constructed to 30" (instead of 24").*
13. *That a detailed map is provided for the park area showing the equipment locations and how they will comply with the City's park standards.*
14. *That all trail access meets ADA requirements.*
15. *That all utility systems are looped. This subdivision is contingent upon Autumn Ridge, Phases 1-2 being constructed*
16. *That the native vegetation in the open space is not disturbed during the construction of the subdivision.*
17. *That there be twenty percent open space attributed to this project. The master developer may deed over land in other areas of the project to comply with this standard.*
18. *That street lights to be updated to the City's specifications.*
19. *That all previous requirements of the original approval are required.*
20. *That water valves be installed for the water system as required by the Engineering and Public Works Departments.*
21. *That dry utility plans be submitted and approved by the Engineering, Public Works, and Telecommunication Departments according to the City's adopted codes and standards.*
22. *That Telecommunication Plans have the correct number of pairs to each pedestal. That the Telecommunication Plans show the pair counts in the correct order and the termination of the cross connect.*
23. *That the developer becomes current on accounts receivable.*
24. *That the developer pay future fees (including impact fees) as required by the City Council.*
25. *That a temporary turnaround on Butterfly Lane be constructed with a 60' radius.*
26. *That the applicant pays the processing fee for this application as adopted by the City Council.*

*Chris Kemp seconded. Ayes: 4. Nays: 0. Motion passed.*

**J. Autumn Ridge, Phase 4, Extension of Approval, Action Item**

**MOTION** *Richard Steinkopf moved that the Planning Commission recommend an extension of the approval of the Autumn Ridge, Phase 4 for one year from the City Council's action subject to the following conditions:*

1. *That the development agreement notifies the developer that the City can only provide utilities if there is sufficient capacity.*
2. *That there be a minimum of two feet between the top of the storm line and the asphalt (or that the storm water pipes are constructed out of reinforced concrete).*

3. *That storm drain lines are not located under the curb and gutter.*
4. *That the applicant receives the appropriate permits to cut the existing City street.*
5. *That engineer's estimate (gas, phone, and electricity along with off-sites) be submitted for this project.*
6. *That the alleys are signed as one ways.*
7. *That public utility easements (PUE) for gas, telephone, and electrical needed for the east side of Hunter Lane and north side of Cambridge are submitted.*
8. *That plans for the off site telecommunication facilities are submitted.*
9. *That electronic files of the utility drawings are submitted.*
10. *That the construction plans show locations of all lateral for sewer and water.*
11. *That fault indicators be installed for the electrical system as required by the Engineering and Public Works Departments.*
12. *That curbs widths be constructed to 30" (instead of 24").*
13. *That a detailed map is provided for the park area showing the equipment locations and how they will comply with the City's park standards.*
14. *That all trail access meets ADA requirements.*
15. *That all utility systems are looped. This subdivision is contingent upon the construction of phases 1-3 for the looping of utilities and a secondary access.*
16. *That there be twenty percent open space attributed to this project. The master developer may deed over land in other areas of the project to comply with this standard.*
17. *That street lights to be updated to the City's specifications.*
18. *That all previous requirements of the original approval are required.*
19. *That water valves be installed for the water system as required by the Engineering and Public Works Departments.*
20. *That dry utility plans be submitted and approved by the Engineering, Public Works, and Telecommunication Departments according to the City's adopted codes and standards.*
21. *That the developer becomes current on accounts receivable.*
22. *That the developer pay future fees (including impact fees) as required by the City Council.*
23. *That the native vegetation in the open space is not disturbed during the construction of the subdivision.*
24. *That the cu-de-sacs and temporary turnarounds be construction with a 60' radius.*
25. *That the sidewalk in front of lots 122-123 be increase from a 4' to an 8' (trail width) sidewalk.*
26. *That Dahl Drive and Hanson Way be divided to eliminate addressing conflicts.*
27. *That the skewed intersection for Orche and Dahl Street be corrected.*
28. *That the Sage Park Street that connects to Ochre Lane have the same right of way (ROW) widths. No direct driveways access should be off 60' ROW.*
29. *That capacity for three phone lines for each lot is constructed.*
30. *That the applicant pays the processing fee for this application as adopted by the City Council.*

*Chris Kemp seconded. Ayes: 4. Nays: 0. Motion passed.*

6. General Discussion/Questions:

None.

7. Adjournment:

MOTION Tom Maher moved to adjourn the meeting @ 7:27 p.m.

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





**MINUTES OF THE PLANNING COMMISSION MEETING  
CITY OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1680 E. Heritage Dr  
Eagle Mountain, UT 84043  
April 9, 2002**

Chair Tom Maher called the meeting to order at 6:05

**Roll Call:**

Commissioners present: Chris Kemp; Diane Jacobs; Diane Bradshaw; Wendy Smith and Richard Stienkopf.

**City Staff:**

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

**Others present:**

Paul Gerome, Porter's Crossing resident; Jacob Hammons, Porter's Crossing resident; Greg and Cozette Rawinson Porter's Crossing residents; Justin and Darlene Gedge Willow Springs Residents; Chad Smith, Smith Ranch resident.

**1. Pledge of Allegiance:**

Chris Kemp led the Pledge of Allegiance.

**2. Identification of Voting Commission**

Wendy Smith, Diane Bradshaw, Wendy Smith and Richard Stienkopf

**3. Declaration of Conflicts of Interest**

Diane Jacob declared a conflict of interest on items B, C and D, as her husband sold water rights to the developers in Eagle Mountain.

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

Diane Jacob gave a brief synopsis of the previous City Council Meeting.

**5. Agenda Items**

**A. Ranches Master Development Plan Amendment (Second Amendment- Carlton Annexation),  
Master Development Plan Amendment, Action Item- Public Hearing**

The Ranches are proposing several amendments to the master development plan which include: the addition and zoning of parcels, the reallocation of densities, and the amendment of Exhibit 7- Density Transfer Map.



**MOTION**      **Wendy Smith moved that approval of Ranches Master Development Plan Carlton Amendment (which adds and zones parcels, reallocates densities, and amends Exhibit 7- Density Transfer Map) to the City Council subject to the following conditions:**

1. **That The Ranches demonstrate how the impacts of the business park will be mitigated on the adjacent residents through the use of landscaping buffering, earth berming, and screening.**
2. **That the R1 N28 Business Park be classified for zoning purposes as a business park zone rather than a commercial zone.**
3. **That minor adjustments be made to the tabulation table to reflect the Development Review Committee's recommendations.**
4. **That all 74 acres of the Carlton Annexation be zoned.**
5. **That the Development Agreement identifies which version of the Development Code's zoning districts will apply to The Ranches Master Development. Additionally, that the development agreement solidifies criteria for the types of Development Code amendments that may be applicable to The Ranches Master Development.**
6. **That the development agreement describes the process for redirecting densities within The Ranches Master Development upon determination (based upon findings of facts) by the Planning Commission and City Council that the proposed densities are not suited for that neighborhood.**
7. **That the water right information is submitted for the applicable master development areas and approved by the City Attorney and Engineer.**

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

**B. Mount Airey, Plat A, Plat Amendment, Public Hearing- Action Item**

The Mt Airey subdivision is location on the east side of The Ranches Parkway near SR 73. The subdivision is directly south of the Ranches Business Park.

**MOTION** **Richard Stienkopf moved that the Planning Commission recommend approval of the plat amendment for the Mt. Airey, Plat A to the City Council subject to the following conditions:**

1. **That the applicant receives a permit and bonds for the cutting of asphalt.**
2. **That engineer's estimates are submitted for the relocation and construction of utility services and all other improvements.**
3. **That construction plans (and an electronic copy of the plan) is submitted showing existing and proposed service lines**
4. **That the construction plans show all existing fire hydrant and additional hydrants**
5. **That the county book and page for adjacent properties be contained on the plat.**
6. **That the liens that are contained on the title report are resolved.**
7. **That the public open space dedicated to the City with Plat A that is being proposed for the frontage of lots 73- 75 is resolved.**

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

**C. Interpretation of Ranches Design Guidelines, Action Item**

The Ranches are requesting an interpretation from the Planning Commission regarding the design guidelines that requires the wrapping of rock and brick materials around outside

corners.

**MOTION** *Wendy Smith moved that the Planning Commission interpret Subsection F, of Section VI: Architecture Guidelines of The Ranches Design Guidelines to allow for the “pillar theme”.*

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

**D. Friday’s Station, Plat B, Final Plat, Action Item**

Friday’s Station Plat B is situated between Friday’s Station Plat A (a constructed subdivision) and Horseshoe Station Plats A & B (approved subdivisions). These subdivisions are on the west side of the Ranches Parkway and are located on the golf course.

**MOTION** *Diane Bradshaw moved that the Planning Commission recommend approval of the final plat for Friday’s Station, Plat B to the City Council subject to the following conditions:*

1. *That the applicant demonstrate how this subdivision will provide a park and recreation amenity suitable for the respective homeowners. (Section 9.19 of the Development Code)*
2. *That the path and the card numbers in the DLC with any required CBA be noted on the dry utility plans.*
3. *That comprehensive electronic file of the final plat and construction drawings showing: locations of sewer system manholes, water valves, and water lateral locations be submitted. (Section 3.010 of the Construction Specifications)*
4. *That the applicant submits materials that documents if improvements are needed to stabilize the wash (100 year flood plain) south of lots 10-11 to prevent portions of these lots from eroding away.*
5. *That engineer’s estimates with all off site improvements of all dry utilities are submitted.*
6. *That the water line easement for the looping of the water line between Friday’s Station Plat B and the constructed Kennekuk Subdivision be submitted. This drawing should be provided on an additional construction sheet.*
7. *That a total of three additional water valves be added to the system; one prior to the connection in the existing line in Kennekuk Subdivision and one on each side of the Kennekuk connection in Appaloosa Way.*
8. *That a casing be installed were the proposed water line crosses the Tickville Wash, a clay protection be installed or some means of protecting against erosion be called out for the backfilled trench area, and vertical thrust restraints be added to the water line on both sides of the wash*
9. *That the addresses are added and minor corrections as identified by the Engineering Department be made to the plat.*

*Richard Stienkopf seconded the motion. Ayes: 4, Nays: 0. Motion passed*

**E. Smith Ranch Church Plat, Final Plat, Action Item**

The proposed Smith Ranch Church Preliminary Plat is located at the intersection of Smith Ranch Road and the proposed extension of Porter’s Crossing Parkway. The site is south of the elementary school that is being constructed.

**MOTION** *moved that the Planning Commission approve the final plat for the Smith Ranch Church Plat subject to the following conditions:*

1. ***That a deed for the full right of way (ROW) be provided for the extension of Porter's Crossing Parkway from Smith Ranch Road to Pony Express Parkway.***
2. ***That a half width plus 10 feet of ROW be constructed for Porter's Crossing Parkway with the development of this subdivision as required 4.240 of the City's adopted construction specification.***
3. ***That a registered land surveyor marks the existing utilities located on this property and that the exact easements are determined based upon this work.***
4. ***That engineer's estimates for all improvement associated with the project that will be bonded for at recordation.***
5. ***That the applicant submits an electronic file of the plat.***
6. ***That the Public Works Board recommendation of approval be satisfied (that the impact fees be adjusted to cover the cost of the request).***
7. ***That the property ownership for the surrounding parcels be identified on the plat (county book and page).***

***seconded the motion. Ayes: , Nays: . Motion passed***

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

7. **Adjournment**

**MOTION** ***Richard Stienkopf moved to adjourn the meeting at 9:06***

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

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain Community Center**  
**1680 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**April 23, 2002**

Chair Tom Maher called the meeting to order @ 6:03 p.m.

**Roll Call:**

Commissioners present: Tom Maher, Chris Kemp, Wendy Smith, Richard Steinkopf, and Diane Jacob. Darin Brandt, John Nielson and Missy Rudy were excused.

**City Staff:**

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

Others present: Jessa Schalich, The Ranches; Mike Wren, Eagle Mountain Properties (EMP); Grant Gifford, Sundance Homes; Ken Berg.

**1. Pledge of Allegiance:**

Chris Kemp led the Commission and audience in the Pledge of Allegiance.

**2. Identification of Voting Commissioners:**

Wendy Smith, Richard Steinkopf, Tom Maher, Chris Kemp were identified as the voting commissioners.

**3. Declaration of Conflicts of Interest:**

Diane Jacob declared conflicts of interest, as her husband sold water rights to the developers within the City.

