

Eagle Mountain City Planning Commission Minutes 2006

Dates of Planning Commission Meetings:

- January 17, 2006
- February 14, 2006
- February 28, 2006
- March 14, 2006
- March 28, 2006
- April 11, 2006
- May 30, 2006
- June 27, 2006
- July 25, 2005
- August 8, 2005
- September 12, 2006
- September 26, 2006
- October 24, 2006
- November 7, 2006

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday January, 17 2006

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

Roll Call:

Commissioners Present: Tom Maher, Chris Kemp, John Malone, Michael Hansen

Others Present:

Nate Shipp, Michael Raymond, Dave Peterson, Dan Ford, Scott Hazard, Colin MacLeod, Cort Walker, Kristen Walker, James Shelly

City Staff:

Planning Director: Adam Lenhard
City Planner: Peter Spencer
Planning Coordinator: Jenalee Cheever

1. Pledge of Allegiance

Tom Maher led the Commission and Audience in the Pledge of Allegiance

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

Mr. Lenhard explained that the Development Code Amendments were tabled so that the final changes could be made before final approval.

Mr. Lenhard explained that the City Council tabled the Business License Ordinance. Mr. Lenhard stated that the only change the council made to the Business License Ordinance was to keep the number of clients per day at 24.

4. Development Items

A. Amendment to Silverlake Master Development Plan, Public Hearing - Action Item

Mr. Lenhard explained that the current Silver Lake Master Development Plan is vested with up to 2,101 dwelling units over a total of approximately 483.7 acres. Mr. Lenhard explained that of the 2,101 units, 1388 are single-family and 713 are multi-family.

Mr. Lenhard explained that the revised Map proposes no change in the overall number of dwelling units. Mr. Lenhard stated that the number of single-family units is 1263 and the number of multi-family dwelling units is 838.

Mr. Lenhard explained that the location of the multi-family units has also been modified. Mr. Lenhard stated that in addition to these changes, the Map has also been redrawn to allow more flexibility in the future subdivision layouts while still adequately separating multi-family and single-family uses.

Mr. Lenhard reviewed the following conditions of approval with the Planning Commission:

1. That all conditions of the "First Amendment to Eagle Mountain City Master Development Agreement and Annexation Agreement" dated May 6, 2003 remain unchanged with this amendment unless otherwise explicitly specified in these conditions of approval or on the revised Master Plan Map.
2. That the 12-acre school site identified on the revised Map is deeded to the City with the recordation of the first Final Plat in Phase 2 (the location depicted on the revised Map is an approximate location and the actual location of the layout may shift during the platting process).
3. That the 15 acre Regional Park parcel currently designated as R9 OS4 is deeded to the City, and that water rights for the park are deeded over as per the original Master Development Agreement (no less than 31.65 acre feet).
4. That the revised map replaces the Map contained in Exhibit A of the Master Development Agreement. That the date on the map is updated.
5. That the approximate acreages are called out for the Tickville Wash parcels. That the 4.7 acre parcel designated as R9 OS3 on the original Map is deeded to the city as per the original Master Development Agreement (the location depicted on the revised Map is an approximate location and the actual location and layout may shift during the platting process).

Mr. Lenhard explained that Staff recommends approval for the amendment to the Silverlake Master Development Plan.

Tom Maher opened the public hearing at 6:07 p.m.

Tom Maher closed the public hearing at 6:07 p.m.

MOTION:

Mike Hansen moved that the Planning Commission recommend approval to the City Council of the proposed amendment to the Silver Lake Master Development Plan subject to the following conditions:

1. ***ORIGINAL MASTER DEVELOPMENT AGREEMENT CONDITIONS.*** *That all conditions of the "First Amendment to Eagle Mountain City Master Development Agreement and Annexation Agreement" dated May 6, 2003 remain unchanged with this amendment unless otherwise explicitly specified in these conditions of approval or on the revised Master Plan Map.*
2. ***SCHOOL SITE.*** *That the 12-acre school site identified on the revised Map is deeded to the City with the recordation of the first Final Plat in Phase 2 (the location depicted on the revised Map is an approximate location and the actual location and layout may shift during the platting process).*
3. ***REGIONAL PARK AND WATER RIGHTS.*** *That the 15 acre Regional Park parcel currently designated as R9 OS4 is deeded to the City, and that water rights for the park are deeded over as per the original Master Development Agreement (no less than 31.65 acre feet).*
4. ***REVISED MAP.*** *That the revised map replaces the Map contained in Exhibit A of the Master Development Agreement. That date on the map is updated.*
5. ***TICKVILLE WASH.*** *That the approximate acreages are called out for the Tickville Wash parcels. That the 4.7 acre parcel designated as R9 OS3 on the original Map is deeded to the City as per the original Master Development Agreement (the location depicted on the revised Map is an approximate location and the actual location and layout may shift during the platting process).*

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

B. Freemont Springs LDS Church, Site Plan & Conditional Use, Public Hearing - Action Item

Mr. Spencer explained that the proposed church site is located in the Freemont Springs subdivision in The Ranches.

Mr. Spencer reviewed the following conditions of approval with the Planning Commission:

1. That the number and locations of fire hydrants are approved by the Fire Chief and that the sprinkler system is approved.
2. That the remaining processing fee is paid.
3. That the landscape buffer on the south side of the site is increased to 15 ft. as per Code.
4. That all redline comments on the construction plans are addressed.
5. That the streetlights are adequately and shielded away from surrounding residences.

Mr. Maher asked Mr. Spencer if the lighting requirements were being met.

Mr. Spencer explained that they were.

Mr. Raymond explained the reasoning for the layout of the church and explained the access points from the street to the parking lot.

Mr. Raymond explained that if the church were shifted north to balance the buffers that four parking stalls would be lost.

Tom Maher opened the public hearing at 6:20 p.m.

James Shelly expressed his concern for the location of the entrances. Mr. Shelly explained that if people park along the sides of the streets, it would cause traffic issues and that it makes it hard for cars to pass through.

Mr. Maher stated that it is possible to paint the curbs red so that traffic cannot park along the streets, eliminating the traffic issues.

Colin MacLeod stated that his concern was also having people parking on the streets and that another concern of his would be the increase in traffic.

Mr. Walker explained that his concern was also the increase in traffic. Mr. Walker explained that his lot was also next to the dumpster. Mr. Walker expressed concern with having such a small buffer between his lot and the dumpster and that he did not want to be able to smell or see the trash.

Tom Maher closed the public hearing at 6:31 p.m.

MOTION: *Michael Hansen moved that the Planning Commission approve the Freemont Springs LDS Church Conditional Use Permit and recommend approval of the Site Plan to the City Council subject to the following conditions:*

1. **FIRE APPROVAL.** *That the number and locations of fire hydrants are approved by the fire chief. That the sprinkler system is approved.*
2. **PROCESSING FEE.** *That the remaining fee is paid.*
3. **LANDSCAPE BUFFER.** *That the landscape buffer on the south side of the site is increased to 15 ft. as per Code.*
4. **CONSTRUCTION PLANS.** *That all redline comments are addressed.*
5. **LIGHTING.** *That streetlights are adequately and shielded away from surrounding residences.*
6. *That in the event of a significant nuisance due to parking on the street along Ute Drive or Lewis Street, this Conditional Use Permit will be brought back to the Planning Commission for some additional conditions (i.e. red-curbing the adjacent streets).*

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

C. Amendment to The Ranches Master Development Plan- Public Hearing, Action Item

Mr. Spencer explained that the original Ranches Master Development Plan allowed for 95 lots in Mt. Airey. Mr. Spencer explained that The Ranches added one lot to Mt. Airey in their Amendment to the Master Development Plan on February 1, 2005 which brought the total number of lots to 96. Mr. Spencer explained that Plat A consists of 62 residential lots, Plat B

consists of 19, Plat C consists of 9, Plat D consists of 3, and Plat E consists of 1 lot. Mr. Spencer explained that as currently approved, the Master Plan only allows two more units to be built in the subdivision.

Mr. Spencer explained that Elkhorn Development has submitted an application to amend a portion of The Ranches Master Development Plan in the Mt. Airey subdivision. Mr. Spencer explained that the subject property is approximately .92 acres in size. Mr. Spencer stated that the applicant is requesting to be able to develop their parcel into four separate lots, instead of the two they are allowed under the current Master Development Plan. Mr. Spencer explained that Elkhorn Development claims that only placing two lots on the subject property would result in an unattractive layout with double frontages, or that the larger lots would be more difficult to maintain.

Mr. Spencer reviewed the following conditions of approval with the Planning Commission:

1. The four lots would all be developed as single-family lots subject to the same requirements as the other Mt. Airey subdivisions.
2. That this proposal is in compliance with the City's General Plan Map.
3. That adding two more lots to the subject parcel will not result in noticeable traffic congestion or safety problems and that the existing roads in Mt. Airey have adequate capacity for the proposed lots.
4. That each of the four lots on the subject property would be in excess of 10,000 sq. ft., which is consistent with the other lots in the subdivision.

Tom Maher opened the public hearing at 6:37 p.m.

Tom Maher closed the public hearing at 6:37 p.m.

MOTION: *Mike Hansen moved that the Planning Commission recommend approval to the City Council for the proposed amendment to the Ranches Master Development Plan base upon the following findings of fact:*

1. **COMPATIBILITY.** *The four lots would all be developed as single-family lots subject to the same requirements as the other Mt. Airey subdivisions.*
2. **COMPLIANCE WITH GENERAL PLAN MAP.** *This proposal is in compliance with the City's General Plan Map.*
3. **TRAFFIC AND TRANSPORTATION.** *Adding two more lots to the subject parcel will not result in noticeable traffic congestion or safety problems. The existing roads in Mt. Airey have adequate capacity for the proposed lots.*
4. **DESIGN AND DENSITY.** *Each of the four lots on the subject property would be in excess of 10,000 sq. ft., which is consistent wit the other lots in the subdivision.*

John Malone seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

6. **Other Business**

None

7. **Adjournment**

Tom Maher adjourned the meeting at 6:40 p.m.

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday February, 14 2006

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

Roll Call:

Commissioners Present: Tom Maher, Chris Kemp, John Malone, Michael Hansen, Matt Weir

Others Present:

Bill Gaskell, Monte Kingston, Todd Moir

City Staff:

Planning Director: Adam Lenhard
City Planner: Peter Spencer
Planning Coordinator: Jenalee Cheever

1. Pledge of Allegiance

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

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

Mr. Lenhard explained that at the last City Council meeting the Silver Lake Master Development Plan and the Ranches Master Development Plan Amendments were approved.

Mr. Lenhard explained that the Freemont Springs LDS Church Site Plan was also approved.

Mr. Lenhard stated that the feedback from City Council on the changes to the Business License Ordinance was positive and that the City Council approved it with minimal changes. Mr. Lenhard explained that the largest change that would be that no more licenses will have to go through the Planning Commission to be approved. Mr. Lenhard explained that they would just be approved by City Staff.

Mr. Lenhard explained that all of the Development Code Amendments were also approved by the City Council and their last meeting.

4. Approval of Minutes

A. December 13, 2005

B. January 17, 2006

MOTION: *Michael Hansen moved that the Planning Commission approve the minutes of December 13, 2005.*

John Malone seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

MOTION: *Michael Hansen moved that the Planning Commission approve the minutes of January 17, 2006.*

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

5. Development Items

A. Point Lookout (R1 N10), Plat B, Preliminary and Final Plat - Public Hearing, Action Item

Mr. Spencer explained that Point Lookout B is located southwest of Diamond Springs and Castle Rock.

Mr. Spencer reviewed an aerial photo of Point Lookout Plat B with the Planning Commission.

Mr. Spencer explained that Sandpiper road has a right of way of 60 feet but that it was designated previously with the Ranches Master Development Plan as a collector road. Mr. Spencer explained that one of the conditions would address the issue of the trees along the road becoming a developer improvement.

