

**1. Pledge of Allegiance**

**2. Declaration of Conflicts of Interest**

**3. Status Report from City Council**

- Maverik Gas Station Site Plan and Sign Permit – approved at last City Council Meeting
- Skyline Ridge Estates Development Agreements – approved at last City Council Meeting

**4. Development Items**

**A. Eagle Mountain Properties Master Development Plan Amendment – Public Hearing, Action**

The Eagle Mountain Properties Master Development encompasses 7,610 acres of land in the southern half of the city.

**MOTION:** *Commissioner Linton moved to table the Eagle Mountain Properties Master Development Plan Amendment to the May 8, 2007 Planning Commission Meeting.*

*Unknown Commissioner seconded. Motion passed.*

**B. Jax Gravel Pit Conditional Use – Public Hearing, Action Item**

The proposed gravel pit is located north of SR 73 and just west of the existing Staker gravel pit.

**MOTION:** *Commissioner Linton moved to approve the Jax Gravel Pit Conditional Use Permit, subject to the conditions listed below:*

1. **YEARLY REVIEW.** That this Conditional Use Permit requires the applicant to renew their approval from the Planning Commission each year. The Planning Commission reserves the right to add necessary conditions or choose to not renew the Conditional Use Permit—which, if not renewed, effectively denies the Conditional Use Permit.
2. **ROAD MAINTENANCE.** That the applicant commits to reconstruct and, if necessary, repair damages to access lanes onto SR 73 throughout the time the gravel pit is in operation.
3. **FIRE CONTROL.** Any fuel tanks stored on-site shall have proper containment measures taken and are approved by the Fire Chief.
4. **DUST & DEBRIS CONTROL.** That the applicant provides daily watering to mitigate excessive dust. That fencing/berming/screening is provided to mitigate dust as well.
5. **FIRE HYDRANT.** That any water used for watering be metered by the city. If in the summer months, the city shuts off water to a hydrant, the applicant is responsible for finding other water sources to maintain daily watering of site.
6. **POSSIBLE BLASTING PERMITS.** That any blasting receives a blasting permit from the Fire Chief.
7. **BUSINESS LICENSE.** That the appropriate Business License is acquired from the City.

8. GRADING & EROSION CONTROL MEASURES. That any UDOT requirements are followed. That all drainage is kept on-site.
9. A-CEL & D-CEL LANES. A-cel & D-cel lanes are installed to provide access onto SR 73 and approved by UDOT.
10. CLEANING. Daily cleaning of the access area onto SR 73 is provided.
11. EXCAVATING. The excavating of the material will be horizontal in nature. Contouring of the site will be taken down in layers from one side of the site to the other side of the site.
12. OPERATION HOURS. Hours of operation will be from 7 am to 7 pm.
13. EXCAVATION POINT. The lowest point of excavation will be a elevation of 5210 ft.

*Unknown Commissioner seconded. Motion passed.*

**C. Pioneer Addition 7 LDS Church Conditional Use Permit & Site Plan – Public Hearing, Action Item**

The Pioneer Addition 7 LDS church is located in the southwest corner of the Pioneer Addition 7 subdivision.

**MOTION: Commissioner Linton moved to approve the Pioneer Addition 7 LDS Church Conditional Use Permit and recommend approval of the Pioneer Addition 7 LDS Church Site Plan to the City Council, subject to the conditions listed below:**

1. FIRE APPROVAL. That the project meets the requirements of the Fire Chief's approval.
2. CONSTRUCTION PLANS. That all redline comments are addressed.
3. LIGHTING. All streetlights are adequately shielded away from surrounding residences.
4. LANDSCAPE. The areas along City streets have a required 10' width bermed area with trees spaced no less than 30' apart.
5. HEADLIGHT SCREENING. Ensure that shrubbery is adequate to provide headlight screening around the entire site.
6. STORM DRAIN. That storm drain calculations are provided using city standards.
7. SNOW STACKING. That there is snow stacking capacity of a 4" base over the entire parking lot. This needs to be shown on the plans.
8. CLEAR VISION. The required clear vision triangle is provided at all entrances and exits into the parking lot. With shrubs no taller than 3' in height and tree branches no lower than 8'.
9. PEDESTRIAN ACCESS. A sidewalk is installed for pedestrian access along the Southwest. Corner of the project.

*Unknown Commissioner seconded. Motion passed.*

**D. Oquirrh Mountain West Preliminary Plat – Public Hearing, Action Item**

This project is within The Ranches Master Development Plan and is located directly south of the Lone Tree subdivision.

**MOTION:** *Commissioner Linton moved to approve the Oquirrh Mountain West Preliminary Plat, subject to the conditions listed below:*

1. UTILITIES. The gas, water, and electricity systems are looped.
2. FIRE CODE. All fire code items are addressed.
3. PARKS & OPEN SPACE. The required amount of buildable open space is dedicated and the park amenities are approved by City Staff.
4. PHASING. As the subdivision is phased out there will be a need to allow for secondary access for all phases.
5. LANDSCAPE PLAN. The landscape redlines are addressed and approved by City Staff.

*Unknown Commissioner seconded. Motion passed.*

**E. Staff-Sponsored Development Code Amendments – Public Hearing, Action Item**

Staff has proposed several amendments to the City's Development Code related to:

- Appeal process for denied home businesses
- Additional standards for home businesses
- Revised water right required for developments
- Revised neighborhood park standards for developments
- Revised slope standard for the Improved Parks requirement
- Revised standards for the transition requirement between developments

**MOTION:** *Commissioner Linton moved to recommend approval of the Staff-sponsored Development Code Amendments to the City Council with the addition of the following condition:*

1. A Public Hearing with the City Council be required when a transitional requirement that varies from the development code is presented to Planning Staff.

*Unknown Commissioner seconded. Motion passed.*

**5. Other Business**

**6. Adjournment**