

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JULY 12, 2005

Eagle Mountain City Council Chambers, 1680 E. Heritage Drive, Eagle Mtn, UT 84005

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

A. Showdown at Eagle's Gate Plat B, Final Plat – Action Item

MOTION: Commissioner Chris Kemp moved that the Planning Commission recommend approval of the Showdown B Final Plat to the City Council subject to the following conditions:

1. APPLICATION FEE. That a complete Final Plat application is received, and that the remaining fee amount (\$204.00) is paid in full.
2. FEE-IN-LIEU. That all applicable park fees-in-lieu are paid prior to recordation.
3. DRIVEWAYS. That all driveways are a minimum of 22' long from the property line.
4. LANDSCAPE PLAN. That a revised landscape plan is approved. That fencing types and responsibilities are shown on the plans and included in the bond if necessary.
5. STREET TREES. That the party responsible for the bonding and installation of the street trees shown on the landscape plan is identified.
6. E-FILES. That all e-files are submitted (plat, civils, dry utilities, and landscape)
7. SOILS REPORT. That the soils report is reviewed and approved.
8. FIRE HYDRANTS. That the placement of the hydrants is approved by the Fire Chief.

Unknown Commissioner seconded the motion. Motion passed.

B. Antelope Bench, Final Plat – Action Item

MOTION: Commissioner Chris Kemp moved that the Planning Commission recommend approval to the City Council of the Antelope Bench Final Plat subject to the following conditions:

1. STREET VACATION. That the applicant petitions the city for the vacation of the Lehi-Fairfield Road before the approval of the final plat.
2. BOUNDARY VERIFICATION. That SITLA provides boundary verification as per the City Attorney's instruction.
3. BOND. That the re-vegetation is bonded in a separate bond that may be held for a longer period of time to ensure that the native vegetation is reestablished.
4. SWEETWATER ROAD IMPROVEMENTS. That the full right-of-way width (including curb, gutter, and storm drain improvements) for Sweetwater Road (on west side of Sweetwater Road) must be completed with this subdivision in areas where this subdivision abuts the development and the left turn lane to Lake Mountain Road must be completed prior to the sale of the first lot.

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5. STORM WATER. That storm water drainage channels need to include geo-fabric.
6. ARCHITECTURAL REQUIREMENTS. That SITLA prepares for recordation with the final plat, a set of Covenants, Conditions and Restriction which comply with the Architectural Guidelines in the SITLA Master Development Agreement; specifically that 50% of the single family detached homes will be built with a minimum of 25% external masonry materials on the fronts and sides of the homes.
7. FIRE ACCESS & HYDRANTS. That the fire hydrants be adjusted according to the Fire Chief's redlines. That no parking signs be installed along the fire department access road.
8. DRY UTILITIES. That dry utility plans are approved by the City. That a streetlight is located at the intersection of the Lake Mountain Road and Sweetwater Road.
9. HOA. That there is a decision regarding the creation of an HOA with this subdivision.
10. SOILS REPORT. That a soils report is submitted and verified. That the substructure of the road matches the recommendation in the soil report.
11. TITLE REPORT. That a title report is submitted and verified with the recordation of the subdivision.
12. CITY ENGINEER. That the City Engineer reviews and approves the construction plans.
13. OPEN SPACE DELINEATION. That there is fencing installed and bonded for by the developer to delineate the boundary of the open space.
14. PLAT CORRECTIONS. That a few minor changes occur to the plat as noted in the section entitled Plat Correction Items.

Unknown Commissioner seconded the motion. Motion passed.

5. Other Business

6. Adjournment