Mr. Spencer reviewed the following conditions of approval with the Planning Commission

1. That Sandpiper is classified as a Collector Road and has restricted driveway access. That its cross-section is 60 ft. That East and West Point Lookout are approved with 50 ft cross sections to match adjacent connecting streets.
2. That the required neighborhood park fee-in-lieu is applied towards hard surface trail improvements in the utility corridor (the Cedar Valley Regional Trail).
3. That all of the Engineer's conditions are completed.
4. That the Landscape Plan need to be redrawn to match the approved Plat A and proposed Plat B (prefer two separate plans.) That landscaping in Hidden Canyon is not shown on the plan. That references to the Community Center are to be bonded for (this was part of Plat A approval.) That street trees in Plat B are shown as the responsibility of the homeowner/homebuilder. That a licensed landscape architect should stamp the plan.
5. That East Point Lookout Road is renamed to Lochdoon Lane. That Castle Rock Circle is renamed (not part of Castle Rock.)
6. That the reference to the State Code is changed to 10-9a-607. That the year on the acknowledgement is updated.
7. That a 20' portion of lot 49 is dedicated as open space to Eagle Mountain City and an 8' asphalt trail connects the sidewalks in Point Lookout Road to the Cedar Valley Regional Trail. Include access to existing to dirt road.

Tom Maher opened the Public Hearing at 6:08 p.m.

Todd Moyer stated that he lived in Castle Rock and asked the Planning Commission if any of the lots would be subdivided.

Mr. Spencer explained that it would not be possible for them to subdivide the lots.

Mr. Maher explained that once the Planning Commission and City Council approve the subdivision that it will not be possible for the developer to subdivide the lots.

Public hearing closed at 6:10 p.m.

Mr. Spencer explained that the conditions of approval that the City Staff presents are always subject to change by the Planning Commission.

MOTION: *Michael Hansen moved that the Planning Commission approve the Point Lookout Plat B Preliminary Plat and recommend approval to the City Council for the Final Plat subject to the following conditions:*

1. ***CROSS SECTIONS. That Sandpiper is classified as a Collector Road and has restricted driveway access. That its cross-section is 60 ft. That East and West***

- Point Lookout are approved with 50 ft cross sections to match adjacent connecting streets.*
2. ***PARK FEE-IN-LIEU.*** *That the required neighborhood park fee-in-lieu is applied towards hard surface trail improvements in the utility corridor (the Cedar Valley Regional Trail).*
 3. ***ENGINEERING ITEMS.*** *That all of the Engineer's conditions are completed.*
 4. ***LANDSCAPE PLAN.*** *That street trees are shown as the responsibility of the homeowner or homebuilder. That a licensed landscape architect should stamp the plan. That the trail through lot 49 is shown.*
 5. ***PLAT.*** *That the year on the acknowledgement is updated.*
 6. ***LOT 49.*** *That a 20' portion of lot 49 is dedicated as open space to Eagle Mountain City and an 8' asphalt trail connects the sidewalks in Point Lookout Road to the Cedar Valley Regional Trail.*
 7. ***SIGNAGE.*** *That a street sign is added on the road to demarcate where Lochdoon Lane ends and West Point Lookout Road begins & vice-versa.*

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

B. Anthem on the Green, Plat 3, Preliminary & Final Plat - Public Hearing, Action Item

Mr. Spencer explained that Anthem on the Green Phase 3 is located in The Ranches in between the Mt. Airey B and Anthem on the Green Phase 2 subdivisions.

Mr. Spencer explained that Phases 1 and 2 were previously approved in August of 2004.

Mr. Spencer explained that there is a well located in this project and that the developer would maintain ownership of it. Mr. Spencer explained that because of this one of the conditions of approval would be that the developer provide fencing for around the well.

Mr. Spencer explained that there was also a 20 ft. Public Utility Easement located between two lots which would allow for a 16 inch water main to run through and that the City would have access to this.

Mr. Malone asked if the developer would have access to the well.

Mr. Spencer explained that there would be access because the well is next to a road.

Tom Maher opened the Public Hearing at 6:16 p.m.

Tom Maher closed the Public Hearing at 6:16 p.m.

Monte Kingston showed the Planning Commission the layout of the project and a picture of the pool/recreation center.

Monte Kingston explained the construction plans have been approved for the additional lot that was not included in this submittal.

Mr. Spencer explained that in two weeks the one lot plat would come before the Planning Commission for approval.

Mr. Maher asked City Staff why the lot was unable to be included in tonight's presentation.

Mr. Spencer explained that the main reason was because it needs to have the appropriate amount of time to be noticed. Mr. Spencer explained that it would also need to be reviewed by City Staff.

MOTION: ***Michael Hansen moved that the Planning Commission approve the Anthem on the Green Phase 3 Preliminary Plat and recommend approval to the City Council for the Final Plat subject to the following conditions:***

- 1. PLAT CORRECTIONS. That the City is provided with a 20 ft. Public Utility Easement to accommodate a relocated 16" water main. That all other redline comments are addressed.**

Matt Weir seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

C. Jacob's Well B (R-6 N-3), Final Plat - Action Item

Mr. Spencer explained that the proposed Jacob's Well B project is located along Golden Eagle Road south of the approved Liberty Farms subdivision and west of O'Fallon's Bluff.

Mr. Spencer explained that Jacob's Well was previously drawn with a thicker vest pocket and that the Sage Group has come in with revised a revised layout of the subdivision which would reduce the flag lots and also provides protection from the corridor and the speed of the traffic with the vest pocket.

Mr. Spencer explained that the Planning Department recommends approval of the new design over the previously drawn one.

Mr. Spencer explained that Staff recommends that the two farthest-south street trees along Golden Eagle Road are removed in order to increase sight visibility.

Mr. Spencer reviewed the following conditions of approval with the Planning Commission:

1. That the total number of lots is added to the tab table. That "Lot Requirement" note #5 is amended to include a statement that all driveways are to be a minimum 22' long. That the basis of bearing is also noted. That no lot lines are shown to the south of Plat B.
2. That the temporary drainage easement is removed from the plat.
3. That the City Engineer determines the amount of SID payments due, and that the payment is made prior to recordation.
4. That each lot has a 10' rear PUE and drainage easement (plat note #1.) That a bench drain is provided in the easement. That the bench drain is bonded for and shown on the plans.
5. That vertical curve elevations are shown at 25' intervals. That K-Values are verified by the City Engineer.
6. That a note is added to the plans that all asphalt is to be saw cut.
7. That the two farthest-south street trees along Golden Eagle Road are removed in order to increase sight visibility. That the street trees are called out as a developer improvement. That landscaping in the vest pocket is discussed (xeriscaping recommended over sod.) That all landscape plan redline comments are addressed. Landscaping in the vest pocket will be xeriscaped.

Mr. Spencer explained to the Planning Commission that Staff feels that xeriscaping the vest pocket would be a save on water and maintenance and would also make it more visibly appealing.

Mr. Maher asked who would figure out the bench drain such as what has to be there, the quality and size.

Mr. Trusty explained that that would come to the Engineering Department.

Mrs. Twitty asked that the park strip be allowed to be sod so that it will match the park strips on the other sides.

Mr. Weir stated that maintenance of sod would be an issue but that he supported the idea because there wouldn't be that much water being conserved if they went with the xeriscaping instead.

Mr. Hansen stated that the trees would have to be watered anyway so that he would also support the having sod instead of xeriscaping.

Mr. Hansen asked what the width of the park strip was.

Mrs. Twitty stated that she did not have her construction drawings with her but her estimation would be somewhere between 15 and 20 feet from curb to curb with and eight feet wide sidewalk running through the middle of it.

Mr. Malone stated that it would be hard to mow such a narrow strip of grass.

MOTION: *Michael Hansen moved that the Planning Commission recommend approval to the City Council for the revised Jacob's Well B Final Plat, subject to the following conditions:*

- 1. PLAT. That the total number of lots is added to the tab table. That "Lot Requirement" note #5 is amended to include a statement that all driveways are to be a minimum 22' long. That the basis of bearing is also noted. That no lot lines are shown to the south of Plat B.*
- 2. TEMPORARY DRAINAGE EASEMENT. That the temporary drainage easement is removed from the plat.*
- 3. SID PAYMENTS. That the City Engineer determines the amount of SID payments due, and that the payment is made prior to recordation.*
- 4. REAR P.U.E. That each lot has a 10' rear PUE and drainage easement (plat note #1.) That a bench drain is provided in the easement. That the bench drain is bonded for and shown on the plans.*
- 5. CURVE ELEVATIONS. That vertical curve elevations are shown at 25' intervals. That K-Values are verified by the City Engineer.*
- 6. ASPHALT CUTS. That a note is added to the plans that all asphalt is to be saw cut.*
- 7. LANDSCAPE PLAN. That the two farthest-south street trees along Golden Eagle Road are removed in order to increase sight visibility. That the street trees are called out as a developer improvement. That the vest pocket is appropriately xeriscaped. That all landscape plan redline comments are addressed.*

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

D. Sage Valley B Final Plat, Action Item

Mr. Lenhard explained that Sage Valley Plat B is located along S.R. 73 immediately west of Cedar Pass Ranch.

Mr. Lenhard explained that the developer has come back with a park with all kinds of amenities. Mr. Lenhard explained that all of these improvements are required according to the Master Development Agreement to be completed and accepted by the City before recordation of this Plat B.

Mr. Lenhard explained that the landscaping plan does show a trail that will run through the subdivision and that there is landscaping on the storm drain pond as the Code requires.

Mr. Lenhard explained that the layout does meet the City's buffer and lot transitioning requirements.

Mr. Lenhard explained that they would have to maintain the flight easement and that they have kept all structures out of the flight easement.

Mr. Lenhard explained that there was an issue with emergency vehicle access. Mr. Lenhard explained that because of this issue the Fire Chief has required that each home is to have an adequate sprinkler system installed until a permanent secondary access is constructed.

Mr. Lenhard explained that a scour analysis would need to be conducted of West Canyon Wash and that it would need to be approved by City Staff prior to the City's acceptance of the subdivision.

MOTION: *Michael Hansen moved that the Planning Commission recommend approval to the City Council for the Sage Valley B Final Plat subject to the following conditions:*

- 1. ENGINEER'S ESTIMATES. That engineer's estimates are provided (dry utilities, construction).*
- 2. PLAT. Change State Code reference to 10-9a-607 in Owner's Dedication. That county book and page information is added. That the City Engineer verifies the plat boundary description. That an electronic copy of plat is submitted so that addresses can be calculated.*
- 3. SPRINKLER SYSTEMS REQUIRED. That each home is to have an adequate sprinkler system installed to the satisfaction of the Fire Chief until a permanent secondary access is constructed.*
- 4. DEVELOPMENT AGREEMENT. That all conditions of approval enumerated in the Development Agreement remain in force.*
- 5. STORM DRAIN CALCS. That updated storm drain calculations are reviewed and approved by the City Engineer.*
- 6. WEST CANYON WASH. That West Canyon Wash shall be stabilized to the satisfaction of the City Engineer against further erosion and bank caving. That the recommended scour analysis be conducted and approved by city staff prior to the City's acceptance of the subdivision.*

John Malone seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

E. Pony Express Towne Centre, Concept Plan - Discussion Item

Mr. Lenhard explained that the Pony Express Towne Centre development consists of 144.82 acres in two parcels along the north side of Pony Express Parkway in between Eagle Mountain City and Saratoga Springs.

Mr. Lenhard explained that the parcels are currently in Utah County but are in the process of being annexed into Eagle Mountain. Mr. Lenhard stated that once inside the City, the General Plan Map will need to be updated to show the newly added parcels and a Master Development Plan will be required to rezone the property and assign density ceilings.

Mr. Lenhard explained that the Applicant is proposing 23.95 acres as commercial development and the remaining 120.87 acres as Tier III Residential and Open Space. Mr. Lenhard stated that a total of 671 units are shown in three separate residential neighborhoods in the proposed Concept Plan. Mr. Lenhard explained that these neighborhoods range from 5.9 dwelling units per acre up to 12 units per acre and that there are no church sites or other land uses included in the current plan.

Mr. Lenhard explained that it is unlikely that the amount of water rights currently available within Cedar Valley would be sufficient to serve a development of this density. Mr. Lenhard explained that the Master Development Plan application requires that the Applicant provide evidence to the satisfaction of the City Attorney that they have access to a valid source for water rights.

