

Eagle Mountain City Planning Commission Agendas 2007

Dates of Planning Commission Meetings:

- January 16, 2007
- January 30, 2007
- February 27, 2007
- March 13, 2007
- March 27, 2007
- April 10, 2007
- April 24, 2007
- May 8, 2007
- May 22, 2008
- June 12, 2007
- June 26, 2007
- July 10, 2007
- August 14, 2007
- August 28, 2007
- September 12, 2007
- September 25, 2007
- October 9, 2007
- October 23, 2007
- December 11, 2007

EAGLE MOUNTAIN CITY PLANNING COMMISSION MEETING AGENDA
Eagle Mountain City Offices 1650 E. Stagecoach Run, Eagle Mountain, UT 84043
Tuesday, January 16, 2007 at 6:00 PM

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Status Report from City Council**
 - A. Final Plats:
 - Northmoor 1
 - Northmoor 2
 - Southmoor 1
 - Southmoor 2
 - Stonebridge
4. **Approval of Minutes**

None
5. **Development Items**
 - A. **Cedar Corners Preliminary & Final Plat, Action Item, Public Hearing**

Cedar Corners is located east of Pioneer Addition 2 & 3 and north of Eagle Point H.
 - B. **Skyline Ridge Estates Preliminary & Final Plat, Action Item, Public Hearing**

Point Lookout B is located southwest of Diamond Springs and Castle Rock.
 - C. **Lone Tree West, Concept Plan, Discussion Item**

Lone Tree West is located west of Lone Tree Subdivision and Pony Express Parkway and East of the Cedar Valley Airport
 - D. **Winterhaven, Concept Plan, Discussion Item**

Winterhaven is located along SR 73, just east of the Mt Aiery subdivision. Along the city boundary between Eagle Mountain and Saratoga Springs.
6. **Other Business**
7. **Adjournment**

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EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, JANUARY 30, 2007 AT 6:00 P.M.

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

- A. Meadow Ranch 5
- B. Cedar Corner Preliminary & Final Plats
- C. Drilling of 2 monitoring wells

4. **Approval of Minutes**

- A. January 16, 2007

5. **Development Items**

A. **Colonial Park Phases 2 & 3, Final Plat**

Colonial Park is located just east of the City Center, north of The Landing and south of Pioneer Addition.

B. **Meadow Ranch Phase 7, Preliminary Plat – Public Hearing**

Meadow Ranch Phase 7 is located along S.R. 73, in the middle of Phase 1 of the Meadow Ranch Master Development.

C. **Presentation by S.I.T.L.A.**

The State of Utah School and Institutional Trust Land Administration (SITLA) has a 1339 acre Master Plan with over 4,000 dwelling units approved in the city. The majority of this master plan is located along Sweetwater Road, between the Eagle Mountain Properties and The Ranches.

SITLA has requested 30 minutes to present to the Planning Commission recent developments, reiterate the original vision of the overall Master Plan, and answer questions.

D. **The 2007 Planning Commission Meeting Schedule**

Discuss and approve the 2007 Planning Commission meeting schedule.

6. **Other Business**

7. **Adjournment**

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 27, 2007 AT 6:00 P.M.

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

A. Colonial Park 2 & 3

4. **Approval of Minutes**

None

5. **Development Items**

A. **Cedar Valley Plat B, Final Plat – Action Item**

The Cedar Valley Plat B development is located in the ranches between Lone Tree and Hidden Canyon.

B. **Oquirrh Mountain West, Preliminary Plat – Public Hearing, Action Item**

Oquirrh Mountain West is located directly south of the Lone Tree subdivision.

C. **Sweetwater Preliminary Plat – Public Hearing, Action Item**

The project is located directly between Eagle Point A & B and Sweetwater Road, south of Eagle Mountain Boulevard.

D. **Sage Park, Preliminary Plat – Public Hearing, Action Item**

Sage Park is located along Eagle Mountain Boulevard, just northwest of the Eagle Park subdivision.

E. **Maverick Convenience Store & Gas Station, Site Plan – Public Hearing, Action Item**

The Maverick Convenience Store and Gas Station parcel is located at the southwest corner of The Ranches Parkway and SR 73 intersection.

F. **Amendment to the Eagle Mountain City Development Code – Public Hearing, Action Item**

The Home Business chapter of the Development Code is being amended to allow orthodontics as a home business.

