

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, OCTOBER 24, 2006

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

**1. Pledge of Allegiance**

**2. Declaration of Conflicts of Interest**

**3. Status Report from City Council**

- A. Temporary Suspension of Disposal Applications
- B. Evans Ranch at SilverLake—Public Hearing Only
- C. Pioneer Addition 7B—Final Plat
- D. SilverLake Master Development Plan Amendment

**4. Development Items**

**A. General Plan Map Update, Public Hearing – Action Item**

**MOTION:** *Commissioner Linton moved that the Planning Commission approve the proposed amendments to the Eagle Mountain City General Plan Map with the following conditions:*

- 1. Mixed-use Residential addition to the component that was marked as Agricultural on the south side of SR-73.
- 2. West arterial to the airport be included
- 3. Modify the collector in favor of Residential unless the Transportation Engineer finds it to be necessary.
- 4. Eagle Mountain/SITLA intersection to be reviewed to remove the 5-point intersection.
- 5. Consideration of a Meadow Ranch connector.

*Unknown Commissioner seconded. Motion passed.*

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

**MOTION:** *Commissioner Malone moved that the City Council recommend approval to the City Council of the following proposed amendments to the Eagle Mountain City Development Code:*

- 1. TITLE 1, CHAPTER 6. That Section 6.7 and 6.7.1 increasing the dollar amounts from \$1,500 to \$2,000 for bonus density amounts (as described below).
- 2. TITLE 2, CHAPTER 7. That Table 7.2 is amended to allow for a Parkway and Minor Collector street classification and to reduce the separation requirements between driveway and intersections for local streets, local streets with alleys, and rural streets (as described below).
- 3. TITLE 2, CHAPTER 7. That Section 7.7.2 is amended to allow for cul-de-sacs to have a 50' radius (as described below).

*Unknown Commissioner seconded. Motion passed.*

**C. Development Code Amendments – Valley View, Public Hearing – Action Item**

*This application was withdrawn by the applicant.*

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**D. Amendment to The Ranches Master Development Plan (Ames Construction), Public Hearing – Action Item**

**MOTION:** *Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the proposed amendment to The Ranches Master Development Plan based upon the following findings of fact and conditions:*

**Findings of Fact**

1. COMPATIBILITY. The proposed change is compatible to both the surrounding communities.
2. COMPLIANCE WITH GENERAL PLAN MAP. This proposal is in compliance with the City's General Plan Map.
3. TRAFFIC AND TRANSPORTATION. The rezoning will not result in congestion or safety problems.
4. MASTER PLAN MAP. That the applicant provide the City with two (2) large 24X36 maps, and an electronic version—that the maps be completely updated.

**Conditions**

1. REVISED MASTER PLAN MAP. That the revised map is completely updated, reflecting any other amendments made tonight (Horseshoe Station).
2. Density on the north area not to exceed 10 units/acre.

*Unknown Commissioner seconded. Motion passed.*

**E. Northmoor/Southmoor Preliminary Plat, Public Hearing – Action Item**

**MOTION:** *Commissioner Linton moved that the Planning Commission approve the Northmoor/Southmoor Preliminary Plat subject to the following conditions:*

1. PLAT. That all the recording blocks are added. That all other redlines are addressed.
2. COMMUNITY PARK IMPROVEMENTS. That the required community park requirements are met.
3. ROCKY MOUNTAIN POWER. That Rocky Mountain Power approves the park that will be built within the corridor (amenities & landscaping).
4. SID PAYMENT. That the assessable SID acreage for this parcel is calculated by the City Engineer and paid by the applicant prior to recordation.
5. SLOPES. That all street slopes meet City Code.
6. STREET ROW. That City Staff verifies and approves the proposed ROW cross-section.
7. FIRE CODE. That the Fire Chief verifies the location and number of fire hydrants. That any other redlines are addressed.
8. UTILITIES. That the gas, water, and electricity systems are looped.
9. CONSTRUCTION DRAWINGS. That all redlines are address and approved by City Staff.
10. Straightening out of the access for golf carts.

*Unknown Commissioner seconded. Motion passed.*

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**F. Amendment to The Ranches Master Development Plan (Horseshoe Station), Public Hearing – Action Item**

**MOTION:** *Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the proposed amendment to The Ranches Master Development Plan based upon the following findings of fact:*

1. COMPATIBILITY. The proposed change is compatible to both the Cedar Pass Ranch community and the Ranches community.
2. COMPLIANCE WITH GENERAL PLAN MAP. This proposal is in compliance with the City's General Plan Map.
3. TRAFFIC AND TRANSPORTATION. The rezoning will not result in congestion or safety problems.
4. DESIGN AND DENSITY. The new design would allow for future plats of better design than the plats that currently are approved.
5. MASTER PLAN MAP. That the applicant provide the City with two (2) large 24X36 maps, and an electronic version—that the maps be completely updated.
6. TICKVILLE WASH CONCERNS. That any future plat allows for a 20 ft. dedicated open space area for city vehicles to access the wash for periodic cleaning.

*Unknown Commissioner seconded. Motion passed.*

**G. Hidden Valley North, Plat A, Final Plat – Action Item**

**MOTION:** *Commissioner Linton moved that the Planning Commission recommend approval to the City Council of the Hidden Valley North Plat A subdivision, subject to the following conditions:*

1. NEIGHBORHOOD PARK. That the Neighborhood Park improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Hidden Valley North Preliminary Plat (approved May 9, 2006).
2. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
3. PLAT. That all street names are verified as dissimilar from all existing street names. That the acknowledgement language is revised. That a temporary secondary access easement through lot 49 is provided and verified by the City Engineer and Fire Chief. That the required setbacks are shown on the plat. That the official name for the subdivision (both plat & monument sign) is discussed and approved by City Staff. That all other redlines are addressed.
4. CONSTRUCTION PLANS. That the street ROW is changed from 50' to 51' as per city code. That all other construction plan redline comments are corrected as per staff recommendations.
5. E-FILES. That e-files are submitted for the plat and constructions drawings.
6. DRIVEWAYS. That a note is added to the plat that indicates that all driveways are a minimum of 22 feet from property line.
7. FIRE DEPARTMENT APPROVAL. That the locations of the hydrants and the temporary secondary access design and construction is approved by the Fire Chief.
8. COMMUNITY PARK IMPROVEMENTS. That all Community Park Improvements are completed as per city code.

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9. LANDSCAPE PLAN. That the plan shows a 6' privacy fence along Pony Express Pkwy as well as along the future collector road (as a developer improvement).
10. Change the name to something other than "Hidden Valley North".

*Unknown Commissioner seconded. Motion passed.*

**5. Other Business**

**6. Adjournment**