

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

AUGUST 14, 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. Water Update
- B. Sewer Update
- C. Eagle Point Plat F Phase 1 & 2 Final Plats – Approved
- D. Pioneer Addition 7C & 7D Final Plat & Development Agreements – Approved
- E. Sage Park Plat 1 Final Plat – Approved
- F. Sweetwater Phase 2 & 3 Final Plat & Development Agreements – Tabled
- G. Autumn Ridge Phase 3 Development Agreement – Approved
- H. Rock Creek Phase 2 Development Agreement – Approved
- I. Crossroads Master Development Plan – Land Use Element Approved
- J. Equestrian Estates Master Development Plan – Denied
- K. Cedar Ridge Master Development Plan – Land Use Element Approved
- L. Heatherwood on the Green Phase 1 Plat Amendment – Approved

4. Development Items

- A. Sterling Pointe Professional Center Site Plan – Public Hearing, Action Item**
Sterling Pointe Professional Center is located in the Prairie Gate Business Park in the Ranches.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval of the Sterling Pointe Professional Center Site Plan to the City Council, subject to the conditions listed below:*

- 1. **SIGNAGE.** That any proposed signage is submitted through the required Signage Application process and is approved as appropriate
- 2. **UTILITY DEMANDS.** That utility demands be submitted for water, sewer, gas, and phone and verified by City Staff.
- 3. **LIGHTING PLAN.** Building and parking lot lights shall be re-submitted and approved and will meet city and Ranches adopted design standards.
- 4. **LANDSCAPE PLAN.** The landscape plan redlines are addressed and approved by City Staff. This includes the required buffering, berming, irrigation, trees & shrubbery as mentioned in the staff report.
- 5. **ELECTRIC.** The electric facilities plan is approved by City Staff
- 6. **SCREENING.** The screening detail of the proposed dumpster is submitted.
- 7. **SNOW STACKING.** That there is snow stacking capacity of a 4” base over the entire parking lot. This needs to be shown on the plans.
- 8. **FIRE CODE.** All fire codes items are addressed. A fire hydrant is installed as well as sprinkling system in each building unit.
- 9. **SUBMITTED PLANS.** All redlines are addressed and approved by city staff.

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10. ROAD CUTS. All required road cuts will be saw cut and “T” patched per City Standards.
11. BERMING. That berming is approved and included in the landscape plan.
12. DETENTION BASIN. The detention basin plan is approved by City Engineer.
13. PARKING. That all parking redlines and corrections are approved by city staff.

Unknown Commissioner seconded. Motion passed.

B. Silver Lake Plat 8 Preliminary & Final Plat – Public Hearing, Action Item

Silver Lake Plat 8 is located just east of the Silver Lake Amphitheater just off of Pony Express Parkway.

MOTION: *Commissioner Linton moved the Planning Commission approve the SilverLake Plat 8 Preliminary Plat and recommend approval to the City Council of the SilverLake Plat 8 Final Plat subject to the conditions listed below:*

1. STREET NAMES. All the proposed streets are approved by City Staff.
2. ADDRESSES. Addresses are assigned to each lot and are approved by the City Engineer.
3. TRAIL. The 20’ sewer line that runs across lots 32, 33, 46, & 47 be turned into a trail corridor.
4. UTILITIES. All utility redlines are addressed and approved by City Staff
5. FIRE CODE. That the Fire Chief’s comments are addressed and approved by the Fire Chief.
6. CONSTRUCTION DRAWINGS. That all redline comments are addressed and approved by the City Engineer.
7. LANDSCAPING PLANS. That a full and complete landscape plan is submitted and verified by City Staff. That the total cost of improvements is verified by the City Engineer and constructed be improving an approved project.
8. FENCING. The park improvement monies are used to provide fencing for the Silver Lake amphitheater.

Unknown Commissioner seconded. Motion passed.

C. General Plan Amendment – Public Hearing, Action Item

This is a staff-sponsored General Plan Map Amendment—both transportation and Land Use.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the staff-sponsored General Plan Map Amendment as listed in the Staff Report. (Staff Report Attached)*

Unknown Commissioner seconded. Motion passed.

D. Craftsman Homes Condo Concept Plan – Discussion Item

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

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This concept plan is located along Pony Express Parkway, just north of the LDS Church in Silver Lake.

Discussion item only – no motion made.

E. Thompson Land Disposal Application – Action Item

The site for land disposal is located in the Northwest corner of Eagle Park Phase 2

MOTION: *Commissioner Linton moved that the Planning Commission recommend to the City Council that the open space area of the Eagle Point Phase 2 subdivision described in this application be classified as “Significant,” for the purpose of disposing of property owned by the City, based upon the criteria contained in Ordinance O 11-2003.*

Unknown Commissioner seconded. Motion passed.

MOTION: *Commissioner Linton moved that the Planning Commission recommends disposal of the open space area of the Eagle Point B subdivision described in this application to the City Council, subject to the following conditions:*

1. PROCESSING FEE. That the Applicant pays costs in the amount of \$_____ (determined by the City Council) as the fee for the processing of the application as required by the Consolidated Fee Schedule. All costs incurred by the City for preparing deeds and recordation should be borne by the Applicant.
2. OTHER PAPERWORK. That all other paperwork and fees (land survey, deed preparation & recording, other miscellaneous fees, etc.) are borne by the applicant.
3. EASEMENTS. That all easements required by the City Engineer are provided.
4. LAND COST. That the price to be paid for the land is _____ dollars (to be determined by City Council).