G. **Land Disposal Ordinance – Discussion Item**

6. **Other Business**

7. **Adjournment**

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MARCH 13, 2007 AT 6:00 P.M.

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

- A. Land Disposal Ordinance
- B. Home Business Code Amendment (Orthodontics)
- C. City Administrator Appointed

4. **Approval of Minutes**

- A. January 30, 2007

5. **Development Items**

A. **Gravel Pit Conditional Use – Public Hearing, Action Item**

The proposed gravel pit is located along the south side of SR 73 and between the Westview Heights subdivision and the eastern entrance to Cedar Pass Ranch.

B. **RCA Grocery Store Concept Plan – Discussion Item**

The proposed RCA Residential/Commercial Development is just east of the Meadow Ranch Subdivision.

C. **Twelve Horse Ranch Concept Plan – Discussion Item**

This proposed Master Development Plan is located east of the Meadow Ranch Subdivision and north of SR 73.

6. **Other Business**

7. **Adjournment**

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MARCH 27, 2007 AT 6:00 P.M.

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

- A. Gary Anderson, Utah County Commissioner
- B. Jason Birmingham, Creation of a Community Development Area
- C. Cedar Valley B—Final Plat
- D. Development Agreements: Cedar Valley A, Lone Tree E, Valley View North B, Northmoor 1
- E. Impact Fee Revision—electrical & water

4. **Approval of Minutes**

None

5. **Development Items**

A. **Sweetwater 1 – Final Plat, Action Item**

The proposed Sweetwater 1 Final Plat is located between Eagle Point A & B and Sweetwater Road, south of Eagle Mountain Blvd.

B. **Valley View South C & D Final Plats, Action Item**

The proposed Valley View South C & D Final Plats are located between Meadow Ranch and North Ranch, within the Valley View Master Development.

C. **National Field Archery Association (NFAA) Archery Range, Action Item**

This proposed Master Development Plan is located east of the Meadow Ranch Subdivision and north of SR 73.

D. **Maranatha Resturaunt Commercial Ladder Sign Permit Application, Action Item**

The proposed locations for a commercial ladder sign is near SR 73 & Ranches Parkway as well as Pony Express Parkway and Smith Ranch Road.

6. **Other Business**

7. **Adjournment**

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, APRIL 10, 2007 AT 6:00 P.M.

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

- A. Maverik Site Plan
- B. Maverik Signage Agreement
- C. Skyline Ridge Estates Development Agreements—Phase 1 & 2

4. **Approval of Minutes**

- A. February 27, 2007

5. **Development Items**

A. **Eagle Mountain Properties Master Development Plan Amendment – Public Hearing, Action**

The Eagle Mountain Properties Master Development encompasses 7,610 acres of land in the southern half of the city.

B. **Gravel Pit Conditional Use – Public Hearing, Action Item**

The proposed gravel pit is located north of SR 73 and just west of the existing Staker gravel pit.

C. **Pioneer Addition 7 LDS Church Conditional Use Permit & Site Plan – Public Hearing, Action Item**

The Pioneer Addition 7 LDS church is located in the southwest corner of the Pioneer Addition 7 subdivision.

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

This project is within The Ranches Master Development Plan and is located directly south of the Lone Tree subdivision.

E. **Staff-Sponsored Development Code Amendments – Public Hearing, Action Item**

Staff has proposed several amendments to the City's Development Code related to:

- 1. the appeal process for denied home businesses
- 2. additional standards for home businesses
- 3. revised water right required for developments
- 4. revised neighborhood park standards for developments
- 5. revised slope standard for the Improved Parks requirement
- 6. revised standards for the transition requirement between developments

6. **Other Business**

7. **Adjournment**

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, APRIL 24, 2007 AT 6:00 P.M.

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

- A. Maranatha Sign Permit
- B. Stonebridge Dev. Agreement
- C. Sweetwater Final Plat Phase 1

4. **Approval of Minutes**

None

5. **Development Items**

A. **Equestrian Estates, Master Development Plan – Public Hearing, Action Item**

Equestrian Estates is located west of Eagle Mountain Blvd and Northwest of Overland Trails Subdivision.

Applicant: James Packer, Eagle Mountain Equestrian Estates, LLC

B. **Autumn Ridge Phase II – Public Hearing, Action Item**

Autumn Ridge II is located east of Eagle Mountain Blvd and west of Eagle Park subdivision.

Applicant: Dave Adams, Eagle Mountain Development

C. **Parade of Homes Signage – Action Item**

An agreement with the Utah Valley Parade of Homes to temporarily allow placement of signage.

