

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
Tuesday, July 14, 2009, AT 6:00 P.M.  
Eagle Mountain City, 1650 E Stagecoach Run, Eagle Mountain, UT 84005

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

**Roll Call**

John Linton, Karleen Bechtel, Bonnie ElHalta, Preston Dean

**Staff Present**

Steve Mumford, Planning Director  
Lianne Pengra, Planning Coordinator

**Others Present**

Lester Van Nosedol, Van Nosedol and Associates  
Kevin Kirkland, Sage Communities  
Scott Kirkland, Sage Communities

**1. Pledge of Allegiance**

**2. Declaration of Conflicts of Interest**

None

**3. Status Report from City Council**

**A. Eagle Mountain Parks and Open Space Master Plan**

Mr. Mumford said that this plan was approved by the City Council and is being fine tuned as far as grammar and other minor issues go. He said that the library will have a paper copy on hand and the electronic version is on the City's website. He said that the recommended plant list is also online on the Planning page. He explained that they are now working on getting the plan added into the Development Code. Commissioner Linton said that it would be helpful to direct people to the planting list, either through a utility handout or in the newsletter.

**B. Temporary Signage Ordinance**

Mr. Mumford said this was approved with no changes. He said that it started in June and runs until October 3, 2009.

**4. Approval of Minutes**

**A. May 12, 2009 Planning Commission Meeting Minutes**

**MOTION:** *Commissioner Bechtel moved that the Planning Commission approve the May 12, 2009 Planning Commission Meeting Minutes.*

*Commissioner Dean seconded. Ayes: 4, Nays: 0. Motion passed.*

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**B. May 26, 2009 Planning Commission Meeting Minutes**

**MOTION:** *Commissioner Bechtel moved that the Planning Commission approve the May 26, 2009 Planning Commission Meeting Minutes.*

*Commissioner ElHalta seconded. Ayes: 4, Nays: 0. Motion passed.*

**5. Development Items**

- A. Scenic Mountain LDS Church Preliminary Plat - Public Hearing, Action Item**
- B. Scenic Mountain LDS Church Final Plat - Action Item**
- C. Scenic Mountain LDS Church Conditional Use Permit - Public Hearing, Action Item**
- D. Scenic Mountain LDS Church Site Plan - Public Hearing, Action Item**

Mr. Mumford the Scenic Mountain Master Development Plan went through the Planning Commission in November 2008. He showed the location of the plan and surrounding developments.

Mr. Mumford showed the Concept Plan for Scenic Mountain and explained that a portion of the multi-family homes would be removed for the church site. He explained that the 69 removed units are not transferrable to other areas of the plan.

Mr. Mumford explained that this is a 3-lot subdivision; lot 1 is 4.205 acres and is the church site, lot 2 is future multi-family just north of the church, and lot 3 is a retention pond for the roadway. He explained that a landscape plan is required for lot 3.

Mr. Mumford said that the preliminary and final plat approvals would be contingent on the Scenic Mountain Master Development Agreement being completed.

Mr. Mumford said that the emergency access is sufficient. He explained that for more than fifteen units, a secondary access is required. He said that the Fire Chief hadn't encountered a situation like this, with the church having one access through Inverness Lane. He explained that the Fire Chief felt that since the church has a sprinkler system inside, it was adequate, but before more than fifteen units are built anywhere in the project, secondary access must be provided.

Mr. Mumford said that the plan for the church is the Heritage plan. He said that it is not the new plan that was presented recently, but the older standard plan currently being used. He explained that 44% of the site contains landscaping which complies with code requirements. He said that the offsite roundabout will need to be enlarged to accommodate emergency access; this is due to there being no secondary access.

Mr. Mumford explained that City code requires pedestrian lighting along any sidewalk or path. He said that since there are two sidewalks that lead from the church site to the street, lighting would be required.

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Mr. Mumford said that 202 parking stalls have been provided; 166 stalls are required. He said that the code requires one landscape island with a tree and ground cover every twelve parking spaces. He said that the plans show pedestrian walkways with pavers or sidewalk, so the City would require landscaping around the pedestrian walkways, replacing the walkways with landscaping, or provide an additional landscape island.

Mr. Mumford explained that the northern property line will have a three-foot vinyl fence and the other property lines will have 6-foot vinyl fences. He explained that with the landscaping in the area, tan or beige is recommended, rather than white. Commissioner Linton asked if HOA considerations were made. Mr. Mumford said that they were, but this site is not within The Ranches Master Plan, so those HOA requirements do not apply. He explained that the new HOA requirements will apply, but they are not complete. He said that this plan and Oquirrh Mountain Ranch are separate from The Ranches.

Mr. Mumford said that the Conditional Use Permit is required for the church site and that the church fits the City's requirements.

Mr. Mumford said that the main issues with these applications are the fencing, the landscaping in the parking area, and the lighting along the pedestrian access points. He said that the most important condition from the staff report would be that the Master Development Agreement be finalized. He explained that without that finalization, the zoning is not changed from Agricultural and the uses discussed this evening are not permitted.

Commissioner Dean asked if the roundabout discussed is an actual roundabout. Mr. Mumford said that it will actually be a cul-de-sac, as shown on the plans. Commissioner Dean said that the Master Development Plan shows a roundabout, which has a much larger diameter requirement than a cul-de-sac. Mr. Mumford said that it may be the case that a roundabout will be installed in the future, so the radius requirement may be met now.

Commissioner Dean asked who would own the accesses onto the church lot. Mr. Mumford said that they would be owned by the church, similar to two driveways. Commissioner Dean asked if the multifamily development would need to have an agreement with the church to use them. Mr. Mumford said that the plat shows access easements along the two driveways for lot 102. Commissioner Dean asked if an agreement is required to be in place. Mr. Mumford said that since it is on the plat, no additional requirement was added.

*Commissioner Linton opened the Public Hearing at 6:26 p.m.*

Mr. Lester Van Nosedol, Raymond Van Nosedol and Associates. Mr. Van Nosedol said that they have no problems with any of the requirements discussed.

Commissioner ElHalta confirmed that this design is not the prototype chapel. Mr. Van Nosedol said that currently it is not. Commissioner Linton asked for clarification on the "currently" statement.

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Mr. Van Nosedol said that the building will not be built until the development starts to grow. He said that they are building the prototypes now and are monitoring them; it could happen that the prototype would be built on this site later.

Mr. Kevin Kirkland, Sage Communities. Mr. Kirkland said that the HOA requirements for this area will be equal to or greater than The Ranches HOA requirements.

Mr. Scott Kirkland, Sage Communities. Mr. Kirkland said that he is not sure if he will retain this property, but the other partners also feel that the requirements should match or be better than The Ranches design guidelines. He said that without the agreement finalized, he can't hold Scenic Mountain to anything, so he requested that the condition be that the fencing comply with The Ranches design guidelines or greater, unless the Scenic Mountain Development Agreement changes that.

Mr. Kirkland said that on the south and on the east sides of the church, open rail -- rather than privacy fencing -- will be the only thing necessary. He said that to the south of the church is a planned park and to the east is a planned trail.

Mr. Mumford said that he agrees with the statement about split-rail fencing, but understands that if privacy fencing is not installed, people may park in the church parking lot to use the park.

Mr. Scott Kirkland asked what was intended for the east side. Mr. Van Nosedol said that privacy fence was intended, as the church likes to contain their sites.

Commissioner Bechtel asked if the church would have a problem with wood fencing versus vinyl. Mr. Van Nosedol said that he doesn't believe they would. Commissioner Dean said that he would have a hard time binding this site to something that the rest of the development will not be required to do.

*Commissioner Linton closed the Public Hearing at 6:41p.m.*

***MOTION: Commissioner Dean moved that the Planning Commission approve the Scenic Mountain Preliminary Plat, subject to the below Final Plat conditions. Commissioner ElHalta seconded. Ayes: 4, Nays: 0. Motion passed.***

***MOTION: Commissioner Dean moved that the Planning Commission recommend approval to the City Council of the Scenic Mountain Final Plat, subject to the following conditions:***

1. The Scenic Mountain Master Development Agreement must be approved for these plat approvals to be valid. The Final Plat may not be approved by the City Council until the agreement has been approved.
2. Address must be in place at all times throughout project with permanent address in place prior to final inspection.

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3. Install (5) five fire hydrants one as marked on the plans Cornwall Way and Inverness Lane and church lot. IFC requires fire hydrants every 450 feet.
4. Cul-de-sac shall be 96 feet in diameter as described in the IFC.
5. Meet all requirements in the 2006 IFC and IBC, state adopted codes.
6. Water meter location must be specified on site plan and approved by City Engineer.
7. Secondary exit off Inverness Lane prior to constructing 15<sup>th</sup> residential space.
8. A landscape plan shall be submitted for approval containing appropriate landscaping for Lot 103, the retention pond. This must receive staff approval prior to plat recordation.

*Commissioner ElHalta seconded. Ayes: 4, Nays: 0. Motion passed.*

**MOTION:** *Commissioner ElHalta moved that the Planning Commission approve the Scenic Mountain Conditional Use Permit, subject to the below Site Plan conditions. Commissioner Dean seconded. Ayes: 4, Nays: 0. Motion passed.*

**MOTION:** *Commissioner ElHalta moved that the Planning Commission recommend approval to the City Council of the Scenic Mountain Site Plan, subject to the following conditions:*

1. The Scenic Mountain Master Development Agreement must be approved prior to issuance of a building permit.
2. Address must be in place at all times throughout project with permanent address in place prior to final inspection.
3. Install (5) five fire hydrants one as marked on the plans Cornwall Way and Inverness Lane and church lot. IFC requires fire hydrants every 450 feet.
4. Cul-de-sac shall be 96 feet in diameter as described in the IFC.
5. Meet all requirements in the 2006 IFC and IBC, state adopted codes.
6. Water meter location must be specified on site plan and approved by City Engineer.
7. The fencing be equal to or greater than the requirements in The Ranches design guidelines.
8. Lighting be installed on all pedestrian trails and sidewalks.
9. Islands in the parking lot be enlarged to meet City standards.

*Commissioner Bechtel seconded. Ayes: 4, Nays: 0. Motion passed.*

## **6. Other Items**

Mr. Mumford let the Planning Commissioners know that next week a proposal is going to the City Council to change some of the development application and business license fees. He said that they reviewed the current fees and compared them to Saratoga Springs, Herriman, Lehi, Draper, South Jordan, and Riverton since these cities contain similar applications. He said that the suggested fees are justifiable based on the work it takes to process each application.

## **7. Adjournment**

Commissioner Linton adjourned the meeting at 6:53p.m.