

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JUNE 28, 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 & DRC

- Lone Tree Plat B
- Budget Approval

4. Development Items

A. Holiday Oil Convenience Store, Car Wash and Gas Station, Conditional Use and Site Plan, Public Hearing – Action Item

The Holiday Oil Convenience Store, Car Wash and Gas Station parcel is located at the southwest corner of the intersection The Ranches Parkway and Pony Express Parkway.

MOTION: *Commissioner Malone moved that the Planning Commission approve the Conditional Use Permit and recommend approval to the City Council of the Site Plan for the Holiday Oil Convenience Store, Car Wash and Gas Station, subject to the following conditions:*

1. STORM WATER. The storm water calculations and storm water detention plan be submitted.
2. SOIL REPORTS. A soils report be submitted.
3. EASEMENTS. Easements be provided for the sidewalk.
4. SEWER LINE MAINTENANCE. The maintenance of the sewer line be discussed.
5. PROPERTY LINES. The property lines are clarified.
6. SIGNAGE. Sign details be provided showing the sign support and sign copy. That there is an explanation for the “police sign”. There is a discussion regarding the signs being placed in the right of way. The monument sign is not located on the sidewalk.
7. TREES RELOCATED. Trees also be relocated on Ranches Parkway and Peregrine Road, and that the new locations are shown on the plans.
8. ROCK. The rock on the building is the same that is used on the Parkway Crossroads project.
9. PARKING ISLAND LANDSCAPING. Landscaped islands be used rather than painted islands.
10. UTILITY DEMANDS. Utility demands be submitted for water, sewer, gas, and phone.
11. GRASS OR GROUND COVER. Grass or groundcover is installed in the right of way around the site.
12. LIGHTING PLAN. A lighting plan be submitted. Building lighting shall be shielded and directed downward so that the light source is not visible from beyond the property where the structure is located. Lighting shall not project above structures or flagpoles, nor beyond the property line.

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13. OUTDOOR STORAGE. There is no outdoor storage of materials unless it is screened by a 6' high approved fence.
14. LANDSCAPE PLAN. There is a better landscape plan submitted. That native grass or bark is prohibited in the planter bed along Cold Springs. The plan should comply with the Landscape Plan (Section 11.5), Planting Standards (11.7), and Design Application (11.8). That the plan is prepared and stamped by a landscape architect.
15. CLEAR VISION. Clear vision is created by reducing/eliminating the berm and relocation of vegetation along Ranches Parkway.
16. NATIVE VEGETATION. There is some discussion regarding replacing native vegetation around the site on Pony Express Parkway.
17. DUMPSTER & RV DUMP. A better detail of the proposed dumpster and RV Dump is submitted. The RV dump is secured and regulated.
18. DEVELOPMENT AGREEMENT. A development agreement be prepared that identifies issues such as crossing the SID property, signs in the right of way, and sidewalk easement, etc.
19. BUFFERING. An 8' masonry wall be built by the developer adjacent to Cold Springs. The landscaped buffer is 20 feet wide, that deciduous trees are placed every 30 feet and that evergreens are placed in between them. Understory lighting is provided in the trees.
20. PARKING. There is an additional handicapped parking stall created which may share the same aisle.
21. MECHANICAL EQUIPMENT. The mechanical equipment areas are designated on the plan and that these areas receive proper screening treatments.
22. FEES. A site plan application fee be submitted.
23. TRAFFIC ISLANDS. The traffic island on Pony Express and Ranches Parkway be shown on the plans.
24. EMERGENCY SHUT OFF. The emergency shut off for the gas pumps is identified.
25. FIRE HYDRANT. The proposed fire hydrant is relocated to Pony Express Parkway.
26. HOURS OF OPERATION. The hours of operation for the gas pumps, c-store, and car wash are 5 AM to 11 PM.
27. STAMPED CONCRETE. Stamped concrete be used for the trail crossing.
28. UTILITY PLAN. The dry utility plan be submitted.
29. CUT PERMITS. Cut areas be shown on the plan.
30. GREASE TRAPS. Grease traps be used on all storm water collection points (Chris to verify).
31. TRAFFIC STUDY. A traffic study is submitted.
32. SNOW STACKING. There is snow stacking capacity of a 4" base over the entire parking lot. This needs to be shown on the plans.
33. APRONS. Turning aprons be added at the accesses.
34. SITE PLAN APPLICATION AND FEE. The Site Plan application and fee are submitted.

Unknown Commissioner seconded. Motion passed.

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B. Jerry Seamons' Alternative Animal Management Plan, Conditional Use, Public Hearing – Action Item

The proposed Conditional Use Application is located at 1094 E Russell Road in the Overland Trails subdivision.

