

Eagle Mountain City Planning Commission Agendas 2004

Dates of Planning Commission Meetings:

- January 13, 2004
- January 27, 2004
- February 10, 2004
 - March 9, 2004
 - March 23, 2004
 - April 13, 2004
 - April 27, 2004
 - May 11, 2004
 - May 25, 2004
 - June 8, 2004
 - June 24, 2004
 - July 13, 2004
 - July 27, 2004
- August 10, 2004
- September 14, 2004
- September 28, 2004
 - October 12, 2004
 - October 26, 2004
 - November 9, 2004
 - November 30, 2004
 - December 14, 2004

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, January 13, 2003 at 6:00 PM

1. **Pledge of Allegiance**
2. **Swearing in of Planning Commissioners**
3. **Identification of Voting Commissioners**
4. **Declaration of Conflicts of Interest**
5. **Status Report from City Council**
6. **Election of Chair & Co-Chair**
7. **Development Items**
 - A. **Silver Lake Village (R9 N5a), Concept Plan- Discussion Item**
Silver Lake Village is located along Silver Lake Parkway just north of Tickville Wash.
 - B. **Sage Ridge Estates (Approved Sage Valley Plat B), Concept Plan- Discussion Item**
The Sage Ridge Estates is located south of SR 73 and is directly west of Cedar Pass Ranch and directly east of Sage Valley Plat A.
 - C. **Eagle Point Village, Final Plats A- G, Action 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.
 - D. **Hidden Canyon (R2 N4), Preliminary Plat- Discussion Item**
Hidden Canyon is located off the Pony Express Parkway and is south of Rockwell Village and Ruby Valley.
8. **Discussion Items**
 - A. **General Plan Status Update and Discussion**
9. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, January 27, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Upcoming Agenda Items Planning Department**
6. **Development Items**
 - A. **Friends In Need Kennel Center, Conditional Use Application, Public Hearing- Action Item**
The proposed conditional use application is located at 5194 Lake Mountain Road
 - B. **Thank Havens Daycare, Home Business Application, Public Hearing- Action Item**
The proposed home business is located at 7791 Windhover Road.
 - C. **Hidden Canyon, Site Plan & Preliminary Plat, Public Hearing- Action Item**
Hidden Canyon is located off the Pony Express Parkway and is south of Rockwell Village and Ruby Valley.
 - D. **Ames Pod B, Concept Plan-Discussion Item**
Ames Pod B is located south of the Mt. Airey subdivision and is surrounded by the golf course.
 - E. **Amended Site Plan for Parkway Crossroads, Concept Plan- Discussion Item**
Parkway Crossroads is located at the southeast corner of The Ranches Parkway and Pony Express Parkway.
 - F. **Silver Lake Village (R9 N5a), Concept Plan- Discussion Item**
Silver Lake Village is located along Silver Lake Parkway just north of Tickville Wash.
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, February 10, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Election of Chair & Co-Chair**
6. **Development Items**
 - A. **Friends In Need Kennel Center, Conditional Use Application, Public Hearing- Action Item**
The proposed conditional use application is located at 5194 Lake Mountain Road
7. **Discussion Items**
 - A. **Training Times**
8. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, March 9, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Approval of Minutes**
 - A. May 6, 2003
 - B. May 27, 2003
 - C. November 25, 2003
 - D. December 16, 2003
 - E. February 10, 2004
6. **Development Items**
 - A. **Pioneer Addition Phase 3, Final Plat – Action Item**
The project is located north of Mt. View and The Landing subdivisions and is east of the existing Pioneer Addition Phase 1.
 - B. **Colonial Park Phase 2, Final Plat – Action Item**
The project is located north of The Landing and south of Cedar Trails Villages Phase 1.
7. **Discussion Items**
 - A. **General Plan, Discussion**
8. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, March 23, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Development Items**
 - A. **The Ranches Academy Charter School, Conditional Use & Site Plan, Action Item– Public Hearing**
The Ranches Academy is located at the intersection of Pony Express and Red Hawk Ranch Road.
 - B. **Zoning of Property for Pending Annexation, Action Item- Public Hearing**
The parcels are located south of S.R. 73, immediately east of the golf course.
 - C. **The Woods (Formerly know as The Links), Final Plat, Action Item**
The Woods is located directly west of the Overland Trails Phase 1 & 2.
 - D. **National Field Archery Association (NFAA), Archery Golf at The Ranches, Action Item**
The DATUS Archery club is requesting a temporary archery range for April 26 & 27, 2003 and May 10 & 11, 2003.
6. **Discussion Items**
 - A. **General Plan, Discussion**
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, April 13, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Approval of Minutes**
 - A. **March 23, 2004**
6. **Development Items**
 - A. **Silver Lake Village (R9 N5a), Condo PUD- Site Plan, Public Hearing- Action Item.** Silver Lake Village is located along Silver Lake Parkway just north of Tickville Wash.
 - B. **Anthem at The Ranches (R1 N18, N19), Final Plat for Phase 2 & 3- Action Item.** Anthem at The Ranches is located on the west side of The Ranches Parkway directly north of Friday's Station.
 - C. **Concept Plan review, Convenience Store/Retail Center- Discussion Item.** The retail center would be located along Sweetwater Road, just south of the Eagle Park Phase 1 subdivision.
7. **General Items**
 - A. **General Plan- Public Hearing.** A draft of the General Plan will be reviewed and a public hearing conducted before the Plan is sent to the City Council.
8. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, April 27, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Approval of Minutes**
 - A. January 27, 2004
 - B. March 23, 2004
 - C. April 13, 2004
6. **Development Items**
 - A. Kiowa Valley Plat E (Formerly known as South Pass) Final Plat, Action Item**

