

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING MINUTES**

TUESDAY, MARCH 28, 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**

- Westview Heights Final Plat
- Highlands on the Green 3B Final Plat
- Valley View South Plats A & B

**4. Development Items**

**A. Valley View North Preliminary Plat, Public Hearing - Action Item**

***MOTION: Commissioner John Malone moved that the Planning Commission approve the Preliminary Plat for the Valley View North subdivision 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 berms are added to help buffer the park area from the streets. That the park area shows grass as the ground cover. The equestrian trail will be improved with the final plat.
3. MILITARY VEHICLE ACCESS. That access is maintained for military and emergency vehicles along the current Camp Williams road alignment (Mustang Way).
4. 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.
5. LOTS LESS THAN ONE-HALF ACRE. That the developer justifies how lot 47 meets the “topographical features or road alignment technical issues” qualifications for being less than ½ acre.
6. CUL-DE-SACS. That the minimum radius on a cul-de-sac is 60 ft.
7. Trails to connect to North Ranch trails.
8. “No Public Access” signs to be placed on beginning of dirt road.
9. “No Parking” signs to be placed along Hummer Drive.

***Commissioner Chris Kemp seconded the motion. Motion passed.***

**B. Sunrise at Kiowa Preliminary Plat, Public Hearing - Action Item**

***MOTION: Commissioner John Malone moved that the Planning Commission approve the Preliminary Plat for Sunrise at Kiowa subject to the following conditions:***

1. PLAT. That the cul-de-sac at the end of Comanche Way is shown as Comanche Circle. That all other redline comments are addressed.

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2. LANDSCAPE PLAN. That surrounding vegetation/xeriscaping is shown in the trail corridors.
3. CONSTRUCTION PLANS. That the slope of the roads is approved by the City Engineer. That all other construction plan redlines are addressed.
4. BENCH DRAINS. That bench drains are provided on lots on the downhill side of the open space. The developer can explore a storm drain option instead of bench drains. If the city engineer approves the storm drains as an adequate solution, then it is approved. If not, then bench drains are automatically required.

*Commissioner Chris Kemp seconded the motion. Motion passed.*

**C. Jacob's Well C (R-6 N-3), Final Plat - Action Item**

***MOTION: Commissioner John Malone moved that the Planning Commission recommend approval to the City Council of the Jacob's Well C Final Plat, subject to the following conditions:***

1. PLAT. That all redline comments are addressed.
2. SID PAYMENTS. That the City Engineer determines the amount of SID payments due, and that the payment is made prior to recordation.
3. BENCH DRAINS. That all required bench drains are a developer improvement and bonded for.
4. CURVE ELEVATIONS. That vertical curve elevations are shown at 25' intervals. That K-Values are verified by the City Engineer.
5. ASPHALT CUTS. That a note is added to the plans that all asphalt is to be saw cut.
6. LANDSCAPE PLAN. That a complete table is included that shows all the park and landscaping requirements to be added. That all street trees not along collector roads or along open space are called out as a homeowner improvement. That the sod shown on the hillside of the original park location is removed (for existing native vegetation to remain) and value of that sod placed in the approved neighborhood park location adjacent to Liberty Farms. That all other landscape plan redline comments are addressed.

*Commissioner Chris Kemp seconded the motion. Motion passed.*

**5. Other Business**

**6. Adjournment**