

Eagle Mountain City Planning Commission Agendas 2005

Dates of Planning Commission Meetings:

- January 11, 2005
- January 25, 2005
- February 8, 2005
- February 22, 2005
- March 8, 2005
- March 22, 2005
- April 12, 2005
- May 10, 2005
- June 14, 2005
- June 28, 2005
- July 12, 2005
- August 9, 2005
- August 23, 2005
- September 13, 2005
- September 27, 2005
- October 11, 2005
- October 25, 2005
- November 9, 2005
- November 22, 2005
- December 13, 2005

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, January 11, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Swearing in of Planning Commissioner**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Development Items**
 - A. **General Amendments to the Animal Regulations and Titles 1 and 2 of the Development Code, Public Hearing and Action Item**
 - B. **Sage Valley Master Development Plan Amendment- Public Hearing and Action Item**
Sage Valley is located along S.R. 73 immediately west of Cedar Pass Ranch.
 - C. **Hidden Canyon (R2 N4), Preliminary and Final Plat- Public Hearing and Action Item**
Hidden Canyon is located along Pony Express Parkway south of Rockwell Village and Ruby Valley.
 - D. **Spring Valley B, Final Plat- Action Item**
Spring Valley Plat B is located at the intersection of SR 73 and Mt. Airey Drive. The project is located near the City's eastern boundary.
6. **Discussion Items**
 - A. **Eagle Point Townhomes Concept Plan**
The Eagle Point Townhomes site is located along Eagle Mountain Blvd. to the south of The Landing and to the west of Eagle Point.
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, January 25, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Election of Planning Commission Chair**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Approval of Minutes**
 - A. **September 28, 2004**
 - B. **October 12, 2004**
 - C. **October 26, 2004**
 - D. **November 9, 2004**
6. **Development Items**
 - A. **Sage Valley Master Development Plan Amendment- Action Item**
Sage Valley is located along S.R. 73 immediately west of Cedar Pass Ranch.
 - B. **Lone Tree, Plat B, Revised 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.
 - C. **Pioneer Addition, Phase 2, Revised Preliminary & Final Plats, Public Hearing- Action Item**
Pioneer Addition is north of Mt. View and The Landing subdivisions and surrounds Cedar Trails Villages Phase 1.
 - D. **Pioneer Addition, Phase 3 Revised Preliminary & Final Plats, Public Hearing- Action Item**
Pioneer Addition 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, February 8, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Election of Planning Commission Chair**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Development Items**
 - A. **Gentle Jungle Daycare, Home Business, Public Hearing- Action Item**
The Gentle Jungle Daycare is being proposed in the Cedar Trails Subdivision at 1842 E. Boulder St.
 - B. **Talon Cove Master Development Plan, Public Hearing- Action Item**
The Talon Cove Master Development Plan is located north of State Road 73 in the Northeast corner of the City. The property is scheduled to be annexed into the City's limits. As a point of reference this parcel is west of the cement batch plant.
 - C. **Valley View A & B, Final Plats- Action Item**
Valley View Plats A & B are located along S.R. 73 between the North and Meadow Ranch Subdivisions.
 - D. **West View Heights, 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.
6. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, February 22, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Swearing in of Planning Commission Members**
3. **Declaration of Conflicts of Interest**
4. **Status Report from City Council**
5. **Approval of Minutes**
 - A. **February 8, 2005**
6. **Development Items**
 - A. **Point Lookout Subdivision Preliminary and Final Plats A & B, Public Hearing- Action Item**
The Point Lookout subdivision is located southwest of Rockwell Village and Castle Rock.
 - B. **Harding Subdivision, Concept Plan- Discussion Item**
Mark Harding's property is located about 1.25 miles southwest of the Overland Trails subdivision.
The Applicant is proposing a rural subdivision on his 20-acre parcel.
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, March 8, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
4. **Approval of Minutes**
 - A. **February 22, 2005**
5. **Development Items**
 - A. **Eagle Mountain Explorers Daycare, Home Business Application, Public Hearing- Action Item.**

The proposed Eagle Mountain Explorers Daycare Home Business is located at 1389 E Osprey Way in the Eagle Park Subdivision.
 - B. **Harding Subdivision, Concept Plan- Discussion Item**

