

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 10, 2015 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: Wendy Komoroski, John Linton, Miriam Allred, and Matthew Everett. Excused: Daniel Boles.

CITY STAFF PRESENT: Steve Mumford, Planning Director; Mike Hadley, Senior Planner; Tayler Jensen, Planner, and Johna Rose, Deputy Recorder.

ELECTED OFFICIAL PRESENT: Tom Westmoreland

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. October 27th 2015

MOTION: *Wendy Komoroski moved to approve the October 27, 2015 meeting minutes. Matthew Everett seconded the motion. Those voting aye: Miriam Allred, Wendy Komoroski, John Linton and Matthew Everett. The motion passed with a unanimous vote.*

4. Action and Advisory Items (Recommendations to the City Council)

A. Jiffy Lube – Site Plan, Public Hearing, Action Item

Mike Hadley explained the site plan for lot 6 (approximately .56 acres) in the Porter's Crossing Town Center, which was approved on May 3, 2011 along with a Master Site Plan and Preliminary Plat. The proposed project is for a Jiffy Lube car care facility. noteworthy item is that stucco may not be used on more than 50 percent of the building.

No one was present for a public hearing.

Jonathan Taylor, representing the applicant, accepted and will comply with the recommended condition that additional rock shall be used to reduce the amount of stucco on the building.

MOTION: *Wendy Komoroski moved to recommend approval of the Jiffy Lube Site Plat to the City Council with the following condition:
1. Additional rock or other acceptable materials shall be used to reduce the amount of stucco to 50 percent or less on the building.*

Miriam Allred seconded the motion. Those voting aye: Wendy Komoroski, John Linton, Matthew Everett, and Miriam Allred. The motion passed with a unanimous vote.

B. Evans Ranch Plat D - Preliminary Plat, Public Hearing, Action Item

This plat includes 25 lots on 9.82 acres that were included on the approved Evans Ranch Master Development Plan.

Taylor Jensen presented the Preliminary Plat for Evans Ranch Plat D. He explained that the applicant has provided 11.85 acres of improved open space, exceeding the requirement of 10.61 acres of improved open space.

Commissioner Linton opened the public hearing at 6:05 p.m.

Nate Shipp, applicant, explained that, after talking to the City Attorney and the City Planner is requesting that the bonding requirement only be 100 percent instead of the 150 percent. Steve Mumford explained that the 100 percent follows the Master Development Agreement for Evans Ranch. He also explained that the developer would be adding more than the required improvements.

Commissioner Linton closed the public hearing at 6:07 p.m.

MOTION:

Wendy Komoroski moved to recommend approval of the Evans Ranch Plat D Preliminary Plat to the City Council with the following conditions:

- 1. Fencing shall be installed according to the fencing exhibit 2 in the MDA prior to issuing the first building permit in Evans Ranch Phase D.*
- 2. The developer must pay the City a cash bond of \$19,640 (9.82 buildable acres x \$2,000), for community improvements, to be spent on public amenities in the northern portion of the project, above and beyond the approved landscape plans.*
- 3. Open space shall be fully improved prior to recording the first plat in a project, or a separate cash deposit or cash escrow must be put in place with the City with this plat to cover 100 percent of the pro rata anticipated cost of park improvements (16.35.105-A-10). The total amount shall be determined prior to City Council review.*
- 4. All lighting must meet the outdoor lighting standards of Chapter 17.56 of the Eagle Mountain City Code, with full cut off lighting provided for all exterior lighting.*
- 5. The developer must pay the City for street lights before building permits will be issued. Street lights must be installed prior to a certificate of occupancy being issued.*

Matthew Everett seconded the motion. Those voting aye: Wendy Komoroski, John Linton, Matthew Everett, and Miriam Allred. The motion passed with a unanimous vote.

5. Discussion Items (No Action)

A. Code Amendments

Mr. Jensen presented the Commissioner with a packet for some code amendments for feedback on water wise projects, construction trailers, code enforcement on signage, and a usage table that will be easier to read. Commissioner Linton stated that the

Commission will take the packet under advisement and study the code amendments and would review the items at an upcoming meeting.

6. Next scheduled meeting: November 24th 2015

7. Adjournment

The meeting was adjourned at 6:13 p.m.

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 24, 2015



Steve Mumford, Planning Director