

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday February, 14 2006

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

Roll Call:

Commissioners Present: Tom Maher, Chris Kemp, John Malone, Michael Hansen, Matt Weir

Others Present:

Bill Gaskell, Monte Kingston, Todd Moir

City Staff:

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

1. Pledge of Allegiance

Tom Maher 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 at the last City Council meeting the Silver Lake Master Development Plan and the Ranches Master Development Plan Amendments were approved.

Mr. Lenhard explained that the Freemont Springs LDS Church Site Plan was also approved.

Mr. Lenhard stated that the feedback from City Council on the changes to the Business License Ordinance was positive and that the City Council approved it with minimal changes. Mr. Lenhard explained that the largest change that would be that no more licenses will have to go through the Planning Commission to be approved. Mr. Lenhard explained that they would just be approved by City Staff.

Mr. Lenhard explained that all of the Development Code Amendments were also approved by the City Council and their last meeting.

4. Approval of Minutes

A. December 13, 2005

B. January 17, 2006

MOTION: *Michael Hansen moved that the Planning Commission approve the minutes of December 13, 2005.*

John Malone seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

MOTION: *Michael Hansen moved that the Planning Commission approve the minutes of January 17, 2006.*

Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

5. Development Items

A. Point Lookout (R1 N10), Plat B, Preliminary and Final Plat - Public Hearing, Action Item

Mr. Spencer explained that Point Lookout B is located southwest of Diamond Springs and Castle Rock.

Mr. Spencer reviewed an aerial photo of Point Lookout Plat B with the Planning Commission.

Mr. Spencer explained that Sandpiper road has a right of way of 60 feet but that it was designated previously with the Ranches Master Development Plan as a collector road. Mr. Spencer explained that one of the conditions would address the issue of the trees along the road becoming a developer improvement.

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

1. That Sandpiper is classified as a Collector Road and has restricted driveway access. That its cross-section is 60 ft. That East and West Point Lookout are approved with 50 ft cross sections to match adjacent connecting streets.
2. That the required neighborhood park fee-in-lieu is applied towards hard surface trail improvements in the utility corridor (the Cedar Valley Regional Trail).
3. That all of the Engineer's conditions are completed.
4. That the Landscape Plan need to be redrawn to match the approved Plat A and proposed Plat B (prefer two separate plans.) That landscaping in Hidden Canyon is not shown on the plan. That references to the Community Center are to be bonded for (this was part of Plat A approval.) That street trees in Plat B are shown as the responsibility of the homeowner/homebuilder. That a licensed landscape architect should stamp the plan.
5. That East Point Lookout Road is renamed to Lochdoon Lane. That Castle Rock Circle is renamed (not part of Castle Rock.)
6. That the reference to the State Code is changed to 10-9a-607. That the year on the acknowledgement is updated.
7. That a 20' portion of lot 49 is dedicated as open space to Eagle Mountain City and an 8' asphalt trail connects the sidewalks in Point Lookout Road to the Cedar Valley Regional Trail. Include access to existing to dirt road.

Tom Maher opened the Public Hearing at 6:08 p.m.

Todd Moyer stated that he lived in Castle Rock and asked the Planning Commission if any of the lots would be subdivided.

Mr. Spencer explained that it would not be possible for them to subdivide the lots.

Mr. Maher explained that once the Planning Commission and City Council approve the subdivision that it will not be possible for the developer to subdivide the lots.

Public hearing closed at 6:10 p.m.

Mr. Spencer explained that the conditions of approval that the City Staff presents are always subject to change by the Planning Commission.

MOTION: *Michael Hansen moved that the Planning Commission approve the Point Lookout Plat B Preliminary Plat and recommend approval to the City Council for the Final Plat subject to the following conditions:*

1. ***CROSS SECTIONS. That Sandpiper is classified as a Collector Road and has restricted driveway access. That its cross-section is 60 ft. That East and West***

- Point Lookout are approved with 50 ft cross sections to match adjacent connecting streets.*
2. ***PARK FEE-IN-LIEU.*** *That the required neighborhood park fee-in-lieu is applied towards hard surface trail improvements in the utility corridor (the Cedar Valley Regional Trail).*
 3. ***ENGINEERING ITEMS.*** *That all of the Engineer's conditions are completed.*
 4. ***LANDSCAPE PLAN.*** *That street trees are shown as the responsibility of the homeowner or homebuilder. That a licensed landscape architect should stamp the plan. That the trail through lot 49 is shown.*
 5. ***PLAT.*** *That the year on the acknowledgement is updated.*
 6. ***LOT 49.*** *That a 20' portion of lot 49 is dedicated as open space to Eagle Mountain City and an 8' asphalt trail connects the sidewalks in Point Lookout Road to the Cedar Valley Regional Trail.*
 7. ***SIGNAGE.*** *That a street sign is added on the road to demarcate where Lochdoon Lane ends and West Point Lookout Road begins & vice-versa.*

Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

B. Anthem on the Green, Plat 3, Preliminary & Final Plat - Public Hearing, Action Item

Mr. Spencer explained that Anthem on the Green Phase 3 is located in The Ranches in between the Mt. Airey B and Anthem on the Green Phase 2 subdivisions.

Mr. Spencer explained that Phases 1 and 2 were previously approved in August of 2004.

Mr. Spencer explained that there is a well located in this project and that the developer would maintain ownership of it. Mr. Spencer explained that because of this one of the conditions of approval would be that the developer provide fencing for around the well.

Mr. Spencer explained that there was also a 20 ft. Public Utility Easement located between two lots which would allow for a 16 inch water main to run through and that the City would have access to this.

Mr. Malone asked if the developer would have access to the well.

Mr. Spencer explained that there would be access because the well is next to a road.

Tom Maher opened the Public Hearing at 6:16 p.m.

Tom Maher closed the Public Hearing at 6:16 p.m.

Monte Kingston showed the Planning Commission the layout of the project and a picture of the pool/recreation center.

Monte Kingston explained the construction plans have been approved for the additional lot that was not included in this submittal.

Mr. Spencer explained that in two weeks the one lot plat would come before the Planning Commission for approval.

Mr. Maher asked City Staff why the lot was unable to be included in tonight's presentation.

Mr. Spencer explained that the main reason was because it needs to have the appropriate amount of time to be noticed. Mr. Spencer explained that it would also need to be reviewed by City Staff.

MOTION: ***Michael Hansen moved that the Planning Commission approve the Anthem on the Green Phase 3 Preliminary Plat and recommend approval to the City Council for the Final Plat subject to the following conditions:***

1. PLAT CORRECTIONS. That the City is provided with a 20 ft. Public Utility Easement to accommodate a relocated 16" water main. That all other redline comments are addressed.

Matt Weir seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

C. Jacob's Well B (R-6 N-3), Final Plat - Action Item

Mr. Spencer explained that the proposed Jacob's Well B project is located along Golden Eagle Road south of the approved Liberty Farms subdivision and west of O'Fallon's Bluff.

Mr. Spencer explained that Jacob's Well was previously drawn with a thicker vest pocket and that the Sage Group has come in with revised a revised layout of the subdivision which would reduce the flag lots and also provides protection from the corridor and the speed of the traffic with the vest pocket.

Mr. Spencer explained that the Planning Department recommends approval of the new design over the previously drawn one.

Mr. Spencer explained that Staff recommends that the two farthest-south street trees along Golden Eagle Road are removed in order to increase sight visibility.

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

1. That the total number of lots is added to the tab table. That "Lot Requirement" note #5 is amended to include a statement that all driveways are to be a minimum 22' long. That the basis of bearing is also noted. That no lot lines are shown to the south of Plat B.
2. That the temporary drainage easement is removed from the plat.
3. That the City Engineer determines the amount of SID payments due, and that the payment is made prior to recordation.
4. That each lot has a 10' rear PUE and drainage easement (plat note #1.) That a bench drain is provided in the easement. That the bench drain is bonded for and shown on the plans.
5. That vertical curve elevations are shown at 25' intervals. That K-Values are verified by the City Engineer.
6. That a note is added to the plans that all asphalt is to be saw cut.
7. That the two farthest-south street trees along Golden Eagle Road are removed in order to increase sight visibility. That the street trees are called out as a developer improvement. That landscaping in the vest pocket is discussed (xeriscaping recommended over sod.) That all landscape plan redline comments are addressed. Landscaping in the vest pocket will be xeriscaped.

