

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, APRIL 11, 2006

Eagle Mountain City Council Chambers, 1680 E. Heritage Drive, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- Mt. Airey F Final Plat

4. Development Items

A. Overland Trails 1C - Amendment to the Eagle Mountain City General Plan – Public Hearing, Action Item

The Planning Department has received an application to amend the General Plan Map in the Overland Trails subdivision.

MOTION: *Commissioner Hansen moved that the Planning Commission approve the proposed amendment to the Eagle Mountain City General Plan subject to the following conditions and findings of fact:*

1. GENERAL PLAN MAP. That the new General Plan map designates the subject property as “Rural Residential”.
2. COMPATIBILITY. That the subject property would be developed as single-family lots subject to the same requirements as others in Overland Trails Phase 1. That the new lots platted through the subdivision process would be consistent in size with the other lots in Phase 1 of Overland Trails.

Unknown Commissioner seconded. Motion passed.

B. Amendment to the Eagle Mountain Properties Master Development Plan – Public Hearing, Action Item

The Planning Department has received an application to rezone a portion of the Eagle Mountain Properties Master Plan consisting of approximately 3.9 acres adjacent to the Overland Trails subdivision from Commercial to Residential.

Commissioner Hansen moved that the Planning Commission approve the proposed amendment to the Eagle Mountain Properties’ Master Development Plan subject to the following conditions and findings of fact:

1. ORIGINAL MASTER DEVELOPMENT AGREEMENT CONDITIONS. That all conditions of the “Town of Eagle Mountain, Utah, Monte Vista Ranch and Eagle Mountain Properties Amended and Restated Master Development Agreement” dated December 22, 1997 remain unchanged with this amendment unless otherwise explicitly specified in these conditions of approval or on the revised Master Plan Map.

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2. REVISED MAP. That the revised Master Plan Land Use map becomes the official Map of the Eagle Mountain Properties Master Plan. That the date on the map is updated. That the subject property is depicted with the "Residential" land use.
3. GENERAL PLAN. That the General Plan amendment associated with this application receives final approval by the City Council prior to their approval of the proposed Master Plan Land Use Map amendment.
4. COMPATIBILITY. That the subject property would be developed as single-family lots subject to the same requirements as others in Overland Trails Phase 1. That the new lots platted through the subdivision process would be consistent in size with the other lots in Phase 1 of Overland Trails.
5. TRAFFIC AND TRANSPORTATION. That the addition of three more lots to the subject parcel will not result in noticeable traffic congestion or safety problems. The existing roads in Overland Trails have adequate capacity for the proposed lots.

Unknown Commissioner seconded. Motion passed.

C. Silver Lake Plat 6, Preliminary and Final Plat – Public Hearing, Action Item

Silver Lake Plat 6 is located adjacent to Silver Lake Villages, just south of the proposed Plat 7.

MOTION: *Commissioner Hansen moved that the Planning Department approve the Preliminary Plat and recommend approval to the City Council of the Final Plat for SilverLake Plat 6, subject to the following conditions:*

1. STREET NAMES. All the proposed streets are given names that are dissimilar from all existing street names.
2. ADDRESSES. The applicant submits an electronic copy of plat for the City Engineer to generate addresses.
3. STREET TREES. All street trees along SilverLake Parkway are noted as a developer improvement and bonded for. \$300 per lot is paid with the approval of each building permit to allow for any additional street trees which may be added.
4. PLAT. A vicinity map with greater detail is shown. The redlined language is corrected. The actual building pads are shown. Utah County Book & Page information is added. The Planning Commission block is removed.
5. LANDSCAPE PLAN. The 8' trail is shown as an asphalt trail.
6. DRIVEWAY ACCESS. Driveway access to lot 39 ONLY be from Road 4. Driveways for lots 19 & 1-7 shall NOT have access from SilverLake Parkway. Notes are added to the plat to indicate these restrictions.
7. FENCING. The developer continues, and bonds for, the fence between Tickville Wash and the trail corridor. The developer provides, and bonds for, a rear yard privacy fence along the rear yards of lots 2-6.
8. SILVER LAKE PARKWAY INCLUSION. The entire length of SilverLake Parkway that runs adjacent to Plat 6 be added to Plat 6 and dedicated to Eagle Mountain City.
9. FIRE PROTECTION. The Fire Chief's comments are addressed and approved by the Fire Chief.

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10. CONSTRUCTION DRAWINGS. All redline comments are addressed and approved by the City Engineer.
11. NEIGHBORHOOD PARK. The Neighborhood Park requirements are met.
12. The traffic study be reviewed again by the city engineer, specifically looking at SilverLake Parkway.

Unknown Commissioner seconded. Motion passed.

D. Silver Lake Plat 7, Preliminary and Final Plat – Public Hearing, Action Item
Silver Lake Plat 7 is located northeast of Silver Lake Villages.