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

Diane Jacob stated that the City Council discussed the following planning issues at their April 16, 2002 meeting:

1. Development Code Amendment regarding Alleys
2. Converting Public Property to Private Property/Mt. Airey Plat Amendment
3. Ranches Master Development Plan Amendment
4. Golf Course Maintenance Facility (Site Plan)
5. Smith Ranch Church (Final Plat)
6. Ranches Design Guidelines Amendment

The Airport Planning Commission met on April 18, 2002 and the discussed the following items:

1. Extension of Approval for the Jake Garn Subdivision, Phase 1
2. Airport Planning Commission meeting schedule

**5. Agenda Items**

**A. Kiowa Valley, Final Plat-Action Item**

Shawn Warnke presented Kiowa Valley, which is located south of the Smith Ranch. This subdivision will be accessed through the asphalt extension of Porter's Crossing Parkway and the road base extension of Golden Eagle Road. There is currently no development adjacent to this project. The preliminary plat application showed Kiowa Valley Subdivision comprising 147 lots on 36.01 acres. Plat A (the first phase) consists of 81 building lots averaging 6,351 square feet.

**MOTION** *Wendy Smith moved that the Planning Commission recommend approval of the final plat application for Kiowa Valley (R7 N4) subject to the following conditions:*

- 1. That a privacy fence be installed along Porter's Crossing Parkway with the development of the subdivision (as required by the Ranches Design Review Committee).*
- 2. That there be a minimum of three feet from the trail on Porter's Crossing Parkway to the privacy fence (as required by the Ranches Design Review Committee).*
- 3. That the homes along the Porter's Crossing Parkway be required to have an EAR of .30 (as required by the Ranches Design Review Committee).*
- 4. That the applicant submits electronic files of the dry utilities.*
- 5. That the street names be identified as a street, road, drive, etc on the plat.*
- 6. That a more detailed plan be submitted showing the xeriscape (water wise) landscaping to be plant in the roundabout.*
- 7. That a more detailed plan be submitted for the park and park equipment.*
- 8. That the Public Works Board recommendation of approval be satisfied (that*
- 9. The impact fees be adjusted to cover the cost of the request).*
- 10. That the City Engineer's requirements be satisfied (See the section entitled Review of Materials).*

*Chris Kemp seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**B. Mt. Airey Plat A, Plat Amendment - Action Item**

The Mt Airey subdivision is located on the east side of The Ranches Parkway near State Road 73. The subdivision is directly south of the Ranches' Business Park.

The Ranches submitted a plat amendment application on March 13, 2002. The proposed amendment will change the lot lines for lots 28-31. Overall, these lots will increase in size. The Ranches are proposing the creation of 3 new lots.

The Ranches Master Development Agreement identifies R1 N26 and R1 N27; these parcels are granted 133 and 92 dwelling units respectively. The proposed application does not violate the vested density for this area.

**MOTION** *Richard Stienkopf moved that the Planning Commission recommend approval of the site plan application for the Maintenance Facility Site for the Golf Course which includes the following facilities: a golf course maintenance building that is approximately 4820 square feet; a restroom facilities on the golf course, a sod farm that is approximately 1.31 acres; and Tasco Electrical Storage .95 acres in sizes to the City Council subject to the following conditions:*

- 1. That construction plans for the gas and phone line extensions that will be installed through Eagle Gate phase 4 be approved by the Engineering, Public Works, and Telecommunication Departments.*
- 2. That the applicant receives approval from the County for a septic tank.*
- 3. That the appropriate water rights are deeded to the City with the approval of the site plan.*

4. ***That storm water calculations based upon the correct design parameters noted in Section 4.040 of the City's construction specifications are submitted.***
5. ***That the dry utility demands for the facilities are submitted so that the City can calculate impact fees.***
6. ***That calculation for the sediment pond volume is submitted.***
7. ***That the location of restroom facilities, utility services, and proposed connections, and utility demands are submitted.***
8. ***That the Fire Chief review and approve fuel tanks and fire hydrants.***  
***Wendy Smith seconded the motion. Ayes: 4, Nays: 0. Motion passed.***

**C. Porter's Crossing South, Concept Plan, Discussion Item**

Mr. Warnke presented Porter's Crossing South, which is north of the preliminary approved Kiowa Valley and south of Porter's Crossing. The proposed subdivision will be accessed from Porter's Crossing Parkway (this section of parkway has yet to be constructed). Mr. Warnke continued in stating that Porter's Crossing South is located on property that is currently not in the Ranches Master Development Plan. The Ranches have submitted an amendment to their Master Development Plan to include this 20 acre parcel. (This Master Development Plan amendment is tentatively scheduled for the April 9, 2002 Planning Commission.) The Ranches have proposed in their Master Development Plan Amendment that this property (R7 N4) be zoned for 70 single-family dwelling units.

Scott Kirkland addressed the Commissioners stating that none of the lots were less than 60 feet wide. Mr. Kirkland stated that the Ranches were representing an individual out of Denver, Colorado. That individual asked that The Ranches represent him as the processing party with the development.

Brigham Morgan inquired about the turnouts from the island parks along Porter's Crossing. Discussion ensued.

**D. National Field Archery's Association (NFAA), Archery Golf at The Ranches**

- MOTION**      ***Richard Steinkopf moved that the Planning Commission recommend approval of the temporary archery range to the City Council subject to the following conditions:***
1. ***That the temporary archery range be permitted for May 10-12, 2002; May 31, 2002; and June 1-2, 2002.***
  2. ***That the applicant obtains special burn permits for any campfires and comply with all requirements outlined by the Fire Chief.***
  3. ***That the site be returned to its precondition state following the event.***
  4. ***That if the special event creates an increase in the demands for public safety services that those services shall be provided by the applicant.***
  5. ***That the archery range complies with safety standards for Utah County Sheriff's Office and the National Field Archer's Association (NFAA) and that the applicant provides security to monitor the perimeter of the archery range to prohibit non-participants from accessing the range.***
  6. ***That road base or gravel is used at the connection of dirt roads and paved roads as required by the City Engineer.***
  7. ***That there be sufficient public facilities such as restrooms.***
  8. ***That the City Recorder and City Attorney ensure that all of the insurance forms and the permission of the property owners have been submitted.***  
***Wendy Smith seconded the motion. Ayes: 4, Nays: 0. Motion passed.***

**E. Cedar Valley Airport, Master Development Preliminary Application Review-Discussion Item**

The Cedar Valley Airport is located south of the Sage Valley subdivision (about a mile south of State Road 73).

In November 2000, a master development plan application was submitted for the Cedar Valley Airport. The proposed application differs greatly from other master development applications because essentially the applicant only desires to rezone the property. The City Attorney has stated that the master development plan is the only process in the Development Code to rezone property.

Specifically, the applicant requested that their 92.7-acre property currently zoned as agriculture be rezoned to the Airpark (85.97 acres) and Manufacturing and Industrial Zone (6.86 acres). The application materials submitted for this master development plan requested that no residential units be included in the Airpark Zone. Furthermore, the property owner stated that it is not their intent to develop or expand the airport facility. (Please review the compatibility section in the application and Mr. Patterson's letter dated April 12, 2001.)

The applicant is intending to have an outdoor storage yard for construction materials on the 6.86 acres proposed for the Manufacturing and Industrial Zone. The City's Development Code does not permit the outdoor storage of construction materials as an allowed use in this zone; this is solidified in the City Attorney's letter dated May 29, 2001.

**F. Alley, Possible Development Code Amendment – Action Item**

There are several issues surrounding the construction of alleys that the City needs to consider. This discussion is timely since the City is in the process of amending the Development Code. The primary issues surrounding the use of alleys include: 1) the cost associated with ongoing maintenance of alleys; 2) the ineffective use of alleys.

The first issue exceeds the realm of responsibility of the Planning Commission. As such, the Planning Commission should not discuss this element of the issue at the meeting. The second issue falls within the Planning Commission's purview; further the City Council has requested that the Planning Commission give their recommendation regarding standards to make alleys more effective.

**MOTION** *Wendy Smith moved that the Planning Commission recommend to the City Council that the Development Code be amended to include the following standards and requirements for the construction of alleys:*

- 1. That lots constructed with alley access are required to have garage doors face the alley and driveway accesses off the alley. This will require contractors to observe this subdivision design element.*
- 2. That alley subdivision are required to have zero lot line setbacks or required to have the adjacent properties share (a portion of their) driveways. This will prohibit the driveway from dividing the backyard space.*
- 3. That alley alignments do not have sections greater than 250 feet (or as determined by the City Engineer) that are long and straight. This will reduce vehicles parking on the alley and slow speed of vehicles on alleys.*

*Chris Kemp seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**6. General Discussion/Questions:**

None.

**7. Adjournment:**

**MOTION** *Richard Steinkopf moved to adjourn the meeting @ 8:19 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**  
**May 14, 2002**

Chair Tom Maher called the meeting to order @ 6:00p.m.

**Roll Call:** Tom Maher; Diane Bradshaw; Diane Jacob; Chris Kemp; John Neilson; Wendy Smith and Richard Steinkopf.

**City Staff:**

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

Others present: Scott Kirkland & Jessa Schalich, The Ranches; Jason & Kim Willet, residents; Mike Wren, Eagle Mountain Properties (EMP); Mel McQuarrie, MCM.

**1. Pledge of Allegiance**

Tom Maher led the pledge of allegiance

**2. Identification of Voting Commission**

Tom Maher, Diane Bradshaw, Chris Kemp, John Neilson and Wendy Smith were identified as voting members of the Planning Commission.

**3. Declaration of Conflicts of Interest**

None.

**4. Status Report:**

Diane Jacob gave a brief synopsis of the previous City Council. Items of interest to the Planning Commission were The Ranches Master Development Plan and the use of alleyways within the City.

**5. Agenda Items**

**A. Autumn Ridge, Phases 1-2, Preliminary Plat, Public Hearing- Action Item**

Autumn Ridge, Phases 1 & 2 is located on the north side of Eagle Mountain Boulevard and on the west side of the Eagle Park Subdivision.

One of the significant issues surrounding this application is the native vegetation that was proposed in the open space. Developers in the City Center have always proposed that open spaces surrounding subdivisions be constructed with berming yet remain in native vegetation; this was problematic because the construction of the berming destroyed the native vegetation. Once the native sagebrush and grasses were destroyed noxious weeds overtook these open spaces. The applicant has proposed and the Planning Department is recommending that berming not be constructed in the open spaces and that the areas designated to remain as native vegetation not be disturbed in the construction of the subdivision. The Planning Department is supportive of the preservation of landscape that is indigenous to the Cedar Valley and can be maintained with the annual precipitation.

This subdivision is subject to the architectural standards contained in the City's Development Code as they are currently codified. One of these standards includes the requirement to have side load garages. Front loaded garages are allowed according to the setbacks called out in the section 12.11.2.6 of the Development Code. The Planning Department believes that the shape of lots 71, 72, 76, and 77 may require the builder to construct front loaded garages on these lots. The applicant has mentioned that they may submit alternative design guidelines for the Autumn Ridge project at a future date.

The applicant requested that the Planning Commission review both the preliminary and final plat applications during the same meeting. There is no language in the Development Code that prohibits these applications from being processed simultaneously. However, this requires that both applications be in their final form so that the Planning Commission can approve the preliminary plat and make a recommendation to the City Council regarding the final plat. The applicant was unable to have these applications in their final form for the May 14, 2002 meeting. The final plat for this subdivision is tentatively scheduled for the May 28, 2002 Planning Commission meeting. In the future applicants may try to complete both reviews in the same Planning Commission meeting.

The Autumn Ridge Subdivision was reviewed and approved by the Planning Commission and City Council in 1998 and 1999. The developer of this subdivision is now desirous to modify the subdivision design. Due to these modifications the application is before the Planning Commission for review and approval.

**The Public Hearing was opened and closed at 6:15 p.m. There were no questions or comments.**

**MOITON** *Wendy Smith moved that the Planning Commission approve the preliminary plats for Autumn Ridge, Phases 1 & 2 subject to the following conditions:*

- 1. That Hansen Circle be designed and constructed with a 60' radius.*
- 2. That the constructions plans be corrected as required by the City Engineer.*

*John Neilson seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**B. K&J Pizzeria, Site Plan Review, Public Hearing- Action Item**

K & J Pizzeria proposed location is in the Town Center East Subdivision, directly south of the Fire Station on Heritage Drive. Kim Willard, resident of Eagle Mountain, submitted a temporary site plan application to convert the building used as the community center into a pizzeria. The restaurant would have a seating area of 1000 square feet.

The Development Code requires 15 spaces per 1000 square feet for restaurants. Due to the temporary nature of the business the applicant proposed that the parking area be a graveled surface. The Development Code requires that one handicap stall be provided that meets the standard (hard surface stall with the following dimensions 10' in width and 20' in length with a 5' aisle).

Eagle Mountain Properties Development Agreement identifies this property as zoned Town Center. The Planning Department has interrupted this zone to be the equivalent of the Commercial Core zone. A restaurant use is a permitted use in the Commercial Core zone.

