

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Skyline Ridge A, B & C Final Plats – on next City Council agenda
- B. Harmony Phase 1 Final Plat – Approved at last City Council Meeting
- C. Autumn Ridge Phase 3 Final Plat – Approved at last City Council Meeting
- D. Oquirrh Mountain Ranch A & B Final Plats – Approved at last City Council Meeting
- E. Sunrise at Kiowa A & B Development Agreements – Approved at last City Council Meeting
- F. Eagle Mountain Communities Information Center – Approved at last City Council Meeting
- G. Development Code Amendments – Tabled at last City Council Meeting

4. Development Items

A. Cedar Ridge Master Development Plan – Public Hearing, Action Item

The proposed 305 acre Master Development is located immediately west of the North Ranch subdivision.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Cedar Ridge Master Development Plan subject to the conditions noted in the staff report, with the below changes:*

- 1. Open Space & Trail Requirements. That the open space and trail requirements of the Development Code are complied with which including but not limited to: open space percentage; trail requirement, neighborhood and community parks.
- 2. Sewer Line. There be a sewer lift station and ancillary offsites required for sewer service.
- 3. Timing of Construction. That the timing of the construction of amenities be solidified.
- 4. Engineering Issues. That the development and phasing of development meets the City Engineer's and City standard/requirements for utilities, looping of utilities, and vehicle access. That the applicant explores the possibility of specifying a transportation corridor from the commercial area to the school site. That the Capital Facilities plan be amended to incorporate this development.
- 5. Zoning Requirements. That the project meets all of the zoning requirements as per the Development Code which include but is not limited to: driveway lengths, setbacks, minimum lot size and frontage, etc. That the May 22, 2007 letter be considered, allowing a 30-foot setback in specific areas (1/2-acre to 40,000 sq ft lots only)
- 6. Master Landscape Plan. That a master landscape plan be submitted that shows the approximate locations and themes of proposed park areas.

7. Density Ceilings. That the approved densities for the Cedar Ridge Development are density ceilings not guarantees of density. That is all projects must comply with the City's zoning requirements regardless of density shown within development pods.
8. Multi-Family. That all multi-family projects be constructed as required in the City's Development Code.
9. Airport Road. That a half ROW of Airport Road is completed and that the appropriate UDOT standards are met (acceleration & deceleration lanes, etc.) That the final alignment of Airport Road crossing State Road 73 is determined.
10. Transitioning Requirements. That this development meets the transitioning requirements for lot size required in the City's Development Code since this development is being proposed adjacent to an existing subdivision (North Ranch).
11. The developer, HOA, and city staff work together to set specific verbiage for the transitioning between parcels of different sizes
12. Traffic engineer pay specific attention to the Valley View and Canyon Wash intersections to see what can be done to resolve problems
13. Consideration be made to providing a trail to move pedestrian traffic away from automobile traffic.

Unknown Commissioner seconded. Motion passed.

B. General Plan Amendments – Public Hearing, Action Item

City staff is sponsoring a series of amendments to the General Plan's Future Land Use and Transportation Elements Map.

MOTION: *Commissioner Linton moved the Planning Commission table the staff-sponsored General Plan Amendments to the June 26, 2007 Planning Commission Meeting.*

Unknown Commissioner seconded. Motion passed.

C. Harmony Concept Plan – Discussion Item

This proposed 1400 acre concept plan is located south and west of the Overland Trails developments.

Discussion item only; no motion made.

5. Other Business

6. Adjournment