Kiowa Valley is located directly south of Freemont Springs.
 - B. Spring Valley (R1 N32), Preliminary Plat and Final Plan, Public Hearing- Action Item**

Spring Valley is located at the intersection of SR 73 and Mt. Airey Drive. The project is located on the City's eastern boundary.
 - C. Showdown Eagle's 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.
 - D. Concept Plan review, Convenience Store/Retail Center- Discussion Item.** The retail center would be located along Sweetwater Road, just south of the Eagle Park Phase 1 subdivision.
 - E. Policy on the Disposal of Public Property in Trail Corridors**
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, May 11, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Approval of Minutes**
 - A. January 13, 2004
 - B. April 27, 2004
6. **Development Items**
 - A. **Pro Ranches Cell Tower/Site, Conditional Use Permit, Public Hearing- Action Item**

The Verizon Wireless cell tower would be located at 4128 E Clubhouse Lane, which is directly south of The Ranches Golf Cart Building.
 - B. **Parkway Crossroads: Preliminary & Final Plats; Disposal of Public Property; Site Plan; and Conditional Use, Public Hearing- Action Item**

Parkway Crossroads is located at the southeast corner of The Ranches Parkway and Pony Express Parkway.
 - C. **Policy on the Disposal of Public Property in Trail Corridors, Policy Recommendation- Action Item**
 - D. **Rural Subdivision Ordinance- Discussion and Action Item**
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, May 25, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Development Items**
 - A. **Pioneer Addition, Phases IV, V-A, and VI, Preliminary and Final Plats, Public Hearing-Action Item**

The proposed project (shown in yellow) is acre in size and is north of Mt. View and The Landing subdivisions and surrounds Cedar Trails Villages Phase 1.
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, June 8, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Development Items**
 - A. **Pioneer Addition, Phases IV, V-A, and VI, Preliminary and Final Plats, Action Item**
The proposed project is 38.8 acres in size and is north of Mt. View and The Landing subdivisions and surrounds Cedar Trails Villages Phase 1.
 - B. **Pioneer Addition, Phases 1-3, Alternate Design Guidelines, Action Item**
 - C. **Rusty Tool, Home Business Application, Public Hearing- Action Item**
The proposed home business is located at 3576 N. Canary Way.
 - D. **Kennekuk Open Space, Disposal of Public Property, Action Item**
Kennekuk subdivision is located south of Friday's Station and north of Willow Springs. The open space is located on the north side of Half Mile Road.
 - E. **Public Works Building, Site Plan Review, Public Hearing- Action Item**
The new Public Works Building will be located just north of the City's existing Public Works facility at 2490 South Sweetwater Road.
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Thursday, June 24, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Approval of Minutes**
 - A. June 8, 2004
6. **Action Items**
 - A. Development Code Title 2, Public Hearing, Action Item
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, July 13, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Approval of Minutes**
 - A. **June 24, 2004**
6. **Action Items**
 - A. **General Plan Amendment, Future Land Use and Transportation Plan Map, Public Hearing- Action Item**
 - B. **Meadow View, Master Development Plan, Public Hearing- Action Item**