**The Public Hearing opened and closed at 6:50 p.m. There were no questions or comments.**

**MOTION** *I move that the Planning Commission recommend to the City Council approval for the K & J Pizzeria site plan subject to the following conditions:*

- 1. That the facility complies with Health Codes and the Utah County Health Department performs the required inspections.*

2. *That the facility complies with the Fire Codes and that the Fire Department performs the required inspections.*
3. *That the facility complies with the Building Codes and that the Building Department performs the required inspections.*
4. *That one handicap parking stall (hard surface stall with the following dimensions 10' in width and 20' in length with a 5' aisle) be identified as required by the Development Code.*
5. *That utility demands for the restaurant are submitted so that the City Engineer can calculate the associated connection and impact fees.*
6. *That the discarded concrete be removed from the property.*
7. *That at the conclusion of the site plan process the applicant pays the actual cost for processing of the site plan application (this application is being processed under the alternative fee provision in the consolidated fee schedule).*

**C. Meadow Ranch, Phase 4, Covenants, Conditions, & Restrictions (CC&R's) Amendment-Action Item**

The Meadow Ranch Subdivision Phase 4 is located on the north side of SR 73 and east of the North Ranch Subdivision. Specifically, Phase 4 is the most northern portion of this subdivision.

**D. Main Street Market (Morco), Site Plan Extension- Action Item**

Main Street Market is located in the Town Center East Subdivision and is directly west of the City Offices on Heritage Drive.

**6. General Discussion/Questions:**

None to discuss

**7. Adjournment:**

**MOTION**      *Chris Kemp moved to adjourn the meeting @ 9:15 p.m.*

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

**THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA**  
**Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043**  
**Tuesday, May 28, 2002 at 6:00**

**Roll Call:** Chris Kemp, Diane Jacob, Tom Maher, Wendy Smith, and Rich Steinkopf. John Neilson arrived at 6:20 p.m.

**Staff:** Shawn Warnke Planning Director  
Korey Walker City Engineer  
Jody Harris Recording Secretary

**Others present:** Rachelle and David Claire, Fred Clark, Shawn & Kora Corbridge, Paul Gifford, Brian Haskall, Mel McQuarrie, Rhett Weyman, Mike Wren.

**1. Pledge of Allegiance**

Commissioners and audience recited the Pledge of Allegiance.

**2. Identification of Voting Commissioners**

Chris Kemp, Tom Maher, John Neilson, Wendy Smith, and Rich Steinkopf.

**3. Declaration of Conflicts of Interest**

Diane Jacob declared conflicts of interest with agenda items A and B, regarding the water rights.

**4. Status Report from the Council**

Diane Jacob informed the Commissioners that the City Council held a public hearing for Mt. Airey, however there were concerns that 6 out of the possible 17 signatures were acquired from the residents who had purchased lots. Mrs. Jacob also commented that the Jake Garn Airport was approved for extension. There was discussion about the streetlights in Meadow Ranch and Mrs. Jacob stated they will be removing the street lights in Meadow Ranch. Kiowa Valley received final approval from the City Council on May 21, 2002.

**5. Agenda Items**

**A. Carlton Annexation, Master Development Plan- Land Use Plan, Action Item**

Shawn Warnke stated The Ranches have submitted an annexation of the Carlton property, which is approximately 74 acres. The Carlton Annexation is located north of the Pony Express Parkway in close proximity to the UP& L power line corridor. Mr. Warnke stated that on April 9, 2001, the Planning Commission reviewed the proposed amendments to the Ranches Master Development Plan. The Carlton Annexation Land Use Plan was apart of this plan. The City Attorney has requested that this there be a specific review and approval of the Carlton Annexation Master Development- Land Use Plan. Thus, this item is on the agenda for the Planning Commission's review and recommendation. There have been no changes regarding this portion of the plan since the first Planning Commission's review. Mr. Warnke continued by stating upon approval of the master development plan for the Carlton Annexation (shown on The Ranches Master Development Plan as parcels R1 N29 – N31) the City Council will authorize the City Attorney to draft an annexation ordinance for adoption.

None of the Commissioners has comments or concerns.

**MOTION** *Chris Kemp moved that the Planning Commission recommend approval of the*

**Carlton Annexation Master Development Plan- Land Use Plan subject to the following conditions:**

- 1. That the Development Agreement identifies the new version of the Development Code's zoning districts will apply to The Ranches Master Development. Additionally, that the development agreement solidifies criteria for the types of Development Code amendments that may be applicable to The Ranches Master Development.**
- 2. That the development agreement describes the process for redirecting densities within The Ranches Master Development upon determination (based upon findings of facts) by the Planning Commission and City Council that the proposed densities are not suited for that neighborhood.**

**Wendy Smith seconded the motion. Ayes: 4. Nays: 0. Motion passed. John Nielson was not present to vote.**

**B. Rock Creek Condominium, Site Plan Review & Subdivision Layout, Public Hearing- Action Item**

Shawn Warnke presented Rock Creek, which is located at the intersection of Pony Express Parkway and Ranches Parkway (north east corner). The proposed Rock Creek Condominium project is comprised of twenty acres. The project is proposing 282 units. The recently amended and approved Ranches Master Development Plan will only allow 276 units for the proposed parcels that are being developed. Mr. Warnke stated the Rock Creek project will comprise R1 N4 of the current Ranches' Master Plan and R1 N31 of the proposed Ranches Master Development Plan (Carlton Amendment). The R1 N4 is currently zoned as a Village Core with a residential component of 216 dwelling units on 15.4 acres (for a density of 14 dwelling units per acre). The proposed R1 N31 of the Ranches Master Development Plan (Carlton Annexation) designates 60 dwelling units on 4.3 acres (for a density of 14.0 dwelling units per acre). In total, these two parcels are or will be vested for a combined density of 276 dwelling units. Thus, the application may only be approved for 276 dwelling units. Mr. Warnke stated the Development Code require that this project be subject to a site plan and a record of survey. The City Attorney has advised that these applications may be processed simultaneously. The site plan is required because it is multi-family project. A record of survey is the instrument that is used to divide units for sell. Site Plans are to be reviewed by the Planning Commission and City Council. The City Council has the final approval authority for this application. Mr. Warnke explained that a plat is the recording instrument used to define and divide real property into lots. A record of survey is used to define the physical units in a building. Essentially, the record of survey legally defines the air space of each unit. Since this is a condominium project state law requires that this project use a record of survey to define the sellable property.

Korey Walker stated that the traffic study is presently being conducted. Mr. Walker addressed the Planning Commissioners on his concerns.

Paul Gifford, Sundance Homes, addressed the Commissioners, staff, and audience and stated the soils report and traffic study were just about complete.

**Open Public Hearing 6:21 p.m.**

Rhett Weyman, resident of Kennekuk, was concerned that the condominium project in question would lower the value of his home. Mr. Weyman was also upset because his agent informed him that this parcel was zoned commercial, and now there is a condominium project going in.

Shawn and Kora Corbridge, residents of Willow Springs, expressed their concern that when moved to The Ranches into the Willow Spring Condominiums he was informed that the condominiums would be the only multifamily development in the area. Mr. Corbridge was concerned that the construction of the Rockcreek Condo project would cause him a hardship regarding the sale of his condo.

Rachelle and David Claire, residents of Willow Springs expressed the same concern as Shawn and Kora Corbridge.

Brian Haskall, The Ranches, gave a small history on the property in question to the Commissioners, and audience.

**Close Public Hearing 6:44 p.m.**

Rich Steinkopf inquired about the type of storage that would be available to the future homeowners in the condominium project. Paul Gifford confirmed they would have storage and covered parking available for homeowners. Mr. Steinkopf commented on the created elevation, stating he was concerned about another three-story building being constructed so close to the Willow Springs Condominium three-story buildings.

Rich Steinkopf left the meeting at 6:46 p.m.

Wendy Smith confirmed with the developer that there were three separate elevations that were going to be available for this project. Mrs. Smith expressed her concern with the covered balcony's and storage area on the balcony. Mrs. Smith encouraged some language in the CC&'s restricting unsightly storage on the balcony's, outside of the storage area available. Mrs. Smith also inquired how the developer planned to fulfill the park requirements with this development. Paul Gifford stated that they meet the requirements, but will provide some figures before final.

Chris Kemp had no comments or concerns.

John Nielson inquired if the developer was planning to use stucco on these buildings, and encouraged that both building B and C are wrapped in rock and the corners are finished with coins.

Diane Jacob commented on the type of covered parking and was wondering what they looked like. Mrs. Jacob also inquired the approximate square footage and if each condominium had a different layout. Paul Gifford stated they approximate square footage was between 1250 to 1500 square feet and confirmed they had many layouts to choose from.

Tom Maher had no comments or concerns.

**MOTION**        ***Wendy Smith moved to recommended approval of the site plan to the City Council and approve the street layout and densities for the Rock Creek Condominium project subject to the following conditions:***

- 1. That the project has a maximum density of 276 units as allowed by The Ranches Master Development Plan.***
- 2. That the City Council approves the Carlton Annexation Ordinance.***
- 3. That a phasing plan be submitted for the construction of the project.***
- 4. That the applicant submits a soil's report addressing the potential improvements needed to stabilize the wash.***
- 5. That the recommendations (additional ingress egress) of the traffic impact study be implemented.***
- 6. That the off site sewer plan be submitted.***
- 7. That the parking stalls have landscaping at least 100 feet as required by section 22.15 of the Code (landscaping area shall be a minimum of 5 feet in width –one major tree for each 50 sq. ft. of landscaping)***
- 8. That the preliminary storm water calculations be calculated on the historical rate.***
- 9. That there be written permission for the construction of the storm drain pond and volleyball facility that is being proposed over Kern River Gas line and the Williams Communication Fiber Line.***

- 10. That the design engineer submits plans that demonstrate that there are no elevations conflicts with the proposed utility layout and the existing Kern River Gas line, Williams Communication Fiber Line, and City feeder lines.**
- 11. That plans are submitted to the Fire Chief showing where the sprinkler connection will be for the buildings and the accompanying fire hydrant layout (fire hydrant needs to be within a 100 feet of the sprinkler connection as per City ordinance).**
- 12. That The Ranches Design Review Committee approve the elevations and Landscaping plan.**
- 13. That the transformer be sized by the applicant immediately so that the City can order the transformer (delivery for a transformer takes approximately 8 weeks).**

**Chris Kemp seconded the motion. Ayes: 4. Nays: 0. Motion passed. Rich Steinkopf was not present to vote.**

### **C. Golf Course Clubhouse, Conditional Use & Site Plan Review, Public Hearing- Action Item**

Shaw Warnke stated Ames Construction, the applicant, is proposing the development of a 3,600 square feet clubhouse to serve and administer the golf course. Within this facility, there will be a golf pro-shop and restaurant. Mr. Warnke stated the Golf Course Clubhouse is located in the south of Mt. Airey Plat A, on the eastern boundary of the City. This property is zoned Town Core Residential. The City Attorney has advised the Planning Department that the Golf Course Clubhouse is a conditional use within the zone. Site Plans are to be reviewed by the Planning Commission and City Council. The City Council has the final approval authority for this application. Mr. Warnke continued stating the applicant is representing that this facility is a temporary clubhouse and that the permanent facility will be built in the future. The Development Code requires parking areas to have landscape islands (with a width of at least 5 feet) every 100 feet. The applicant is representing that the project is a temporary building until the permanent facility can be built. As such, the applicant is proposing that the landscape island be constructed with the construction of the permanent facility. (It should be stated that the applicant is intending to asphalt the parking lot at this time.) In a letter faxed May 13, 2002, Greg Neff states the following as it relates to the landscape islands and the permanent facility:

**Time Frame:** Third year review of course revenues with possible construction of clubhouse in fourth year. If there were revenue short falls it the third year fifth year review would take place with construction of clubhouse in the sixth year. In the worse case scenario as per course revenues Ames Construction would install island landscaping in the sixth year in lieu of permanent clubhouse. Ames would then fall back position for a permanent clubhouse would be in the eighth year. The permanent clubhouse is based upon course revenues.

Mr. Warnke stated the City Council has delegated the approval authority for Conditional Use Permits to the Planning Commission. The City Attorney has advised that these applications may be processed simultaneously. The submittal requirements are for both a conditional use and site plan are the same. The primary reason for the conditional use review by the Planning Commission is to ensure that the impacts of the proposed commercial use of the clubhouse use are mitigated for the surrounding residents. The Planning Department is making several recommendations to mitigate the impacts of the commercial use on the residential use.

Mr. Warnke and Korey Walker stated that the Golf Course Clubhouse is being developed in a portion of The Ranches that does not have construct improvements. (In the future Mt. Airey Plat B will be constructed adjacent to the Golf Course Clubhouse.) Mr. Walker stated the development of the clubhouse will require the improvements to be extended and bonded to serve this project. These improvements will include but will not be limited to the following: water, sewer, electricity, and gas. The Ranches will be constructing Clubhouse Drive.

Discussion ensued between staff, Commissioners, and the developer on this issue.

**Open/Close Public Hearing with no comments 7:22 p.m.**

The Commissioners had no comments or concerns.

**MOTION** *Wendy Smith moved that the Planning Commission approve the conditional use permit and recommend approval of the site plan to the City Council for the Golf Course Club House subject to the following conditions:*

- 1. That the storm water is collected before it runs off into the Clubhouse Drive right of way (ROW).*
- 2. That updated electronic files of the drawings are submitted (that shows the catch basins).*
- 3. That the additional DLC cards for the phones are shown on the plans and engineer's estimates.*
- 4. That there is adequate buffering between the project and all adjoining residential properties with headlight screens.*
- 5. That the landscapes plan contains a specification table.*
- 6. That the submitted easements include the 10' beyond the ROW (item submitted and the drafter is verifying the easement) and that easements for the water line easement and fire hydrant is submitted.*
- 7. That an engineer's estimated are submitted for the offsite utility costs and onsite storm water costs.*
- 8. That the storm drain plan is calculated for a ten-year historical rate and also detention is required to be based upon a one hundred year peak storm.*
- 9. That Mt. Airey Drive is repaired 60 days after the City Council's approval of the site plan.*

*John Nielson seconded the motion. Ayes: 4. Nays: 0. Motion passed.*

**D. Autumn Ridge, Phase 1, Final Plat, Action Item**

Shawn Warnke presented Autumn Ridge, Phases 1& 2 is located on the north side of Eagle Mountain Boulevard and on the west of the Eagle Park Subdivision. The proposed final plat for phase 1 contains 62 residential lots. The Autumn Ridge Subdivision was reviewed and approved by the Planning Commission and City Council in 1998 and 1999. The developer of this subdivision is now desirous to modify the subdivision design. Due to these modifications, the application is before the Planning Commission for review and approval. Mr. Warnke stated that one of the significant issues surrounding this application is the native vegetation that is being proposed in the open space. Developers in the City Center have always proposed that open spaces surrounding subdivisions be constructed with berming yet remain in native vegetation; this was problematic because the construction of the berming destroyed the native vegetation. Once the native sagebrush and grasses were destroyed, noxious weeds overtook these open spaces. Mr. Warnke continued stating the applicant has proposed and the Planning Department is recommending that berming not be constructed in the open spaces and that the areas designated to remain as native vegetation not be disturbed in the construction of the subdivision. The Planning Department is supportive of the preserving landscape that is indigenous to the Cedar Valley and can be maintained with the annual precipitation. The applicant would like to discuss their proposal with the Planning Commission regarding the plan or measures for protecting the native vegetation in the open space during the construction of the development.

The Commissioners had no concerns or comments.



**MOTION**      *John Nielson moved that the Planning Commission approve the final plat for Autumn Ridge, Phase 1 subject to the following conditions:*

1. *That the following changes occur to the proposed storm pond: that an easement be provided; that the storm pond's configuration be modified so that it does not conflict with the recorded right of way (ROW) for Raven Way; and that the existing 36" storm pond pipe be modified appropriately to match the proposed pond layout.*
2. *That construction plans for Raven Way be submitted that extends for Autumn Ridge Phase 1 to the recorded Raven ROW in Eagle Park Phase 1.*
3. *That the applicant outlines a plan and/or measures for protecting the native vegetation in the open space during the construction of the development.*
4. *That evergreen trees are not used in the landscaping of this project.*
5. *That a phasing plan for the construction of the improvements be submitted.*
6. *That the landscaping improvements in the roundabout are constructed at the same time as the required (infrastructure) improvements.*
7. *That the park improvements be constructed at 50 percent occupancy of phase 1 or one year after recordation.*

*Chris Kemp seconded the motion. Ayes: 4. Nays: 0. Motion passed.*

**E. Proposed Amendments to Eagle Mountain City Planning Commission Bylaws and Rules of Procedure, Discussion Item**

Shawn Warnke presented the Commissioners with a draft copy of the Eagle Mountain City Planning Commission Bylaws and Rules of Procedure for review and discussion. The Planning Commission directed the Planning Director to make two changes to the proposed Bylaws before forwarding them to the City Attorney for his final review.

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

**A. Certified Citizen Planner Seminar**

Diane Jacob and Wendy Smith informed the Commissioners that they had attended the Certified Citizen Planner Seminar and felt that if any of the Commissioners wanted to attend, it was a very educational seminar. Mr. Warnke stated that if anyone was more interested, submit a request and there are funds available for seminars for the Planning Commissioners.

**7. Adjournment**

Chris Kemp moved to adjourn the meeting at 8:06 p.m.

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

**MINUTES OF THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING**  
**Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043**  
**Tuesday, June 11, 2002 at 6:00**

**Roll Call:** Chris Kemp, Tom Maher, Wendy Smith, and Rich Steinkopf. John Nielson arrived at 6:36 p.m.

**Staff:**

Shawn Warnke	Planning Director
Korey Walker	City Engineer
Jody Harris	Recording Secretary

**Others present:** Kelvin Bailey, Rodger Knell, Scott Kirkland, Marci Taylor, and Steve Young.

**1. Pledge of Allegiance**

Commissioners and audience recited the Pledge of Allegiance.

**2. Identification of Voting Commissioners**

Chris Kemp, Tom Maher, John Nielson, Wendy Smith, and Rich Steinkopf.

**3. Declaration of Conflicts of Interest**

None.

**4. Status Report from the Council**

Shawn Warnke advised the Commissioners that the Council had approved Mt. Airey Plat A Amendment, Friday Station B, the site plan for the Clubhouse in the Ranches, and Autumn Ridge final plat application for phase 1 was also approved.

**5. Agenda Items**

**A. Cedar Pass Ranches 5, Conditional Use Permit & Site Plan, Public Hearing - Action Item**

Shawn Warnke presented the proposed Smith Ranch Church Site Plan, which is located at the intersection of Smith Ranch Road and the proposed extension of Porter's Crossing Parkway. The site is south of the elementary school that is being constructed.

Originally, The Ranches Master Development Plan designated this site as a school and park. On October 16, 2002, the City Council approved an amendment to The Ranches Master Development Plan that changed the zoning from school and park to a Country Residential Zone to accommodate a church site. The changing of the 4.27 acres from open space to a church site was formalized in Resolution 24-2001. The Ranches is now vested with the right to develop this property as a church site.

Mr. Warnke stated that the City Council had delegated the approval authority for Conditional Use Permits to the Planning Commission. The zoning ordinance identifies churches as a conditional use within the Country Residential Zone. The submittal requirements for both a conditional use and site plan are the same. The primary reason for the conditional use review by the Planning Commission is to ensure that the impacts of the proposed institutional use of the church are mitigated for the surrounding residents. Mr. Warnke concluded the City Council would have the final approval for this application.

Rodger Knell addressed the Commissioners. Discussion ensued regarding xeriscape being used for this

church site.

**The Public Hearing was opened and closed without comment @ 6:30 p.m.**

The Commissioners had no comments or concerns.

- MOTION**     *Wendy Smith moved that the Planning Commission approve the conditional use permit and recommend approval of the site plan to the City Council for the Cedar Pass Ranches 5 subject to the following conditions:*
- 1. That the applicant guarantees access to the north side of the sewer lift station through the parking lot.*
  - 2. That the roadway should end at the Porter's Crossing Parkway entrance rather than extending to a temporary turn around past the entrance.*
  - 3. That the storm water shall be collected in the parking area and dispersed into the storm water system rather than discharging the water into the streets and that the piping be sized to ensure it is adequate to handle the 100-year flow. Additionally, the grading and drainage plan shall be updated.*
  - 4. That the fill and cut and stationing slopes be shown on the plan view of Porter's Crossing Parkway.*
  - 5. That the plans show the R ports & cards in DLC are needed and that the applicant submits the utility demands for the project.*
  - 6. That the conflicts with the storm drain to the Smith Ranch Storm Pond and the construction of the extension of Porter's Crossing Parkway be addressed.*
  - 7. That the north portion of the site is landscaped as follows: that sod is planted for the first ten feet which transitions into an irrigated wildflower pasture. Three trees are to be removed from this north portion.*

*Rich Steinkopft seconded the motion. Ayes: 4, Nays: 0. John Nielson abstained from voting. Motion passed.*

**B. Proposed Church Site, Concept Plan – Discussion Item**

Shawn Warnke presented the proposed church noting that it would be constructed north of the Pony Express Elementary School at the intersection of Pony Express and Smith Ranch Road. The Ranches proposed that an additional 3 to 4 acres from the R6 S1 parcel be used as a church site. It was envisioned that the remainder of the property would be used as park space.

On June 4, 2002, the DRC along with the Mayor, met with Scott Kirkland to discuss the proposal. Some of issues discussed included: the original planned development for the parcel, utility services to the site, and other possible church site locations. The Ranches and the DRC suggested other possible location for a church site to representatives from the LDS Church. Mr. Warnke commented that there were relatively few parcels that were readily available or suited to be developed as a church. The LDS Church seemed most interested in that proposed site.

Shawn Warnke went on to say that it was his professional opinion that the best use of the remaining property in the R6 S1 parcel was to develop a regional park. Mr. Warnke's position was based upon the need for a regional park in the North Service Area. Mr. Warnke believed that developing a regional park adjacent to a school would have a synergistic result for residents in the NSA. Ideal planning would suggest that there be a better distribution of church sites in a neighborhood than what is being proposed. Mr. Warnke understood that it would be relatively easy now to find a 3 to 4 acre parcel to be used as a church site rather than a 20 to 50 acres parcel that would serve as a regional park.

Mr. Warnke concluded that the processes to develop a church site on this property would include an amendment to The Ranches Master Development Plan. The amendment would change the zoning to a residential zone in which a church is permitted as a conditional use. This would require a public hearing.

Upon the property being rezoned, a subdivision would occur to create a building lot from the R6 S1 parcel. This development would be subject to a site plan review by both the Planning Commission and City Council.

Discussion ensued between the applicant and Commissioners on the location of this concept plan.

### **C. Proposed General Plan, Public Hearing- Action Item**

Shawn Warnke stated that there were two major elements of a General Plan. First, the Commissioners must outline goals, policies, and objectives, and secondly, the land use plan. These two elements combined create the vision for the city. The Development Code is the means of establishing standards, ordinances and vision of the City.

Discussion ensued.

#### **Open Public Hearing 7:49 p.m.**

Scott Kirkland, The Ranches, inquired about the land use map. Discussion ensued in regards to various property owners.

Marci Taylor, Lake Mountain resident, requested information regarding the zoning changes, and what was proposed along Lake Mountain Road. Discussion ensued.

#### **Close Public Hearing 8:06 p.m.**

During the discussion the Planning Commissioners recommendeds that regional parks be removed from the land use plan. Concerns were expressed with respect to the City showing regional parks on property that was not owned by the City. The Planning Commission also recommended that the Vision Statement for the General Plan be slightly modified to read as follows:

***The Vision of Eagle Mountain City is to create a community that is rural, relaxed and technologically advanced. Its future-oriented and environmentally friendly design will include trails, parks, and open spaces. This family friendly, neighborly, and cohesive city will promote frequent cultural events. Eagle Mountain will foster pride in its' citizens.***

### **D. Proposed Development Code, Public Hearing – Action Item**

Shawn Warnke presented the Development Code to the Commissioners as proposed. Mr. Warnke noted that there had been several changes made to the draft by various parties, including DRC members, Ken Leetham and himself. The Planning Commission reviewed the document and made the following recommendations:

- **STREET TREES.** Street trees in residential subdivision are not required improvements but are an improvement where bonus density will be granted when installed.
- **LOT SIZES.** That there is no minimum lot sizes only a minimum lot frontage, which will be 60' (there should be a reduced lot frontage for lots on cul-de-sac).
- **OPEN SPACE.** The Planning Commission discussed at length the amount of open space that should be required. It is proposed that the open space requirement be reduced from 20 percent to 10 percent for projects in the R-2.6 Zone and from 25 percent to 15 percent in the Mixed Use Overlay Zone. Sensitive lands would only count as 50 percent towards meeting the open space requirements. Both the terms "open space" and "sensitive lands" must be defined.
- **MINIMUM DWELLING SIZE.** The Planning Commission proposed that the following dwelling sizes be required in the R-2.6 Zone: single story dwelling have 1000 square feet on the main plus a 400 square foot garage; two story dwelling have 800 square feet on the main, 200 square feet on the second level, and a 400 square foot garage.

- **GARAGE DOORS.** The Planning Commission is recommending that there be no required off set from the front of the garage door to the front elevation of the home. All driveways shall be at least 25 feet in length.
- **SIGNAGE ORDINANCE.** The Planning Commission recommended that the staff review the sign ordinance for reasonable accommodations for temporary signage.
- **URBAN DESIGN.** The Planning Commission recommended that all subdivisions demonstrate a design theme during the review and approval of the subdivision. Bonus densities will be granted for developers that incorporate design elements that are important to the City.

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

None.

7. **Adjournment**

Chris Kemp moved to adjourn the meeting at 9:55 p.m.