Mark Harding's property is located about 1.25 miles southwest of the Overland Trails subdivision. The Applicant is proposing a rural subdivision on his 20-acre parcel.
 - C. **Development Code and General Plan Amendments- Discussion Item**

Possible amendments to Title 1 and 2 of the Development Code and the General Plan.
6. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, March 22, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**

The following items were on the previous City Council agenda. The Planning Department will report on their status to the Planning Commission:

- A. Sage Valley Master Plan
- B. 14400 West Road Closure
- C. Valley View Plats A & B
- D. City Utility Administration Building/City Hall

4. **Approval of Minutes**

- A. **March 8, 2005**

5. **Development Items**

- A. **Little Learners Preschool, Home Business Application, Public Hearing- Action Item.**
The proposed Little Learners Preschool Home Business is located at 2106 E Ficus Way in the Lone Tree B Subdivision.
- B. **Development Code and General Plan Amendments, Public Hearing- Action Item**
Public hearing to make a recommendation to the City Council on possible Development Code and General Plan Amendments.
- C. **SITLA Regional Park, Action Item**
Review and recommendation of a conceptual park plan for the SITLA regional park located on the northern leg of Sweetwater Road. The Applicant was not able to provide a concept layout in time to include it in packets.
- D. **Jonathan Celaya Sign Permit Application- Action Item**
Mr. Celaya is requesting consideration of three new Model Home Signs located on the Ranches Parkway at the intersections of Campus Drive and Ranches Parkway, Franklin Drive and Ranches Parkway, and Braxton Drive and Ranches Parkway, as well as three locations along Pony Express Parkway on the way to SilverLake.

6. **Other Business**

- A. Name Plates

7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, April 12, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**

The following items were on the previous City Council agenda. The Planning Department will report on their status to the Planning Commission:

- A. 14400 West Road Closure
- B. Valley View Plats A & B
- C. Development Code & General Plan Amendments
- D. John Celaya Sign Permit

4. **Approval of Minutes**

- A. **March 22, 2005**

5. **Development Items**

- A. **West View Heights Rezoning, Public Hearing- Action Item**
West View Heights is located along the south side of S.R. 73 in between Cedar Pass Ranch and the Meadow Ranch subdivision. The application is to rezone the property from Agriculture to Residential. The land is currently identified in the General Plan as "Rural Residential."
- B. **Silver Lake LDS Church, Site Plan & Conditional Use- Public Hearing**
The proposed LDS Stake Center is located at the intersection of Pony Express and Silver Lake Parkway.
- C. **Village Pizza Sign Permit Application- Action Item**
Village Pizza is requesting consideration of one Directional/Advertising Business at the intersection of Ranches Parkway and State Road 73.
- D. **Carl Allred Sign Permit Application- Action Item**
Carl Allred is requesting consideration of 15 Model Homes Ladder signs throughout the Ranches.
- E. **Scot Hazard Sign Permit Application- Action Item**
Scot Hazard is requesting consideration of one Directional/Advertising Business near the intersection of Ranches Parkway and State Road 73 to provide signage for the Business Campus and the Parkway Crossroads commercial center.
- F. **National Field Archery Association (NFAA), Archery Golf at The Ranches, Action Item**
The DATUS Archery club is requesting approval of a temporary archery range for April 23 & 24, May 7 & 8, and May 21 & 22 in the Hidden Valley area of The Ranches.
- G. **Holiday Oil Convenience Store, Car Wash and Gas Station, Concept Plan- Discussion Item**
The Holiday Oil Convenience Store, Car Wash and Gas Station parcel is located at the southwest corner of The Ranches Parkway and Pony Express Parkway.

6. **Other Business**

7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, May 10, 2005 at 6:00 PM

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

The following items were on the previous City Council agenda. The Planning Department will report on their status to the Planning Commission:

- A. Sign Permits (Village Pizza, Carl Allred, Scot Hazard)
- B. Silver Lake LDS Church Site Plan
- C. West View Heights Rezone
- D. The Ranches Archery Range
- E. Base Density and Tier 1 setbacks

4. **Approval of Minutes**

- A. **April 12, 2005**
- B. **July 13, 2004**
- C. **December 14, 2004**

5. **Development Items**

A. Antelope Bench, Preliminary Plat, Public Hearing- Action Item

Antelope Bench is located where Lake Mountain Road intersects with Sweetwater Road. Lots will be constructed on both the east and west sides of Lake Mountain Road.

