

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JANUARY 25, 2005

Eagle Mountain City Council Chambers, 1680 E. Heritage Drive, Eagle Mtn, UT 84005

**1. Pledge of Allegiance**

**2. Election of Planning Commission Chair**

**MOTION:** *Commissioner Kemp moved to appoint Tom Maher as Chairperson of Planning Commission. Commissioner Maher accepted.*

*Voting Aye: 3, Voting Nay: 0. Motion passed.*

**MOTION:** *Commissioner Maher moved to appoint Chris Kemp as Vice-Chair of the Planning Commission. Commissioner Kemp accepted.*

*Voting Aye: 3, Voting Nay: 0. Motion passed.*

**3. Declaration of Conflicts of Interest**

**4. Status Report from City Council**

**5. Development Items**

**A. Sage Valley Master Development Plan Amendment- Action Item**

Sage Valley is located along S.R. 73 immediately west of Cedar Pass Ranch.

**MOTION:** *Commissioner Malone moved that the Planning Commission recommend approval of the Sage Valley Master Development Plan Amendment to the City Council subject to the following conditions:*

1. PREVIOUS CONDITIONS. All previous applicable conditions of approval for Plat A are satisfied, including construction of drainage systems, parks and trails, before any additional plats are recorded.
2. COMPLETION OF IMPROVEMENTS. Storm drain improvements, neighborhood park, and Plat A trails are completed and approved by the Planning, Engineering, and Public Works Departments before any additional lots are recorded or sold.
3. CITY PARK. The location of all Park areas and required park improvements is specified.
4. MONUMENT SIGN. A subdivision entryway monument is provided along S.R. 73 and lot number 1.
5. TIER 1 STANDARDS. All Tier 1 development standards are met, including setbacks, lot size transitioning, bonus density requirements, and lot frontages.
6. STORM WATER. Storm water discharge issues be resolved (such as the release of the storm water into existing storm drain channels from the proposed ponds), and that 100 yr. storm water flows can be accommodated.
7. TRAILS. Trails not be included in easements on private property, and that the public street right-of-way includes an eight foot trail.

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8. WEST CANYON WASH. No part of any home is constructed within 50 feet of the wash.
9. UNBUILDABLE LOTS. Lots 24 and 25 are Unbuildable and are not to be approved for platting or as vested density units (see previous condition).
10. PHONES. Adequate telephone capacity is provided for the subdivision (three lines per home).
11. OPEN SPACE. At least 4% (4.4 acres) of the total MDP area be dedicated to the City as Improved Open Space (which includes parks, trails, and other recreational amenities), as per the new Code.
12. TRAFFIC STUDY. A traffic impact study is provided for the main entrance of Sage Valley showing an adequate level of service with UDOT and increased traffic through Sage Valley Plat A.
13. STREET LIGHTS. Streetlights are provided throughout the subdivision to match the existing Plat A.
14. SOILS REPORT. A geo-tech report is provided for West Canyon Wash.
15. EQUESTRIAN EASEMENT. A ten foot easement is provided on the rear lot lines of lots 9-17.
16. Move park from south location to north location by Lot #36 with any structures out of the flight zone with parking and street lights to be added.
17. No drain fields be located within 100 feet of wash and this note be recorded on final plat and as required by Utah County.
18. Traffic speeds along Wheatland and Smithfield Drive be addressed; a traffic calming feature be added.
19. Smithfield Drive have two names, one for the area running E-W and the other running N-S, as required by the City Fire Chief.
20. City Engineer to confirm adequate pipe size for drainage in Plat A lots 10, 8, and 14. The existing ponding is becoming a problem.
21. Trails are located as recommended by City Engineer.
22. Remove trail behind Plat A, lots 17-21, with the city looking at vacating the easement, depending on drainage.

***Commissioner Kemp seconded. Motion passed.***

**B. Lone Tree, Plat B, Revised Final Plat- Action Item**

The Lone Tree subdivision is located off Pony Express Parkway and would be the most southern development of The Ranches to date.

***MOTION: Commissioner Kemp moved that the Planning Commission recommend approval to the City Council of the Lone Tree Plat B Revised Final Plat, subject to the conditions listed below:***

1. STORM DRAINAGE. An easement is provided for the bench drain that extends from the park north beyond plat boundaries. That storm drainage off the hillsides is addressed (bench drain easements provided behind lots 201-205 and 249-253).

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2. **CROSS SECTION.** The cross section and plat shows Lone Tree Parkway should be 64 feet with an 8' trail consistent with Plat A. That the dry utilities be updated to reflect this change.
3. **ROUNDABOUTS.** The roundabout has a drainage system for the xeriscape areas.
4. **PARKING LOT.** The building pads be restricted on lots 248-249 to place homes furthest away from the parking areas. That the parking area has a turnaround and that stalls are angled at 45 degrees on the downward slope.
5. **E-FILES & ESTIMATES.** E-files are submitted for plats and constructions drawings. That engineer's estimates are provided for civil and dry utilities
6. **WATER RIGHTS.** The evidence of water rights sufficient to serve the development be identified.
7. **LIFT STATION.** The lift station meets the requirements for the Public Works Director.
8. **LOOPING OF UTILITIES.** Utility lines are looped from Ficus Way to Pinecone Road.

*Commissioner Malone seconded. Motion passed.*

**C. Pioneer Addition, Phase 2, Revised Preliminary & Final Plats, Public Hearing-Action Item**

Pioneer Addition is north of Mt. View and The Landing subdivisions and surrounds Cedar Trails Villages Phase 1.

**MOTION:** *Commissioner Kemp moved that the Planning Commission approve the Preliminary Plat for Pioneer Addition Phase 2 and recommend approval of the Final Plat to City Council subject to the following conditions:*

1. **PREVIOUS CONDITIONS.** All pervious conditions of approval are met.
2. **PLAT CHECK.** The plat conforms to all of the corrections that result from the plat check process.
3. **BONDING.** The trail improvements are bonded and that an engineer's estimate be submitted.

*Commissioner Malone seconded. Motion passed.*

**D. Pioneer Addition, Phase 3 Revised Preliminary & Final Plats, Public Hearing-Action Item**

Pioneer Addition is north of Mt. View and The Landing subdivisions and surrounds Cedar Trails Villages Phase 1.

**MOTION:** *Commissioner Kemp moved that the Planning Commission approve the Preliminary Plat for Pioneer Addition Phase 3 and recommend approval of the Final Plat to City Council subject to the following conditions:*

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1. SIDEWALKS. Sidewalks are constructed to the fronts of the attached housing that fronts onto the open space areas.
2. PREVIOUS CONDITIONS. All previous conditions of approval are met.
3. PLAT CHECK. The plat conforms to all of the corrections that result from the plat check process.
4. BONDING. The trail improvements are bonded and that an engineer's estimate be submitted.

*Commissioner Malone seconded. Motion passed.*

**6. Adjournment**