Mr. Lenhard explained that the Pony Express Towne Centre project has a proposed gross density of 4.63 dwelling units per acre and is thus classified as Tier II Residential.

Mr. Lenhard explained that In order to have the opportunity to build up to this overall density the developer would have to provide all of the improvements over the entire project.

Mr. Lenhard explained that the gas, water, and electricity systems are looped and that the water pressure and placement of the water tank is analyzed. Mr. Lenhard explained that there was discussion regarding the treatment of the 12kv power line and future 138kv line with the Capital Facility Plan and also that the alignment for Porter's Crossing in front of the substation is verified.

Mr. Lenhard explained that a slope analysis needs to be provided to determine the actual amount of buildable acreage and that unbuildable land such as the utility corridor, natural washes and etc. are ineligible for inclusion as improved open space.

Mr. Lenhard explained that 6.71 acres of Neighborhood Park and 3.95 acres of Community Park would need to be provided and that improvements to the Cedar Valley Regional Trail in the utility corridor, are incorporated into the park requirements.

Mr. Lenhard explained that the full Pony Express Parkway right-of-way needs to be improved by the developer along the length of their property.

Mr. Lenhard explained that the applicant would also need to design an overall theme for the project for things such as monument signs, landscaping, fencing, colors, signposts, etc.

Mr. Lenhard explained that the locations for detention basins would need to be identified and that existing natural drainages need to be piped through subdivisions where necessary.

Mr. Lenhard stated that the driveways need to be a minimum of 22' long from the property line and that they can not exceed a 12% slope.

Mr. Lenhard explained that all cul-de-sacs should have a minimum of a 60 ft. radius and a maximum length of 500 ft. and it should preferably run uphill rather than downhill.

Mr. Lenhard explained that the applicant may want to consider setting aside several acres for a church site.

Mr. Lenhard explained that road may need to be stubbed into the adjacent 8.75 acre property to the east and to the adjacent 3.62 acre parcel to the west.

Mr. Lenhard explained that there needs to be a sufficient buffer (50') around Tickville Wash and that it needs to be maintained and that a sufficient distance needs to be maintained between intersections.

Bill Gaskell explained that the density presented was not actually being asked for by the developer. Mr. Gaskell explained that they were in agreement with all of the items that Mr. Lenhard presented and that all of those items would be resolved.

Mr. Gaskell explained that it was still undecided what density they would like to propose.

Mr. Hansen asked if the regional park was located southwest of this project.

Mr. Spencer explained that it was currently owned by the City and that it was being planned to be a regional park.

Mr. Hansen asked what the future plans were for the Pony Express road leading out to the Mt. View Corridor.

Mr. Spencer explained that currently there was enough right of way to have four lanes until about the Silver Lake area and that this would be an issue that may come up in the future.

6. Other Business

None

7. Adjournment

Tom Maher adjourned the meeting at 7:32 p.m.

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday, February 28, 2006

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

Roll Call

Commissioners Present: Tom Maher, Chris Kemp, John Malone, Michael Hansen, Matt Weir

Others Present

Monte Kingston, Paul Beckstead

City Staff

Planning Director: Adam Lenhard
City Planner: Peter Spencer
Planning Coordinator: Jenalee Cheever

1. Pledge of Allegiance

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

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

None

4. Approval of Minutes

None

5. Development Items

A. Anthem on the Green (R1 N24), Phase 3B, Preliminary & Final Plat - Public Hearing, Action Item

Mr. Spencer explained that Anthem on the Green Phase 3b is located south of Mt. Airey and is surrounded by the golf course.

Mr. Spencer explained that the park amenities for this subdivision will be fulfilled with the park located in Phase 1. Mr. Spencer explained that this park includes a pool, playground equipment, a basketball court, and a pavilion. Mr. Spencer explained that these amenities will serve the entire Anthem on the Green development.

Mr. Spencer explained that the trails for this project will be connected from Ranches Parkway to the park area and will connect the other neighborhoods to the park area.

Mr. Spencer reviewed the following conditions of approval with the Planning Commission:

1. That the plat is renamed to Highlands on the Green.

2. That the spacing of the street trees conforms to City Code (canopies must overlap at maturity, typically 35 ft. apart.)
3. That county book and page are shown for adjacent parcels on the plat.

Mr. Lenhard explained that the Planning Commissions approval would need to include the new name, Highlands on the Green.

Mr. Kingston briefly explained the tree size for the landscaping.

Mr. Lenhard explained that there is no warranty period for the trees because it would be listed as a homeowner improvement even though the developer is putting them in.

Tom Maher opened the public hearing at 6:09 p.m.

Tom Maher closed the public hearing at 6:09 p.m.

MOTION: *Michael Hansen moved that the Planning Commission approve the Highlands on the Green Phase 3B Preliminary Plat and recommend approval to the City Council for the Final Plat subject to the following conditions:*

1. **LANDSCAPE PLAN.** *That the spacing of the street trees conforms to City Code (canopies must overlap at maturity, typically 35 ft. apart).*
2. **BOOK AND PAGE.** *That county book and page are shown for adjacent parcels on the plat.*

Matt Weir seconded the motion. Ayes: 5 , Nays: 0. Motion Passed.

B. Westview Heights, Revised Preliminary & Final Plat - Public Hearing, Action Item

Mr. Spencer explained that the proposed Westview Heights project is located between Cedar Pass Ranch and S.R. 73.

Mr. Spencer reviewed the following conditions of approval with the Planning Commission:

1. That the dry utility plans are submitted and approved by the City.
2. That a legend is added on the landscape plan for the park amenities. That the rear yard fencing along SR 73 is bonded for as a developer improvement.
3. That rollback taxes may need to be paid by the Developer on the property prior to recordation of a Final Plat.
4. That all construction plan redlines are addressed.
 - That a detail showing the steel casing and skids for boring is provided.
 - That the minimum cul-de-sac radius is 60 ft.

Tom Maher asked when the project would begin construction.

Mr. Beckstead explained that they were hoping to begin construction in two to three months.

Tom Maher opened the public hearing at 6:19 p.m.

Tom Maher closed the public hearing at 6:19 p.m.

MOTION: *Matt Weir moved that the Planning Commission approve the Westview Heights Preliminary Plat and recommend approval to the City Council for the Final Plat subject to the following conditions:*

1. **CONSTRUCTION PLANS.** *That all construction plan redlines are addressed (see section at end of Staff Report).*
2. **ROLLBACK TAXES.** *That rollback taxes may need to be paid by the Developer on the property prior to recordation of a Final Plat.*

3. **DRY UTILITIES.** *That dry utility plans are submitted and approved by the City.*
4. **LANDSCAPE PLAN.** *That a legend is added to the plan for the park amenities. That the rear yard fencing along SR 73 is bonded for as a developer improvement.*

Michael Hansen seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

6. **Other Business**

None

7. **Adjournment**

Tom Maher adjourned the meeting at 6: 20 p.m.

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
March 14, 2006

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

Roll Call

Tom Maher, Chris Kemp, John Malone, Michael Hansen, Matt Weir

Others Present

Bobby Colson, Doug Woodruff, Scott Hazard, Heather Jackson

City Staff

Planning Director: Adam Lenhard
City Planner: Peter Spencer
Planning Coordinator: Jenalee Cheever
City Engineer: Chris Trusty

1. Pledge of Allegiance

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

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

Mr. Lenhard explained that the Valley View South Development Agreements for Plats A & B were tabled due to issues with the curb and gutter. Mr. Lenhard explained that the developer felt that the roads would be able to be preserved longer if there were curb and gutter and that the residents felt that if there were curb and gutter that the rural feel of the surrounding neighborhoods would be lost.

Mr. Lenhard explained that The Ranches Master Development Plan Amendment, Jacob's Well B Final Plat, Sage Valley B Final Plat, Point Lookout B Final Plat and Anthem on the green 3A Final Plat were approved by the City Council at their last meeting.

4. Development Items

A. Mt. Airey Plat F Preliminary & Final Plat, Public Hearing- Action Item

Mr. Spencer explained that Mt. Airey Plat F is located between Clubhouse Lane and Mt. Airey Dr. in the Ranches.

Mr. Spencer explained that the proposed project contains four lots.

Mr. Spencer reviewed the following conditions of approval with the Planning Commission:

1. That all redline comments on the plat are addressed.
2. That the city-owned property that was recently vacated and disposed of is completely deeded over to the respective property owners.
3. That county book and page are shown for adjacent parcels on the plat.

Mr. Spencer explained that the Planning Department recommends approval of the Mt. Airey Plat F Preliminary and Final Plat.

Tom Maher opened the Public Hearing at 6:06 p.m.

Tom Maher closed the Public Hearing at 6:06 p.m.

MOTION: *Chris Kemp moved that the Planning Commission approve the Mt. Airey Plat F Preliminary Plat and recommend approval to the City Council for the Final Plat subject to the following conditions:*

- 1. PLAT. That all redline comments are addressed.*
- 2. DEEDING OF PROPERTY. That the city-owned property that was recently vacated and disposed of is completely deeded over to the respective property owners.*
- 3. BOOK AND PAGE. That county book and page are shown for adjacent parcels on the plat.*

John Malone seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

B. Sunrise at Kiowa Preliminary Plat, Public Hearing - Action Item

Mr. Spencer explained that the proposed Sunrise at Kiowa project is located just outside of The Ranches Master Development Plan, south of Kiowa Valley D & E.

Mr. Spencer explained that a few items have not yet been worked out for this item and so Staff's recommendation would be to table the item but to still hold the public hearing.

Mr. Spencer reviewed the following conditions with the Planning Commission:

1. That all streets are given names that are dissimilar from existing names in the City. That all lot frontages are a minimum of 55'. That all other redline comments are addressed.
2. That the proposed 8' asphalt trail and surrounding vegetation xeriscaping is shown in the trail corridors.
3. That the neighborhood / community park requirement is resolved.
4. That the preliminary plat development agreement gets approval from the City Council.
5. That the streetlights are provided at all street intersections and at the subdivision entryways.
6. That the length of the cul-de-sac is a maximum of 500'. That the slope of the roads is shown. That all other construction plan redlines are addressed.
7. That bench drains are provided on lots on the down hill side of the open space.
8. That the Fire Chief approves the locations of the fire hydrants.

Doug Woodruff explained that he will be having a meeting with staff to work out the conditions and that he is okay with the item being tabled.

Tom Maher opened the Public Hearing at 6:13 p.m.

Tom Maher closed the Public Hearing at 6:13 p.m.

MOTION: *Michael Hansen moved that the Planning Commission table the Sunrise at Kiowa Preliminary Plat.*

Matt Weir seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

C. Lone Tree II Preliminary Plat, Public Hearing - Action Item

Mr. Spencer explained that the Lone Tree II Preliminary Plat is located in the Ranches west of Hidden Canyon and Ruby Valley. Mr. Spencer explained that the cul-de-sac was stubbed.

Mr. Spencer explained that it was being proposed with 162 lots.

Mr. Spencer reviewed the landscape plan with the Planning Commission.

Mr. Spencer explained that there is a detention basin that will be used as open space.

Mr. Spencer explained that there would also be a lift station and that a maintenance trail has been planned for it.

Mr. Spencer reviewed the following conditions of approval with the Planning Commission:

1. That the Neighborhood Park fee-in-lieu is paid prior to recordation according to the amount calculated by the City Engineer, or the required Development Code improvements are bonded for and installed by the developer.
2. That the traffic impact study required by the February 1, 2005 Ranches Master Plan Amendment is completed. That the City Engineer's recommendations are addressed.
3. That existing contour lines for the site at 2 ft. intervals need to be submitted.
4. That the Landscape Plan shows all of the required items.
5. That a 4% maximum slope must be maintained through intersections.
6. That the locations of the hydrants are approved by the Fire Chief.
7. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.

Mr. Spencer explained that the Planning Department recommends approval of the Lone Tree II Preliminary Plat subject to the following conditions:

Mr. Lenhard explained that when the property to the west is ready to develop they will be the ones who will have to construct the collector road.

Tom Maher opened the Public Hearing at 6:27 p.m.

Tom Maher closed the Public Hearing at 6:27 p.m.

Mr. Colson explained that the required density has been maintained for this proposed project.