B. Point Lookout Subdivision Preliminary and Final Plats A & B, Public Hearing- Action Item

The Point Lookout subdivision is located southwest of Rockwell Village and Castle Rock.

C. Development Associates Model Home Ladder Sign Application- Action Item

Development Associates is requesting consideration of 8 Model Home Ladder signs along Pony Express Parkway and Silver Lake Parkway.

D. Fieldstone Homes Model Home Ladder Sign Application- Action Item

Fieldstone Homes is requesting consideration of 2 Model Home Ladder signs on Eagle Mountain Boulevard.

E. Harding Subdivision, Concept Plan- Discussion Item

Mark Harding's property is located about 1.25 miles southwest of the Overland Trails subdivision. The Applicant is proposing a rural subdivision on his 20-acre parcel.

6. **Other Business**

7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, June 14, 2005 at 6:00 PM

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

The following items were on the previous City Council agenda. The Planning Department will report on their status to the Planning Commission:

- A. ATV Ordinance
- B. Sign Ordinance
- C. On Street Parking Ordinance
- D. Snow Removal Ordinance

4. **Approval of Minutes**

- A. None

5. **Development Items**

A. **O'Fallon's Bluff (R-6 N-4), B, C, D, and E Preliminary Plat- Action Item**

O'Fallon's Bluff B is located at the end of O'Fallon's Way. O'Fallon's Bluff C is located at the end of Wyatt Earp Avenue. O'Fallon's Bluff D will extend Butterfield Road from its existing location and align with intersection of James Street and Ranches Parkway. O'Fallon's Bluff E is located along Golden Eagle Road.

B. **Lone Tree (R-3 N-4), Plat B, Final Plat Amendment- 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. **Eagle View Estates, Concept Plan – Discussion Item**

The Eagle View Estates site is located north of S.R. 73 and west of the North Ranch subdivision on 142.73 acres.

6. **Other Business**

7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, June 28, 2005 at 6:00 PM

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council & DRC**

The following items were on the previous City Council or DRC items. The Planning Department will report on their status to the Planning Commission:

- A. Lone Tree Plat B
- B. Budget Approval

4. **Approval of Minutes**

- A. April 12, 2005
- B. January 11, 2005

5. **Development Items**

- A. **Holiday Oil Convenience Store, Car Wash and Gas Station, Conditional Use and Site Plan, Public Hearing- Action Item**
The Holiday Oil Convenience Store, Car Wash and Gas Station parcel is located at the southwest corner of the intersection The Ranches Parkway and Pony Express Parkway.
- B. **Jerry Seamons' Alternative Animal Management Plan, Conditional Use, Public Hearing- Action Item**
The proposed Conditional Use Application is located at 1094 E Russell Road in the Overland Trails subdivision.
- C. **Lone Tree B, Final Plat Amendment**
On June 21, 2005, citing section 7.7.7 of the Development Code and accepting the developer's proposal to increase lot frontage to 100 feet where there is direct driveway access onto Lone Tree Parkway, the City Council gave preliminary approval for the Lone Tree B Final Plat. Since this new design of four larger lots instead of the six smaller ones was not specifically reviewed by the Planning Commission, it has come back to that body for a recommendation to the City Council. Immediately following the Planning Commission meeting on June 28, 2005 the City Council will review this application again and take final action.
- D. **O'Fallon's Bluff (R-6 N-4), B, C, D, and E Preliminary Plat- Action Item**
O'Fallon's Bluff B is located along Golden Eagle Road. O'Fallon's Bluff C is located at the end of Wyatt Earp Avenue. O'Fallon's Bluff D will extend Butterfield Road from its existing location and align with intersection of James Street and Ranches Parkway. O'Fallon's Bluff E is located at the end of O'Fallon's Way.
- E. **Carl Allred's Model Home Ladder Sign Permit Application, Action Item**
On April 19, 2005 Carl Allred entered into a sign lease agreement with the City for 15 Model Home Ladder Sign locations within the Ranches. With this application he is requesting that one of the signs be relocated to better serve the needs of the homebuilders in the City.

