

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday, February 28, 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

Monte Kingston, Paul Beckstead

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

None

4. Approval of Minutes

None

5. Development Items

A. Anthem on the Green (R1 N24), Phase 3B, Preliminary & Final Plat - Public Hearing, Action Item

Mr. Spencer explained that Anthem on the Green Phase 3b is located south of Mt. Airey and is surrounded by the golf course.

Mr. Spencer explained that the park amenities for this subdivision will be fulfilled with the park located in Phase 1. Mr. Spencer explained that this park includes a pool, playground equipment, a basketball court, and a pavilion. Mr. Spencer explained that these amenities will serve the entire Anthem on the Green development.

Mr. Spencer explained that the trails for this project will be connected from Ranches Parkway to the park area and will connect the other neighborhoods to the park area.

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

1. That the plat is renamed to Highlands on the Green.

2. That the spacing of the street trees conforms to City Code (canopies must overlap at maturity, typically 35 ft. apart.)
3. That county book and page are shown for adjacent parcels on the plat.

Mr. Lenhard explained that the Planning Commissions approval would need to include the new name, Highlands on the Green.

Mr. Kingston briefly explained the tree size for the landscaping.

Mr. Lenhard explained that there is no warranty period for the trees because it would be listed as a homeowner improvement even though the developer is putting them in.

Tom Maher opened the public hearing at 6:09 p.m.

Tom Maher closed the public hearing at 6:09 p.m.

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

1. **LANDSCAPE PLAN.** *That the spacing of the street trees conforms to City Code (canopies must overlap at maturity, typically 35 ft. apart).*
2. **BOOK AND PAGE.** *That county book and page are shown for adjacent parcels on the plat.*

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

B. Westview Heights, Revised Preliminary & Final Plat - Public Hearing, Action Item

Mr. Spencer explained that the proposed Westview Heights project is located between Cedar Pass Ranch and S.R. 73.

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

1. That the dry utility plans are submitted and approved by the City.
2. That a legend is added on the landscape plan for the park amenities. That the rear yard fencing along SR 73 is bonded for as a developer improvement.
3. That rollback taxes may need to be paid by the Developer on the property prior to recordation of a Final Plat.
4. That all construction plan redlines are addressed.
 - That a detail showing the steel casing and skids for boring is provided.
 - That the minimum cul-de-sac radius is 60 ft.

Tom Maher asked when the project would begin construction.

Mr. Beckstead explained that they were hoping to begin construction in two to three months.

Tom Maher opened the public hearing at 6:19 p.m.

Tom Maher closed the public hearing at 6:19 p.m.

MOTION: *Matt Weir moved that the Planning Commission approve the Westview Heights Preliminary Plat and recommend approval to the City Council for the Final Plat subject to the following conditions:*

1. **CONSTRUCTION PLANS.** *That all construction plan redlines are addressed (see section at end of Staff Report).*
2. **ROLLBACK TAXES.** *That rollback taxes may need to be paid by the Developer on the property prior to recordation of a Final Plat.*

3. **DRY UTILITIES.** *That dry utility plans are submitted and approved by the City.*
4. **LANDSCAPE PLAN.** *That a legend is added to the plan for the park amenities. That the rear yard fencing along SR 73 is bonded for as a developer improvement.*

Michael Hansen seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

6. **Other Business**

None

7. **Adjournment**

Tom Maher adjourned the meeting at 6: 20 p.m.