

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Wednesday November 9, 2005

Chris Kemp called the meeting to order at 6:00 p.m.

Roll Call

Commissioners Present: Chris Kemp, John Malone, Matt Weir

Others Present:

Carl Ford, Kelvin Bailey, Don Lyster, Amy Twitty

City Staff:

Planning Director: Adam Lenhard
City Planner: Peter Spencer
Planning Coordinator: Jenalee Cheever
City Engineer: Christopher Trusty

1. Pledge of Allegiance

Chris Kemp 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 and General Plan were approved by the City Council and that there was one minor change. Mr. Lenhard explained that there would be a 55 foot lot frontage in tier 2 only.

Mr. Lenhard explained that the Mt. Airey E Final Plat and the Spring Valley Final Plat were approved by the City Council.

Mr. Lenhard stated that Mike Hansen made a presentation to the City Council on how to get the City qualified as a Utah Quality Growth Community, which would enable the City to be eligible for many different types of funding.

4. Approval of Minutes

A. October 25, 2005

MOTION: *Matt Weir moved that the Planning Commission approve the minutes of October 25, 2005.*

John Malone seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

5. Development Items

A. Wee Kins Child Care Home Business, Public Hearing – Action Item

Mr. Lenhard explained that the proposed Wee Kins Child Care Home Business is located at 7818 N Windhover Road in the Chimney Rock subdivision. Mr. Lenhard explained that this is similar to the other daycare applications that have been seen in the past.

Mr. Lenhard explained that the applicant had agreed to all of the conditions of approval and that the applicant was unable to attend the meeting tonight because of a certification class that she had to attend.

Mr. Lenhard stated that Staff's recommendation would be to approve the application with the conditions of approval.

Mr. Malone asked what age the children being cared for would be.

Mr. Lenhard stated that they would be two years of age and younger.

Mr. Weir asked why there was a condition that no children could be cared for in the basement.

Mr. Lenhard explained that there were not appropriate exits in the basement.

Chris Kemp opened the Public Hearing at 6:05 p.m.

Chris Kemp closed the Public Hearing at 6:05 p.m.

MOTION: *John Malone moved that the Planning Commission approve the Wee Kins Child Care Home Business subject to the following conditions:*

- 1. COMPLIANCE WITH ORDINANCES.** *That the business maintains compliance with all City ordinances.*
- 2. BACKGROUND CHECKS.** *That background checks may be required for all employees.*
- 3. FIRE DEPARTMENT.** *That the maximum number of children under the age of two and a half is four (4). That those children are not allowed to be cared for in the basement.*
- 4. BUILDING DEPARTMENT.** *That approval from the Building Department is required prior to commencing business.*
- 5. FUTURE REVIEWS.** *That the Home Business application may be reviewed and subjected to additional conditions or revoked by the Planning Commission upon future reviews. If a complaint is filed by surrounding property owners the Planning Department will perform an investigation and place the item on the Planning Commission's agenda for additional consideration.*

Matt Weir seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

B. Spring Valley Site Plan, Public Hearing – Action Item

Mr. Spencer explained that Spring Valley is located just south of S.R. 73 at the entrance to Eagle Mountain City.

Mr. Spencer explained that this was a revised Site Plan approval and that the only item being changed was the elevations to the duplexes.

Mr. Weir asked what the difference in elevations would now be.

Mrs. Twitty explained that the previous elevations were exactly the same on each side of the duplex and one of the partners in this project did not like this. Mrs. Twitty explained that it had been changed so that it is not a mirror image of the other. Mrs. Twitty explained that the materials and colors would stay the same.

Chris Kemp opened the Public Hearing at 6:09 p.m.

Chris Kemp closed the Public Hearing at 6:09 p.m.

MOTION: *John Malone moved that the Planning Commission recommend approval to the City Council for the Spring Valley Site Plan.*

Matt Weir seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

C. Sage Valley Preliminary Plat, Public Hearing – Action Item

Mr. Lenhard explained that Sage Valley is located along S.R. 73 just west of Cedar Pass Ranch.

Mr. Lenhard explained that the area had been recently rezoned to allow for half (1/2) acre and one (1) acre lots.

Mr. Lenhard explained that the layout being presented by the applicant is similar to the lot layout that went through with the zoning amendment application.

Mr. Lenhard explained the conditions of approval to the Planning Commission.

Mr. Lenhard explained that Staff would recommend approval of the project according to the conditions of approval.

Chris Kemp opened the Public Hearing at 6:13 p.m.

Chris Kemp closed the Public Hearing at 6:13 p.m.

