

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday, June 27, 2006

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

Roll Call

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

Others Present

Doug Woodruff, Dave Adams, John Walden

City Staff

Planning Director: 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. Spencer explained that Pioneer Addition 5B & 6 Final Plat were approved at the previous City Council meeting. Mr. Spencer stated that the development agreements for these projects would be on the upcoming City Council agenda.

4. Development Items

A. Pioneer Addition Phase 7A Final Plat – Action Item

Mr. Spencer explained that the proposed Pioneer Addition Phase 7 project is located on the northern edge of Eagle Mountain Properties, just west of the powerline corridor.

Mr. Spencer explained that there would be a trail corridor in this project that leads to the powerline open space area.

Mr. Spencer explained that the 1997 code requires that neighborhood parks are provided at a rate of 2.5 acres of park space for each 400 proposed dwelling units. Mr. Spencer explained that because the entire Phase 7 contains 187 dwelling units, they would be required to provide 1.169 acres of improved open space for the entire phase. Mr. Spencer stated that the applicant has proposed approximately 1.48 acres of improved open space which would meet the open space requirement. Mr. Spencer explained that most of the open space is located at the entranceway park, and along the western edge of the plat where an 8' asphalt trail & resting benches will be installed.

Mr. Spencer explained that CC&R's for this development will only allow for a tan-colored vinyl fence.

Mr. Spencer explained that the applicant has indicated that the large retention pond to the south of the church site will in the future be grassed to allow for soccer and other activities. Mr. Spencer explained that there will be access to this retention pond/soccer field by way of an 8' asphalt trail through the 15' public access easement.

Mr. Spencer explained that the street trees along Summit Way would be a developer responsibility and that they would not be planted until after the homes are built to avoid damage to the trees from construction vehicles and equipment.

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

1. That the redline comments on the plat are addressed.
2. That on the landscape plan all parcels are indicated as either City maintained or HOA maintained and that the retention pond is shown on the landscape plan as fully improved.
3. That the Fire Chief's comments are addressed.
4. That the City Engineer verifies that all redline comments are addressed.

David Adams explained that a grid would be added onto the plat that shows what would be dedicated to the City and who it would be maintained by. Mr. Adams explained that the retention pond/soccer field would be dedicated to the city, making this land that the City would have to maintain in the future.

Mr. Adams explained that the trail corridor would be improved with an 8 foot asphalt sidewalk.

Mr. Adams also explained that the street trees along Summit Way would eventually be maintained by the home owners.

MOTION:

Chris Kemp moved that the Planning Commission recommend approval to the City Council for the Pioneer Addition Phase 7A Final Plat subject to the following conditions:

1. ***PLAT. That redline comments are addressed. (Book & Page added, lot addresses added, Planning Commission approval block removed, correct Utah State Code is referenced, correct title added, open space maintenance notation added, etc.)***
2. ***LANDSCAPE PLAN. That all parcels are indicated as either city maintained or HOA maintained. That the retention pond is shown on the landscape plan as fully improved.***
3. ***FIRE CODE. That the Fire Chief's comments are addressed. (Correct number and placement of fire hydrants, etc.)***
4. ***CONSTRUCTION DRAWINGS. That the City Engineer verifies that all redline comments are addressed. (storm drain lines upsized, manhole covers upsized, etc.)***

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

B. Sunrise at Kiowa Valley Plat A & B Final Plats – Action Items

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 the applicant is proposing to split Sunrise at Kiowa into two phases.

Mr. Spencer explained that Plat A would have 32 lots and Plat B would have 20 lots.

Mr. Spencer explained that because the development is just outside of the Ranches Master Development Plan, there currently is no HOA to maintain any of the open space. Mr. Spencer stated that because of this all open space land dedicated to the City will need to be maintained by the City.

Tom Maher asked if it would be possible to charge residents "park fee" to help maintain the park and trails that would need to be maintained by the City because there is not HOA.

Mr. Spencer stated that that would need to be something the City Attorney looks at. Mr. Spencer said that for now the money to maintain the parks and trails comes out of a general fund.

The Planning Commission suggested that the City look into charging residents a “park fee” before the expense of maintenance gets to high.

Mr. Spencer explained that the parks department was okay with taking this extra maintenance on once the warranty period is up.

Mr. Hansen asked about the hill on the East side of the trail. Mr. Hansen stated that he was concerned that with a hill there it could possibly cause the asphalt trail to wash out if it rains.

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

1. That all redline comments are addressed on the plat.
2. That a note is added on the landscape plan that indicates that all open space to be maintained by Eagle Mountain City. That surrounding vegetation/xeriscaping is shown in detail for the trail corridors.
3. That all construction plan redlines are addressed.
4. That bench drains are provided on lots on the downhill side of the open space.
5. That the Fire Chief approves all hydrant locations and verifies that any other fire concerns are addressed.
6. That Eagle Mountain City’s Parks and Recreations Department verifies the landscape plan and is involved in all discussions of possible improvements to the open space to the south.

Mr. Spencer explained that the development code needs meet the same standards as the fire code. Mr. Spencer explained that the development code states that fire hydrants need to be 60 feet apart and that the fire standards state that they need to be 70 ft apart. Mr. Spencer explained that the Chief has made sure that the fire hydrants for this plat are in compliance with the fire standards.

MOTION: *I move that the Planning Commission recommends approval to the City Council for the Sunrise at Kiowa A Final Plat subject to the following conditions:*

1. **PLAT.** *That all redline comments are addressed.*
2. **LANDSCAPE PLAN.** *That a note is added that indicates that all open space is to be maintained by Eagle Mountain City. That surrounding vegetation/xeriscaping is shown in detail for the trail corridors.*
3. **CONSTRUCTION PLANS.** *That all other construction plan redlines are addressed.*
4. **BENCH DRAINS.** *That bench drains are provided on lots on the downhill side of the open space.*
5. **FIRE APPROVAL.** *That the Fire Chief approves all hydrant locations and verifies that any other fire concerns are addressed.*

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

MOTION: *I move that the Planning Commission recommends approval to the City Council for the Sunrise at Kiowa B Final Plat subject to the following conditions:*

1. **PLAT.** *That all redline comments are addressed.*
2. **LANDSCAPE PLAN.** *That a note is added that indicates that all open space is to be maintained by Eagle Mountain City. That surrounding vegetation/xeriscaping is shown in detail for the trail corridors.*
3. **CONSTRUCTION PLANS.** *That all other construction plan redlines are addressed.*
4. **BENCH DRAINS.** *That bench drains are provided on lots on the downhill side of the open space.*
5. **FIRE APPROVAL.** *That the Fire Chief approves all hydrant locations and verifies that any other fire concerns are addressed.*

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

5. **Other Business**

None

6. **Adjournment**

Tom Maher adjourned the meeting at 6:40 p.m.