

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

OCTOBER 9, 2007

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

Commissioner Tom Maher called the meeting to order at 6:01 p.m.

Roll Call

Others Present

Staff Present

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

A. **Major's Street Preliminary Plat – Public Hearing, Action Item**

The proposed Major's Street subdivision is located southwest of the Overland Trails subdivision, adjacent to Overland Trails Park.

MOTION: *John Linton moved that the Planning Commission approves the Major's Street Preliminary Plat subject to the following conditions:*

1. **PARK.** The park improvements shall be installed at fifty (50) percent occupancy of the development or one (1) year after recordation of the plat, whichever occurs first (Title 1 Ch. 7.11.2)
2. **TRAILS.** A 20-foot wide strip of land shall be dedicated to the City as a public use trail along the northeast side of Lot 12, connecting the existing trail to Ira Hodges Scenic Parkway. That a trail also be provided behind lots 1 through 12, connecting to the public park. That the Planning Department investigate the trail connectivity behind Waddell Street adjacent to Lot 1.
3. **TURNAROUND.** Hard-surfaced turnaround to be provided.
4. **FIRE FLOW.** 1500 gpm minimum fire flow required.
5. **PROJECT NAME.** That the development name, Major's Street, be changed to something different to avoid confusion.

*Matt Weir seconded the motion. Ayes: 3, Nays: 0. Motion Passed.
Commission Ireland abstained from voting because of a conflict of interest.*

B. **Overland Trails 3B Preliminary Plat – Public Hearing, Action Item**

The proposed Overland Trails 3B subdivision is located just south of the existing Overland Trails 3A and just west of Sweetwater Road.

MOTION: *John Linton moved that the Planning Commission approves the Overland Trails 3B subject to the following conditions:*

1. **LOT NUMBERING.** Lot numbering begins with 401 and continues thru 459.
2. **PLAT NAME.** That the correct plat name (Overland Trails Phase 4) needs to be on the final approved set of construction drawings and final Mylar plat.
3. **DETENTION.** Show and calculate the detention portion of the open space/park area.
4. **DRIVEWAY ACCESS.** That lots 29 through 36 be granted approval to have driveway access from the front of the lots rather than the alleyway.
5. **E-FILES.** All approved final plans shall be submitted on CD in PDF format and labeled correctly.
6. **FIRE HYDRANTS.** 5 Hydrants as marked.
7. **FIRE FLOW.** 1500 GPM
8. **ADDRESSES.** Addresses throughout construction to final.

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9. **HYDRANTS.** 3ft clearance around hydrants.
10. **TRAFFIC STUDY.** That the Planning Department determines whether or not a traffic study needs to be done, and that the Fire Chief conducts a second review.
11. **CONSTRUCTION ROAD.** That a construction road is to be built from the south of the project, using road base.

Matt Wier seconded the motion. Ayes: 3, Nays: 0. Motion Passed.

Commission Ireland abstained from voting because of a conflict of interest.

5. **Other Business**

6. **Adjournment**

Commissioner Maher adjourned the meeting at 7:09 p.m.