

# Eagle Mountain City Planning Commission Agendas 2006

## *Dates of Planning Commission Meetings:*

- January 17, 2006
- February 14, 2006
- February 28, 2006
- March 14, 2006
- March 28, 2006
- April 11, 2006
- May 9, 2006
- May 30, 2006
- June 13, 2006
- June 27, 2006
- July 25, 2006
- August 8, 2006
- August 22, 2006
- September 12, 2006
- September 26, 2006
- October 24, 2006
- November 7, 2006
- November 28, 2006
- December 12, 2006

**THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA**  
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043  
Tuesday January, 17 2006 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
  - A. **Business License Ordinance--Title 6**
  - B. **Development Code Amendments—Title 1, Chapters 5, 13, 19—Title 2, Chapters 12**
5. **Development Items**
  - A. **Freemont Springs LDS Church, Site Plan & Conditional Use- Public Hearing, Action Item**  
The proposed church site is located in the Freemont Springs subdivision in The Ranches.
  - B. **Amendment to The Ranches Master Development Plan- Public Hearing, Action Item**  
The applicant is proposing to add two units to The Ranches Master Development Plan in the Mt Airey subdivision.
  - C. **Amendment to Silverlake Master Development Plan- Public Hearing, Action Item**  
The applicant is proposing a revised Master Plan Map. The total number of units will remain the same.
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 February, 14 2006 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
  - A. Silver Lake Master Development Plan
  - B. The Ranches Master Development Plan
  - C. Freemont Spring LDS Church
  - D. Business License Ordinance
  - E. Development Code Amendments
4. **Approval of Minutes**
  - A. December 13, 2005
  - B. January 17, 2006
5. **Development Items**
  - A. **Point Lookout (R1 N10), Plat B, Preliminary and Final Plat - Public Hearing, Action Item**  
Point Lookout B is located southwest of Diamond Springs and Castle Rock.
  - B. **Anthem on the Green, Plat 3, Preliminary & Final Plat - Public Hearing, Action Item**  
Anthem on the Green Phase 3 is located in The Ranches in between the Mt. Airey B and Anthem on the Green Ph. 2 subdivisions.
  - C. **Jacob's Well B (R-6 N-3), Final Plat - Action Item**  
The proposed Jacob's Well B project is located along Golden Eagle Road south of the approved Liberty Farms subdivision and west of O'Fallon's Bluff.
  - D. **Sage Valley B Final Plat - Action Item**  
Sage Valley Plat B is located along S.R. 73 immediately west of Cedar Pass Ranch.
  - E. **Pony Express Towne Centre, Concept Plan - Discussion Item**  
The Pony Express Towne Centre is proposed along the north side of Pony Express Parkway in between Eagle Mountain City and Saratoga Springs.
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, February 28, 2006 at 6:00 PM

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

None

4. **Approval of Minutes**

None

5. **Development Items**

A. **Anthem on the Green (R1 N24), Phase 3B, Preliminary & Final Plat - Public Hearing, Action Item**

Anthem on the Green Phase 3b is located south of Mt. Airey and is surrounded by the golf course.

B. **Westview Heights, Revised Preliminary & Final Plat - Public Hearing, Action Item**

The proposed Westview Heights project is located between Cedar Pass Ranch and S.R. 73.

6. **Other Business**

7. **Adjournment**

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**THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING AGENDA**  
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043  
Tuesday, March 14, 2006 at 6:00 PM

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

1. Valley View South Development Agreements—(Plats A & B)
2. The Ranches Master Development Plan Amendment
3. Jacob's Well B—Final Plat
4. Sage Valley B—Final Plat
5. Point Lookout B—Final Plat
6. Anthem on the Green 3A—Final Plat

4. **Approval of Minutes**

None

5. **Development Items**

A. **Mt. Airey Plat F Preliminary & Final Plat, Public Hearing- Action Item**

Mt. Airey F is located between Clubhouse Lane and Mt. Airey Dr. in the Ranches.

B. **Sunrise at Kiowa Preliminary Plat, Public Hearing - Action Item**

The proposed Sunrise at Kiowa project is located just outside of The Ranches Master Development Plan, south of Kiowa Valley D & E.

