

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, SEPTEMBER 23, 2008 AT 6:00 P.M.

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

Commissioner John Linton called the meeting to order at 6:11pm.

Roll Call

John Linton, Preston Dean, Karleen Bechtel

Others Present

Staff Present

Planning Director: Steve Mumford

Senior Planner: Mike Hadley

Planning Coordinator: Lianne Pengra

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

- o Antelope Meadows Lot 1 LDS Site Plan
- o Mt. Airey Final Plat
- o Simpson Springs Final Plat
- o Meadow Ranch 5 Rezone
- o Development Code Amendments

Mr. Mumford explained that the Antelope Meadows Lot 1 LDS church site plan was approved after discussion in the work session. He said that the final plats for Mt. Airey and Simpson Springs were both approved. He explained that these were taken back as just the final plats on the recommendation of the city attorney. He said that the Meadow Ranch 5 Rezones were both approved, as were the Development Code amendments. He explained that on the signage amendment, the City Council added a note that the color and style/format of the lettering did not have to match the picture. He said that they also clarified that "walking distance" means 1,320 feet, or ¼-mile in the Bonus Density amendment. Also, on the minor changes to approved Final Plats amendment, City Council added that if the changes had to do with transitioning, they must be reviewed by the City Council.

4. Approval of Minutes

- A. September 9, 2008 Planning Commission Meeting Minutes

MOTION: Commissioner Bechtel moved that the Planning Commission approve the September 9, 2008 Planning Commission Meeting minutes.

Commissioner Dean seconded the motion. Ayes: 3, Nays: 0. Motion Passed

5. Development Items

A. Eagle Point Chapel A Preliminary and Final Plat – Public Hearing, Action Item

Mr. Hadley showed the location of the chapel and noted that it is located within Eagle Point Plat I and Plat J. Plat I has been recorded and Plat J has not been recorded but is approved. He explained that the applicant is proposing to vacate five lots from Plat I and when they come back with Plat J, the applicant will need to do a preliminary plat as well as an updated final plat.

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Mr. Hadley explained that water rights were given for the five lots when Eagle Point I was recorded. The city staff will figure the amount of water rights for those five lots and the water rights needed for the church plat. He said that staff will let the applicant know if they have a credit or need to supply more water rights.

Mr. Hadley went over the other recommended conditions of approval and explained that when the applicant finished roads, staff wants to ensure the connections are patched and the sewer and water lines are sufficient.

Commissioner Linton asked when the water rights calculations would be ready for the applicant.

Mr. Hadley said that he will get it from Mr. Trusty. He anticipates that the city will be crediting the applicant back.

Commissioner Linton opened the Public Hearing at 6:19pm and closed it due to lack of comments.

MOTION: *Commissioner Bechtel moved that the Planning Commission approve the Preliminary Plat and recommend approval of the Eagle Point I Chapel Plat A Final Plat to the City Council, subject to the following conditions:*

Engineering:

1. UTILITIES. All existing utilities must be capped at the main line.
2. T-PATCH. Road will need to be t patched with a slurry seal over road after patches.
3. WATER METER. A landscape water meter will need to be installed.
4. WATER LINE. Existing $\frac{3}{4}$ water line needs approval from City engineer.
5. SEWER. Existing 4" sewer line approved by city engineer.

Utilities:

1. DRY UTILITIES. A dry utility plans needs to be prepared and approved by the energy department.

Planning:

1. PLAT. The plat title box needs to have the correct wording.
2. EAGLE POINT J. Eagle Point J will have to be resubmitted for re-approval.
3. LANDSCAPE PLAN. A landscape plan will need to be submitted with the site and approved by City staff.

Commissioner Dean seconded the motion. Ayes: 3, Nays: 0. Motion Passed

B. Family First Dentistry Site Plan – Public Hearing, Action Item

Mr. Mumford explained the location of the site. He said that the building is located in the SE corner of the lot. He explained that the applicant purchased property from Monte Kingston's group to be able to put the building back to comply with setbacks. He said that they are relocating the utility easement; they are working out the location and size of the easement. He explained that this will be resolved before the City Council Meeting. He explained that Scot Hazard is working with Adam Ferre on the dry utilities as well.

Mr. Mumford said that the applicant does meet the parking requirements. He showed the existing parking and explained that in order to make traffic flow better, one of the parking lot islands and a light pole will be moved.

Mr. Mumford showed the elevations and explained that the building does meet the design guidelines. He said that the applicant has a lot of different roof line heights, slopes, and well defined entrances; it is a well-designed building.

Mr. Mumford said that in the last City Council meeting, the sign ordinance amendment was approved. The sign for this Site Plan will need to have two feet of stone at the base of the sign and not exceed the height requirements. He said that the applicant designed the sign to fit with the other signs in the vicinity.

