

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 28, 2012 AT 6:00 P.M.
Eagle Mountain City Council Chambers & Conference Room
1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

1. COMMISSION MEMBERS PRESENT: Scott Langford, Preston Dean, John Linton, Daniela Camacho and Tom Maher

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

ELECTED OFFICIAL PRESENT: Ryan Ireland

1. Pledge of Allegiance

Tom Maher led the Pledge of Allegiance

2. Declaration of Conflicts of Interest

None

City Recorder Fionnuala Kofoed administered the oath of office to Daniela Camacho.

3. Approval of Meeting Minutes – January 17, 2012

MOTION: *John Linton moved to approve the January 17, 2012, meeting minutes. Preston Dean seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, Daniela Camacho and Tom Maher. The motion passed with a unanimous vote*

4. City Council Action Update

Steve Mumford reported that

- The final plat for Valley View North A was divided into 3 plats. Valley View North A1 was approved.
- Development Code amendments for ladder signs and home business signs were approved by City Council.
- Mid Valley Road and the Middle School site plan were approved by City Council.

5. Development Items

A. Final Plat – Eagle Point Townhomes Plat A and Vacation of Condominium Record of Survey; Action Item.

This subdivision plat changes the 1st phase of the approved Eagle Point Condominiums project to townhomes rather than condominiums, and includes six townhome buildings

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 28, 2012 AT 6:00 P.M.
Eagle Mountain City Council Chambers & Conference Room
1650 E. Stagecoach Run, Eagle Mountain, UT 84005

and a total of 42 residential units. It is located south of "The Landing" subdivision across Eagle Mountain Boulevard.

Mike Hadley Explained that the Eagle Point Condominium Plat A was approved in November, 1998 and was subsequently recorded with the County Recorder's office. This plat consisted of 84 condominium units on 8.22 acre parcel. The current application is proposing two new plats Eagle Point Townhomes plats A & B. The proposed final plats only contain very minor changes, including changing the subdivision of the units from "condominiums" to "townhomes". It is currently very difficult to obtain funding for condominiums. The building footprints are the same as the originals, with some improvements on the exterior materials and design of the buildings. All foundations for the buildings are currently installed. Most of the infrastructure and utilities have been installed and the applicant is working with City departments to fix and upgrade the foundations, infrastructure and utilities to meet current standards. The original approvals for the preliminary plat and site plan are still valid for this project. The project was approved before the City had implemented expiration dates for approvals. The applicant has addressed all of the current issues and continues to work towards completion of staff requirements. The applicant needs to submit a building phasing plan to the City Planning and Building departments. Included with the application is a plat for the dedication of road to Eagle Mountain City. The dedication includes Moon Drive which accesses onto Eagle Mountain Blvd, Cosmos Drive connecting to Fall Street in the Eagle Point A subdivision, and a portion of Skyline Drive on the west side of the development which dead ends at this time. The road dedication plat totals 3.15 acres of land. Cosmos Drive will have partial improvements of sidewalk, curb and gutter installed. The applicant has agreed to provide additional park amenities and landscaping than what was originally approved for the project. The applicant will provide a clubhouse which will be built when the permits for the last building in Plat A are issued, and will also build a playground for the project. Street trees need to be installed along Skyline Drive and Cosmos Drive and the applicant needs to provide a detailed list for the trees used in the development. On the landscape plan the applicant needs to replace the native seed mix with turf grass.

Mr. Mumford explained that the applicant phase plan would be two townhome buildings a year. The clubhouse would be three years out.

Scott Langford asked if it was normal to put the amenities at the back end of the project.

Mr. Hadley explained that the City code allows amenities to go in at 50% of completion on a multi-family project.

Steve Sobey, representative of Patterson Construction, explained that the market is moving and Patterson is wanting to get started on the townhomes. The plan is to finish the first building by November 2012. The phase plan is to move east to west on the buildings. The road will be all asphalt at one time and landscaping will be building by building.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 28, 2012 AT 6:00 P.M.
Eagle Mountain City Council Chambers & Conference Room
1650 E. Stagecoach Run, Eagle Mountain, UT 84005

John Linton asked if the townhomes would have a homeowners association.

Mr. Sobey confirmed that there will be a homeowners association.

MOTION: *John Linton moved that the Planning Commission recommend to the City Council approval of the Eagle Point Townhomes Plat A Final Plat. Preston Dean seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, Daniela Camacho and Tom Maher. The motion passed with a unanimous vote*

B. Final Plat – Eagle Point Townhomes Plat B and Vacation of Condominium Record of Survey; Action Item.

This subdivision plat changes the 2nd phase of the Eagle Point Condominiums project to townhomes rather than condominiums, and includes six townhome buildings and a total of 42 residential units. It is located south of “The Landing” subdivision across Eagle Mountain Boulevard.

MOTION: *Linton moved that the Planning Commission recommend to the City Council approval of the Eagle Point Townhomes Plat B Final Plat. Preston Dean seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, Daniela Camacho and Tom Maher. The motion passed with a unanimous vote*

C. Final Plat – Eagle Point Road Dedication Plat; Action Item.

This plat dedicates a road to the City within the Eagle Point Townhomes project.

MOTION: *Linton moved that the Planning Commission recommend to the City Council approval of the Eagle Point Road Dedication Plat. Preston Dean seconded the motion. Those voting aye: Scott Langford, Preston Dean, John Linton, Daniela Camacho and Tom Maher. The motion passed with a unanimous vote*

6. The Planning Commission adjourned to a Work Session at 6:36 pm

Eagle Mountain City Planning Commission Work Session – Immediately Following Policy Session

7. Development Code Amendments Discussion

- Commissioners reviewed changes to the animal right ordinance.

8. General Plan Update (Future Land Use and Transportation Corridors Map) Discussion

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 28, 2012 AT 6:00 P.M.
Eagle Mountain City Council Chambers & Conference Room
1650 E. Stagecoach Run, Eagle Mountain, UT 84005

Items Reviewed:

- Future "Downtown" - where should it be, how should it be configured, what do you envision for Eagle Mountain's downtown?
- Economic Development - should commercial, industrial, or business park areas be moved, reduced, or added in specific areas?
- Transportation - should any major roads be realigned, removed, or added?
- Other changes - should there be any other changes to the land uses on the map?

9. Planning Commission Training

Planning Commission Training was rescheduled for next Planning Commission - March 27, 2012.

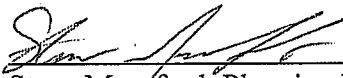
10. Meeting Information:

- a. March 13, 2012 Meeting cancelled - Democratic Caucus
- b. Next Scheduled Meeting - March 27, 2012

11. Adjournment

The meeting was adjourned at 8:45 p.m.

APPROVED BY THE PLANNING COMMISSION ON MARCH 27, 2012.



Steve Mumford, Planning Director