MOTION: *Michael Hansen moved that the Planning Commission approve the Lone Tree II Preliminary Plat subject to the following conditions:*

1. **NEIGHBORHOOD PARK.** *That the Neighborhood Park fee-in-lieu is paid prior to recordation according to the amount calculated by the City Engineer, or the required Development Code improvements are bonded for and installed by the developer.*
2. **TRAFFIC IMPACT STUDY.** *That the study required by the February 1, 2005 Ranches Master Plan Amendment is completed. That the City Engineer's recommendations are addressed.*
3. **CONTOUR LINES.** *Existing contour lines for the site at 2 ft. intervals need to be submitted.*
4. **LANDSCAPE PLAN.** *That the Landscape Plan shows all of the required items (see Neighborhood Park section below).*
5. **PLAT.** *That a 4% maximum slope must be maintained through intersections.*
6. **FIRE DEPARTMENT APPROVAL.** *That the locations of the hydrants are approved by the Fire Chief.*
7. **SID.** *That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.*

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

D. Hidden Valley North Preliminary Plat, Public Hearing - Action Item

Mr. Spencer explained Hidden Valley North is located in The Ranches between Lone Tree and Hidden Canyon.

Mr. Spencer explained that it is 108 acres with 657 units being proposed. Mr. Spencer explained that there would be a mixture of Single Family, Town homes and Condos.

Mr. Spencer explained that Staff would recommend that this item be tabled,

Mr. Spencer explained that the collector road through the project would need to meet the City's standard width for a Community Collector of at least 136 feet.

Mr. Spencer explained that the Developer is proposing to amend the development code so that he would not be required to put this 136 foot collector road in.

Tom Maher asked what they were currently proposing.

Mr. Spencer explained that the Developer was proposing an 80 foot right of way.

Mr. Spencer reviewed the following conditions of approval with the Planning Commission:

1. That the Collector Road through the project meets the City's standard width for a Community Collector of at least 136 feet. That the plans are redrawn to show this road.
2. That the required Signage Plan is submitted. That entryway monuments are provided on the sides of the road (not in a median).
3. That the assessable SID acreage for this parcel is calculated by the City and paid by the Applicant prior to recordation.
4. That the gas, water, and electricity systems are looped. That the design of the utilities is discussed with the applicant to accommodate upsizing of lines for future capacity to the south.
5. That a new water tank for this project will be required to be built _____ (where).
6. That each multi-family unit has at least two private parking stalls. That visitor parking is provided for the clubhouse and pool to be shared by the Town homes.
7. That the full Pony Express right of way is improved by the Applicant along the south side of the road. That turnouts are provided for the entrances. That the existing power line is relocated below grade.
8. That the interior streets of the town homes and condominiums are privately owned and maintained. That easements are provided for utility and emergency vehicle access.
9. That all conditions called out in the corresponding section below are met.
10. That locations for detention basins be identified. That bench drains may have to be provided by the developer behind homes along the hillsides. That existing drainage channels will have to be maintained. That erosion protection measures must be taken by the developer to protect drainage areas.
11. That the frontage for single family lots is 55 ft.
12. That all cul-de-sacs have a minimum 60 ft. radius.
13. That "Maple" and "Cedar" are not eligible street names. That the "Maple Drive" shown on the plat is given a separate name where it changes direction by lots 9 and 10.
14. That the City's Local Street cross section requires 55 ft. right of way.
15. That adequate stacking distance is provided onto the Hidden Valley Collector Road.

Tom Maher opened the public hearing at 6:54 p.m.

Tom Maher closed the public hearing at 6:54 p.m.

MOTION: *Michael Hansen moved that the Planning Commission table the Hidden Valley North Preliminary Plat until the proposed Code Amendment regarding street cross-sections is resolved.*

- 16. COLLECTOR ROAD.** *That the Collector Road through the project meets the City's standard width for a Community Collector of at least 136 feet. That the plans are redrawn to show this road.*
- 17. SIGNAGE PLAN.** *That the required Signage Plan is submitted. That entryway monuments are provided on the sides of the road (not in a median).*
- 18. SID PAYMENT.** *That the assessable SID acreage for this parcel is calculated by the City and paid by the Applicant prior to recordation.*
- 19. UTILITIES.** *That the gas, water, and electricity systems are looped. That the design of the utilities is discussed with the applicant to accommodate upsizing of lines for future capacity to the south.*
- 20. WATER TANK.** *That a new water tank for this project will be required to be built _____ (where).*

21. **PARKING.** *That each multi-family unit has at least two private parking stalls. That visitor parking is provided for the clubhouse and pool to be shared by the Townhomes.*
22. **PONY EXPRESS RIGHT-OF-WAY.** *That the full Pony Express ROW is improved by the Applicant along the south side of the road. That turnouts are provided for the entrances. That the existing powerline is relocated below grade.*
23. **PRIVATE STREETS.** *That the interior streets of the townhomes and condominiums are privately owned and maintained. That easements are provided for utility and emergency vehicle access.*
24. **LANDSCAPING, FENCING, PARKS AND TRAILS.** *That all conditions called out in the corresponding section below are met.*
25. **STORM DRAINAGE.** *That locations for detention basins be identified. That bench drains may have to be provided by the developer behind homes along the hillsides. That existing drainage channels will have to be maintained. That erosion protection measures must be taken by the developer to protect drainage areas.*
26. **LOT FRONTAGE.** *That the frontage for single family lots is 55 ft.*
27. **CUL-DE-SACS.** *That all cul-de-sacs have a minimum 60 ft. radius.*
28. **STREET NAMES.** *That "Maple" and "Cedar" are not eligible street names. That the "Maple Drive" shown on the plat is given a separate name where it changes direction by lots 9 and 10.*
29. **LOCAL STREETS.** *That the City's Local Street cross section requires 55 ft. right of way.*
30. **STACKING DISTANCE.** *That adequate stacking distance is provided onto the Hidden Valley Collector Road.*

Matt Weir seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

5. **Other Business**

None

6. **Adjournment**

The meeting adjourned at 7:00 p.m.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, MARCH 28, 2006

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- Westview Heights Final Plat
- Highlands on the Green 3B Final Plat
- Valley View South Plats A & B

4. Development Items

A. Valley View North Preliminary Plat, Public Hearing - Action Item

MOTION: Commissioner John Malone moved that the Planning Commission approve the Preliminary Plat for the Valley View North subdivision subject to the following conditions:

1. MASTER PLAN COMPLIANCE. That this subdivision complies with all conditions of the Valley View Master Development Plan and Agreement.
2. NEIGHBORHOOD PARK. That the entire Neighborhood Park is completed by the developer prior to the issuance of the 150th Valley View building permit. That berms are added to help buffer the park area from the streets. That the park area shows grass as the ground cover. The equestrian trail will be improved with the final plat.
3. MILITARY VEHICLE ACCESS. That access is maintained for military and emergency vehicles along the current Camp Williams road alignment (Mustang Way).
4. WATER PRESSURE AND TANK. That the developer remains in compliance with sections 3.1, 3.2, and 3.3 of the Master Agreement regarding funding and construction of the water storage reservoir and water pressure.
5. LOTS LESS THAN ONE-HALF ACRE. That the developer justifies how lot 47 meets the “topographical features or road alignment technical issues” qualifications for being less than ½ acre.
6. CUL-DE-SACS. That the minimum radius on a cul-de-sac is 60 ft.
7. Trails to connect to North Ranch trails.
8. “No Public Access” signs to be placed on beginning of dirt road.
9. “No Parking” signs to be placed along Hummer Drive.

Commissioner Chris Kemp seconded the motion. Motion passed.

B. Sunrise at Kiowa Preliminary Plat, Public Hearing - Action Item

MOTION: Commissioner John Malone moved that the Planning Commission approve the Preliminary Plat for Sunrise at Kiowa subject to the following conditions:

1. PLAT. That the cul-de-sac at the end of Comanche Way is shown as Comanche Circle. That all other redline comments are addressed.

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2. LANDSCAPE PLAN. That surrounding vegetation/xeriscaping is shown in the trail corridors.
3. CONSTRUCTION PLANS. That the slope of the roads is approved by the City Engineer. That all other construction plan redlines are addressed.
4. BENCH DRAINS. That bench drains are provided on lots on the downhill side of the open space. The developer can explore a storm drain option instead of bench drains. If the city engineer approves the storm drains as an adequate solution, then it is approved. If not, then bench drains are automatically required.

Commissioner Chris Kemp seconded the motion. Motion passed.

C. Jacob's Well C (R-6 N-3), Final Plat - Action Item

MOTION: Commissioner John Malone moved that the Planning Commission recommend approval to the City Council of the Jacob's Well C Final Plat, subject to the following conditions:

1. PLAT. That all redline comments are addressed.
2. SID PAYMENTS. That the City Engineer determines the amount of SID payments due, and that the payment is made prior to recordation.
3. BENCH DRAINS. That all required bench drains are a developer improvement and bonded for.
4. CURVE ELEVATIONS. That vertical curve elevations are shown at 25' intervals. That K-Values are verified by the City Engineer.
5. ASPHALT CUTS. That a note is added to the plans that all asphalt is to be saw cut.
6. LANDSCAPE PLAN. That a complete table is included that shows all the park and landscaping requirements to be added. That all street trees not along collector roads or along open space are called out as a homeowner improvement. That the sod shown on the hillside of the original park location is removed (for existing native vegetation to remain) and value of that sod placed in the approved neighborhood park location adjacent to Liberty Farms. That all other landscape plan redline comments are addressed.

Commissioner Chris Kemp seconded the motion. Motion passed.

5. Other Business

6. Adjournment

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, APRIL 11, 2006

Eagle Mountain City Council Chambers, 1680 E. Heritage Drive, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- Mt. Airey F Final Plat

4. Development Items

A. Overland Trails 1C - Amendment to the Eagle Mountain City General Plan – Public Hearing, Action Item

The Planning Department has received an application to amend the General Plan Map in the Overland Trails subdivision.

MOTION: *Commissioner Hansen moved that the Planning Commission approve the proposed amendment to the Eagle Mountain City General Plan subject to the following conditions and findings of fact:*

1. GENERAL PLAN MAP. That the new General Plan map designates the subject property as “Rural Residential”.
2. COMPATIBILITY. That the subject property would be developed as single-family lots subject to the same requirements as others in Overland Trails Phase 1. That the new lots platted through the subdivision process would be consistent in size with the other lots in Phase 1 of Overland Trails.

Unknown Commissioner seconded. Motion passed.

B. Amendment to the Eagle Mountain Properties Master Development Plan – Public Hearing, Action Item

The Planning Department has received an application to rezone a portion of the Eagle Mountain Properties Master Plan consisting of approximately 3.9 acres adjacent to the Overland Trails subdivision from Commercial to Residential.

Commissioner Hansen moved that the Planning Commission approve the proposed amendment to the Eagle Mountain Properties’ Master Development Plan subject to the following conditions and findings of fact:

1. ORIGINAL MASTER DEVELOPMENT AGREEMENT CONDITIONS. That all conditions of the “Town of Eagle Mountain, Utah, Monte Vista Ranch and Eagle Mountain Properties Amended and Restated Master Development Agreement” dated December 22, 1997 remain unchanged with this amendment unless otherwise explicitly specified in these conditions of approval or on the revised Master Plan Map.

**EAGLE MOUNTAIN CITY
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2. **REVISED MAP.** That the revised Master Plan Land Use map becomes the official Map of the Eagle Mountain Properties Master Plan. That the date on the map is updated. That the subject property is depicted with the “Residential” land use.
3. **GENERAL PLAN.** That the General Plan amendment associated with this application receives final approval by the City Council prior to their approval of the proposed Master Plan Land Use Map amendment.
4. **COMPATIBILITY.** That the subject property would be developed as single-family lots subject to the same requirements as others in Overland Trails Phase 1. That the new lots platted through the subdivision process would be consistent in size with the other lots in Phase 1 of Overland Trails.
5. **TRAFFIC AND TRANSPORTATION.** That the addition of three more lots to the subject parcel will not result in noticeable traffic congestion or safety problems. The existing roads in Overland Trails have adequate capacity for the proposed lots.