6. **Other Business**

7. **Adjournment**

<p style="text-align: center;">THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043 Tuesday, July 12, 2005 at 6:00 PM</p>
--

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Development Items**

A. Showdown at Eagle's Gate Plat B, Final Plat- Action Item

The Eagle's Gate subdivision is located south of Anthem on the Green and north of the Rock Creek condos. Showdown B is located the northeast corner of Eagle's Gate.

B. Antelope Bench, Final Plat- Action Item

Antelope Bench is located where Lake Mountain Road intersects with Sweetwater Road. Lots will be constructed on both the east and west sides of Lake Mountain Road.

4. **Other Business**

5. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday, August 9, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**

The following items were on a previous City Council agenda. The Planning Department will report on their status to the Planning Commission:

- A. Holiday Oil Gas Station, Convenience Store, and Car Wash
- B. Showdown at Eagle's Gate Plat B
- C. Valley View South Plats A and B

5. **Development Items**

A. **Learning Together Preschool, Home Business Application – Public Hearing, Action Item**

The applicant wishes to run a preschool out of her home in the Eagle's Gate Subdivision. Because she will be dealing with minors, a "Class A" Business License, Background Check, and Public Hearing are required by the new Code. The applicant's proposal is in compliance with the City's Code and Business License Ordinance and all fees have been paid.

B. **Sunny Patch Preschool, Home Business – Public Hearing, Action Item**

The applicant wishes to run a preschool out of her home in the Rush Valley Subdivision. Because she will be dealing with minors, a "Class A" Business License, Background Check, and Public Hearing are required by the new Code. The applicant's proposal is in compliance with the City's Code and Business License Ordinance and all fees have been paid.

C. **Alonso Aguayo's Karate Studio, Home Business – Public Hearing, Action Item**

The Planning Department has received an application from Mr. Alonso Aguayo to operate a Karate Studio out of his home in the former residence of Mr. Kirk Flora in the Castle Rock subdivision.

D. **O'Fallon's Bluff (R-6, N-4) Plat B, Final Plat – Action Item**

O'Fallon's Bluff B is located along Golden Eagle Road.

E. **O'Fallon's Bluff (R-6, N-4) Plat C, Final Plat – Action Item**

O'Fallon's Bluff C will extend Butterfield Road from its existing location and connect it to the intersection of James Street and Ranches Parkway.

F. **O'Fallon's Bluff (R-6, N-4) Plat D, Final Plat – Action Item**

O'Fallon's Bluff D is located at the end of Wyatt Earp Avenue.

G. **O'Fallon's Bluff (R-6, N-4) Plat E, Final Plat – Action Item**

O'Fallon's Bluff E is located at the end of O'Fallon's Way, north of the Eagle Top subdivision.

H. **Mt. Airey Plat C, Final Plat – Action Item**

The Mt. Airey C subdivision is located north of Anthem on the Green.

I. **Disposal of Public Property, Mt. Airey Drive – Action Item**

Mr. Dan Ford, a representative of the Mt. Airey Plat B property owner, and the Sage Group, property owners of Mt. Airey E, have submitted a formal letter of application requesting that the City dispose of two small parts of the Mt. Airey Drive right-of-way.

6. **Other Business**

7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday, August 23, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**

The following items were on a previous City Council agenda. The Planning Department will report on their status to the Planning Commission:

- A. Valley View Plats A & B
- B. O'Fallon's Bluff Plats B,C,D and E
- C. Mt. Airey Plats B & C
- D. Mt. Airey, Disposal of public property
- E. Sign Ordinance Amendment

5. **Development Items**

A. **Disposal of Public Property, Eagle Park Subdivision – Action Item**

Mr. Channing Jones, a property owner in Eagle Park has submitted a formal letter of application requesting that the City dispose of a portion of the open space behind his home in the Eagle Park subdivision. This area is part of the recorded open space in the Eagle Park Phase 2 Plat. This open space may some day be suitable for a pedestrian trail, and the City should ensure that there is enough land for one along the adjacent roads. Staff recommends that this particular piece of land could be disposed of without affecting the ability to retrofit the remaining area for a trail at some point in the future.

B. **Jacob's Well B (R-6 N-3), Final Plat – Action Item**

The proposed Jacob's Well B project is located in Smith Ranch south of the approved Liberty Farms subdivision and west of O'Fallon's Bluff.