MOTION: *John Malone moved that the Planning Commission approve the Sage Valley B Preliminary Plat subject to the following conditions:*

- 1. FLIGHT EASEMENT. That a note is added to the plat stating that no primary or accessory structures shall be constructed within the flight easement running through lots 22, 45-46, and 48-56.*
- 2. COUNTY HEALTH DEPARTMENT APPROVAL. That a note is added to future plats that states that no building permit will be issued for a lot until the Utah County Health Department approves the septic tank and drain field design.*
- 3. WEST CANYON WASH. That no part of any home shall be constructed within 50 feet of the wash. A geo-tech report shall be provided for West Canyon Wash and the Wash shall be stabilized to the satisfaction of the City Engineer against further erosion and bank caving.*
- 4. DEVELOPMENT AGREEMENT. That all conditions of approval enumerated in the Development Agreement remain in force.*
- 5. FIRE HYDRANTS. That the Fire Chief approves the location of the fire hydrants.*
- 6. STORM DRAIN CALCS. That updated storm drain calculation are reviewed and approved by the City Engineer.*

Matt Weir seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

D. Heatherwood (R1 N22) Final Plat – Action Item

Mr. Spencer explained that Heatherwood is located in between the Eagle's Gate and Anthem on the Green subdivisions in The Ranches.

Mr. Spencer explained that Porter's Crossing would be extended from Pony Express Elementary North to meet up on North Mt. Airey Drive and S.R. 73.

Mr. Spencer reviewed the landscape plan with the Planning Commission. Mr. Spencer explained that there would be a 6 foot trail around the project for recreational use.

Mr. Spencer explained that the housing type is a 10 plex town home. Mr. Spencer explained that this product has not been used yet in Eagle Mountain which has brought up issues such as servicing the 10 plexes with utilities.

Mr. Spencer explained that several DRC meetings had been held with the applicant and that there are certain challenges that are being worked around but both the applicant and City Staff are optimistic that a good solution will come about.

Mr. Spencer stated that it is the responsibility of the applicant to present to City Staff approvable plans that meet the City Standards.

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

Mr. Spencer explained that Staff would recommend approval of the project according to the conditions of approval.

Mr. Ford explained that he represented Centarra Development and Prema Homes. Mr. Ford explained that the plan had not been changed too much since the last time this project came before the Planning Commission. Mr. Ford explained that he planned to move forward with the project based on the conditions of approval.

Mr. Lenhard explained that Mr. Ford had presented City Staff with a lighting plan that was not received in time to be included in the packets. Mr. Lenhard asked that Mr. Ford explain the plan.

Mr. Ford explained that the basic lighting over the entire project encompasses three areas. Mr. Ford explained that general street lighting is provided. Mr. Ford explained that the motorcourt areas would be supplied with either socket lighting or wall lights on the garages. Mr. Ford explained that all units would have front porch lights and that lighting would also be provided along the sidewalks.

MOTION: ***Matt Weir moved that the Planning Commission recommends approval of the Heatherwood Final Plat to the City Council subject to the following conditions:***

- 1. SID. That the entire property area is assessed and that the SID payments are made upon transfer of title.***
- 2. NEIGHBORHOOD PARK AND TRAILS. That the applicant provides the equivalent of two acres of Neighborhood Park.***
- 3. REQUIRED TRAIL CONNECTIVITY. That the sidewalks around the perimeter of the development are upsized to six feet in width .***
- 4. MONUMENT SIGNS. That entryway monuments are provided.***
- 5. UTILITIES. There is still much concern and discussion on how these units will be serviced with all required utilities. The following describes some of these concerns. Gas & Power: That the gas and power units are located in gangboxes in front of the buildings with remote sets. Telephone: That telephone lines have a minimum of one foot separation from any other utility. That adequate grounding is provided by connecting to the universal ground system for each unit. That an adequately sized pedestal is provided to hold the main cable and the services to the unit. That, in the event of a collapsed conduit, responsibility of repair is determined. That the main feeder cable, if under concrete or asphalt will be in an approved duct by telecom. That utility improvement costs that are above and beyond the current city contract with Tasco Engineering may be passed on to the developer.***
- 6. FIRE DEPARTMENT APPROVAL. That the locations of the hydrants are approved by the Fire Chief.***
- 7. E-FILES. That e-files are submitted for the plat, dry utilities, and constructions drawings. That engineer's estimates are provided for civil and dry utilities.***
- 8. GEOTECH REPORT. That the geotech report is submitted and verified by the City Engineer.***
- 9. PLAT. That the PC signature block is removed. That County book and page are added for adjacent parcels.***

- 10. CONSTRUCTION DRAWINGS. That all comments on the construction drawings are addressed and verified by the City Engineer.**
- 11. SECURITY LIGHTING. That security lighting is provided in the motorcourts, alleyways, and entryways to the units to ensure safety and security.**

John Malone seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

E. Hidden Valley South Concept Plan – Discussion Item

Mr. Spencer explained that Hidden Valley South is located on the eastern edge of the City just south of The Ranches and east of SITLA in the dry-farmed valleys of the Lake Mountain foothills.

