

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

WEDNESDAY, SEPTEMBER 12, 2007

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

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

Roll Call

Others Present

Staff Present

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Sterling Pointe Site Plan
- B. Thompson Land Disposal

4. Development Items

A. Direct Communications Temporary Business Trailer Site Plan – Public Hearing, Action Item

The Direct Communications temporary business trailer is located on lot 2 of the Prairie Gate Business Campus, near the entrance to The Ranches.

MOTION: *John Linton moved that the Planning Commission table the Direct Communications temporary Business Trailer.*

Ryan Ireland seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

B. PrimeVision Communications Headend Compound Site Plan – Public Hearing, Action Item

The Compound is located just north of the Public Works building and sewer treatment site, off of Sweetwater Road.

MOTION: *John Linton moved that the Planning Commission recommend approval to the City Council of the PrimeVision Communications Headend Compound subject to the following conditions:*

- 1. **UTILITIES.** Off-site utilities need to be installed.
- 2. **FIRE HYDRANT.** Install one (1) fire hydrant prior to the beginning of combustible construction.
- 3. **ACCESS ROAD.** Hard surface 20-foot road for year-round access to the site.
- 4. **FIRE FLOW.** Minimum fire flow is 1500 gpm.
- 5. **LOCKBOX.** Lockbox installed on the gate or building for access to the building – through Alpine Lock with Eagle Mountain’s key.

Matt Weir seconded the motion. Ayes: 4, Nays 0. Motion Passed.

C. Oquirrh Mountain West Final Plats 3 & 4 – Action Item

The Oquirrh Mountain West Plats 3 & 4 are located on the southern end of The Ranches along Pony Express Parkway.

MOTION: *John Linton moved that the Planning Commission recommend approval to the City Council of the Oquirrh Mountain Ranch Final Plat 3, subject to the following conditions:*

- 1. **SECONDARY ACCESS.** Temporary secondary access easement needs to be 20’ in width or hard surface temporary turnarounds are needed at the ends of stub roads.
- 2. **PLAT NAME.** Correct plat name needs to be on final approved set of construction drawings and final mylar plat.
- 3. **E-FILES.** All approved final plans shall be submitted on CD in PDF format and labeled correctly.

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4. **WATER CROSSINGS.** Show water crossings and verify minimum separations.
5. **SEWER MANHOLE.** Sewer manholes need to be moved and placed deeper.
6. **MINOR REDLINES.** Minor redlines on construction drawings need to be addressed.
7. **FIRE CODE.** All fire code items shall be addressed.

Ryan Ireland seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

MOTION: *John Linton moved that the Planning Commission recommend approval to the City Council of the Oquirrh Mountain Ranch Final Plat 4, subject to the following conditions:*

1. **SECONDARY ACCESS.** Temporary secondary access easement needs to be 20' in width.
2. **PLAT NAME.** Correct plat name needs to be on final approved set of construction drawings and final mylar plat.
3. **E-FILES.** All approved final plans shall be submitted on CD in PDF format and labeled correctly.
4. **WATER CROSSINGS.** Show water crossings and verify minimum separations.
5. **SEWER MANHOLE.** Sewer manholes need to be moved and placed deeper.
6. **MINOR REDLINES.** Minor redlines on construction drawings need to be addressed.
7. **FIRE CODE.** All fire code items shall be addressed.

Ryan Ireland seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

D. Staff-Proposed Amendments to the Eagle Mountain City Development Code – Public Hearing, Action Item

Staff has proposed several amendments to the City's Development Code related to: City Council review process for Conditional Use Permits & Buffer & Transitioning Requirements.

MOTION: *John Linton moved that the Planning Commission recommend approval to the City Council of the following proposed amendments to the Eagle Mountain City Development Code.*

1. **TITLE 1, CHAPTER 19 (CONDITIONAL USES).** That Section 19.5.3 City Council Review is amended as drafted below.

19.5.3 City Council Review. The action of the Planning Commission shall be final unless a member at least two members of the City Council requests that the Conditional Use application be reviewed by the City Council within fifteen (15) days of the Planning Commission's action. If a Conditional Use application is placed upon a City Council meeting for action the City Council shall be the Land Use Authority.

2. **TITLE 1, CHAPTER 12.** That Sections 12.15.1 and 12.15.2 are revised as drafted below.

12.15.1 Existing Subdivisions & Master Development Plans of Lower Density.

~~All new developments that are being proposed adjacent to existing development consisting of lots equal to or greater than one (1) acre in size shall contain~~ Existing subdivision containing lots equal to or greater than (1) acre along the perimeter shall provide one of the following transitional standards:

A) New single-family development shall provide transitioning consisting of a row of lots on the perimeter of the project area equal to or larger than one (1) acre, plus a road, plus a row of one-half (1/2) acre lots, plus a row of one-quarter (1/4) acre lots before smaller lots may be used.

B) Alternative transitioning may be approved if it meets or exceeds the intent of this code. An alternative transitioning design shall include no less than 150 feet of distance from the existing property line to a proposed building. This open space area shall include such elements as improved open space, berming, landscaping, screening/fencing,

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trees, trails, etc. Such proposals shall receive a recommendation from the Planning Commission and approval from the City Council.

Ryan Ireland seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

5. Other Business

6. Adjournment

Commissioner Maher adjourned the meeting at 8:10p.m.