Applicant: Heather Jackson, Chairman, Utah Valley Parade of Homes Sign Committee

6. **Other Business**

7. **Adjournment**

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MAY 8, 2007 AT 6:00 P.M.

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

- A. Sweetwater Phase 1—Final Plat--passed
- B. Pioneer Addition 7 LDS Church--passed
- C. Jax Gravel Pit Conditional Use Permit--denied
- D. Mayor's Salary (primary: \$70,000, secondary \$27,700) & City Council Compensation (\$500/month)--passed
- E. Development Code Amendments --all passed except for transition amendment
- F. Preliminary Budget—passed
- G. Parade of Homes Signage--passed
- H. Archery approval--passed

4. **Approval of Minutes**

None

5. **Development Items**

A. **Cedar Ridge, Master Development Plan – Public Hearing, Action Item**

Cedar Ridge encompasses 305 acres of land, mostly currently outside of the City, just west of the North Ranch subdivision.

Applicant: Lynn Rindlisbacher, Scenic Development

B. **The Crossroads, Master Development Plan – Public Hearing, Action Item**

The Crossroads encompasses 144 acres of land just north of Pony Express Elementary and along Pony Express Parkway.

Applicants: Bill Gaskill & Mike Coombs, Amsource Residential

C. **Equestrian Estates, Master Development Plan, Action Item**

Equestrian Estates is located west of Eagle Mountain Blvd and Northwest of Overland Trails Subdivision.

Applicants: James Packer, Peter Holtom, Chris Kemp, Eagle Mountain Equestrian Estates, LLC

D. **Eagle Mountain Properties Master Development Plan Amendment – Public Hearing, Action Item**

The Eagle Mountain Properties Master Development encompasses 7,610 acres of land in the southern half of the city.

Applicant: David Adams, Mike Wren, Mark Madsen

E. **Staff-Sponsored Development Code Amendments – Public Hearing, Action Item**

Staff has proposed several amendments to the City's Development Code related to:

- 1. The City Council review for Conditional Use Permits
- 2. The review process timetable for proposed projects

6. **Other Business**

7. **Adjournment**

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MAY 22, 2007 AT 6:00 P.M.

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

A. New parking ordinance

4. **Approval of Minutes**

None

5. **Development Items**

A. **Commercial Site Plan – Final Plat, Action Item**

The proposed Commercial Site Plan is located just south of Eagle Park subdivision off of Sweetwater Rd.

B. **Skyline Ridge Estates 1a – 1c Final Plats - Action Item**

The proposed Skyline Ridge Estates 1a – 1c is located along Golden Eagle Road, west of Kiowa Valley.

C. **Autumn Ridge II Phase 3 Final Plat - Action Item**

This proposed Final Plat is located east of Eagle Mountain Blvd, north of Autumn Ridge I and west of Eagle Park.

D. **Harmony Phase 1 Final Plat – Action Item**

The proposed Final Plat is located south of The Woods subdivision just off of Sweetwater Rd.

E. **Oquirrh Mountain West A & B Final Plats – Action Item**

The proposed Oquirrh Mountain West is located southwest of Lone Tree along Pony Express Parkway/Sweetwater Road.

6. **Other Business**

7. **Adjournment**

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, JUNE 12, 2007 AT 6:00 P.M.

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

- A. Skyline Ridge A, B & C Final Plats
- B. Harmony Phase 1 Final Plat
- C. Autumn Ridge Phase 3 Final Plat
- D. Oquirrh Mountain Ranch A & B Final Plats
- E. Sunrise at Kiowa A & B Development Agreements
- F. Eagle Mountain Communities Information Center
- G. Development Code Amendments

4. **Approval of Minutes**

None

5. **Development Items**

A. **Cedar Ridge Master Development Plan – Public Hearing, Action Item**

The proposed 305 acre Master Development is located immediately west of the North Ranch subdivision.

B. **General Plan Amendments – Public Hearing, Action Item**

City staff is sponsoring a series of amendments to the General Plan's *Future Land Use and Transportation Elements Map*.

C. **Harmony Concept Plan – Discussion Item**

This proposed 1400 acre concept plan is located south and west of the Overland Trails developments.

6. **Other Business**

7. **Adjournment**

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, JUNE 26, 2007 AT 6:00 P.M.

