

**EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES**  
**Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043**  
**Tuesday January, 17 2006**

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

**Roll Call:**

Commissioners Present: Tom Maher, Chris Kemp, John Malone, Michael Hansen

**Others Present:**

Nate Shipp, Michael Raymond, Dave Peterson, Dan Ford, Scott Hazard, Colin MacLeod, Cort Walker, Kristen Walker, James Shelly

**City Staff:**

Planning Director: Adam Lenhard  
City Planner: Peter Spencer  
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. Lenhard explained that the Development Code Amendments were tabled so that the final changes could be made before final approval.

Mr. Lenhard explained that the City Council tabled the Business License Ordinance. Mr. Lenhard stated that the only change the council made to the Business License Ordinance was to keep the number of clients per day at 24.

**4. Development Items**

**A. Amendment to Silverlake Master Development Plan, Public Hearing - Action Item**

Mr. Lenhard explained that the current Silver Lake Master Development Plan is vested with up to 2,101 dwelling units over a total of approximately 483.7 acres. Mr. Lenhard explained that of the 2,101 units, 1388 are single-family and 713 are multi-family.

Mr. Lenhard explained that the revised Map proposes no change in the overall number of dwelling units. Mr. Lenhard stated that the number of single-family units is 1263 and the number of multi-family dwelling units is 838.

Mr. Lenhard explained that the location of the multi-family units has also been modified. Mr. Lenhard stated that in addition to these changes, the Map has also been redrawn to allow more flexibility in the future subdivision layouts while still adequately separating multi-family and single-family uses.

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

1. That all conditions of the "First Amendment to Eagle Mountain City Master Development Agreement and Annexation Agreement" dated May 6, 2003 remain unchanged with this amendment unless otherwise explicitly specified in these conditions of approval or on the revised Master Plan Map.
2. That the 12-acre school site identified on the revised Map is deeded to the City with the recordation of the first Final Plat in Phase 2 (the location depicted on the revised Map is an approximate location and the actual location of the layout may shift during the platting process).
3. That the 15 acre Regional Park parcel currently designated as R9 OS4 is deeded to the City, and that water rights for the park are deeded over as per the original Master Development Agreement (no less than 31.65 acre feet).
4. That the revised map replaces the Map contained in Exhibit A of the Master Development Agreement. That the date on the map is updated.
5. That the approximate acreages are called out for the Tickville Wash parcels. That the 4.7 acre parcel designated as R9 OS3 on the original Map is deeded to the city as per the original Master Development Agreement (the location depicted on the revised Map is an approximate location and the actual location and layout may shift during the platting process).

Mr. Lenhard explained that Staff recommends approval for the amendment to the Silverlake Master Development Plan.

*Tom Maher opened the public hearing at 6:07 p.m.*

*Tom Maher closed the public hearing at 6:07 p.m.*

**MOTION:**

***Mike Hansen moved that the Planning Commission recommend approval to the City Council of the proposed amendment to the Silver Lake Master Development Plan subject to the following conditions:***

1. ***ORIGINAL MASTER DEVELOPMENT AGREEMENT CONDITIONS.*** *That all conditions of the "First Amendment to Eagle Mountain City Master Development Agreement and Annexation Agreement" dated May 6, 2003 remain unchanged with this amendment unless otherwise explicitly specified in these conditions of approval or on the revised Master Plan Map.*
2. ***SCHOOL SITE.*** *That the 12-acre school site identified on the revised Map is deeded to the City with the recordation of the first Final Plat in Phase 2 (the location depicted on the revised Map is an approximate location and the actual location and layout may shift during the platting process).*
3. ***REGIONAL PARK AND WATER RIGHTS.*** *That the 15 acre Regional Park parcel currently designated as R9 OS4 is deeded to the City, and that water rights for the park are deeded over as per the original Master Development Agreement (no less than 31.65 acre feet).*
4. ***REVISED MAP.*** *That the revised map replaces the Map contained in Exhibit A of the Master Development Agreement. That date on the map is updated.*
5. ***TICKVILLE WASH.*** *That the approximate acreages are called out for the Tickville Wash parcels. That the 4.7 acre parcel designated as R9 OS3 on the original Map is deeded to the City as per the original Master Development Agreement (the location depicted on the revised Map is an approximate location and the actual location and layout may shift during the platting process).*

***Chris Kemp seconded the motion. Ayes: 4, Nays: 0. Motion Passed.***

**B. Freemont Springs LDS Church, Site Plan & Conditional Use, Public Hearing - Action Item**

Mr. Spencer explained that the proposed church site is located in the Freemont Springs subdivision in The Ranches.

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

1. That the number and locations of fire hydrants are approved by the Fire Chief and that the sprinkler system is approved.
2. That the remaining processing fee is paid.
3. That the landscape buffer on the south side of the site is increased to 15 ft. as per Code.
4. That all redline comments on the construction plans are addressed.
5. That the streetlights are adequately and shielded away from surrounding residences.

Mr. Maher asked Mr. Spencer if the lighting requirements were being met.

Mr. Spencer explained that they were.

Mr. Raymond explained the reasoning for the layout of the church and explained the access points from the street to the parking lot.

Mr. Raymond explained that if the church were shifted north to balance the buffers that four parking stalls would be lost.

*Tom Maher opened the public hearing at 6:20 p.m.*

James Shelly expressed his concern for the location of the entrances. Mr. Shelly explained that if people park along the sides of the streets, it would cause traffic issues and that it makes it hard for cars to pass through.

Mr. Maher stated that it is possible to paint the curbs red so that traffic cannot park along the streets, eliminating the traffic issues.

Colin MacLeod stated that his concern was also having people parking on the streets and that another concern of his would be the increase in traffic.

Mr. Walker explained that his concern was also the increase in traffic. Mr. Walker explained that his lot was also next to the dumpster. Mr. Walker expressed concern with having such a small buffer between his lot and the dumpster and that he did not want to be able to smell or see the trash.

*Tom Maher closed the public hearing at 6:31 p.m.*

**MOTION:** *Michael Hansen moved that the Planning Commission approve the Freemont Springs LDS Church Conditional Use Permit and recommend approval of the Site Plan to the City Council subject to the following conditions:*

1. **FIRE APPROVAL.** *That the number and locations of fire hydrants are approved by the fire chief. That the sprinkler system is approved.*
2. **PROCESSING FEE.** *That the remaining fee is paid.*
3. **LANDSCAPE BUFFER.** *That the landscape buffer on the south side of the site is increased to 15 ft. as per Code.*
4. **CONSTRUCTION PLANS.** *That all redline comments are addressed.*
5. **LIGHTING.** *That streetlights are adequately and shielded away from surrounding residences.*
6. *That in the event of a significant nuisance due to parking on the street along Ute Drive or Lewis Street, this Conditional Use Permit will be brought back to the Planning Commission for some additional conditions (i.e. red-curbing the adjacent streets).*

*Chris Kemp seconded the motion. Ayes: 4, Nays: 0. Motion Passed.*

**C. Amendment to The Ranches Master Development Plan- Public Hearing, Action Item**

Mr. Spencer explained that the original Ranches Master Development Plan allowed for 95 lots in Mt. Airey. Mr. Spencer explained that The Ranches added one lot to Mt. Airey in their Amendment to the Master Development Plan on February 1, 2005 which brought the total number of lots to 96. Mr. Spencer explained that Plat A consists of 62 residential lots, Plat B

consists of 19, Plat C consists of 9, Plat D consists of 3, and Plat E consists of 1 lot. Mr. Spencer explained that as currently approved, the Master Plan only allows two more units to be built in the subdivision.

Mr. Spencer explained that Elkhorn Development has submitted an application to amend a portion of The Ranches Master Development Plan in the Mt. Airey subdivision. Mr. Spencer explained that the subject property is approximately .92 acres in size. Mr. Spencer stated that the applicant is requesting to be able to develop their parcel into four separate lots, instead of the two they are allowed under the current Master Development Plan. Mr. Spencer explained that Elkhorn Development claims that only placing two lots on the subject property would result in an unattractive layout with double frontages, or that the larger lots would be more difficult to maintain.

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

1. The four lots would all be developed as single-family lots subject to the same requirements as the other Mt. Airey subdivisions.
2. That this proposal is in compliance with the City's General Plan Map.
3. That adding two more lots to the subject parcel will not result in noticeable traffic congestion or safety problems and that the existing roads in Mt. Airey have adequate capacity for the proposed lots.
4. That each of the four lots on the subject property would be in excess of 10,000 sq. ft., which is consistent with the other lots in the subdivision.

*Tom Maher opened the public hearing at 6:37 p.m.*

*Tom Maher closed the public hearing at 6:37 p.m.*

**MOTION:** *Mike Hansen moved that the Planning Commission recommend approval to the City Council for the proposed amendment to the Ranches Master Development Plan base upon the following findings of fact:*

1. **COMPATIBILITY.** *The four lots would all be developed as single-family lots subject to the same requirements as the other Mt. Airey subdivisions.*
2. **COMPLIANCE WITH GENERAL PLAN MAP.** *This proposal is in compliance with the City's General Plan Map.*
3. **TRAFFIC AND TRANSPORTATION.** *Adding two more lots to the subject parcel will not result in noticeable traffic congestion or safety problems. The existing roads in Mt. Airey have adequate capacity for the proposed lots.*
4. **DESIGN AND DENSITY.** *Each of the four lots on the subject property would be in excess of 10,000 sq. ft., which is consistent with the other lots in the subdivision.*

*John Malone seconded the motion. Ayes: 4, Nays: 0. Motion Passed.*

6. **Other Business**

None

7. **Adjournment**

Tom Maher adjourned the meeting at 6:40 p.m.