Mr. Spencer explained that the applicant had submitted a concept plan for over 2,000 units, the minimum lot size being no less than a quarter acre.

Mr. Spencer explained that there were six church sites located throughout the project.

Mr. Spencer reviewed the following DRC comments with the Planning Commission:

1. GENERAL PLAN. That the General Plan shows this area as Rural Residential (typically half-acre minimum lot size). That development at a density greater than Base Density or Tier I would require an amendment to the General Plan.
2. COLLECTOR ROAD. That the Collector Road through the project meets the City's standard width for a Community Collector of at least 156 feet. That a reimbursement agreement is set up by the City to compensate the landowner for the increased width. That the Applicant works with the owners of the Hidden Valley North property in The Ranches to ensure that the alignment of the road is correct.
3. UTILITIES. That the gas, water, and electricity systems are looped. That the water pressure and placement of the water tank is analyzed. That there is discussion regarding the treatment of the 12kv power line and future 138kv line with the Capital Facility Plan.
4. SECONDARY ACCESS. That a secondary access needs to be secured to the property by the Applicant. That timing of construction is addressed through the Master Development Plan process.
5. CAPITAL FACILITY PLAN UPDATE. That the City's Capital Facility Plan may need to be updated to include utilities and the Hidden Canyon Collector Road for reimbursement.
6. SLOPE ANALYSIS. That a concept lotting plan is designed around the slope analysis to determine the actual amount of buildable acreage.
7. NEIGHBORHOOD PARK AND TRAILS. That _____ acres of public park are provided (depends on number of units). That eight foot trails are constructed within the ROW of the Hidden Valley Collector Road. That improvements to the Cedar Valley Regional Trail (in the utility corridor) are discussed as a way to fulfill park requirements. That a hillside trail system may be incorporated around the perimeter of the project.
8. DESIGN THEME. That the Applicant develops an overall design theme for the project (monument signs, landscaping, fencing, colors, signposts, etc.).
9. HILLSIDES AND RIDGELINES. That development is minimized on slopes and that hillsides and ridgelines are preserved.
10. STORM DRAINAGE. That locations for detention basins be identified. That existing natural drainages are piped through subdivisions. That bench drains may need to be provided.
11. DRIVEWAYS. That driveways are a minimum 22' long from the property line; that they may not exceed a 12% slope.
12. CUL-DE-SACS. That all cul-de-sacs have a minimum 60 ft. radius. And maximum length of 500ft.
13. SCHOOL SITE. That the proposed school site acreage is increased to min. 12 acres (as required by the Alpine School District). That it be separated from the commercial site (perhaps on other side of Hidden Valley Loop collector or swap with adjacent church site).
14. CHURCH SITES. That local churches be consulted on required site sizes (suggest at least one site with a minimum of 5-6 acres).
15. ANNEXATION. That the small portion of land on the southeast portion of the property currently outside the city limits is annexed into Eagle Mountain City.

16. STUB ROADS. That a road may need to be stubbed into adjacent property to the southeast.
17. FIRE ACCESS. That access to the public lands is provided for the Fire Department (brush trucks).
18. ROAD ACCESS TO NORTHWEST. That the applicant demonstrates the feasibility of bringing roads to the northwest section of the development on the west side of the utility corridor.

Mr. Bailey explained that this project would consist of larger lots and that the smallest lot would be a quarter of an acre.

Mr. Bailey explained that a cemetery had been planned into the project as well as city parks and trails.

Mr. Bailey explained that with this project they would like the power line corridor to be and equestrian trail.

Mr. Kemp asked what type of homes would be built in the project.

Mr. Bailey stated that it would consist of all single family dwelling units.

Mr. Kemp asked how many lots of the different lot sizes there would be.

Mr. Bailey explained that because the project, being at such an early stage has not been evaluated that far to determine the number of lots and sizes.

Mr. Bailey explained that there is some really steep topography in the project and that the majority of the property in the steeper areas is owned by SITLA. Mr. Bailey explained that the applicant was under contract with SITLA to develop that land.

Mr. Bailey explained that some commercial area had been put in the project. Mr. Bailey stated that the commercial area would not be built out right away but it will be preserved for commercial type businesses that may come along.

Mr. Bailey explained that Staff had suggested moving the school site to the north side of the cemetery.

Discussion took place concerning the ridge lines.

6. Other Business

7. Adjournment

The meeting adjourned at 7:07 p.m.