

Eagle Mountain City Planning Commission Agendas 2002

Dates of Planning Commission Meetings:

- January 8, 2002
- January 22, 2002
- February 12, 2002
- March 12, 2002
- March 26, 2002
- April 9, 2002
- April 23, 2002
- May 14, 2002
- May 28, 2002
- June 11, 2002
- June 25, 2002
- August 13, 2002
- August 27, 2002
- September 24, 2002
- October 22, 2002
- November 12, 2002
- December 10, 2002

PLANNING COMMISSION MEETING AGENDA

Eagle Mountain City Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043

Tuesday January 8, 2002 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Election of Chair and Vice Chair
4. Report from City Council Member
5. AGENDA ITEMS
 - A. **Amendments to Eagle Mountain City Office Conditional Use Permit- Public Hearing- Action Item**
The City Offices are located at 1680 E. Heritage Drive in the Town Center East Subdivision. The building is located north of the City Center Fire Station and east of Morco Market.
 - B. **Amendment to Cedar Trail Villages Trails Plan – Action Item**
The Cedar Trail Subdivision is situated north of the Landing and Mountain View Subdivisions.
 - C. **Family First Dentistry Conditional Use Permit Extension – Action Item**
The Family First Dentistry is located in The Ranches Business Park at the intersection of SR 73 and The Ranches Parkway.
 - D. **Kiowa Valley Subdivision (R7 N4), Concept Plan - Discussion Item**
Kiowa Valley is located south of the Smith Ranch in the Ranches' Master Development. This development will be accessed with the extension of Porter's Crossing Parkway and Golden Eagle Road. There is currently no development adjacent to this project.
6. General Discussion/Questions/Announcements
7. Adjourn

It is the policy of Eagle Mountain City that applicants must submit complete information in compliance with the requirements of the Development Code in order to have development items placed on the Planning Commission agendas.

Approval: _____ Date: _____
Bill Chipman, Planning Commission Chairman

The foregoing agenda was posted at the Eagle Mountain City Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision, Morco Express, City Offices, and the Community Center at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday January 22, 2002 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Presentation of Plaques
4. Swearing in Appointed Planning Commissioners
5. Report from City Council Member
6. PLANNING COMMISSION TRAINING
 - A. **Twenty-Minute Planning Commission Training**
Overview of the Planning Commission - John Newman, City Administrator
7. AGENDA ITEMS
 - A. **Amendment to Cedar Trail Villages Trails Plan – Action Item**
The Cedar Trail Subdivision is situated north of the Landing and Mountain View Subdivisions.
 - B. **Antelope Springs, Master Development Pre-Application Review – Discussion Item**
Antelope Springs is a proposed master development in close proximity to the “s” curve located along Eagle Mountain Boulevard. The parcel is north of the undeveloped Sage Park development (there is currently no development adjacent to this site).
8. General Discussion/Questions/Announcements
9. Adjourn

It is the policy of Eagle Mountain City that applicants must submit complete information in compliance with the requirements of the Development Code in order to have development items placed on the Planning Commission agendas.

Approval: _____ Date: _____
Tom Maher, Planning Commission Chairman

The foregoing agenda was posted at the Eagle Mountain City Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision, Morco Express, City Offices, and the Community Center at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday February 12, 2002 at 6:00 PM

1. Pledge of Allegiance
2. Swearing in Appointed Planning Commissioners
3. Roll Call-Identification of Voting Commissioners
4. Approval of Agenda
5. Report from City Council Member

6. AGENDA ITEMS
 - A. **Kiowa Valley (R7 N1 & N4), Preliminary Plat – Public Hearing**
Kiowa Valley is located south of the Smith Ranch. This subdivision will be accessed with the extension of Porter’s Crossing Parkway and Golden Eagle Road. There is currently no development adjacent to this project.

 - B. **Smith Ranch Church Plat, Preliminary Plat – Public Hearing**
The proposed Smith Ranch Church Preliminary Plat is located at the intersection of Smith Ranch Road and the proposed extension of Porter’s Crossing Parkway. The site is south of the elementary school that is being constructed.

 - C. **Sky Ranch, Master Development Pre-Application Review – Discussion Item**
The Sky Ranch parcel is located North of SR 73 between the North and Meadow Ranch Subdivisions.

