

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, SEPTEMBER 26, 2006

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**
- 4. Development Items**

A. Valley View North Plat A, Final Plat – Action Item

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

1. MASTER PLAN COMPLIANCE. Subdivision complies with all conditions of the Valley View Master Development Plan Agreement.
2. NEIGHBORHOOD PARK. Entire neighborhood park is completed by the developer prior to the issuance of the 150th Valley View building permit. Berms are added to help buffer the park area from the streets. Park area shows grass as the ground cover. Equestrian trail improved with the final plat.
3. WATER PRESSURE AND TANK. Developer remains in compliance with sections 3.1, 3.2, and 3.3 of the Master Agreement regarding funding and construction of the water storage reservoir and water pressure.
4. That the Neighborhood Park Improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Valley View North Preliminary Plat (approved March 28, 2006).
5. STREET NAMES. Street names are verified by City Staff.
6. CONSTRUCTION PLANS. Required blow-offs are added. An easement is provided for off-site utilities that are out of plat boundaries. That all of the construction plan redline comments are corrected as per staff recommendations.
7. E-FILES. E-files are submitted for the plat and construction drawings.
8. DRIVEWAYS. Driveways are a minimum of 22' long.
9. PLAT. Minor redline comments are addressed.
10. FIRE DEPARTMENT APPROVAL. Fire Chief's comments and recommendations are addressed.
11. Buyers be made aware of the septic tank requirements for the 8 specific parcels.
12. Open rail fencing required between park and streets.

Commissioner Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

B. Lone Tree LDS Church, Site Plan & Conditional Use, Public Hearing – Action Item

MOTION: Commissioner John Malone moved that the Planning Commission approve the Conditional Use Permit and recommends approval of the Site Plan to the City Council subject to the following conditions:

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1. FIRE APPROVAL. The project meets the requirements of the Fire Chief's approval.
2. CONSTRUCTION PLANS. All redline comments are addressed.
3. LIGHTING. All streetlight are adequately shielded away from surrounding residences.
4. DETENTION BASIN. There is an on-site detention to provide for storm drain runoff. Indicate this on the revised construction drawings.
5. LANDSCAPE DRAINAGE. Provide landscape drainage to prevent runoff onto adjacent property.
6. HEADLIGHT SCREENING. Ensure that shrubbery is adequate to provide headlight screening around the entire site and especially to the north. Represent this on the Landscape Plan.
7. STORM DRAIN. Storm drain calculations are provided using city standards.

Commissioner Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

C. Disposal of Public Open Space, Eagle Point B Subdivision – Action Item

The site is located east of Sweetwater Road, in the Southwest corner of Eagle Point B.

MOTION: Commissioner John Linton moved that the Planning Commission recommends to the City Council that the open space area of the Eagle Point B 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.

Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

MOTION: Commissioner John 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. 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. 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.
3. OTHER PAPERWORK. That all other paperwork and fees (land survey, deed preparation & recording, other miscellaneous fees etc.) are borne by the applicant.
4. EASEMENTS. That all easements required by the City Engineer are provided.
5. LAND COST. That the price to be paid for the land is _____ dollars (to be determined by City Council).
6. WATER RIGHTS. That the applicant dedicates the appropriate amount of water rights to the City as calculated by the City Engineer.

Commissioner Chris Kemp seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

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**D. Proposal to locate a staging site to the Cedar Valley Airport Vicinity –
Conditional Use Application, Public Hearing – Action Item**

MOTION: Commissioner John Linton moved that the Planning Commission approves the Conditional Use Permit for the staging of construction materials located at the site described within this staff report, subject to the following conditions:

1. DURATION. That the approval of this application expires two years from the date of approval. Prior to the conclusion of these two years the applicant shall return to renew their approval of the Conditional Use Permit. This new CUP application does not guarantee a renewal of the approval of the CUP.
2. FENCING. That the applicant install a six foot tall privacy fence that surrounds the staging site according to City Standards.
3. STAGING VS. STORAGE. That at any time, all equipment and materials staged at this site must be identified for a construction project currently underway in Eagle Mountain City.

Commissioner John Malone seconded the motion. Ayes: 5, Nays: 0. Motion Passed.

**E. Mr. Greg Cover Hobby Breeder Kennel Conditional Use Application, Public
Hearing – Action Item**

The subject property (897 E Russell Road) is located south of Eagle Mountain Blvd.
in the Overland Trails Ph. 1 subdivision.

This item was withdrawn by the applicant.

5. Other Business

6. Adjournment