C. **Scot Hazard's Monument Sign Permit Application – Action Item**

The Planning Department has received applications from Mr. Hazard to enter into a sign lease agreement to place monument signs for his commercial projects in the City's right-of-way.

6. **Other Business**

7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday, September 13, 2005, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**

The following items were on the previous City Council agenda. The Planning Department will report on their status to the Planning Commission:

1. Valley View A & B
2. Jacob's Well B
3. Eagle Park Disposal of Property
4. Community Survey Update
5. Monument Sign Lease Agreement
6. City Wide Recreation Plan

4. **Approval of Minutes**

A. **August 9, 2005**

5. **Development Items**

A. **Cedar Corners Rezone, Public Hearing- Action Item**

Cedar Corners is located in the City Center north of Eagle Point Plats G and H. The City's General Plan categorizes the parcel's future land use as Mixed-Use Residential.

B. **Lone Tree (R-3 N-4) Plat C, Preliminary and Final Plat, Public Hearing- Action Item**

The proposed Lone Tree C project is located at the western end of the Ranches Master Development Plan area, northeast of Lone Tree A & B.

C. **Spring Valley C, Final Plat, Public Hearing- Action Item**

Spring Valley C is located on Mt. Airey Drive, south of plats A and B. The project is located near the City's eastern boundary. Plat C is the last phase of Spring Valley.

D. **Proposed Amendments to Title 1 and 2 of the City's Development Code, Public Hearing – Action Item**

Please see the CD included with the packet for copies of the proposed documents.

E. **Proposed Amendments to the City's General Plan and the Land Use Map, Public Hearing – Action Item**

Please see the CD included with the packet for copies of the proposed documents.

F. **Rock Creek Condominiums, Phase 2 Record of Survey (Final Plat) - Action Item**

The Rock Creek Condominiums are located at the intersection of Ranches Parkway and Pony Express Parkway. The Staff Report incorrectly identifies this item as needing Site Plan approval in addition to the Final Plat. Upon further review Staff has been able to determine that the Site Plan for this phase was completed previously with Phase 1.

G. **Prema Homes' Pod D, Concept Plan- Discussion Item**

Prema Homes' Pod D (Anthem) is located south-east of Anthem on the Green on the eastern edge of the Ranches Master Development Plan. The applicant is proposing 200 attached units on 20.45 acres.

6. **Other Business**

7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday September 27, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**

The following items were on the previous City Council agenda. The Planning Department will report on their status to the Planning Commission:

1. Lone Tree Plat C
2. Spring Valley Plat C
3. Rock Creek Condos Phase 2

5. **Development Items**

A. **Hidden Valley Concept Plan - Discussion Item (on-site)**

Hidden Valley is located south of Pony Express Parkway in between Hidden Canyon and Lone Tree in The Ranches. The Planning Commission will meet on the north side of the LDS Stake Center by the Ash Point subdivision in The Ranches and then carpool to the site. After the site visit the Planning Commission will return to the Eagle Mountain City offices for the remainder of the meeting.

B. **Cedar Corners Concept Plan - Discussion Item**

Cedar Corners is located in the City Center north of Eagle Point Plats G and H. The City's General Plan categorizes the parcel's future land use as Mixed-Use Residential.

6. **Other Business**

- Upcoming meeting schedule

7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday October 11, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Approval of Minutes**
 - A. **September 27, 2005**
4. **Development Items**
 - A. **Lone Tree E Rezone, Public Hearing – Action Item**

The proposed Lone Tree E project is located adjacent to the western end of The Ranches' Master Development Plan area, northeast of Lone Tree A, B, & C. The Applicant is requesting that their 66 acres be rezoned to Residential in order to accommodate a future residential development.
 - B. **Sunrise at Kiowa Rezone, Public Hearing – Action Item**

This property is adjacent to The Ranches Master Development Plan, south of the Kiowa Valley subdivision, and is currently zoned Agriculture. The Applicant is requesting that their 20 acres be rezoned to Residential in order to accommodate a future residential development.
 - C. **Disposal of Public Property, North Ranch Subdivision Open Space – Action Item**