7. General Discussion/Questions/Announcements
 - A. Commissioner’s Submittal of Corrected Minutes
 - B. Commissioner’s Submittal of APA Membership Information

8. Adjourn

It is the policy of Eagle Mountain City that applicants must submit complete information in compliance with the requirements of the Development Code in order to have development items placed on the Planning Commission agendas.

Approval: _____ Date: _____
Tom Maher, Planning Commission Chairman

The foregoing agenda was posted at the Eagle Mountain City Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision, Morco Express, City Offices, and the Community Center at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA

Eagle Mountain City Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043

March 12, 2002 at 6:00 PM

1. Pledge of Allegiance
2. Roll Call-Identification of Voting Commissioners
3. Declaration of Conflicts of Interests
4. Report from City Council Member
5. AGENDA ITEMS
 - A. **Eagle Point Condos, Plat A, Extension of Approval, Action Item**
The Eagle Point Condo Plat A is located off Eagle Mountain Boulevard directly south of the Landing. This is a request to extend the final plat approval for this project for one year.
 - B. **Eagle Mountain Properties Master Signage Plan, Amendment to the Master Signage Plan, Action Item**
The proposed sign is located on the North side of SR 73 in close proximity to Eagle Mountain Blvd.
 - C. **Rock Creek Condominium, Concept Plan, Discussion Item**
Rock Creek is located at the intersection of Pony Express Parkway and Ranches Parkway (north east corner). The proposed project will be 276 units on 20) acres for a density of 13.65.
6. General Discussion/Questions/Announcements
7. Adjourn

It is the policy of Eagle Mountain City that applicants must submit complete information in compliance with the requirements of the Development Code in order to have development items placed on the Planning Commission agendas.

Approval: _____ Date: _____
Tom Maher, Planning Commission Chairman

The foregoing agenda was posted at the Eagle Mountain City Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision, Morco Express, City Offices, and the Community Center at approximately _____ AM\PM on _____ by _____.

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Community Center 1668 E. Heritage Drive, Eagle Mountain, UT 84043
March 26, 2002 at 6:00 PM

Roll Call:

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from the Council**
5. **Agenda Items**
 - A. **Nextel Cellular Tower, Annual Review-Conditional Use Permit Review, Action Item**
 - B. **Friday's Station, Plat B, Final Plat, Action Item**
 - C. **The Ranches Maintenance Facility, Site Plan Review, Public Hearing- Action Item**
 - D.
 - E. **Autumn Ridge, Phase 1, Extension of Approval, Action Item**
 - F. **Autumn Ridge, Phase 2, Extension of Approval, Action Item**
 - G. **Autumn Ridge, Phase 3, Extension of Approval, Action Item**
 - H. **Autumn Ridge, Phase 4, Extension of Approval, Action Item**

6. **General Discussion/Questions/Announcements:**

7. **Adjournment**

Approved: _____ Date: _____
 Chairman Tom Maher

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Community Center 1668 E. Heritage Drive, Eagle Mountain, UT 84043
April 9, 2002 at 6:00 PM

Roll Call:

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from the Council**
5. **Agenda Items**
 - A. **Ranches Master Development Plan Amendment (Second Amendment- Carlton Annexation), Master Development Plan Amendment, Action Item- Public Hearing**
The Ranches are proposing several amendments to the master development plan which include: the addition and zoning of parcels, the reallocation of densities, and the amendment of Exhibit 7- Density Transfer Map.
 - B. **Mount Airey, Plat A, Plat Amendment, Public Hearing- Action Item**
The Mt Airey subdivision is location on the east side of The Ranches Parkway near SR 73. The subdivision is directly south of the Ranches Business Park.
 - C. **Friday's Station, Plat B, Final Plat, Action Item**
Friday's Station Plat B is situated between Friday's Station Plat A (a constructed subdivision) and Horseshoe Station Plats A & B (approved subdivisions). These subdivisions are on the west side of the Ranches Parkway and are located on the golf course.
 - D. **Smith Ranch Church Plat, Final Plat, Action Item**
The proposed Smith Ranch Church Preliminary Plat is located at the intersection of Smith Ranch Road and the proposed extension of Porter's Crossing Parkway. The site is south of the elementary school that is being constructed.
 - E. **Interpretation of Ranches Design Guidelines, Action Item**
The Ranches are requesting an interpretation from the Planning Commission regarding the design guidelines that requires the wrapping of rock and brick materials around outside corners.
6. **General Discussion/Questions/Announcements:**
7. **Adjournment**

Approved: _____ Date: _____
Chairman Tom Maher

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, April 23, 2002 at 6:00

Roll Call:

1. Pledge of Allegiance

Tom Maher led the Commissioners and audience in the pledge of allegiance.

