

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY APRIL 12, 2016 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: Wendy Komoroski, Matthew Everett, John Linton, and Mike Owens. Excused: Daniel Boles.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, Senior Planner; Tayler Jensen, Planner, Ikani Taumoepeau, Economic Development Director; and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Colby Curtis

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

- A. February 23, 2016
- B. March 8, 2016

MOTION: *Wendy Komoroski moved to approve the February 23, 2016 and March 8, 2016 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Mike Owens, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. Eagle Mountain Commercial Plat A, Preliminary Plat – Public Hearing, Action Item

Tayler Jensen explained that the proposal is to split the 10.25 acre parcel into a 1.64 acre lot and an 8.61 acre lot. The parcel is located south of Eagle Mountain Boulevard, and west of Ira Hodges Scenic Parkway. The 1.64 acre lot will be used for the Pony Express Dental Office, which was approved by the City Council on April 5, 2016.

Commissioner Linton opened the public hearing at 6:06 p.m.

None

Commissioner Linton closed the public hearing at 6:06 p.m.

No discussion was held on this item.

MOTION: *Wendy Komoroski moved to recommend approval of the Preliminary Plat for Eagle Mountain Commercial Plat A to the City Council with the following conditions:*

- 1. The access road from Ira Hodges through parcel 2 to parcel 1 be completed with at least a 20' wide paved surface and a turnaround approved by the Fire Department prior to certificate of occupancy.*
- 2. No future development (beyond the dental office) shall be permitted on either parcel until a Master Site Plan has been approved.*
- 3. 3 fire hydrants shall be located within 600' of the proposed dental office, and be shown on the utility plan.*
- 4. A fire flow report shall be completed with a minimum flow over 1,500 gpm.*
- 5. A post indicator valve (PIV) shall be shown on the utility plan.*
- 6. Property shall be dedicated along Eagle Mountain Boulevard to the full buildout width of a 122' right of way.*

Mike Owens seconded the motion. Those voting aye: Mike Owens, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

B. Evans Ranch Plat E, Preliminary Plat – Public Hearing, Action Item

Mr. Jensen explained that the developer has proposed a 24 lot, 6.55 acre preliminary plat. The proposal is located within the Evans Ranch Master Development Project, east of Porter's Crossing Parkway.

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

None

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

No discussion was held on this item.

MOTION: *Wendy Komoroski moved to recommend approval of the Preliminary Plat for Evans Ranch Plat E to the City Council with the following conditions:*

- 1. The fencing shall be installed with infrastructure improvements in accordance with the Master Development Agreement fencing exhibit.*
- 2. The developer must pay a cash fee to the City of \$13,100 (6.55 buildable acres x \$2,000) for community improvements that will be spent on public amenities over and above the approved landscaping plan. (This money should go towards the City's park north of the project.)*
- 3. The developer shall improve the public open space and dedicate it to the City prior to 50% of the building permits being issued for the*

single family area of the Evans Ranch Master Development Plan (136 building permits).

Matthew Everett seconded the motion. Those voting aye: Mike Owens, Daniel Boles, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.

C. Valley View Ranch Plat A Phase 7B, Preliminary Plat – Public Hearing, Action Item

Mr. Jensen explained that the proposal is to add two lots adjacent to the approved park in Valley View plat A Phase 7 in exchange for additional park improvements and amenities. The City was approached by the developer and residents requesting a smaller park with more amenities.

Commissioner Linton requested that the playground surface not be sand.

Commissioner Linton opened the public hearing at 6:11 p.m.

Chris Jensen, resident, was upset with the fact that Edge Homes will be building two homes across the street from his home. He bought is lot from Edge Homes with the understanding that he would have a view of the park.

Commissioner Linton closed the public hearing at 6:16 p.m.

MOTION: *Wendy Komoroski moved to recommend approval of the Valley View Ranch Plat A Phase 7B preliminary plat to the City Council. Matthew Everett seconded the motion. Those voting aye: Mike Owens, Matthew Everett, John Linton, and Wendy Komoroski. The motion passed with a unanimous vote.*

5. Next scheduled meeting: April 26, 2016

6. Adjournment

The meeting was adjourned at 6:21 p.m.

APPROVED BY THE PLANNING COMMISSION ON MAY 10, 2016



Steve Mumford, Planning Director