C. **Lone Tree II Preliminary Plat, Public Hearing - Action Item**

The Lone Tree II Preliminary Plat is located in the Ranches west of Hidden Canyon and Ruby Valley.

D. **Hidden Valley North Preliminary Plat, Public Hearing - Action Item**

Hidden Valley North is located in The Ranches between Lone Tree and Hidden Canyon

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, March 28, 2006 at 6:00 PM**

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
  1. Westview Heights Final Plat
  2. Highlands on the Green 3B Final Plat
  3. Valley View South Plats A & B
4. **Approval of Minutes**
  - A. **February 14, 2006**
  - B. **February 28, 2006**
5. **Development Items**
  - A. **Valley View North Preliminary Plat, Public Hearing - Action Item**

The Valley View Ranch North subdivision is located north of SR 73 between the North and Meadow Ranch Subdivisions.
  - B. **Sunrise at Kiowa Preliminary Plat, Public Hearing - Action Item**

The proposed Sunrise at Kiowa project is located just outside of The Ranches Master Development Plan, south of Kiowa Valley D & E.
  - C. **Jacob's Well C (R-6 N-3), Final Plat - Action Item**

The proposed Jacob's Well C project is located south of Liberty Farm.
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, April 11, 2006 at 6:00 PM**

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
  1. Mt. Airey F Final Plat
4. **Development Items**
  - A. **Overland Trails 1C - Amendment to the Eagle Mountain City General Plan- Public Hearing, Action Item**

The Planning Department has received an application to amend the General Plan Map in the Overland Trails subdivision.
  - B. **Amendment to the Eagle Mountain Properties Master Development Plan – Public Hearing, Action Item**

The Planning Department has received an application to rezone a portion of the Eagle Mountain Properties Master Plan consisting of approximately 3.9 acres adjacent to the Overland Trails subdivision from Commercial to Residential.
  - C. **Silver Lake Plat 6, Preliminary and Final Plat--Public Hearing, Action Item**

Silver Lake Plat 6 is located adjacent to Silver Lake Villages, just south of the proposed Plat 7.
  - D. **Silver Lake Plat 7, Preliminary and Final Plat--Public Hearing, Action Item**

Silver Lake Plat 7 is located northeast of Silver Lake Villages.
  - E. **Proposed Amendments by The Ranches HOA to the Eagle Mountain City Development Code, Public Hearing - Action Item**

The Planning Department has received an application from The Ranches HOA to amend the City's Sign Ordinance, which is part of the Development Code (Title 1, Chapter 16).
  - F. **Proposed Amendments by Staff and Trophy Homes Development to the Eagle Mountain City Development Code, Public Hearing - Action Item**

The Planning Department has received an application from Trophy Homes Development to amend the City's Development Code with respect to street right-of-way standards. Staff has also added various related amendments which are contained in the Staff Report.
  - G. **Proposed Amendments by Staff to the Eagle Mountain City Development Code, Public Hearing - Action Item**

Staff has proposed several amendments to the Development Code regarding fencing and guarantees of subdivision improvements.
  - H. **Point Lookout A, Revised Final Plat - Action Item**

Point Lookout A is located southwest of Diamond Springs and Castle Rock. This revised application proposes that the vest pockets be removed and that the lots have direct driveway access onto Sandpiper Rd.
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, May 9, 2006 at 6:00 PM**

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
  1. Development Code Amendments (3 items)
  2. Overland Trails 1C: General Plan Amendment & Eagle Mountain Properties Maser Plan Amendment.
  3. Channing Jones Disposal of Public Property
  4. Development Agreements: Mt. Airey F & Point Lookout B
  5. Point Lookout A Final Plat
  6. Silverlake 6 & 7 Final Plats
4. **Development Items**
  - A. **Overland Trails 1C, Preliminary & Final Plat, Public Hearing- Action Item**

The Planning Department has received an application for both a Preliminary and Final Plat for a 3-lot subdivision in the southern end of the Overland Trails neighborhood.
  - B. **Simpson Springs LDS Church Conditional Use Permit, Site Plan, Public Hearing – Action Item**

The proposed church is located at the intersection of Simpson Springs Road and Half Mile Road.
  - C. **Hidden Valley North Preliminary Plat, Public Hearing – Action Item**