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

**MINUTES OF THE PLANNING COMMISSION MEETING  
TOWN OF EAGLE MOUNTAIN, UTAH  
Eagle Mountain Community Center  
1668 E. Heritage Dr  
Eagle Mountain, UT 84043  
June 25, 2002**

Tom Maher called the meeting to order @ 6:10 p.m.

**Roll Call:**

Commissioners present: Chairman Tom Maher, Diane Jacob, Chris Kemp, Jeff Love, John Neilson, Wendy Smith, and Richard Steinkopf.

**Town Staff:**

Town Engineer:           Korey Walker  
Town Planner:           Shawn Warnke  
Deputy Recorder:           Jody Harris

Others present: Mayor Kelvin Bailey; Mike Wren, Eagle Mountain Properties (EMP).

**6:00 SITE VISITATION**

**1.     Site Visit**

**A.   Eagle Top Subdivision, Site Visit**

The Planning Commission met at The Ranches where a site visitation was conducted at the proposed Eagle Top Subdivision.

**B.   Eagle Top Subdivision, Concept Plan Review- Discussion Item**

The proposed subdivision is located directly south of the constructed Porter's Crossing Subdivision and north of the approved Kiowa Valley Subdivision. The Developer presented a Concept Plan Review.

**6:45- 7:00 RETURN TO CITY OFFICE- 1680 E. Heritage Drive Eagle Mountain**

**2.     Pledge of Allegiance – 7:49 p.m.**

Tom Maher led the Pledge of Allegiance.

**3.     Identification of Voting Commission**

Voting members were identified.

**4.     Declaration of Conflicts of Interest**

Diane Jacob declared a conflict of interest as her husband sells water rights to the developers in Eagle Mountain.

**5.     Approval of Minutes**

**A.   June 11, 2002**

**MOTION**        *Wendy Smith moved to approve the minutes of June 11, 2002 as amended. Seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**6.    Status Report from the Council**

Diane Jacob gave the Commissioners an update from the previous City Council Meeting and commented on the following:

1. Carlton and Evans Ranch Annexation
2. Cedar Pass Ranch, Phase 5 Development Agreement

**7.    Agenda Items**

**A. Town Center East Commercial Building No. 1, Site Plan, Public Hearing- Action Item**

Shawn Warnke presented the proposed Town Center East Commercial Building 1. The building will be located within the Town Center East Subdivision, west of the Fire Station. Mr. Warnke noted that the building will be 9,480 square feet, 35' in height with an open picnic area one side of the roof.

The parcel was identified in Eagle Mountain Properties' Master Development Plan as Town Center. The City Staff interpreted this zoning to be consistent with the Development Code Commercial Core Zoning.

The Public Hearing opened at 8:02 p.m. and was closed at 8:10 p.m.

**MOTION**        **John Neilson moved to approve the Site Plan for the Town Center East Commercial Building No. 1 as submitted subject to the following conditions:**

- 1. That the project complies with the engineering requirements.*
  - 2. That the necessary easements (both on and off site) be submitted.*
- Wendy Smith seconded the motion. Ayes: 4, Nays: 0. Motion passed. Chris Kemp abstained from voting.*

**C. Proposed General Plan Review - Action Item**

The Planning Commission reviewed the Proposed General Plan Review and recommended approval to the City Council.

**MOTION**        *Wendy Smith moved to approve the Proposed General Plan to the City Council. John Neilson seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

**C. Proposed Development Code Review - Action Item**

The Planning Commission reviewed the Proposed Development Code Review and recommended approval to the City Council.

**MOTION**        *Wendy Smith moved to approve the Proposed Development Code as amended. Richard Steinkopf seconded the motion. Ayes: 5; Nays: 0. Motion passed.*

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

None

**9.    Adjournment**

**MOTION**        *Tom Maher moved to adjourn the @ 8:40 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**  
**August 13, 2002**

Chair Tom Maher called the meeting to order @ 6:00p.m.

**Roll Call:** Tom Maher; Jeff Love; Diane Jacob; Richard SteinKopf; Chris Kemp and Wendy Smith;

**City Staff:**

City Planner: Shawn Warnke was excused  
Planning Assistant: Fionnuala Kofoed  
City Engineer: Korey Walker

Others present: Scott Kirkland & Amy Twitti, The Ranches; Mike Wren, Eagle Mountain Properties (EMP); Paul Bond, resident.

**1. Pledge of Allegiance**

Tom Maher led the pledge of allegiance

**2. Identification of Voting Commission**

Tom Maher, Diane Jacob, Chris Kemp, Chris Love and Wendy Smith were identified as voting members of the Planning Commission.

**3. Declaration of Conflicts of Interest**

Diane Jacob stated a conflict of interest with items 4 B & C as her husband sells water rights to developers in Eagle Mountain.

**4. Status Report:**

**A. City Council**

Diane Jacob stated that she had attended the July 18, 2002 Airport Planning Commission Meeting. The main objective of the meeting was to establish goals, discuss a new Zoning Ordinance and General Plan for the Jake Garn Airport. Mrs. Jacob did not attend the August 6, 2002 City Council and deferred to Shawn Warnke to report on the meeting,

Mr. Warnke noted that there were no items on the City Council's Agenda that related to the Planning Commission. However, Mr. Warnke did mention that the CC&R's for Autumn Ridge and the Final Approval for Eagle Point, Plats I & J would probably be on the next City Council Agenda. Mr. Warnke also stated that the DRC was still meeting to fine tune the Development Code and would keep the Planning Commission informed with respect to the status of the project and when the estimated date of completion would be.

**5. Agenda Items**

**A. Cedar Trail Villages Phase II A, Public Hearing- Action Item**

Shawn Warnke presented Cedar Trails Villages, Phase II. Mr. Warnke indicated that the location of the proposed Cedar Trail Villages, Phase II A Subdivision was east of Cedar Trail Villages Phase 1 and north of Mountain View Subdivision. The developer had elected to redesign the subdivision and was seeking preliminary and final approval for the project. Mr. Warnke recommended that the Commissioners approve the application as submitted.

Chair Pro Tempore Chris Kemp opened the public hearing @ 6:25 p.m. There were no questions or comments from the audience and the hearing was subsequently closed.

Chris Kemp asked whether bonding had been placed for a park. Mike Wren noted that the plan included a 1.5-acre park. Shawn Warnke added that a bond had been placed for a park for Phases 1 & 2 A, which included all the necessary amenities for Phases 1, & 2 A.

Diane Jacob asked the developer how the CC&R's would be enforced, as there was no proposal to establish a Home Owners Association (HOA). Mike Wren, EMP, stated that they did not want a HOA and while they were aware of the distress in the Town Center with respect to landscaping, it was his opinion that the CC&R's could be enforced internally. Mr. Wren went on to say that any HOA issues would be handled as a civil suit.

**MOTION**        *Wendy Smith moved to approve the preliminary and final plats for Cedar Trail Villages, Phase II A subject to the following conditions:*

- 1. That an easement for Cedar Trails Way that is stubbed into Phase II A be submitted and that the road is improved with an all season surface (temporary surface). Additionally, that the applicant bonds for the improvements of Cedar Trails Way with asphalt (permanent surface) within one year from the time of recording Phase II A.*
  - 2. That the updated plans and electronic files for the construction and utility plans and their costs associated with engineer's estimates be submitted to the Planning Department prior to the final plat application being placed on a City Council agenda.*
- Jeff Love seconded the motion. Ayes: 4, Nays: 0. Motion passed*

**B. Freemont Springs, Public Hearing- Action Item-This item was discussed after Item 5D**

Freemont Springs is situated north of the approved Kiowa Valley and south of Porter's Crossing subdivisions. The proposed subdivision will be accessed from Porter's Crossing Parkway (this section of parkway has yet to be constructed).

Korey Walker discussed the easement for Clark Extension that would also access Freemont Springs and stated that a second 10' easement was needed.

Scott Kirkland, The Ranches stated that they had tried to incorporate the spirit of the new Development Code within the project and that fewer than 6 lots were less than 60' in width. The development would have two phases and two builders. Phase 1 would consist of 32 lots and Phase 2 would have 38.

The public hearing opened @ 7:40 p.m. There were no questions or comments and the hearing was closed.

Scott Kirkland added that the park for Freemont Springs wouldn't be connected to the development

of Kiowa Valley and would be improved with its own park equipment.

The Planning Commission had no concerns with the proposed Freemont Springs subdivision.

**MOTION**        *Jennifer Rawlings moved to approve the preliminary plat for Freemont Springs subject to the following conditions:*

1. That all storm drain easement and trail corridor be 20 feet.
  2. That no window wells be allowed to encroach into the easements. This is specific to lots 1, 28, 29, 50, 51, 56, 57, and 59.
  3. That an easement for the ROW that is the Clark Street extension (north west part of plat) from Porter's Crossing Plat C be submitted.
  4. That the applicant bond for their share of the park improvements in Kiowa Valley.
  5. That The Ranches HOA requirements for lots along Porter's Crossing Parkway be observed (See the section entitled Urban Design for further detail).
- Wendy Smith seconded the motion. Ayes: 4, Nays: 0 . Motion passed*

**C. Proposed Church Site (R6 S1), Concept Plan- Discussion Item**

The proposed church would be constructed north of the school and prior to the intersection of Pony Express and Smith Ranch Road.

Scott Kirkland presented the proposed church site and discussion ensued regarding the options that were before the Planning Commission with respect to the dual usage of the property. The Commissioners had mixed feeling regarding the proposal.

Mr. Kirkland discussed the need to plan ahead for future church sites. The Church of Jesus Christ of Latter Day Saints (LDS Church) had stated that they needed 1 church for every 300 homes and with the added growth in The Ranches it was necessary to secure future sites. It was Mr. Kirkland's opinion that developing the site as a church would better suite the needs of the community, as it was an essential amenity today as apposed to waiting for it to be developed as a park at a later time. There were no plans to develop in the near future as there was limited funding.

**D. Eagle Mountain Properties Master Signage Plan, Amendment to the Master Signage Plan, Action Item-This item was discussed after item 5A**

Mike Wren, EMP, addressed the Planning Commission stating that this proposal was a continuation of the original Master Signage Plan project. EMP had been in negotiations with respect to leasing property for location of the signs along SR 73.

The location of the signs and their size is as follows:

1. Valley Asphalt (20 x 16)
2. West side of Harvest Haven on SR 73 (18 x13)
3. East of the Eagle Monument at Eagle Mountain Boulevard entryway (16x 12) It.

Shawn Warnke noted that the DRC had discussed the proposed signage plan and was supportive of using signs as a proactive marketing tool for Eagle Mountain City. The DRC had requested to meet with both master developers to discuss the issue and develop a slogan or an image to be used in a marketing scheme for the City. Mr. Warnke requested that the Planning Commission approve the size and location of the signs and allow the City Staff to approve the actual signs once the final sign copy had been created.

Mike Wren commented that he anticipated that the signs would be erected by September 1, 2002.

**MOTION**      *Wendy Smith moved to approve the proposed size and location of Eagle Mountain Properties signs and that the DRC work with the developer to establish the final sign copy and color. Jeff Love seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**E. Eagle Village Condo, Concept Plan- Discussion Item**

Shawn Warnke stated that The Eagle Village Condominium project was located on the east the south leg of Sweetwater Road. Specifically, the project is located on the north and south end of Harvest Road.

Isaac Patterson, Patterson Construction, addressed the Planning Commission noting that the, phase would consist of 7 units. This would allow the developers to test the market for demand the units didn't sell the project would temporarily be put on hold.

The Commissioners addressed their concerns regarding fire safety issues and the accessibility of the project. The Commissioners requested that the Fire Chief review the plans to assure that all safety requirements are met.

Discussion also ensued with respect to the park standards. Mr. Warnke stated that the park requirements would be consistent with the Development Code. The Commissioners concurred that Plan # 1 had a better layout.

**F. Proposal on a Community & Cultural Center- Discussion Item**

Ann Smith gave a presentation to the Planning Commission addressing the possibilities of building a Community and Cultural Center in Eagle Mountain City. It was the opinion of the Commission that it was not their role to make financial decisions and recommended that Mrs. Smith discuss the issue with the Mayor and City Council.

**6. General Discussion/Questions:**

**None to discuss**

**7. Adjournment:**

**MOTION**      *Chris Kemp moved to adjourn the meeting @ 9:15 p.m.*

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

**THE MINUTES OF THE EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING  
Eagle Mountain City Offices 1680 E. Heritage Drive,  
Eagle Mountain, UT 84043  
August 27, 2002**

**Roll Call:** Tom Maher; Jeff Love; Diane Jacob; Richard Steinkopf; Chris Kemp and Wendy Smith.

**City Staff**

**City Planner**                      Shawn Warnke was excused  
**City Engineer**                    Korey Walker  
**Deputy Recorder**                Fionnuala Kofoed

**Others Present:** Scott Kirkland & Amie Twitti, The Ranches; Grant and Paul Gifford, Sundance Homes; Michael Broadski, Hamlet Homes.