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Mr. Mumford showed the landscape plan with the pond, water feature, benches, etc. He said that this is well-designed for the site. He said that the grass area noted is potentially a future phase of the building which is why there are not many trees or other vegetation in that area.

Mr. Mumford explained that he feels they have addressed the shielding of the parking, mechanical, and garbage area. He also said that the 1-lot subdivision that this building is going in on will need to be approved before this application can be finalized. He expects this to happen at the next City Council meeting.

Commissioner Bechtel asked if the setback issue was resolved. Commissioner Linton said that he understood it was in the works. Mr. Mumford said that a strip of land is under contract to purchase which the building will be built on. He explained that setbacks can vary in the commercial zones. The issue under discussion is the storm drain easement. The applicant is talking with Monte Kingston, the DRC, and the city engineers to determine the best place for the easement. He said that if this is not resolved or becomes an issue, they will not take this application to the City Council meeting.

Commissioner Linton opened the Public Hearing at 6:29pm and closed it due to lack of comments.

Commissioner Dean asked if the first landscape issue was resolved. Mr. Mumford said it was. Commissioner Dean asked if the item #2 under Building in the conditions was an issue. Mr. Mumford said that it is a general condition and was not an issue. Commissioner Dean complimented staff on the completeness of the site plan application.

Commissioner Linton said that the building is nicely designed and he likes that it is in the front of the city.

MOTION: *Commissioner Bechtel moved that the Planning Commission recommend approval of the Family First Dentistry Site Plan to the City Council, subject to the following conditions:*

Engineering

1. **SEWER LINE LOCATION.** Concerned with sewer line location. Work with Chris Trusty on best location.
2. **WATER RIGHTS.** Water right calculation to be submitted to Chris Trusty.
3. **EASEMENT.** We need documentation for the storm drainage utility easement with property owners' signatures.

Planning

1. **WATER RIGHTS.** Water must be confirmed by our attorney.
2. **LANDSCAPE PLAN.** Revised landscape plan required, including buffering along south property line and screening of mechanical equipment. All landscaping must be installed (with irrigation) prior to Certificate of Occupancy being issued.
3. **SUBDIVISION.** The proposed subdivision that legalizes this parcel must be approved by City Council prior to this site plan receiving final approval.
4. **SIGN.** The sign shall meet all requirements of the Development Code.

Energy

1. **UTILITIES.** This site does not have three-phase power to the site. A dry utility plan showing proposed power must be submitted and coordinated with Adam Ferre.
2. **EASEMENT.** Satisfactory realignment of the City Utility Easement

Building

1. **DRAINAGE.** Rooftop drainage must be controlled away from the building.
2. **HVAC.** HVAC not to be located on street, and must be shielded.

Commissioner Dean seconded the motion. Ayes: 3, Nays: 0. Motion Passed

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C. Disposal of Public Open Space – Action Item

Mr. Hadley said that these two applicants are neighbors and are applying together. He explained that in 2002, the city updated the land disposal ordinance. At this time, maps were attached which designate potentially disposable areas of the city. The thought process behind adding these corners was to square off lots while keeping the open space area.

Mr. Hadley showed the location of the requested land. He said that land needs to be deemed significant or insignificant before it can be disposed. He said that staff feels that the three criteria allow this piece of land to be classified as insignificant are that the city has no plans to develop this land; the land has no cultural, ecological significance; and deeming it insignificant would not cause any violation of the Development Code in surrounding parcels.

Commissioner Linton asked why the price to be paid is not filled in. Mr. Hadley said that City Council makes the determination of what the price is. The last land disposal was \$0.06/sq ft. He explained that a set price is not codified. The ordinance states specifically that the City Council decides the purchase price.

MOTION: Commissioner Bechtel moved that the Planning Commission recommend to the City Council that the open space area of the Mountain View Phase 3 subdivision described be classified as “Insignificant,” for the purpose of disposing of property owned by the City, based upon the criteria contained in Ordinance O 11-2003.

Commissioner Dean seconded the motion. Ayes: 3, Nays: 0. Motion Passed

MOTION: Commissioner Bechtel moved that the Planning Commission recommend disposal of the open space area of the Mountain View Phase 3 subdivision described to the City Council, subject to the following conditions:

1. **SID PAYMENTS.** That the land is subject to the SID as developable property and that these assessments are paid as required by the bond covenants.
2. **LAND COST.** That the price to be paid for the land is _____ dollars (to be determined by City Council).

Commissioner Dean seconded the motion. Ayes: 3, Nays: 0. Motion Passed

6. Other Business

Commissioner Linton asked what is on the next Planning Commission. Mr. Mumford said that they expect the Coop's Market applications will be on the next meeting, as well as Hidden Valley Master Plan – 5,600 units with a mix of building types and densities. He said that it is possible a group home application will be on the agenda, as well as another signage code change.

7. Adjournment

Commissioner Linton adjourned the meeting at 6:39pm.