

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

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

Roll Call

Tom Maher, Chris Kemp, John Malone, Michael Hansen, Matt Weir

Others Present

Bobby Colson, Doug Woodruff, Scott Hazard, Heather Jackson

City Staff

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

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 the Valley View South Development Agreements for Plats A & B were tabled due to issues with the curb and gutter. Mr. Lenhard explained that the developer felt that the roads would be able to be preserved longer if there were curb and gutter and that the residents felt that if there were curb and gutter that the rural feel of the surrounding neighborhoods would be lost.

Mr. Lenhard explained that The Ranches Master Development Plan Amendment, Jacob's Well B Final Plat, Sage Valley B Final Plat, Point Lookout B Final Plat and Anthem on the green 3A Final Plat were approved by the City Council at their last meeting.

4. Development Items

A. Mt. Airey Plat F Preliminary & Final Plat, Public Hearing- Action Item

Mr. Spencer explained that Mt. Airey Plat F is located between Clubhouse Lane and Mt. Airey Dr. in the Ranches.

Mr. Spencer explained that the proposed project contains four lots.

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

1. That all redline comments on the plat are addressed.
2. That the city-owned property that was recently vacated and disposed of is completely deeded over to the respective property owners.
3. That county book and page are shown for adjacent parcels on the plat.

Mr. Spencer explained that the Planning Department recommends approval of the Mt. Airey Plat F Preliminary and Final Plat.

Tom Maher opened the Public Hearing at 6:06 p.m.

Tom Maher closed the Public Hearing at 6:06 p.m.

MOTION: *Chris Kemp moved that the Planning Commission approve the Mt. Airey Plat F Preliminary Plat and recommend approval to the City Council for the Final Plat subject to the following conditions:*

1. **PLAT.** *That all redline comments are addressed.*
2. **DEEDING OF PROPERTY.** *That the city-owned property that was recently vacated and disposed of is completely deeded over to the respective property owners.*
3. **BOOK AND PAGE.** *That county book and page are shown for adjacent parcels on the plat.*

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

B. Sunrise at Kiowa Preliminary Plat, Public Hearing - Action Item

Mr. Spencer explained that the proposed Sunrise at Kiowa project is located just outside of The Ranches Master Development Plan, south of Kiowa Valley D & E.

Mr. Spencer explained that a few items have not yet been worked out for this item and so Staff's recommendation would be to table the item but to still hold the public hearing.

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

1. That all streets are given names that are dissimilar from existing names in the City. That all lot frontages are a minimum of 55'. That all other redline comments are addressed.
2. That the proposed 8' asphalt trail and surrounding vegetation xeriscaping is shown in the trail corridors.
3. That the neighborhood / community park requirement is resolved.
4. That the preliminary plat development agreement gets approval from the City Council.
5. That the streetlights are provided at all street intersections and at the subdivision entryways.
6. That the length of the cul-de-sac is a maximum of 500'. That the slope of the roads is shown. That all other construction plan redlines are addressed.
7. That bench drains are provided on lots on the down hill side of the open space.
8. That the Fire Chief approves the locations of the fire hydrants.

Doug Woodruff explained that he will be having a meeting with staff to work out the conditions and that he is okay with the item being tabled.

Tom Maher opened the Public Hearing at 6:13 p.m.

Tom Maher closed the Public Hearing at 6:13 p.m.

MOTION: *Michael Hansen moved that the Planning Commission table the Sunrise at Kiowa Preliminary Plat.*

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

C. Lone Tree II Preliminary Plat, Public Hearing - Action Item

Mr. Spencer explained that the Lone Tree II Preliminary Plat is located in the Ranches west of Hidden Canyon and Ruby Valley. Mr. Spencer explained that the cul-de-sac was stubbed.

Mr. Spencer explained that it was being proposed with 162 lots.

Mr. Spencer reviewed the landscape plan with the Planning Commission.

Mr. Spencer explained that there is a detention basin that will be used as open space.

Mr. Spencer explained that there would also be a lift station and that a maintenance trail has been planned for it.

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

1. That the Neighborhood Park fee-in-lieu is paid prior to recordation according to the amount calculated by the City Engineer, or the required Development Code improvements are bonded for and installed by the developer.
2. That the traffic impact study required by the February 1, 2005 Ranches Master Plan Amendment is completed. That the City Engineer's recommendations are addressed.
3. That existing contour lines for the site at 2 ft. intervals need to be submitted.
4. That the Landscape Plan shows all of the required items.
5. That a 4% maximum slope must be maintained through intersections.
6. That the locations of the hydrants are approved by the Fire Chief.
7. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.

Mr. Spencer explained that the Planning Department recommends approval of the Lone Tree II Preliminary Plat subject to the following conditions:

Mr. Lenhard explained that when the property to the west is ready to develop they will be the ones who will have to construct the collector road.

Tom Maher opened the Public Hearing at 6:27 p.m.

Tom Maher closed the Public Hearing at 6:27 p.m.

Mr. Colson explained that the required density has been maintained for this proposed project.