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment

STAFF REPORT EAGLE MOUNTAIN CITY

TO: Eagle Mountain City Planning Commission

FROM: DRC- Planning, Engineering, and Public Works Departments

DATE: August 14, 2007

APPLICANT: City-Sponsored

SUBJECT: **Staff Sponsored Amendments to the Eagle Mountain City General Plan-
Public Hearing, Action Item**

PREFACE

The governing document that guides land use and transportation throughout the City is the Future Land Use and Transportation Map (attached). This document dictates much of how land is zoned and rezoned. Additionally, this map directs where and how larger transportation corridors are installed and implemented. All future developments and land uses are guided by what is shown on this document.

As the city grows and evolves, this document must also respond by periodically undergoing changes and amendments.

****As you can imagine, revising the General Plan Map involves much discussion and dialogue. It was anticipated that the amendment would be prepared for tonight's meeting—and thus the public notice was published—which requires the city to include this item on the agenda. However, there still is need for further discussion regarding some of the proposed changes. For this reason, staff is recommending that the Planning Commission TABLE the item for a future meeting. We appreciate your cooperation in this matter and look forward to bringing a finalized General Plan at a future meeting.****

This draft staff report has been included to allow the Planning Commission some insight to some of the changes being discussed.

RECOMMENDATION SECTION

Recommended Motion

The following motion is provided for the benefit of the Planning Commission. It may be read as the motion or referenced when making a motion.

I move that the Planning Commission recommends approval to the City Council of the proposed amendments to the Eagle Mountain City General Plan Map.

BACKGROUND SECTION

Below is a summary of the major amendments to the Future Land Use and Transportation Map:

Transportation Amendments:

1. Airport Road. The continuations of Airport Road as a Highway (206') from the airport bypass road intersection, south to the City Limits.
2. Hidden Valley The extension of the Major Arterial (154') that runs through Hidden Valley continuing west to the proposed Highway Road on the west City Boundary.

3. SITLA Roads There are two changes in the Pony Express SITLA parcel. North of the Pony Express parcel of land, North Pony Express Road will be shown as a Major collector road (94'). This road runs east from West Pony Express road and ties into Major Street. The second addition is the addition and extension of West Pony Express road south tying into a Major collector road which runs through EM Properties east to the Highway road.

Additionally, the 'bypass' road, leading northeast out of Sweetwater Road, as you pass the Eagle Mountain Elementary School, has been decreased from a major arterial, to a minor arterial.
4. Minor Collector Adjusting the current minor collector (76') which currently shows running just below the section line and adjusting it to run along the section line. This will allow the property to the south to have more usable land.
5. Highway Extensions The proposed highway road on the west side of the city extends beyond SR 73 to connect to a possible future transportation routes out of the Cedar Valley—particularly another Highway crossing through the southern portions of Camp Williams. The Mountainlands Association of Governments, a Regional Planning Organization, has shown this 'Camp Williams' highway on their Long Range Plans.

Land Use Changes

Two major Land Use Changes are being proposed tonight:

1-Cedar Ridge Master Development Plan change.

2-Eagle Mountain Properties Master Development Amendment changes.

The Cedar Ridge Master Development Plan change. The Cedar Ridge MDP received its Land Use Element approval from the City Council last Tuesday. Their Master Plan shows an element of Commercial and medium density housing in the southern portion of their project. This change to the General Plan accommodates the upcoming Master Plan in that area.

The Eagle Mountain Properties Master Plan Amendment. Recently, Eagle Mountain Properties submitted amendments to its Master Development Plan one of the conditions of approval were that the MDP amendments comply with the General Plan for the City. The following changes will bring the proposed amendments into compliance with the City's General Plan. Attached is the EMP Master Plan for reference.

1. Section # 12 – 40 acres currently zoned Mixed Use residential will change to Commercial C-2.
2. Section # 13—approximately 80 acres currently zoned Residential will change to Commercial C-2 zone
3. Section # 14—approximately 20 acres currently zoned Mixed use residential will be rezoned Commercial C-1.
4. Section # 15—approximately 30 acres currently zoned Mixed Use Residential will be zoned Commercial C2.
5. Section # 24—18 acre parcel currently zoned residential will change to Commercial C-1.
6. Section # 30—approximately 40 acres currently zoned Residential will change to Commercial C-2.
7. Section # 31 & 36—approximately 360 acres of land currently zoned residential will be changed to Airport and Commercial C-2 zoning.
8. A major change to the General Plan is the addition of a Land Use Designation: Commercial/Residential. This Land Use has been added where the EMP Master Plan used to show 'Resort Zoning.' The purpose of adding this unique Land Use Designation (noted in purple) is to allow for the City to be more precise in what the actual zoning within that designation can allow. The EMP Master Agreement allows for the majority of both Residential and Commercial uses within their 'Resort' zoning. The old General Plan Map only showed "Mixed Use Residential" throughout this area. This would give the impression that this area

would be predominately residentially-zoned. However, the zoning of the EMP Master Plan & Agreement allows for the development of a large-scale commercial development in this area. Staff feels that this is a better representation of what can actually, legally be built in this location.

PROCEDURAL SECTION

Approval Process

A Public Hearing is required at both the Planning Commission and City Council meetings for a General Plan Amendment. The City Council is the Land Use Authority for this amendment.