Unknown Commissioner seconded. Motion passed.

C. Silver Lake Plat 6, Preliminary and Final Plat – Public Hearing, Action Item

Silver Lake Plat 6 is located adjacent to Silver Lake Villages, just south of the proposed Plat 7.

MOTION: *Commissioner Hansen moved that the Planning Department approve the Preliminary Plat and recommend approval to the City Council of the Final Plat for SilverLake Plat 6, subject to the following conditions:*

1. **STREET NAMES.** All the proposed streets are given names that are dissimilar from all existing street names.
2. **ADDRESSES.** The applicant submits an electronic copy of plat for the City Engineer to generate addresses.
3. **STREET TREES.** All street trees along SilverLake Parkway are noted as a developer improvement and bonded for. \$300 per lot is paid with the approval of each building permit to allow for any additional street trees which may be added.
4. **PLAT.** A vicinity map with greater detail is shown. The redlined language is corrected. The actual building pads are shown. Utah County Book & Page information is added. The Planning Commission block is removed.
5. **LANDSCAPE PLAN.** The 8’ trail is shown as an asphalt trail.
6. **DRIVEWAY ACCESS.** Driveway access to lot 39 ONLY be from Road 4. Driveways for lots 19 & 1-7 shall NOT have access from SilverLake Parkway. Notes are added to the plat to indicate these restrictions.
7. **FENCING.** The developer continues, and bonds for, the fence between Tickville Wash and the trail corridor. The developer provides, and bonds for, a rear yard privacy fence along the rear yards of lots 2-6.
8. **SILVER LAKE PARKWAY INCLUSION.** The entire length of SilverLake Parkway that runs adjacent to Plat 6 be added to Plat 6 and dedicated to Eagle Mountain City.
9. **FIRE PROTECTION.** The Fire Chief’s comments are addressed and approved by the Fire Chief.

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10. CONSTRUCTION DRAWINGS. All redline comments are addressed and approved by the City Engineer.
11. NEIGHBORHOOD PARK. The Neighborhood Park requirements are met.
12. The traffic study be reviewed again by the city engineer, specifically looking at SilverLake Parkway.

Unknown Commissioner seconded. Motion passed.

D. Silver Lake Plat 7, Preliminary and Final Plat – Public Hearing, Action Item
Silver Lake Plat 7 is located northeast of Silver Lake Villages.

MOTION: *Commissioner Hansen moved that the Planning Department approve the Preliminary Plat and recommend approval to the City Council of the Final Plat for SilverLake Plat 7, subject to the following conditions:*

1. STREET NAMES. All the proposed streets are given names that are dissimilar from all existing street names.
2. ADDRESSES. The applicant submits an electronic copy of plat for the City Engineer to generate addresses.
3. STREET TREES. All street trees along Silver Lake Parkway are noted as a developer improvement and bonded for. \$300 per lot is paid with the approval of each building permit to allow for any additional street trees which may be added.
4. PLAT. A vicinity map with greater detail is shown. The redlined language is corrected. The actual building pads are shown. Utah County Book & Page information is added. The Planning Commission block is removed.
5. LANDSCAPE PLAN. A trail and landscaping in the open space corridor adjacent to lot 86 is discussed with the applicant. That a trail and improved landscaping is added to the open space area adjacent to lot 86.
6. DRIVEWAY ACCESS. Driveway access to lot 44 ONLY be from Road 3. Driveways for lots 1, 23, 24, 31-43 shall NOT access from SilverLake Parkway. Driveways for lots 45, 54, 55, 59, and 74 shall NOT access from Road 6. Notes are added to the plat to indicate these restrictions.
7. FENCING. The developer provides, and bonds for, a rear yard privacy fence along the rear yards of lots 31-44.
8. LOT #32. The applicant demonstrates that lot #32 is buildable with the approved setbacks for this subdivision.
9. SilverLake Plat 6 or SilverLake Plat 4B is recorded prior to this plat (Plat 7) being recorded.
10. FIRE PROTECTION. The Fire Chief's comments are addressed and approved by the Fire Chief.
11. CONSTRUCTION DRAWINGS. All redline comments are addressed and approved by the City Engineer.
12. NEIGHBORHOOD PARK. The Neighborhood Park requirements are met.
13. Fee-in-lieu be applied to the Regional Park to the east.
14. The traffic study be reviewed again by the city engineer.

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Unknown Commissioner seconded. Motion passed.

E. Proposed Amendments by The Ranches HOA to the Eagle Mountain City Development Code, Public Hearing - Action Item

The Planning Department has received an application from The Ranches HOA to amend the City's Sign Ordinance, which is part of the Development Code (Title 1, Chapter 16).

Commissioner Hansen moved that the Planning Commission recommend approval of the proposed amendments to the City's Sign Ordinance subject to the following conditions:

1. TITLE 1, CHAPTER 16. That the text is amended as drafted by the Applicant.
2. TITLE 1, SCHEMATIC 16.4. That Schematic 16.4 Community Entrance Signage is approved as presented by the Applicant.

Unknown Commissioner seconded. Motion passed.

F. Proposed Amendments by Staff and Trophy Homes Development to the Eagle Mountain City Development Code, Public Hearing - Action Item

The Planning Department has received an application from Trophy Homes Development to amend the City's Development Code with respect to street right-of-way standards. Staff has also added various related amendments which are contained in the Staff Report.

MOTION: *Commissioner Hansen moved that the Planning Commission recommend approval of the following amendments to the Eagle Mountain City Development Code:*

1. TITLE 2, CHAPTER 7. That the text is amended as drafted.
2. TITLE 2, TABLE 7.2. That Table 7.2 Right of Way Classifications is amended as presented by Staff.
3. The City Attorney will be able to adjust the wording, etc. to his liking.
4. Allow for the option of having a 50' ROW with a 2' high-back curb option with the Local Street Classification.

Unknown Commissioner seconded. Motion passed.

G. Proposed Amendments by Staff to the Eagle Mountain City Development Code, Public Hearing - Action Item

Staff has proposed several amendments to the Development Code regarding fencing and guarantees of subdivision improvements.

MOTION: *Commissioner Hansen moved that the Planning Commission recommend approval of the following proposed amendments to the Eagle Mountain City Development Code:*

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1. TITLE 2, CHAPTER 6. That Section 6.7.1.1 is added to the text as drafted. That Section 6.8.2 is deleted as drafted in the staff report.
2. TITLE 2, CHAPTER 7. That Section 7.9 is amended as drafted in the staff report.

Unknown Commissioner seconded. Motion passed.

H. Point Lookout A, Revised Final Plat - Action Item

Point Lookout A is located southwest of Diamond Springs and Castle Rock. This revised application proposes that the vest pockets be removed and that the lots have direct driveway access onto Sandpiper Rd.

MOTION: Commissioner Hansen moved that the Planning Commission recommend approval to the City Council of the Point Lookout Plat A Final Plat with the following findings-of-fact and subject to the following conditions:

Findings of Fact:

- The Hidden Canyon development was not built to its vested density and instead built as a lower-density, single-family detached subdivision.
- Additionally, the ‘Community Center’ that was once planned for in the Hidden Canyon area is no longer a possibility.
- As such, the connecting Sandpiper Road will not be required to carry as much vehicular traffic, thus its classification as a collector road is no longer valid. Instead, it is viewed as a local street that will only be used for local traffic.
- Because the actual use of Sandpiper Road will not designate it as a collector road, direct driveway access onto this road, for some specific lots, does not pose a significant traffic concern and is allowed.

Conditions of approval:

1. PARK FEE-IN-LIEU. The required neighborhood park fee-in-lieu is calculated by the City Engineer and applied towards hard surface trail improvements in the utility corridor (the Cedar Valley Regional Trail).
2. SID. The City Engineer verifies that the plat encompasses all of the land incorporated for the SID, and that the full amount is paid prior to recordation.
3. PLAT. The tabulation table is updated to show correct data.—That the City Engineer verifies that the plat closes. That all lot lines outside of the plat are removed. That Notes 2-5 are removed. That all other redline comments are addressed.
4. STREET ACCESS. Lots 16 & 17 contain a note that states they are restricted to a circular (U-shaped) driveway only.
5. BENCH DRAINS. Bench drains are provided in the rear yard PUE for lots 22-24. That these bench drains are a bonded developer improvement.
6. CONSTRUCTION DRAWINGS. That the construction drawings reflect the taking out of the vest pockets.

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7. LANDSCAPE PLAN. That a licensed landscape architect should stamp the plan. That a landscape cost estimate is submitted. The Landscape Plan shall contain an entryway monument. That the Landscape Plan is redrawn to match the approved Plat B and proposed Plat A. That street trees along Sandpiper Road are bonded for. That the correct street names are added to the plan.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, MAY 30, 2006

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mtn, UT 84005

- 1. Pledge of Allegiance**
- 2. Declaration of Conflicts of Interest**
- 3. Status Report from City Council**
- 4. Development Items**

A. Pioneer Addition Phase 7 Preliminary Plat – Public Hearing, Action Item

MOTION: Commissioner Matt Weir moved that the Planning Commission approve the Pioneer Addition Phase 7 Preliminary Plat subject to the following conditions:

1. PLAT. The street name Stage Coach Drive is changed to be dissimilar from all other existing City street names. Other street names on the plat are verified by the Fire Chief.
2. LANDSCAPE PLAN. The retention pond (P.O.S.A.) is shown on the landscape plan as fully improved.
3. PERFORMANCE REVIEW. City Staff verifies the Performance Review Checklist performed by the applicant.
4. Dedication of a 10-foot access way to Public Open Space A – Retention/Soccer Field.

Unknown Commissioner seconded. Motion passed.

B. SilverLake Plat 11 Preliminary Plat – Public Hearing, Action Item

SilverLake Plat 11 is located to the east of Silver Lake Village.

MOTION: Commissioner Matt Wier moved that the Planning Commission approve the SilverLake Plat 11 Preliminary Plat subject to the following conditions:

1. COMPLETION OF ROAD. The Master Agreement requires dedication of the park and school site once all necessary infrastructures are complete. The developer should be responsible to build the full ROW to the west.
2. REGIONAL PARK. The Master Agreement requires dedication of 15 acres, not 14.58.
3. CONSTRUCTION PLANS. All redline comments are addressed.
4. PLAT. A vicinity map with greater detail is shown. Utah County Book & Page information is added. Planning Commission block is removed.
5. FIRE PROTECTION. Fire Chief's comments are addressed and approved by the Fire Chief.
6. WATER RIGHTS. Adequate water rights are deeded to the City for the park.
7. LANDSCAPING PLANS. All street trees along collector roads are a developer improvement.

Unknown Commissioner seconded. Motion passed.

C. Pioneer Addition Phase 5B Revised Final Plat, Action Item

EAGLE MOUNTAIN CITY OFFICES – 1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, MAY 30, 2006

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mtn, UT 84005

Pioneer Addition 5B is located east of phase 5A and west of Phase 6.

MOTION: Commissioner Matt Wier moved that the Planning Commission recommend approval to the City Council of the Pioneer Addition Phase 5B Revised Final Plat, subject to the following conditions:

1. SID. That the City Engineer verifies that if the plat encompasses land incorporated for the SID, and that the full amount is paid prior to recordation, as per the current requirements for Eagle Mountain Properties.
2. PLAT. That the minor redline comments are addressed.
3. LANDSCAPE PLAN. That the park improvements and landscaping are installed per the overall Pioneer Addition Park Improvement Agreement dated April 3, 2006.
4. STORM WATER. The City Engineer verifies and approves the storm water plan.

Unknown Commissioner seconded. Motion passed.

D. Pioneer Addition Phase 6 Revised Final Plat, Action Item

Pioneer Addition 6 is located east of Phase 5 and west of the future Phase 7.

MOTION: Commissioner moved that the Planning Commission recommend approval to the City Council of the Pioneer Addition Phase 6 Revised Final Plat, subject to the following conditions:

1. SID. That the City Engineer verifies that if the plat encompasses land incorporated for the SID, and that the full amount is paid prior to recordation, as per the current requirements for Eagle Mountain Properties.
2. PLAT. That the minor redline comments are addressed.
3. LANDSCAPE PLAN. That the park improvements and landscaping are installed per the overall Pioneer Addition Park Improvement Agreement dated April 3, 2006.
4. STORM WATER. The City Engineer verifies and approved the storm water plan.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday, June 27, 2006

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

Roll Call

Tom Maher, John Malone, Chris Kemp, Michael Hansen, Matt Weir

Others Present

Doug Woodruff, Dave Adams, John Walden

City Staff

Planning Director: Peter Spencer
Planning Coordinator: Jenalee Cheever
City Engineer: Chris Trusty

1. Pledge of Allegiance

Tom Maher led the Commission and audience in the pledge of allegiance.

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

Mr. Spencer explained that Pioneer Addition 5B & 6 Final Plat were approved at the previous City Council meeting. Mr. Spencer stated that the development agreements for these projects would be on the upcoming City Council agenda.

4. Development Items

A. Pioneer Addition Phase 7A Final Plat – Action Item

Mr. Spencer explained that the proposed Pioneer Addition Phase 7 project is located on the northern edge of Eagle Mountain Properties, just west of the powerline corridor.

Mr. Spencer explained that there would be a trail corridor in this project that leads to the powerline open space area.

Mr. Spencer explained that the 1997 code requires that neighborhood parks are provided at a rate of 2.5 acres of park space for each 400 proposed dwelling units. Mr. Spencer explained that because the entire Phase 7 contains 187 dwelling units, they would be required to provide 1.169 acres of improved open space for the entire phase. Mr. Spencer stated that the applicant has proposed approximately 1.48 acres of improved open space which would meet the open space requirement. Mr. Spencer explained that most of the open space is located at the entranceway park, and along the western edge of the plat where an 8' asphalt trail & resting benches will be installed.

Mr. Spencer explained that CC&R's for this development will only allow for a tan-colored vinyl fence.

Mr. Spencer explained that the applicant has indicated that the large retention pond to the south of the church site will in the future be grassed to allow for soccer and other activities. Mr. Spencer explained that there will be access to this retention pond/soccer field by way of an 8' asphalt trail through the 15' public access easement.

Mr. Spencer explained that the street trees along Summit Way would be a developer responsibility and that they would not be planted until after the homes are built to avoid damage to the trees from construction vehicles and equipment.

Mr. Spencer reviewed the following conditions of approval with the Planning Commission:

1. That the redline comments on the plat are addressed.
2. That on the landscape plan all parcels are indicated as either City maintained or HOA maintained and that the retention pond is shown on the landscape plan as fully improved.
3. That the Fire Chief's comments are addressed.
4. That the City Engineer verifies that all redline comments are addressed.

David Adams explained that a grid would be added onto the plat that shows what would be dedicated to the City and who it would be maintained by. Mr. Adams explained that the retention pond/soccer field would be dedicated to the city, making this land that the City would have to maintain in the future.

Mr. Adams explained that the trail corridor would be improved with an 8 foot asphalt sidewalk.

Mr. Adams also explained that the street trees along Summit Way would eventually be maintained by the home owners.

MOTION: *Chris Kemp moved that the Planning Commission recommend approval to the City Council for the Pioneer Addition Phase 7A Final Plat subject to the following conditions:*

1. ***PLAT. That redline comments are addressed. (Book & Page added, lot addresses added, Planning Commission approval block removed, correct Utah State Code is referenced, correct title added, open space maintenance notation added, etc.)***
2. ***LANDSCAPE PLAN. That all parcels are indicated as either city maintained or HOA maintained. That the retention pond is shown on the landscape plan as fully improved.***
3. ***FIRE CODE. That the Fire Chief's comments are addressed. (Correct number and placement of fire hydrants, etc.)***
4. ***CONSTRUCTION DRAWINGS. That the City Engineer verifies that all redline comments are addressed. (storm drain lines upsized, manhole covers upsized, etc.)***

Matt Weir seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

B. Sunrise at Kiowa Valley Plat A & B Final Plats – Action Items

Mr. Spencer explained that the proposed Sunrise at Kiowa project is located just outside of The Ranches Master Development Plan, south of Kiowa Valley D & E.

Mr. Spencer explained that the applicant is proposing to split Sunrise at Kiowa into two phases.

Mr. Spencer explained that Plat A would have 32 lots and Plat B would have 20 lots.

Mr. Spencer explained that because the development is just outside of the Ranches Master Development Plan, there currently is no HOA to maintain any of the open space. Mr. Spencer stated that because of this all open space land dedicated to the City will need to be maintained by the City.

Tom Maher asked if it would be possible to charge residents "park fee" to help maintain the park and trails that would need to be maintained by the City because there is not HOA.

Mr. Spencer stated that that would need to be something the City Attorney looks at. Mr. Spencer said that for now the money to maintain the parks and trails comes out of a general fund.

The Planning Commission suggested that the City look into charging residents a “park fee” before the expense of maintenance gets to high.

Mr. Spencer explained that the parks department was okay with taking this extra maintenance on once the warranty period is up.

Mr. Hansen asked about the hill on the East side of the trail. Mr. Hansen stated that he was concerned that with a hill there it could possibly cause the asphalt trail to was out if it rains.

Mr. Spencer reviewed the following conditions of approval with the Planning Commission:

1. That all redline comments are addressed on the plat.
2. That a note is added on the landscape plan that indicates that all open space to be maintained by Eagle Mountain City. That surrounding vegetation/xeriscaping is shown in detail for the trail corridors.
3. That all construction plan redlines are addressed.
4. That bench drains are provided on lots on the downhill side of the open space.
5. That the Fire Chief approves all hydrant locations and verifies that any other fire concerns are addressed.
6. That Eagle Mountain City’s Parks and Receptions Department verifies the landscape plan and is involved in all discussions of possible improvements to the open space to the south.

Mr. Spencer explained that the development code needs meet the same standards as the fire code. Mr. Spencer explained that the development code states that fire hydrants need to be 60 feet apart and that the fire standards state that they need to be 70 ft apart. Mr. Spencer explained that the Chief has made sure that the fire hydrants for this plat are in compliance with the fire standards.

MOTION: *I move that the Planning Commission recommends approval to the City Council for the Sunrise at Kiowa A Final Plat subject to the following conditions:*

1. **PLAT.** *That all redline comments are addressed.*
2. **LANDSCAPE PLAN.** *That a note is added that indicates that all open space is to be maintained by Eagle Mountain City. That surrounding vegetation/xeriscaping is shown in detail for the trail corridors.*
3. **CONSTRUCTION PLANS.** *That all other construction plan redlines are addressed.*
4. **BENCH DRAINS.** *That bench drains are provided on lots on the downhill side of the open space.*
5. **FIRE APPROVAL.** *That the Fire Chief approves all hydrant locations and verifies that any other fire concerns are addressed.*

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

MOTION: *I move that the Planning Commission recommends approval to the City Council for the Sunrise at Kiowa B Final Plat subject to the following conditions:*

1. **PLAT.** *That all redline comments are addressed.*
2. **LANDSCAPE PLAN.** *That a note is added that indicates that all open space is to be maintained by Eagle Mountain City. That surrounding vegetation/xeriscaping is shown in detail for the trail corridors.*
3. **CONSTRUCTION PLANS.** *That all other construction plan redlines are addressed.*
4. **BENCH DRAINS.** *That bench drains are provided on lots on the downhill side of the open space.*
5. **FIRE APPROVAL.** *That the Fire Chief approves all hydrant locations and verifies that any other fire concerns are addressed.*

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

5. **Other Business**

None

6. **Adjournment**

Tom Maher adjourned the meeting at 6:40 p.m.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JULY 25, 2006

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- Development Code Amendment: Signage (Community Entrance Signs)
- Ranches HOA Community Entrance Sign Application
- Development Agreements: O’Fallon’s Bluff Plat B, C, D, & E, and Overland Trails 1C
- Final Plat, Site Plan & Development Agreement: Trailhead Townhomes
- Final Plat & Development Agreement: Pioneer Addition 7a
- Recorded Plat Amendments: Cedar Trails Village & Pioneer Addition 3

4. Development Items

A. Meadow Ranch Plat 1 Clarification of Zone, Public Hearing- Action Item

MOTION: Commissioner Matt Weir moved that the Planning Commission recommend approval to the City Council of an ordinance that will clarify the zoning of parcel # 46:489:0158 (currently described as “C.A.U.B. Community Open Space”) as Residential; subject to the following conditions:

1. FUTURE DEVELOPMENT. That any future development has the minimum lot size of at least one (1) acre in size.

Commissioner John Malone seconded the motion. Motion passed.

B. Hobby Breeder Kennel Conditional Use Permit Application, Public Hearing - Action Item

MOTION: Commissioner John Malone moved that the Planning Commission approve the Hobby Breeder Kennel Conditional Use Permit for the property at 8627 Canyon Wash Drive subject to the following conditions:

1. NUMBER OF DOGS. That the number of dogs does not exceed seven (7).
2. LOCATIONS OF KENNELS. That the locations where the dogs are kept and sleep remain at least seventy (70) feet away from any neighboring property line.
3. FEE OF LICENSE. Staff recommends that the fee for the Hobby Breeder Kennel specific to this applicant be set by the Planning Commission.
4. FEE OF CONDITIONAL USE PERMIT. That the fee for the CUP is verified by the Planning Director and paid in full by the applicant.
5. COMPLAINTS. If there are any violations of City ordinances or if complaints come to the City’s attention, the Planning Director may, at his/her discretion, bring the Conditional Use back to the Planning Commission for possible revocation.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JULY 25, 2006

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mtn, UT 84005

Commissioner Matt Weir seconded the motion. Motion passed.

C. Lone Tree D Final Plat - Action Item

MOTION: Unknown Commissioner moved that the Planning Commission recommend approval to the City Council for the Lone Tree D subdivision, subject to the following conditions:

1. NEIGHBORHOOD PARK. That the Neighborhood Park improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Lone Tree II Preliminary Plat (approved March 14, 2006).
2. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
3. STREET NAMES. That the street names are verified by City Staff.
4. SETBACKS. That the minimum side yard setbacks are approved by City Staff.
5. PLAT. That a 4% maximum slope must be maintained through intersections.
6. TRAFFIC IMPACT STUDY. That the study required by the February 1, 2005 Ranches Master Plan is completed. That the City Engineer's recommendations are addressed.
7. CONSTRUCTION PLANS. That all of the construction plan redline comments are corrected as per staff recommendations.
8. E-FILES. E-files are submitted for the plat and construction drawings.
9. DRIVEWAYS. Driveways are a minimum of 22' long.
10. PLAT. That the minor redline comments are addressed.
11. FIRE DEPARTMENT APPROVAL. That the locations of the hydrants are approved by the Fire Chief.

Unknown Commissioner seconded the motion. Motion passed.

D. Lone Tree E Final Plat - Action Item

MOTION: Unknown Commissioner moved that the Planning Commission recommend approval to the City Council for the Lone Tree E subdivision, subject to the following conditions:

1. NEIGHBORHOOD PARK. That the Neighborhood Park improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Lone Tree II Preliminary Plat (approved March 14, 2006).
2. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
3. SETBACKS. That the minimum side yard setbacks are approved by City Staff.
4. PLAT. That a 4% maximum slope must be maintained through intersections.
5. TRAFFIC IMPACT STUDY. That the study required by the February 1, 2005 Ranches Master Plan is completed. That the City Engineer's recommendations are addressed.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JULY 25, 2006

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mtn, UT 84005

6. CONSTRUCTION PLANS. That all of the construction plan redline comments are corrected as per staff recommendations.
7. E-FILES. E-files are submitted for the plat and construction drawings.
8. DRIVEWAYS. Driveways are a minimum of 22' long.
9. PLAT. That the minor redline comments are addressed.
10. FIRE DEPARTMENT APPROVAL. That the locations of the hydrants are approved by the Fire Chief.

Unknown Commissioner seconded the motion. Motion passed.