MOTION: *Michael Hansen moved that the Planning Commission approve the Lone Tree II Preliminary Plat subject to the following conditions:*

1. **NEIGHBORHOOD PARK.** *That the Neighborhood Park fee-in-lieu is paid prior to recordation according to the amount calculated by the City Engineer, or the required Development Code improvements are bonded for and installed by the developer.*
2. **TRAFFIC IMPACT STUDY.** *That the study required by the February 1, 2005 Ranches Master Plan Amendment is completed. That the City Engineer's recommendations are addressed.*
3. **CONTOUR LINES.** *Existing contour lines for the site at 2 ft. intervals need to be submitted.*
4. **LANDSCAPE PLAN.** *That the Landscape Plan shows all of the required items (see Neighborhood Park section below).*
5. **PLAT.** *That a 4% maximum slope must be maintained through intersections.*
6. **FIRE DEPARTMENT APPROVAL.** *That the locations of the hydrants are approved by the Fire Chief.*
7. **SID.** *That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.*

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

D. Hidden Valley North Preliminary Plat, Public Hearing - Action Item

Mr. Spencer explained Hidden Valley North is located in The Ranches between Lone Tree and Hidden Canyon.

Mr. Spencer explained that it is 108 acres with 657 units being proposed. Mr. Spencer explained that there would be a mixture of Single Family, Town homes and Condos.

Mr. Spencer explained that Staff would recommend that this item be tabled,

Mr. Spencer explained that the collector road through the project would need to meet the City's standard width for a Community Collector of at least 136 feet.

Mr. Spencer explained that the Developer is proposing to amend the development code so that he would not be required to put this 136 feet collector road in.

Tom Maher asked what they were currently proposing.

Mr. Spencer explained that the Developer was proposing an 80 foot right of way.

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

1. That the Collector Road through the project meets the City's standard width for a Community Collector of at least 136 feet. That the plans are redrawn to show this road.
2. That the required Signage Plan is submitted. That entryway monuments are provided on the sides of the road (not in a median).
3. That the assessable SID acreage for this parcel is calculated by the City and paid by the Applicant prior to recordation.
4. That the gas, water, and electricity systems are looped. That the design of the utilities is discussed with the applicant to accommodate upsizing of lines for future capacity to the south.
5. That a new water tank for this project will be required to be built _____ (where).
6. That each multi-family unit has at least two private parking stalls. That visitor parking is provided for the clubhouse and pool to be shared by the Town homes.
7. That the full Pony Express right of way is improved by the Applicant along the south side of the road. That turnouts are provided for the entrances. That the existing power line is relocated below grade.
8. That the interior streets of the town homes and condominiums are privately owned and maintained. That easements are provided for utility and emergency vehicle access.
9. That all conditions called out in the corresponding section below are met.
10. That locations for detention basins be identified. That bench drains may have to be provided by the developer behind homes along the hillsides. That existing drainage channels will have to be maintained. That erosion protection measures must be taken by the developer to protect drainage areas.
11. That the frontage for single family lots is 55 ft.
12. That all cul-de-sacs have a minimum 60 ft. radius.
13. That "Maple" and "Cedar" are not eligible street names. That the "Maple Drive" shown on the plat is given a separate name where it changes direction by lots 9 and 10.
14. That the City's Local Street cross section requires 55 ft. right of way.
15. That adequate stacking distance is provided onto the Hidden Valley Collector Road.

Tom Maher opened the public hearing at 6:54 p.m.

Tom Maher closed the public hearing at 6:54 p.m.

MOTION: *Michael Hansen moved that the Planning Commission table the Hidden Valley North Preliminary Plat until the proposed Code Amendment regarding street cross-sections is resolved.*

- 16. COLLECTOR ROAD.** *That the Collector Road through the project meets the City's standard width for a Community Collector of at least 136 feet. That the plans are redrawn to show this road.*
- 17. SIGNAGE PLAN.** *That the required Signage Plan is submitted. That entryway monuments are provided on the sides of the road (not in a median).*
- 18. SID PAYMENT.** *That the assessable SID acreage for this parcel is calculated by the City and paid by the Applicant prior to recordation.*
- 19. UTILITIES.** *That the gas, water, and electricity systems are looped. That the design of the utilities is discussed with the applicant to accommodate upsizing of lines for future capacity to the south.*
- 20. WATER TANK.** *That a new water tank for this project will be required to be built _____ (where).*

21. **PARKING.** *That each multi-family unit has at least two private parking stalls. That visitor parking is provided for the clubhouse and pool to be shared by the Townhomes.*
22. **PONY EXPRESS RIGHT-OF-WAY.** *That the full Pony Express ROW is improved by the Applicant along the south side of the road. That turnouts are provided for the entrances. That the existing powerline is relocated below grade.*
23. **PRIVATE STREETS.** *That the interior streets of the townhomes and condominiums are privately owned and maintained. That easements are provided for utility and emergency vehicle access.*
24. **LANDSCAPING, FENCING, PARKS AND TRAILS.** *That all conditions called out in the corresponding section below are met.*
25. **STORM DRAINAGE.** *That locations for detention basins be identified. That bench drains may have to be provided by the developer behind homes along the hillsides. That existing drainage channels will have to be maintained. That erosion protection measures must be taken by the developer to protect drainage areas.*
26. **LOT FRONTAGE.** *That the frontage for single family lots is 55 ft.*
27. **CUL-DE-SACS.** *That all cul-de-sacs have a minimum 60 ft. radius.*
28. **STREET NAMES.** *That "Maple" and "Cedar" are not eligible street names. That the "Maple Drive" shown on the plat is given a separate name where it changes direction by lots 9 and 10.*
29. **LOCAL STREETS.** *That the City's Local Street cross section requires 55 ft. right of way.*
30. **STACKING DISTANCE.** *That adequate stacking distance is provided onto the Hidden Valley Collector Road.*

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

5. **Other Business**

None

6. **Adjournment**

The meeting adjourned at 7:00 p.m.