

Eagle Mountain City Planning Commission Minutes 2007

Dates of Planning Commission Meetings:

- January 16, 2007
- January 30, 2007
- February 27, 2007
- March 27, 2007
- April 10, 2007
- April 24, 2007
- May 8, 2007
- May 22, 2007
- June 12, 2007
- June 26, 2007
- July 10, 2007
- August 14, 2007
- August 28, 2007
- September 12, 2007
- September 25, 2007
- October 9, 2007
- October 23, 2007
- December 11, 2007

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 16, 2007

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

Roll Call

Tom Maher, John Malone, Matt Weir, John Linton

Others Present

Monte Kingston, Walter Wright, Mike Geddes, Jerry Tulley, Garrett Marcel, Rob Long, Heather Jackson, Steve McArthur

City Staff Present

Planning Director	Peter Spencer
City Planner	Michael Hadley
City Engineer	Chris Trusty
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 stated that Tom Maher had been reappointed as Planning Commission Chairman. Mr. Spencer explained that the 5th vacancy had not yet been filled.

Mr. Spencer explained that Nortmoor Phases 1 & 2, Southmoor Phases 1 & 2 and Stonebridge Estates were all approved by the City Council.

4. Approval of Minutes

None

5. Development Items

Mr. Spencer stated that it had been requested that Item D follow Item A because the applicant for both projects is the same.

A. Cedar Corners Preliminary & Final Plat, Action Item, Public Hearing

Mr. Spencer explained that this item was previously presented to the Planning Commission on December 5, 2006, but the item was tabled because of an issue with the bonus density entitlements.

Mr. Spencer stated that since that time there has been a lot of discussion concerning the water right number. Mr. Spencer explained that due to the water issues the City requires before a preliminary submittal will be accepted there must be water right verification, meaning that there are water rights available that will suffice the needs of the project.

Mr. Spencer explained that the City has been working with the applicant to determine whether or not the water that has been identified is adequate and legitimate for the City to use. Mr. Spencer stated that this applicant as well as others have tied their name to these water rights, which have been approved with conditions by the State Engineer to be used in the Valley. Mr. Spencer stated that the conditions put with these water rights have been determined to be unacceptable by Eagle Mountain City.

Mr. Trusty explained that the water rights are historically located up in Salt Lake. Mr. Trusty explained that one of the conditions that comes with these water rights is that the water can only be used during the winter time. Mr. Trusty explained that the actual well location for these water rights is located in Saratoga Springs which brings up transmission and several other issues.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 16, 2007

Mr. Spencer explained that this application was proceeded under the assumption that the water rights would work but that just last week it was found that there were conditions placed with them that are found unacceptable by Eagle Mountain City.

Mr. Spencer explained that due to the circumstances Staff has determined that acceptable water rights have not yet been found for this project. Mr. Spencer then explained that it is the City's policy not to approve a preliminary project without those water rights. Mr. Spencer stated that it would be Staff's recommendation to table this item until the water rights issue can be resolved.

Walter Wright explained that approximately 30 days prior to this meeting the State Engineer approved the transfer of water into the City and that about a week ago Mr. Kinghorn wrote a letter stating that the two conditions on the water rights would need to be changed and met. Mr. Wright explained that those same conditions had been placed on other water rights that had been transferred into the City and that the City had accepted them. Mr. Wright explained that Mr. Kinghorn had told him that the water rights were not required until the project received Final Plat approval from the City indicated that it did not have any jurisdiction on the Planning Commissions decision.

Mr. Wright stated that he would like the Planning Commission to approve this development with a condition that that adequate water rights would have to be found before going to the City Council.

Mr. Spencer stated that it is the City's policy to not accept a preliminary plat application without legitimate water rights that will work with the City. Mr. Spencer stated that water rights were submitted with the application and it wasn't until the review process that it was found that the water rights would not meet the City's requirements, therefore Staff is recommending that this item be tabled.

Mr. Maher asked if it was a legal requirement or a recommendation to table this project because there are no water rights.

Mr. Spencer stated that he would give a strong recommendation that the item be tabled because there is not any adequate water that has been identified to the City.

Mr. Wright explained that he has done everything necessary to be able to get approval from the Planning Commission tonight, subject to the water rights.

Mr. Spencer explained that it was his opinion that it is bad policy to approve a preliminary plat without adequate water rights. Mr. Spencer explained that it takes up Staff's time to proceed with a project that could possibly in the end not work out because adequate water rights can't be found.

Mr. Spencer explained that he felt it would be a better situation to table the item until the next Planning Commission allowing Staff time to work with Mr. Wright and Mr. Kinghorn in finding adequate water rights that will suffice the City.

Mr. Wright asked Mr. Spencer what was being approved. Mr. Wright stated that it is not the Planning Commissions job to satisfy water. Mr. Wright stated that it is the City Attorneys job.

Mr. Spencer explained that part of the preliminary plat process is to find adequate water rights, which is why Staff is recommending that this item be tabled, because adequate water rights have yet to be found.

Mr. Maher explained that during his time serving on the Planning Commission he has never approved a preliminary plat that did not have adequate water rights.

Mr. Wright explained that he had other adequate water rights to suffice the project.

Mr. Maher explained that because has other water rights in the City already he would be willing to make a motion on the item tonight.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 16, 2007

Mr. Maher asked how long it would take to have the other water rights available for the project.

Mr. Wright explained that he would be able to have the water rights issue solved tomorrow. (Wednesday, January 17, 2007)

Mr. Spencer explained that Cedar Corners is just under 40 acres and is located just outside of the Eagle Mountain Properties Master Development Plan. Mr. Spencer explained that the project requires 1.82 acres of improved park space and that the project has provided just over 2 acres for park space.

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

- That the required community park requirements are met, (\$2,000.00 per buildable acre paid to the City – or the appropriate improvements).

Mr. Maher suggested that the volley ball pits be removed from park plans because the ones that the City has are not being used.

- That all redlines on the plat are addressed.
- That the assessable SID acreage for this parcel is calculated by the City Engineer and paid by the applicant prior to recordation.
- That the Fire Chief's comments are addressed and approved
- That the gas, water, and electricity systems are looped. That a dry utilities plan is submitted and approved by City Staff.
- That required blow offs and manholes are approved by City Staff. That the storm drain calculations are provided. That all redlines are addressed and approved by City Staff.
- That street names are provided and approved by City Staff.
- That surrounding vegetation/xeriscaping is shown in the trail corridors. A completed landscape plan that is approved by City Staff.
- That the applicant provides, and staff approves, the amenities, etc provided to off-set the density proposed.

Mr. Maher asked what amenities would be done to off-set the density proposed.

Mr. Wright explained that he would be willing to do whatever the City asked.

Tom Maher opened the public hearing at 6:41 p.m.

Tom Maher closed the public hearing at 6:41 p.m.

MOTION: *John Linton moved that the Planning Commission approves the Cedar Corners Preliminary Plat subject to the following conditions:*

1. **COMMUNITY PARK.** *That the required community park requirements are met, (\$2,000.00 per buildable acre paid to the City – or the appropriate improvements).*
2. **PLAT.** *That all redlines are addressed.*
3. **SID PAYMENT.** *That the assessable SID acreage for this parcel is calculated by the City Engineer and paid by the applicant prior to recordation.*
4. **FIRE CODE.** *That the Fire Chief's comments are addressed and approved (see section above).*
5. **UTILITIES.** *That the gas, water, and electricity systems are looped. That a dry utilities plan is submitted and approved by City Staff.*
6. **CONSTRUCTION DRAWINGS.** *That required blow offs and manholes are approved by City Staff. The storm drain calculations are provided. That all redlines are addressed and approved by City Staff.*
7. **STREET NAMES.** *That street names are provided (not coordinates) and approved by City Staff.*

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 16, 2007

8. **LANDSCAPE PLAN.** *That surrounding vegetation/xeriscaping is shown in the trail corridors. A completed landscape plan that is approved by City Staff.*
9. **BONUS DENSITY.** *That the applicant provides, and staff approves, the amenities, etc provided to off-set the density proposed*
10. **Approval subject to the determination of adequate water availability be provided the City by close of business Thursday, January 18, 2007. If not the actions of this approval will become null and void.**

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

B. Winterhaven, Concept Plan, Discussion Item

Mr. Hadley explained that Winterhaven is located along SR 73, just east of the Mt. Airey subdivision, along the City boundary between Eagle Mountain and Saratoga Springs.

Mr. Hadley explained that this concept plan has been reviewed by Staff under the current City Codes. Mr. Hadley explained that the City is currently drafting a PUD ordinance and that the applicant has requested that once the PUD ordinance is complete that the project be reviewed under that.

Mr. Hadley explained that a lot of the basic conditions do not currently conform to City standards, but with a PUD it would allow for more flexibility with their design.

Mr. Hadley explained that the project consists of 93 single family lots over 13.72 acres. Mr. Hadley explained that the overall density is 6.7 units per acre. Mr. Hadley explained that the proposed density brings the entire project under the Tier III Residential Development Standards. Mr. Hadley stated that total amount of improved open space needed would be 1.37 acres.

Mr. Hadley explained that as currently shown the project has 44ft lot frontages and that City Code calls for 55ft lot frontages.

Mr. Spencer explained that without the PUD ordinance in place it is hard to review a project like this because under the current code there are a lot of conditions that are added in order for this project to get approved.

Mr. Maher asked where the information was being gathered from for the PUD ordinance.

Mr. Spencer explained that Staff is using other City's PUD ordinances to draft Eagle Mountain City's.

Mrs. Jackson explained that when the property was annexed into the City, the Council stipulated that the property could not be developed until the PUD ordinance was in place.

Mr. Spencer stated that the applicant had a presentation to give to the Commission.

Jerry Tulley explained that he represented J. Ballard homes, the client who will be helping in building the project. Mr. Tulley explained that the builder would be the developer.

Mr. Tulley described the layout of the project to the Planning Commission.

Mr. Maher asked what price the homes would be going for.

Mike Geddes explained that they would be in the \$275,000 to \$350,000 dollar range.

Mr. Spencer explained that the DRC comments were given as reviewed under the current code, and that they would not be valid if a PUD ordinance was not created.

Mr. Linton explained that he would like to see a more unique design concept, and more landscaping to shield it from the road.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 16, 2007

Mr. Geddes explained that the lots that back to Mt. Airey Drive are 125 ft deep on average, giving a bigger buffer.

Mr. Spencer explained that in previously approved projects it has been required that there be a berm, and privacy fence to shield residents from seeing into peoples backyard from a major road.

Mr. Geddes explained that because the lots are coming off of cul-de-sacs you have a bigger space in the back to use as a buffer.

Mr. Geddes stated that he thought it would be just outside of the individual homeowners properties but within the boundary that the HOA would still maintain.

Mr. Linton asked if Mr. Geddes had spoken with Cary Brackett from the Ranches HOA.

Mr. Geddes stated that he had not.

Mr. Linton suggested that Mr. Geddes meet with him so that they will have an understanding of the project that could possibly be going in.

Mr. Maher stated that the diversity of product would be a benefit to the City.

C. Skyline Ridge Estates Preliminary & Final Plat, Action Item, Public Hearing

Mr. Spencer stated that this was a preliminary & final plat application coming before the Planning Commission tonight.

Mr. Spencer explained that Skyline Ridge Estates is located along Golden Eagle Road, West of Kiowa Valley. Mr. Spencer stated that it consists of 169 acres with an average lots size of 9,000 sq ft.

Mr. Spencer explained that Staff is suggesting tabling this item tonight because there is still a lot of review that needs to be done before this project can progress. Mr. Spencer stated that he would still like to present the project to the commission tonight for their comments and feedback.

Mr. Spencer reviewed the layout of the plan with the Planning Commission.

Mr. Spencer explained that Staff feels that the park plan presented could be improved by adding additional required park amenities. Mr. Spencer suggested a gravel trail that travels from the end of the cul-de-sac on the south edge of the development that loops along the hillside and ties back in at a later cul-de-sac. Mr. Spencer stated that this would allow for not only residents to have access to the hillsides, but also fire control to the brush behind the homes.

Mr. Spencer stated that the only collector road would be Golden Eagle Road.

Mr. Spencer explained that there are several redline comments that could adjust the plan which is why Staff would like to table the item tonight so that this project does not get vested with a number of units/density.

Garrett Mancel explained that he had received the redline comments and that they had all been changed except for those related to the park.

Mr. Mancel asked that most issues can be worked out through redlines and asked that the Planning Commission consider approving the project tonight.

Mr. Spencer explained that there was also an issue with the amount of water that had been identified. Mr. Spencer stated that that water will work that it was just a question of the amount that has been presented.

Mr. Long stated that there is 200 shares of water but that only 100 shares were presented with this project. Mr. Long stated that he could have more shares available the following day if necessary.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 16, 2007

Mr. Long stated that they did receive the redlines the previous Thursday and have resolved those redlines before the meeting tonight. Mr. Long stated that the only issue that they might have is with the walkway.

Mr. Spencer explained that it is also required to have a 20 ft dedicated strip of open space.

Mr. Long stated that it is shown on the plans that he has brought with him.

Mr. Spencer stated that he was concerned that the density might change but the plans with the 20 ft easement look as if it stays at the same density.

The Planning Commission expressed that they would like to see larger lots.

Mr. Long that the lots are smaller because there was not enough water to suffice larger lots.

Mr. Spencer explained that the HOA would maintain the open space, that it would not be left to the homeowner.

Tom Maher opened the public hearing at 7:20 p.m.

Tom Maher closed the public hearing at 7:20 p.m.

MOTION: *John Linton moved that the Planning Commission approve the Skyline Ridge Estates Preliminary & Final Plat subject to all recommendations in the Staff Report and that all redline comments be addressed and are enumerated to the satisfaction of the City Staff.*

See Attached Staff Report

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

D. Lone Tree West, Concept Plan, Discussion Item

Mr. Hadley explained that Lone Tree West is located West of the Lone Tree subdivision and Pony Express Parkway and East of the Cedar Valley Airport.

Mr. Hadley explained that the concept plan consists of 343 total lots and that there are 185 single family lots on 54.91 acres and 158 condominium units on 11.09 acres of land.

Mr. Hadley explained that the overall density is 5.196 units per acre—which would put this project under Tier II requirements and that the total open space is 10.50 acres, with 8.35 of that total buildable under 25% slope.

Mr. Hadley reviewed the following DRC comments with the Planning Commission:

1. STUB ROADS. That there are stub roads to adjacent properties.
2. UTILITIES. That the gas, water, electricity systems are looped.
3. NEIGHBORHOOD PARKS AND TRAILS. A minimum of 5.28 acres of open space is required for this development. The land for the public park is dedicated to the City with recordation of the first plat.
4. SID PAYMENT. The assessable SID acreage for this parcel is paid as the developed lots are sold.
5. COLLECTOR ROAD. There is an identified minor collector road (76' ROW) that runs through the south end of the development.
6. ROAD NAMES. That all proposed road names are approved by City Staff.
7. FENCING. Fencing is required when lots are built adjacent to collector roads.
8. FIRE CODE. The fire chief approves and identifies the location of all fire hydrants and that all other safety meets IBC & IFC standards.
9. LANDSCAPE PLAN. A landscape plan is submitted and approved by City Staff. That street trees and landscaping along the collector roads are provided by the Developer.
10. CUL-DE-SACS. Cul-de-sacs drain toward streets.
11. DRIVEWAYS. The driveways are a minimum of 22' long from the property line.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 16, 2007

12. DETENTION BASIN. The detention basin is approved by the City Engineer.
13. REGIONAL TRAIL. That the "Railroad Bed Regional Trail" is implemented into the northeast corner of the development.
14. MULTI-FAMILY PARCEL. That the multi-family portion contains the required clubhouse and pool as well as all areas other than building pads be improved and landscaped.
15. BUILDING PADS. That the applicant demonstrates that there are sufficient building pads on the hillside (<25%).

Steve McArthur briefly reviewed the project with the Planning Commission.

Mr. McArthur explained that there would be a clubhouse and that there would be volley ball pits or basketball courts.

Mr. Maher asked Mr. Spencer what the issue was on clubhouses, Mr. Maher was under the impression that the City was trying to steer away from clubhouses.

Mr. Spencer explained that he was under the impression that they were used frequently and that the residents liked them.

Mr. McArthur explained that at the clubhouse they would have extended shade covering for the outdoor amenities, possibly a water tot pool.

Mr. McArthur explained that the CC&R's would restrict exterior finishes on the condos and that it will be tied to a master HOA that will include all of the single family homes. Mr. McArthur stated that he would prohibit investor sales on the condo pod and that it would be recorded on the deeds.

Mr. Linton explained that he wanted to see a quality product constructed.

Mr. McArthur explained that this project would allow for someone to start out in a condo, move into a smaller lot home, then eventually a larger lot home, giving people more options.

6. Other Business

None

7. Adjournment

Tom Maher adjourned the meeting at 7:55 p.m.

STAFF REPORT EAGLE MOUNTAIN CITY

TO: Eagle Mountain Planning Commission

FROM: Development Review Committee

DATE: January 16, 2007

SUBJECT: Skyline Ridge Estates, Preliminary and Final Plats – Public Hearing, Action Item

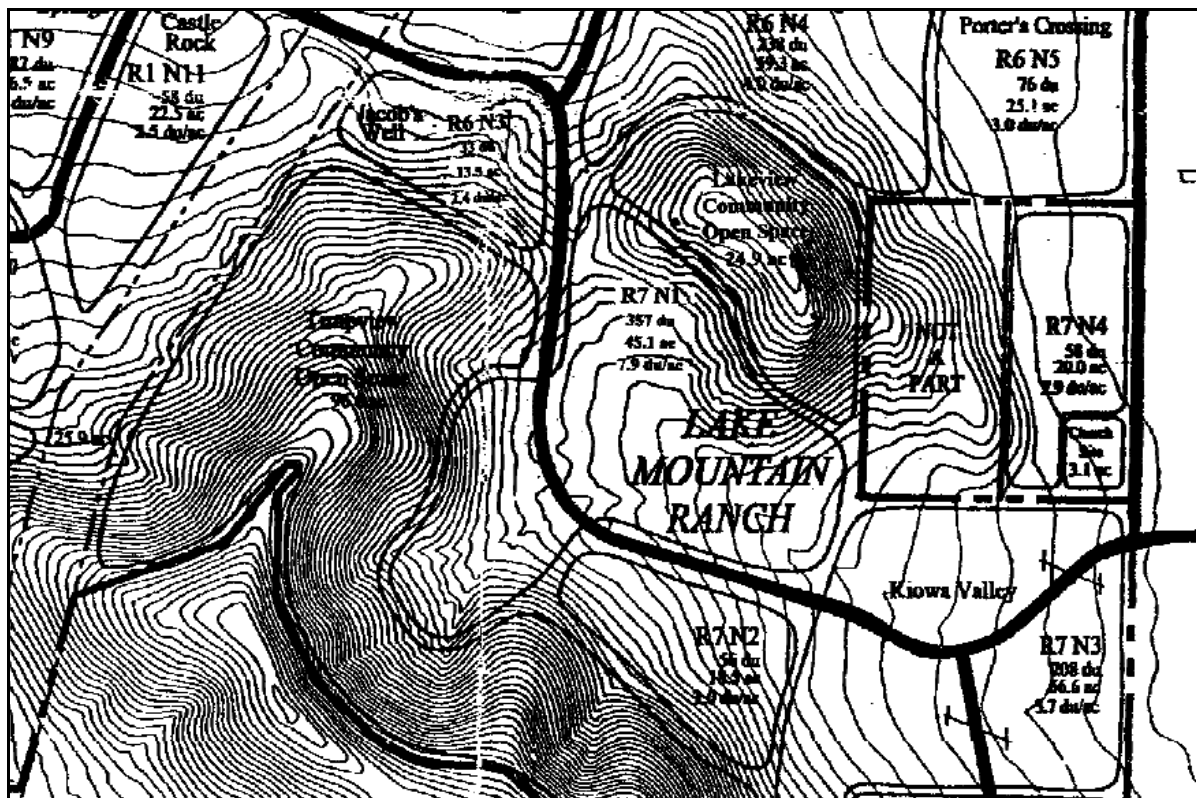
Preface

Within the overall Ranches Master Development is a development area approximately 108.7 acres in size originally labeled “Lake Mountain Ranch.” This land area was originally entitled to 413 units overall; with a density of 7.9 du/ac for 45.1 acres and 3.0 du/ac for 18.5 acres. The project before the Planning Commission tonight is entitled Skyline Ridge Estates. The applicant is has paid the fees to process both the Preliminary & Final Plats simultaneously.