Mr. Brandon Reall, President of the North Ranch Homeowners Association, has submitted a formal letter of application requesting that the City dispose of the recorded open space park area in the North Ranch subdivision. The HOA currently pays to maintain all of this land, but it is owned by the City.
 - D. **Amendment to the Silver Lake Master Development Plan, Public Hearing – Action Item**

Development Associates has submitted an application to amend a portion of their Master Development Plan.
5. **Other Business**
6. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday October 25, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
 - A. Development Code and General Plan
 - B. Cedar Corners Rezone
 - C. Alternate logo for ladder signs in the Ranches
4. **Approval of Minutes**
 - A. **October 11, 2005**
 - B. **August 23, 2005**
5. **Development Items**
 - A. **Heatherwood (R1 N22) Preliminary Plat and Site Plan, Public Hearing – Action Item**
Heatherwood is located in between the Eagle’s Gate and Anthem on the Green subdivisions in The Ranches.
 - B. **Spring Valley Site Plan and Final Plat, Public Hearing – Action Item**
Spring Valley is located just south of S.R. 73 and on the north-eastern edge of the city.
 - C. **Mt. Airey E Preliminary and Final Plat, Public Hearing – Action Item**
Mt. Airey E is located along the north side of Mt. Airey Drive adjacent to the Spring Valley town homes.
 - D. **Cedar Valley Master Development Plan, Public Hearing – Action Item**
The Cedar Valley Master Development Plan is located in the Town Center just north of the Pioneer Addition subdivision, between Sweetwater Road and the future Airport Road arterial.
6. **Other Business**
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Wednesday November 9, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
 - A. Development Code and General Plan
 - B. Mt. Airey E Final Plat
 - C. Spring Valley Final Plat
 - D. Utah Quality Growth Communities
4. **Approval of Minutes**
 - A. **October 25, 2005**
5. **Development Items**
 - A. **Wee Kins Child Care Home Business, Public Hearing – Action Item**
The proposed Wee Kins Child Care Home Business is located at 7818 N Windhover Rd. in the Chimney Rock subdivision.
 - B. **Spring Valley Site Plan, Public Hearing – Action Item**
Spring Valley is located just south of S.R. 73 at the entrance to Eagle Mountain City.
 - C. **Sage Valley Preliminary Plat, Public Hearing – Action Item**
Sage Valley is located along S.R. 73 just west of Cedar Pass Ranch.
 - D. **Heatherwood (R1 N22) Final Plat – Action Item**
Heatherwood is located in between the Eagle's Gate and Anthem on the Green subdivisions in The Ranches.
 - E. **Hidden Valley South Concept Plan – Discussion Item**
Hidden Valley South is located on the eastern edge of the City just south of The Ranches and east of SITLA in the dry-farmed valleys of the Lake Mountain foothills.
6. **Other Business**
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday November 22, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
 - A. Lone Tree E Rezone
 - B. Sunrise at Kiowa Rezone
 - C. Spring Valley Site Plan
 - D. Heatherwood Final Plat and Site Plan
4. **Approval of Minutes**
 - A. November 9, 2005
5. **Development Items**
 - A. **Mt Airey at Red Hawk Ranch Plat Amendment**
Mt. Airey Plat A contains a portion of road right-of-way that must be vacated through the Plat Amendment process due to Planning Commission and City Council approval of the disposal of said property. This agenda item was noticed according to State statute.
6. **Other Business**
7. **Adjournment**

THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday December 13, 2005 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
 - A. Spring Valley Site Plan
 - B. Mt. Airey A Plat Amendment
 - C. Open Space Disposal Recommendations
4. **Approval of Minutes**
 - A. November 22, 2005
5. **Development Items**
 - A. **Proposed Amendments to Title 1 and 2 of the City's Development Code, Public Hearing – Action Item**

Several amendments are being made to the City's Development Code. The items are outlined in the staff report.
 - B. **Westview Heights Preliminary Plat, Public Hearing- Action Item**

The proposed Westview Heights project is located between Cedar Pass Ranch and S.R. 73
 - C. **Hidden Valley South, General Plan Amendment- Public Hearing**

Hidden Valley South is approximate 870 acres. The current Land Use is *Rural Residential*. The proposed Land Use is *Mixed Use Residential*.
6. **Other Business**
7. **Adjournment**