

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, SEPTEMBER 25, 2007

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

Commissioner Tom Maher called the meeting to order at 6:00 p.m.

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

A. General Plan Amendment

B. Boundary Adjustment with Saratoga Springs

4. Development Items

A. Circle 5 Ranch Preliminary Plat – Public Hearing, Action Item

Circle 5 Ranch is located on a large hill between the Lone Tree and Cedar Pass Ranch Subdivisions.

MOTION: *John Linton moved that the Planning Commission approve the Circle 5 Ranch Preliminary Plat subject to the following conditions:*

Planning Conditions:

1. SID Map. The buildable areas shown on the proposed plat must be compared and verified with the SID map prepared by EPIC Engineering prior to final plat approval.
2. Cost Breakdown. A cost breakdown of the proposed trail and park improvements must be provided to the Planning Staff and meet or exceed the code requirements.
3. Lot Inspection. Lots identified as having a majority of steep slopes (lots 15-17, 35, 36, 50, 58-61) must be inspected by City Staff (Planning Director, Chief Building Official, and City Engineer) prior to final plat approval to verify if they are buildable.

Parks:

4. Trail. Trail right of way, 20 feet, to be dedicated to the City. Trail to be built according to plan regardless of price.
5. Engineering/Public Works:
6. Engineered Plan. Need an engineered plan showing pressure zones, etc. Must meet pressure flows, fire flow – booster stations may be required.
7. Cut & Fill. Maximum 3:1 cut and fill unless cutting into rock.
8. Retaining Walls. All necessary retaining walls must be a developer improvement.
9. Roads. Maintain required “k” values on roads.

Fire:

10. Blasting. Any blasting requires a blasting permit from the Fire Department.
11. Roads. No road grades to exceed 12%.
12. Street Names. Approved street names required.
13. Fire Flow. 1500 gpm minimum fire flow required.

Building:

14. Slopes. Driveway slopes must be shown—no greater than 12%.
15. Building Pads. Building pad/envelope on lots need to be shown.

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Ryan Ireland seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

**B. Staff-Proposed Amendments to the Eagle Mountain City Development Code –
Public Hearing, Discussion Item**

Staff has proposed several amendments to the City’s Development Code related to development on ridgelines & slopes as well as the maximum height of structures.

Discussion item only – no motion made.

5. Other Business

6. Adjournment

Commissioner Maher adjourned the meeting at 7:48 p.m.