

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES

TUESDAY, FEBRUARY 12, 2013 AT 6:00 P.M.

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

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Preston Dean, Scott Langford, Bonnie ElHalta (arrived 6:23 pm), Wendy Komoroski, and John Linton.

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, and Johna Rose

ELECTED OFFICIALS PRESENT: Donna Burnham

1. Pledge of Allegiance

John Linton led the Pledge of Allegiance

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. October 23, 2012

B. December 11, 2012

MOTION:

Preston Dean moved to approve the October 23, 2012 and the December 11, 2012, meeting minutes. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

4. Development Items

A. Valley View Ranch Equine Overlay Zone – Rezone; Public Hearing, Action Item

The Equine Overlay Zone is being proposed for the Valley View Ranch North plats A-1, A-2, A-3, and B. This would allow the lots between ½ acre and 1 acre to have equine animal rights.

Mike Hadley explained that L&T Construction has requested that Valley View Ranch North Plat A-1, A-2, A-3, and B be included in the Equine Overlay Zone. The City recommended that the item be tabled until all residents in Valley View Ranch Development are notified, and that the Equine Overlay Zone be put over the entire Valley View Ranch Development.

Commissioner Linton opened the public hearing at 6:08 p.m.

Commissioner Linton closed the public hearing at 6:08 p.m.

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MOTION:

Preston Dean moved that the Planning Commission table the Valley View Ranch Equine Overlay Zone, and move the item and the public hearing to the next meeting, in order to include all Valley View Ranch Development properties and to notify all Valley View Ranch owners. Scott Langford seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

B. Jacob's Well Plat D – Preliminary & Final Plat; Public Hearing, Action Item

This plat replaces a portion of Jacob's Well Plat C, exchanging property with the City due to the 138kV power line location.

Mr. Hadley explained that Jacob's Well Plat C was approved in April, 2006. Jacob's Well Plat C consisted of 23 lots on 10.36 acres with an average lot size of 15,000 sq. ft. The original owner of the project was Ranches, LC. The plat was recorded in 2010. Between the time of plat approval and the time the plat was recorded, the City purchased a utility easement and constructed a 138kV power line which crossed through the back portion of lots 1 & 2. When the applicant came to the City to record the plat, a new plat was not submitted and the original plat that was filed with the City was recorded at the County Recorder's office. The original plat failed to show the utility easement that the City had purchased between the time of plat approval and the time the plat was recorded. Since then, the ownership of the property has changed. Since the utility easement was not on the plat, and the easement was missed on the title report, the new owner was unaware that there was a utility easement on lots 1 & 2. When this error came to the City and land owner's attention, the owner proposed to swap City-owned natural open space (located adjacent to the approved subdivision lots), for the two lots that were unbuildable due to the power line construction. A 3rd-party appraisal of the property concludes that the value of the two lots and open space is comparable; in other words, it would be an even trade. This proposal is for a preliminary and final plat for Jacob's Well Plat D, which reflects this exchange of property. The City Council will consider approval of the land exchange along with the final plat.

Commissioner Linton opened the public hearing at 6:12 p.m.

Stephen Sowby, the developer's Engineer, thanked the Planning Commission for considering Jacob's Well Plat D Preliminary and Final Plat. He explained that the developer is willing to take on the cost of stubbing in the power, gas, sewer, and water lines.

Commissioner Linton closed the public hearing at 6:14 p.m.

MOTION:

Preston Dean moved that the Planning Commission approve the Jacob's Well Plat D Preliminary & Final Plat and recommend the Jacob's Well Plat D Preliminary & Final Plat to the City Council. Scott Langford seconded the motion. Those voting aye:

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Scott Langford, Preston Dean, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

5. Other Business

A. Update - Transportation Plan

- The Commission reviewed some potential draft changes to the Transportation Master Plan.
- The Commission discussed ideas for the Downtown Master Plan area.

B. Update – Development Projects

- Council has approved the Amended & restated SilverLake Master Development Agreement and Master Plan.
- The Planning Commission should be seeing the LoneTree West plan, the Evans Ranch Plan, and SilverLake plat 8 soon.
- Ridley's Market is moving forward and we should see plans soon.

Commissioner Linton welcomed Councilmember Donna Burnham as the new Planning Commission liaison.

6. Adjournment

The meeting was adjourned at 6:43 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 12, 2013.



Steve Mumford, Planning Director