The City has received an application for the Hidden Valley North Preliminary Plat, located in The Ranches between Hidden Canyon and Lone Tree. The application proposes 657 dwelling units in a combination of multi-family and single family housing.
  - D. **Trailhead Townhomes, Preliminary Plat & Site Plan, Public Hearing – Action Item**

The Trailhead Townhomes is located in the Town Center immediately between City Hall and Eagle Valley Elementary. This project is proposing 65 townhome units.
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, May 30, 2006 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
4. **Development Items**
  - A. **Pioneer Addition Phase 7 Preliminary Plat – Public Hearing, Action Item**  
The proposed Pioneer Addition Phase 7 project is located on the northern edge of Eagle Mountain Properties, just west of the powerline corridor.
  - B. **Silver Lake Plat 11 Preliminary Plat – Public Hearing, Action Item**  
Silver Lake Plat 11 is located to the east of Silver Lake Village.
  - C. **Pioneer Addition Phase 5B Revised Final Plat, Action Item**  
Pioneer Addition 5B is located east of phase 5A and west of Phase 6.
  - D. **Pioneer Addition Phase 6 Revised Final Plat, Action Item**  
Pioneer Addition 6 is located east of Phase 5 and west of the future Phase 7.
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, June 13, 2006 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
  - A. Overland Trails 1C
  - B. Simpson Springs LDS Church
  - C. Point Lookout A Development Agreement
  - D. Eagle Park Disposal—Channing Jones
4. **Development Items**
  - A. **Sage Park Preliminary Plat –Public Hearing, Action Item**
  - B. **Silver Lake Master Development Plan Amendment – Public Hearing, Action Item**
  - C. **Cedar Trails Village Recorded Plat Amendment –Public Hearing, Action Item**
  - D. **Pioneer Addition Phase 3 Recorded Plat Amendment—Public Hearing, Action Item**
  - E. **Trailhead Townhome Development Code Amendment—Public Hearing, Action Item**
  - F. **Trailhead Townhome, Preliminary, Final & Site Plan—Public Hearing, Action Item**
  - G. **Eagle Mountain Ranch, Concept 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, June 27, 2006 at 6:00 PM**

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
  - A. Pioneer Addition Phase 5B Final Plat
  - B. Pioneer Addition Phase 6 Final Plat
4. **Development Items**
  - A. **Pioneer Addition Phase 7A Final Plat – Action Item**

The proposed Pioneer Addition Phase 7 project is located on the northern edge of Eagle Mountain Properties, just west of the powerline corridor.
  - B. **Sunrise at Kiowa Valley Plat A Final Plat – Action Item**

The proposed Sunrise at Kiowa project is located just outside of The Ranches Master Development Plan, south of Kiowa Valley D & E.
  - C. **Sunrise at Kiowa Valley Plat B Final Plat – Action Item**

The proposed Sunrise at Kiowa project is located just outside of The Ranches Master Development Plan, south of Kiowa Valley D & E.
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, July 25, 2006 at 6:00 PM

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

1. Development Code Amendment: Signage (Community Entrance Signs)
2. Ranches HOA Community Entrance Sign Application
3. Development Agreements: O'Fallons Plat B, C, D, & E, and Overland Trails 1C
4. Final Plat, Site Plan & Development Agreement: Trailhead Townhomes
5. Final Plat & Development Agreement: Pioneer Addition 7a
6. Recorded Plat Amendment: Cedar Trails Village & Pioneer Addition 3

4. **Approval of Minutes**

None

5. **Development Items**

A. **Meadow Ranch Plat 1 Clarification of Zone, Public Hearing- Action Item**

Meadow Ranch Plat 1 is located in the center of the Meadow Ranch development and just north of SR 73.

B. **Hobby Breeder Kennel Conditional Use Permit Application, Public Hearing - Action Item**

The subject property (8627 Canyon Wash Drive) is located on the western edge of Cedar Pass Ranch, adjacent to the new Sage Valley B subdivision.

C. **Lone Tree D Final Plat - Action Item**

The proposed Lone Tree D project is located at the western end of the Ranches Master Development Plan area, northeast of the existing Lone Tree development.

D. **Lone Tree E Final Plat - Action Item**

The proposed Lone Tree E project is located at the western end of the Ranches Master Development Plan, just north of the proposed Lone Tree D plat.