Mr. Spencer explained to the Planning Commission that Staff feels that xeriscaping the vest pocket would be a save on water and maintenance and would also make it more visibly appealing.

Mr. Maher asked who would figure out the bench drain such as what has to be there, the quality and size.

Mr. Trusty explained that that would come to the Engineering Department.

Mrs. Twitty asked that the park strip be allowed to be sod so that it will match the park strips on the other sides.

Mr. Weir stated that maintenance of sod would be an issue but that he supported the idea because there wouldn't be that much water being conserved if they went with the xeriscaping instead.

Mr. Hansen stated that the trees would have to be watered anyway so that he would also support the having sod instead of xeriscaping.

Mr. Hansen asked what the width of the park strip was.

Mrs. Twitty stated that she did not have her construction drawings with her but her estimation would be somewhere between 15 and 20 feet from curb to curb with and eight feet wide sidewalk running through the middle of it.

Mr. Malone stated that it would be hard to mow such a narrow strip of grass.

MOTION: *Michael Hansen moved that the Planning Commission recommend approval to the City Council for the revised Jacob's Well B Final Plat, subject to the following conditions:*

- 1. PLAT. That the total number of lots is added to the tab table. That "Lot Requirement" note #5 is amended to include a statement that all driveways are to be a minimum 22' long. That the basis of bearing is also noted. That no lot lines are shown to the south of Plat B.*
- 2. TEMPORARY DRAINAGE EASEMENT. That the temporary drainage easement is removed from the plat.*
- 3. SID PAYMENTS. That the City Engineer determines the amount of SID payments due, and that the payment is made prior to recordation.*
- 4. REAR P.U.E. That each lot has a 10' rear PUE and drainage easement (plat note #1.) That a bench drain is provided in the easement. That the bench drain is bonded for and shown on the plans.*
- 5. CURVE ELEVATIONS. That vertical curve elevations are shown at 25' intervals. That K-Values are verified by the City Engineer.*
- 6. ASPHALT CUTS. That a note is added to the plans that all asphalt is to be saw cut.*
- 7. LANDSCAPE PLAN. That the two farthest-south street trees along Golden Eagle Road are removed in order to increase sight visibility. That the street trees are called out as a developer improvement. That the vest pocket is appropriately xeriscaped. That all landscape plan redline comments are addressed.*

Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

D. Sage Valley B Final Plat, Action Item

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

Mr. Lenhard explained that the developer has come back with a park with all kinds of amenities. Mr. Lenhard explained that all of these improvements are required according to the Master Development Agreement to be completed and accepted by the City before recordation of this Plat B.

Mr. Lenhard explained that the landscaping plan does show a trail that will run through the subdivision and that there is landscaping on the storm drain pond as the Code requires.

Mr. Lenhard explained that the layout does meet the City's buffer and lot transitioning requirements.

Mr. Lenhard explained that they would have to maintain the flight easement and that they have kept all structures out of the flight easement.

Mr. Lenhard explained that there was an issue with emergency vehicle access. Mr. Lenhard explained that because of this issue the Fire Chief has required that each home is to have an adequate sprinkler system installed until a permanent secondary access is constructed.

Mr. Lenhard explained that a scour analysis would need to be conducted of West Canyon Wash and that it would need to be approved by City Staff prior to the City's acceptance of the subdivision.

MOTION: *Michael Hansen moved that the Planning Commission recommend approval to the City Council for the Sage Valley B Final Plat subject to the following conditions:*

- 1. ENGINEER'S ESTIMATES. That engineer's estimates are provided (dry utilities, construction).*
- 2. PLAT. Change State Code reference to 10-9a-607 in Owner's Dedication. That county book and page information is added. That the City Engineer verifies the plat boundary description. That an electronic copy of plat is submitted so that addresses can be calculated.*
- 3. SPRINKLER SYSTEMS REQUIRED. That each home is to have an adequate sprinkler system installed to the satisfaction of the Fire Chief until a permanent secondary access is constructed.*
- 4. DEVELOPMENT AGREEMENT. That all conditions of approval enumerated in the Development Agreement remain in force.*
- 5. STORM DRAIN CALCS. That updated storm drain calculations are reviewed and approved by the City Engineer.*
- 6. WEST CANYON WASH. That West Canyon Wash shall be stabilized to the satisfaction of the City Engineer against further erosion and bank caving. That the recommended scour analysis be conducted and approved by city staff prior to the City's acceptance of the subdivision.*

John Malone seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

E. Pony Express Towne Centre, Concept Plan - Discussion Item

Mr. Lenhard explained that the Pony Express Towne Centre development consists of 144.82 acres in two parcels along the north side of Pony Express Parkway in between Eagle Mountain City and Saratoga Springs.

