

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, MAY 22, 2007 AT 6:00 P.M.

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

A. New parking ordinance

**4. Development Items**

**A. Commercial Site Plan – Final Plat, Action Item**

The proposed EM Communities Information Center Site Plan is located just south of the Eagle Park subdivision off of Sweetwater Road.

**MOTION:** *Commissioner Linton moved the Planning Commission recommend approval of the EM Communities Information Center Site Plan to the City Council, subject to the conditions listed below:*

1. ELECTRIC PLAN. All electric requirements are approved by the City Energy Director.
2. SIGNAGE. That any proposed signage meet city standards and are approved by City Staff.
3. PARKING LOT. The parking lot needs to allow for patrons to back out of parking stalls and turn around to the entrance. Parking stalls are required to be 9' X 20'.
4. WATER/SEWER. The water and sewer laterals need to be 10' apart.
5. PARKING LOT ENTRY. Entry into the parking lot must be at least 100 ft from intersection.
6. LANDSCAPE PLAN. The landscape plan redlines are addressed and approved by City Staff.
7. FIRE CODE. All fire codes items are approved by the Fire Chief (see below).
8. ASPHALT REMOVAL. When asphalt is removed it will be required to meet APWA standards.
9. YEARLY REVIEW. A yearly review of the site plan is preformed.
10. NEW NAME. A new name for the information center is provided so it is not confusing to the public that the center is a privately owned and not City sponsored.

*Unknown Commissioner seconded. Motion passed.*

**B. Skyline Ridge Estates 1A, 1B, & 1C Final Plats - Action Item**

The proposed Skyline Ridge Estates 1a – 1c are located along Golden Eagle Road, west of Kiowa Valley.

**MOTION:** *Commissioner Linton moved the Planning Commission recommend approval of the Skyline Ridge Estates 1A, 1B, & 1C to the City Council with no conditions of approval.*

*Unknown Commissioner seconded. Motion passed.*

**C. Autumn Ridge II Phase 3 Final Plat - Action Item**

This proposed Final Plat is located east of Eagle Mountain Blvd, north of Autumn Ridge I and west of Eagle Park.

**MOTION:** *Commissioner Linton moved the Planning Commission recommend approval of the Autumn Ridge II Phase 3 to the City Council, subject to the conditions listed below:*

1. PLAT. That all redlines are addressed.
2. COMMUNITY PARK. That the required park area is dedicated to the city with recordation of the next submitted plat.
3. LANDSCAPING AND PARK AMENITIES. The pro-rated amount of landscaping and park amenities for each lot is bonded for.
4. FIRE CODE. All Fire code items listed are addressed and approved by Fire Chief.
5. UTILITIES. That the gas, water, and electricity systems are looped.
6. SECONDARY ACCESS. Secondary access is provided throughout construction.
7. ADDRESSES. Addresses are added to the plat.
8. LOT 34. Lot 34 (the church site) is changed to Parcel A.

*Unknown Commissioner seconded. Motion passed.*

**D. Harmony Phase 1 Final Plat – Action Item**

The proposed Final Plat is located south of The Woods subdivision just off of Sweetwater Road.

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

1. CONSTRUCTION DRAWINGS/PLAT. That all redlines are addressed.
2. COMMUNITY PARK. The required community park is dedicated with recordation of Harmony Phase 1 final plat.
3. YARD SETBACKS. The setbacks are verified and meet City standards.
4. LOT NUMBERING. The numbering of lots begins with lot 101 for phase 1, 201 for phase 2 etc. for future phases.
5. FIRE CODE. The Fire Chief verifies the location and number of fire hydrants. That all other redlines are addressed.
6. UTILITIES. The gas, water, and electricity systems are looped.
7. LANDSCAPING AND PARK AMENITIES. The pro-rated amount of landscaping and park amenities for each lot is bonded for.
8. SECONDARY ACCESS. Secondary access is provided and approved by City Staff.
9. STORM DETENTION. The storm detention plan is approved by City Engineer.
10. DRAINAGE PLAN. A detailed drainage plan is submitted and approved by the City Engineer.
11. STREET ROADS. Roads cross section is approved by City Engineer.
12. CORNER LOTS. Corner lots are clipped 5 ft to allow for utilities to be looped.

13. ADDRESSES. The plat needs addresses.

*Unknown Commissioner seconded. Motion passed.*

**E. Oquirrh Mountain West A & B Final Plats – Action Item**

The proposed Oquirrh Mountain West is located southwest of Lone Tree along Pony Express Parkway/Sweetwater Road.

**MOTION:** *Commissioner Linton moved the Planning Commission recommend approval of the Oquirrh Mountain West A Final Plat to the City Council, subject to the conditions listed below:*

1. PLAT. That all redline comments are addressed and approved
2. LANDSCAPE PLAN. That all redline comments are addressed and approved.
3. DRY UTILITIES. That all redline comments are addressed and approved.
4. CONSTRUCTION PLANS. That all redline comments are addressed and approved.
5. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
6. E-FILES. The e-files are submitted for the plat and constructions drawings.

*Unknown Commissioner seconded. Motion passed.*

**MOTION:** *Commissioner Linton moved the Planning Commission recommend approval of the Oquirrh Mountain West B Final Plat to the City Council, subject to the conditions listed in the staff report.*

1. PLAT. That all redline comments are addressed and approved
2. LANDSCAPE PLAN. That all redline comments are addressed and approved
3. DRY UTILITIES. That all redline comments are addressed and approved
4. CONSTRUCTION PLANS. That all redline comments are addressed and approved.
5. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
6. E-FILES. The e-files are submitted for the plat and constructions drawings.

*Unknown Commissioner seconded. Motion passed.*

**5. Other Business**

**6. Adjournment**