E. Lone Tree G Final Plat - Action Item

MOTION: Unknown Commissioner moved that the Planning Commission recommend approval to the City Council for the Lone Tree G subdivision, subject to the following conditions:

1. NEIGHBORHOOD PARK. That the Neighborhood Park improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Lone Tree II Preliminary Plat (approved March 14, 2006).
2. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
3. SETBACKS. That the minimum side yard setbacks are approved by City Staff.
4. PLAT. That a 4% maximum slope must be maintained through intersections.
5. TRAFFIC IMPACT STUDY. That the study required by the February 1, 2005 Ranches Master Plan is completed. That the City Engineer's recommendations are addressed.
6. CONSTRUCTION PLANS. That all of the construction plan redline comments are corrected as per staff recommendations.
7. E-FILES. E-files are submitted for the plat and construction drawings.
8. DRIVEWAYS. Driveways are a minimum of 22' long.
9. PLAT. That the minor redline comments are addressed.
10. FIRE DEPARTMENT APPROVAL. That the locations of the hydrants are approved by the Fire Chief.

Unknown Commissioner seconded the motion. Motion passed.

5. Other Business

6. Adjournment

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday, August 8, 2006

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

Roll Call

Tom Maher, Chris Kemp, John Malone, Matt Weir

Others Present

John Linton, David Adams

City Staff

Planning Director: Peter Spencer
City Planner: Mike Hadley
Planning Coordinator: Jenalee Cheever

1. Pledge of Allegiance

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

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

Mr. Spencer explained that Sunrise at Kiowa A and B were approved by the City Council at the last City Council meeting. Mr. Spencer explained that the Walden Park Final Plat and Site Plan were also approved by the City Council at the last meeting.

4. Approval of Minutes

None

5. Development Items

A. Waiver petition to NOT use alleys for access for lots 20, 21, 22, and 23 in Colonial Park Phase 1. –Action Item

Mr. Spencer explained that there are four lots on the Colonial Park plat that show as having access off of an alley. Mr. Spencer explained that the applicant is petitioning the Planning Commission to approve a waiver to allow access to driveways and garages from the public street in front of the houses that abut the alley ways in the Colonial Park Phase 1 subdivision.

Mr. Spencer explained that a Home Owner's Association would need to be created that will strictly enforce that there be no parking or storage of vehicles in the alleyway.

Mr. Spencer explained that the Home Owner's Association will be responsible for the maintenance and upkeep of the alley.

Mr. Spencer explained that the applicant would need to install 'No Parking' signs at both ends of the alley.

Mr. Adams explained that the future phases would continue to use the alleyways but that these particular lots would be better used to have access off the road instead of the alleyway.

Mr. Adams explained that there is an HOA in existence for this subdivision and that changes would be made CC&R's to incorporate the conditions instead of creating a completely new HOA and CC&R's.

MOTION: *John Malone moved that the Planning Commission approve the waiver request for Colonial Park Phase 1 to allow the access to garages from the public street in front of the homes as opposed to using the rear alley for access subject to the following conditions:*

- 1. That the existing Home Owner's Association be modified to strictly enforce that there be no parking or storage of vehicles in the alleyway.*
- 2. That the created Home Owner's Association be responsible for the maintenance and upkeep of the alley.*
- 3. That the applicant install 'No Parking' signs at both ends of the alley.*

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

B. Waiver petition to NOT use alleys for access for multiple lots in Overland Trails Phase 3A—Action Item

Mr. Spencer explained that the applicant is petitioning the Planning Commission to approve a waiver to allow access to driveways and garages from the public street in front of the houses that abut the alley ways in the Overland Trails Phase 3A subdivision.

Mr. Spencer explained that the City's concern was that the alley ways stay maintained and that they do not turn into an eye sore behind the citizens homes. Mr. Spencer explained that the home owners will not own this land, that the City will maintain ownership of the alley way. Mr. Spencer explained that the City has electric and gas utilities running underneath the alley ways, therefore explaining that the City would need to maintain ownership so in the future if the City needs to get back there for any purpose they will have access.

Mr. Spencer explained that the CC&R's will need to require that fencing along the rear of the lots will be limited to 4 feet in height and that the fencing will be limited to open slatted fencing allowing for open visibility for people to see what is going on back in the alley way. Mr. Spencer explained that this will be a requirement for the entire subdivision.

Mr. Spencer explained that the applicant will need to install removable bollards at both ends of the alley way, Mr. Spencer stated that the size and type of bollards to be installed will need to be approved by the City's Public Works Dept. Mr. Spencer explained that this would ensure that the alley ways behind the home will not turn into parking lots or storage pads for RV's, boats, trailers, etc. Mr. Spencer explained that the bollards will be in place at all times except for on the rare occasions that the City needs to get back in there to work on the utilities or for other reasons that may arise.

Mr. Malone suggested that they choose bollards that would be the most aesthetically pleasing.

Mr. Spencer explained that the bollards would be chained to the ground and that the city would have a key to those so that they can remove them if they need to get back into the alley way.

Mr. Spencer explained that the HOA would enforce the CC&R's and provide maintenance of the alley way. Mr. Spencer explained that with this approval the City will no longer have the responsibility to maintain the asphalt, curb & gutter, that the HOA would take that responsibility on themselves. Mr. Spencer stated that the HOA would be responsible for all upkeep of the alleyway.

Mr. Spencer explained that the CC&R's will prohibit the storage of anything in the rear alley way, enforce the fencing requirements, and provide for the collection of HOA dues to enable the HOA to keep the alley way clean and free from all debris.

Mr. Spencer explained that the signs that are currently installed such as, stop signs and do not enter signs, need to be removed and returned to the City.

Mr. Adams explained that the intent for forming the HOA was to keep the alley way neat, clean, tidy, free of debris, ability to tow any car or vehicle that becomes stored back on the alley way. Mr. Adams explained that it was not his intention to offer to maintain the asphalt, curb and gutter. Mr. Adams explained that being a City street he saw that as the responsibility of the City.

Mr. Maher asked Mr. Adams how much of an issue it would be to maintain the asphalt, curb and gutter if no vehicles ever drive back there.

Mr. Adams explained that the issue comes that when they close a house and look at setting aside an HOA fee, or set a price to charge for HOA dues, any mortgage lender will require them to escrow sufficient funds to replace all the asphalt and so they will be forced to charge a fee that covers all of that. Mr. Adams explained that it would be a \$25.00 to \$35.00 dollar a month issue.

Mr. Spencer explained that from his understanding if asphalt is not used as a roadway it is easy for weeds & plants to grow from underneath. Mr. Spencer explained that if nothing is driven on the road he would estimate that in a year or two the asphalt could be breaking because of the weeds growing through it breaking it apart.

Mr. Adams explained that the road would probably need a seal coat every couple of years to keep it from breaking apart.

Mr. Spencer explained that at some point maybe five years down the road there will need to be some maintenance done on the road.

Mr. Adams suggested that the HOA be responsible for seal coating the alley to keep out weeds and that it would be seal coated as needed. Mr. Adams stated that the intent of the HOA would be to keep the road clean, neat, tidy, free of weeds and to seal coat it when necessary.

MOTION:

John Malone moved that the Planning Commission approve the waiver request for Overland Trails Phase 3 to allow the access to garages from the public street in front of the homes as opposed to using the rear alley for access subject to the following conditions:

- 1. That the CC&R's require that fencing along the rear of the lots will be limited to 4' in height and that the fencing will be limited to open slatted fencing.***
- 2. That the applicant installs removable bollards at both ends of each alley. The number, size and type of bollards to be installed shall be approved by the City's Public works Dept.***
- 3. The CC&R's will prohibit the storage of anything in the rear alley way, enforce the fencing requirements, and provide for the collection of HOA dues to enable the HOA to keep the alley way clean and free from all debris, weeds, and that the HOA will provide seal coating at the request of the City.***
- 4. All signs (stop signs, do not enter signs) currently installed shall be removed and returned to the City.***

Matt Weir seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

6. Other Business

Mr. Spencer explained that in previous discussions the Planning Commission has suggested that an amendment to the development code be made to allow for monument signage out in the town center that would be consistent with the rest of the city's monument signage. Mr. Spencer explained that he took this suggestion to the cabinet meeting and brought it up to the Mayor. Mr. Spencer explained that the Mayor

is trying to make the City Council meetings as efficient and quick and painless as possible, therefore eliminating the discussion items and the presentations to the work session instead of the actual City Council meeting. Mr. Spencer stated that the Mayor had asked that the City Staff work with the Planning Commission in changing the development code, therefore having the City Staff & Planning Commission write the language for the proposed change to the development code. Mr. Spencer explained that the Commission would need to propose the change to the Staff and that Staff would then get the item on to a City Council agenda.

Mr. Maher asked that Mr. Spencer email him the language that The Ranches has currently written for their monument signs and that from there they could decide what would need to be changed.

Mr. Spencer explained that essentially the City is asking that the leg work come from the Commission rather than the City Staff.

Mr. Maher stated that they would make their modifications to the already written language for the Ranches monument signs and get them turned in to City Staff.

Mr. Maher explained that he and the Mayor have recommended that John Linton be the new Planning Commissioner.

Mr. Linton introduced himself to the Commission and Staff.

Discussion took place concerning construction hours. Mr. Spencer explained that the Council had changed the hours so that construction begins later and ends earlier.

Mr. Maher asked about a home being built in Cedar Pass ranch, Mr. Maher stated that the home looked like it was being built too close to Tickville Wash. Mr. Maher asked how far away the homes had to be from the wash.

Mr. Spencer explained that two washes have been identified in the City. Mr. Spencer explained that one wash requires a certain distance and the other one does not.

Mr. Maher asked that the home looks like it is less than 100 feet away from the edge. Mr. Maher asked that a member of the Staff go out and take a look at the wash.

Mr. Spencer said that he would make sure someone went out there to take a look at it.

7. Adjournment

Tom Maher adjourned the meeting at 6:45 p.m.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, OCTOBER 24, 2006

Eagle Mountain City Council Chambers, 1650 Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Temporary Suspension of Disposal Applications
- B. Evans Ranch at SilverLake—Public Hearing Only
- C. Pioneer Addition 7B—Final Plat
- D. SilverLake Master Development Plan Amendment

4. Development Items

A. General Plan Map Update, Public Hearing – Action Item

MOTION: *Commissioner Linton moved that the Planning Commission approve the proposed amendments to the Eagle Mountain City General Plan Map with the following conditions:*

- 1. Mixed-use Residential addition to the component that was marked as Agricultural on the south side of SR-73.
- 2. West arterial to the airport be included
- 3. Modify the collector in favor of Residential unless the Transportation Engineer finds it to be necessary.
- 4. Eagle Mountain/SITLA intersection to be reviewed to remove the 5-point intersection.
- 5. Consideration of a Meadow Ranch connector.

Unknown Commissioner seconded. Motion passed.

B. Staff-sponsored Development Code Amendments, Public Hearing – Action Item

MOTION: *Commissioner Malone moved that the City Council recommend approval to the City Council of the following proposed amendments to the Eagle Mountain City Development Code:*

- 1. TITLE 1, CHAPTER 6. That Section 6.7 and 6.7.1 increasing the dollar amounts from \$1,500 to \$2,000 for bonus density amounts (as described below).
- 2. TITLE 2, CHAPTER 7. That Table 7.2 is amended to allow for a Parkway and Minor Collector street classification and to reduce the separation requirements between driveway and intersections for local streets, local streets with alleys, and rural streets (as described below).
- 3. TITLE 2, CHAPTER 7. That Section 7.7.2 is amended to allow for cul-de-sacs to have a 50' radius (as described below).

Unknown Commissioner seconded. Motion passed.

C. Development Code Amendments – Valley View, Public Hearing – Action Item

This application was withdrawn by the applicant.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, OCTOBER 24, 2006

Eagle Mountain City Council Chambers, 1650 Stagecoach Run, Eagle Mtn, UT 84005

D. Amendment to The Ranches Master Development Plan (Ames Construction), Public Hearing – Action Item

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the proposed amendment to The Ranches Master Development Plan based upon the following findings of fact and conditions:*

Findings of Fact

1. COMPATIBILITY. The proposed change is compatible to both the surrounding communities.
2. COMPLIANCE WITH GENERAL PLAN MAP. This proposal is in compliance with the City's General Plan Map.
3. TRAFFIC AND TRANSPORTATION. The rezoning will not result in congestion or safety problems.
4. MASTER PLAN MAP. That the applicant provide the City with two (2) large 24X36 maps, and an electronic version—that the maps be completely updated.

