

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, MAY 10, 2005

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

- Sign Permits (Village Pizza, Carl Allred, Scot Hazard)
- Silver Lake LDS Church Site Plan
- West View Heights Rezone
- The Ranches Archery Range
- Base Density and Tier 1 setbacks

4. Development Items

A. Antelope Bench, Preliminary Plat, Public Hearing- Action Item

Antelope Bench is located where Lake Mountain Road intersects with Sweetwater Road. Lots will be constructed on both the east and west sides of Lake Mountain Road.

MOTION: *Commissioner Malone moved that the Planning Commission approve the Antelope Bench Preliminary Plat, subject to the conditions listed below:*

1. STREET VACATION. The Applicant petition the City for the vacation of the Lehi-Fairfield Road before the approval of the final plat.
2. STREET CROSS SECTION. The street cross-section be changed to 66 feet.
3. ARCHITECTURAL REQUIREMENTS. SITLA prepare for recordation with the final plat, a set of Covenants, Conditions and Restriction which comply with the Architectural Guidelines in the SITLA Master Development Agreement; specifically that 50% of the single family detached homes will be built with a minimum of 25% external masonry materials on the fronts and sides of the homes.
4. FIRE ACCESS & HYDRANTS. The fire hydrants be on one side of the road and are moved according to the Fire Chief's requirements. That a fire hydrant be added toward the end of the driveways and that a fire access road (all weather road surface with a 96 foot diameter turnaround be recorded and constructed) for lots 2 and 3.
5. STORM WATER POND. The storm water detention pond be dedicated to the City.
6. DRY UTILITIES. Dry utility plans are submitted to the City. That a street light is located at the intersection of the Lake Mountain Road and Sweetwater Road.
7. RECORDED NOTICE. A notice is recorded with each lot that notifies potential property owners of the airstrip. The conditions of the Utah County Board of Adjustment should be a part of the notice so these property owners know how the airport can be operated.
8. BURIED UTILITY LINES. The Applicant clarifies the buried utility lines that are shown through some of the lots (lot 1 and 8).

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Unknown Commissioner seconded. Motion passed.

B. Point Lookout Subdivision Preliminary and Final Plats A & B, Public Hearing-Action Item

The Point Lookout subdivision is located southwest of Rockwell Village and Castle Rock.

MOTION: *Commissioner Malone moved that the Planning Commission approve the Point Lookout Plat A Preliminary Plat and recommend approval to the City Council for the Plats A Final Plat subject to the following conditions:*

1. ENGINEERING ITEMS. That all of the Engineer's conditions are completed.
2. LANDSCAPE PLANS. That a landscape cost estimate is submitted. The landscaping plan should contain street trees along the collector road and entryway monuments. That the Ranches DRC should review the plan. That a licensed landscape architect should stamp the plan.
3. WATER RIGHTS. That water right documentation is submitted and approved by the City Attorney.
4. REIMBURSEMENT AGREEMENT. That a reimbursement agreement may be required by the City for the Sandpiper Road improvements installed by the Hidden Canyon Developers.
5. WATER SERVICE. That water and sewer services are shown to lot 17.

Unknown Commissioner seconded. Motion passed.

C. Development Associates Model Home Ladder Sign Application- Action Item

Development Associates is requesting consideration of 8 Model Home Ladder signs along Pony Express Parkway and Silver Lake Parkway.

MOTION: *Commissioner Kent moved that the Planning Commission recommend approval of Silver Lake Sign Application to the City Council subject to the following conditions:*

1. CAPACITY. That Signs #1, 2, and 3 are not to be approved because there is already sufficient sign capacity on previously approved signs. That Signs #4, 5, 6, 7, and 8 are approved.
2. SIGN CONSTRUCTION. That all signage is constructed in accordance to the dimensions specified in Title 1, Chapter 15 of the City's new Development Code (see Schematic 15.1- Model Home Signage). That the signage is similar in color (Monterrey Grey) to that of the signs in The Ranches area.
3. LOCATIONS. That the Planning Department identifies the exact locations with the applicant prior to installation (so that clear vision triangles are observed, etc.).
4. LEASE AGREEMENT. That the City Council approves the lease agreement specifying copy control, insurance, maintenance, time frames, and mechanics' liens. That the sign lease fees are paid in full- \$300 per sign per year.

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5. SIGN COPY. That the applicant may not advertise on the sign for leasing spots available. That each builder is limited to one 16" x 64" spot per sign.

Unknown Commissioner seconded. Motion passed.

D. Fieldstone Homes Model Home Ladder Sign Application- Action Item

Fieldstone Homes is requesting consideration of 2 Model Home Ladder signs on Eagle Mountain Boulevard.

MOTION: *Commissioner Malone moved that the Planning Commission recommend approval of Fieldstone Model Home Ladder Sign Application to the City Council subject to the following conditions:*

1. CAPACITY. That the Applicant demonstrates that there is sufficient need for additional sign capacity. That the capacity on the first sign must be filled before another sign may be installed. That both Signs #1 and 2 are approved.
2. SIGN CONSTRUCTION. That all signage is constructed in accordance to the dimensions specified in Title 1, Chapter 15 of the City's new Development Code (see Schematic 15.1- Model Home Signage). That the signage is similar in color (Monterrey Grey) to the existing signs.
3. LOCATIONS. That the Planning Department identifies the exact locations with the applicant prior to installation (so that clear vision triangles are observed etc.).
4. LEASE AGREEMENT. That the City Council approves the lease agreement specifying copy control, insurance, maintenance, time frames, and mechanics' liens. That the sign lease fees are paid in full- \$300 per sign per year.
5. SIGN COPY. That the applicant may not advertise on the sign for leasing spots available. That each builder is limited to one 16" x 64" spot per sign.

E. Harding Subdivision, Concept Plan- Discussion Item

Mark Harding's property is located about 1.25 miles southwest of the Overland Trails subdivision. The Applicant is proposing a rural subdivision on his 20-acre parcel.

Discussion item only; no motion made.

5. Other Business

6. Adjournment