2. Identification of Voting Commissioners

Richard Steinkopf, Wendy Smith, Tom Maher ..

3. Declaration of Conflicts of Interest

4. Status Report from the Council

5. Approval of Minutes

A. March 26, 2002

6. Agenda Items

A. Kiowa Valley, Final Plat- Action Item

Kiowa Valley is located south of the Smith Ranch. This subdivision will be accessed through the asphalt extension of Porter's Crossing Parkway and the road base extension of Golden Eagle Road. There is currently no development adjacent to this project.

B. Mt. Airey Plat A, Plat Amendment- Action Item

The Mt Airey subdivision is location on the east side of The Ranches Parkway near State Road 73. The subdivision is directly south of the Ranches' Business Park.

C. Porter's Crossing South, Revised Concept Plan- Discussion Item

Porter's Crossing South is north of the preliminary approved Kiowa Valley and south of Porter's Crossing. The proposed subdivision will be accessed from Porter's Crossing Parkway (this section of parkway has yet to be constructed).

D. National Field Archerer's Association (NFAA), Archery Golf at The Ranches

E. Cedar Valley Airport, Master Development Preliminary Application Review- Discussion Item

The Cedar Valley Airport is located south of the Sage Valley subdivision (about a mile south of State Road 73).

F. Alley, Possible Development Code Amendment - Action Item

7. General Discussion/Questions/Announcements:

8. Adjournment

Approved: _____ **Date:** _____
Chairman Tom Maher

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, May 14, 2002 at 6:00

Roll Call:

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from the Council**
5. **Agenda Items**
 - A. **Autumn Ridge, Phases 1-2, Preliminary Plat, Public Hearing- Action Item**
Autumn Ridge, Phases 1& 2 is located on the north side of Eagle Mountain Boulevard and on the west side of the Eagle Park Subdivision.
 - B. **K&J Pizzeria, Site Plan Review, Public Hearing- Action Item**
K & J Pizzeria is located in the Town Center East Subdivision and is directly south of the Fire Station on Heritage Drive.
 - C. **Meadow Ranch, Phase 4, Covenants, Conditions, & Restrictions (CC&R's) Amendment- Action Item**
The Meadow Ranch Subdivision Phase 4 is located on the north side of SR 73 and east of the North Ranch Subdivision. Specifically, Phase 4 is the most northern portion of this subdivision.
 - D. **Main Street Market (Morco), Site Plan Extension- Action Item**
Main Street Market is located in the Town Center East Subdivision and is directly west of the City Offices on Heritage Drive.
6. **General Discussion/Questions/Announcements:**
7. **Adjournment**

Approved: _____ Date: _____
 Chairman Tom Maher

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, May 28, 2002 at 6:00

Roll Call:

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from the Council**
5. **Agenda Items**
 - A. **Carlton Annexation, Master Development Plan- Land Use Plan, Action Item**
The Carlton Annexation is located north of the Pony Express Parkway in close proximity to the UP& L power line corridor.
 - B. **Rock Creek Condominium, Site Plan Review & Subdivision Layout, Public Hearing- Action Item**
Rock Creek is located at the intersection of Pony Express Parkway and Ranches Parkway (north east corner).
 - C. **Golf Course Clubhouse, Conditional Use & Site Plan Review, Public Hearing- Action Item**
The Golf Course Clubhouse is located in the south of Mt. Airey Plat A, on the eastern boundary of the City.
 - D. **Autumn Ridge, Phase 1, Final Plat, Action Item**
Autumn Ridge, Phases 1& 2 is located on the north side of Eagle Mountain Boulevard and on the west of the Eagle Park Subdivision.
 - E. **Proposed Amendments to Eagle Mountain City Planning Commission Bylaws and Rules of Procedure, Discussion Item**
6. **General Discussion/Questions/Announcements:**
 - A. **Certified Citizen Planner Seminar**
7. **Adjournment**

Approved: _____ Date: _____
Chairman Tom Maher

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, June 11, 2002 at 6:00

Roll Call: Chris Kemp, Tom Maher, Wendy Smith, and Rich Steinkopf. John Neilson arrived at 6:36 p.m. Diane Jacob and Darrin Brandt were excused.

Staff:

Shawn Warnke	Planning Director
Korey Walker	City Engineer
Jody Harris	Recording Secretary

Others present: Roger Knell, Scott Kirkland, Marci Taylor and Steve Young.

1. Pledge of Allegiance

Commissioners and audience recited the Pledge of Allegiance.

2. Identification of Voting Commissioners

Chris Kemp, Tom Maher, John Neilson, Wendy Smith, and Rich Steinkopf.

3. Declaration of Conflicts of Interest

None.

4. Status Report from the Council

5. Agenda Items

A. Cedar Pass Ranches 5 (Formerly known as Smith Ranch Church), Conditional Use Permit & Site Plan, Public Hearing- Action Item

The proposed Smith Ranch Church Site Plan is located at the intersection of Smith Ranch Road and the proposed extension of Porter's Crossing Parkway. The site is south of the elementary school that is being constructed.

B. Proposed Church Site (R6 S1), Concept Plan- Discussion Item

The proposed church would be constructed north of the school and before the intersection of Pony Express and Smith Ranch Road.

C. Proposed General Plan, Public Hearing- Action Item

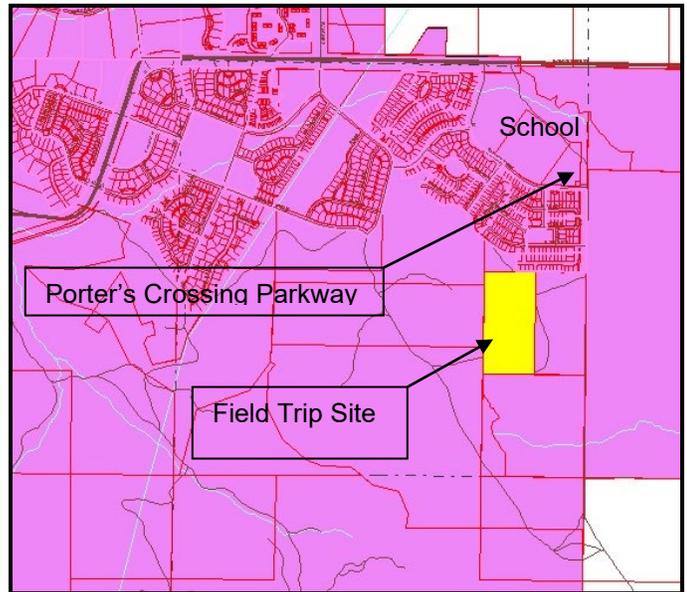
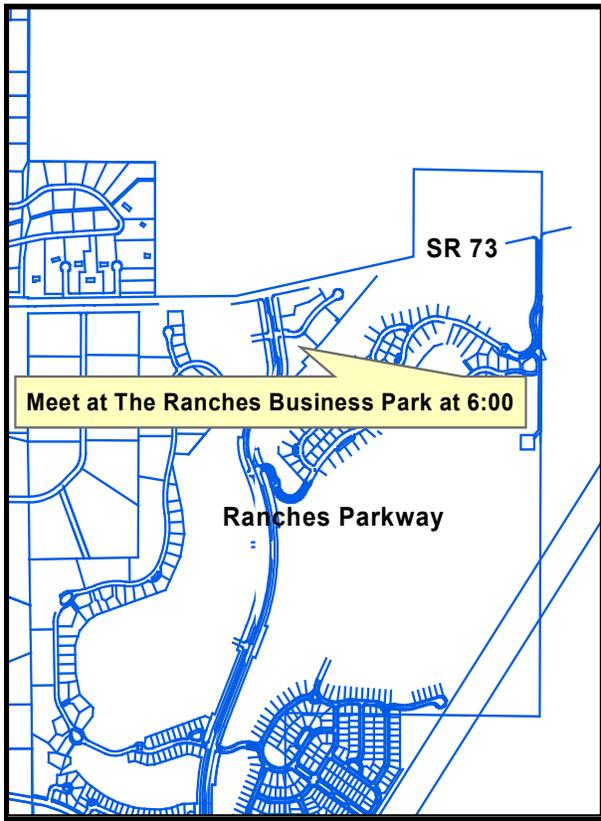
D. Proposed Development Code, Public Hearing- Action Item

6. General Discussion/Questions/Announcements:

7. Adjournment

Approved: _____ **Date:** _____
Chairman Tom Maher

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, June 25, 2002 at 6:00 PM



The Planning Commission will be at the noted site from 6:10 to 6:30

Meet at the Ranches Business Park at 6:00 PM

6:00 SITE VISITATION- Meet at the Ranches Business Park

1. **Site Visit**

A. **Eagle Top Subdivision, Site Visit**

B. **Eagle Top Subdivision, Concept Plan Review- Discussion Item**

The proposed subdivision is located directly south of the constructed Porter's Crossing Subdivision and north of the approved Kiowa Valley Subdivision.

6:45- 7:00 RETURN TO CITY OFFICE- 1680 E. Heritage Drive Eagle Mountain

2. **Pledge of Allegiance**

3. **Identification of Voting Commission**

4. **Declaration of Conflicts of Interest**

5. **Approval of Minutes**

A. **June 11, 2002**

6. **Status Report from the Council**

7. **Agenda Items**

A. **Town Center East Commercial Building No. 1, Site Plan, Public Hearing- Action Item**

The proposed Town Center East Commercial Building 1 is located within the Town Center East Subdivision west of the Fire Station.

C. **Proposed General Plan Review - Action Item**

D. **Proposed Development Code Review - Action Item**

8. **General Discussion/Questions/Announcements:**

9. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, August 13, 2002 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commission**
3. **Declaration of Conflicts of Interest**
4. **Status Report:**
 - A. **City Council**
 - B. **Airport Planning Commission**
5. **Agenda Items**
 - A. **Cedar Trail Villages Phase II A, Public Hearing- Action Item**

The proposed Cedar Trail Villages Phase II A Subdivision is located east of Cedar Trail Villages Phase 1 and north of the Mountain View Subdivision.
 - B. **Freemont Springs, Public Hearing- Action Item**

Freemont Springs is north of the approved Kiowa Valley and south of Porter's Crossing. The proposed subdivision will be accessed from Porter's Crossing Parkway (this section of parkway has yet to be constructed).
 - C. **Proposed Church Site (R6 S1), Concept Plan- Discussion Item**

The proposed church would be constructed north of the school and before the intersection of Pony Express and Smith Ranch Road.
 - D. **Eagle Mountain Properties Master Signage Plan, Amendment to the Master Signage Plan, Action Item**

The proposed signs are located along SR 73 primarily at the east and west boundaries of the City.
No staff report has been prepared for this agenda item
 - E. **Eagle Village Condo, Concept Plan- Discussion Item**

The Eagle Village Condo is located on the east side of the south leg of Sweetwater Road. Specifically, the project is located on the north and south side of Harvest Road.
 - F. **Proposal on a Community & Cultural Center- Discussion Item**
6. **General Discussion/Questions/Announcements:**
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, August 27, 2002 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commission**
3. **Declaration of Conflicts of Interest**
4. **Status Report:**
 - A. **City Council**
5. **Agenda Items**
 - A. **Rock Creek Condominium, Phase 1, Final Plat- Action Item**

Rock Creek is located at the intersection of Pony Express Parkway and Ranches Parkway (north east corner).
 - B. **Freemont Springs, Revised Preliminary Plat- Action Item**

Freemont Springs is north of the approved Kiowa Valley and south of the Porter's Crossing Subdivisions. The proposed subdivision will be accessed from Porter's Crossing Parkway (this section of parkway has yet to be constructed). The primary revision to the preliminary plat includes the elimination of 11 residential lots and the creation of a 3.1 acre lot as a church site.
 - C. **Proposed Church Site in Willow Springs, Concept Plan- Discussion Item**

The proposed church site is located at the intersection of Half Mile Road and Cedar Springs Road west of the Willow Springs Condominium project.
 - D. **Extension of Approval- Action Item**

The Mayor is requested the Planning Commission's recommendation regarding the processing of the expiration of approvals. *No materials have been included in the Planning Commission packet related to the this agenda item*
6. **General Discussion/Questions/Announcements:**
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, September 24, 2002 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commission**
3. **Declaration of Conflicts of Interest**
4. **Status Report:**
 - A. **City Council**
5. **Agenda Items**
 - A. **O'Fallon's Bluff, Plat A, Final Plat- Action Item**

O'Fallon's Bluff A is located along eastside of Ranches Parkway. It is directly east of the Liberty Farm Subdivision.
 - B. **Lone Tree, Plat A, Final Plat- Action Item**