E. **Lone Tree G Final Plat - Action Item**

The Lone Tree G project is located at the western end of the Ranches Master Development Plan just south of the proposed Lone Tree D plat.

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 8, 2006 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
  1. Sunrise at Kiowa A—Final Plat
  2. Sunrise at Kiowa B—Final Plat
  3. Walden Park—Final Plat
  4. Walden Park –Site Plan
4. **Approval of Minutes**

None
5. **Development Items**
  - A. **Waiver petition to NOT use alleys for access for lots 20, 21, 22, and 23 in Colonial Park Phase 1. –Action Item**

These four lots are located between City Hall and Eagle Valley Elementary in a recorded subdivision.
  - B. **Waiver petition to NOT use alleys for access for multiple lots in Overland Trails Phase 3A—Action Item**

The subject property is located south of the LDS church building near the Overland Trails subdivision. This too is a recorded subdivision.
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 22, 2006 at 6:00 PM**

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

1. Lone Tree D Final Plat
2. Lone Tree E Final Plat
3. Lone Tree G Final Plat
4. Sunrise at Kiowa A Development Agreement
5. Sunrise at Kiowa B Development Agreement
6. Silver Lake 6 Development Agreement
7. Silver Lake 7 Development Agreement
8. Carl Allred/Meadow Ranch Zone Clarification
9. Consolidated Fee Schedule Changes

4. **Approval of Minutes**

None

5. **Development Items**

A. **Silver Lake Master Development Plan Amendment, Public Hearing – Action Item**

The Silver Lake Master Development Plan is located on the eastern edge of the city, south of Pony Express Parkway.

B. **Evans Ranch at Silver Lake, Master Development Plan Proposal, Public Hearing – Action Item**

Evans Ranch is a 120 acre parcel between the existing The Ranches Master Plan and Silver Lake Master Plan.

C. **Amendment to The Ranches Master Development Plan, Horse Shoe Station, Public Hearing – Action Item**

Horseshoe Station is located on the western edge of The Ranches Master Plan, adjacent to the eastern edge of Cedar Pass Ranch.

D. **Oquirrh Heights, Preliminary Plat, Public Hearing – Action Item**

Oquirrh Heights is located along the southern end of The Ranches between the Lone Tree and Hidden Canyon subdivisions.

E. **Pioneer Addition Phase 7b, Final Plat – Action Item**

Pioneer Addition Phase 7 is located on the northern edge of Eagle Mountain Properties, just west of the powerline corridor.

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 12, 2006 at 6:00 PM**

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
  - A. Temporary Suspension of Disposal Applications
  - B. Evans Ranch at SilverLake—Public Hearing Only
  - C. Pioneer Addition 7B—Final Plat
  - D. SilverLake Master Development Plan Amendment
4. **Approval of Minutes**

None
5. **Development Items**
  - A. **General Plan Map Update, Public Hearing – Action Item**  
Staff-sponsored General Plan Map amendments
  - B. **Development Code Amendments, Public Hearing – Action Item**  
Staff-sponsored Development Code amendments
  - C. **Development Code Amendments, Public Hearing – Action Item**  
Applicant-sponsored Development Code amendments (Valley View)
  - D. **Amendment to The Ranches Master Development Plan (Aimes Construction), Public Hearing – Action Item**  
Aimes Construction has submitted an application to amend a portion of The Ranches Master Development Plan in eastern edge of the Master Plan.
  - E. **Northmoor & Southmoor Preliminary Plat, Public Hearing – Action Item**  
Aimes Construction has submitted a Preliminary Plat for 147 single family lots on the eastern edge of The Ranches.
  - F. **Amendment to The Ranches Master Development Plan (Horseshoe Station), Public Hearing – Action Item**  
The Real Estate Group has submitted an application to amend a portion of The Ranches Master Development Plan in the Horse Shoe Station area to redesign the current development.
  - G. **Hidden Valley North, Plat A, Final Plat – Action Item**  
The overall Hidden Valley North development is located in The Ranches between Lone Tree and Hidden Canyon.
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 26, 2006 at 6:00 PM**

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
  - A. Heatherwood Development Agreement
4. **Approval of Minutes**

None
5. **Development Items**
  - A. **Valley View North Plat A, Final Plat – Action Item**