Mr. Lenhard explained that the parcels are currently in Utah County but are in the process of being annexed into Eagle Mountain. Mr. Lenhard stated that once inside the City, the General Plan Map will need to be updated to show the newly added parcels and a Master Development Plan will be required to rezone the property and assign density ceilings.

Mr. Lenhard explained that the Applicant is proposing 23.95 acres as commercial development and the remaining 120.87 acres as Tier III Residential and Open Space. Mr. Lenhard stated that a total of 671 units are shown in three separate residential neighborhoods in the proposed Concept Plan. Mr. Lenhard explained that these neighborhoods range from 5.9 dwelling units per acre up to 12 units per acre and that there are no church sites or other land uses included in the current plan.

Mr. Lenhard explained that it is unlikely that the amount of water rights currently available within Cedar Valley would be sufficient to serve a development of this density. Mr. Lenhard explained that the Master Development Plan application requires that the Applicant provide evidence to the satisfaction of the City Attorney that they have access to a valid source for water rights.

Mr. Lenhard explained that the Pony Express Towne Centre project has a proposed gross density of 4.63 dwelling units per acre and is thus classified as Tier II Residential.

Mr. Lenhard explained that In order to have the opportunity to build up to this overall density the developer would have to provide all of the improvements over the entire project.

Mr. Lenhard explained that the gas, water, and electricity systems are looped and that the water pressure and placement of the water tank is analyzed. Mr. Lenhard explained that there was discussion regarding the treatment of the 12kv power line and future 138kv line with the Capital Facility Plan and also that the alignment for Porter's Crossing in front of the substation is verified.

Mr. Lenhard explained that a slope analysis needs to be provided to determine the actual amount of buildable acreage and that unbuildable land such as the utility corridor, natural washes and etc. are ineligible for inclusion as improved open space.

Mr. Lenhard explained that 6.71 acres of Neighborhood Park and 3.95 acres of Community Park would need to be provided and that improvements to the Cedar Valley Regional Trail in the utility corridor, are incorporated into the park requirements.

Mr. Lenhard explained that the full Pony Express Parkway right-of-way needs to be improved by the developer along the length of their property.

Mr. Lenhard explained that the applicant would also need to design an overall theme for the project for things such as monument signs, landscaping, fencing, colors, signposts, etc.

Mr. Lenhard explained that the locations for detention basins would need to be identified and that existing natural drainages need to be piped through subdivisions where necessary.

Mr. Lenhard stated that the driveways need to be a minimum of 22' long from the property line and that they can not exceed a 12% slope.

Mr. Lenhard explained that all cul-de-sacs should have a minimum of a 60 ft. radius and a maximum length of 500 ft. and it should preferably run uphill rather than downhill.

Mr. Lenhard explained that the applicant may want to consider setting aside several acres for a church site.

Mr. Lenhard explained that road may need to be stubbed into the adjacent 8.75 acre property to the east and to the adjacent 3.62 acre parcel to the west.

Mr. Lenhard explained that there needs to be a sufficient buffer (50') around Tickville Wash and that it needs to be maintained and that a sufficient distance needs to be maintained between intersections.

Bill Gaskell explained that the density presented was not actually being asked for by the developer. Mr. Gaskell explained that they were in agreement with all of the items that Mr. Lenhard presented and that all of those items would be resolved.

Mr. Gaskell explained that it was still undecided what density they would like to propose.

Mr. Hansen asked if the regional park was located southwest of this project.

Mr. Spencer explained that it was currently owned by the City and that it was being planned to be a regional park.

Mr. Hansen asked what the future plans were for the Pony Express road leading out to the Mt. View Corridor.

Mr. Spencer explained that currently there was enough right of way to have four lanes until about the Silver Lake area and that this would be an issue that may come up in the future.

6. Other Business

None

7. Adjournment

Tom Maher adjourned the meeting at 7:32 p.m.