The Planning Commission is the Land Use Authority for Preliminary Plats and thus has the ability to approve, approve with conditions, table, or deny this application. The purpose of the Preliminary Plat is to review the layout of the lots, ensure proper street circulation, review utility demands, review park and recreation sites and to review project densities. The Planning Commission makes a recommendation of the Final Plat to the City Council, who is the Land Use Authority for Final Plats.

BACKGROUND

The R7 N1 parcel of the Ranches Master Development Plan allows for 357 units on 45.1 acres for a density of 7.9 dwelling units per acre. The R7 N2 parcel allows for 56 units on 18.5 acres for a density of 3.0 units per acre. This application proposes a total of 219 lots over 169 acres for a density of 1.3 units per acre and is consistent with the vested density.



Recommended Motion

This project was submitted to the City on December 18, 2007. It has been difficult for all of the different City Departments to do an adequate review of this large project due to the recent holidays. Furthermore, the applicant has submitted both Preliminary & Final Plats simultaneously. There are enough unresolved items dealing with parks, fire control, open space amenities, construction, etc. that Staff recommends that the Planning Commission table this item to allow for further review and discussion. It may be beneficial to conduct a discussion with the applicant to explore open space options, etc.

The recommended motion is provided for the benefit of the Planning Commission and may be read or referenced when making a motion.

*I move that the Planning Commission **tables** the Skyline Ridge Estates Preliminary Plat & Final Plat to allow for further review.*

Application

Single family lots in this development will be required to maintain 55 feet of lot frontage. The required setbacks for the single family lots will be as follows:

Front Yard	15' (22' driveways required)
Rear Yard	20'
Side Yards	15' total (min 5' on one side)
Corner Lots	15' on the front and corner side

Collector Roads

The collector road to serve this project is Golden Eagle Road, which runs along the eastern edge of the development. This road is required to have street trees along them provided by the developer. The proposed landscape plan indicates this requirement.

Landscaping, Parks, and Trails

City standards for Neighborhood Parks are as follows:

Required Facilities	Minimum Standards
Land	1 acre of Build able Land per 100 dwelling units
Water Rights	As required by the City Engineer
Play Ground Equipment (single multi age playground equipment)	1 in each neighborhood park
Play Ground Equipment (both age groups of equipment)	1 of each if park is within 1,320 feet of more than 150 dwelling units
Pavilion (450 square feet)	1 per 150 dwelling units
Barbeque	1 per 75 dwelling units
Trails	Connectivity throughout the park area
Bicycle Rack	1 per 15 dwelling units
Volleyball Pit	1 per 150 dwelling units
Landscaping Improvements	Entire park area (which includes but is not limited to sod and an irrigation system)
Trees	1 tree per 3,500 square feet of park
Picnic Table	1 per 25 dwelling units

This proposed Preliminary Plat proposes a large park along the eastern edge of the development. Based on the standards above, the following amenities should be located in the park (fee-in-lieu for fractional improvements):

- 2.19 acres of fully improved park area
- 2 tot lots (one of each age group)

****Attachment for Item C, Skyline Ridge Estates, Preliminary & Final Plat****

- | | |
|--------------------------------|------------------------|
| - 1.46 pavilions | - 1.46 volleyball pits |
| - 2.92 BBQs | - 30.24 trees |
| - 14.6 stalls in bicycle racks | - 8.76 picnic tables |

The applicant has proposed a parks plan that includes some, but not all, of these park requirements. Specifically, this park plan includes a 2.43 acre park area with four (4) picnic tables, twenty-three (23) trees, a dual age-group playground, as well as a parking area for twenty (20) parking stalls.

The proposed park plan **does not** show the additional 1.46 pavilions, 1.92 BBQ's, 14.6 stall of bicycle racks, 1.46 volleyball pits, the additional 2.24 trees, and the additional 4.76 picnic table.

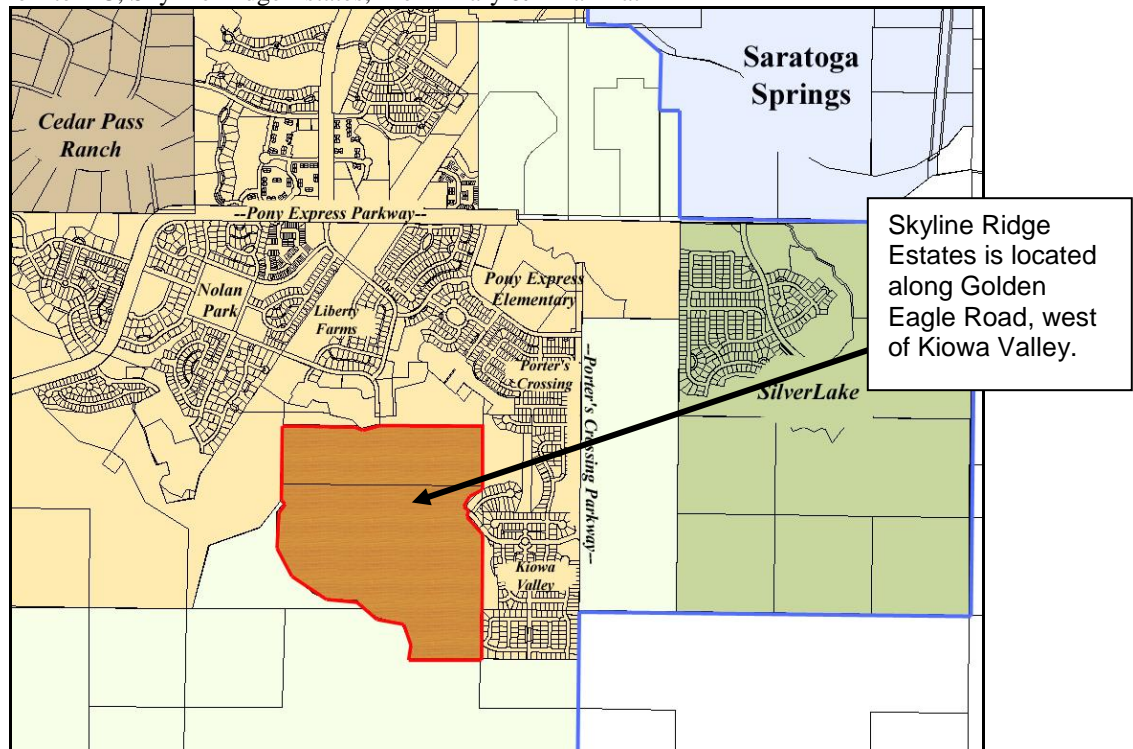
Staff recommends: handicap parking stalls be added per ADA standards, the pathway running through the park should connect to the sidewalk/path along golden eagle road for connectivity, that drainage of the parking lot should be addressed, and that the 8' concrete sidewalk on the south side of Golden Eagle Road be connected with.

Our Development Code allows the Planning Commission to recommend, and the City Council approve, park plans that deviate from the requirements. Staff feels that this park plan could be improved by adding additional required park amenities and, if appropriate, paying the difference for any unaccounted items in a fee-in-lieu prior to recordation. Staff's preference would be that the overall cost of the park be implemented into this neighborhood park, however. The Planning Commission may want to express their views of what other items they would like to see installed within this park. One suggestion has been to provide a gravel trail that travels from the end of a cul-de-sac on the south edge of the development that loops along the hillside and ties back in at a later cul-de-sac. This would allow for not only residents to have access to the hillsides, but also fire control to the brush behind the homes. Perhaps a portion of the remaining park requirements can be met by this trail.

Fire Dept. Conditions:

1. provide 28 fire hydrants as marked
2. minimum 1000 gpm fire flow
3. addresses throughout project
4. meet all IFC & IBC requirements

****Attachment for Item C, Skyline Ridge Estates, Preliminary & Final Plat****



ATTACHMENTS: Application materials

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 30, 2007

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

Roll Call

Tom Maher, Matt Weir, John Linton

Others Present

Carl Allred, McKay Edwards, Fran Fillerup, David Adams, Heather Jackson, David Lifferth, Elise Hurler, Rob Miller, Chris Shultz

City Staff Present

Planning Director	Peter Spencer
City Planner	Mike Hadley
City Engineer	Chris Trusty
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 Meadow Ranch 5 had been tabled by the City Council. Mr. Spencer explained that the Council wanted a specific ordinance with specific conditions so that in the future someone would not be able to come back and surprise anyone with different zoning requirements. Mr. Spencer explained that the City Attorney suggested creating a Meadow Ranch Phase 5 zoning.

Mrs. Jackson explained that the reasoning behind this new ordinance came from a situation in Valley View where a comment was added that curb and gutter were not required, and the original plan was not to have it; however the developer came back and put curb and gutter in anyway because there wasn't a specific restriction on it.

Mr. Lifferth explained that he had motioned to table the item to have an ordinance put in place that would ensure that no future change could happen like with the Valley View situation.

Mr. Spencer explained that Walter Wright with the Cedar Corners project was unable to get water rights within the 48 hour requirement that the Planning Commission had placed upon him.

Mr. Maher asked what happened to the water that Mr. Wright said that he had in the City.

Mr. Spencer stated that Mr. Wright was still working on getting a contract for those water rights. Mr. Spencer explained that all the City needs from Mr. Wright are the acceptable water rights. Mr. Spencer explained that he had sent an email to Mr. Wright explaining that his project was not approved because he did not meet the water requirements. Mr. Spencer explained that Mr. Wright had sent an email back and asked that it be forwarded to the Planning Commission as well.

Mr. Spencer explained that the City is drilling two new monitoring wells.

Mr. Trusty stated that these wells will monitor the ground water, to determine capacity and the ability to transfer more water rights into the City.

Mr. Maher asked how this project was being funded.

Mr. Trusty explained that the city was paying 50% of the cost and that 50% is being paid by individuals who own water rights that are trying to transfer them into the City.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 30, 2007

4. Approval of Minutes

A. January 16, 2007

MOTION: *John Linton moved that the Planning Commission approve the minutes of January 16, 2007.*

Matt Weir seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

5. Development Items

A. Colonial Park Phases 2 & 3, Final Plat

Mr. Spencer explained that Colonial Park is located just east of the City Center, north of The Landing and south of Pioneer Addition. Mr. Spencer explained that Phase 2 would consist of 42 lots on 5.54 acres and Phase 3 would have 63 lots on 7.59 acres.

Mr. Spencer explained that this project has a courtyard concept. Mr. Spencer explained that this new housing product will give potential buyers another option for a home purchase, and that the courtyards will add diversity to the subdivision, and that they will also consolidate landscape areas. Mr. Spencer explained that it has been proposed that these units will be completely maintenance-free and that the HOA will maintain all side yards and courtyards.

Mr. Spencer explained that there was a slight change in the plans from the ones approved in the preliminary stage. Mr. Spencer explained that the old plat required a 5 foot setback from the front of the property line to the house. Mr. Spencer explained that the applicant has proposed to eliminate that 5 foot setback; Mr. Spencer stated that there is no P.U.E. there so there is no need to have that setback. Mr. Spencer explained that this would allow the house to be built right up to the property line.

Mr. Spencer stated that there is also a 6 foot strip of land that the homeowners would not own but would be allowed to maintain as if it were their own.

Mr. Spencer explained that with phases 2 and 3 there would be four different court yards. Mr. Spencer explained that one of the courtyards would have a tot lot and 6 picnic tables, that a second would contain a path area with sitting benches and trees, that a third would have a ½ basketball court and that the fourth one would contain a pavilion with 4 picnic tables, 2 with barbeques.

Mr. Spencer explained that the detention basins would need to be approved by the City Engineer.

Mr. Trusty explained that the detention basins would flow from the next to the next which would give some redundancy and some overflow capabilities.

Mr. Spencer stated that the street names needed to be verified by staff, that there were some construction redlines that needed to be addressed.

David Adams explained that the product has been redesigned for the homeowner who does not want any yard maintenance. Mr. Adams explained that this product would have an HOA that would be in charge of maintaining all landscaped areas.

Mr. Adams explained that they are a colonial style home with rear entry garages, starting at \$160,000 up to \$220,000 dollars.

Mr. Adams explained that there would be and HOA fee that would be somewhere around \$40.00 a month. Mr. Adams felt that it was adequate considering that there would be absolutely no yard care.

Mr. Adams explained that he had found a problem area in the code in that the chart in the code has the smallest lot as a 7,000 sq ft. lot, so when you go smaller and smaller and put the land into the park you have to donate for a

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 30, 2007

7,000 sq ft. lot and for the open space that you took from the other lots. Mr. Adams explained that this makes it so that your water shares become 5 ½ an acre instead of 2 which becomes extremely expensive.

Mr. Maher explained that they would look into getting the issue fixed.

MOTION: *John Linton moved that the Planning Commission recommend approval to the City Council for the Colonial Park Phases 2 & 3 subdivisions, subject to the following conditions:*

- 1. LANDSCAPE PLAN. That the landscape plan redlines are addressed and approved by City Staff.*
- 2. ALLEYS. That the alleyways are to be maintained by Home Owners Association and not dedicated to the City.*
- 3. FIRE DEPT. The Fire Chiefs comments, redlines, and recommendations are addressed.*
- 4. DETENTION BASINS. The detention basin drawings be reviewed and approved by City Engineer.*
- 5. STREET NAMES. That the street names are verified by City Staff.*
- 6. CONSTRUCTION PLANS. That all of the construction plan redline comments are corrected as per staff recommendations.*
- 7. ENGINEERS ESTIMATES. The engineer's estimates are reviewed and approved by the City Engineer.*

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

B. Meadow Ranch Phase 7, Concept Plan – Discussion item

Mr. Hadley explained that Meadow Ranch Phase 7 is located along S.R. 73, in the middle of Phase 1 of the Meadow Ranch Development. Mr. Hadley explained that the plan is currently zoned residential and that the proposal consists of 16 single family one acre lots over 21.36 acres. Mr. Hadley explained that the average lots size is 50,029 sq. ft. and that the overall density is 0.74 units per acre.

Mr. Hadley explained that at the density proposed, there is no required amount of improved open space.

Mr. Hadley reviewed the following DRC comments with the Planning Commission.

1. UTILITIES. The gas, water, and electricity systems are looped.
2. NEIGHBORHOOD TRAILS. That trails be provided and connected to trails in surrounding developments.
3. FENCING. That back fencing is required when lots are built along collector roads and the fencing remains consistent with bordering developments.
4. SID PAYMENTS. The assessable acreage for this parcel is calculated by the City Engineer and paid as the developments lots are sold.
5. CONSTRUCTION PLANS. All construction drawings and redlines are addressed and approved by City Staff.
6. STREET NAME. Street name is approved by City Staff.
7. FORE CODE. That the Fire Chief's comments are addressed (see previous section).
8. RETENTION BASIN. Any construction of a retention basin is approved by the City Engineer and the natural vegetation is restored after construction.
9. ROAD. 50 ft rural street section is approved by City Engineer.
10. DRAINAGE. That drainage runoff plan is sufficient and approved by City Engineer.
11. WATER RIGHTS. Water rights are submitted and approved by the City Attorney before any further plat approvals.

Carl Allred explained that the retention basin was down hill from the North West corner of the project and that it was uphill from almost every other project. Mr. Allred explained that that corner was set aside because of an agreement that was reached with the commercial development that is east of Sunset, because they would eventually need a detention pond for their project.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 30, 2007

Mr. Allred stated that another issue he would like to address was the fencing. Mr. Allred explained that there is a fence that runs the entire length of Meadow Ranch and that he thinks to change that to a full 6 foot privacy fence would deter from the looks of the area and that the fence will be 100 feet from S.R. 73 on one ending moving up to 200 feet on the other end. Mr. Allred stated that they would like to leave the fencing how it is currently rather than changing it.

Mr. Spencer explained that staff is in concurrence with Mr. Allreds request.

Mr. Spencer explained that an 8ft asphalt trail has been proposed along the south side of the road and that all trails would need to stay consistent throughout the project.

C. Presentation by S.I.T.L.A.

McKay Edwards explained that S.I.T.L.A.'s Master Development Plan was approved back in 2003. Mr. Edwards explained that it consisted of 1,339 acres. Mr. Edwards explained that the following had been deeded to the city:

1. Major road alignments – 82 acres
2. Regional parks (110 acres)
3. Water (500 acre-feet)

Mr. Edwards explained that 3 school sites, a total of 60 acres, had been reserved. Mr. Edwards explained that the density is estimated 3 units an acre.

Mrs. Hurler explained that SITLA is a semi independent state agency. Mrs. Hurler explained that even though they are a state agency, they are mandated to manage the land for their economic benefit. Mrs. Hurler explained that there are 12 beneficiaries that benefit from the Trust Lands Administration, and that 96% of those beneficiaries are the public school systems, as well as 11 other institutions that benefit from them. \

Mrs. Hurler explained that SITLA likes to participate with the communities they are in to help them become the best communities that they can be.

McKay Edwards explained that the agreement made in 2003 was for the Pony Express Parcel and the Mid Valley Parcel.

Mr. Edwards explained that the water for this project will be approximately a \$1,000,000.00 dollar investment. Mr. Edwards explained that there will also be approximately \$750,000.00 in escrow for water improvements along Sweetwater Road.

Mr. Edwards explained that development would commence either later this year or early in 2008. Mr. Edwards stated that they have found a master developer, Geneva Symphony, and that a contract should be finalized by spring.

Mr. Edwards stated that they would like to start work north of the regional park area and go north from there. Mr. Edwards explained that commercial area has been identified to the east of the project as well as a large school site which will most likely be a Jr. High.

Mr. Edwards explained in the process of developing this plan they have worked hard with the City on finding appropriate road alignment both East, West, North, and South and where they should meet up with plans in the future. Mr. Edwards explained that airport road is one that has evolved.

Mr. Edwards explained that they would like to be partners with the City in water development.

Mr. Fillerup discussed parks with the Planning Commission.

Mr. Fillerup explained that this plans includes a 58 acre regional park that are deeded to the city but have restrictions put on them, such as different areas are to be active or passive. Mr. Fillerup explained that to the west of the park is where the school site is proposed.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 30, 2007

Mr. Fillerup explained that the Pony Express Trail is intended to return to a native feel and dedicated as a 200 ft wide corridor.