Valley View North Plat A is located in the southwest corner of the previously approved Valley View North Preliminary Plat.
  - B. **Lone Tree LDS Church, Site Plan & Conditional Use, Public Hearing – Action Item**

The proposed church is located at the northwest end of the Lone Tree Subdivision on Lone Tree Parkway and Bristlecone Road.
  - C. **Disposal of Public Open Space, Eagle Point B Subdivision – Action Item**

The site is located east of Sweetwater Road, in the Southwest corner of Eagle Point B.
  - D. **Proposed to locate a staging site to the Cedar Valley Airport Vicinity – Conditional Use Application, Public Hearing – Action Item**

The subject property is located within the Cedar Valley Airport, south of the Sage Valley development.
  - E. **Mr. Greg Cover Hobby Breeder Kennel Conditional Use Application, Public Hearing – Action Item**

The subject property (897 E Russell Road) is located south of Eagle Mountain Blvd. in the Overland Trails Ph. 1 subdivision.
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, October 24, 2006 at 6:00 PM

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

- A. Valley View North—Final Plat A
- B. Lone Tree LDS Church—Site Plan
- C. Melinda Nilsson's Disposal (Eagle Point B)
- D. Walden Park—Award of Bid

4. **Approval of Minutes**

None

5. **Development Items**

A. **Presentation (Mike Wren): Vision of original City Center subdivision design (open space)**

With all the discussion concerning city-owned open space in the City Center, Mike Wren, (the City's Chief of Staff), will be presenting to the Planning Commission the premise behind the original design of the City Center.

B. **Recorded Plat Amendments: *Anthem* changed to *Highlands* – Action Item**

The following plats are proposed to have their name changed:

- Anthem at the Ranches Ph. 1
- Anthem at the Ranches Ph. 2--(3 lots to slightly adjust boundaries)
- Anthem at the Ranches Ph. 3
- Anthem on the Green Ph. 1
- Anthem on the Green Ph. 2

C. **Valley View North Plat B, Final Plat – Action Item**

Valley View North Plat B is located in the northeast corner of the previously approved Valley View North Preliminary Plat.

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 7, 2006 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**  
  
None
4. **Approval of Minutes**  
  
None
5. **Development Items**
  - A. **Equestrian Estates, Concept Plan**  
Equestrian Estates is located west of Eagle Mountain Blvd and Northwest of Overland Trails Subdivision.
  - B. **Family First Dentistry, Concept Plan**  
Family First Dentistry has submitted a concept plan for a new professional office building within the Ranches Business Park, which is located just south of the intersection of State Road 73 and the Ranches Parkway.
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 12, 2006 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
  - A. Hindley Annexation Petition
4. **Approval of Minutes**

None
5. **Development Items**
  - A. **Northmoor Phase 1 Final Plat**

Northmoor Phase 1 is located in the northeast section of the Ranches just east of Mt Aiery and Highlands on the Green.
  - B. **Northmoor Phase 2 Final Plat**

Northmoor Phase 2 is located in the northeast section of the Ranches just east of Mt Aiery and Highlands on the Green.
  - C. **Southmoor Phase 1 Final Plat**

Southmoor Estates Phase 1 is located in the northeast section of the Ranches just east of Mt Aiery and Highlands on the Green.
  - D. **Southmoor Phase 2 Final Plat**

Southmoor Estates Phase 2 is located in the northeast section of the Ranches just east of Mt Aiery and Highlands on the Green.
  - E. **Stonebridge Estates Preliminary Plat, Public Hearing**

Stonebridge Estates formerly known as Horseshoe Station is located on the west side of the Ranches next to Cedar Pass Ranch.
  - F. **Stonebridge Estates Final Plat**

Stonebridge Estates is located on the west side of the Ranches just east of Cedar Pass Ranch.
  - G. **Cedar Corners Preliminary Plat, Public Hearing**

Cedar Corners is located close to the city center just west of Pioneer Addition Phase 2 & 3 and north of Eagle Point H.
  - H. **Eagle Mountain Ranch Concept Plan**

Eagle Mountain Ranch is located outside of the Ranches Master Plan, just south of the Oquirrh Heights Preliminary Plat.
  - I. **Gemstone Estates Concept Plan**

Gemstone Estates is located north of Eagle Park just east of Sweetwater Road.
6. **Other Business**
7. **Adjournment**

