

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, JULY 25, 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

- Development Code Amendment: Signage (Community Entrance Signs)
- Ranches HOA Community Entrance Sign Application
- Development Agreements: O’Fallon’s Bluff Plat B, C, D, & E, and Overland Trails 1C
- Final Plat, Site Plan & Development Agreement: Trailhead Townhomes
- Final Plat & Development Agreement: Pioneer Addition 7a
- Recorded Plat Amendments: Cedar Trails Village & Pioneer Addition 3

4. Development Items

A. Meadow Ranch Plat 1 Clarification of Zone, Public Hearing- Action Item

MOTION: Commissioner Matt Weir moved that the Planning Commission recommend approval to the City Council of an ordinance that will clarify the zoning of parcel # 46:489:0158 (currently described as “C.A.U.B. Community Open Space”) as Residential; subject to the following conditions:

1. FUTURE DEVELOPMENT. That any future development has the minimum lot size of at least one (1) acre in size.

Commissioner John Malone seconded the motion. Motion passed.

B. Hobby Breeder Kennel Conditional Use Permit Application, Public Hearing - Action Item

MOTION: Commissioner John Malone moved that the Planning Commission approve the Hobby Breeder Kennel Conditional Use Permit for the property at 8627 Canyon Wash Drive subject to the following conditions:

1. NUMBER OF DOGS. That the number of dogs does not exceed seven (7).
2. LOCATIONS OF KENNELS. That the locations where the dogs are kept and sleep remain at least seventy (70) feet away from any neighboring property line.
3. FEE OF LICENSE. Staff recommends that the fee for the Hobby Breeder Kennel specific to this applicant be set by the Planning Commission.
4. FEE OF CONDITIONAL USE PERMIT. That the fee for the CUP is verified by the Planning Director and paid in full by the applicant.
5. COMPLAINTS. If there are any violations of City ordinances or if complaints come to the City’s attention, the Planning Director may, at his/her discretion, bring the Conditional Use back to the Planning Commission for possible revocation.

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Commissioner Matt Weir seconded the motion. Motion passed.

C. Lone Tree D Final Plat - Action Item

MOTION: Unknown Commissioner moved that the Planning Commission recommend approval to the City Council for the Lone Tree D subdivision, subject to the following conditions:

1. NEIGHBORHOOD PARK. That the Neighborhood Park improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Lone Tree II Preliminary Plat (approved March 14, 2006).
2. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
3. STREET NAMES. That the street names are verified by City Staff.
4. SETBACKS. That the minimum side yard setbacks are approved by City Staff.
5. PLAT. That a 4% maximum slope must be maintained through intersections.
6. TRAFFIC IMPACT STUDY. That the study required by the February 1, 2005 Ranches Master Plan is completed. That the City Engineer's recommendations are addressed.
7. CONSTRUCTION PLANS. That all of the construction plan redline comments are corrected as per staff recommendations.
8. E-FILES. E-files are submitted for the plat and construction drawings.
9. DRIVEWAYS. Driveways are a minimum of 22' long.
10. PLAT. That the minor redline comments are addressed.
11. FIRE DEPARTMENT APPROVAL. That the locations of the hydrants are approved by the Fire Chief.

Unknown Commissioner seconded the motion. Motion passed.

D. Lone Tree E Final Plat - Action Item

MOTION: Unknown Commissioner moved that the Planning Commission recommend approval to the City Council for the Lone Tree E subdivision, subject to the following conditions:

1. NEIGHBORHOOD PARK. That the Neighborhood Park improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Lone Tree II Preliminary Plat (approved March 14, 2006).
2. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
3. SETBACKS. That the minimum side yard setbacks are approved by City Staff.
4. PLAT. That a 4% maximum slope must be maintained through intersections.
5. TRAFFIC IMPACT STUDY. That the study required by the February 1, 2005 Ranches Master Plan is completed. That the City Engineer's recommendations are addressed.

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6. CONSTRUCTION PLANS. That all of the construction plan redline comments are corrected as per staff recommendations.
7. E-FILES. E-files are submitted for the plat and construction drawings.
8. DRIVEWAYS. Driveways are a minimum of 22' long.
9. PLAT. That the minor redline comments are addressed.
10. FIRE DEPARTMENT APPROVAL. That the locations of the hydrants are approved by the Fire Chief.

Unknown Commissioner seconded the motion. Motion passed.

E. Lone Tree G Final Plat - Action Item

MOTION: Unknown Commissioner moved that the Planning Commission recommend approval to the City Council for the Lone Tree G subdivision, subject to the following conditions:

1. NEIGHBORHOOD PARK. That the Neighborhood Park improvements are bonded for and installed by the developer. That the Neighborhood Park is constructed as approved in the Lone Tree II Preliminary Plat (approved March 14, 2006).
2. SID. That the City Engineer verifies that this plat encompasses all of the assessed SID acreage.
3. SETBACKS. That the minimum side yard setbacks are approved by City Staff.
4. PLAT. That a 4% maximum slope must be maintained through intersections.
5. TRAFFIC IMPACT STUDY. That the study required by the February 1, 2005 Ranches Master Plan is completed. That the City Engineer's recommendations are addressed.
6. CONSTRUCTION PLANS. That all of the construction plan redline comments are corrected as per staff recommendations.
7. E-FILES. E-files are submitted for the plat and construction drawings.
8. DRIVEWAYS. Driveways are a minimum of 22' long.
9. PLAT. That the minor redline comments are addressed.
10. FIRE DEPARTMENT APPROVAL. That the locations of the hydrants are approved by the Fire Chief.

Unknown Commissioner seconded the motion. Motion passed.

5. Other Business

6. Adjournment