

**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**

- Valley View North—Final Plat A
- Lone Tree LDS Church—Site Plan
- Melinda Nilsson’s Disposal (Eagle Point B)
- Walden Park—Award of Bid

**4. Development Items**

**A. Presentation (Mike Wren): Vision of original City Center subdivision design (open space)**

With all the discussion concerning city-owned open space in the City Center, Mike Wren, (the City’s Chief of Staff), will be presenting to the Planning Commission the premise behind the original design of the City Center.

**B. Recorded Plat Amendments: Anthem changed to Highlands – Action Item**

***MOTION: Commissioner Linton moved that the Planning Commission recommend approval of the proposed Anthem at the Ranches Phases 1, 2, and 3; and Anthem on the Green Phases 1 and 2 Plat Amendment as described in the staff report subject to the following conditions:***

1. CITY RECORDS. That the applicant provide the City with three (3) large 24X36 paper copies of the proposed plat as well as submitting an electronic copy.

***Unknown Commissioner seconded. Motion passed.***

**C. Valley View North Plat B, Final Plat – Action Item**

***MOTION: Commissioner Linton moved that the Planning Commission recommend approval of the Valley View North Plat B Final Plat, subject to the following conditions:***

1. **MASTER PLAN COMPLIANCE.** That this subdivision complies with all conditions of the Valley View Master Development Plan and Agreement.
2. **NEIGHBORHOOD PARK.** That the entire Neighborhood Park is completed by the developer prior to the issuance of the 150th Valley View building permit. That open rail fencing is added to help buffer the park area from the streets. That the park area shows grass as the ground cover. That they will have to improve the equestrian trail with the final plat
3. **WATER PRESSURE AND TANK.** That the 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.

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4. **PARK.** 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.** That the street names are verified by City Staff.
6. **CONSTRUCTION PLANS.** That required blow-offs are added. That 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.** That e-files are submitted for the plat and constructions drawings.
8. **DRIVEWAYS.** That driveways are a minimum 22' long.
9. **PLAT.** That the minor redline comments are addressed.
10. **FIRE DEPARTMENT APPROVAL.** That the Fire Chief's comments and recommendations are addressed.
11. **LOT 43.** That lot 43 is a minimum of ½ acre.

*Unknown Commissioner seconded. Motion passed.*

**5. Other Business**

**6. Adjournment**