Mr. Edwards explained that since there are developments coming forward in the immediate vicinity, that it would be a very good time to discuss an impact fee or some mechanism to fund construction of this park because its going to benefit the immediate area.

Mr. Spencer explained that it has been discussed to have anyone who buys their home put \$1,000.00 dollars into the fund for the SITLA regional park.

Mr. Maher asked if it could also be applied to the surrounding areas.

Mr. Spencer stated that it could be as long as it is in the capital facilities plan.

Mr. Shultz & Mr. Miller introduced themselves as the new developers of the SITLA project.

D. The 2007 Planning Commission Meeting Schedule

Change the May dates to the correct ones. (May 28)

6. Other Business

7. Adjournment

Meeting adjourned at 7:38 p.m.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

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

Roll Call

Tom Maher, John Malone, John Linton

Others Present

Brent Skipper, McKay Edwards, Heather Jackson, David Lifferth, Tiffany Ulmer, David Adams, Kerry Snow

Staff Present

Planning Director: Peter Spencer
City Planner: Mike Hadley
City Engineer: Chris Trusty
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

Peter Spencer explained that Colonial Park 2 & 3 was approved for final plat by the City Council.

Mr. Spencer explained that a land disposal plan was presented to the City Council and that the same presentation would be made to the Planning Commission at this meeting.

4. Approval of Minutes

None

5. Development Items

A. Cedar Valley Plat B, Final Plat – Action Item

Mr. Spencer explained that this development was previously submitted as Hidden Valley North but has been changed to Cedar Valley. Mr. Spencer explained that Plat A was approved a few months ago.

Mr. Spencer explained that Cedar Valley Plat B was 24.96 acres, with 77 lots.

Mr. Spencer explained that the single family lots in this development will be required to maintain 55 feet of lot frontage and that the required setbacks for the single family lots will be as follows:

Front Yard	15' (22' driveways required)
Rear Yard	20'
Side Yards	15' total (min 5' on one side)
Corner Lots	15' on the front and corner side

Mr. Spencer explained that the 4 foot path on the landscape plan needs to be shown as an 8 foot asphalt trail and that it needs to extend throughout the entire park area.

Mr. Spencer explained that the improved are of the park shown on the landscape plan would need to be expanded.

Mr. Spencer explained that there were some minor redline comments on the plat that would need to be addressed.

Mr. Spencer explained that the dry utility and construction plans also have some minor redline comments that need to be addressed.

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

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

Mr. Spencer explained that condition regarding the parks being complete has been revised. Mr. Spencer stated that the new condition would be worded as follows:

Prior to 50% of the total lots of A & B have been built the entire park area must be completed, inspected and approved before the development can continue on.

Mr. Spencer explained that discussion took place with the applicant and that the applicant has explained that Plats A and B would be recorded simultaneously which is why this particular condition has changed.

Mr. Spencer explained that staff recommends approval of Plat B to the Planning Commission.

MOTION: *John Linton moved that the Planning Commission recommends approval to the City Council for the Cedar Valley Plat B final plat, subject to the following conditions:*

- 1. PLAT. That all redline comments are addressed and approved.*
- 2. LANDSCAPE PLAN. That all redline comments are addressed and approved.*
- 3. DRY UTILITIES. That all redline comments are addressed and approved*
- 4. CONSTRUCTION PLANS. That all redline comments are addressed and approved*
- 5. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.*
- 6. E-FILES. That e-files are submitted for the plat and construction drawings.*
- 7. TIMING OF PARK IMPROVEMENTS. Prior to 50% of the total lots of A & B have been built, the entire park area must be completed, inspected and approved by Staff before the development can continue on.*

John Malone seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

B. Oquirrh Mountain West, Preliminary Plat – Public Hearing, Action Item

Mr. Spencer explained that Oquirrh Mountain West is located directly south of the Lone Tree subdivision.

Mr. Spencer explained that the applicant for this project decided to skip the concept plan process and go straight to the preliminary process. Mr. Spencer explained that Staff has had little time to review with the applicant this project and that there are several major issues with the plat as it is currently proposed, that need to be reviewed with the applicant.

Mr. Spencer explained that this item would not be on the agenda tonight, but that notices were sent out and because of those notices this item had to stay on tonight's agenda.

Mr. Spencer explained that Staff's recommendation would be to table the item as well as the public hearing.

MOTION: *John Linton moved that the Planning Commission table the Oquirrh Mountain West Preliminary Plat and Public Hearing to allow for imperative revisions for the project to take place.*

John Malone seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

C. Sweetwater Preliminary Plat – Public Hearing, Action Item

Mr. Spencer explained that this project is located directly between Eagle Point A & B and Sweetwater Road, south of Eagle Mountain Boulevard. Mr. Spencer explained that the application proposes 239 single family lots over 33.474 acres and that the overall density for this project is 7.14 units per acre.

Mr. Spencer explained that included in the text of the Eagle Mountain Properties Master Development Agreement is language that ensures that, at any time in the future, any land included in the overall Master Development Plan may exercise the option to be reviewed under either the current City Code at the time, or the Eagle Mountain interim Development Code dated September 30, 1997. Mr. Spencer explained that because this plat is located within the overall Eagle Mountain Properties Master Development Plan, the applicant has the option, and has submitted with a

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

written request, to have this preliminary plat reviewed under the 1997 interim code. Mr. Spencer stated that this project has been entirely reviewed under the 1997 Interim Code, not the current development code.

Mr. Spencer explained that the Sweetwater Preliminary Plat is located just to the west of a large detention area. Mr. Spencer explained that the detention area has been identified on the Eagle Mountain Properties Master Plan as an 8 acre land area that must be dedicated to the City. Mr. Spencer explained that the project is required to provide a total of 1.49 acres of improved open space to serve as a Neighborhood Park for the development.

Mr. Spencer explained that the proposed Sweetwater project will actually be dedicating 1.11 acres of improved open space adjacent to the 8 acres detention pond/regional park. Mr. Spencer explained that rather than dedicating the remaining .38 acres, the applicant is taking the cost of that land and using the money saved to provide further improvements in to the 8 acre site.

Mr. Spencer explained that the proposed plat's landscape plan contains the following:

- 38 parking stalls for the future regional park
- 2 pavilions
- Connecting 4 foot sidewalk
- Swing set
- Picnic tables
- Tot lot
- Park benches

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

1. That the street names are verified and approved by City Staff.
2. That the landscape plan redlines are addressed and approved by City Staff.
3. That the construction plan comments are addressed and approved by City Staff.
4. That the 8 acre detention pond/regional park is dedicated with the first plat. That the entire additional park area (1.11 acres) as well as a road to access the property (Shadow Drive) be dedicated to the City with the recordation of Phase 1.
5. That applications proposed standards are required for all future final plats.

Mr. Maher asked what condition number five was talking about.

Mr. Spencer explained that it means each future plat or phase will each have to take their turn in installing park amenities. Mr. Spencer stated that each phase would be assigned an portion of the park improvements for the large park.

Mr. Adams explained that the actual overall density of the area is 5.5.

Mr. Adams explained that the staff report said that the setbacks were 15 feet for the front and 20 feet for the back. Mr. Adams explained that what has been proposed is actually a 15 foot front setback to the living area and a 20 foot front setback to the garage. Mr. Adams explained that the rear would be 15 feet, Mr. Adams stated that it is on the plat.

Mr. Adams explained that the yards would be hydro seeded and have sprinkling systems installed.

Mr. Adams explained that the ordinances states that an access be dedicated right up front to the park so that if the developer were ever to default, the park would still be available. Mr. Adams suggested that Shadow Drive be stubbed, dedicated and improved to that point.

Mr. Adams explained that they would be required to landscape a portion of sweetwater and that it is fairly heavy landscaping such as, trees, watering, gravel, 8 foot asphalt trail. Mr. Adams asked if this be a requirement with the first phase and that the park improvements be divided between the rest of the phases, so that the developer is not overburdened with improvements on the first phase.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

Mr. Adams explained that the 1997 Code does not give specifics on park amenity requirements, so therefore the current Development Code was used for park amenities.

Mr. Linton asked how many phases there were with this project.

Mr. Adams stated that there would be six phases for this project.

Mr. Adams explained that the entire park would be dedicated to the City with the first phase.

Mr. Spencer explained that a minimal risk for the City would be to allow and approve the building for 75 lots of Phase 1 and that there is no surety that any amenities will be put in, and that burden would become the City's who does not have the funds to improve the park.

Mr. Spencer explained that the request being made is for Phase 1 to be recorded without any park bonding.

Tom Maher opened the Public Hearing at 6:40 p.m.

Shawn Hamlin explained that if all of the yards were going to be hydro seeded that they be hydro seeded in a fescue rye mix instead of blue grass because it uses about half of the water and that the park be low maintenance.

David Lifferth stated that he liked the park and the design. Mr. Lifferth asked if it would reduce the amount of park that Patterson development would have to put in.

Mr. Spencer explained that it would not reduce the amount for Patterson.

Mr. Dunn stated that they had plans that would soon be coming to the City for a development next to this project. Mr. Dunn stated that another access has always been planned, but that they don't necessarily want to do it.

Mr. Malone stated that the decision should be left up to the Fire Chief.

Tom Maher closed the Public Hearing at 6:52 p.m.

MOTION: *John Linton moved that the Planning Commission approves the Sweetwater Preliminary Plat subject to the following conditions:*

- 1. STREET NAMES. That the street names are verified and approved by City Staff.*
- 2. LANDSCAPE PLAN. That redlines are addressed and approved by City Staff.*
- 3. CONSTRUCTION DRAWINGS. That all redline comments are addressed and approved by City Staff.*
- 4. PHASING. That the 8 acre detention pond/regional park is dedicated with the first plat. That the entire additional park area (1.11 acres) as well as a road to access the property (Shadow Drive) be dedicated to the City with the recordation of Phase 1. That Shadow Drive be dedicated to the City with recordation of the second phase.*
- 5. ADDITIONAL STANDARDS. That the applications proposed standards are required for all future final plats.*
- 6. That the park improvements be split among the five phases of the project.*

John Malone seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

D. Sage Park, Preliminary Plat – Public Hearing, Action Item

Mr. Hadley explained that Sage Park is located along Eagle Mountain Boulevard, just northwest of the Eagle Park subdivision.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

Mr. Hadley explained that this submittal is composed of 398 lots over 125.62 acres, with an overall density of 3.16 units per acre. Mr. Hadley explained this would bring the entire project under the Tier II Residential Development Standards.

Mr. Hadley explained that the Future Land Use and Transportation Map shows a future collector road which is planned to bisect the center of the project along the parcel lines. Mr. Hadley explained that this future collector road is designated as a minor collector, with a 76 foot right of way.

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

1. That the gas, water, and electricity systems are looped.
2. That the landscape plans shows required landscaping along Eagle Mountain Boulevard that is approved by City Staff.
3. That a 6 foot privacy fence is required along all collector roads.
4. That the volleyball courts are replaced with another amenity with equal value and similar in nature (basketball courts).
5. That Eagle Mountain Boulevard requires A-cel and D-cel lanes into the subdivision.
6. That as the subdivision is phased out, there will be a need to allow for secondary access for all phases. That all the park area is dedicated to Eagle Mountain City with the recordation of the first plat.
7. That all of the fire code items be addressed.
8. That lots 125 and 126 are relocated to create a large park area.
9. That cross gutters are installed on the long stretch of the road to the east.
10. That the sewer and water lines are on opposite sides of the road.
11. That a 20 foot walkway is installed between lots 4 and 5 to access the park.
12. That the required amount of buildable open space is dedicated and the park amenities are approved by City Staff.
13. That all street names are approved by City Staff.

Mr. Linton asked if the 20 foot dedication had been discussed with the developer.

Mr. Hadley explained that the developer had agreed to dedicate that.

Mr. Dunn explained that the road on the north end of the project has been changed to accommodate a future school that will be built.

Mr. Dunn explained that the open space will be centralized to the Pony Express Trail.

Mr. Hadley explained that the equestrian and urban trails would be flopped so that the urban trail is the one that goes by the houses.

Tom Maher opened the public hearing at 7:01 p.m.

Tiffany Ulmer explained that she had noticed that there was not any off-road parking for this park. Mrs. Ulmer also explained that she would like to see a variety of the style of homes in stead of just vinyl siding.

Mr. Maher asked what the plan was for the elevations.

Mr. Dunn explained that 75% would be masonry exteriors, such as stone, brick, and stucco.

Mr. Adams asked that any applicable SID and connectors agreement be reviewed so that the developer can adequately plan for those.

McKay Edwards explained that SITLA owned land adjacent to this project and that to the North East of the project it has been determined that a High School will be going in. Mr. Edwards explained that SITLA would like to file an

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

objection to this preliminary plat on several grounds the first being that, the overall density is too high. Mr. Edwards explained that if a project is going to be approved with this high of density they should be providing a lot more improved open space, or community benefits. Mr. Edwards explained that SITLA would propose to decrease the overall density or asking for more from the development. Mr. Edwards explained that there was an objection to the Pony Express National Historic Trail and that they prefer that it was not dug up and relocated.

Heather Jackson explained that she did not agree with the moving of the Pony Express Trail because it is a historic landmark.

Tom Maher closed the public hearing at 7:11 p.m.

Mr. Spencer explained that there will be fencing and landscaping required for buffering.

Discussion took place concerning the Pony Express Trail.

Mr. Trusty explained that the Staff will work with the applicant regarding the Trail.

Mr. Spencer explained that at the final plat stage on the landscape plan is where the trail can be readjusted, before approval and that it can be added as a condition of approval.

Mr. Malone stated that moving the trail from its original path is a concern for him and that he would like to preserve it.

Mr. Spencer explained that he would like to mention that there is a lack of a church site but that it is possible if the church wanted to take 4 or 5 lots and create a site, that it would be a possibility.

MOTION: *John Linton moved that the Planning Commission approves the Sage Park Preliminary Plat subject to the following conditions:*

1. **UTILITIES.** *That the gas, water, and electricity systems are looped.*
2. **LANDSCAPE.** *The landscape plan shows required landscaping along Eagle Mountain Blvd that is approved by City Staff.*
3. **FENCING.** *A 6 ft privacy fence is required along all collector roads.*
4. **PARK AMENITIES.** *The volleyball courts are replaced with another amenity with equal value and similar in nature (basketball courts).*
5. **A-CEL & D-CEL LANES.** *Eagle Mountain Blvd. requires A-cel and D-cel lanes into the subdivision.*
6. **PHASING.** *As the subdivision is phased out there will be a need to allow for secondary access for all phases. That all the park area is dedicated to Eagle Mountain City with the recordation of the first plat.*
7. **FIRE CODE.** *All fire code items are addressed.*
8. **LOTS.** *Look at the removal of lots 125 & 126 in order to create a large park area with consideration given to the pony express trail*
9. **CROSS GUTTERS.** *Cross gutters are installed on the long stretch of the road to the east.*
10. **SEWER & WATER.** *The sewer and water lines are on opposite sides of the road.*
11. **PARK ACCESS.** *A 20 ft walkway is installed between lots 4 & 5 to access the park.*
12. **PARKS & OPEN SPACE.** *The required amount of buildable open space is dedicated and the park amenities are approved by City Staff.*
13. **STREET NAMES.** *All street names are approved by City Staff.*
14. *That the north/south road be continued up between lots 322, 323, 344 & 345. That the north/south road between lots 319, 320, 347 & 348 be removed.*

John Malone seconded the motion. Ayes 3, Nays: 0. Motion Passed.

E. Amendment to the Eagle Mountain City Development Code – Public Hearing, Action Item

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

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

Mr. Hadley explained that back in December, Mr. Kerry Snow, residing at 9784 N Shiloh Way, submitted a business license application to the planning department for an orthodontic business in his home. Mr. Hadley explained that the submittal was not allowed under current City Code, therefore the application was denied.

Mr. Hadley stated that upon receipt of the denial, Mr. Snow, appealed the Planning Director's decision to the City Council. Mr. Hadley explained that on February 6, 2007, the City Council reviewed the appeal and made a motion to return the business license application to the Planning Department, instructing us to amend the Development Code to allow for orthodontics as a home business.

Mr. Hadley explained that in preparation for this amendment, staff contact several other municipalities as well as other organizations to determine whether our current ordinance is appropriate.

Mr. Hadley reviewed the following list with the Planning Commission:

1. Utah State Health Department: No specific regulations.
2. Utah County Heath Department: No specific regulations.
3. Department of Environmental Quality: Allows for the x-ray machines in a home as long as it complies with the local cities zoning.
4. Pleasant Grove City: Not addressed, may be approved with conditions.
5. American Fork: Not addressed, may be approved with conditions.
6. Orem: Not addressed, may be approved with conditions.
7. Lehi: Not addressed, may be approved with conditions.
8. Salt Lake City: Prohibited.
9. Saratoga Springs: Prohibited.

Mr. Hadley explained that the American Dental Association had also been contacted. Mr. Hadley explained that the A.D.A said that in the past a lot of orthodontists used to work out of their homes but recently have been more focused on getting into office buildings because of marketing reasons.

Mr. Hadley explained that he has found four places in Utah that have orthodontists that conduct business out of the home. Mr. Hadley stated that they were Price, Holdem, Salina and Enterprise.

Mr. Hadley stated that Staff is recommending approval of the change to the code.

Tom Maher opened the public hearing at 7:25 p.m.

Tiffany Ulmer explained that approving this change will open the door for other commercial businesses to try and operate out of residential areas. Mrs. Ulmer stated while the profession itself may not be hazardous compared to others but where do you draw the line. Mrs. Ulmer suggested that the health business section be removed from the code and that in its place allow for people in situations like these to obtain a 12 month temporary permit which allows the operation out of a home while searching for a commercial location for the business.

Dr. Kerry Snow explained that he has been actively since October been trying to find a commercial location for his business. Mr. Snow explained that there are no bio hazards, material hazards etc. that go along with his businesses.

Mr. Malone asked what length of time Mr. Snow planned on having this business in his home.

Mr. Snow explained that he is currently looking for a permanent location, and that has been looking since October. Mr. Snow explained that opening his home business would provide him with the income that he needed, but also provide these services for residence so they don't have to go to Saratoga Springs. Mr. Snow explained that looking for a commercial location could take him any where from a 1 year to 24 Months.

Mr. Snow explained that his home is certainly not the size to sustain a full on practice. Mr. Snow explained that 5 clients a day would be enough to sustain his practice.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

Mr. Spencer explained that if this amendment is approved Mr. Snow will still have to make sure his business stays in compliance with the rest of the Home Business chapter in the Code. Mr. Spencer explained that the current way the code is drafted this would not be a conditional use permit, so the Planning Commission could not add other specific conditions to his business, rather Mr. Snow would just need to follow what is written in the Code.

Mr. Malone asked if the business license could be revoked by the Planning Director if the traffic issues become a concern.

Mr. Spencer stated that Mr. Snow would have to follow the Code and typically what happens is neighbors will call the Planning Department to make complaints and then the Planning Department would go out and do an investigation on the traffic and so forth.

David Lifferth asked if this type of business situation was happening anywhere else in Utah.

Mr. Spencer explained that there are businesses like this in Price, Holdem, Salina and Enterprise.

Mr. Lifferth asked if they were home orthodontics business being operated.

Mr. Spencer stated that according to the A.D.A. Director they are.

Mr. Linton asked if signage was addressed.

Mr. Spencer explained that it is explained in the Home Business Chapter as well as many other issues.