**1. Pledge of Allegiance**

Tom Maher led the pledge of allegiance

**2. Identification of Voting Commission**

Tom Maher, Chris Kemp, Jeff Love, Richard Steinkopf and Wendy Smith were identified as voting members of the Planning Commission.

**3. Declaration of Conflicts of Interest**

Diane Jacob stated a conflict of interest with Agenda Items 5 A, B & C as her husband sells water rights to developers within Eagle Mountain.

**4. Status Report:**

**A. City Council**

Diane Jacob gave an update on the previous City Council meeting. The City Council approved the following items:

1. Appointment of Mark Sovine to serve as Eagle Mountain's representative to UAMPS and IMGA. The appointment of Mr. Sovine to serve as a representative to TSSD was also ratified.
2. Development Agreement between Eagle Mountain City and the LDS Church for Smith Ranch Road Church.
3. Development Agreement for Autumn Ridge Phase 1.
4. Amendment of the Subdivision Bonding Requirements to widen Eagle Mountain Boulevard.

**5. Agenda Items**

**A. Rock Creek Condominium, Phase 1, Final Plat- Action Item**

Korey Walker presented Rock Creek, Final Plat to the Planning Commission. The project is located at the northeast corner of Pony Express Parkway and Ranches Parkway.

Grant Gifford, Sundance Homes, displayed elevations for the condos. Mr. Gifford noted that the exterior materials would consist of stucco and brick with no vinyl. The front and rear of the units would look similar to create a more aesthetically pleasing appearance to enhance the look of the community.

Paul Gifford, Sundance Homes presented the park plans which included 3 tot lots. The construction of Phase 1 would include a clubhouse, pool, volleyball and a basketball court.

Wendy Smith asked what church location would service those residing at the condominiums. Scott Kirkland, The Ranches, stated that they had just discussed the issue with the developer and there were no concrete plans at that time.

Rich Steinkopf liked the elevations; however, he was concerned that the height would be a problem with respect to fire safety. Mr. Gifford stated that he had discussed the issue with the Planning Department. Mr. Gifford added that the Fire Chief had reviewed the plans and had given the go ahead for the project.

Tom Maher requested that Shawn Warnke verify that there were no concerns with the height of the condos as it related to fire safety.

Jeff Love inquired whether turn-arounds would be needed for traffic flow. Korey Walker identified the traffic flow and access to the cul-de-sac as it related to traffic flow.

Tom Maher asked when the developer expected to get the project underway. Mr. Gifford responded that they planned to process permits once the City Council gave final approval for the project which would allow the development to proceed.

**MOTION**        ***Wendy Smith moved to recommend final plat approval for Rock Creek Condominiums to the City Council subject to the following conditions and items being approved by the DRC:***

**Conditions**

- 1. That the recommendation of the traffic impact study for additional ingress/egress is implemented (with the construction of Clear Rock Road the contractor needs to cut the ingress and egress for building P). (Completed)***
- 2. That Carnoustie Road needs to be completed to the entrance of this project to provide the secondary access.***
- 3. That the applicant receives written permission from the owner of the easements for the utility crossings under the Kern River Gas Line and the Williams Communication Fiber Line. (Completed)***
- 4. That the dry utility estimates be provided for the project. (Submitted, needs to be reviewed)***
- 5. That a park plan be submitted for the project. (Completed)***
- 6. That the clubhouse be constructed upon the completion of half of phase 1. Needs to be maintained.***
- 7. That the garbage enclosures are not constructed with chain link fencing and slats (Ranches Design Guidelines require cedar fencing materials).***
- 8. That the Fire Chief approves of the sprinkler connection for the buildings and the accompanying fire hydrant layout (fire hydrant needs to be within a 100 feet of the sprinkler connection as per City ordinance).***
- 9. That the off site easements that ties into the Carlton Sewer Line and storm detention pond be approved. (Completed)***
- 10. That the final storm water calculations for the curb and inlet capacities and flow widths be approved. (Completed)***

***Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion passed.***

**D. Extension of Approval-Action Item**

Mayor Kelvin Bailey addressed the Planning Commission regarding the Extension of Approval for subdivisions in Eagle Mountain City. The Mayor requested that the Planning Commission recommend to the City Council the elimination of the procedure, as it was not accomplishing the goal it had been implemented to achieve.

Mayor Bailey explained that the ordinance had originally been approved to avoid developers from stalling developments once they had received final approval. It further created an issue regarding utility capacity that was actually available in the City. The intent of the Mayor and City Council was to provide utility capacity to developers that were in the process of constructing approved plats. In the future, if a developer chose to hold off on an approved project he would not be guaranteed utility capacity. This, they hoped, would be a more practical method and would avoid the City from having to process Extension of Approvals.

**MOTION** *Richard Steinkopf moved to approve the termination of the Extension of Approval process. Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion passed.*

#### **B. Freemont Springs, Revised Preliminary Plat- Action Item**

Freemont Springs is located north of the approved Kiowa Valley and south of the Porter's Crossing Subdivisions. The proposed subdivision will be accessed from Porter's Crossing Parkway (this section of parkway has yet to be constructed). The primary revision to the preliminary plat includes the elimination of 11 residential lots and the creation of a 3.1 acre lot as a church site.

Korey Walker stated that it was necessary to revise the preliminary plat to allow for the church. Mr. Walker recommended approval of the amendment.

Discussion ensued regarding the installation of a privacy fence around the church and whether the LDS Church would be responsible to install it. Korey Walker noted that the issues would be discussed during the Site Plan Review approval process.

Michael Broadski, Hamlet Homes commented on the ability to have accesses off Porter's Crossing Parkway. Mr. Broadski believed that if the church were not accessible off Porter's Crossing it would be burdensome on the residents.

Korey Walker noted that it was his opinion that the community would be better served without access to the church on Porter's Crossing as it would create a safety hazard.

Chris Kemp noted that most people would probably walk to church, thus, reducing the traffic flow.

Wendy Smith commended the developer and Planning Commission for having the foresight for the church site. It was also an added benefit as it reduced the number of lots within the subdivision.

**MOTION** *Richard Steinkopf moved to approve the revised preliminary plat for Freemont Springs subject to the following conditions:*

- 1. That no window wells be allowed to encroach into the easements. This is specific to lots 1, 22, 23, 28, 29, 32, 49, and 50.*
- 2. That an easement for the ROW that is the Clark Street extension (north west part of plat) from Porter's Crossing Plat C be submitted.*
- 3. That the applicant submits a park plan with the required improvements and acreage as specified by the Development Code.*
- 4. That the dry utility drawings be updated to reflect lot 59 (the church site).*
- 5. That the sewer stub for lot 59 (the church site) be constructed prior to the paving of Porter's Crossing Parkway (the paving should be completed in 3 weeks). Design engineer should explore the possibility of stubbing the sewer off Lewis Street.*
- 6. That The Ranches HOA requirement for lots along Porter's Crossing Parkway is observed (See the section entitled Urban Design for further detail).*

*Wendy Smith seconded the motion. Ayes: 5, Nays: 0. Motion passed Ayes.*

**C. Proposed Church Site in Willow Springs, Concept Plan- Discussion Item**

Korey Walker presented the proposed Willow Springs church site. The site is located at the intersection of Half Mile Road and Cedar Springs Road west of the Willow Springs Condominium project. Mr. Walker noted that the location of the church would encourage residents to walk rather than drive to church.

Discussion ensued regarding the road access to the church. Mr. Walker stated that he would recommend that the church be accessed off Kennekuk and Half Mile Road.

Scott Kirkland, The Ranches, commented on the cul de sac and that it created an issue with respect to accessing the town homes in that location. Mr. Kirkland was also concerned that the town homes needed to have an open feel and the current layout caused them to appear cramped. Mr. Kirkland added that he had discussed the needs for additional churches in The Ranches with the LDS church. Mr. Kirkland displayed a Master Development Plan to the Planning Commission outlining several sites for future churches in the area.

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

Diane Jacob stated that she had met with the developers for Eagle Top who want to proceed with the development. Mrs. Jacob added that under the current Development Code it is not necessary to have a master development plan approval for projects with less than 40 units. However, it was necessary to receive Planning Commission approval in order to obtain utilities.

Korey Walker went on to say that a recommendation was needed from the Planning Commission before the plan was presented to the City Council. There were no concerns from the Planning Commission as they had seen and walked through the project site and felt comfortable.

Wendy Smith inquired about the completion of the Development Code. Korey Walker responded that he anticipated that it would be completed in approximately 4 weeks.

**7. Adjournment**

**MOTION**      *Richard Steinkopf moved to adjourn the meeting at 8:30 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**  
**September 24, 2002**

Chair Tom Maher called the meeting to order at 6:06 p.m.

**Roll Call:**

Commissioners present: Tom Maher, Chris Kemp, Diane Jacobs, Jeff Love, Jennifer Rawlings, Richard Steinkopf, and Wendy Smith.

**Others Present:**

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

**City Staff:**

City Planner: Shawn Warnke  
City Engineer: Korey Walker  
Planning Assistant: Angela Cox

**1. Pledge of Allegiance:**

Chris Kemp led the Commission and audience in the Pledge of Allegiance.

**2. Identification of Voting Commissioners:**

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

**3. Declaration of Conflicts of Interest:**

Diane Jacob declared a conflict of interest, as her husband sold water rights to the developers within Eagle Mountain.

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

Diane Jacob stated that the City Council discussed the following planning issues at their September 17, 2002 meeting: Eagle Point Plats I & J received final approval; Willow Springs Phases 3 & 4 received final approval; Consideration and Approval of an Ordinance of Eagle Mountain City, Utah Amending Chapter 3, Section 11 of the Development Code of Eagle Mountain City.

**5. Agenda Items**

**A. O'Fallon's Bluff, Plat A, Final Plat- Action Item**

O'Fallon's Bluff A is located at the eastside of Ranches Parkway. It is directly east of the Liberty Farm Subdivision.

The proposed final plat for O'Fallon's Bluff Plat A includes 8 lots, with an average lot size of 12,321 square feet. The primary infrastructure that will serve this project is in The Ranches Parkway, which is already constructed.

The Planning Commission discussed concerns with storm water runoff. The City Engineer, Corey Walker, stated that landscaping would decrease storm water runoff problems. The Planning Commission discussed options regarding landscaping in the development.

The developer proposed settling on a park destination at a later date.

**MOTION** *Wendy Smith moved that the Planning Commission recommend approval of O'Fallon's Bluff Plat A to the City Council subject to the following conditions:*

- 1) *That the construction plans be shaded to identify the cross gutter being across the future O'Fallon's Way and the sidewalk on the north side of lot 264.*
- 2) *That easements be submitted for the dry utilities located on future lot 269 and crossing future O'Fallon's Way.*
- 3) *That easements be submitted for the drainage swale that will be constructed on the future O'Fallon's Way along with a plan that will control sedimentation from entering Ranches Parkway.*
- 4) *That the sewer and water laterals be adjusted to be 10 foot (not scaled correctly) separation as stated in the General Notes along with the pavement replacement areas shown. Road cut permits must be obtained for these areas.*
- 5) *That the engineer's estimates be submitted.*
- 6) *That the applicant identifies the park that these subdivisions will be served by.*
- 7) *That there is an easement obtained for any subdivision monument.*
- 8) *That a jersey barrier be placed to block vehicle access onto the future constructed O'Fallon's Way (the City Engineer may waive this requirement).*
- 9) *That the storm water be handled appropriately.*
- 10) *That the developer work with the staff to decide which existing park will service this subdivision or pay a park fee prior to a recordation to the subdivision.*

*Richard Stienkopf seconded the motion. Ayes: 5, Nays: 0. Motion Passed.*

**B. Lone Tree, Plat A, Final Plat- Action Item**

The Lone Tree subdivision is located off Pony Express Parkway and is proposed as the most southern development of The Ranches to date. Currently, there are no subdivisions in close proximity to the proposed Lone Tree Subdivision.

The Lone Tree Subdivision is proposing 72 single-family lots on 18.6 acres.

The developer discussed other curb options including his concerns with chipping on the modified curb currently used. He proposed going with a new modified curb.

The Planning Commission expressed concern with the five and five setbacks and storm water that would be channeled through that narrow of a space.

**MOTION** *Chris Kemp moved that the Planning Commission recommend final plat approval to the City Council for the Lone Tree (R-3 N-4) Plat A subject to the following conditions:*

1. *That the park improvements (5 bike rack spaces, 3 picnic tables, and two trash receptacles) be bonded with this project.*
2. *That the City Engineer and developer resolve the looping of utilities.*
3. *That left turn lanes with 100-foot storage on all accesses off Pony Express Parkway are constructed.*

4. ***That the concerns with slopes (11%) at intersection of Sweet Gum Drive and Red Pine Road be resolve.***
  5. ***That setbacks of 10 and 5 on the side yard be permitted with 7 ½ and 7 ½ be an option and if there is extenuating circumstances Korey and staff will work with the developer to allow 5 and 5. The Planning Commission is generally concerned with 5-foot setbacks on side yard because of storm water issues, window wells, and utilities.***
  6. ***That the street, curb and gutter be constructed prior to recordation or that fill easements are submitted for all lots.***
- Richard Stienkopf seconded the motion. Ayes: 5, Nays: 0. Motion passed.***

**C. Willow Springs Meetinghouse, Concept Site Plan- Discussion Item**

The proposed church site is located at the intersection of Half Mile Road and Cedar Springs Road west of the Willow Springs Condominium project.

