

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

A. Heatherwood on the Green 1—Recorded Plan Amendment, Action Item

Heatherwood at the Green is located south of Highlands on the Green and north of Eagle's Gate subdivisions.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the proposed Heatherwood on the Green 1 Recorded Plat Amendment, minor adjustments listed below:*

1. That the new location of buildings shall be no less than 10 ft. from any gas line.
2. That all utilities are not affected. The applicant receives a permit and bonds for the cutting of asphalt.
3. That revised plans i.e. plat, construction, landscaping, dry utilities (and an electronic copy of the plans) are submitted showing the new layout of the project.
4. That any comments/concerns of the City Engineer be addressed and approved by staff.

Unknown Commissioner seconded. Motion passed.

B. Equestrian Estates Master Development Plan Amendment – Public Hearing, Action Item

Equestrian Estates is located to the northwest of the Overland Trails subdivision.

MOTION: *Commissioner Linton moved the Planning Commission recommend approval to the City Council of the Equestrian Estates Master Development Plan Amendment, subject to the following conditions:*

1. **SECONDARY ACCESS ROAD.** There is a sufficient secondary access road for emergency purposes proposed and approved by the fire chief and city staff.
2. **A-CEL & D-CEL LANES.** There are a-cel & d-cel lanes installed onto Eagle Mountain Blvd access points.
3. **UTILITIES.** The gas, water, and electricity systems are looped.
4. **NEIGHBORHOOD PARKS AND OPEN SPACE.** That the cost analysis for the proposed park amenities be provided and evaluated by city staff.
5. **FIRE ACCESS.** That access is provided for the Fire Department.
6. **FENCING.** That back fencing is required when lots are built along collector roads.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, JULY 10, 2007 AT 6:00 P.M.

7. PONY EXPRESS TRAIL AND ALL COLLECTOR ROADS. That all collector roads built in the development meets the City's standard cross-section, or an approved alternative.
8. HORSE TRAIL ACCESS. The horse trail access points are fenced with open rail fencing.
9. DEED RESTRICTION. That the applicant supplies both SITLA and the city with a document assuring that there can be roads built across the Pony Express Regional Park for city and public use.
10. That the previously proposed 60' cross section for the future Pony Express Regional Trail is included as an exhibit to the Development Agreement.
11. COMMUNITY IMPROVEMENTS. That approved Community Improvements are funded or constructed in accordance with Chapter 6, Title 1.
12. That Entryways and Monuments are provided for in accordance with Chapter 6, Title 1.
13. That "Scenario B" as written in the Staff Report is the one and only design for the collector roads in the development. (See below)

Scenario B: Deletion of Diagonal Road. That this road will be deleted from the plans when an absolute right to build the North Pony Express Road is obtained from Major Street on the east to the 124-foot collector road planned to the west. Absolute right means: approval by the City Council, dedication of the ROW through the Pony Express Regional Park & along Equestrian Estates southern boundary, an amendment to the city's General Plan showing this road as a collector road and the City Engineer finalizing an intersection design that will work efficiently with the future potential traffic volumes. That the applicant supplies the city with a document assuring that there can be roads built across the Pony Express Regional Park for city and public use.

- This 'Scenario B' also requires that the bisecting road through the Pony Express Regional Park is eliminated.
- The "City Engineer finalizing an intersection design..." means that the applicant is required to provide the engineering design for this intersection that the city's engineering department can review and approve, prior to the approval of the first Preliminary plat. This will allow you to stay on your own schedule.
- This new secondary access road will require you to construct the half-width plus 7 ft. of the roadway to allow for your roadway to serve as a acknowledged secondary access.

14. That a horse arena is constructed, owned and operated by the HOA prior to 50% of the development being platted.

Unknown Commissioner seconded. Motion passed.

5. Other Business

6. Adjournment