

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 28, 2014 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: Present: John Linton, Wendy Komoroski, Preston Dean, and Matthew Everett. Absent: Miriam Allred

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, City Planner; Ken Sorenson, City Planner; and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

None

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. September 23, 2014

MOTION:

Preston Dean moved to approve the September 23, 2014 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Preston Dean, John Linton and Matthew Everett. Wendy Komoroski abstained. The Motion passed with 3 ayes and 1 abstention.

4. Development Items

- A. Hidden Hollow Phase A Plat 1 Preliminary Plat – Public Hearing, Action Item The project is located south of Pony Express Parkway and to the west and north of Hidden Hollow Elementary School. The original proposal consisted of 54 total lots with a density of 4.10 lots per acre and an average lot size of 8,236 sq. ft.

Mike Hadley explained that the applicant has redesigned the project since the acquisition of a school site within the original project. The current application is for 34 lots with a density of 3.07 lots per acre and an average lot size of 8,542 sq. ft. With this new design for the Hidden Hollow subdivision the applicant is required to provide .53 ac of improved open space/park. Since this subdivision plat has no real useable park space available the applicant has proposed to improve the area along Pony Express Pkwy that is along the Hidden Hollow Elementary school. A final approved landscape plan will need to be submitted before the final plat can be recorded. Staff is also recommending that the improvements along Pony Express Pkwy are installed at the same time as the infrastructure for the subdivision is installed. The developer will also need to provide a hillside drainage plan for runoff that will need to be approved by the City Engineer.

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

Ryan Bybee, applicant, explained that there is no agreement between the City and the school district to improve the strip of land in front of the school. The developer felt that it would be worth their

money to improve the strip of land. He explained that it's an entrance to a bigger development. He also stated that he was fine with the three conditions.

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

MOTION:

Preston Dean moved to recommend approval to the City Council of the Hidden Hollow Phase A Plat 1 Preliminary Plat with the following conditions:

- 1. Provide hillside storm drain plan for runoff that is reviewed and approved by the City Engineer.***
- 2. A final landscape plan approved by City Parks Director and Planning Department.***
- 3. A project monument sign is added to the plan as required by City Code.***

Matthew Everett seconded the motion. Those voting aye: Preston Dean, Wendy Komoroksi, John Linton and Matthew Everett. The motion passed with a unanimous vote.

5. Discussion Items

Steve Mumford asked how the Commissioner felt about food trucks and/or an event with food trucks. Commissioners felt that the event should be on commercial property.

A. General Plan Update

Commissioners and staff reviewed and updated the General Plan Map.

B. Development Code Amendments

6. Next Scheduled Meeting: November 11

7. Adjournment

The meeting was adjourned at 7:37 p.m.

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 11, 2014.



Steve Mumford, Planning Director