The Meadow View Ranch parcels are located north of SR 73 between the North and Meadow Ranch Subdivisions.
 - C. **Lone Tree, Preliminary Plat, Public Hearing- 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.
 - D. **Lone Tree Phase B, 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.
7. **Discussion Items**
 - A. **SITLA North Mid-Valley Parcel, Concept Plan**

The Mid-Valley parcel is located north of Eagle Park and south of the Ranches Master Plan.
8. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, July 27, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Action Items**
 - A. **Anthem on the Green, Preliminary and Final Plats, Public Hearing- Action Item**
Ames Pod B is located south of the Mt. Airey subdivision and is surrounded by the golf course.
 - B. **Drinking Water Source Protection Overlay Zone**
 - C. **Drinking Water Source Protection Zone for Eagle Mountain City Pony Express Well**
6. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, August 10, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Action Items**
 - A. **Silver Lake Village, Final Plat, Action Item.** Silver Lake Master Development is located east of Smith Ranch on the South Side of Pony Express Parkway (as it is extended). Silver Lake Village is located along Silver Lake Parkway just north of Tickville Wash.
 - B. **City Utility Administration Building Site Plan, Public Hearing and Action Item.** The City Utility Administration Building is located between The Landing to the east and Sweetwater Road to the West and is north of the Town Center East Subdivision.
 - C. **Lone Tree Plat B, 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.
6. **Discussion Items**
 - A. **Hidden Canyon (R2 N4), Single-Family Detached Concept Plan, Discussion Item.** Hidden Canyon is located off the Pony Express Parkway and is south of Rockwell Village and Ruby Valley.
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, September 14, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Action Items**
 - A. **Hidden Canyon, Preliminary Plat, Public Hearing**
Hidden Canyon is located off the Pony Express Parkway and is south of Rockwell Village and Ruby Valley.
 - B. **Lone Tree Phase B, Final Plat**
Lone Tree B is located on Pony Express Parkway, northwest of Lone Tree A.
 - C. **Plum Creek Plat A, Plat Amendment**
Plum Creek is located east of Fire Station No. 2 on the north side of Pony Express Parkway.
6. **Discussion Items**
 - A. **Cedar Valley Master Development Plan, Concept Plan**
The Cedar Valley Master Development Plan contains 324 acres of land along Lake Mountain Road and north of Bobby Wren Blvd. (Pioneer Addition).
 - B. **Eagle Gate LDS Church, Concept Plan**
The proposed concept plan is located at the intersection of Nairn Road and Rose Hearty Lane in the Eagle's Gate Subdivision.
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, September 28, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Action Items**
 - A. **Pioneer Addition Phase V(b), Final Plat- Action Item**

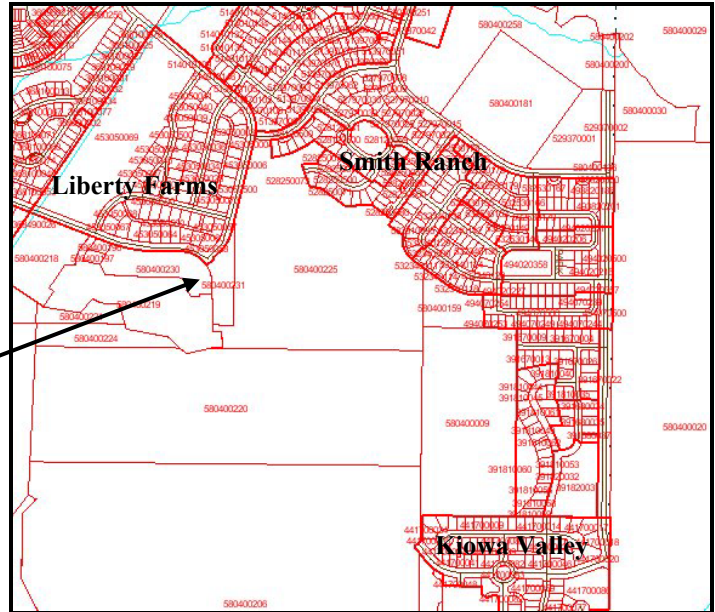
The proposed project is 16.6 acres in size and is north of Pioneer Addition Phase 1.
6. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, October 12, 2004 at 6:00 PM

6:00 Site Visitation Session- Pubic Invited

- 1. **O'Fallon's Bluff, Concept Plan Plats B-E Discussion Item**

Meet at the intersection of Golden Eagle Road and Ranches Parkway at 6:00 PM.



