

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, OCTOBER 23, 2007

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

Commissioner Tom Maher opened the meeting at 6:02 p.m.

**Roll Call**

**Others Present**

**City Staff Present**

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**

*\*Special C.D.A. Presentation by Ifo Pili\**

4. **Development Items**

- A. **Meadow Ranch Phase 7 Preliminary Plat – Public Hearing, Action Item**

Meadow Ranch 7 is located along SR 73, in the middle of the Meadow Ranch Master Development Plan.

**MOTION:**        *John Linton moved that the Planning Commission approve the Meadow Ranch Phase 7 Preliminary Plat subject to the following conditions:*

**Engineering Department Conditions:**

1. **DRAINAGE.** The required drainage plan must address possible piping of existing wash basins through lots to SR 73
2. **STREET.** Street cross-section must conform to typical City street standard.

**Fire Department Conditions:**

1. **HYDRANTS.** Five fire hydrants required; maintain 3-foot clearance around hydrants.
2. **PROPANE.** Permit required for propane installation.
3. **FIRE FLOW.** 1500 GPM Minimum fire flow required for 2-hour duration.
4. **FIRE CODE.** Follow IFC and IBC throughout project.

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

- B. **Scenic Mountain Concept Plan – Discussion Item**

Scenic Mountain is located East of Spring Valley and South of SR 73.

**DRC Comments**

1. **UTILITIES.** The gas, water, and electricity systems are looped.
2. **PROJECT ACCESS.** That two accesses are provided for this development.
3. **SLOPE ANALYSIS.** That a slope analysis is conducted to ensure that all improved open space is under 15% slope, as per city code.
4. **REGIONAL TRAIL.** That improvement to the Cedar Valley Regional Trail (in the utility corridor) is discussed as a way to fulfill park requirements.
5. **DESIGN THEME.** That the applicant develops an overall design theme for the project (monument signs, landscaping, fencing, colors, signposts, etc.)
6. **STORM DRAINAGE.** That location for detention basins is identified.
7. **CUL-DE-SACS.** That location for detention basins is identified.
8. **CHURCH SITE.** That local churches be consulted on required site size.
9. **BOUNDARY LINE ADJUSTMENT.** The boundary line adjustment is finalized and recorded before any development can take place.

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**10. FIRE ACCESS.** That access to the public lands is provided for the Fire Department (brush trucks).

**C. Cedar Highlands Concept Plan – Discussion Item**

Cedar Highlands is located Southeast of the City Center and just east of the existing sod farm along Lake Mountain Road.

**5. Other Business**

**6. Adjournment**

Commissioner Maher adjourned the meeting at 7:21 p.m.