MOTION: Commissioner Hansen moved that the Planning Department approve the Preliminary Plat and recommend approval to the City Council of the Final Plat for SilverLake Plat 7, subject to the following conditions:

1. STREET NAMES. All the proposed streets are given names that are dissimilar from all existing street names.
2. ADDRESSES. The applicant submits an electronic copy of plat for the City Engineer to generate addresses.
3. STREET TREES. All street trees along Silver Lake Parkway are noted as a developer improvement and bonded for. \$300 per lot is paid with the approval of each building permit to allow for any additional street trees which may be added.
4. PLAT. A vicinity map with greater detail is shown. The redlined language is corrected. The actual building pads are shown. Utah County Book & Page information is added. The Planning Commission block is removed.
5. LANDSCAPE PLAN. A trail and landscaping in the open space corridor adjacent to lot 86 is discussed with the applicant. That a trail and improved landscaping is added to the open space area adjacent to lot 86.
6. DRIVEWAY ACCESS. Driveway access to lot 44 ONLY be from Road 3. Driveways for lots 1, 23, 24, 31-43 shall NOT access from SilverLake Parkway. Driveways for lots 45, 54, 55, 59, and 74 shall NOT access from Road 6. Notes are added to the plat to indicate these restrictions.
7. FENCING. The developer provides, and bonds for, a rear yard privacy fence along the rear yards of lots 31-44.
8. LOT #32. The applicant demonstrates that lot #32 is buildable with the approved setbacks for this subdivision.
9. SilverLake Plat 6 or SilverLake Plat 4B is recorded prior to this plat (Plat 7) being recorded.
10. FIRE PROTECTION. The Fire Chief's comments are addressed and approved by the Fire Chief.
11. CONSTRUCTION DRAWINGS. All redline comments are addressed and approved by the City Engineer.
12. NEIGHBORHOOD PARK. The Neighborhood Park requirements are met.
13. Fee-in-lieu be applied to the Regional Park to the east.
14. The traffic study be reviewed again by the city engineer.

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Unknown Commissioner seconded. Motion passed.

E. Proposed Amendments by The Ranches HOA to the Eagle Mountain City Development Code, Public Hearing - Action Item

The Planning Department has received an application from The Ranches HOA to amend the City's Sign Ordinance, which is part of the Development Code (Title 1, Chapter 16).

Commissioner Hansen moved that the Planning Commission recommend approval of the proposed amendments to the City's Sign Ordinance subject to the following conditions:

1. TITLE 1, CHAPTER 16. That the text is amended as drafted by the Applicant.
2. TITLE 1, SCHEMATIC 16.4. That Schematic 16.4 Community Entrance Signage is approved as presented by the Applicant.

Unknown Commissioner seconded. Motion passed.

F. Proposed Amendments by Staff and Trophy Homes Development to the Eagle Mountain City Development Code, Public Hearing - Action Item

The Planning Department has received an application from Trophy Homes Development to amend the City's Development Code with respect to street right-of-way standards. Staff has also added various related amendments which are contained in the Staff Report.

MOTION: *Commissioner Hansen moved that the Planning Commission recommend approval of the following amendments to the Eagle Mountain City Development Code:*

1. TITLE 2, CHAPTER 7. That the text is amended as drafted.
2. TITLE 2, TABLE 7.2. That Table 7.2 Right of Way Classifications is amended as presented by Staff.
3. The City Attorney will be able to adjust the wording, etc. to his liking.
4. Allow for the option of having a 50' ROW with a 2' high-back curb option with the Local Street Classification.

Unknown Commissioner seconded. Motion passed.

G. Proposed Amendments by Staff to the Eagle Mountain City Development Code, Public Hearing - Action Item

Staff has proposed several amendments to the Development Code regarding fencing and guarantees of subdivision improvements.

MOTION: *Commissioner Hansen moved that the Planning Commission recommend approval of the following proposed amendments to the Eagle Mountain City Development Code:*

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1. TITLE 2, CHAPTER 6. That Section 6.7.1.1 is added to the text as drafted. That Section 6.8.2 is deleted as drafted in the staff report.
2. TITLE 2, CHAPTER 7. That Section 7.9 is amended as drafted in the staff report.

Unknown Commissioner seconded. Motion passed.

H. Point Lookout A, Revised Final Plat - Action Item

Point Lookout A is located southwest of Diamond Springs and Castle Rock. This revised application proposes that the vest pockets be removed and that the lots have direct driveway access onto Sandpiper Rd.

MOTION: Commissioner Hansen moved that the Planning Commission recommend approval to the City Council of the Point Lookout Plat A Final Plat with the following findings-of-fact and subject to the following conditions:

Findings of Fact:

- The Hidden Canyon development was not built to its vested density and instead built as a lower-density, single-family detached subdivision.
- Additionally, the ‘Community Center’ that was once planned for in the Hidden Canyon area is no longer a possibility.
- As such, the connecting Sandpiper Road will not be required to carry as much vehicular traffic, thus its classification as a collector road is no longer valid. Instead, it is viewed as a local street that will only be used for local traffic.
- Because the actual use of Sandpiper Road will not designate it as a collector road, direct driveway access onto this road, for some specific lots, does not pose a significant traffic concern and is allowed.

Conditions of approval:

1. PARK FEE-IN-LIEU. The required neighborhood park fee-in-lieu is calculated by the City Engineer and applied towards hard surface trail improvements in the utility corridor (the Cedar Valley Regional Trail).
2. SID. The City Engineer verifies that the plat encompasses all of the land incorporated for the SID, and that the full amount is paid prior to recordation.
3. PLAT. The tabulation table is updated to show correct data.—That the City Engineer verifies that the plat closes. That all lot lines outside of the plat are removed. That Notes 2-5 are removed. That all other redline comments are addressed.
4. STREET ACCESS. Lots 16 & 17 contain a note that states they are restricted to a circular (U-shaped) driveway only.
5. BENCH DRAINS. Bench drains are provided in the rear yard PUE for lots 22-24. That these bench drains are a bonded developer improvement.
6. CONSTRUCTION DRAWINGS. That the construction drawings reflect the taking out of the vest pockets.

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7. LANDSCAPE PLAN. That a licensed landscape architect should stamp the plan. That a landscape cost estimate is submitted. The Landscape Plan shall contain an entryway monument. That the Landscape Plan is redrawn to match the approved Plat B and proposed Plat A. That street trees along Sandpiper Road are bonded for. That the correct street names are added to the plan.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment