

Eagle Mountain City Planning Commission Agendas 2000

Dates of Planning Commission Meetings:

- January 11, 2000
- January 25, 2000
- February 8, 2000
- February 22, 2000
- March 14, 2000
- March 28, 2000
- April 11, 2000
- April 25, 2000
- May 9, 2000
- May 23, 2000
- June 13, 2000
- June 27, 2000
- July 18, 2000
- July 25, 2000
- August 8, 2000
- August 22, 2000
- September 12, 2000
- September 26, 2000
- October 10, 2000
- October 24, 2000
- November 14, 2000
- November 28, 2000
- December 12, 2000
- December 19, 2000

PLANNING COMMISSION MEETING AGENDA

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

Tuesday January 11, 2000 at 6:00 PM

1. Approval of Agenda
2. Approval of Minutes
 - A. December 14, 1999
 - B. December 28, 1999
3. CONDITIONAL USE PERMIT
 - A. American Dream Reality Sales Trailer, Conditional Use Permit
4. DISCUSSION OF DEVELOPMENT ITEMS
 - A. The Process for Permitting On Site Sales Trailers
5. General Discussion/Questions/Announcements
 - A.
6. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday January 25, 2000 at 6:00 PM

1. Approval of Agenda
2. Approval of Minutes
 - A. January 11, 2000
3. PRELIMINARY PLAT
 - A. Eagle Point, Plat J revised preliminary plat
4. FINAL PLAT APPROVAL
 - A. O'Fallon's Bluff (R6 N4&5)
 - B. Autumn Ridge, Phase 4
5. CONCEPT PLAN
 - A. Autumn Ridge, Phases 1-3, revised plat
6. MISCELLANEOUS ITEMS
 - A. Eagle Point, Plat J, discussion of alternative plat design
 - B. Revisions to The Ranches Community Design Guidelines
 - C. Agricultural Protection Zone
7. Planning Commission Training
8. General Discussion/Questions/Announcements
9. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday February 8, 2000 at 6:00 PM

1. Approval of Agenda
2. Approval of Minutes
 - A. January 25, 2000
3. FINAL PLAT APPROVAL
 - A. Autumn Ridge, Phase 4
4. PLAT AMENDMENT
 - A. Castle Rock, Plat A (R1 N11)
5. CONCEPT PLAN
 - A. Autumn Ridge, Phases 1-3
 - B. Town Center West
 - C. Industrial Park
6. General Discussion/Questions/Announcements
7. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday February 22, 2000 at 6:00 PM

1. Approval of Agenda
2. Approval of Minutes
 - A. February 8, 2000
3. PUBLIC HEARING
 - A. Nextel Cellular Tower, Conditional Use
4. FINAL PLAT APPROVAL
 - A. Autumn Ridge, Phase 4
5. SPECIAL EVENT
 - A. National Field Archerer's Association, Archery Golf, The Ranches
6. General Discussion/Questions/Announcements
7. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah,

the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately
_____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA

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

Tuesday March 14, 2000 at 6:00 PM

1. Approval of Agenda
2. Approval of Minutes
 - A. February 22, 2000
3. PUBLIC HEARINGS/ PRELIMINARY PLATS
 - A. Eagle Point, Plat J
 - B. Willow Springs
4. RANCHES DEVELOPMENT ITEMS
 - A. Zero Lot Lines in Chimney Rock
 - B. Twenty Foot Setbacks
 - C. Design Guidelines
5. General Discussion/Questions/Announcements
6. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA

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

Monday March 20, 2000 at 5:00 PM

1. Approval of Agenda
2. Approval of Minutes
 - A. February 22, 2000
3. PUBLIC HEARINGS/ PRELIMINARY PLATS
 - A. Eagle Point, Plat J
 - B. Willow Springs
4. RANCHES DEVELOPMENT ITEMS
 - A. Zero Lot Lines in Chimney Rock
 - B. Twenty Foot Setbacks
 - C. Design Guidelines
5. General Discussion/Questions/Announcements
6. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

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PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday March 28, 2000 at 6:00 PM

1. Approval of Agenda
2. Approval of Minutes
 - A. March 20, 2000
3. DEVELOPMENT ITEMS
 - A. Amendment to Friday's Station's Covenants, Conditions, & Restrictions
 - B. Request to amend the Development Code, Patterson Construction
4. General Discussion/Questions/Announcements
5. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday April 11, 2000 at 6:00 PM

1. Approval of Agenda
2. Approval of Minutes
 - A. March 28, 2000
3. FINAL PLAT
 - A. Porter's Crossings, A, B, & C, Final Plat Amendment

PLANNING COMMISSION ACTION

- A. Amendment to Friday's Station's CC&R's
 - B. Proposed Amendments to The Ranches' Design Guidelines
 - C. Revised Parking Plan for Town Center Convenience Store
4. DISCUSSION ITEM
 - A. Request by Eleanor Mc Clean to discuss a lot split
 - B. Code amendment for a minimum square footage for residential homes
5. General Discussion/Questions/Announcements
6. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Conference Room in the Town Offices
1680 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday April 25, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Approval of Minutes
 - A. March 21, 2000
4. CONCEPT PLAN
 - A. Lone Tree
5. MASTER SIGNAGE PLAN AMENDMENT
 - A. Eagle Mountain Properties Master Signage Amendments
6. ACTION ITEMS
 - A. Town Center East Convenience Store Parking
 - B. Minimum square footage for residential homes
7. General Discussion/Questions/Announcements
 - A. Parks Report
 - B. Discussion of Lot Splits for Mc Clean's Property
8. Adjourn

Please note that the Planning Commission meeting will be held in the Conference Room at the Town Offices.

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah,

the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately
_____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday May 9, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Approval of Minutes
 - A. April 25, 2000
4. PUBLIC HEARING
 - A. Rock Creek Station, Master Plan
5. PRESENTATION
 - A. Neighborhood Compatibility
6. General Discussion/Questions/Announcements
7. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday May23, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Approval of Minutes
- A.

SITE VISITATIONS

4. General Discussion/Questions/Announcements
5. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday June 13, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Approval of Minutes
 - A. March 21, 2000
 - B. May 9, 2000
4. PUBLIC HEARINGS
 - A. Master Development Plan, Rock Creek Station
 - B. Conditional Use Permit, Williams Communication Fiber Optic Regeneration Site
5. ACTION ITEMS
 - A. Final Plat, Willow Springs, Phase 1
 - B. Saddleback Park Landscaping Plan Amendment
 - C. Conditional Use Permit Renewal, Prudential Realty Office
6. CONCEPT PLAN
 - A. Sweetwater (R1 N18-19)
7. General Discussion/Questions/Announcements
8. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday June 27, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Approval of Minutes
 - A. May 9, 2000
4. MASTER DEVELOPMENT
 - A. Rock Creek Station, Master Development Plan
5. FINAL PLAT
 - A. Eagle Point, Plat I
 - B. Eagle Point, Plat J
 - C. Jacob's Well, R-6 N-3
6. CONCEPT PLAN
 - A. Eagle's Gate, R-1 N-4
 - B. Rush Valley, R-6 N-1
 - C. Kiowa Valley, R-7 N-4
7. General Discussion/Questions/Announcements
 - A.
8. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday July 18, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. PUBLIC HEARINGS
 - A. Town Center West, Preliminary Plat
 - B. Ruby Valley, L.D.S. Stake Center, Site Plan
 - C. Lone Tree, Preliminary Plat
4. General Discussion/Questions/Announcements
5. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah,

the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately
_____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday July 25, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Approval of Minutes
 - A. May 13, 2000
4. PUBLIC HEARING
 - A. Lone Tree, Preliminary Plat
5. General Discussion/Questions/Announcements
 - A. Wavier of Roof Pitch in North Ranch
 - B. Parking Requirement in the Development Code
 - C. AT&T and Nextel Cellular Tower, Conditional Use Permit Report
6. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday August 8, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. PUBLIC HEARING
 - A. The Ranches Annexations
4. COMMISSIONERS' CONCERNS
 - A. Commissioners' Concerns
5. General Discussion/Questions/Announcements
 - A.
6. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday August 22, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Approval of Minutes
 - A.
4. PRELIMINARY PLAT/PUBLIC HEARING
 - A. Mt. Airey, Plat B, Preliminary Plat/Public Hearing
 - B. Rush Valley, Preliminary Plat/Public Hearing (R-6 N-1)
5. FINAL PLAT
 - A. Rush Valley, Final Plat (R-6 N-1)
 - B. O'Fallon's Bluff, Final Plat (R-6 N-4 & 5) (WILL SUBMIT ADDITIONAL INFO.)
 - C. Eagle Point, Plat I, Final Plat (OUTSTANDING FEES)
 - D. Eagle Point, Plat J, Final Plat (OUTSTANDING FEES)
 - E. Overland Trails Phase II B, Final Plat
6. CONCEPT PLAN
 - A. Cedar Trail Ward House (OUTSTANDING FEES)
7. General Discussion/Questions/Announcements
8. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday September 12, 2000 at 6:00 PM

1. Pledge of Allegiance
 2. Approval of Agenda
 3. Approval of Minutes
 - A. July 11, 2000
 - B. July 25, 2000
 - C. August 8, 2000
 4. PUBLIC HEARING
 - A. Willow Springs Sales Trailer, Conditional Use Permit
 - B. Rush Valley, Preliminary Plat/Public Hearing (R-6 N-1)
 5. FINAL PLAT
 - A. Rush Valley, Final Plat (R-6 N-1)
 - B. Eagle Point, Plat I, Final Plat
 - C. Eagle Point, Plat J, Final Plat
- ACTION ITEMS
- A. North Ranch Amendments to CC&R's
 - B. Extension of Approval for Meadow Ranch Phases 5 & 6
6. General Discussion/Questions/Announcements
 - A. Annexations, The Ranches, Status Report
 - B. Fencing and Clear Vision Triangles
 8. Adjourn

The commissioners have requested that developers submit complete information in order to be kept on the agenda.

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

The foregoing agenda was posted at the Eagle Mountain Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Cedar Pass Ranch Trailer at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday September 26, 2000 at 6:00 PM

6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Approval of Minutes
 - A. September 12, 2000
4. FINAL PLAT
 - A. Rush Valley, Plat A

ACTION ITEMS

- A. Proposed Amendments to The Ranches Community Design Guidelines
5. General Discussion/Questions/Announcements
 - A. The Ranches' Request to Discuss the Submittal of 24" by 36" Plat Maps
 - B. Neighborhood and Regional Parks Status Report

7:00 – 7:45 PM

6. TRAINING
7. Adjourn

It is the policy of the Town of Eagle Mountain that applicants must submit complete information in compliance with the requirements of the Town 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 Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Community Center at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA

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

Tuesday October 10, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Planning Commissioner's Business
 - A. Election of Planning Commissioner Chair and Co-chair
 - B. Discussion on Bylaws
4. Approval of Minutes
 - A. September 26, 2000
5. Status Report From the Council
6. ACTION ITEMS
 - A. Rush Valley, Plat A, Final Plat
 - B. Extension of Meadow Ranch, Phase 6
7. CONCEPT PLANS
 - A. Prairie Gate Professional Center
 - B. Outbuildings in the Ranches Business Park
8. General Discussion/Questions/Announcements
9. TRAINING
 - A. Roles and duties of the Planning Commission and Town Council
10. Adjourn

It is the policy of the Town of Eagle Mountain that applicants must submit complete information in compliance with the requirements of the Town 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 Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Community Center at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday October 24, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Approval of Agenda
3. Status Report From the Council
4. Approval of Minutes
 - A. October 10, 2000
5. DISCUSSION ITEMS
 - A. Adjustments and Phasing to Eagle Point, Plat E, Final Plat
 - B. Regional and Neighborhood Parks Report
6. General Discussion/Questions/Announcements
7. TRAINING
 - A. Roles and duties of the Planning Commission as outlined in the State and Town Code
8. Adjourn

It is the policy of the Town of Eagle Mountain that applicants must submit complete information in compliance with the requirements of the Town 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 Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Community Center at approximately _____ AM\PM on _____ by _____.

STAFF REPORT TOWN OF EAGLE MOUNTAIN

TO: Eagle Mountain Planning Commission
FROM: Town Planner
DATE: November 14, 2000
SUBJECT: Concept Review for the Sparrow Hawk LDS Chapel

A concept plan for the Sparrow Hawk LDS Chapel has been submitted for the Planning Commission's review. The location of the proposed LDS Church is south of the Chimney Rock Subdivision and north of the Castle Rock Subdivision. The applicant will have a representative at the meeting to answer any questions.

Process

As you know, Concept Plan allows the Planning Commission to review plans and have a dialogue with the applicant concerning their proposed project. The applicant will be prepared to present their proposed projects in detail. It is beneficial for both the Town and the developer if Commissioners express completely their questions, suggestions, and concerns at the conceptual stage. This will allow the developer to make changes before the preliminary submittal. All concept plans that are reviewed by the Planning Commission are not to receive formal action. Thus, the comments of the Planning Commission are not binding in any fashion.

Attachments: The application, vicinity map, and concept plan for the Sparrow Hawk LDS Chapel

STAFF REPORT

TOWN OF EAGLE MOUNTAIN

TO: The Eagle Mountain Planning Commission

FROM: Town Planner

DATE: November 14, 2000

SUBJECT: Preliminary Plat for Lone Tree (R-3 N-4)

Recommendations

The Development Review Committee (DRC) recommends approval of the preliminary plat for Lone Tree (R-3 N-4) subject to the following conditions:

- 1) That the Homeowners Association maintains the future school site free from debris and tumbleweeds and that a 30-foot clearance of brush around the entire subdivision also be maintained.
- 2) That the cul-de-sac providing accesses to lots 82-89 be identified with a name.
- 3) That all cul-de-sac have a 60 foot radius with a maximum length of 400 feet.
- 4) The Fire Chief has notified the Town that the Fire Department will not be able to provide adequate fire protection without a Fire Station located in the North Service Area.
- 5) That temporary turnarounds be constructed at the end of Willow Way and Ficus Way.
- 6) That lots situated on collector roads (Pin Oak Drive, Willow Way, and Red Oak Road) have either a circular driveway or have access off the neighborhood street. Specifically, lots 102- 105 and 160- 168 must have a circular driveway, lots 101, 92, and 94 must have driveway access off the neighborhood street. The access for lot 93 should be discussed at the meeting.
- 7) That the phasing plan contain plats that have a mixture of lot sizes.
- 8) That all of the conditions listed on the Town Engineer's report are complied with.
- 9) That no occupancy be allowed until sufficient capacity is available in all the utility systems and all utilities are looped.
- 10) That the developer and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.
- 11) That the developer install conduit to each lot for future fiber optic lines.

Background

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. This subdivision will require The Ranches to extend the infrastructure to this portion of their master development. It should be noted that The Ranches are developing this distant portion of their project at this time in an effort to be true to their development plan, which disperses entry-level subdivisions throughout their planned community. This project also contains several larger lots on the east side of the subdivision.

Attachments: The Town Engineer's report, application, ownership statements, minutes of past reviews, preliminary development agreement, CC&R's, landscaping plan, and preliminary plat.

STAFF REPORT TOWN OF EAGLE MOUNTAIN

TO: Eagle Mountain Planning Commission
FROM: Town Planner
DATE: November 14, 2000
SUBJECT: Meadow Ranch Resident's Request to Eliminate a Trail

Recommendation

The DRC recommends that the Planning Commission take no formal action on the request to eliminate a trail that runs west to east in Plat 1 of Meadow Ranch behind lots 136 - 137 and 149 – 157 until the DRC is able to make a clear recommendation. The DRC is requesting the following items necessary to make a clear recommendation:

1. That the Ranches evaluate the proposed elimination of the trail and make a recommendation to the Town.
2. That the Town completes a trails plan. Currently, the Town Council has a proposal to commence work on a trails plan.

Background

The Planning Department has received a petition from the residents of the Meadow Ranch Subdivision Plat 1 to eliminate a trail that runs west to east behind lots 136 - 137 and 149 – 157. The residents have requested that with the elimination of this trail the property be deed to the owners of the lots noted above. The elimination of this trail would require a plat amendment to Meadow Ranch Plat 1.

As discussed in the Joint Work Session on November 7, 2000, a proposal to revise the General Plan has been submitted. One of the proposed elements to be revisited with the update to the General Plan includes a trails plan. Taking action on the proposed elimination of public space without the proper evaluation would not be prudent.

Attachments: The resident's petition, trail map of Meadow Ranch, and Meadow Ranch Plat 1.

STAFF REPORT TOWN OF EAGLE MOUNTAIN

TO: The Eagle Mountain Planning Commission
FROM: Town Planner
DATE: November 14, 2000
SUBJECT: The Timing of Construction of the Saddleback Subdivision Park

Recommendations

The DRC recommends that the construction of the Saddleback Subdivision Park be delayed due to the winter season subject to the following conditions:

1. That the construction of the Saddleback Park be completed prior to June 1, 2001.
2. That the bond for the construction of the Saddleback Park be retained until the Town Engineer authorizes its release.

Background

The Ranches have submitted a request to delay the construction of the park in the Saddleback Subdivision until after the Red Hawk Ranch Park is completed. The Ranches will construct these two parks from SID funds, which are currently not available. Due to the winter season the DRC believes that delaying the construction of the park will not affect the Saddleback Residents.

Process

As you may know the Town Council is the body that has the final approval authority as it relates to subdivisions. The Ranches' request and the Planning Commission's recommendation will be forwarded to the Town Council for review and action. The Town Council may direct the Town Attorney to prepare an amendment to the Saddleback Development Agreement.

Attachments: The Ranches' request and the landscape plan for the park

STAFF REPORT TOWN OF EAGLE MOUNTAIN

TO: Planning Commission
FROM: Town Planner
DATE: November 28, 2000
SUBJECT: Town Offices, Conditional Use Permit Extension

Recommendations

The DRC recommends that the Planning Commission approve an extension of time for the Town Offices subject to the following conditions:

1. That the conditional use permit for the Town Offices expire in 24 months.
2. That the Town acquires a bicycle rack.

Background

The Planning Staff has been assigned to process an extension of time for the Town Offices. On March 23, 1999, the Planning Commission reviewed and approved a conditional use permit for the Town Offices located at 1680 E. Heritage Drive. On September 23, 2000, this conditional use permit for the Town Offices expired. The Town is requesting that the Planning Commission review an application to extend the conditional use permit for the Town Offices for an additional 24 months.

Listed below are the conditions of approval for the original conditional use permit:

1. That the permit not exceeds eighteen months unless renewed by the Town.
2. That the offices meet all Town Code requirements (particularly relating to landscaping and building occupancy).
3. Adding landscaping on the south side of the building.
4. Parking lot.
5. Compliance with the Town's landscaping requirements.
6. That there be three outside lights (adjusted so that they lights are not obtrusive to residents in The Landing).
7. That there be bike racks at the south entrance by the ramp.

The Town has complied with all of the original conditions of approval with the exception of a bicycle rack.

Attachments: Previous minutes of approval.

STAFF REPORT TOWN OF EAGLE MOUNTAIN

TO: Eagle Mountain Planning Commission

FROM: Town Planner

DATE: November 28, 2000

SUBJECT: Parks Report

The Timing of Park Improvements for Approved Subdivision spreadsheet enumerates the timing of the completion of park improvements for subdivisions approved after May 4, 1999. In review of the minutes it appears that the Planning Commission first included the language for requiring the completion of parks at 50 percent occupancy or no later than one year after recordation, which ever occurs first, on July 13, 1999. The spreadsheet Timing of Park Improvements includes subdivisions that were approved after May 4, 1999, in the event that the policy for the completion of parks was established earlier.

As you will notice, there are some subdivisions that have yet to be recorded and will not be required to make improvements until a year after recordation. The revised Town Code allows the developer one year after Town Council approval to record their subdivision (allowing a maximum time of two years after the Town Council approval date before the park improvements must be constructed).

Subdivisions that were approved prior to the policy of parks being completed at 50% occupancy or one year after recordation would be required to make park improvements as specified in their development agreement. Ultimately, all park improvements are required upon the date noted in the development agreement.

Attachments: The Timing of Park Improvements spreadsheet.

STAFF REPORT TOWN OF EAGLE MOUNTAIN

TO: Planning Commission
FROM: Town Planner
DATE: November 28, 1999
SUBJECT: The Prairie Gate Professional Office, Site Plan (Public Hearing)

Recommendations

The DRC recommends approval of the site plan for the Prairie Gate Professional Office subject to the following conditions:

1. That a complete soil report for the site be submitted (two sets) as requested by the Town Building Official.
2. That the project be built in compliance with the requirements of the Fire Chief.
3. That there be three (3) additional parking spaces as required by ordinance with one of these spaces designated for disabled parking (required total number of spaces 128).
4. That the disabled parking meets the specifications in the Development Code (10' by 20' with a 5' aisle and marked with signage).
5. That the parking lot circulation behind the buildings be limited to one way with pavement signs used to direct drivers.
6. That the two landscaped islands in front of the future building be connected.
7. That landscaped berms be used along all frontages to screen the parking areas.
8. That the light poles installed are The Ranches approved model and that there be building lights to increase the illumination in the parking areas. Up lighting of buildings, signs, or landscaped features is prohibited.
9. That trail connections be provided to the site.
10. That a sidewalk be constructed on the southeast side of the future building.
11. That a dumpster be placed on site and screened from public view.
12. That a bicycle rack sufficient for parking six bicycles be placed on site as required by the Development Code.
13. That there be no mirrored glass used on the elevations.
14. The Town Code requires that commercial buildings have one freight loading area for each 10,000 square feet of gross floor area. The specifications of these freight loading areas include 14' vertical clearance, 12' width, and 35' length.
15. That the Public Works Board approves of the project.

Background

An application has been submitted for a site plan for two permanent office buildings located in the Eagle Mountain Business Park Plat A, which is located at the corner of SR 73 and The Ranches Parkway. At this time the applicant is seeking approval of the two buildings and will construct one immediately. The types of tenants that will occupy the buildings include doctor offices and a title company.

On October 10, 2000, the Planning Commission reviewed a concept plan for this project. One of the main issues discussed during this review was parking, specifically, the screening and amount of parking spaces. The applicant stated that landscaping berms would be constructed to screen the parking areas. In order to have the required parking stalls the applicant has submitted a request for a lot line adjustment to enlarge this lot. The application for a lot line adjustment is a

staff approval and is being processed concurrently with the site plan application.

Process

Both the Planning Commission and Town Council must review site plans. A public hearing is required at the Planning Commission meeting. After the public hearing and after the Planning Commission's review and recommendations, the application will be forwarded to the Public Work Board (PWB) for review. The PWB's review has been shifted to after the Planning Commission and prior to the Town Council review.

Attachments: Application, minutes of previous reviews, traffic table, landscaping/lighting plan, and site plan.

STAFF REPORT TOWN OF EAGLE MOUNTAIN

TO: Eagle Mountain Planning Commission
FROM: Town Planner
DATE: November 28, 2000
SUBJECT: Final Plat for Willow Springs Phase II

DRC Recommendations:

The Development Review Committee (DRC) recommends final plat approval subject to the following conditions:

- 1) That the swimming pool and clubhouse (community center) be completed prior to 50% of Phase II being occupied.
- 2) That the light poles meet the approved Ranches model and requirements of the Town Engineer.
- 3) That bicycle racks that can accommodate 10 bicycles be added to the site.
- 4) That all parking stalls be 20' in length and that 24' distance be maintained between the parking rows.
- 5) That a passenger loading area be constructed with the community center.
- 6) That the buildings of Phase II be constructed with fire sprinklers and other fire protection measures required by the Fire Chief.
- 7) That the project meets all requirements of the Town Engineer.
- 8) That the master developer provide water right documentation showing sufficient water right capacity or proposed water rights to be turned over to the Town.
- 9) That no occupancy for the subdivision is allowed until there is sufficient capacity available in the utility systems; and that the developers and lot owners/builders sign an agreement acknowledging a potential utility capacity problem.
- 10) The Public Works Board recommends that all new subdivisions install conduit to each lot for future fiber optic installation.

Background:

The Willow Springs project is located at the northwest corner of the intersection of the Ranches Parkway and the Pony Express Parkway. Surrounding the Willow Springs development are two approved subdivisions: Kennekuk to the north and Simpson Springs to the West. The development when completed will be comprised of 376 multifamily units including duplexes and condominiums.

On March 20, 2000, the Planning Commission granted preliminary plat and site plan approval for the entire Willow Springs Development. The applicant is currently constructing the 72 condominium units in Phase I and has submitted a final plat application for Phase II, which will contain 96 units.

At the preliminary plat review and approval the Planning Commission discussed the park improvements. The applicant is proposing that the park area be dedicated and improved with

landscaping, trails, and playground equipment during the first phase. The second phase improvements to the park area will include the construction of a clubhouse.

Attachments: Application, minutes of previous approval, amendment to the CC&R's, landscaping plan, and final plat.

STAFF REPORT TOWN OF EAGLE MOUNTAIN

TO: Planning Commission
FROM: Town Planner
DATE: November 28, 2000
SUBJECT: MORCO Market Extension of Site Plan

Recommendation

We recommend that the request for an extension of time for the MORCO store temporary site plan be granted subject to the following conditions:

- 1) That a current title report indicating ownership of parking areas be submitted.
- 2) That CC&Rs for TC East be submitted that indicate multi-use parking availability and maintenance of open spaces and parking lots.
- 3) That the extension of time be limited to one year as requested.

Background

We received the attached letters from Eagle Mountain Properties requesting an extension of time for the approval for the MORCO store in Town Center East. The current approval will expire on January 4, 2001.

There are two concerns that are reflected in the above recommendation. First, a current title report (within 30 days) should be submitted that indicates ownership of the store site and all parking areas to be used. The purpose of the title report will be to insure that the parking spaces will in fact be legally available as represented in the attached letter.

Second, we recommend that CC&Rs for the TC East area be submitted that will allow for multi-use or shared parking facilities in the main public parking area. The CC&Rs should also allow for a mechanism that addresses maintenance of the public open space and the parking lot.

Temporary Parking Lot

A third issue is raised by EMPs letter dated September 25, 2000. They are proposing that since they now own the Town Center East common parking area, they no longer need the temporary gravel parking lot north of the Town offices to meet their parking requirements for the store. Further, they propose that if the Town wants to continue to use this parking lot, then EMP will allow such use on the condition that the Town will then take over the maintenance responsibilities for the parking lot and that no further improvements to that lot be required of EMP.

As we understand the written proposal by EMP, the Town Center East common parking lot is now available to all users of the Town Center East parcels including the Town of Eagle Mountain. The Town has approximately eleven (11) spaces in their own existing parking lot east of the fire station (includes one handicapped space). In addition, there are approximately thirty-two (32) spaces available for general use in the Town Center East common parking lot after subtracting the twelve (12) spaces indicated as allocated for the store. Finally, we have estimated that there

are approximately twenty-one (21) parking spaces available in the temporary gravel parking lot north of the Town offices. This makes a total of sixty-four (64) spaces in the Town Center that are available currently for the public and the Town's use.

The Town should make a determination at a future time with respect to the need for the temporary gravel parking lot. It is a convenient lot and has served its purpose very well over the past several months. However, the final disposition of this lot does not need to be decided with this request for an extension of time unless the Town is ready to make that decision. The staff estimates that the annual fiscal impact to the Town of taking over the maintenance of this lot is approximately \$1,600.

Process

This project was approved as a temporary site plan and **not** as a conditional use as indicated in the attached letters from Eric Jones (see also attached minutes of the Town Council approval). Under the provisions of the Town's zoning ordinances, this use in this location is a permitted use and is subject to site plan approval only. The specific request is to extend the one year temporary site plan approval for an additional year. The Town Council has the authority to grant such an extension under the provisions of Chapter 3.11 by adoption of a development agreement that provides for such extension.

In discussing this request with Gerry Kinghorn, he has recommended in the case of extension of time requests, that the Town Council reviews such requests twice. That is, the first time they review the request they should, to the greatest degree possible, indicate to staff their intention to approve (or deny) the request together with any conditions that they may impose upon the approval. Gerry would then create an extension of time development agreement and place it on a second Town Council meeting agenda for final action. If you concur with this recommendation, then the final Town Council action would be on November 21, 2000.

Attachments: Letters from Eagle Mountain Properties requesting extension of time and minutes of previous approvals.

STAFF REPORT

TOWN OF EAGLE MOUNTAIN

TO: The Eagle Mountain Planning Commission

FROM: Town Planner

DATE: November 28, 2000

SUBJECT: Conditional Use and Site Plans for Temporary Buildings in The Little Ranches Business Park.

Recommendations

The Development Review Committee (DRC) recommends that the Planning Commission reviews the attached application materials and, when ready, that the Commission recommend approval to the Town Council subject to the following conditions:

- 1) The twelve (12) month duration of the approval begin from either sixty (60) days from the date of approval or from the date of installation of any building whichever occurs first.
- 2) That building elevations or other information be submitted that indicates exactly what the buildings will look like including any ramps that may be constructed and attached to the buildings.
- 3) That any signage complies with the Town's adopted sign ordinance.
- 4) That any remaining questions (indicated below) are answered or requested information submitted prior to approval by the Town Council.

Background

The attached plan contains three proposed temporary trailers located within the Business Park at The Ranches. The three proposed uses for these trailers are offices, dental offices and a MORCO market. The duration of the uses is proposed to be twelve (12) months.

During the course of the review, information was received indicating that one or more of the three buildings would not be used. In discussing this with the applicant, they are desirous to receive approval of the site plan as proposed with the three temporary buildings.

DRC questions

As the DRC reviewed this application we raised several questions regarding the proposed project. These questions were given to and discussed with the applicant. The questions and together with the applicants response are listed below:

Where will dumpster be located and will it be screened? *According to the applicant, a dumpster-sized container will not be needed. Residential sized trash containers will likely be used.*

Building elevations should be provided. *The applicant will present information at the meeting including photographs showing what the buildings will look like.*

Ownership of the parking lot area should be submitted. *Applicant has completed a preliminary title report indicated ownership (should be received before the meeting).*

The rear setback on the dentist office should be clarified. *The building will not be placed over a property line, but may be proposed as a zero lot line.*

A walkway should be provided from the parking lot, particularly the handicapped space, to the building entries. *A walkway with a ramp is proposed to be constructed for easy entry to the buildings.*

Lighting plan for buildings and parking lot should be provided. *The Ranches are bonded for parking lot lights (staff is checking on this) and the buildings will have small lights on the exterior of the buildings.*

The Ranches should approve the temporary buildings. *Ranches approval will be submitted to the Town.*

Dimensions and details on species of landscaping should be submitted. *This information will be provided.*

A bicycle rack may be required somewhere as a part of this project. *Applicants are willing to provide this if the Planning Commission requires it.*

Proposed Conditions of Approval

Condition #1 above is an attempt to limit the time for the trailers to twelve months. The condition allows for a maximum of sixty (60) days from the date of the Council approval to actually install and begin use of the building before the 1-year period expires.

Condition #2 is that building elevations, photos or other information be submitted that will indicate exactly what the buildings will look like. It is especially important to see any attachments to the buildings like the handicapped ramps or walkways.

Condition #3 is a requirement that any signage to be used in these developments be in compliance with the Town Code and that such signs are approved by the Town staff through the regular signage approval process.

Condition #4 is a request that all outstanding information raised during the review be submitted, reviewed and accepted prior to approval by the Town Council. This information should be identified above in the DRC questions section of this report and could include items such as parking lot ownership, lighting, elevations, etc.

Process

This proposal is a conditional use and site plan process. The Planning Commission should take final action on the conditional use and make a recommendation to the Town Council on the site plans. Also, the PC should conduct a public hearing on this item at the meeting.

Attachments: Application materials, minutes of previous approvals, landscaping plan, site plan, a plat of the subdivision.

STAFF REPORT TOWN OF EAGLE MOUNTAIN

TO: The Eagle Mountain Planning Commission

FROM: Town Planner

DATE: November 28, 2000

SUBJECT: Amending of Chimney Rock Subdivision Plat A and Final Plat Approval for Chimney Rock Subdivision Plat C (Public Hearing to be held on the Final Plat Approval for Chimney Rock Plat C), Sundance Homes, applicants.

Recommendations

- 1) The Development Review Committee (DRC) recommends that the Planning Commission amend the Chimney Rock Subdivision Plat A to remove Lots 35 and 36, subject to the following condition:
 - a. That the callout listed in the remarks section of the boundary description be corrected as specified by the Town Engineer.

- 2) The DRC recommends approval of the Chimney Rock Subdivision Plat C, which will allow zero lot lines for one of the side yards on each lot, subject to the following conditions:
 - a. That Lots 35 & 36 be renumbered to 1 & 2 respectively.
 - b. That the side yard easements between Lots 1 & 2 (currently shown as Lots 35 and 36) be removed.
 - c. That the vacation notice be removed.
 - d. That the text contained in the title box be altered. Specifically, the following text should be removed "A VACATION OF LOTS 35 AND 36, CHIMNEY ROCK AT RED HAWK RANCH SUBDIVISION, PLAT "A" SUBDIVISION " replace it with "A ZERO LOT LINE SUBDIVISION".

Background

The purpose of these plat proposals is to correct an error that occurred during the construction of a house located on Lot 35. In October of 2000, the Building Department placed a stop work order on a building permit issued on Lot 35 due to a side yard setback violation. Upon surveying the lot lines for Lot 35 it was determined that part of the structure on Lot 35 was constructed on Lot 36. One of the maps included in this staff report depicts the location of the house relative to the property line.

Several options were explored to correct the problem. The first option would be to have the house removed and begin construction again without a violation of the setback. This option was ruled out by the builder as an unacceptable option.

The next option was to take the situation to the Town Board of Adjustment for the granting of a variance. This option was ruled out since the Board would find that a variance in this case would not be warranted or allowed. There is not a legally defensible hardship that exists and the situation was caused by an act of the applicant (the hardship, if any, is self-imposed) and therefore, could not be approved.

Another option reviewed was adjusting the lot line between the two lots to allow for increased setbacks. This option was rejected because in order to approve a lot line adjustment, the adjustment cannot result in a violation of the zoning ordinance. Since the house would still not meet the setback requirements after the adjustment was made, this option would not be a legal remedy to the situation.

The proposed option of amending the Chimney Rock A plat and approving a zero lot line subdivision in its place was reviewed and felt to be the only acceptable alternative that would still allow the house to remain in its current position.

Process

The specific applications are for two specific processes. First, an amendment to Chimney Rock, Plat A will remove Lots 35 & 36 from the subdivision. Second, a new plat, Chimney Rock, Plat C will establish two new lots and will be approved as zero lot lines (Section 11.6.1 of the Town Code allows for zero lot line subdivisions). The Town Attorney has instructed the Planning Department that these two processes can be reviewed and approved concurrently. It should be noted that the subdivision process for Chimney Rock Plat C is abbreviated due to fact that these lots are already improved and have structures constructed on them. The two processes are described below in more detail.

Chimney Rock Subdivision Plat A Amended

Amending Chimney Rock Plat A requires the Planning Commission's review and recommendation prior to the Town Council's action. There is no public notice requirement for the Planning Commission's review; however, the Town Council must conduct a public hearing on the amended plat. The public notice for the Town Council's hearing is a ten (10) day advance notice to all property owners within 300 feet of the property that is the subject of the plat amendment (Lots 35 & 36).

Chimney Rock Subdivision Plat C

The final approval of Chimney Rock Plat C a zero lot line subdivision will require the Planning Commission to conduct a public hearing. The public notice requirement for this hearing is the standard fourteen (14) day advance notice to all property owners within 1,000 feet of the new subdivision. Upon the Planning Commission's review and recommendation this final plat application will be forwarded to the Town Council for review and action.

Attachments: Application, vicinity map, pictures of the structures, diagrams showing setbacks, CC&R's for Chimney Rock Plat C, Plat for Chimney Rock Subdivision Plat A Amendment, and Plat for Chimney Rock Plat C.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday December 12, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Status Report From the Council
3. Approval of Minutes
 - A. November 28, 2000
4. ACTION ITEMS
 - A. Nextel Cellular Tower, Conditional Use Permit, Public Hearing
 - B. The Prairie Gate Professional Office, Site Plan
 - C. Lone Tree, Preliminary Plat
 - D. Revisions to The Ranches Community Design Guidelines
5. General Discussion/Questions/Announcements
 - A.
6. Adjourn

It is the policy of the Town of Eagle Mountain that applicants must submit complete information in compliance with the requirements of the Town 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 Town Office, 1680 E. Heritage Dr. Eagle Mountain, Utah, the bulletin boards at Cedar Meadows Subdivision and the Community Center at approximately _____ AM\PM on _____ by _____.

PLANNING COMMISSION MEETING AGENDA
Eagle Mountain Town Community Center 1668 E. Heritage Dr., Eagle Mountain, UT 84043
Tuesday December 19, 2000 at 6:00 PM

1. Pledge of Allegiance
2. Status Report From the Council
3. Approval of Minutes
 - A. November 28, 2000
4. ACTION ITEMS
 - A. Nextel Cellular Tower, Conditional Use Permit, Public Hearing
 - B. The Prairie Gate Professional Office, Site Plan
 - C. Lone Tree, Preliminary Plat
 - D. Revisions to The Ranches Community Design Guidelines
5. General Discussion/Questions/Announcements
 - A.
6. Adjourn

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