

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, MAY 8, 2007

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Sweetwater Phase 1 Final Plat – Approved at last City Council
- B. Pioneer Addition 7 LDS Church – Approved at last City Council
- C. Jax Gravel Pit Conditional Use Permit – Denied at last City Council
- D. Mayor’s Salary (primary: \$70,000, secondary \$27,700) & City Council Compensation (\$500/month) – Approved at last City Council
- E. Development Code Amendments – All approved at last City Council except for Transition Amendment
- F. Preliminary Budget – Approved at last City Council
- G. Parade of Homes Signage – Approved at last City Council
- H. Archery Temporary Permit – Approved at last City Council

4. Development Items

A. Cedar Ridge Master Development Plan – Public Hearing, Action Item

Cedar Ridge encompasses 305 acres of land, mostly currently outside of the City, just west of the North Ranch subdivision.

Applicant: Lynn Rindlisbacher, Scenic Development

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval of the Cedar Ridge Master Development Plan to the City Council, subject to the conditions listed below:*

- 1. Open Space & Trail Requirements. That the open space and trail requirements of the Development Code are complied with which including but not limited to: open space percentage; trail requirement, neighborhood and community parks.
- 2. Sewer Line. There may be some issues with the sewer lift station nearing capacity.
- 3. Timing of Construction. That the timing of the construction of amenities be solidified.
- 4. Engineering Issues. That the Capital Facilities plan be amended to incorporate this development.
- 5. Zoning Requirements. That the project meets all of the zoning requirements as per the Development Code which include but is not limited to: driveway lengths, setbacks, minimum lot size and frontage, etc.
- 6. Density Ceilings. That the approved densities for the Cedar Ridge Development are density ceilings not guarantees of density. That is all projects must comply with the City’s zoning requirements regardless of density shown within development pods.
- 7. Transitioning Requirements. That this development meets the transitioning requirements for lot size required in the City’s Development Code since this development is being proposed adjacent to an existing master plan (North Ranch Master Plan).

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8. **New Map.** A new map is submitted with the agreed upon densities. 1 acres lots followed by 1.5 units/per acre lots, followed by 2.5 units/per acre lots, followed by 5 units/per acre lots followed by 23 acres of commercial.
9. **Bonus Density.** The applicant provides information on which bonus density items they want to implement with the Tier II lots. (see attached Bonus Density Table).
10. **Development Agreement.** The development agreement is ready before City Council and is prepared by City Attorney.
11. **Community Meeting.** The results of the community meeting are addressed.
12. **Community Improvements.** Applicant needs to fund or construct community improvements at \$2,000 per buildable acre.
13. **Capital Facilities Plan.** The City's Capital Facilities Plan will need to be updated prior to the approval of the Development Agreement. This requires public hearing notice for City Council.

Unknown Commissioner seconded. Motion passed.

B. The Crossroads Master Development Plan – Public Hearing, Action Item

The Crossroads encompasses 144 acres of land just north of Pony Express Elementary and along Pony Express Parkway.

Applicants: Bill Gaskill & Mike Coombs, Amsource Residential

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval of the Crossroads Master Development Plan to the City Council, subject to the conditions listed below:*

1. **OPEN SPACE & TRAIL REQUIREMENTS.** That the open space and trail requirements of the Development Code are complied with including but not limited to: open space percentage; trail requirement, neighborhood and community parks.
2. **DRAINAGE & SEWER.** A drainage plan is submitted and all drainage and sewer plans comply with city standards and are approved by the City Engineer.
3. **OPEN SPACE ACCESS.** All open spaces have proper access.
4. **TIMING OF AMENITIES.** That the timing of the construction of amenities be solidified.
5. **ENGINEERING ISSUES.** That the development and phasing of development meets the City Engineer's and City standard/requirements for utilities, looping of utilities, and vehicle access. That the Capital Facilities plan be amended to incorporate this development.
6. **ZONING REQUIREMENTS.** That the project meets all of the zoning requirements as per the Development Code which include but is not limited to: driveway lengths, setbacks, minimum lot size and frontage, etc.
7. **DENSITY CEILINGS.** That the approved densities for The Crossroads Development are density ceilings not guarantees of density. That is all projects must comply with the City's zoning requirements regardless of density shown within development pods.
8. **MULTI-FAMILY.** That all multi-family projects be constructed as required in the City's Development Code.