Mr. Snow explained that being a newer City, there is not a lot of economic growth going on right now. Mr. Snow explained that he does not intend to operate his business out of his home forever because it is not good for his business.

Discussion took place regarding changing the current home business ordinance to be more specific in regulating the different types of businesses.

Mrs. Jackson explained that she agrees with the issue on making the home business more of a temporary thing.

Tom Maher closed the public hearing at 7:50 p.m.

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

1. TITLE 1, CHAPTER 13. That Section 13.7 is amended as drafted in the staff report.

John Linton seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

F. Maverick Convenience Store & Gas Station, Site Plan – Public Hearing, Action Item

Mr. Hadley explained that the Maverick Convenience Store and Gas Station parcel is located at the southwest corner of The Ranches Parkway and SR 73 intersection.

Mr. Hadley has proposed a signage plan that does not comply with current City standards. Mr. Hadley explained that they have proposed a 30 foot pole sign.

Mr. Spencer explained that this issue has been discussed with the applicant prior to the meeting and that staff and the applicant will work through the issue.

Mr. Hadley explained that the hours of operation need to be discussed to determine what the hours will be.

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

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

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

2. STORM WATER. That the storm water calculations and storm water detention detail be submitted and approved by the City Engineer.
3. SIGNAGE. That any proposed signage meet city standards and are approved by City Staff.
4. SIDEWALK. The sidewalks are along entrances into the store are stamped.
5. WATERWAY. That a 6 ft. waterway is installed on both entrances onto Ranches Parkway.
6. UTILITY DEMANDS. That utility demands be submitted for water, sewer, gas, and phone and verified by City Staff.
7. LIGHTING PLAN. That a lighting plan be submitted. Building lighting shall be shielded and directed downward so that the light source is not visible from beyond the property where the structure is located. Lighting shall not project above structures or flagpoles, or beyond the property line.
8. LANDSCAPE PLAN. The landscape plan redlines are addressed and approved by City Staff.
9. ELECTRIC. The electric facilities plan is approved by City Staff
10. SCREENING. That the mechanical equipment areas are designated on the plan and that these areas receive proper screening treatments. That a screening detail of the proposed dumpster is submitted.
11. EMERGENCY SHUT OFF. That the emergency shut off for the gas pumps is identified.
12. SNOW STACKING. That there is snow stacking capacity of a 4" base over the entire parking lot. This needs to be shown on the plans.
13. FIRE CODE. All fire codes items are addressed.
14. E-FILES. That pdf files of the construction and landscape plans are submitted.

Mr. Hadley explained that after the staff report had been written staff came across an additional condition that would need to be added to the list of conditions. Mr. Hadley explained that it was concerning corridor preservation along S.R. 73, for future widening of that road.

Mr. Spencer explained that S.R. 73 is the only exit and entrance to the Cedar Valley as of today. Mr. Spencer explained that meetings have been held with UDOT and that the City has asked UDOT what we can do to make sure that S.R.73 down the road serves as a facility for heavy traffic.

Mr. Spencer explained that the City and UDOT have looked at ways to have the continuous flow of traffic without having to stop at a stop light. Mr. Spencer explained that they are trying to make S.R. 73 meet the needs of today as well as those to come in the future.

Mr. Spencer explained that UDOT's future goal is to have a 6 lane freeway, three lanes in both directions, and that it is up to the City to have the middle corridor landscaped as well as the buffering on the sides.

Mr. Spencer explained that the current right-of-way along S.R. 73 is 150 feet. Mr. Spencer explained that UDOT was asked how many feet they would need of right-of-way to make this eventual change, and UDOT asked for 300 feet.

Mr. Spencer explained that the City has 275 feet of that right of way that UDOT is asking for, but the additional 25 feet would cut into the northern side of this proposed sight plan. Mr. Spencer explained that the City wants to make sure that this right-of-way will be here in the future so that problems don't arise when UDOT wants to expand S.R. 73.

Discussion took place concerning the 30 foot pole sign. The applicant expressed that they would like to have the sign because in the future if S.R. 73 does become a major highway visibility of the gas station may be reduced.

The Commission expressed that the City does not want large billboard signage.

The applicant explained that they usually keep the business open 24 hours, then depending on business they will change if they don't get any customers.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

Mr. Maher asked what the elevation and landscaping would look like.

The applicant explained that it would be very similar to the Maverik that opened up by Thanksgiving Point.

Tom Maher opened the public hearing at 8:13 p.m.

Mrs. Jackson explained that she would like to see the signs stay the way they are.

Mr. Lifferth asked if the corridor land would be condemned to preserve the corridor.

Mr. Spencer explained that if the City does not take action now in preserving it, it would have to be condemned in the future.

Tiffany Ulmer asked if a deceleration lane is necessary for in front of the Maverick so the traffic does not get backed up.

Tom Maher closed the public hearing at 8:15 p.m.

MOTION: **John Linton moved that the Planning Commission recommend approval to the City Council for the Maverik Convenience Store & Gas Station subject to the following conditions:**

1. **STORM WATER.** That the storm water calculations and storm water detention detail be submitted and approved by the City Engineer.
2. **SIGNAGE.** That any proposed signage meet city standards and are approved by City Staff.
3. **SIDEWALK.** The sidewalks are along entrances into the store are stamped.
4. **WATERWAY.** That a 6 ft. waterway is installed on both entrances onto Ranches Parkway.
5. **UTILITY DEMANDS.** That utility demands be submitted for water, sewer, gas, and phone and verified by City Staff.
6. **LIGHTING PLAN.** That a lighting plan be submitted. Building lighting shall be shielded and directed downward so that the light source is not visible from beyond the property where the structure is located.
7. **LANDSCAPE PLAN.** The landscape plan redlines are addressed and approved by City Staff.
8. **ELECTRIC.** The electric facilities plan is approved by City Staff.
9. **SCREENING.** That the mechanical equipment areas are designated on the plan and that these areas receive proper screening treatments. That a screening detail of the proposed dumpster is submitted.
10. **EMERGENCY SHUT OFF.** That emergency shut off for the gas pumps is identified.
11. **SNOW STACKING.** That there is snow stacking capacity of a 4" base over the entire parking lot. This needs to be shown on the plans.
12. **FIRE CODE.** All fire code items are addressed.
13. **E-FILES.** That PDF files of the construction and landscape plans are submitted.
14. **That the corridor preservation be evaluated and discussed with Maverik & UDOT and that the entryway be considered to widen.**

John Malone seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

G. Land Disposal Ordinance – Discussion Item

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

1. Three exhibits were added to the Ordinance itself:
 - A. A list of potential costs so any potential applicant is clear with the road ahead.
 - B. An actual 'Land Disposal Application' that will help formalize the entire process including a nonrefundable \$150.00 fee (to offset staff time in processing)
 - C. Maps Signifying which areas of city-owned land is even available for disposal – all other city-owned land will not be available for disposal.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

2. Rather than submitting the application to the Recorder's office, the application will be submitted to the Planning Department.
3. Clarification was added regarding the recommendation from city staff and the Planning Commission.
4. A requirement was added that any money collected from the sale of land will be restricted to the construction or improvement of city parks throughout the city.
5. An acknowledgement statement was added that requires all applicants to read through the ordinance and become fully aware of the potential future costs of finishing an approved disposal.

Mr. Spencer explained that when the City has land dedicated to it, there is usually a purpose behind it, such as for parks, trails etc.

Mr. Spencer explained that this plan is to come up with a way to dispose of the open to residence without creating jagged lots lines etc.

Mr. Spencer explained that maps had been created that will show which land can be disposed of and which land will be kept and owned by the City.

Mr. Spencer explained that any money collected would go into a fund to help construct and maintain future parks. Mr. Spencer explained that the maps have been created by staff and that a provision was written in the ordinance stating that if something has been looked over or missed, that the City can go back at any time and change it.

Discussion took place regarding language that would allow the City Council to use their digression to decided whether or not they could dispose of the green areas on the map, if a resident made case to the council.

6. Other Business

Discussion took place regarding the Home Business Ordinance.

Mr. Maher asked that the Home Business Ordinance be reviewed and possible redrafted to discourage having permanent businesses located in homes.

Mr. Maher read excerpts from the Home Business Chapter to the Planning Commission.

Mr. Linton stated that he would not like to see any home businesses allowed that deal with bodily fluids, and that orthodontics is pushing the line.

7. Adjournment

Tom Maher adjourned the meeting at 8:41 p.m.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 27, 2007

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Gary Anderson, Utah County Commissioner
- B. Jason Birmingham, Creation of a Community Development Area
- C. Cedar Valley B—Final Plat
- D. Development Agreements: Cedar Valley A, Lone Tree E, Valley View North B, Northmoor 1
- E. Impact Fee Revision—electrical & water

4. Development Items

A. Sweetwater 1 – Final Plat, Action Item

The proposed Sweetwater 1 Final Plat is located between Eagle Point A & B and Sweetwater Road, south of Eagle Mountain Blvd.

MOTION: *Commissioner Linton moved to recommend approval of the Sweetwater 1 Final Plat to the City Council, subject to the conditions listed below:*

- 1. STREET NAMES. That the street names are verified and approved by City Staff.
- 2. LANDSCAPE PLAN. That redlines are addressed and approved by City Staff.
- 3. CONSTRUCTION DRAWINGS. That all redline comments are addressed and approved by City Staff.
- 4. PHASING. That the 8 acre detention pond/regional park is dedicated with the first plat.
- 5. ADDITIONAL STANDARDS. That the applications proposed standards (see below) are required for all future final plats.
- 6. FIRE DEPARTMENT APPROVAL The Fire Chiefs comments and recommendations are addressed.
- 7. OPEN SPACE. The agreed upon amount of improved open space is dedicated with the recordation of the first plat.

Unknown Commissioner seconded the motion. Motion Passed.

B. Valley View South C & D Final Plats, Action Item

The proposed Valley View South C & D Final Plats are located between Meadow Ranch and North Ranch, within the Valley View Master Development.

MOTION: *Commissioner Linton moved to recommend approval of the Valley View South C & D Final Plats to the City Council, subject to the conditions listed below:*

- 1. COMPLIANCE WITH DEVELOPMENT AGREEMENT AND CODE. That both plats meet all of the requirements for this development set forth in the Valley View Development Agreement and City Development Code

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 27, 2007

2. PARK. That the park area for these phases is secured for dedication and improvement in future phases according to the requirements within the Master Development Plan. That the type of security is called out in the Development Agreement and approved by the Council.
3. PLAT CORRECTIONS & NOTES. That the plat corrections and notes be added to the plat. (see section below).
4. UTILITY LOOPING AND SECONDARY ACCESS. That utility looping and secondary access is discussed further.
5. E-FILES. That approved e-files are submitted for the plat, utility layout, and dry utilities.
6. WATER RIGHTS. That water right documentation is provided for both plats and approved by the City Attorney.
7. HOA. That Valley View will provide for the funding and maintenance of parks and open spaces.
8. MONUMENT SIGNAGE. That monument signs for Valley View and Meadow Ranch (similar to the entry monuments for North Ranch and Cedar Pass Ranch) are bonded for and built by the developer at the entrance.
9. DRY UTILITY PLANS. That the dry utility plans are approved by the City.
10. CC&Rs. That the CC&Rs reflect the standards noted.

Corrections

1. That 4 fire hydrants are added as marked on the plan.
2. That the fire hydrants have 1,000 GPM fire flow that is available for a 2 hour duration.
3. That all lots be clearly addressed through construction up to final inspection.
4. That all fire and building codes are met.
5. That a 1" water line is installed for lots

Redline Comments—Plat D

1. That 10 fire hydrants are added as redlined on the plan.
2. That two 20ft. open access are provided (one between lot 51 & 52 and one between lot 46 & 47) for fire control access to the wash—as indicated on redlines
3. That the fire hydrants have 1,000 GPM fire flow that is available for a 2-hour duration.
4. That all lots be clearly addressed through construction up to final inspection.
5. That all fire and building codes are met.
6. That all propane tank installations are proceeded with approved plans from the Fire Dept.
7. That footprints are added for building pads on lots 49, 52, 51 & 56
8. That buffer of 50' from 'fingers' of wash are provided
9. That a 1" water line is installed for lots
10. That 9" A1 ASHTO classification material is provided for ROW cross-sections
11. Install a snow on outlet across the street from lot 61
12. That RCP is provided for storm drain through lot 54 with a snout on outlet

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 27, 2007

13. That the addresses need to be calculated by the City Engineer and included on the plat.
14. That a note is added that no building permit shall be issued for a lot until the Utah County Health Dept. approves it for a septic tanks—if and where a septic tank is proposed.
15. That the correct year is represented in the acknowledgement statement.
16. That Book & Page is added
17. That a diagram showing the correct setbacks is provided.
18. That lot 43 has a minimum of 100 frontage.
19. That all references to setbacks are correct.

Redline Comments—Plat C

1. That the addresses need to be calculated by the City Engineer and included on the plat.
2. That a note is added that no building permit shall be issued for a lot until the Utah County Health Dept. approves it for a septic tanks—if and where a septic tank is proposed.
3. That Book & Page is added
4. That a diagram showing the correct setbacks is provided.
5. That all references to setbacks are correct.

Unknown Commissioner seconded the motion. Motion Passed.

C. National Field Archery Association (NFAA) Temporary Archery Range, Action Item

This proposed Master Development Plan is located east of the Meadow Ranch Subdivision and north of SR 73.

MOTION: Commissioner Linton moved to recommend approval of the National Field Archery Association Temporary Archery Range to the City Council, subject to the conditions listed below:

1. That the temporary archery range be permitted for March 31 & April 1, April 14 & 15, and May 19 & 20 June 9 & 10.
2. That the Applicant obtains special burn permits for any campfires and complies with all requirements outlined by the Fire Chief.
3. That the site be returned to its precondition state following the event.
4. That there are sufficient public facilities such as restrooms.
5. That if the special event creates an increase in the demands for public safety services that those services shall be provided by the Applicant.
6. That the archery range complies with safety standards for Utah County Sheriff's Office and the National Field Archer's Association (NFAA) and that the applicant provides security to monitor the perimeter of the archery range to prohibit non-participants from accessing the range.
7. That the City Recorder and City Attorney ensure that all of the insurance forms and the permission of the property owners have been submitted.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, MARCH 27, 2007

8. That ATV's are allowed in conjunction with this event and are limited to existing dirt roads.

Unknown Commissioner seconded the motion. Motion Passed.

D. Maranatha Restaurant Commercial Ladder Sign Permit Application, Action Item

The proposed locations for commercial ladder signs are near SR 73 & Ranches Parkway as well as Pony Express Parkway and Smith Ranch Road.

MOTION: *Commissioner Linton moved to recommend approval of the Maranatha Restaurant Commercial Sign Permit for the Pony Express Pkwy/Smith Ranch Road location and recommend denial of the SR73/Ranches Pkwy location to the City Council, subject to the condition that the lease is for one year without an option of renewal in order to give the Planning Department time to look at alternate methods of signage.*

Unknown Commissioner seconded the motion. Motion Passed.

8. Other Business

9. Adjournment

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- Maverik Gas Station Site Plan and Sign Permit – approved at last City Council Meeting
- Skyline Ridge Estates Development Agreements – approved at last City Council Meeting

4. Development Items

A. Eagle Mountain Properties Master Development Plan Amendment – Public Hearing, Action

The Eagle Mountain Properties Master Development encompasses 7,610 acres of land in the southern half of the city.

MOTION: *Commissioner Linton moved to table the Eagle Mountain Properties Master Development Plan Amendment to the May 8, 2007 Planning Commission Meeting.*

Unknown Commissioner seconded. Motion passed.

B. Jax Gravel Pit Conditional Use – Public Hearing, Action Item

The proposed gravel pit is located north of SR 73 and just west of the existing Staker gravel pit.

MOTION: *Commissioner Linton moved to approve the Jax Gravel Pit Conditional Use Permit, subject to the conditions listed below:*

1. **YEARLY REVIEW.** That this Conditional Use Permit requires the applicant to renew their approval from the Planning Commission each year. The Planning Commission reserves the right to add necessary conditions or choose to not renew the Conditional Use Permit—which, if not renewed, effectively denies the Conditional Use Permit.
2. **ROAD MAINTENANCE.** That the applicant commits to reconstruct and, if necessary, repair damages to access lanes onto SR 73 throughout the time the gravel pit is in operation.
3. **FIRE CONTROL.** Any fuel tanks stored on-site shall have proper containment measures taken and are approved by the Fire Chief.
4. **DUST & DEBRIS CONTROL.** That the applicant provides daily watering to mitigate excessive dust. That fencing/berming/screening is provided to mitigate dust as well.
5. **FIRE HYDRANT.** That any water used for watering be metered by the city. If in the summer months, the city shuts off water to a hydrant, the applicant is responsible for finding other water sources to maintain daily watering of site.
6. **POSSIBLE BLASTING PERMITS.** That any blasting receives a blasting permit from the Fire Chief.
7. **BUSINESS LICENSE.** That the appropriate Business License is acquired from the City.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, APRIL 10, 2007

8. GRADING & EROSION CONTROL MEASURES. That any UDOT requirements are followed. That all drainage is kept on-site.
9. A-CEL & D-CEL LANES. A-cel & D-cel lanes are installed to provide access onto SR 73 and approved by UDOT.
10. CLEANING. Daily cleaning of the access area onto SR 73 is provided.
11. EXCAVATING. The excavating of the material will be horizontal in nature. Contouring of the site will be taken down in layers from one side of the site to the other side of the site.
12. OPERATION HOURS. Hours of operation will be from 7 am to 7 pm.
13. EXCAVATION POINT. The lowest point of excavation will be a elevation of 5210 ft.

Unknown Commissioner seconded. Motion passed.

C. Pioneer Addition 7 LDS Church Conditional Use Permit & Site Plan – Public Hearing, Action Item

The Pioneer Addition 7 LDS church is located in the southwest corner of the Pioneer Addition 7 subdivision.

MOTION: Commissioner Linton moved to approve the Pioneer Addition 7 LDS Church Conditional Use Permit and recommend approval of the Pioneer Addition 7 LDS Church Site Plan to the City Council, subject to the conditions listed below:

1. FIRE APPROVAL. That the project meets the requirements of the Fire Chief's approval.
2. CONSTRUCTION PLANS. That all redline comments are addressed.
3. LIGHTING. All streetlights are adequately shielded away from surrounding residences.
4. LANDSCAPE. The areas along City streets have a required 10' width bermed area with trees spaced no less than 30' apart.
5. HEADLIGHT SCREENING. Ensure that shrubbery is adequate to provide headlight screening around the entire site.
6. STORM DRAIN. That storm drain calculations are provided using city standards.
7. SNOW STACKING. That there is snow stacking capacity of a 4" base over the entire parking lot. This needs to be shown on the plans.
8. CLEAR VISION. The required clear vision triangle is provided at all entrances and exits into the parking lot. With shrubs no taller than 3' in height and tree branches no lower than 8'.
9. PEDESTRIAN ACCESS. A sidewalk is installed for pedestrian access along the Southwest. Corner of the project.

Unknown Commissioner seconded. Motion passed.

D. Oquirrh Mountain West Preliminary Plat – Public Hearing, Action Item

This project is within The Ranches Master Development Plan and is located directly south of the Lone Tree subdivision.

MOTION: *Commissioner Linton moved to approve the Oquirrh Mountain West Preliminary Plat, subject to the conditions listed below:*

1. UTILITIES. The gas, water, and electricity systems are looped.
2. FIRE CODE. All fire code items are addressed.
3. PARKS & OPEN SPACE. The required amount of buildable open space is dedicated and the park amenities are approved by City Staff.
4. PHASING. As the subdivision is phased out there will be a need to allow for secondary access for all phases.
5. LANDSCAPE PLAN. The landscape redlines are addressed and approved by City Staff.

Unknown Commissioner seconded. Motion passed.

E. Staff-Sponsored Development Code Amendments – Public Hearing, Action Item

Staff has proposed several amendments to the City's Development Code related to:

- Appeal process for denied home businesses
- Additional standards for home businesses
- Revised water right required for developments
- Revised neighborhood park standards for developments
- Revised slope standard for the Improved Parks requirement
- Revised standards for the transition requirement between developments

MOTION: *Commissioner Linton moved to recommend approval of the Staff-sponsored Development Code Amendments to the City Council with the addition of the following condition:*

1. A Public Hearing with the City Council be required when a transitional requirement that varies from the development code is presented to Planning Staff.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, APRIL 24, 2007 AT 6:00 P.M.

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Maranatha Sign Permit
- B. Stonebridge Dev. Agreement
- C. Sweetwater Final Plat Phase 1

4. Development Items

A. Equestrian Estates Master Development Plan – Public Hearing, Action Item

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

Applicant: James Packer, Eagle Mountain Equestrian Estates, LLC

MOTION: *Commissioner Linton moved to table the Equestrian Estates Master Development Plan to the May 8, 2007 Planning Commission Meeting.*

Unknown Commissioner seconded. Motion passed.

B. Autumn Ridge Phase II Preliminary Plat – Public Hearing, Action Item

Autumn Ridge II is located east of Eagle Mountain Blvd and west of Eagle Park subdivision.

Applicant: Dave Adams, Eagle Mountain Development

MOTION: *Commissioner Linton moved to approve the Autumn Ridge Phase II Preliminary Plat, subject to the conditions listed below:*

1. PLAT. That all redlines are addressed.
2. COMMUNITY PARK. That the required park area is dedicated to the city with recordation of the first plat.
3. YARD SETBACKS. The setbacks are verified and meet City standards.
4. STREET NAMES. The streets names redlines are addressed and City Staff verifies and approves the proposed names.
5. FIRE CODE. The Fire Chief verifies the location and number of fire hydrants. That all other redlines are addressed.
6. UTILITIES. That the gas, water, and electricity systems are looped.
7. LANDSCAPING AND PARK AMENITIES. Landscaping and irrigation is provided along Eagle Mountain Blvd as per City standards and park amenities are approved and met
8. SECONDARY ACCESS. Each phase has secondary access provided and approved by City Staff.
9. STORM DETENTION. The storm detention plan is approved by City Engineer.
10. STUB ROADS AND PEDESTRIAN ACCESS. A stub road is installed to access the Sage Park Development to North. A pedestrian 20' trail is installed to access the SITLA property to the north.

Unknown Commissioner seconded. Motion passed.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, APRIL 24, 2007 AT 6:00 P.M.

C. Parade of Homes Signage – Action Item

An agreement with the Utah Valley Parade of Homes to temporarily allow placement of signage.

Applicant: Heather Jackson, Chairman, Utah Valley Parade of Homes Sign Committee

MOTION: *Commissioner Linton moved to recommend approval to the City Council of the Parade of Homes Temporary Signage, subject to the condition listed below:*

1. PLACEMENT AND REMOVAL. That the signs be placed no sooner than May 11th and removed no later than May 27th.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, MAY 8, 2007

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

- A. Sweetwater Phase 1 Final Plat – Approved at last City Council
- B. Pioneer Addition 7 LDS Church – Approved at last City Council
- C. Jax Gravel Pit Conditional Use Permit – Denied at last City Council
- D. Mayor's Salary (primary: \$70,000, secondary \$27,700) & City Council Compensation (\$500/month) – Approved at last City Council
- E. Development Code Amendments – All approved at last City Council except for Transition Amendment
- F. Preliminary Budget – Approved at last City Council
- G. Parade of Homes Signage – Approved at last City Council
- H. Archery Temporary Permit – Approved at last City Council

4. Development Items

A. Cedar Ridge Master Development Plan – Public Hearing, Action Item

Cedar Ridge encompasses 305 acres of land, mostly currently outside of the City, just west of the North Ranch subdivision.

Applicant: Lynn Rindlisbacher, Scenic Development

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval of the Cedar Ridge Master Development Plan to the City Council, subject to the conditions listed below:*

- 1. Open Space & Trail Requirements. That the open space and trail requirements of the Development Code are complied with which including but not limited to: open space percentage; trail requirement, neighborhood and community parks.
- 2. Sewer Line. There may be some issues with the sewer lift station nearing capacity.
- 3. Timing of Construction. That the timing of the construction of amenities be solidified.
- 4. Engineering Issues. That the Capital Facilities plan be amended to incorporate this development.
- 5. Zoning Requirements. That the project meets all of the zoning requirements as per the Development Code which include but is not limited to: driveway lengths, setbacks, minimum lot size and frontage, etc.
- 6. Density Ceilings. That the approved densities for the Cedar Ridge Development are density ceilings not guarantees of density. That is all projects must comply with the City's zoning requirements regardless of density shown within development pods.
- 7. Transitioning Requirements. That this development meets the transitioning requirements for lot size required in the City's Development Code since this development is being proposed adjacent to an existing master plan (North Ranch Master Plan).

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, MAY 8, 2007

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

8. New Map. A new map is submitted with the agreed upon densities. 1 acres lots followed by 1.5 units/per acre lots, followed by 2.5 units/per acre lots, followed by 5 units/per acre lots followed by 23 acres of commercial.
9. Bonus Density. The applicant provides information on which bonus density items they want to implement with the Tier II lots. (see attached Bonus Density Table).
10. Development Agreement. The development agreement is ready before City Council and is prepared by City Attorney.
11. Community Meeting. The results of the community meeting are addressed.
12. Community Improvements. Applicant needs to fund or construct community improvements at \$2,000 per buildable acre.
13. Capital Facilities Plan. The City's Capital Facilities Plan will need to be updated prior to the approval of the Development Agreement. This requires public hearing notice for City Council.

Unknown Commissioner seconded. Motion passed.

B. The Crossroads Master Development Plan – Public Hearing, Action Item

The Crossroads encompasses 144 acres of land just north of Pony Express Elementary and along Pony Express Parkway.

Applicants: Bill Gaskill & Mike Coombs, Amsource Residential

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval of the Crossroads Master Development Plan to the City Council, subject to the conditions listed below:*

1. OPEN SPACE & TRAIL REQUIREMENTS. That the open space and trail requirements of the Development Code are complied with including but not limited to: open space percentage; trail requirement, neighborhood and community parks.
2. DRAINAGE & SEWER. A drainage plan is submitted and all drainage and sewer plans comply with city standards and are approved by the City Engineer.
3. OPEN SPACE ACCESS. All open spaces have proper access.
4. TIMING OF AMENITIES. That the timing of the construction of amenities be solidified.
5. ENGINEERING ISSUES. That the development and phasing of development meets the City Engineer's and City standard/requirements for utilities, looping of utilities, and vehicle access. That the Capital Facilities plan be amended to incorporate this development.
6. ZONING REQUIREMENTS. That the project meets all of the zoning requirements as per the Development Code which include but is not limited to: driveway lengths, setbacks, minimum lot size and frontage, etc.
7. DENSITY CEILINGS. That the approved densities for The Crossroads Development are density ceilings not guarantees of density. That is all projects must comply with the City's zoning requirements regardless of density shown within development pods.
8. MULTI-FAMILY. That all multi-family projects be constructed as required in the City's Development Code.

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

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, MAY 8, 2007

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

9. **GEOTECH REPORT.** That a geotech report is submitted and approved by the City Engineer.
10. **TRANSITIONING REQUIREMENTS.** That this development meets the transitioning requirements for lot size required in the City's Development Code since this development is being proposed adjacent to an existing master plan (The Ranches Master Plan).
11. **SECONDARY ACCESS.** Secondary access is provided for each phase of building in the development.
12. **LANDSCAPE PLAN.** A full landscape plan must be submitted.
13. **Economic Analysis- Funding Mechanisms.** That funding mechanisms to provide for all off-site utilities and other public infrastructure are identified. That a determination of the method of financing infrastructure be completed with the amending of the Capital Facilities Plan (Economic Analysis 2.2.3).
14. **WATER RIGHTS.** That the Developer demonstrates that they have the access to the required water rights as required by Title 2 Section 2.7.2.3 of the Development Code.
15. **IMPROVED PARKS/SKATE PARK.** The improved parks are identified and if viable a skate park is agreed upon.

Unknown Commissioner seconded. Motion passed.

C. Equestrian Estates Master Development Plan, Action Item

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

Applicants: James Packer, Peter Holtom, Chris Kemp, Eagle Mountain Equestrian Estates, LLC

MOTION: Commissioner Linton moved that the Planning Commission recommend approval of the Equestrian Estates Master Development Plan to the City Council, subject to the conditions listed below:

1. **SECONDARY ACCESS ROAD.** There is a sufficient secondary access road for emergency purposes proposed and approved by the fire chief and city staff.
2. **A-CEL & D-CEL LANES.** There are acceleration and deceleration lanes installed by the developer onto Eagle Mountain Blvd access points.
3. **STREET NAMES.** The street names are verified and approved by City Staff.
4. **UTILITIES.** The gas, water, and electricity systems are looped.
5. **NEIGHBORHOOD PARKS AND OPEN SPACE.** The required amount of parks and open space are verified and approved by City Staff.
6. **STORM DRAINAGE.** That the locations and size for detention basins are identified. That the buildable and unbuildable land is identified within the basin areas.
7. **FIRE ACCESS.** That access is provided for the Fire Department.
8. **SID PAYMENT.** That the assessable SID acreage for this parcel is calculated by the City and paid by the Applicant prior to recordation.
9. **FENCING.** That back fencing is required when lots are built along collector roads.
10. **PONY EXPRESS TRAIL AND ALL COLLECTOR ROADS.** That all collector roads built in the development meets the City's cross-section. That the Pony Express Trail is

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

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, MAY 8, 2007

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

built in accordance to the attached letter from SITLA dated April 27, 2007. An official design of this cross-section must be submitted. That any other city standards be met as well.

11. SETBACKS. The proposed setback changes are addressed and comply with city code.
12. ANIMAL RIGHTS. The proposed livestock requirement change is addressed and complies with city code.
13. ARENA. The HOA bylaws include a clause for the city to be able to use the events center for certain time periods during the year.
14. PARKING. There is sufficient parking for the events center.
15. HORSE TRAIL ACCESS. The horse trail access points are fenced with open rail fencing.
16. DEED RESTRICTION. That the applicant supplies both SITLA and the city with a document assuring that there can be roads built across the Pony Express Regional Park for city and public use.

Additional Conditions of Approval:

1. Scenario A: Existing Diagonal Road. That the design for this diagonal road will remain the approved plan unless Scenario B is accomplished.
2. Scenario B: Deletion of Diagonal Road. That this road will be deleted from the plans (with the adjacent lot lines to the northwest being extended) when an absolute right to build the North Pony Express Road is obtained from Major Street on the east to the 124-foot collector road planned to the west. Absolute right means: approval by the City Council, dedication of the ROW through the Pony Express Regional Park & along Equestrian Estates southern boundary and an amendment to the city's General Plan showing this road as a collector road.
3. ROW Widths: That North Pony Express Road will be designed at 90' and remain at that width until such a time as the City Engineer and SITLA's engineer agrees that the reduced ROW to 76' will adequately service the surrounding areas.

Unknown Commissioner seconded. Motion passed.

D. Eagle Mountain Properties Master Development Plan Amendment – Public Hearing, Action Item

The Eagle Mountain Properties Master Development encompasses 7,610 acres of land in the southern half of the city.

Applicant: David Adams, Mike Wren, Mark Madsen

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval of the Eagle Mountain Properties Master Development Plan to the City Council, subject to the conditions listed below:*

1. GENERAL PLAN AMENDMENT. That the General Plan is amended to correlate with the proposed land uses.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, MAY 8, 2007

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

2. REVISED MAP. There are some minor redlines on the map that should be addressed & revised.

Unknown Commissioner seconded. Motion passed.

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

Staff has proposed several amendments to the City's Development Code related to:

- The City Council review for Conditional Use Permits
- The review process timetable for proposed projects

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval of the Staff-sponsored Development Code Amendments to the City Council.*

Unknown Commissioner seconded. Motion passed.

6. Other Business

7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MAY 22, 2007 AT 6:00 P.M.

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

A. New parking ordinance

4. Development Items

A. Commercial Site Plan – Final Plat, Action Item

The proposed EM Communities Information Center Site Plan is located just south of the Eagle Park subdivision off of Sweetwater Road.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval of the EM Communities Information Center Site Plan to the City Council, subject to the conditions listed below:*

1. ELECTRIC PLAN. All electric requirements are approved by the City Energy Director.
2. SIGNAGE. That any proposed signage meet city standards and are approved by City Staff.
3. PARKING LOT. The parking lot needs to allow for patrons to back out of parking stalls and turn around to the entrance. Parking stalls are required to be 9' X 20'.
4. WATER/SEWER. The water and sewer laterals need to be 10' apart.
5. PARKING LOT ENTRY. Entry into the parking lot must be at least 100 ft from intersection.
6. LANDSCAPE PLAN. The landscape plan redlines are addressed and approved by City Staff.
7. FIRE CODE. All fire codes items are approved by the Fire Chief (see below).
8. ASPHALT REMOVAL. When asphalt is removed it will be required to meet APWA standards.
9. YEARLY REVIEW. A yearly review of the site plan is preformed.
10. NEW NAME. A new name for the information center is provided so it is not confusing to the public that the center is a privately owned and not City sponsored.

Unknown Commissioner seconded. Motion passed.

B. Skyline Ridge Estates 1A, 1B, & 1C Final Plats - Action Item

The proposed Skyline Ridge Estates 1a – 1c are located along Golden Eagle Road, west of Kiowa Valley.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval of the Skyline Ridge Estates 1A, 1B, & 1C to the City Council with no conditions of approval.*

Unknown Commissioner seconded. Motion passed.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MAY 22, 2007 AT 6:00 P.M.

C. Autumn Ridge II Phase 3 Final Plat - Action Item

This proposed Final Plat is located east of Eagle Mountain Blvd, north of Autumn Ridge I and west of Eagle Park.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval of the Autumn Ridge II Phase 3 to the City Council, subject to the conditions listed below:*

1. PLAT. That all redlines are addressed.
2. COMMUNITY PARK. That the required park area is dedicated to the city with recordation of the next submitted plat.
3. LANDSCAPING AND PARK AMENITIES. The pro-rated amount of landscaping and park amenities for each lot is bonded for.
4. FIRE CODE. All Fire code items listed are addressed and approved by Fire Chief.
5. UTILITIES. That the gas, water, and electricity systems are looped.
6. SECONDARY ACCESS. Secondary access is provided throughout construction.
7. ADDRESSES. Addresses are added to the plat.
8. LOT 34. Lot 34 (the church site) is changed to Parcel A.

Unknown Commissioner seconded. Motion passed.

D. Harmony Phase 1 Final Plat – Action Item

The proposed Final Plat is located south of The Woods subdivision just off of Sweetwater Road.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval of the Harmony Phase 1 Final Plat to the City Council, subject to the conditions listed below:*

1. CONSTRUCTION DRAWINGS/PLAT. That all redlines are addressed.
2. COMMUNITY PARK. The required community park is dedicated with recordation of Harmony Phase 1 final plat.
3. YARD SETBACKS. The setbacks are verified and meet City standards.
4. LOT NUMBERING. The numbering of lots begins with lot 101 for phase 1, 201 for phase 2 etc. for future phases.
5. FIRE CODE. The Fire Chief verifies the location and number of fire hydrants. That all other redlines are addressed.
6. UTILITIES. The gas, water, and electricity systems are looped.
7. LANDSCAPING AND PARK AMENITIES. The pro-rated amount of landscaping and park amenities for each lot is bonded for.
8. SECONDARY ACCESS. Secondary access is provided and approved by City Staff.
9. STORM DETENTION. The storm detention plan is approved by City Engineer.
10. DRAINAGE PLAN. A detailed drainage plan is submitted and approved by the City Engineer.
11. STREET ROADS. Roads cross section is approved by City Engineer.
12. CORNER LOTS. Corner lots are clipped 5 ft to allow for utilities to be looped.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MAY 22, 2007 AT 6:00 P.M.

13. ADDRESSES. The plat needs addresses.

Unknown Commissioner seconded. Motion passed.

E. Oquirrh Mountain West A & B Final Plats – Action Item

The proposed Oquirrh Mountain West is located southwest of Lone Tree along Pony Express Parkway/Sweetwater Road.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval of the Oquirrh Mountain West A Final Plat to the City Council, subject to the conditions listed below:*

1. PLAT. That all redline comments are addressed and approved
2. LANDSCAPE PLAN. That all redline comments are addressed and approved.
3. DRY UTILITIES. That all redline comments are addressed and approved.
4. CONSTRUCTION PLANS. That all redline comments are addressed and approved.
5. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
6. E-FILES. The e-files are submitted for the plat and constructions drawings.

Unknown Commissioner seconded. Motion passed.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval of the Oquirrh Mountain West B Final Plat to the City Council, subject to the conditions listed in the staff report.*

1. PLAT. That all redline comments are addressed and approved
2. LANDSCAPE PLAN. That all redline comments are addressed and approved
3. DRY UTILITIES. That all redline comments are addressed and approved
4. CONSTRUCTION PLANS. That all redline comments are addressed and approved.
5. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
6. E-FILES. The e-files are submitted for the plat and constructions drawings.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 12, 2007

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Skyline Ridge A, B & C Final Plats – on next City Council agenda
- B. Harmony Phase 1 Final Plat – Approved at last City Council Meeting
- C. Autumn Ridge Phase 3 Final Plat – Approved at last City Council Meeting
- D. Oquirrh Mountain Ranch A & B Final Plats – Approved at last City Council Meeting
- E. Sunrise at Kiowa A & B Development Agreements – Approved at last City Council Meeting
- F. Eagle Mountain Communities Information Center – Approved at last City Council Meeting
- G. Development Code Amendments – Tabled at last City Council Meeting

4. Development Items

A. Cedar Ridge Master Development Plan – Public Hearing, Action Item

The proposed 305 acre Master Development is located immediately west of the North Ranch subdivision.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Cedar Ridge Master Development Plan subject to the conditions noted in the staff report, with the below changes:*

- 1. Open Space & Trail Requirements. That the open space and trail requirements of the Development Code are complied with which including but not limited to: open space percentage; trail requirement, neighborhood and community parks.
- 2. Sewer Line. There be a sewer lift station and ancillary offsites required for sewer service.
- 3. Timing of Construction. That the timing of the construction of amenities be solidified.
- 4. Engineering Issues. That the development and phasing of development meets the City Engineer's and City standard/requirements for utilities, looping of utilities, and vehicle access. That the applicant explores the possibility of specifying a transportation corridor from the commercial area to the school site. That the Capital Facilities plan be amended to incorporate this development.
- 5. Zoning Requirements. That the project meets all of the zoning requirements as per the Development Code which include but is not limited to: driveway lengths, setbacks, minimum lot size and frontage, etc. That the May 22, 2007 letter be considered, allowing a 30-foot setback in specific areas (1/2-acre to 40,000 sq ft lots only)
- 6. Master Landscape Plan. That a master landscape plan be submitted that shows the approximate locations and themes of proposed park areas.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 12, 2007

7. Density Ceilings. That the approved densities for the Cedar Ridge Development are density ceilings not guarantees of density. That is all projects must comply with the City's zoning requirements regardless of density shown within development pods.
8. Multi-Family. That all multi-family projects be constructed as required in the City's Development Code.
9. Airport Road. That a half ROW of Airport Road is completed and that the appropriate UDOT standards are met (acceleration & deceleration lanes, etc.) That the final alignment of Airport Road crossing State Road 73 is determined.
10. Transitioning Requirements. That this development meets the transitioning requirements for lot size required in the City's Development Code since this development is being proposed adjacent to an existing subdivision (North Ranch).
11. The developer, HOA, and city staff work together to set specific verbiage for the transitioning between parcels of different sizes
12. Traffic engineer pay specific attention to the Valley View and Canyon Wash intersections to see what can be done to resolve problems
13. Consideration be made to providing a trail to move pedestrian traffic away from automobile traffic.

