

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JUNE 24, 2008 AT 6:00 P.M.

Eagle Mountain City Administrative Conference Room, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

Commissioner Tom Maher called the meeting to order at 6:00pm.

**Roll Call**

Tom Maher, John Linton, Matt Weir, Craig Larrabee, Preston Dean

**Others Present**

David Adams, EM Communities

Tiffany Ulmer, Cedar Pass Ranch Resident

**Staff Present**

Planning Director: Peter Spencer

Planning Coordinator: Lianne Pengra

**1. Pledge of Allegiance**

Commissioner Maher led the Pledge of Allegiance.

**2. Declaration of Conflicts of Interest**

None

**3. Status Report from City Council**

**A. Skyline Ridge Estates 1A Revised Final Plat**

Mr. Peter Spencer said that this Final Plat was approved.

**B. Proposed Development Code Amendments**

Mr. Spencer said that the Public Hearing for this item was opened and closed. He also said that Mr. Jerry Kinghorn would like to add a statement to the Master Site Plan Process for industrial parks clarifying that in this instance, a subdivision could be re-subdivided, since under the current code it is not allowed.

Ms. Tiffany Ulmer asked if all subdivisions could be re-subdivided and Commissioner Maher said that this is only allowed in industrial parks.

**C. Temporary LDS Seminary Building Site Plan**

Mr. Spencer said that this was approved, but that the City Council's motion included a one-year approval with the extension allowed if the site plan is submitted within the first year. He explained that the applicant is asking City Council to reconsider the motion.

**4. Approval of Minutes**

**A. June 10, 2008 Planning Commission Meeting Minutes**

**MOTION:** *Commissioner Linton moved that the Planning Commission approve the minutes from the 6/10/08 Planning Commission Meeting.*

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

**5. Development Items**

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**A. Antelope Meadows Preliminary Plat – Public Hearing, Action Item**

Mr. Spencer explained that this item has a Public Hearing that was continued from the previous meeting. He explained the location of Antelope Meadows. He also explained that this had been before the Planning Commission 4/24/07 and approved under the name Autumn Ridge Phase 2. The applicant has since negotiated with the LDS church to have two churches within this phase which requires approval again of the current Preliminary Plat. Mr. Spencer showed the reconfigured plat and where the LDS church has access. He explained that the standards regarding access are met with the applicant's plat. He also explained that the church site plan will need to be removed from the site plan in order to have this plat approved. When the LDS church comes to build that church, the Commissioners will see it then.

Mr. Spencer said that the pedestrian corridor has been realigned to create a better visual aesthetic. He said they also added to include a corridor from Sage Park for the church access.

Commissioner Linton asked what the material would be for the corridors and Mr. Spencer explained that it would be an eight foot asphalt trail with xeriscaping maintained by the HOA.

Mr. Spencer said that the LDS church has seen this site plan and they do approve of it. He further explained some of the conditions of approval recommended to the Planning Commission.

Commissioner Maher reopened the Public Hearing at 6:12 and closed it for lack of comments.

***MOTION: Commissioner Linton moved that the Planning Commission approve the Antelope Meadows Preliminary Plat subject to the following conditions:***

***Engineering:***

- Provide Water Valves at all crosses and T's
- New addresses will need to be calculated
- The 16" water line must be maintained to connect through to the project to the north
- Water line must be installed (to be sized with the size of the building)

***Fire:***

- Redlines as noted with the addition of two fire hydrants as marked—between lots 247 & 248, 222 & 223.
- Add note: Three foot clearance around fire hydrants

***Power:***

- With the Final Plat, the new dry utility design must be followed

***Planning:***

- Nomenclature needs to be corrected
- Need a copy of the final landscape plan
- Plat 1 & Plat 4 exceed the cul-de-sac length (500 ft. or 15 homes)—solution: gravel access road across 148 for emergency access.
- 20' pedestrian corridors: shift the southern corridor to line up with the road.
- Landscaping/Trail improvements to be shown on the plans. Maintenance of corridors to be provided by the HOA
- Required ROW along EM Blvd to be dedicated to EM City
- Landscaping improvements along the frontage of church site must be completed. Plans shall be submitted with the Preliminary Plans.
- Remove the site plan from parcel A.

***Commissioner Dean seconded the motion. Ayes: 5, Nays: 0. Motion Passed***

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**6. Other Business**

Commissioner Linton said that other cities have rules regarding the percentage of land covered at plant maturity for xeriscaping. He asked Mr. Spencer if Eagle Mountain had such rules. Mr. Spencer said that with Site Plans, the landscaping requirement is 30-40% drought tolerant plants. Commissioner Linton asked if that meant that 60-70% of the landscape could be bare rock. Commissioner Maher clarified that Mr. Spencer was referring to landscaping in general, not just xeriscaping.

Commissioner Maher asked if a person has a complete xeriscaped landscape, is there a plan to keep it from being all rock with no green. Mr. Spencer said that the development code is not written in such a way that we dictate a specific amount of green. He said that the city does have a lot of authority over approving landscape plans, however. Commissioner Linton said that he would like to have something in writing to set guidelines for developers. He also mentioned that he didn't want the Commission to approve different criteria as the members change from year to year so that everyone is treated the same and everyone has the same expectations.

Mr. Spencer asked if he wanted something with set percentages for green space, rock, etc. Commissioner Linton said that he should check with other cities to see what they have and that this should be a general landscape rule, not specifically for xeriscaping. He mentioned that they should look at percentage of coverage at full growth, high versus low plants, and types of material used. He also said that he doesn't want xeriscaping required, but that something should be in writing on what is required if xeriscaping is used.

Mr. Adams said that another idea would be providing incentives to builders who use things like rain-day-sensor sprinkler heads and other conservation materials. He mentioned to check with the state on their WaterWise program. Commissioner Linton said to check with Conservation Sprinkler in Lehi; the owner lives in Eagle Mountain.

Commissioner Linton also asked if there was a way that the Planning Department could help inform title companies and potential buyers that when a home is purchased in The Ranches, it is within a covenanted community. Discussion followed and Mr. Spencer said that he will look into including a note on the recorded plat stating that fact for homes within areas with CC&Rs.

**7. Adjournment**

Commissioner Maher adjourned the meeting at 6:30pm.