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9. **GEOTECH REPORT.** That a geotech report is submitted and approved by the City Engineer.
10. **TRANSITIONING REQUIREMENTS.** That this development meets the transitioning requirements for lot size required in the City's Development Code since this development is being proposed adjacent to an existing master plan (The Ranches Master Plan).
11. **SECONDARY ACCESS.** Secondary access is provided for each phase of building in the development.
12. **LANDSCAPE PLAN.** A full landscape plan must be submitted.
13. **Economic Analysis- Funding Mechanisms.** That funding mechanisms to provide for all off-site utilities and other public infrastructure are identified. That a determination of the method of financing infrastructure be completed with the amending of the Capital Facilities Plan (Economic Analysis 2.2.3).
14. **WATER RIGHTS.** That the Developer demonstrates that they have the access to the required water rights as required by Title 2 Section 2.7.2.3 of the Development Code.
15. **IMPROVED PARKS/SKATE PARK.** The improved parks are identified and if viable a skate park is agreed upon.

Unknown Commissioner seconded. Motion passed.

C. Equestrian Estates Master Development Plan, Action Item

Equestrian Estates is located west of Eagle Mountain Blvd and Northwest of Overland Trails Subdivision.

Applicants: James Packer, Peter Holtom, Chris Kemp, Eagle Mountain Equestrian Estates, LLC

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval of the Equestrian Estates Master Development Plan to the City Council, subject to the conditions listed below:*

1. **SECONDARY ACCESS ROAD.** There is a sufficient secondary access road for emergency purposes proposed and approved by the fire chief and city staff.
2. **A-CEL & D-CEL LANES.** There are acceleration and deceleration lanes installed by the developer onto Eagle Mountain Blvd access points.
3. **STREET NAMES.** The street names are verified and approved by City Staff.
4. **UTILITIES.** The gas, water, and electricity systems are looped.
5. **NEIGHBORHOOD PARKS AND OPEN SPACE.** The required amount of parks and open space are verified and approved by City Staff.
6. **STORM DRAINAGE.** That the locations and size for detention basins are identified. That the buildable and unbuildable land is identified within the basin areas.
7. **FIRE ACCESS.** That access is provided for the Fire Department.
8. **SID PAYMENT.** That the assessable SID acreage for this parcel is calculated by the City and paid by the Applicant prior to recordation.
9. **FENCING.** That back fencing is required when lots are built along collector roads.
10. **PONY EXPRESS TRAIL AND ALL COLLECTOR ROADS.** That all collector roads built in the development meets the City's cross-section. That the Pony Express Trail is

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built in accordance to the attached letter from SITLA dated April 27, 2007. An official design of this cross-section must be submitted. That any other city standards be met as well.

11. SETBACKS. The proposed setback changes are addressed and comply with city code.
12. ANIMAL RIGHTS. The proposed livestock requirement change is addressed and complies with city code.
13. ARENA. The HOA bylaws include a clause for the city to be able to use the events center for certain time periods during the year.
14. PARKING. There is sufficient parking for the events center.
15. HORSE TRAIL ACCESS. The horse trail access points are fenced with open rail fencing.
16. DEED RESTRICTION. That the applicant supplies both SITLA and the city with a document assuring that there can be roads built across the Pony Express Regional Park for city and public use.

Additional Conditions of Approval:

1. Scenario A: Existing Diagonal Road. That the design for this diagonal road will remain the approved plan unless Scenario B is accomplished.
2. Scenario B: Deletion of Diagonal Road. That this road will be deleted from the plans (with the adjacent lot lines to the northwest being extended) when an absolute right to build the North Pony Express Road is obtained from Major Street on the east to the 124-foot collector road planned to the west. Absolute right means: approval by the City Council, dedication of the ROW through the Pony Express Regional Park & along Equestrian Estates southern boundary and an amendment to the city's General Plan showing this road as a collector road.
3. ROW Widths: That North Pony Express Road will be designed at 90' and remain at that width until such a time as the City Engineer and SITLA's engineer agrees that the reduced ROW to 76' will adequately service the surrounding areas.

Unknown Commissioner seconded. Motion passed.

D. Eagle Mountain Properties Master Development Plan Amendment – Public Hearing, Action Item

The Eagle Mountain Properties Master Development encompasses 7,610 acres of land in the southern half of the city.

Applicant: David Adams, Mike Wren, Mark Madsen

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval of the Eagle Mountain Properties Master Development Plan to the City Council, subject to the conditions listed below:*

1. GENERAL PLAN AMENDMENT. That the General Plan is amended to correlate with the proposed land uses.

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2. REVISED MAP. There are some minor redlines on the map that should be addressed & revised.

Unknown Commissioner seconded. Motion passed.

E. Staff-sponsored Development Code Amendments – Public Hearing, Action Item

Staff has proposed several amendments to the City's Development Code related to:

- The City Council review for Conditional Use Permits
- The review process timetable for proposed projects

MOTION: *Commissioner Linton moved that the Planning Commission recommend approval of the Staff-sponsored Development Code Amendments to the City Council.*

Unknown Commissioner seconded. Motion passed.

6. Other Business

7. Adjournment