Unknown Commissioner seconded. Motion passed.

B. General Plan Amendments – Public Hearing, Action Item

City staff is sponsoring a series of amendments to the General Plan's Future Land Use and Transportation Elements Map.

MOTION: *Commissioner Linton moved the Planning Commission table the staff-sponsored General Plan Amendments to the June 26, 2007 Planning Commission Meeting.*

Unknown Commissioner seconded. Motion passed.

C. Harmony Concept Plan – Discussion Item

This proposed 1400 acre concept plan is located south and west of the Overland Trails developments.

Discussion item only; no motion made.

5. Other Business

6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 26, 2007

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Valley View South Plat C & D Final Plats
- B. Southmoor Phase 1 Development Agreement
- C. Colonial Park Phase 2 Development Agreement
- D. Eagle Mountain Properties Master Development Plan Amendment
- E. 2007 Eagle Mountain City 2007-2008 Budget
- F. Resolution supporting 2100 North option for the Mountain View Corridor
- G. Sweetwater Phase 1 Development Agreement

4. Development Items

A. Circle 5 Ranch Concept Plan – Discussion Item

Circle 5 Ranch is located Northeast of the Lone Tree subdivision and West of the Ash Point subdivision.

Discussion item – no motion made.

B. Pioneer Addition Phase 7C Final Plat – Action Item

Pioneer Addition Phase 7C is located in the Southeast corner of the Pioneer Addition Phase 7 development, just west of the power line corridor.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Pioneer Addition Phase 7C Final Plat, subject to the conditions listed below:*

- 1. PLAT. The redline comments are addressed.
- 2. FIRE CODE. The Fire Chief's comments are addressed. (Correct number and placement of fire hydrants, etc.
- 3. CONSTRUCTION DRAWINGS. The City Engineer verifies that all redline comments are addressed.
- 4. ACCESS TO RETENTION BASIN. The fully-improved access 8' asphalt trail is improved with Phase 7C.

Unknown Commissioner seconded. Motion passed.

C. Pioneer Addition Phase 7D Final Plat – Action Item

Pioneer Addition Phase 7D is located on the southern edge of the Pioneer Addition Phase 7 development, just west of the Pioneer Addition 7C plat.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 26, 2007

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Pioneer Addition Phase 7D Final Plat, subject to the conditions listed below:*

1. PLAT. That redline comments are addressed.
2. FIRE CODE. That the Fire Chief's comments are address. (Correct number and placement of fire hydrants, etc).
3. CONSTRUCTION DRAWINGS. That the City Engineer verifies that all redline comments are addressed.

Unknown Commissioner seconded. Motion passed.

D. Sweetwater Phase 2 Final Plat – Action Item

Sweetwater Phase 2 is located directly north of Eagle Point B and east of Sweetwater Road, south of Eagle Mountain Boulevard.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Sweetwater Phase 2 Final Plat, subject to the conditions listed below:*

1. STREET NAMES. That the street names are verified and approved by City Staff.
2. CONSTRUCTION DRAWINGS. That all redline comments are addressed and approved by City Staff.
3. ADDITIONAL STANDARDS. That the applications proposed standards (see staff report) are required for all future final plats.
4. FIRE DEPARTMENT APPROVAL. The Fire Chief's comments and recommendations are addressed.
5. OPEN SPACE/PARK BOND. The bond amount for improved open space is figured for each lot and approved by City Engineer and then bonded for by the applicant.
6. PLAT. The name Sweetwater Ph.2 is changed to Sweetwater Plat 2. All redlines are addressed.
7. DRAINAGE. An overall master drainage plan is submitted and approved by City Engineer

Unknown Commissioner seconded. Motion passed.

E. Sweetwater Phase 3 Final Plat – Action Item

Sweetwater Phase 3 is located directly north of Sweetwater Phase 2 east of Sweetwater Road, south of Eagle Mountain Boulevard.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Sweetwater Phase 3 Final Plat, subject to the conditions listed below:*

1. STREET NAMES. That the street names are verified and approved by City Staff.
2. CONSTRUCTION DRAWINGS. That all redline comments are addressed and approved by City Staff.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 26, 2007

3. **ADDITIONAL STANDARDS.** That the applications proposed standards (see staff report) are required for all future final plats.
4. **FIRE DEPARTMENT APPROVAL.** The Fire Chief's comments and recommendations are addressed.
5. **OPEN SPACE/PARK BOND.** The bond amount for improved open space is figured for each lot and approved by City Engineer and then bonded for by the applicant.
6. **PLAT.** The name Sweetwater Ph.2 is changed to Sweetwater Plat 2. All redlines are addressed.

Unknown Commissioner seconded. Motion passed.

F. Eagle Point Plat F Preliminary & Final Plats 1 & 2 – Public Hearing, Action Item

Eagle Point Plat F is located East of Sweetwater Road and just North of Eagle Point Plat B.

MOTION: Commissioner Linton moved the Planning Commission approve the Eagle Point Plat F Preliminary Plat and recommend approval of the Eagle Point Plat F Final Plats 1 & 2 to the City Council, subject to the conditions listed below:

1. **UTILITIES.** That the gas, water, and electricity systems are looped.
2. **FIRE CODE.** All fire code items are addressed.
3. **PARKS & OPEN SPACE.** That the actual improvements cost and land value is calculated and approved by City Staff. That the designs of the substituted improvements are approved by the City's Parks Department. That these approved plans are bonded for with the first of the two final plats.
4. **STREET NAMES.** All street names are approved by City Staff.
5. **LANDSCAPE PLAN.** The landscape plan is approved by City Staff.

Unknown Commissioner seconded. Motion passed.

G. Sage Park Phase 1 Final Plat – Action Item

Sage Park Phase 1 is located along Eagle Mountain Boulevard, in the southwest corner of the Sage Park Development.

MOTION: Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Sage Park Phase 1 Final Plat, subject to the conditions listed below:

1. **UTILITIES.** That the gas, water, and electricity systems are looped.
2. **LANDSCAPE.** The landscape plan shows landscaping along Eagle Mountain Blvd. That a landscape plan specific to Plat 1 including park improvements and species types is submitted and approved by city staff. That all required park improvements are bonded for.
3. **PARK/OPEN SPACE.** Park and Open space areas are dedicated to the City with recordation. The amount of funds needed for park improvements are calculated and bonded for.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JUNE 26, 2007

4. A-CEL & D-CEL LANES. Eagle Mountain Blvd. requires A-cel and D-cel lanes into the subdivision.
5. SECONDARY ACCESS. Secondary access is provided throughout the project.
6. FIRE CODE. All fire code issues are addressed.
7. STREET NAMES. All street names are provided and approved by City Staff.
8. PLAT. The name of the plat is changed from Phase 1 to Plat 1. All redlines are addressed.
9. CONSTRUCTION PLANS. All redlines are addressed and approved by City Engineer.

Unknown Commissioner seconded. Motion passed.

H. Valley View North Plat B Final Plat – Action Item

Valley View North Plat B is located on the east side of the previously-approved Valley View North Preliminary Plat.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Valley View North Plat B Final Plat, subject to the conditions listed below:*

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.
4. NEIGHBORHOOD PARK the 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. PLAT/CONSTRUCTION PLANS. That the minor redline comments are addressed.
6. FIRE DEPARTMENT APPROVAL. That the Fire Chief's comments and recommendations are addressed
7. SETBACKS. The setbacks are approved and comply with City standards.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, JULY 10, 2007 AT 6:00 P.M.

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

A. Heatherwood on the Green 1—Recorded Plan Amendment, Action Item

Heatherwood at the Green is located south of Highlands on the Green and north of Eagle's Gate subdivisions.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the proposed Heatherwood on the Green 1 Recorded Plat Amendment, minor adjustments listed below:*

1. That the new location of buildings shall be no less than 10 ft. from any gas line.
2. That all utilities are not affected. The applicant receives a permit and bonds for the cutting of asphalt.
3. That revised plans i.e. plat, construction, landscaping, dry utilities (and an electronic copy of the plans) are submitted showing the new layout of the project.
4. That any comments/concerns of the City Engineer be addressed and approved by staff.

Unknown Commissioner seconded. Motion passed.

B. Equestrian Estates Master Development Plan Amendment – Public Hearing, Action Item

Equestrian Estates is located to the northwest of the Overland Trails subdivision.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Equestrian Estates Master Development Plan Amendment, subject to the following conditions:*

1. **SECONDARY ACCESS ROAD.** There is a sufficient secondary access road for emergency purposes proposed and approved by the fire chief and city staff.
2. **A-CEL & D-CEL LANES.** There are a-cel & d-cel lanes installed onto Eagle Mountain Blvd access points.
3. **UTILITIES.** The gas, water, and electricity systems are looped.
4. **NEIGHBORHOOD PARKS AND OPEN SPACE.** That the cost analysis for the proposed park amenities be provided and evaluated by city staff.
5. **FIRE ACCESS.** That access is provided for the Fire Department.
6. **FENCING.** That back fencing is required when lots are built along collector roads.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, JULY 10, 2007 AT 6:00 P.M.

7. PONY EXPRESS TRAIL AND ALL COLLECTOR ROADS. That all collector roads built in the development meets the City's standard cross-section, or an approved alternative.
8. HORSE TRAIL ACCESS. The horse trail access points are fenced with open rail fencing.
9. DEED RESTRICTION. That the applicant supplies both SITLA and the city with a document assuring that there can be roads built across the Pony Express Regional Park for city and public use.
10. That the previously proposed 60' cross section for the future Pony Express Regional Trail is included as an exhibit to the Development Agreement.
11. COMMUNITY IMPROVEMENTS. That approved Community Improvements are funded or constructed in accordance with Chapter 6, Title 1.
12. That Entryways and Monuments are provided for in accordance with Chapter 6, Title 1.
13. That "Scenario B" as written in the Staff Report is the one and only design for the collector roads in the development. (See below)

Scenario B: Deletion of Diagonal Road. That this road will be deleted from the plans when an absolute right to build the North Pony Express Road is obtained from Major Street on the east to the 124-foot collector road planned to the west. Absolute right means: approval by the City Council, dedication of the ROW through the Pony Express Regional Park & along Equestrian Estates southern boundary, an amendment to the city's General Plan showing this road as a collector road and the City Engineer finalizing an intersection design that will work efficiently with the future potential traffic volumes. That the applicant supplies the city with a document assuring that there can be roads built across the Pony Express Regional Park for city and public use.

- This 'Scenario B' also requires that the bisecting road through the Pony Express Regional Park is eliminated.
- The "City Engineer finalizing an intersection design..." means that the applicant is required to provide the engineering design for this intersection that the city's engineering department can review and approve, prior to the approval of the first Preliminary plat. This will allow you to stay on your own schedule.
- This new secondary access road will require you to construct the half-width plus 7 ft. of the roadway to allow for your roadway to serve as a acknowledged secondary access.

14. That a horse arena is constructed, owned and operated by the HOA prior to 50% of the development being platted.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

AUGUST 14, 2007

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

- A. Water Update
- B. Sewer Update
- C. Eagle Point Plat F Phase 1 & 2 Final Plats – Approved
- D. Pioneer Addition 7C & 7D Final Plat & Development Agreements – Approved
- E. Sage Park Plat 1 Final Plat – Approved
- F. Sweetwater Phase 2 & 3 Final Plat & Development Agreements – Tabled
- G. Autumn Ridge Phase 3 Development Agreement – Approved
- H. Rock Creek Phase 2 Development Agreement – Approved
- I. Crossroads Master Development Plan – Land Use Element Approved
- J. Equestrian Estates Master Development Plan – Denied
- K. Cedar Ridge Master Development Plan – Land Use Element Approved
- L. Heatherwood on the Green Phase 1 Plat Amendment – Approved

4. Development Items

- A. **Sterling Pointe Professional Center Site Plan – Public Hearing, Action Item**
Sterling Pointe Professional Center is located in the Prairie Gate Business Park in the Ranches.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval of the Sterling Pointe Professional Center Site Plan to the City Council, subject to the conditions listed below:*

- 1. **SIGNAGE.** That any proposed signage is submitted through the required Signage Application process and is approved as appropriate
- 2. **UTILITY DEMANDS.** That utility demands be submitted for water, sewer, gas, and phone and verified by City Staff.
- 3. **LIGHTING PLAN.** Building and parking lot lights shall be re-submitted and approved and will meet city and Ranches adopted design standards.
- 4. **LANDSCAPE PLAN.** The landscape plan redlines are addressed and approved by City Staff. This includes the required buffering, berming, irrigation, trees & shrubbery as mentioned in the staff report.
- 5. **ELECTRIC.** The electric facilities plan is approved by City Staff
- 6. **SCREENING.** The screening detail of the proposed dumpster is submitted.
- 7. **SNOW STACKING.** That there is snow stacking capacity of a 4” base over the entire parking lot. This needs to be shown on the plans.
- 8. **FIRE CODE.** All fire codes items are addressed. A fire hydrant is installed as well as sprinkling system in each building unit.
- 9. **SUBMITTED PLANS.** All redlines are addressed and approved by city staff.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

AUGUST 14, 2007

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

- 10. ROAD CUTS.** All required road cuts will be saw cut and “T” patched per City Standards.
- 11. BERMING.** That berming is approved and included in the landscape plan.
- 12. DETENTION BASIN.** The detention basin plan is approved by City Engineer.
- 13. PARKING.** That all parking redlines and corrections are approved by city staff.

Unknown Commissioner seconded. Motion passed.

B. Silver Lake Plat 8 Preliminary & Final Plat – Public Hearing, Action Item

Silver Lake Plat 8 is located just east of the Silver Lake Amphitheater just off of Pony Express Parkway.

MOTION: *Commissioner Linton moved the Planning Commission approve the SilverLake Plat 8 Preliminary Plat and recommend approval to the City Council of the SilverLake Plat 8 Final Plat subject to the conditions listed below:*

- 1. STREET NAMES.** All the proposed streets are approved by City Staff.
- 2. ADDRESSES.** Addresses are assigned to each lot and are approved by the City Engineer.
- 3. TRAIL.** The 20’ sewer line that runs across lots 32, 33, 46, & 47 be turned into a trail corridor.
- 4. UTILITIES.** All utility redlines are addressed and approved by City Staff
- 5. FIRE CODE.** That the Fire Chief’s comments are addressed and approved by the Fire Chief.
- 6. CONSTRUCTION DRAWINGS.** That all redline comments are addressed and approved by the City Engineer.
- 7. LANDSCAPING PLANS.** That a full and complete landscape plan is submitted and verified by City Staff. That the total cost of improvements is verified by the City Engineer and constructed be improving an approved project.
- 8. FENCING.** The park improvement monies are used to provide fencing for the Silver Lake amphitheater.

Unknown Commissioner seconded. Motion passed.

C. General Plan Amendment – Public Hearing, Action Item

This is a staff-sponsored General Plan Map Amendment—both transportation and Land Use.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the staff-sponsored General Plan Map Amendment as listed in the Staff Report. (Staff Report Attached)*

Unknown Commissioner seconded. Motion passed.

D. Craftsman Homes Condo Concept Plan – Discussion Item

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

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

AUGUST 14, 2007

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

This concept plan is located along Pony Express Parkway, just north of the LDS Church in Silver Lake.

Discussion item only – no motion made.

E. Thompson Land Disposal Application – Action Item

The site for land disposal is located in the Northwest corner of Eagle Park Phase 2

MOTION: *Commissioner Linton moved that the Planning Commission recommend to the City Council that the open space area of the Eagle Point Phase 2 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.*

Unknown Commissioner seconded. Motion passed.

MOTION: *Commissioner 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. 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.
2. OTHER PAPERWORK. That all other paperwork and fees (land survey, deed preparation & recording, other miscellaneous fees, etc.) are borne by the applicant.
3. EASEMENTS. That all easements required by the City Engineer are provided.
4. LAND COST. That the price to be paid for the land is _____ dollars (to be determined by City Council).

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment

STAFF REPORT EAGLE MOUNTAIN CITY

TO: Eagle Mountain City Planning Commission

FROM: DRC- Planning, Engineering, and Public Works Departments

DATE: August 14, 2007

APPLICANT: City-Sponsored

SUBJECT: Staff Sponsored Amendments to the Eagle Mountain City General Plan-
Public Hearing, Action Item

PREFACE

The governing document that guides land use and transportation throughout the City is the Future Land Use and Transportation Map (attached). This document dictates much of how land is zoned and rezoned. Additionally, this map directs where and how larger transportation corridors are installed and implemented. All future developments and land uses are guided by what is shown on this document.

As the city grows and evolves, this document must also respond by periodically undergoing changes and amendments.

****As you can imagine, revising the General Plan Map involves much discussion and dialogue. It was anticipated that the amendment would be prepared for tonight's meeting—and thus the public notice was published—which requires the city to include this item on the agenda. However, there still is need for further discussion regarding some of the proposed changes. For this reason, staff is recommending that the Planning Commission TABLE the item for a future meeting. We appreciate your cooperation in this matter and look forward to bringing a finalized General Plan at a future meeting.****

This draft staff report has been included to allow the Planning Commission some insight to some of the changes being discussed.

RECOMMENDATION SECTION

Recommended Motion

The following motion is provided for the benefit of the Planning Commission. It may be read as the motion or referenced when making a motion.

I move that the Planning Commission recommends approval to the City Council of the proposed amendments to the Eagle Mountain City General Plan Map.

BACKGROUND SECTION

Below is a summary of the major amendments to the Future Land Use and Transportation Map:

Transportation Amendments:

1. Airport Road. The continuations of Airport Road as a Highway (206') from the airport bypass road intersection, south to the City Limits.
2. Hidden Valley The extension of the Major Arterial (154') that runs through Hidden Valley continuing west to the proposed Highway Road on the west City Boundary.

3. SITLA Roads There are two changes in the Pony Express SITLA parcel. North of the Pony Express parcel of land, North Pony Express Road will be shown as a Major collector road (94'). This road runs east from West Pony Express road and ties into Major Street. The second addition is the addition and extension of West Pony Express road south tying into a Major collector road which runs through EM Properties east to the Highway road.

Additionally, the 'bypass' road, leading northeast out of Sweetwater Road, as you pass the Eagle Mountain Elementary School, has been decreased from a major arterial, to a minor arterial.
4. Minor Collector Adjusting the current minor collector (76') which currently shows running just below the section line and adjusting it to run along the section line. This will allow the property to the south to have more usable land.
5. Highway Extensions The proposed highway road on the west side of the city extends beyond SR 73 to connect to a possible future transportation routes out of the Cedar Valley—particularly another Highway crossing through the southern portions of Camp Williams. The Mountainlands Association of Governments, a Regional Planning Organization, has shown this 'Camp Williams' highway on their Long Range Plans.

Land Use Changes

Two major Land Use Changes are being proposed tonight:

1-Cedar Ridge Master Development Plan change.

2-Eagle Mountain Properties Master Development Amendment changes.

The Cedar Ridge Master Development Plan change. The Cedar Ridge MDP received its Land Use Element approval from the City Council last Tuesday. Their Master Plan shows an element of Commercial and medium density housing in the southern portion of their project. This change to the General Plan accommodates the upcoming Master Plan in that area.

The Eagle Mountain Properties Master Plan Amendment. Recently, Eagle Mountain Properties submitted amendments to its Master Development Plan one of the conditions of approval were that the MDP amendments comply with the General Plan for the City. The following changes will bring the proposed amendments into compliance with the City's General Plan. Attached is the EMP Master Plan for reference.

1. Section # 12 – 40 acres currently zoned Mixed Use residential will change to Commercial C-2.
2. Section # 13—approximately 80 acres currently zoned Residential will change to Commercial C-2 zone
3. Section # 14—approximately 20 acres currently zoned Mixed use residential will be rezoned Commercial C-1.
4. Section # 15—approximately 30 acres currently zoned Mixed Use Residential will be zoned Commercial C2.
5. Section # 24—18 acre parcel currently zoned residential will change to Commercial C-1.
6. Section # 30—approximately 40 acres currently zoned Residential will change to Commercial C-2.
7. Section # 31 & 36—approximately 360 acres of land currently zoned residential will be changed to Airport and Commercial C-2 zoning.
8. A major change to the General Plan is the addition of a Land Use Designation: Commercial/Residential. This Land Use has been added where the EMP Master Plan used to show 'Resort Zoning.' The purpose of adding this unique Land Use Designation (noted in purple) is to allow for the City to be more precise in what the actual zoning within that designation can allow. The EMP Master Agreement allows for the majority of both Residential and Commercial uses within their 'Resort' zoning. The old General Plan Map only showed "Mixed Use Residential" throughout this area. This would give the impression that this area

would be predominately residentially-zoned. However, the zoning of the EMP Master Plan & Agreement allows for the development of a large-scale commercial development in this area. Staff feels that this is a better representation of what can actually, legally be built in this location.

PROCEDURAL SECTION

Approval Process

A Public Hearing is required at both the Planning Commission and City Council meetings for a General Plan Amendment. The City Council is the Land Use Authority for this amendment.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, AUGUST 28, 2007 AT 6:00 P.M.

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

- A. Skyline Ridge Plat 1A, 1B, & 1C – Approved
- B. Hindley Annexation – The Petition was Approved
- C. Equestrian Estates Master Development Plan – Approved

4. Development Items

- A. Hidden Valley Concept Plan –Discussion Item

Discussion item only – no motion made.

5. Other Business

6. Adjournment

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

WEDNESDAY, SEPTEMBER 12, 2007

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

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

Roll Call

Others Present

Staff Present

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Sterling Pointe Site Plan
- B. Thompson Land Disposal

4. Development Items

A. Direct Communications Temporary Business Trailer Site Plan – Public Hearing, Action Item

The Direct Communications temporary business trailer is located on lot 2 of the Prairie Gate Business Campus, near the entrance to The Ranches.

MOTION: *John Linton moved that the Planning Commission table the Direct Communications temporary Business Trailer.*

Ryan Ireland seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

B. PrimeVision Communications Headend Compound Site Plan – Public Hearing, Action Item

The Compound is located just north of the Public Works building and sewer treatment site, off of Sweetwater Road.

MOTION: *John Linton moved that the Planning Commission recommend approval to the City Council of the PrimeVision Communications Headend Compound subject to the following conditions:*

- 1. **UTILITIES.** Off-site utilities need to be installed.
- 2. **FIRE HYDRANT.** Install one (1) fire hydrant prior to the beginning of combustible construction.
- 3. **ACCESS ROAD.** Hard surface 20-foot road for year-round access to the site.
- 4. **FIRE FLOW.** Minimum fire flow is 1500 gpm.
- 5. **LOCKBOX.** Lockbox installed on the gate or building for access to the building – through Alpine Lock with Eagle Mountain's key.

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

C. Oquirrh Mountain West Final Plats 3 & 4 – Action Item

The Oquirrh Mountain West Plats 3 & 4 are located on the southern end of The Ranches along Pony Express Parkway.

MOTION: *John Linton moved that the Planning Commission recommend approval to the City Council of the Oquirrh Mountain Ranch Final Plat 3, subject to the following conditions:*

- 1. **SECONDARY ACCESS.** Temporary secondary access easement needs to be 20' in width or hard surface temporary turnarounds are needed at the ends of stub roads.
- 2. **PLAT NAME.** Correct plat name needs to be on final approved set of construction drawings and final mylar plat.
- 3. **E-FILES.** All approved final plans shall be submitted on CD in PDF format and labeled correctly.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

WEDNESDAY, SEPTEMBER 12, 2007

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

4. **WATER CROSSINGS.** Show water crossings and verify minimum separations.
5. **SEWER MANHOLE.** Sewer manholes need to be moved and placed deeper.
6. **MINOR REDLINES.** Minor redlines on construction drawings need to be addressed.
7. **FIRE CODE.** All fire code items shall be addressed.

Ryan Ireland seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

MOTION: *John Linton moved that the Planning Commission recommend approval to the City Council of the Oquirrh Mountain Ranch Final Plat 4, subject to the following conditions:*

1. **SECONDARY ACCESS.** Temporary secondary access easement needs to be 20' in width.
2. **PLAT NAME.** Correct plat name needs to be on final approved set of construction drawings and final mylar plat.
3. **E-FILES.** All approved final plans shall be submitted on CD in PDF format and labeled correctly.
4. **WATER CROSSINGS.** Show water crossings and verify minimum separations.
5. **SEWER MANHOLE.** Sewer manholes need to be moved and placed deeper.
6. **MINOR REDLINES.** Minor redlines on construction drawings need to be addressed.
7. **FIRE CODE.** All fire code items shall be addressed.

Ryan Ireland seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

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

Staff has proposed several amendments to the City's Development Code related to: City Council review process for Conditional Use Permits & Buffer & Transitioning Requirements.

MOTION: *John Linton moved that the Planning Commission recommend approval to the City Council of the following proposed amendments to the Eagle Mountain City Development Code.*

1. **TITLE 1, CHAPTER 19 (CONDITIONAL USES).** That Section 19.5.3 City Council Review is amended as drafted below.

19.5.3 City Council Review. The action of the Planning Commission shall be final unless a member at least two members of the City Council requests that the Conditional Use application be reviewed by the City Council within fifteen (15) days of the Planning Commission's action. If a Conditional Use application is placed upon a City Council meeting for action the City Council shall be the Land Use Authority.

2. **TITLE 1, CHAPTER 12.** That Sections 12.15.1 and 12.15.2 are revised as drafted below.

12.15.1 Existing Subdivisions & Master Development Plans of Lower Density.

~~All new developments that are being proposed adjacent to existing development consisting of lots equal to or greater than one (1) acre in size shall contain~~ Existing subdivision containing lots equal to or greater than (1) acre along the perimeter shall provide one of the following transitional standards:

A) New single-family development shall provide transitioning consisting of a row of lots on the perimeter of the project area equal to or larger than one (1) acre, plus a road, plus a row of one-half (1/2) acre lots, plus a row of one-quarter (1/4) acre lots before smaller lots may be used.

B) Alternative transitioning may be approved if it meets or exceeds the intent of this code. An alternative transitioning design shall include no less than 150 feet of distance from the existing property line to a proposed building. This open space area shall include such elements as improved open space, berming, landscaping, screening/fencing,

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

WEDNESDAY, SEPTEMBER 12, 2007

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

trees, trails, etc. Such proposals shall receive a recommendation from the Planning Commission and approval from the City Council.

Ryan Ireland seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

5. Other Business

6. Adjournment

Commissioner Maher adjourned the meeting at 8:10p.m.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, SEPTEMBER 25, 2007

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

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

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. General Plan Amendment
- B. Boundary Adjustment with Saratoga Springs

4. Development Items

A. Circle 5 Ranch Preliminary Plat – Public Hearing, Action Item

Circle 5 Ranch is located on a large hill between the Lone Tree and Cedar Pass Ranch Subdivisions.

MOTION: *John Linton moved that the Planning Commission approve the Circle 5 Ranch Preliminary Plat subject to the following conditions:*

Planning Conditions:

- 1. SID Map. The buildable areas shown on the proposed plat must be compared and verified with the SID map prepared by EPIC Engineering prior to final plat approval.
- 2. Cost Breakdown. A cost breakdown of the proposed trail and park improvements must be provided to the Planning Staff and meet or exceed the code requirements.
- 3. Lot Inspection. Lots identified as having a majority of steep slopes (lots 15-17, 35, 36, 50, 58-61) must be inspected by City Staff (Planning Director, Chief Building Official, and City Engineer) prior to final plat approval to verify if they are buildable.

Parks:

- 4. Trail. Trail right of way, 20 feed, to be dedicated to the City. Trail to be built according to plan regardless of price.
- 5. Engineering/Public Works:
- 6. Engineered Plan. Need an engineered plan showing pressure zones, etc. Must meet pressure flows, fire flow – booster stations may be required.
- 7. Cut & Fill. Maximum 3:1 cut and fill unless cutting into rock.
- 8. Retaining Walls. All necessary retaining walls must be a developer improvement.
- 9. Roads. Maintain required “k” values on roads.

Fire:

- 10. Blasting. Any blasting requires a blasting permit from the Fire Department.
- 11. Roads. No road grades to exceed 12%.
- 12. Street Names. Approved street names required.
- 13. Fire Flow. 1500 gpm minimum fire flow required.

Building:

- 14. Slopes. Driveway slopes must be shown—no greater than 12%.
- 15. Building Pads. Building pad/envelope on lots need to be shown.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, SEPTEMBER 25, 2007

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

Ryan Ireland seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

**B. Staff-Proposed Amendments to the Eagle Mountain City Development Code –
Public Hearing, Discussion Item**

Staff has proposed several amendments to the City's Development Code related to development on ridgelines & slopes as well as the maximum height of structures.

Discussion item only – no motion made.

5. Other Business

6. Adjournment

Commissioner Maher adjourned the meeting at 7:48 p.m.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

OCTOBER 9, 2007

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

Commissioner Tom Maher called the meeting to order at 6:01 p.m.

Roll Call

Others Present

Staff Present

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

A. Major's Street Preliminary Plat – Public Hearing, Action Item

The proposed Major's Street subdivision is located southwest of the Overland Trails subdivision, adjacent to Overland Trails Park.

MOTION: *John Linton moved that the Planning Commission approves the Major's Street Preliminary Plat subject to the following conditions:*

1. **PARK.** The park improvements shall be installed at fifty (50) percent occupancy of the development or one (1) year after recordation of the plat, whichever occurs first (Title 1 Ch. 7.11.2)
2. **TRAILS.** A 20-foot wide strip of land shall be dedicated to the City as a public use trail along the northeast side of Lot 12, connecting the existing trail to Ira Hodges Scenic Parkway. That a trail also be provided behind lots 1 through 12, connecting to the public park. That the Planning Department investigate the trail connectivity behind Waddell Street adjacent to Lot 1.
3. **TURNAROUND.** Hard-surfaced turnaround to be provided.
4. **FIRE FLOW.** 1500 gpm minimum fire flow required.
5. **PROJECT NAME.** That the development name, Major's Street, be changed to something different to avoid confusion.

*Matt Weir seconded the motion. Ayes: 3, Nays: 0. Motion Passed.
Commission Ireland abstained from voting because of a conflict of interest.*

B. Overland Trails 3B Preliminary Plat – Public Hearing, Action Item

The proposed Overland Trails 3B subdivision is located just south of the existing Overland Trails 3A and just west of Sweetwater Road.

MOTION: *John Linton moved that the Planning Commission approves the Overland Trails 3B subject to the following conditions:*

1. **LOT NUMBERING.** Lot numbering begins with 401 and continues thru 459.
2. **PLAT NAME.** That the correct plat name (Overland Trails Phase 4) needs to be on the final approved set of construction drawings and final Mylar plat.
3. **DETENTION.** Show and calculate the detention portion of the open space/park area.
4. **DRIVEWAY ACCESS.** That lots 29 through 36 be granted approval to have driveway access from the front of the lots rather than the alleyway.
5. **E-FILES.** All approved final plans shall be submitted on CD in PDF format and labeled correctly.
6. **FIRE HYDRANTS.** 5 Hydrants as marked.
7. **FIRE FLOW.** 1500 GPM
8. **ADDRESSES.** Addresses throughout construction to final.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

OCTOBER 9, 2007

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

- 9. HYDRANTS.** 3ft clearance around hydrants.
- 10. TRAFFIC STUDY.** That the Planning Department determines whether or not a traffic study needs to be done, and that the Fire Chief conducts a second review.
- 11. CONSTRUCTION ROAD.** That a construction road is to be built from the south of the project, using road base.

Matt Wier seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

Commission Ireland abstained from voting because of a conflict of interest.

5. Other Business

6. Adjournment

Commissioner Maher adjourned the meeting at 7:09 p.m.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, OCTOBER 23, 2007

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

Commissioner Tom Maher opened the meeting at 6:02 p.m.

Roll Call

Others Present

City Staff Present

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

Special C.D.A. Presentation by Ifo Pili

4. **Development Items**

A. **Meadow Ranch Phase 7 Preliminary Plat – Public Hearing, Action Item**

Meadow Ranch 7 is located along SR 73, in the middle of the Meadow Ranch Master Development Plan.

MOTION: *John Linton moved that the Planning Commission approve the Meadow Ranch Phase 7 Preliminary Plat subject to the following conditions:*

Engineering Department Conditions:

1. **DRAINAGE.** The required drainage plan must address possible piping of existing wash basins through lots to SR 73
2. **STREET.** Street cross-section must conform to typical City street standard.

Fire Department Conditions:

1. **HYDRANTS.** Five fire hydrants required; maintain 3-foot clearance around hydrants.
2. **PROPANE.** Permit required for propane installation.
3. **FIRE FLOW.** 1500 GPM Minimum fire flow required for 2-hour duration.
4. **FIRE CODE.** Follow IFC and IBC throughout project.

Ryan Ireland seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

B. **Scenic Mountain Concept Plan – Discussion Item**

Scenic Mountain is located East of Spring Valley and South of SR 73.

DRC Comments

1. **UTILITIES.** The gas, water, and electricity systems are looped.
2. **PROJECT ACCESS.** That two accesses are provided for this development.
3. **SLOPE ANALYSIS.** That a slope analysis is conducted to ensure that all improved open space is under 15% slope, as per city code.
4. **REGIONAL TRAIL.** That improvement to the Cedar Valley Regional Trail (in the utility corridor) is discussed as a way to fulfill park requirements.
5. **DESIGN THEME.** That the applicant develops an overall design theme for the project (monument signs, landscaping, fencing, colors, signposts, etc.)
6. **STORM DRAINAGE.** That location for detention basins is identified.
7. **CUL-DE-SACS.** That location for detention basins is identified.
8. **CHURCH SITE.** That local churches be consulted on required site size.
9. **BOUNDARY LINE ADJUSTMENT.** The boundary line adjustment is finalized and recorded before any development can take place.

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

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, OCTOBER 23, 2007

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

10. FIRE ACCESS. That access to the public lands is provided for the Fire Department (brush trucks).

C. Cedar Highlands Concept Plan – Discussion Item

Cedar Highlands is located Southeast of the City Center and just east of the existing sod farm along Lake Mountain Road.

5. Other Business

6. Adjournment

Commissioner Maher adjourned the meeting at 7:21 p.m.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, DECEMBER 11, 2007

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

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

Roll Call

Tom Maher, Matt Weir, John Linton, Ryan Ireland, Dean Preston

Others Present

Mike Wren, Fran Fillerup, David Adams

Staff Present

Planning Director:	Peter Spencer
Senior Planner:	Mike Hadley
Senior Planner:	Steve Mumford
Planning Coordinator:	Jenalee Harper
City Engineer:	Chris Trusty

1. Pledge of Allegiance

Commissioner Maher lead the Commission and Audience in the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

Peter Spencer gave an update to the Planning Commission on the following items:

A. City policy on building use.

Peter Spencer explained that the City Council had recently adopted an ordinance on City Building use. Mr. Spencer explained that the ordinance only allowed the City Building to be used for City use, that church meetings, scout meetings & etc. can not be held in the City building.

B. Condemnation of easements for a new 138kv power line.

Mr. Spencer explained that the City Council had use imminent domain to condemn land along lake mountain road for a utility easement in which a power line would be running through.

Commissioner Maher asked how it came to the point of having to condemn land from homeowners for this power line.

Mr. Spencer explained that he was unsure of how long ago this specific corridor was chosen and was unsure of when the homes were built. Mr. Spencer explained that according to his understanding that this alignment for the power line was chosen because it affected the least amount of residents.

Mr. Spencer explained that he was not aware of all of the details but that he would find out more information and send out a follow up memo to the Planning Commission.

4. Development Items

A. Saddle Junction Preliminary & Final Plat - Public Hearing, Action Item

Mr. Spencer explained that it had been discussed with the applicant to table the Saddle Junction item to the January 15 Planning Commission Meeting. Mr. Spencer explained that the main reason for this decision was so that the project could all be planned out in one phase rather than have this project being done out in several phases.

MOTION: *Commissioner Linton moved that the Planning Commission table the Saddle Junction Preliminary & Final Plat as well as continue the Public Hearing to the January 15th, 2008 Planning Commission Meeting.*

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

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

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, DECEMBER 11, 2007

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

B. Carisma Carwash Site Plan – Public Hearing, Action Item

The Carisma Carwash is located along the western side of Ranches Parkway, just south of SR 73.

MOTION: *Commissioner Linton moved that the Planning Commission table the Carisma Carwash Site Plan as well as continue the Public Hearing to the January 15th, 2008 Planning Commission Meeting.*

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

C. Sweetwater Professional Plaza Site Plan, Public Hearing, Action Item

Steve Mumford explained that the Sweetwater Professional Plaza is located along Sweetwater Road, just east of Overland Trails 3A in the Commercial C-1 zone. Mr. Mumford explained that they are 6,000 sq ft professional office buildings, with 159 parking stalls.

Mr. Mumford explained that staff would recommend that the six stalls closest to Sweetwater road either be removed or replaced on the opposite side.

Mr. Mumford explained that any parking that is adjacent to a street or seen from the street is required by code to have a 3 ½ foot berm in between the street and the parking. Mr. Mumford explained that this is a condition of approval.

Mr. Mumford explained that fencing is required between commercial and detached residential. Mr. Mumford explained that the plans submitted showed fencing along the west side of the project. Mr. Mumford explained that the portion of the fence shown to the west of building 2 adjacent to the open space will need to be removed.

Mr. Mumford explained that there is a walkway that goes through the open space that is City owned and that there is also an unimproved detention pond. Mr. Mumford explained that the applicant has connected that walkway to their project.

Commissioner Maher asked how large that piece of City owned land is.

Mr. Mumford explained that it is approximately 2 acres.

Mr. Spencer explained that the trail was placed there to allow residents to have access just like the other trails throughout the City. Mr. Spencer explained that the trail being located where it is, isn't really useful if there is no access from the trail to the commercial center, therefore the applicant has incorporated the trail into their project.

Commissioner Ireland asked what the plans are for improving the trail and detention pond.

Mr. Spencer explained that it is like other areas of the City where the City would like to have it improved but the funds are not available to do so.

Mr. Adams explained that he had previously met with the Overland Trails HOA and that there had been discussion as to whether or not the residents could get permission from the City to improve the detention pond area/trail as their park. Mr. Adams explained that this might be something that the City may want to consider.

Mr. Spencer asked if there was any chance that the detention pond would ever go away.

Mr. Trusty explained that it will remain there unless it was built somewhere else and piped over to a different area.

Mr. Mumford explained that the applicant is required to dedicated 12 feet of right-of-way to the City. Mr. Mumford explained that they are also asking that the applicant improve their half of the street.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, DECEMBER 11, 2007

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

Mr. Mumford explained that unless some other agreement between the City Engineer, City Administrator and the Developer can be made in regards to improving their half of the street then the City Attorney and Staff will keep the improvements as a condition on this item.

Mr. Spencer explained that requiring these improvements is not a new standard for the City. Mr. Spencer explained that that it is the same standard that you see throughout The Ranches along Pony Express Parkway and Ranches Parkway.

Commissioner Maher asked that Staff look at amending the development code so that it clearly states that if you are developing next to a major road then you need to make improvements along the street.

Mr. Mumford explained that there is a temporary access shown on the plans and that the Fire Chief has approved that to be a temporary access, until the next phase of the project is built and then there will be an actual permanent access.

Mr. Wren explained that at the preliminary stage this secondary access was not required because the area was a parking lot and that the Chief approved it without the secondary access. Mr. Wren explained that the reason the access was put in there was so that construction trucks can enter in through there and to keep the surrounding residents safe from construction traffic. Mr. Wren explained that he wanted it to be clear that this was not something required by the Fire Chief but rather something that they as the applicant wanted to put in.

Mr. Wren explained that they expect to build two buildings right away, and that there is doctor, dentist, and a small business interested in located their businesses in these buildings. Mr. Wren explained that their development offices will also be placed in one of these buildings.

Mr. Wren explained that they will be willing to comply with the 3 ½ foot berm being requested by City Staff.

Commissioner. Maher asked what type of fencing would be used.

Mr. Wren explained that it would be block wall on the west side.

Commissioner. Ireland asked why a property line was running through the middle of this project.

Mr. Mumford explained that both pieces of property are owned by the same property owner and that they have turned in a record of survey to the City that makes it know that they will move that property line down to the south.

Mr. Wren explained that they will be moving that property line before recordation.

Mr. Wren asked why they are being required to improve their portion of Sweetwater Road when no other development in City Center has been required to improve their portions that run along the majors roads. Mr. Wren explained that this should be a capital facilities item and that it should be done through impact fees. Mr. Wren explained that this is the developers argument with the City.

Commissioner Maher opened the Public Hearing at 6:35 p.m.

Commissioner Maher closed the Public Hearing at 6:35 p.m.

Commissioner Linton explained that he was concerned with the conditions that the Public Works/Parks Departments made. Commissioner Linton asked why are we requesting this of the developer today when it has not been requested for 10 years.

Mr. Spencer explained that at this time it is Staffs recommendation that the street improvements stay as a condition.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, DECEMBER 11, 2007

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

Commissioner Ireland asked how long it would take for the Developer and the City to make a decision on the street improvement condition.

Mr. Spencer explained that this item will be going on a City Council agenda at the first of January and there should be an answer by then.

Commissioner Dean asked if the rear elevations were the same as the front elevations on these office buildings.

Mr. Mumford explained that they did receive all of the elevations and that the front and the back elevations look exactly the same, that they have the same number of windows and etc.

Commissioner Dean asked if the locations of mechanical equipment had been discussed with the applicant.

Mr. Mumford explained that this had not been discussed with the applicant.

Mr. Wren explained that they would be willing to put it in an area least visible to the public and that they would work out some type of screening.

Mr. Spencer explained that screening would be required to hide any mechanical equipment.

Commissioner Dean asked if berming/landscaping was considered sufficient screening according to the City.

Mr. Spencer explained that it does require this in addition to some type of visual screening like fencing or a partition.

Commissioner Dean asked if the two street lights in the first phase were residential street lights and if that was sufficient enough for safety throughout the entire project once it is built. Mr. Preston explained that he also did not see any building lighting shown on the plans.

Mr. Wren explained that they were under the impression that the lighting plan meant the sight lighting. Mr. Wren explained that there will be building lighting under the eaves.

Mr. Spencer explained that a lighting plan is required at the sight plan stage and that a more detailed lighting plan may be required. Mr. Spencer explained that Staff would review the plan to see what type of lighting the two lights shown will provide, if it is not enough the developer may have to submit a different lighting plan.

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval to the City Council for the Sweetwater Professional Plaza subject to the following conditions:*

Public Works/Engineer Conditions:

1. **DEDICATION.** As shown on the site plan, 12 feet be dedicated to the City for additional right-of-way.
2. **STORM DRAINAGE.** Clarify the storm drainage and detention with the City Engineer.
3. **STREET IMPROVEMENTS.** The remainder of Sweetwater Road adjacent to this parcel shall be shown on the plans and improved to City Standards and Specifications, unless another mechanism of funding the right-of-way is agreed upon.

Fire Department Conditions:

1. **SECONDARY ACCESS.** Secondary access is suggested. The access shown on the site plan will work.

Public Works/Parks Conditions:

1. **STREET FRONTAGES.** The street frontages need to be shown in the plans – street trees and grass in the park strips, trail on Sweetwater, and all other landscaping.

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, DECEMBER 11, 2007

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

2. **MEDIAN LANDSCAPING.** At least a portion of the median shall be landscaped with this project. We recommend the entire median be landscaped.

Planning Conditions:

1. **FENCING.** The portion of the fence shown to the west of building 2 adjacent to the open space shall be removed.
2. **PARKING.** Staff recommends that the six stalls closest to Sweetwater road (2 in each parking area) either be removed or replaced on the opposite side.
3. **PARCEL LINES.** The applicant shall record a warranty deed that creates one parcel as shown on the submitted Record of Survey.
4. **BERMING.** The parking areas adjacent to Sweetwater Road shall be screened by a 3.5 foot landscape berm or some other appropriate form of screen. That berming or screening be provided to shield the view of mechanical equipment.
5. **LIGHTING.** That the lighting plan be reviewed.

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

D. Staff Proposed Development Code Amendments – Public Hearing, Action Item

Equine Overlay Zone

Mr. Hadley explained that last two paragraphs under the setbacks section in the Equine Overlay Zone had been re-reviewed by Staff and that Staff had decided to delete those two paragraphs. Mr. Hadley explained that after mapping the specifics out leaving those two paragraphs in would cause a lot of the lots to have unusable land.

Mr. Hadley explained that Staff has been directed to draft an Equine Overlay Zone Chapter in the Development Code due to the issue of allowing equine animals in residential select developments.

Mr. Hadley reviewed the current animal regulations table with the Planning Commission. Mr. Hadley explained that currently on the half acre to one acre lots the City does not allow any horses or mules. Mr. Hadley explained that it does currently allow llamas and donkeys.

Mr. Hadley explained that this is an overlay zone so that this will only apply to select areas of the City. Mr. Hadley explained that Staff feels that 2 horses max on a ½ to 1 acre lot would be sufficient for these overlay zone areas.

Commissioner Maher asked how this compares with other communities and the State.

Mr. Hadley explained that it compares favorably, Mr. Hadley explained that he had done a lot of research to find out what other communities codes said. Mr. Hadley explained that he had also spoken with the Utah County Health Department, and the USU Extension. Mr. Hadley explained that all the individuals that he had spoken with felt that what is being proposed is in alignment with what they have seen.

Commissioner Ireland asked if the overlay zone was only applicable to new construction.

Mr. Spencer explained that it can be placed over existing development and new development.

Commissioner Ireland asked how it would be decided whether or not the overlay zone could be placed in specific areas.

Mr. Spencer explained that it would be condition based and that it would need to go through the rezone process and taken to City Council for their review for either approval or denial.

Mr. Spencer explained that for example Overland Trails would be zoned Residential as well as Equine.

Commissioner Maher opened the Public Hearing at 6:53 p.m.

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

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, DECEMBER 11, 2007

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

Mr. Hadley reviewed an example diagram of what the setbacks in a homeowners yard would be if they were allowed in the Equine Overlay Zone.

Mr. Hadley explained that a barn could not be within 50 feet of an inhabited dwelling.

Commissioner Dean asked what would happen if a homeowner built his home and barn and then a neighbor came in wanting to build their home & barn, would they be limited to where they could place their home on the building pad because they would have to keep that 50 foot distance in between their home and the neighbors barn.

Mr. Spencer stated that this was a valid point and would the City be able to say no you cannot build your home here because it will be too close to your neighbors barn.

Mr. Hadley explained that the homes in these types of areas have 50 foot setbacks so there should not be a problem when it comes to the distance between neighbors homes and barns.

Mr. Hadley explained that other City's overlay ordinance also measured the distances from neighbors homes.

Commissioner Dean suggested that anything mentioning inhabited dwellings should be eliminated due to the fact that it could cause potential problems for lot owners who have not built their homes yet. Commissioner Dean also suggested that the code just state that the setbacks for these lots that will have the equine overlay zone have a 50 foot rear setback and 25 foot side setbacks, and that by doing this it would eliminate the potential problem for where a home can be located on a lot.

Commissioner Ireland asked what would be done about setbacks for the already existing developments that will have this new overlay zone placed over them.

Mr. Hadley explained that the Overlay Zone would take precedent over the existing code when any conflict arises within the development. Mr. Hadley explained that an accessory structure paragraph could be added to the overlay zone chapter.

Commissioner Dean asked if the setback could be changed from 50 to 25 feet.

Mr. Hadley explained that it is at 50 feet because of the reasons that the health department gets contacted for such as smells, flies, waste, etc.

Mr. Hadley explained that they would be required to submit a site plan for the process.

Commissioner Ireland asked why llamas were included on the overlay zone chart.

Mr. Spencer explained that they were included because they were in the equine family.

Commissioner Linton explained that he would like to see the type of animals narrowed presented narrowed down to the sporting type of animals such as horses.

Mr. Fillerup explained that SITLA is opposed to the current Equine Overlay Zone being proposed. Mr. Fillerup explained that he had also done research and spoken with the Health Department and the USU Extension and that he was under the impression that they were not in favor of having horses on ½ acre to 1 acre lots.

Mr. Fillerup also suggested and that different regulations be looked at for manure pile up and the effects on the ground water.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, DECEMBER 11, 2007

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

Mr. Fillerup explained that they would like to see these Equine Overlay Zones on subdivision connect in a way that it is useful for residents so that they don't have to load a trailer up to drive somewhere, rather make it so that they can get on their horses from home and ride on the equestrian trails.

Mr. Fillerup explained that they would ideally like to see at least a 1 ½ acre requirement for their to be any horses allowed on a lot.

Mr. Wren explained that the Overland Trails subdivision when it was originally constructed was granted horse rights for ½ acre lots. Mr. Wren explained that a few years went by and the City came up with this animal rights table which literally stripped the animal rights away from the residents in Overland Trails. Mr. Wren suggested that the rights should be restored to the Overland Trail residents if this Equine Overlay Zone is approved. Mr. Wren explained that this should not be done at the expense of the homeowners but rather the City.

Mr. Spencer explained that when the Equine Overlay Zone gets adopted Staff would also propose the rezoning of some specific subdivisions such as Overland Trails in the City.

MOTION: *Commissioner Linton moved that the Planning Commission table Equine Overlay Zone and Public Hearing to the January 15, 2008 Planning Commission Meeting.*

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

Fencing

Mr. Mumford explained that this item is being presented because a project was passed a few months ago in the industrial zone for a site plan and they had originally proposed chain link fencing for around their project and the City did not allow chain link in the industrial zone so the City Council directed Staff to look into changing the code to allow for chain link in the industrial zone.

Mr. Mumford explained that staff is proposing that chain link be allowed in industrial areas, clarifying the code concerning chain link fencing for detached residential lots, prohibit chain link fencing in multi-family and commercial areas and require additional space in between sidewalk and fence to improve maneuverability and aesthetics.

Mr. Mumford reviewed the following industrial fencing amendments with the Planning Commission.

1. That there is a maximum height of 8 feet for all fencing in industrial areas.
2. That chain link fencing is allowed no closer than the front wall of the building (and the side wall of the building on a corner lot)
3. Where chain link fencing is visible from the street or parking, additional landscaping is required between the street/parking and the fence.
4. That all chain-link fencing shall be vinyl-coated in industrial areas.
5. That the Planning Commission or City Council may require a sight-obscuring fence to screen outdoor storage.

Mr. Mumford reviewed the following general fencing provisions with the Planning Commission:

1. That Commercial fencing shall be no higher than 6 feet; chain link fencing is prohibited.
2. That residential fencing shall be no higher than 6 feet.
3. That for miscellaneous properties/uses the fencing height and setbacks are to be determined by the Planning Director based on compatibility with surrounding uses.
4. That fencing along streets shall be set back: 4' high = 3ft setback; 5-6' high = 6 ft setback. (setback provides more room for pedestrians/bikers, and trees and shrubs rather than weeds.)
5. That the recommended fencing materials are masonry, cedar, and decorative iron; others may be approved if permitted by HOA.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, DECEMBER 11, 2007

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

Mr. Mumford explained that most of the fences in the Ranches area were set back 2 to 3 feet from the sidewalk. Mr. Mumford explained some areas were landscaped with grass, some with shrubs.

Commissioner Maher explained that he would be concerned that if these areas were left to be maintained by the HOA's that they would not be maintained and that they would eventually become an eyesore.

Commissioner Dean asked if there was a minimum park strip width.

Mr. Mumford explained that the minimum width is 5 feet for local streets and that that number increases as the streets get larger.

Commissioner Linton explained that Staff should be cautious in excluding chain link from residential neighborhoods because some residents may have tennis/basketball courts and may be well within right to put up tall chain link fencing around them.

Mr. Mumford explained that they would take note to add something into the chapter about sport courts.

Mr. Spencer explained that instead of asking for the three feet and six feet minimum standards that they could change it to 2 feet and 4 feet.

Mr. Mumford explained that in some other City standards that have been looked at, depending on the height of the fence you were going to build you had to have a certain setback, for example the higher the fence the larger the setback would from the sidewalk to the fence.

Mr. Spencer showed the Planning Commission different examples of fencing within Eagle Mountain City.

Commissioner Dean said that if there was a wider park strip that he did not see it necessary to have such a large fencing set back from the sidewalk.

MOTION: *Commissioner Linton moved that the Planning Commission table the Fencing to the January 15, 2008 Planning Commission Meeting.*

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

Street Trees

Mr. Mumford explained that Staff is proposing to have the Developer pay a fee up front for all of the street trees in their subdivision which could be done per phase or overall.

Mr. Mumford explained that the fee would be determined by the City Engineer, and that Staff could be sent out to install the trees or that it could be contracted out to another company. Mr. Mumford explained that the trees would be installed at 80% of street occupation.

Mr. Mumford explained that the money would be held in a street tree fund. Mr. Mumford explained that this would also be a part of the Development Agreement with each subdivision.

Commissioner Linton asked if the money could be obtained at building permit level so that the street trees could be put in immediately rather than waiting for 80% street build out. Commissioner Linton asked if the street tree could be added as a requirement on the final inspection of a home.

Mr. Spencer explained that the developer could be required to install the trees as a basic improvement just like curb and gutter are. Mr. Spencer explained that the fee could also be acquired up front from the developer and that the City would install the trees at the 80% street build out.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, DECEMBER 11, 2007

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

Commissioner Linton explained that he does not want to see the street tree money collected and then spent elsewhere by the City.

Mr. Spencer explained that Staff thinks that it would be easier if the fee was collected up front from the developer.

Commissioner Ireland asked if ten years down the road a street tree dies, who would be responsible for replacing the tree.

Mr. Spencer explained that it would be the homeowners responsibility. Mr. Spencer explained that the street trees are not currently being enforced but that if the park strip is just dirt the City will enforce that grass needs to be put in.

Commissioner Linton explained that if a street tree dies it should be the homeowners responsibility to replace that tree with one similar to the original one.

MOTION: *Commissioner Linton moved that the Planning Commission table the Street Trees to the January 15 2008 Planning Commission Meeting.*

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

Transitioning

Mr. Mumford explained that the existing code for transition is one acre, road, half acre, quarter acre. Mr. Mumford explained that Staff had written down the Council's comments and tried to incorporate all of them into this document.

Mr. Mumford read the following code to the Planning Commission:

In order to be reviewed by the Planning Commission and City Council, an alternative proposal must meet the following criteria:

1. Justification: The applicant shall provide justification why the proposed alternative meets or exceeds the current standard and would be more beneficial to the City and/or the adjacent neighborhoods.
2. Noticing: The current City noticing requirements shall be met. A public hearing shall take place at both the Planning Commission and City Council.
3. Neighborhood Meeting: The Planning Commission or City Council may require the applicant to organize and attend a neighborhood meeting with adjacent homeowners.

For an alternative proposal to be approved, it must meet the following approval criteria:

1. Meet Intent: Alternatives must meet or exceed the intent of this code and be more beneficial to the City and/or the adjacent neighborhoods than the current standard.
2. Land Transitioning and Visual Screening: An alternative plan must provide a combination of land transitioning and visual screening.
3. Screening Elements: Any open area used as transitioning shall include a combination of such elements as berming, landscaping, screening/fencing, trees, trails, and/or other features.
4. Other Factors: Topography, natural features, road alignment, economic development, the General Plan map, and other factors shall be considered when reviewing an alternative plan.

Mr. Spencer explained that this will allow the developers to be creative with their proposals.

Commissioner Maher explained that the proposed transitioning will be too restrictive on developers.

Mr. Mumford explained that the intent of this code is to prevent negative impacts on residents and the City.

Commissioner Maher opened the Public Hearing at 8:15 p.m.

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

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, DECEMBER 11, 2007

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

Mr. Fillerup asked if the transitioning requirements would still be required with this new code change.

Mr. Mumford explained that the size transitioning would still need to be followed.

Commissioner Maher closed the Public Hearing at 8:19 p.m.

The Planning Commission asked that the Justification reads: The intent of these standards is to protect existing developments from negative impacts of inconsistent or incompatible densities or uses.

MOTION: *Commissioner Linton moved that the Planning Commission recommends approval to the City Council of the Transitioning Requirements with the following changes.*

1. That Item #1, Meet Intent uses bullet point one on page one in lieu of the verbiage under met the intent. As well Item #1, Justification.

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

5. Other Business

2008 Planning Commission Meeting Schedule – The Planning Commission reviewed and approved the 2008 Planning Commission Schedule.

6. Adjournment

Commissioner Maher adjourned the meeting at 8:25 p.m.