Conditions

1. REVISED MASTER PLAN MAP. That the revised map is completely updated, reflecting any other amendments made tonight (Horseshoe Station).
2. Density on the north area not to exceed 10 units/acre.

Unknown Commissioner seconded. Motion passed.

E. Northmoor/Southmoor Preliminary Plat, Public Hearing – Action Item

MOTION: *Commissioner Linton moved that the Planning Commission approve the Northmoor/Southmoor Preliminary Plat subject to the following conditions:*

1. PLAT. That all the recording blocks are added. That all other redlines are addressed.
2. COMMUNITY PARK IMPROVEMENTS. That the required community park requirements are met.
3. ROCKY MOUNTAIN POWER. That Rocky Mountain Power approves the park that will be built within the corridor (amenities & landscaping).
4. SID PAYMENT. That the assessable SID acreage for this parcel is calculated by the City Engineer and paid by the applicant prior to recordation.
5. SLOPES. That all street slopes meet City Code.
6. STREET ROW. That City Staff verifies and approves the proposed ROW cross-section.
7. FIRE CODE. That the Fire Chief verifies the location and number of fire hydrants. That any other redlines are addressed.
8. UTILITIES. That the gas, water, and electricity systems are looped.
9. CONSTRUCTION DRAWINGS. That all redlines are address and approved by City Staff.
10. Straightening out of the access for golf carts.

Unknown Commissioner seconded. Motion passed.

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F. Amendment to The Ranches Master Development Plan (Horseshoe Station), Public Hearing – Action Item

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the proposed amendment to The Ranches Master Development Plan based upon the following findings of fact:*

1. COMPATIBILITY. The proposed change is compatible to both the Cedar Pass Ranch community and the Ranches community.
2. COMPLIANCE WITH GENERAL PLAN MAP. This proposal is in compliance with the City's General Plan Map.
3. TRAFFIC AND TRANSPORTATION. The rezoning will not result in congestion or safety problems.
4. DESIGN AND DENSITY. The new design would allow for future plats of better design than the plats that currently are approved.
5. MASTER PLAN MAP. That the applicant provide the City with two (2) large 24X36 maps, and an electronic version—that the maps be completely updated.
6. TICKVILLE WASH CONCERNS. That any future plat allows for a 20 ft. dedicated open space area for city vehicles to access the wash for periodic cleaning.

Unknown Commissioner seconded. Motion passed.

G. Hidden Valley North, Plat A, Final Plat – Action Item

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the Hidden Valley North Plat A subdivision, subject to the following conditions:*

1. NEIGHBORHOOD PARK. That the Neighborhood Park improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Hidden Valley North Preliminary Plat (approved May 9, 2006).
2. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
3. PLAT. That all street names are verified as dissimilar from all existing street names. That the acknowledgement language is revised. That a temporary secondary access easement through lot 49 is provided and verified by the City Engineer and Fire Chief. That the required setbacks are shown on the plat. That the official name for the subdivision (both plat & monument sign) is discussed and approved by City Staff. That all other redlines are addressed.
4. CONSTRUCTION PLANS. That the street ROW is changed from 50' to 51' as per city code. That all other construction plan redline comments are corrected as per staff recommendations.
5. E-FILES. That e-files are submitted for the plat and constructions drawings.
6. DRIVEWAYS. That a note is added to the plat that indicates that all driveways are a minimum of 22 feet from property line.
7. FIRE DEPARTMENT APPROVAL. That the locations of the hydrants and the temporary secondary access design and construction is approved by the Fire Chief.
8. COMMUNITY PARK IMPROVEMENTS. That all Community Park Improvements are completed as per city code.

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9. LANDSCAPE PLAN. That the plan shows a 6' privacy fence along Pony Express Pkwy as well as along the future collector road (as a developer improvement).
10. Change the name to something other than "Hidden Valley North".

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment

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Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mtn, UT 84005

- 1. Pledge of Allegiance**
- 2. Declaration of Conflicts of Interest**
- 3. Status Report from City Council**
- 4. Development Items**

A. Valley View North Plat A, Final Plat – Action Item

MOTION: Commissioner John Linton moved that the Planning Commission recommend approval to the City Council of the Valley View North Plat A subdivision subject to the following conditions:

1. MASTER PLAN COMPLIANCE. Subdivision complies with all conditions of the Valley View Master Development Plan Agreement.
2. NEIGHBORHOOD PARK. Entire neighborhood park is completed by the developer prior to the issuance of the 150th Valley View building permit. Berms are added to help buffer the park area from the streets. Park area shows grass as the ground cover. Equestrian trail improved with the final plat.
3. WATER PRESSURE AND TANK. Developer remains in compliance with sections 3.1, 3.2, and 3.3 of the Master Agreement regarding funding and construction of the water storage reservoir and water pressure.
4. That the Neighborhood Park Improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Valley View North Preliminary Plat (approved March 28, 2006).
5. STREET NAMES. Street names are verified by City Staff.
6. CONSTRUCTION PLANS. Required blow-offs are added. An easement is provided for off-site utilities that are out of plat boundaries. That all of the construction plan redline comments are corrected as per staff recommendations.
7. E-FILES. E-files are submitted for the plat and construction drawings.
8. DRIVEWAYS. Driveways are a minimum of 22' long.
9. PLAT. Minor redline comments are addressed.
10. FIRE DEPARTMENT APPROVAL. Fire Chief's comments and recommendations are addressed.
11. Buyers be made aware of the septic tank requirements for the 8 specific parcels.
12. Open rail fencing required between park and streets.

Commissioner Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

B. Lone Tree LDS Church, Site Plan & Conditional Use, Public Hearing – Action Item

MOTION: Commissioner John Malone moved that the Planning Commission approve the Conditional Use Permit and recommends approval of the Site Plan to the City Council subject to the following conditions:

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1. FIRE APPROVAL. The project meets the requirements of the Fire Chief's approval.
2. CONSTRUCTION PLANS. All redline comments are addressed.
3. LIGHTING. All streetlight are adequately shielded away from surrounding residences.
4. DETENTION BASIN. There is an on-site detention to provide for storm drain runoff. Indicate this on the revised construction drawings.
5. LANDSCAPE DRAINAGE. Provide landscape drainage to prevent runoff onto adjacent property.
6. HEADLIGHT SCREENING. Ensure that shrubbery is adequate to provide headlight screening around the entire site and especially to the north. Represent this on the Landscape Plan.
7. STORM DRAIN. Storm drain calculations are provided using city standards.

Commissioner Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

C. Disposal of Public Open Space, Eagle Point B Subdivision – Action Item

The site is located east of Sweetwater Road, in the Southwest corner of Eagle Point B.

MOTION: Commissioner John Linton moved that the Planning Commission recommends to the City Council that the open space area of the Eagle Point B subdivision described in this application be classified as "Significant," for the purpose of disposing of property owned by the City, based upon the criteria contained in Ordinance O 11-2003.

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

MOTION: Commissioner John Linton moved that the Planning Commission recommends disposal of the open space area of the Eagle Point B subdivision described in this application to the City Council, subject to the following conditions:

1. SID PAYMENTS. That the land is subject to the SID as developable property and that these assessments are paid as required by the bond covenants.
2. PROCESSING FEE. That the Applicant pays costs in the amount of \$ _____ (determined by the City Council) as the fee for the processing of the application as required by the Consolidated Fee Schedule. All costs incurred by the City for preparing deeds and recordation should be borne by the Applicant.
3. OTHER PAPERWORK. That all other paperwork and fees (land survey, deed preparation & recording, other miscellaneous fees etc.) are borne by the applicant.
4. EASEMENTS. That all easements required by the City Engineer are provided.
5. LAND COST. That the price to be paid for the land is _____ dollars (to be determined by City Council).
6. WATER RIGHTS. That the applicant dedicates the appropriate amount of water rights to the City as calculated by the City Engineer.

Commissioner Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

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**D. Proposal to locate a staging site to the Cedar Valley Airport Vicinity –
Conditional Use Application, Public Hearing – Action Item**

MOTION: Commissioner John Linton moved that the Planning Commission approves the Conditional Use Permit for the staging of construction materials located at the site described within this staff report, subject to the following conditions:

1. DURATION. That the approval of this application expires two years from the date of approval. Prior to the conclusion of these two years the applicant shall return to renew their approval of the Conditional Use Permit. This new CUP application does not guarantee a renewal of the approval of the CUP.
2. FENCING. That the applicant install a six foot tall privacy fence that surrounds the staging site according to City Standards.
3. STAGING VS. STORAGE. That at any time, all equipment and materials staged at this site must be identified for a construction project currently underway in Eagle Mountain City.

Commissioner John Malone seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

**E. Mr. Greg Cover Hobby Breeder Kennel Conditional Use Application, Public
Hearing – Action Item**

The subject property (897 E Russell Road) is located south of Eagle Mountain Blvd.
in the Overland Trails Ph. 1 subdivision.

This item was withdrawn by the applicant.

5. Other Business

6. Adjournment

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1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- Valley View North—Final Plat A
- Lone Tree LDS Church—Site Plan
- Melinda Nilsson’s Disposal (Eagle Point B)
- Walden Park—Award of Bid

4. Development Items

A. Presentation (Mike Wren): Vision of original City Center subdivision design (open space)

With all the discussion concerning city-owned open space in the City Center, Mike Wren, (the City’s Chief of Staff), will be presenting to the Planning Commission the premise behind the original design of the City Center.

B. Recorded Plat Amendments: Anthem changed to Highlands – Action Item

MOTION: Commissioner Linton moved that the Planning Commission recommend approval of the proposed Anthem at the Ranches Phases 1, 2, and 3; and Anthem on the Green Phases 1 and 2 Plat Amendment as described in the staff report subject to the following conditions:

1. CITY RECORDS. That the applicant provide the City with three (3) large 24X36 paper copies of the proposed plat as well as submitting an electronic copy.

Unknown Commissioner seconded. Motion passed.

C. Valley View North Plat B, Final Plat – Action Item

MOTION: Commissioner Linton moved that the Planning Commission recommend approval of the Valley View North Plat B Final Plat, subject to the following conditions:

1. **MASTER PLAN COMPLIANCE.** That this subdivision complies with all conditions of the Valley View Master Development Plan and Agreement.
2. **NEIGHBORHOOD PARK.** That the entire Neighborhood Park is completed by the developer prior to the issuance of the 150th Valley View building permit. That open rail fencing is added to help buffer the park area from the streets. That the park area shows grass as the ground cover. That they will have to improve the equestrian trail with the final plat
3. **WATER PRESSURE AND TANK.** That the developer remains in compliance with sections 3.1, 3.2, and 3.3 of the Master Agreement regarding funding and construction of the water storage reservoir and water pressure.

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4. **PARK.** That the Neighborhood Park improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Valley View North Preliminary Plat (approved March 28, 2006).
5. **STREET NAMES.** That the street names are verified by City Staff.
6. **CONSTRUCTION PLANS.** That required blow-offs are added. That an easement is provided for off-site utilities that are out of plat boundaries. That all of the construction plan redline comments are corrected as per staff recommendations.
7. **E-FILES.** That e-files are submitted for the plat and constructions drawings.
8. **DRIVEWAYS.** That driveways are a minimum 22' long.
9. **PLAT.** That the minor redline comments are addressed.
10. **FIRE DEPARTMENT APPROVAL.** That the Fire Chief's comments and recommendations are addressed.
11. **LOT 43.** That lot 43 is a minimum of ½ acre.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment

**EAGLE MOUNTAIN CITY
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TUESDAY, NOVEMBER 7, 2006

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

4. Development Items

A. Equestrian Estates, Concept Plan

Equestrian Estates is located west of Eagle Mountain Blvd and Northwest of Overland Trails Subdivision.

Discussion item only – no motion made.

B. Family First Dentistry, Concept Plan

Family First Dentistry has submitted a concept plan for a new professional office building within the Ranches Business Park, which is located just south of the intersection of State Road 73 and the Ranches Parkway.

Discussion item only – no motion made.

5. Other Business

6. Adjournment