MOTION: *Commissioner Kemp moved that the Planning Commission approve Jerry Seamons' Alternative Animal Management Plan Conditional Use Permit subject to the following conditions:*

1. All conditions of approval be applied to the plan as long as the Conditional Use Permit is in operation. If this approved plan is violated or causes situations that become a nuisance to adjoining property owners, the Conditional Use shall be subject to revocation by the Code Enforcement and/or Animal Control Officer.
2. The applicant does not keep more than two horses on the property unless the fenced area is enlarged to the full 22,000 sq. ft. as per Code.

Unknown Commissioner seconded. Motion passed.

C. Lone Tree B, Final Plat Amendment – Action Item

On June 21, 2005, citing section 7.7.7 of the Development Code and accepting the developer's proposal to increase lot frontage to 100 feet where there is direct driveway access onto Lone Tree Parkway, the City Council gave preliminary approval for the Lone Tree B Final Plat. Since this new design of four larger lots instead of the six smaller ones was not specifically reviewed by the Planning Commission, it has come back to that body for a recommendation to the City Council. Immediately following the Planning Commission meeting on June 28, 2005 the City Council will review this application again and take final action.

MOTION: *Commissioner Kent moved that the Planning Commission recommend approval to the City Council of the Lone Tree B Final Plat Amendment, subject to the following conditions:*

1. That lot frontage is increased to a minimum of 100 ft. where there will be direct driveway access onto Lone Tree Parkway.
2. That notes are added to the plat showing the requirements for circular driveways.
3. That Lot 237 may not have driveway access on the traffic circle.
4. That circular driveways have minimum radii (or setbacks from the sidewalk) of 24' so as to prevent construction of a shallow circular driveway.
5. That all of the previous conditions of the Final Plat for Lone Tree B be required with the approval of this plat amendment.
6. That the revised construction, landscape, and dry utility plans are approved

Unknown Commissioner seconded. Motion passed.

D. O'Fallon's Bluff (R-6 N-4), B, C, D, and E Preliminary Plat – Action Item

EAGLE MOUNTAIN CITY OFFICES – 1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

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O'Fallon's Bluff B is located along Golden Eagle Road. O'Fallon's Bluff C is located at the end of Wyatt Earp Avenue. O'Fallon's Bluff D will extend Butterfield Road from its existing location and align with intersection of James Street and Ranches Parkway. O'Fallon's Bluff E is located at the end of O'Fallon's Way.

MOTION: *Commissioner Malone moved that the Planning Commission approve the O'Fallon's Bluff Preliminary Plats B, C, D, and E, subject to the following conditions:*

1. CUL-DE-SAC STANDARDS. The Planning Commission recommends the exception of having more than 15 lots at the end of a cul-de-sac to the City Council.
2. PARKS. This subdivision is subject to the park fee-in-lieu.
3. ACCESS. Plat B has no direct driveway access onto Golden Eagle Road. That a full vest pocket is constructed.
4. MASTER DEVELOPMENT OPEN SPACE. If this parcel contains any open space shown on the Master Development Plan that this land is dedicated to the City. That direct access (so that private property does not create a barrier between the end of the subdivision and the Lake View Community Open Space) is provided to the Lake View Community Open Space.
5. TRAILS & FIRE ACCESS. The utility easement shown on Plat C be amended to open space. This corridor is 20' in width to allow for a utility easement, pedestrian corridor, and fire brush truck access. Corridor should be landscaped with xeriscaping. The trail on Wyatt Earp Ave. is 8' wide.
6. ALLEYS. Lots adjacent to alleyways have their driveway access from the alley.
7. CONSTRUCTION ACCESS. Construction accesses be approved.
8. A note be recorded with the plat that the maximum driveway grade is 12% and the driveway design be shown on the final plat for lots in areas of concern.

Unknown Commissioner seconded. Motion passed.

E. Carl Allred's Model Home Ladder Sign Permit Application – Action Item

On April 19, 2005 Carl Allred entered into a sign lease agreement with the City for 15 Model Home Ladder Sign locations within the Ranches. With this application he is requesting that one of the signs be relocated to better serve the needs of the homebuilders in the City.

MOTION: *Commissioner Malone moved that the Planning Commission recommend approval to the City Council of Carl Allred's Model Home Ladder Sign Permit Application, subject to the following conditions:*

1. PREVIOUS CONDITIONS. That all previous conditions of approval are applied to this application, including sign construction, colors, and approved logos.
2. LEASE AGREEMENT. That the lease agreement is amended to reflect the change in location.

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3. LOCATION. That the sign on Half Mile Road by the entrance to the Kennekuk subdivision is moved to the west side of Pony Express Parkway by the southern entrance of the Lone Tree subdivision.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment