

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, MAY 30, 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**
- 4. Development Items**

A. Pioneer Addition Phase 7 Preliminary Plat – Public Hearing, Action Item

MOTION: Commissioner Matt Weir moved that the Planning Commission approve the Pioneer Addition Phase 7 Preliminary Plat subject to the following conditions:

1. PLAT. The street name Stage Coach Drive is changed to be dissimilar from all other existing City street names. Other street names on the plat are verified by the Fire Chief.
2. LANDSCAPE PLAN. The retention pond (P.O.S.A.) is shown on the landscape plan as fully improved.
3. PERFORMANCE REVIEW. City Staff verifies the Performance Review Checklist performed by the applicant.
4. Dedication of a 10-foot access way to Public Open Space A – Retention/Soccer Field.

Unknown Commissioner seconded. Motion passed.

B. SilverLake Plat 11 Preliminary Plat – Public Hearing, Action Item

SilverLake Plat 11 is located to the east of Silver Lake Village.

MOTION: Commissioner Matt Wier moved that the Planning Commission approve the SilverLake Plat 11 Preliminary Plat subject to the following conditions:

1. COMPLETION OF ROAD. The Master Agreement requires dedication of the park and school site once all necessary infrastructures are complete. The developer should be responsible to build the full ROW to the west.
2. REGIONAL PARK. The Master Agreement requires dedication of 15 acres, not 14.58.
3. CONSTRUCTION PLANS. All redline comments are addressed.
4. PLAT. A vicinity map with greater detail is shown. Utah County Book & Page information is added. Planning Commission block is removed.
5. FIRE PROTECTION. Fire Chief's comments are addressed and approved by the Fire Chief.
6. WATER RIGHTS. Adequate water rights are deeded to the City for the park.
7. LANDSCAPING PLANS. All street trees along collector roads are a developer improvement.

Unknown Commissioner seconded. Motion passed.

C. Pioneer Addition Phase 5B Revised Final Plat, Action Item

EAGLE MOUNTAIN CITY OFFICES – 1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

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Pioneer Addition 5B is located east of phase 5A and west of Phase 6.

MOTION: Commissioner Matt Wier moved that the Planning Commission recommend approval to the City Council of the Pioneer Addition Phase 5B Revised Final Plat, subject to the following conditions:

1. SID. That the City Engineer verifies that if the plat encompasses land incorporated for the SID, and that the full amount is paid prior to recordation, as per the current requirements for Eagle Mountain Properties.
2. PLAT. That the minor redline comments are addressed.
3. LANDSCAPE PLAN. That the park improvements and landscaping are installed per the overall Pioneer Addition Park Improvement Agreement dated April 3, 2006.
4. STORM WATER. The City Engineer verifies and approves the storm water plan.

Unknown Commissioner seconded. Motion passed.

D. Pioneer Addition Phase 6 Revised Final Plat, Action Item

Pioneer Addition 6 is located east of Phase 5 and west of the future Phase 7.

MOTION: Commissioner moved that the Planning Commission recommend approval to the City Council of the Pioneer Addition Phase 6 Revised Final Plat, subject to the following conditions:

1. SID. That the City Engineer verifies that if the plat encompasses land incorporated for the SID, and that the full amount is paid prior to recordation, as per the current requirements for Eagle Mountain Properties.
2. PLAT. That the minor redline comments are addressed.
3. LANDSCAPE PLAN. That the park improvements and landscaping are installed per the overall Pioneer Addition Park Improvement Agreement dated April 3, 2006.
4. STORM WATER. The City Engineer verifies and approved the storm water plan.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment