

**1. Pledge of Allegiance**

**2. Declaration of Conflicts of Interest**

**3. Status Report from City Council**

- A. Valley View South Plat C & D Final Plats
- B. Southmoor Phase 1 Development Agreement
- C. Colonial Park Phase 2 Development Agreement
- D. Eagle Mountain Properties Master Development Plan Amendment
- E. 2007 Eagle Mountain City 2007-2008 Budget
- F. Resolution supporting 2100 North option for the Mountain View Corridor
- G. Sweetwater Phase 1 Development Agreement

**4. Development Items**

**A. Circle 5 Ranch Concept Plan – Discussion Item**

Circle 5 Ranch is located Northeast of the Lone Tree subdivision and West of the Ash Point subdivision.

*Discussion item – no motion made.*

**B. Pioneer Addition Phase 7C Final Plat – Action Item**

Pioneer Addition Phase 7C is located in the Southeast corner of the Pioneer Addition Phase 7 development, just west of the power line corridor.

**MOTION:** *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Pioneer Addition Phase 7C Final Plat, subject to the conditions listed below:*

1. PLAT. The redline comments are addressed.
2. FIRE CODE. The Fire Chief's comments are addressed. (Correct number and placement of fire hydrants, etc.
3. CONSTRUCTION DRAWINGS. The City Engineer verifies that all redline comments are addressed.
4. ACCESS TO RETENTION BASIN. The fully-improved access 8' asphalt trail is improved with Phase 7C.

*Unknown Commissioner seconded. Motion passed.*

**C. Pioneer Addition Phase 7D Final Plat – Action Item**

Pioneer Addition Phase 7D is located on the southern edge of the Pioneer Addition Phase 7 development, just west of the Pioneer Addition 7C plat.

**MOTION:** *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Pioneer Addition Phase 7D Final Plat, subject to the conditions listed below:*

1. PLAT. That redline comments are addressed.
2. FIRE CODE. That the Fire Chief's comments are address. (Correct number and placement of fire hydrants, etc).
3. CONSTRUCTION DRAWINGS. That the City Engineer verifies that all redline comments are addressed.

*Unknown Commissioner seconded. Motion passed.*

**D. Sweetwater Phase 2 Final Plat – Action Item**

Sweetwater Phase 2 is located directly north of Eagle Point B and east of Sweetwater Road, south of Eagle Mountain Boulevard.

**MOTION:** *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Sweetwater Phase 2 Final Plat, subject to the conditions listed below:*

1. STREET NAMES. That the street names are verified and approved by City Staff.
2. CONSTRUCTION DRAWINGS. That all redline comments are addressed and approved by City Staff.
3. ADDITIONAL STANDARDS. That the applications proposed standards (see staff report) are required for all future final plats.
4. FIRE DEPARTMENT APPROVAL. The Fire Chief's comments and recommendations are addressed.
5. OPEN SPACE/PARK BOND. The bond amount for improved open space is figured for each lot and approved by City Engineer and then bonded for by the applicant.
6. PLAT. The name Sweetwater Ph.2 is changed to Sweetwater Plat 2. All redlines are addressed.
7. DRAINAGE. An overall master drainage plan is submitted and approved by City Engineer

*Unknown Commissioner seconded. Motion passed.*

**E. Sweetwater Phase 3 Final Plat – Action Item**

Sweetwater Phase 3 is located directly north of Sweetwater Phase 2 east of Sweetwater Road, south of Eagle Mountain Boulevard.

**MOTION:** *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Sweetwater Phase 3 Final Plat, subject to the conditions listed below:*

1. STREET NAMES. That the street names are verified and approved by City Staff.
2. CONSTRUCTION DRAWINGS. That all redline comments are addressed and approved by City Staff.

3. **ADDITIONAL STANDARDS.** That the applications proposed standards (see staff report) are required for all future final plats.
4. **FIRE DEPARTMENT APPROVAL.** The Fire Chief's comments and recommendations are addressed.
5. **OPEN SPACE/PARK BOND.** The bond amount for improved open space is figured for each lot and approved by City Engineer and then bonded for by the applicant.
6. **PLAT.** The name Sweetwater Ph.2 is changed to Sweetwater Plat 2. All redlines are addressed.

*Unknown Commissioner seconded. Motion passed.*

**F. Eagle Point Plat F Preliminary & Final Plats 1 & 2 – Public Hearing, Action Item**

Eagle Point Plat F is located East of Sweetwater Road and just North of Eagle Point Plat B.

**MOTION:** *Commissioner Linton moved the Planning Commission approve the Eagle Point Plat F Preliminary Plat and recommend approval of the Eagle Point Plat F Final Plats 1 & 2 to the City Council, subject to the conditions listed below:*

1. **UTILITIES.** That the gas, water, and electricity systems are looped.
2. **FIRE CODE.** All fire code items are addressed.
3. **PARKS & OPEN SPACE.** That the actual improvements cost and land value is calculated and approved by City Staff. That the designs of the substituted improvements are approved by the City's Parks Department. That these approved plans are bonded for with the first of the two final plats.
4. **STREET NAMES.** All street names are approved by City Staff.
5. **LANDSCAPE PLAN.** The landscape plan is approved by City Staff.

*Unknown Commissioner seconded. Motion passed.*

**G. Sage Park Phase 1 Final Plat – Action Item**

Sage Park Phase 1 is located along Eagle Mountain Boulevard, in the southwest corner of the Sage Park Development.

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

1. **UTILITIES.** That the gas, water, and electricity systems are looped.
2. **LANDSCAPE.** The landscape plan shows landscaping along Eagle Mountain Blvd. That a landscape plan specific to Plat 1 including park improvements and species types is submitted and approved by city staff. That all required park improvements are bonded for.
3. **PARK/OPEN SPACE.** Park and Open space areas are dedicated to the City with recordation. The amount of funds needed for park improvements are calculated and bonded for.

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4. A-CEL & D-CEL LANES. Eagle Mountain Blvd. requires A-cel and D-cel lanes into the subdivision.
5. SECONDARY ACCESS. Secondary access is provided throughout the project.
6. FIRE CODE. All fire code issues are addressed.
7. STREET NAMES. All street names are provided and approved by City Staff.
8. PLAT. The name of the plat is changed from Phase 1 to Plat 1. All redlines are addressed.
9. CONSTRUCTION PLANS. All redlines are addressed and approved by City Engineer.

*Unknown Commissioner seconded. Motion passed.*

**H. Valley View North Plat B Final Plat – Action Item**

Valley View North Plat B is located on the east side of the previously-approved Valley View North Preliminary Plat.

**MOTION:** *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Valley View North Plat B Final Plat, subject to the conditions listed below:*

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 open rail fencing is added to help buffer the park area from the streets. That the park area shows grass as the ground cover. That they will have to improve the equestrian trail with the final plat.
3. 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.
4. NEIGHBORHOOD PARK the improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Valley View North Preliminary Plat (approved March 28, 2006).
5. PLAT/CONSTRUCTION PLANS. That the minor redline comments are addressed.
6. FIRE DEPARTMENT APPROVAL. That the Fire Chief's comments and recommendations are addressed
7. SETBACKS. The setbacks are approved and comply with City standards.

*Unknown Commissioner seconded. Motion passed.*

**5. Other Business**

**6. Adjournment**