The Ranches are proposing that a 3.7-acre lot be created in the R1 N2 parcel (in the Willow Springs project). The Ranches' Master Plan allows 76 units on 24 acres in the R1 N2 parcel. Originally, the parcel was designated to be developed as a twin home project. The Planning Department is anticipating that there will be some residential development occurring south of the site.

The developer stated that their intention was to create a cul-de-sac on the south property line for the future development. The staff discussed the fact that buffer requirements for these projects vary in the Development Code depending on improvements (i.e. fencing, landscaping) along property lines.

**D. Smith Ranch West Meetinghouse, Concept Site Plan- Discussion Item**

The proposed church would be constructed north of Pony Express Elementary School, which is in close proximity to the intersection of Pony Express and Smith Ranch Road.

The applicant is proposing that a church be developed on a 3.4-acre parcel. The current land use designations for the site are open space, school, park, and church.

The Planning Commission discussed the orientation of the building. The concept plan proposes that the church face Pony Express Parkway, but be set back 200 ft from this roadway. The applicant discussed some of the constraints related to this project; access to the site and keeping the parcel shape so that it has minimum effects the adjacent open space. Based upon the applicant's explanation the Planning Commission agreed that proposed orientation of the church was the best option considering all of the constraints.

**E. Revision to Ordinance No. O 16-2001 (Street Trees Ordinance)- Action Item**

The Mayor has requested that the Planning Commission review Ordinance No. O 16-2001 (Street Trees Ordinance) and make a recommendation to the City Council on amending this ordinance as discussed during the past Joint Work Meeting (the City Council and Planning Commission's meetings regarding the amendments to the Development Code). This request to review and amend this ordinance now is due to the revised Development Code not currently being ready for adoption.

***MOTION Wendy Smith moved that the Planning Commission recommend repealing ordinance No. O 16-2001 (Street Trees Ordinance) that planting street trees will no longer be a required improvement except along arterial streets and that it will fall under a bonus density system for street trees in residential subdivisions to be added in the revised Development Code.***

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

**6. General Discussion/Questions:**

None.

**7. Adjournment:**

***MOTION Tom Maher moved to adjourn the meeting at 8:09 p.m.***

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

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN CITY, UTAH**  
**Eagle Mountain City Offices**  
**1680 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**October 22, 2002**

Chair Tom Maher called the meeting to order @ 6:00 p.m.

**Roll Call:**

Commissioners present: Tom Maher, Chris Kemp, Diane Jacobs, Jeff Love, and Wendy Smith.  
Jennifer Rawlings arrived at 6:10 p.m.

**Town Staff:**

City Engineer: Korey Walker  
City Planner: Shawn Warnke  
Recording Secretary: Angela Cox

Others present: Nate Ship, Development Associates-Evans Ranch

**1. Pledge of Allegiance:**

Tom Maher led the Pledge of Allegiance.

**2. Identification of Voting Commission**

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

**3. Declaration of Conflicts of Interest**

Diane Jacob stated a conflict of interest on agenda items B & C as her husband sells water rights to the developers within Eagle Mountain.

**4. Status Report:**

**A. City Council**

No actions taken at the October 15<sup>th</sup> City Council Meeting.

**5. Agenda Items**

**A. Eagle Top Subdivision, Rezone, Public Hearing- Action Item**

The subject parcel of the rezoning is located directly south of the constructed Porter's Crossing Subdivision and north of the approved Kiowa Valley Subdivision. Additionally, this parcel is west of the Freemont Springs Subdivision.

The Planning and Engineering Departments have reviewed the application and recommend that the property be rezoned from the Agriculture Zone to the Town Core Residential Zone. Additionally, the Planning and Engineering Department recommend that the project be exempt from the master development plan process.

**Public Hearing Open: 6:14**

**Public Hearing Closed: 6:14**

**MOTION** *Wendy Smith moved to approve the rezone of the Eagle Top 20 acre parcel from the Agriculture Zone to the Town Core Residential Zone and that this application be exempt from the master development plan process allowed in section 3.8 of the Development Code. Property developed in this project shall be subject to pay its' fair share of the Capital Facilities through impact fees.*

*Jeff Love seconded the motion. Ayes: 4, Nays: 0. Motion passed*

**B. Freemont Springs A, B, & C- Action Item**

Freemont Springs is north of the approved Kiowa Valley and south of the Porter's Crossing Subdivisions. The proposed subdivision will be accessed from Porter's Crossing Parkway (which is being constructed).

Scott Kirkland, the authorized agent, expressed concern with driveways meeting code on lots 15 and 24; he also questioned the clear vision triangle and other restrictions that might exist within the Development Code. Mr. Kirkland suggested that the City be deeded a .25 parcel and that the City use the bond to make the improvements for the park at 50% occupancy of the subdivision or one year after recordation.

The Planning Commission was concerned about Property Owners not being able to find house plans to work with driveway restrictions noted on the plat for the clear vision triangle. They were also concerned with landscape, such as trees, creating problems within the clear vision triangle.

Korey Walker suggested recording lots 41 and 42 as the park area and temporary turn around.

**MOTION** *Wendy Smith moved to approve the final plat for Freemont Springs Plats A, B, & C subject to the following conditions:*

- 1. That the legal description for the dedication of the Clark Street extension be recorded (specific to Plat A).*
- 2. That the dry utility plans be revised, engineering estimates and the electronic files are submitted (specific to all plats). That the minor changes be made to the construction drawings.*
- 3. That the following items are included in the development agreement: privacy fencing, phasing of the construction, and that The Ranches HOA requirement for lots along Porter's Crossing Parkway is observed.*
- 4. That the park be bonded for with Plat A and be constructed at one year of recordation or at 50% occupancy of Plat A, whichever occurs first. A .25 acre parcel must be deeded to the City as the property where the park will be located if the other phases are not constructed within a year of recordation; with the understanding that the City will deed this .25 acre parcel back when the permanent park location is developed. The .25 acre park parcel shall be shown on Plat A.*

*Jeff Love seconded the motion. Ayes: 4, Nays: 0. Motion passed*

The Planning Commission discussed item D before item C.

**D. Amendments to Eagle Mountain City Planning Commission Bylaws and Rules of Procedure- Action Item**

The Planning Commission reviewed the Amendments to the Eagle Mountain City Planning Commission bylaws and Rules of Procedure.

The Planning Commission questioned when a Commissioner was to leave the room on a conflict of interest. Shawn Warnke stated that he had discussed this issue with the City Attorney, Jerry Kinghorn, it was determined the Commissioner would need to leave the room only on highly controversial issues.

**MOTION** *Jeff Love moved to approve the bylaws entitled Eagle Mountain City Planning Commission Bylaws and Rules of Procedure as submitted.*

*Chris Kemp seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**C. Evans Ranch Concept Plan (Master Development Plan- Subdivision Plan)- Discussion Item**

Evans Ranch is located west of Smith Ranch on the South Side of Pony Express Parkway.

At 6:42 p.m. Diane Jacobs left because of conflict of interest and Mayor Kelvin Bailey replaced her as City Council Liaison.

The Master Development Plan Agreement for Evans Ranch is essentially complete (the City is awaiting the signed copy to be returned). Upon this agreement being returned, the City Recorder will: 1) Record Ordinance No. O 12-2002 and plat map with the Utah County Recorder's Office; 2) File the Articles of Amendment to the Articles of Incorporation for Eagle Mountain City with State Tax Commission; 3) File Notice of Boundary Change with the State Tax Commission.

The staff presented the need to preserve a 60 foot right of way on the east side of this project which is the half width of a proposed 120 foot north south limited access arterial road that will connect into the regionally planned east west arterial. Saratoga Springs is working with the LDS Church to purchase a 60 foot corridor on the west side of their property (adjacent to Evans Ranch's eastern property boundary) to allow for this road. When constructed this road will be a benefit for those living in the region, including Eagle Mountain's citizens; as such the Planning Department recommends that the City work with the developer to preserve a 60' corridor on the east side of this project.

Mr. Warnke and Mr. Walker noted that some of the intersections need to be redesigned and that there should be no driveway access from collector roads. Additionally, Mr. Warnke and Mr. Walker recommended that there are no shared driveways.

Mr. Walker is recommending that the north south road under the power lines connects to the Pony Express Parkway.

At 7:27 Mayor Bailey left and Mrs. Jacobs returned as City Council Liaison.

**6. Timpanogos Community Visioning Exercise**

Rachael Fenton, from Swaner Design, conducted the Timpanogos Community Visioning planning exercise. The Planning Commission plotted on a City map areas that would ideally be preserved as open space and areas that are suitable for development. Ms. Fenton, will include the Planning Commission's information as part of the Timpanogos Community Visioning Study.

**7. Adjournment**

**MOTION** *The meeting was adjourned @ 8:48 p.m.*

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

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN CITY, UTAH**  
**Eagle Mountain City Offices**  
**1680 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**November 12, 2002**

Chair Tom Maher called the meeting to order @ 6:06

**Roll Call:**

Commissioners present: Tom Maher, Chris Kemp, Jennifer Rawlings, and Richard Steinkopf.  
Wendy Smith came in at 6:09.

**City Staff:**

City Engineer:           Korey Walker  
City Planner:            Shawn Warnke  
Recording Secretary:    Angela Cox

Others present:         Chad Smith, resident, Scott Hazard, Pony Express Plaza, Mike Brodsky and Gordon  
Etter, Cold Springs

**1.     Pledge of Allegiance:**

Tom Maher led the Pledge of Allegiance.

**2.     Identification of Voting Commission**

Tom Maher, Chris Kemp, Richard Steinkopf, and Wendy Smith.

**3.     Declaration of Conflicts of Interest**

None.

**4.     Status Report:**

**A.    City Council**

Evans Ranch Concept Review on October 30,2002.

**5.     Agenda Items**

**A.    Cold Springs (R1 N5), Phase 2; Final Plat- Action Item**

Cold Springs Phase 2 is a proposed subdivision consisting 56 lots in which single-family attached housing will be constructed. This project is unique, as it contains zero lot lines with common walls.

Korey Walker recommended not painting the curb red, on Peregrine Road, as to allow visitor parking, but if it creates problems to no longer allow parking on Peregrine Road.

Mike Brodsky stated that it is discrimination to allow single family homes to park on collector roads and to not allow the town homes.

The Planning Commission was concerned with traffic flow within the parking area, residents parking on Peregrine Road for extended time, so they recommended assigning parking two spaces per unit.



**MOTION:** *Chris Kemp moved that the Planning Commission recommend approval of Cold Springs, Phase 2 to the City Council subject to the following conditions:*

1. *That the telecommunication plans be updated and the revised e-files submitted.*
2. *That an electronic copy of the Development Agreement and CC&R's be submitted.*
3. *That all the homes on Peregrine Road face Peregrine Road.*
4. *That the pine trees on the landscaping plan be irrigated with drip lines.*
5. *That parking be allowed on Peregrine Road under the conditions that the developer assign parking to two spaces per unit, and if the parking on Peregrine Road creates a problem it will no longer be allowed.*

*Jennifer Rawlings seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**B. Pony Express Plaza (R1 N5), Concept Plan- Discussion Item**

The R1 N5 parcel in the Ranches Master Development Plan is zoned Village Core with residential (9.4 acres) and commercial (5.7 acres) land use designations. Cold Springs Phases 1 & 2 comprises the 9.4 acre residential use of this parcel. The Pony Express Plaza will comprise 3.81 acres on the west side of this parcel. The remaining commercial acreage on the east side of the R1 N5 will be 1.89 acres in size.

Currently, The Ranches Master Development Plan identifies this parcel's zoning as Village Core. The zoning ordinance states that appropriate Village Core uses include day care facilities, delicatessens, cafes, professional offices, clinics, and convenience markets. Without consulting the City Attorney, it appears that only the convenience market would be permitted under the parcels current zoning.

The land owner may want to consider rezoning the property to the Commercial Satellite Zone. This zone allows for super markets, gas stations, and professional offices as permitted uses. Conditional uses within this zone include Automobile, Truck, Recreational Vehicle and Equipment Sales or Rentals, Automotive Repair and Service Stations, Retail Services Establishments, Restaurants, Hotels, Motels, Bed and Breakfast Facilities, Banks, Theaters, Art Galleries and Museums and Retail Goods Establishments.

Richard Stienkopf was concerned with merchandising in front of the store and the cities stand on that.