6:45 Action Session- Public Invited

- 1. **Pledge of Allegiance**
- 2. **Declaration of Conflicts of Interest**
- 4. **Status Report from City Council**
- 5. **Approval of Minutes**
 - A. **May 25, 2004**
 - B. **July 27, 2004**
 - C. **June 24, 2004**
 - D. **August 10, 2004**
- 6. **Action Items**
 - A. **Autumn Ridge, Phase 2, Final Plat- Action Item**
Autumn Ridge is located on the north side of Eagle Mountain Boulevard and west of the Eagle Park Subdivision.
- 8. **Discussion Items**
- 9. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, October 26, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Identification of Voting Commissioners**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Action Items**
 - A. **Eagle's Gate LDS Church, Site Plan and Conditional Use Permit- Public Hearing.**
The proposed church is located at the intersection of Nairn Road and Rose Hearty Lane in the Eagle's Gate Subdivision.
 - B. **Tuscany Homes' Sign Permit Application.**
6. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, November 9, 2004 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
4. **Minutes**
 - A. **September 14, 2004**
5. **Action Items**
 - A. **Kiowa Valley Plats D & E (Formerly Know as South Pass A & B) Revised Preliminary and Final Plats, Action Item- Public Hearing**
Kiowa Valley Plats D & E is located directly south of Kiowa Valley Plat B.
6. **Discussion Items**
 - A. **Eagle Point Townhomes (Currently Recorded as Eagle Point Condominiums) Concept Plan – Discussion Item**
The Eagle Point Townhomes site is located along Eagle Mountain Blvd. to the south of The Landing and to the west of Eagle Point.
 - B. **Sage Ridge Estates (formerly Sage Valley Plat B), Single-Family Detached Residential Concept Plan – Discussion Item**
Sage Ridge Estates (Sage Valley Plat B) is located along S.R. 73 immediately west of Cedar Pass Ranch.
 - C. **West View Heights, Single-Family Detached Residential Concept Plan – Discussion Item**
The West View Heights site is located along S.R. 73 in between Cedar Pass Ranch and the Meadow Ranch subdivision.
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, November 30, 2004 at 6:00 PM

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

4. **Minutes**
 - A. January 13, 2004
 - B. March 23, 2004
 - C. April 13, 2004
 - D. April 27, 2004
 - E. June 8, 2004

5. **Action Items**
 - A. Talon Cove Annexation, General Plan Amendment- Future Land Use and Transportation Corridor Map, Public Hearing
 - B. Animal Zoning Regulations, Development Code Amendment, Public Hearing
 - C. Kirk Flora Tae-kwon-do Institute, Home Business Application, Public Hearing
 - D. Tuscany Sign Application, Off-Premise Signage, Action Item

6. **Discussion Items**
 - A. Eagle Point Townhomes (Plat Amendment for Eagle Point Condos) Concept Plan – Discussion Item

7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, December 14, 2004 at 6:00 PM

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

- a. **Animal Control Ordinance**
- b. **Pioneer Addition Development Agreements**
- c. **City Council Applications**

4. **Minutes**

- A. **January 13, 2004**
- B. **March 23, 2004**
- C. **April 13, 2004**
- D. **April 27, 2004**
- E. **June 8, 2004**

5. **Agenda Items**

A. Valley View, Preliminary Plat, Public Hearing- Action Item

The Valley View Ranch South parcel is located north of SR 73 between the North and Meadow Ranch Subdivisions.

B. The Ranches Master Development Plan Amendment, Public Hearing- Action Item

Essentially, the amendment is to transfer density to the Spring Valley and Lone Tree Subdivisions. For more information regarding this hearing please contact Shawn Warnke at 789-5982.

C. Spring Valley, Plat C, Preliminary Plat, Public Hearing- Discussion Item

Spring Valley is located at the intersection of SR 73 and Mt. Airey Drive. The project is located on the City's eastern boundary.

D. Future Land Use and Transportation Corridor Plan Map Amendment, General Plan- Public Hearing

The City Council is currently processing an annexation of five parcels totaling approximately 511 acres of land north of S.R. 73 and to the east of the Meadow Ranch Subdivision. The General Plan would be amended to include transportation corridors and future land use classification for these parcels.

E. Tuscany Sign Permit Application, Action Item

6. **Adjournment**