

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

- A. Gary Anderson, Utah County Commissioner
- B. Jason Birmingham, Creation of a Community Development Area
- C. Cedar Valley B—Final Plat
- D. Development Agreements: Cedar Valley A, Lone Tree E, Valley View North B, Northmoor 1
- E. Impact Fee Revision—electrical & water

4. **Development Items**

A. **Sweetwater 1 – Final Plat, Action Item**

The proposed Sweetwater 1 Final Plat is located between Eagle Point A & B and Sweetwater Road, south of Eagle Mountain Blvd.

MOTION: *Commissioner Linton moved to recommend approval of the Sweetwater 1 Final Plat to the City Council, subject to the conditions listed below:*

- 1. STREET NAMES. That the street names are verified and approved by City Staff.
- 2. LANDSCAPE PLAN. That redlines are addressed and approved by City Staff.
- 3. CONSTRUCTION DRAWINGS. That all redline comments are addressed and approved by City Staff.
- 4. PHASING. That the 8 acre detention pond/regional park is dedicated with the first plat.
- 5. ADDITIONAL STANDARDS. That the applications proposed standards (see below) are required for all future final plats.
- 6. FIRE DEPARTMENT APPROVAL The Fire Chiefs comments and recommendations are addressed.
- 7. OPEN SPACE. The agreed upon amount of improved open space is dedicated with the recordation of the first plat.

Unknown Commissioner seconded the motion. Motion Passed.

B. **Valley View South C & D Final Plats, Action Item**

The proposed Valley View South C & D Final Plats are located between Meadow Ranch and North Ranch, within the Valley View Master Development.

MOTION: *Commissioner Linton moved to recommend approval of the Valley View South C & D Final Plats to the City Council, subject to the conditions listed below:*

- 1. COMPLIANCE WITH DEVELOPMENT AGREEMENT AND CODE. That both plats meet all of the requirements for this development set forth in the Valley View Development Agreement and City Development Code

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2. PARK. That the park area for these phases is secured for dedication and improvement in future phases according to the requirements within the Master Development Plan. That the type of security is called out in the Development Agreement and approved by the Council.
3. PLAT CORRECTIONS & NOTES. That the plat corrections and notes be added to the plat. (see section below).
4. UTILITY LOOPING AND SECONDARY ACCESS. That utility looping and secondary access is discussed further.
5. E-FILES. That approved e-files are submitted for the plat, utility layout, and dry utilities.
6. WATER RIGHTS. That water right documentation is provided for both plats and approved by the City Attorney.
7. HOA. That Valley View will provide for the funding and maintenance of parks and open spaces.
8. MONUMENT SIGNAGE. That monument signs for Valley View and Meadow Ranch (similar to the entry monuments for North Ranch and Cedar Pass Ranch) are bonded for and built by the developer at the entrance.
9. DRY UTILITY PLANS. That the dry utility plans are approved by the City.
10. CC&Rs. That the CC&Rs reflect the standards noted.

Corrections

1. That 4 fire hydrants are added as marked on the plan.
2. That the fire hydrants have 1,000 GPM fire flow that is available for a 2 hour duration.
3. That all lots be clearly addressed through construction up to final inspection.
4. That all fire and building codes are met.
5. That a 1” water line is installed for lots

Redline Comments—Plat D

1. That 10 fire hydrants are added as redlined on the plan.
2. That two 20ft. open access are provided (one between lot 51 & 52 and one between lot 46 & 47) for fire control access to the wash—as indicated on redlines
3. That the fire hydrants have 1,000 GPM fire flow that is available for a 2-hour duration.
4. That all lots be clearly addressed through construction up to final inspection.
5. That all fire and building codes are met.
6. That all propane tank installations are proceeded with approved plans from the Fire Dept.
7. That footprints are added for building pads on lots 49, 52, 51 & 56
8. That buffer of 50’ from ‘fingers’ of wash are provided
9. That a 1” water line is installed for lots
10. That 9” A1 ASHTO classification material is provided for ROW cross-sections
11. Install a snow on outlet across the street from lot 61
12. That RCP is provided for storm drain through lot 54 with a snout on outlet

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13. That the addresses need to be calculated by the City Engineer and included on the plat.
14. That a note is added that no building permit shall be issued for a lot until the Utah County Health Dept. approves it for a septic tanks—if and where a septic tank is proposed.
15. That the correct year is represented in the acknowledgement statement.
16. That Book & Page is added
17. That a diagram showing the correct setbacks is provided.
18. That lot 43 has a minimum of 100 frontage.
19. That all references to setbacks are correct.

Redline Comments—Plat C

1. That the addresses need to be calculated by the City Engineer and included on the plat.
2. That a note is added that no building permit shall be issued for a lot until the Utah County Health Dept. approves it for a septic tanks—if and where a septic tank is proposed.
3. That Book & Page is added
4. That a diagram showing the correct setbacks is provided.
5. That all references to setbacks are correct.

Unknown Commissioner seconded the motion. Motion Passed.

C. National Field Archery Association (NFAA) Temporary Archery Range, Action Item

This proposed Master Development Plan is located east of the Meadow Ranch Subdivision and north of SR 73.

MOTION: *Commissioner Linton moved to recommend approval of the National Field Archery Association Temporary Archery Range to the City Council, subject to the conditions listed below:*

1. That the temporary archery range be permitted for March 31 & April 1, April 14 & 15, and May 19 & 20 June 9 & 10.
2. That the Applicant obtains special burn permits for any campfires and complies with all requirements outlined by the Fire Chief.
3. That the site be returned to its precondition state following the event.
4. That there are sufficient public facilities such as restrooms.
5. That if the special event creates an increase in the demands for public safety services that those services shall be provided by the Applicant.
6. That the archery range complies with safety standards for Utah County Sheriff's Office and the National Field Archer's Association (NFAA) and that the applicant provides security to monitor the perimeter of the archery range to prohibit non-participants from accessing the range.
7. That the City Recorder and City Attorney ensure that all of the insurance forms and the permission of the property owners have been submitted.

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8. That ATV's are allowed in conjunction with this event and are limited to existing dirt roads.

Unknown Commissioner seconded the motion. Motion Passed.

D. Maranatha Restaurant Commercial Ladder Sign Permit Application, Action Item

The proposed locations for commercial ladder signs are near SR 73 & Ranches Parkway as well as Pony Express Parkway and Smith Ranch Road.

MOTION: *Commissioner Linton moved to recommend approval of the Maranatha Restaurant Commercial Sign Permit for the Pony Express Pkwy/Smith Ranch Road location and recommend denial of the SR73/Ranches Pkwy location to the City Council, subject to the condition that the lease is for one year without an option of renewal in order to give the Planning Department time to look at alternate methods of signage.*

Unknown Commissioner seconded the motion. Motion Passed.

8. Other Business

9. Adjournment