Tom Maher doesn't agree with the Tunnex and carwash because of traffic concerns. Scott Hazard states that unless they are able to acquire some land behind they will not go with the current plan.

Shawn Warnke addressed zoning. Currently the property is zoned Village Core, this zoning would not allow for the gas station, carwash, or Tunnex. Mr., Warnke recommended Satallite Commercial, before he was made aware of the residential unit above. Satellite Commercial does not allow for residential. He will communicate with the city attorney to get some direction on this matter.

**6. Adjournment**

**MOTION**      *The meeting was adjourned @ 7:10*

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

**MINUTES OF THE PLANNING COMMISSION MEETING**  
**EAGLE MOUNTAIN, UTAH**  
**Eagle Mountain City Offices**  
**1680 E. Heritage Dr**  
**Eagle Mountain, UT 84043**  
**December 10, 2002**

Chair Tom Maher called the meeting to order at 6:06

**Roll Call:**

Commissioners present: Tom Maher, Chris Kemp, Diane Jacobs, and Jeff Love.

Jennifer Rawlings came in at 6:14.

Diane Jacobs was excused at 7:36.

**Others Present:**

Scott Kirkland, Amy Twitty, The Ranches; Gordon Etter, Hamlet Homes; Mark Sovine, Resident; Robert DeKorver, Eagle Mountain Fire Department; Marley Orton, Resident; Ken Berg, Sowby & Berg Consultants; Sean Stephens, Resident; Grant Gifford, Sundance Homes.

**City Staff:**

City Planner: Shawn Warnke

City Engineer: Korey Walker

Planning Assistant: Angela Cox

**1. Pledge of Allegiance:**

Tom Maher led the Commission and audience in the Pledge of Allegiance.

**2. Identification of Voting Commissioners:**

Tom Maher, Chris Kemp, Jeff Love, Jennifer Rawlings.

**3. Declaration of Conflicts of Interest:**

Diane Jacob declared a conflict of interest, as her husband sold water rights to the developers within Eagle Mountain.

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

Diane Jacob stated that the City Council discussed the following planning issues at their November 18, 2002 meeting:

Cold Springs Phase 2

**5. Agenda Items**

**A. The Ranches Master Development Plan Amendment, Public Hearing - Action Item**

The Ranches have submitted a master development plan amendment. The proposed amendments include: the addition and zoning of a parcel (R7 N5), the rezoning of property, and reallocation of densities.

Public hearing opened: 6:27.

Mark Sovine expressed his appreciation to the Ranches for their sensitivity of home owners in requiring a buffer between commercial and residential property.

Public hearing closed: 6:29.

Scott Kirkland of the Ranches requested that the motion be amended to include buffer and retaining wall on parcel R1 N28 when developed.

**MOTION:** *Jeff Love moved that the Planning Commission recommend approval of the Ranches Master Development Plan Amendment dated October 21, 2002 subject to the following conditions:*

1. *That there be minor corrections to the master development plan tabulation table (listing all church sites as non-residential uses and the R1 N28 parcel is separated into east and west with the correct zoning and acreage defined).*
2. *That the remaining R6 S1 property be left as community open space.*
3. *That the applicant submits covenants, conditions, and restrictions regarding the R1 N28 west parcel. That there is no outside storage of materials in this development for conditional uses.*
4. *That a buffer be placed between the west end of parcel R1 N28 and the existing Cedar Pass Ranch subdivision and the CC&R's to allow for anything that is placed on that parcel to come before planning commission and HOA for approval.*

*Jennifer Rawlings seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

**B. North Smith Ranch Road Church Plat A (R6 S1) Preliminary Plat, Public Hearing- Discussion Item**

The Ranches are proposing that 3.46 acres from the R6 S1 parcel be subdivided to create a lot for a church site. Once the subdivision is complete and the plat recorded the property may be sold. At which time additional applications may be submitted to complete the development process to construct a church.

The proposed church would be constructed north of the school and before the intersection of Pony Express and Smith Ranch Road.

Mr. Kirkland questioned whether the Planning Commission could take action and approve the preliminary plat for North Smith Ranch Road Church subject to City Council approving the Master Development Plan amendment (rezone).

Tom Maher agreed to allow Planning Commission to take action subject to City Council approving Master Development Plan amendment (rezone) contingent on approval from Jerry Kinghorn City Attorney.

Public Hearing opened: 6:42

Marley Orton, resident, questioned when the church was going to be developed and where the exact location was. Mr. Kirkland explained the proposed churches location and guessed the church would be built in spring.

Public Hearing closed: 6:43

**MOTION:** *Chris Kemp moved that the Planning Commission approve Preliminary and Final plat for North Smith Ranch Road Church subject to review from Jerry Kinghorn and City Council approval of Master Development Plan Amendment (rezone) and the following conditions:*

1. ***That the section of Smith Ranch Road from Pony Express to Saddleback Plat A be recorded.***
2. ***That the applicant deeds over the remaining R6 S1 property as open space to the City as discussed during previous reviews.***

***Jeff Love seconded the motion. Ayes: 4, Nays: 0. Motion passed.***

### **C. Eagle's Gate Plats B- D, Preliminary Plats, Public Hearing - Action Item**

The proposed Eagle's Gate subdivision is located off the Ranches Parkway and is south of the Mt. Airey and east of Friday's Station.

The majority of the preliminary plat for Eagle's Gate Subdivision was out of the incorporated limits of Eagle Mountain City. On November 25, 2002, the Carlton Annexation was recorded with Utah County and the property is now part of the City's incorporated limits.

The DRC and the Planning Commission has had discussions with the applicant regarding parks and recreation amenities during the review process of Plat A. The park that will serve this development is scheduled to be constructed in a future phase. The applicant has identified lot 151 (which is 40,633 square feet) as an alternative park area for Plats A & B if the future phases of Eagle's Gate are not constructed at 50 percent occupancy of Plat A or 1 year after the recordation of the plat.

Mr. Kirkland stated that the lot configuration of the church may change at a later date, and also the lots around the church may change. There was a dialogue between Mr. Kirkland and Corey Walker regarding the construction of the park. From this discussion it was decided that the temporary park should be constructed where the permanent park will be located which is under the power line. It was also discussed that the lot 151 open space be converted into building lots. If this was done The Ranches would approach the City prior to selling the in the plat.

Public hearing opened: 7:00

Public hearing closed: 7:00

***MOTION: Jeff Love moved that the Planning Commission approve the preliminary plat application for Eagle's Gate Plats B- D subject to the following conditions:***

1. ***That a trail and maintenance access to the permanent park be constructed and that the City's adopted parks and recreation standards be satisfied.***
2. ***That access for the church site is analyzed by a traffic engineering and that improvements are made as recommended by the Traffic and City Engineer.***

***Jennifer Rawlings seconded the motion. Ayes: 4, Nays: 0. Motion passed.***

### **D. Eagles Gate Plat B, Final Plat - Action Item**

The proposed Eagle's Gate subdivision is located off the Ranches Parkway and is south of the Mt. Airey and east of Friday's Station.

Shawn Warnke stated that the Development Code limits the length on cul-de-sacs. This is due to the fact that the city likes to have dual access and utilities looped. Staff recommends a temporary cul-de-sac and plat be lots be recorded with a restriction that they can't have building permits issued until there is a second access and utilities are looped.

Public hearing opened: 7:10.

Public hearing closed: 7:10.

**MOTION:** *Chris Kemp moved that the Planning Commission recommend approval of the final plat application for Eagle's Gate Plat B subject to the following conditions:*

1. *That a trail and maintenance access to the park be constructed and that the City's adopted parks and recreation standards be satisfied.*
2. *That the 30 and 36 inch concrete pipes be reinforced concrete pipe (on sheets 5 & 6 of the construction drawings).*
3. *That the temporary turnaround be shown on the construction sheets and plat.*
4. *That an easement is provided for and the improvements bonded for the temporary access road.*
5. *That the temporary cul-de-sac on Rose Hearty Lane be constructed starting on lot 210. That the lots beyond lot 210 cannot be issued a building permit until an additional phase is constructed to provide the looping of utilities and a secondary access.*
6. *That updated engineer's estimates be submitted (that the improvements that are designed past the temporary turnarounds be submitted as a separate line items).*
7. *That the corrections be made to the plat as required by the Engineering Department.*
8. *That the channel bank assignment for the subdivision is identified and fuses are installed for all channel banks that will be used (telecommunication plans).*
9. *That the landscaping plan signage conforms to the signage called out in the construction drawings.*

*Jeff Love seconded the motion. Ayes: 4, Nays: 0. Motion passed.*

#### **E. Freemont Springs Plats A- D Final Plats - Action Item**

Freemont Springs is north of the approved Kiowa Valley and south of the Porter's Crossing Subdivisions. The proposed subdivision will be accessed from Porter's Crossing Parkway (which is being constructed).

The permanent location of the park is planned in Plat C. The park improvements should be bonded for with Plats A & B and be constructed at one year of recordation or at 50% occupancy of these subdivisions whichever occurs first. Two temporary park parcels of .25 and .11 acres (for Plats A and B, respectively) will be deeded to the City as the property where the park will be located if the other phases are not constructed within a year of recordation.

Discussion ensued on allowing the cul-de-sac to be extended and allowing plats A and B to be recorded together.

**MOTION:** *Chris Kemp moved that the Planning Commission recommend approval of the final plat for Freemont Springs Plats A, B, C, & D subject to the following conditions:*

1. *That the legal description for the dedication of Clark Street extension be recorded (specific to Plat A).*
2. *That the dry utility plans be revised, engineering estimates (civil and dry utility), and the electronic files are submitted (specific to all plats). That minor changes are made to the construction and utility plans and that 5 sets of the revised plans are submitted.*
3. *That the street cross-sections identify the construction specification for the street profile (rather than a note referring to the soils reports).*
4. *That the dry utilities are planned with sufficient capacity for the Eagle Top Subdivision.*

5. ***That the following items are included in the development agreement: privacy fencing, phasing of the construction, and that The Ranches HOA requirement for lots along Porter's Crossing Parkway is observed.***
6. ***The park improvements should be bonded for with Plats A & B and be constructed at one year of recordation or at 50% occupancy of these subdivisions whichever occurs first. Two temporary park parcels of .25 and .11 acres (for Plats A and B, respectively) will be deeded to the City as the property where the park will be located if Plat C is not constructed with the permanent park location.***
7. ***That Plats A & B be allowed to be constructed together though it will exceed the City's standards regarding cul-de-sac length because these cul-de-sacs are temporary in nature.***

***Jennifer Rawlings seconded the motion. Ayes: 4, Nays: 0. Motion passed.***

**F. Kiowa Valley Plat B, Final Plat - Action Item**

Kiowa Valley is located south of the Smith Ranch. This subdivision will be accessed through the asphalt extension of Porter's Crossing Parkway and the road base extension of Golden Eagle Road.

***MOTION: Jennifer Rawlings moved that the Planning Commission recommend approval of the final plat application for Kiowa Valley (R7 N4) Plat B subject to the following conditions:***

1. ***That the applicant submits electronic files of the dry utilities (need the revised roadway version) and engineer's estimate***
2. ***That the soils report for Plat B is submitted (only the soils in Plat A were analyzed in the original soil report).***
3. ***That changes be made to the plat (boundary, addressing, and the tabulation table and open space label match).***
4. ***That jersey barriers be placed to close Cherokee Street stubbing into the R7 N5 parcel.***
5. ***That an easement be provided for the storm drainage swale.***
6. ***That storm water calculations be submitted for Plat B including inlet capacity and road encroachment analysis.***
7. ***That the general note number 9 be corrected to have the right lot numbers (remove 129 and 107).***

***Chris Kemp seconded the motion. Ayes: 4, Nays: 0. Motion passed.***

**G. Annexation Policy Plan - Discussion Item (10 minutes)**

Mr. Warnke explains to the Planning Commission that after December 31, 2002 the state code will require a municipality to adopt an annexation policy plan in order to do an annexation. Mr. Warnke showed the Planning Commission the proposed annexation and told them it would be brought back to them for a public hearing prior to adoption.

**H. Development Code Status Report - Discussion Item (20 minutes)**

- A. Mr. Warnke presented the Planning Commission with a status report on the Development Code informing the commission that the planning department is finished with their portion of the development code and it has been forwarded on for legal review.
- B. Mr. Walker gave a presentation on park standards. Upon this presentation and discussion, the Planning Commission recommended that the neighborhood parks continue to be a requirement for neighborhoods with lots less than .25 acres. The Planning Commission also recommends two preferred design options for neighborhood parks: 1) neighborhood parks shall be linear, similar to the design of recreational amenities in the Bud Evans Trail way 2) neighborhood

parks should be consolidated into larger neighborhood parks approximately 5 acres in size serving several neighborhoods.

**6. General Discussion/Questions:**

          None.

**7. Adjournment:**

**MOTION**       *Tom Maher moved to adjourn the meeting at 9:00*

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