The Lone Tree subdivision is located off Pony Express Parkway and would be the most southern development of The Ranches to date. Currently, there are no subdivisions in close proximity to the proposed Lone Tree Subdivision.
 - C. **Willow Springs Meetinghouse, Concept Site Plan- Discussion Item**

The proposed church site is located at the intersection of Half Mile Road and Cedar Springs Road west of the Willow Springs Condominium project.
 - D. **Smith Ranch West Meetinghouse, Concept Site Plan- Discussion Item**

The proposed church would be constructed north of the school in close proximity to the intersection of Pony Express and Smith Ranch Road.
 - E. **Revision to Ordinance No. O 16-2001 (Street Trees Ordinance)- Action Item**
6. **General Discussion/Questions/Announcements:**
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, October 22, 2002 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commission**
3. **Declaration of Conflicts of Interest**
4. **Status Report:**
 - A. **City Council**
5. **Agenda Items**
 - A. **Eagle Top Subdivision, Rezone, Public Hearing- Action Item**

The subject parcel of the rezoning is located directly south of the constructed Porter's Crossing Subdivision and north of the approved Kiowa Valley Subdivision. Additionally, this parcel is west of the Freemont Springs Subdivision.
 - B. **Freemont Springs A, B, & C- Action Item**

Freemont Springs is north of the approved Kiowa Valley and south of the Porter's Crossing Subdivisions. The proposed subdivision will be accessed from Porter's Crossing Parkway (which is being constructed).
 - C. **Evans Ranch Concept Plan (Master Development Plan- Subdivision Plan)- Discussion Item**

Evans Ranch is located west of Smith Ranch on the South Side of Pony Express Parkway.
 - D. **Amendments to Eagle Mountain City Planning Commission Bylaws and Rules of Procedure- Action Item**
6. **Timp. Community Visioning Exercise**
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, November 12, 2002 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commission**
3. **Declaration of Conflicts of Interest**
4. **Status Report:**
 - A. **City Council**
5. **Agenda Items**
 - A. **Cold Springs (R1 N5), Phase 2; Final Plat- Action Item**

The Cold Springs Subdivision is located east of the Sundance and north of Chimney Rock Subdivisions.
 - B. **Pony Express Plaza (R1 N5), Concept Plan- Discussion Item**

Pony Express Plaza is located at the southeast corner of The Ranches Parkway and Pony Express Parkway.
6. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, December 10, 2002 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commission**
3. **Declaration of Conflicts of Interest**
4. **Status Report:**
 - A. **City Council**
5. **Agenda Items**
 - A. **The Ranches Master Development Plan Amendment, Public Hearing - Action Item**

The staff has included the proposed master development plan and will email the report to Commissioner's on Monday.
 - B. **North Smith Ranch Road Church Plat A (R6 S1) Preliminary Plat, Public Hearing- Discussion Item**

The proposed church would be constructed north of the school and before the intersection of Pony Express and Smith Ranch Road.
 - C. **Eagle's Gate Plats B- D, Preliminary Plats, Public Hearing - Action Item**

The proposed Eagle's Gate subdivision is located off the Ranches Parkway and is south of the Mt. Airey and east of Friday's Station.
 - D. **Eagles Gate Plat B, Final Plat - Action Item**

The proposed Eagle's Gate subdivision is located off the Ranches Parkway and is south of the Mt. Airey and east of Friday's Station.
 - E. **Freemont Springs Plats A- D Final Plats - Action Item**

Freemont Springs is north of the approved Kiowa Valley and south of the Porter's Crossing Subdivisions. The proposed subdivision will be accessed from Porter's Crossing Parkway (which is being constructed).
 - F. **Kiowa Valley Plat B, Final Plat - Action Item**

Kiowa Valley is located south of the Smith Ranch. This subdivision will be accessed through the asphalt extension of Porter's Crossing Parkway and the road base extension of Golden Eagle Road.
 - G. **Annexation Policy Plan - Discussion Item (10 minutes)**

The staff will present the issue at the meeting there is no materials in the packet.
 - H. **Development Code Status Report - Discussion Item (20 minutes)**

The staff will present the issue at the meeting there is no materials in the packet.

 - A. **Status Report (Shawn Warnke)**
 - B. **Park Discussion (Korey Walker)**
6. **Adjournment**