

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 9, 2010 AT 6:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

COMMISSION MEMBERS PRESENT: Karleen Bechtel, Preston Dean, Bonnie ElHalta (arrived 6:10 p.m.), John Linton and Tom Maher.

ELECTED OFFICIAL PRESENT: Donna Burnham

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman

Eagle Mountain City Planning Commission Policy Session – 6:00 p.m.

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

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest

None.

3. Approval of Minutes

- A. October 12, 2010 Planning Commission Meeting Minutes

MOTION: *John Linton moved to approve the October 12, 2010, meeting minutes. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Development Items

- A. Final Plat – Eagle Mountain Professional Suites Plat A – Action Item
Consideration of an application to split Lot 3 of the Eagle Mountain Business Campus Plat A into two separate lots.

The owner of Lot 3 has built one building on the lot and another building has been approved. He would like to market the new building as a separate lot. If the applicant stays with the approved site plan, the item will not require a new site plan review. If any of the approved design is changed, a new site plan will be required.

MOTION: *John Linton moved to approve a lot split for Lot 3 of Eagle Mountain Business Campus, Plat A. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

- B. Master Development Plan – Lower Hidden Valley – Public Hearing, Action Item
This master plan is the northwest portion of the approved Hidden Valley Master Development Plan, consisting of 1,256 residential units over 244.6 acres of land. This is

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simply to move this area forward toward a master development agreement without impacting the existing master plan.

Sage Communities would like to move forward with developing its portion of the Hidden Valley Master Development. This proposal excludes an area owned by The Ranches LC that has gone into foreclosure, as well as some smaller properties on the western portion of this plan. Densities and land uses would remain the same as previously approved.

Scott Kirkland described the details of the requested master development agreement. He said Sage has been working with the other property owners on planning and marketing.

Mr. Linton asked whether the streets would be wide enough to meet City standards. Mr. Kirkland said that part of the area was so narrow that some of the streets were planned at four feet narrower than City standards. The difference will be made up by allowing parking on only one side of the street.

Mr. Maher opened the public hearing at 6:17 p.m.

Elise Erler represented SITLA, one of the landowners in Hidden Valley. She said the property owners are working on an agreement with the City. Since the agreement is not in place yet, Ms. Erler wanted to make some comments for the record. While SITLA supports what Sage Communities wants to do, the in-valley landowners want to make sure that the vesting approved in December 2008 is not harmed by the application being presented tonight. SITLA was concerned that the major water line be looped and be sized to serve the entire development area. SITLA would also like the entry off of Pony Express Parkway be a major feature.

Mr. Kirkland was concerned that this item is being reviewed, when it has already been reviewed and the request is only for a master development agreement. This request is also not intended to affect the rights of any other party. No change in density is being requested.

Ron Phillips of Farmland Reserve said it was unusual to have a development agreement on a portion of a master development plan. He understood that actually vesting entitlement does not occur until a master development agreement is in place. He asked if this agreement would negatively affect the arterial road planned for the area.

Mr. Mumford said that he has met with the City Attorney and will meet in the next few days with additional City staff. No decision has been made, but portions of Hidden Valley not included in this application may be required to request a new master plan, as Sage Communities is doing tonight. The major arterial shown on the City's transportation plan should be shown on the plan. While the land uses, densities and major road configurations are vested by the land use element, zoning is contingent on the

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development agreement being approved. Bringing this forward as a master plan makes it subject to further review. City staff is working in good faith with the applicants.

Bill Turnbull of OMR Investments said that he and Mr. Kirkland entered into this process with the understanding that the vesting held by the other property owners would not be affected. If that became an issue, the application would likely be withdrawn.

Mr. Maher stated that no density change is being approved.

MOTION: *John Linton moved to recommend to the City Council approval of the land use element of the Lower Hidden Valley master development plan, with the conditions listed in the staff report and for the reasons set forth in the staff report. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

Conditions listed in the staff report:

- 1. Water System. Most of the lower Hidden Valley is within Zone 2 of the water system. Appropriate connections and PRV system will need to be installed.***
- 2. Secondary Access. Secondary access is required.***
- 3. Storm Drain. The storm drain master plan will need to be followed for pipe sizes, etc. to provide for future phases.***
- 4. 25% Slope. There will be no building on 25% or greater slopes.***
- 5. Trail Widths. Trails along major streets to be 8 feet and additional trails put in by the developer above and beyond what is called for by the Development Code can be narrower depending on their use and purpose.***
- 6. Street Widths. The “two-lane local street with parallel parking on one side only” must be increased to 51 total feet of right-of-way, consistent with city standards.***
- 7. Traffic. The mitigation requirements suggested in the traffic report must be installed at the designated times.***
- 8. Water. Individual plats must show proper water pressure and looping.***
- 9. Wastewater. It is the preferred alternative of the City that any wastewater that requires a lift station be routed to the SSA (see attached letter from Chris Trusty, Public Works Director).***

5. City Business

Mr. Mumford said that MAG is presenting their draft transportation plan to the Utah Lake Technical Committee on Monday. They presented it to the Regional Council of Governments last Thursday.

The next Planning Commission meeting will either be in two weeks or four weeks. The Planning Dept. will let the Commission know what the date will be.

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Ms. ElHalta asked that the 2011 Planning Commission meeting schedule be ready for the next meeting. She also said an overview of approved plans and subdivisions was discussed several meetings ago and she would like to see that come to the Commission.

6. Adjournment

Mr. Maher adjourned the meeting at 6:43 p.m.