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

- A. Valley View South Plat C & D Final Plats
- B. Southmoor Phase 1 Development Agreement
- C. Colonial Park Phase 2 Development Agreement
- D. Eagle Mountain Properties Master Development Plan Amendment
- E. 2007 Eagle Mountain City 2007-2008 Budget
- F. Resolution supporting 2100 North option for the Mountain View Corridor
- G. Sweetwater Phase 1 Development Agreement

4. **Development Items**

A. **Circle 5 Ranch Concept Plan – Discussion Item**

Circle 5 Ranch is located Northeast of the Lone Tree subdivision and West of the Ash Point subdivision.

B. **Pioneer Addition Phase 7c Final Plat – Action Item**

Pioneer Addition Phase 7c is located in the Southeast corner of the Pioneer Addition Phase 7 development, just west of the power line corridor.

C. **Pioneer Addition Phase 7d Final Plat – Action Item**

Pioneer Addition Phase 7d is located on the southern edge of the Pioneer Addition Phase 7 development, just west of the Pioneer Addition 7c plat.

D. **Sweetwater Phase 2 Final Plat – Action Item**

Sweetwater Phase 2 is located directly north of Eagle Point B and east of Sweetwater Road, south of Eagle Mountain Boulevard.

E. **Sweetwater Phase 3 Final Plat – Action Item**

Sweetwater Phase 3 is located directly north of Sweetwater Phase 2 east of Sweetwater Road, south of Eagle Mountain Boulevard.

F. **Eagle Point Plat F Preliminary & Final Plat – Public Hearing, Action Item**

Eagle Point Plat F is located East of Sweetwater Road and just North of Eagle Point Plat B.

G. **Sage Park Phase 1 Final Plat – Action Item**

Sage Park Phase 1 is located along Eagle Mountain Boulevard, in the southwest corner of the Sage Park Development.

H. **Valley View North Plat B Final Plat – Action Item**

Valley View North Plat B is located on the east side of the previously-approved Valley View North Preliminary Plat.

5. **Other Business**

6. **Adjournment**

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, JULY 10, 2007 AT 6:00 P.M.

1. **Pledge of Allegiance**

2. **Declaration of Conflicts of Interest**

3. **Status Report from City Council**

A. None

4. **Approval of Minutes**

None

5. **Development Items**

A. **Heatherwood on the Green 1—Recorded Plan Amendment, Action Item**

Heatherwood at the Green is located south of Highlands on the Green and north of Eagle's Gate subdivisions.

B. **Equestrian Estates Master Development Plan (revised proposal – Public Hearing, Action Item)**

Equestrian Estates is located to the northwest of the Overland Trails subdivision.

6. **Other Business**

7. **Adjournment**

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, AUGUST 14, 2007 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Water Update
- B. Sewer Update
- C. Eagle Point Plat F Phase 1 & 2 Final Plats
- D. Pioneer Addition 7c & 7d Final Plat & Development Agreements
- E. Sage Park Plat 1 Final Plat
- F. Sweetwater Phase 2 & 3 Final Plat & Development Agreements
- G. Autumn Ridge Phase 3 Development Agreement
- H. Rock Creek Phase 2 Development Agreement
- I. Crossroads Master Development Plan
- J. Equestrian Estates Master Development Plan
- K. Cedar Ridge Master Development Plan
- L. Heatherwood on the Green Phase 1 Plat Amendment

4. Development Items

A. Sterling Pointe Professional Center Site Plan – Public Hearing, Action Item

Sterling Pointe Professional Center is located in the Prairie Gate Business Park in the Ranches.

B. Silver Lake Plat 8 Preliminary & Final Plat – Public Hearing, Action Item

Silver Lake Plat 8 is located just East of the Silver Lake Amphitheater just off of Pony Express Parkway.

C. General Plan Amendment – Public Hearing, Action Item

This is a staff-sponsored General Plan Map amendment—both transportation and Land Use.

D. Craftsman Homes Condo Concept Plan – Discussion Item

This concept plan is located along Pony Express Parkway, just north of the LDS Church in Silver Lake.

E. Thompson Land Disposal Application – Action Item

The site for land disposal is located in the Northwest corner of Eagle Park Phase 2

5. Other Business

6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 28, 2007 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Skyline Ridge Plat 1A, 1B, & 1C
- B. Hindley Annexation
- C. Equestrian Estates Master Development Plan

4. Development Items

A. Hidden Valley Concept Plan –Discussion Item

Hidden Valley is a large area of the City located south of Pony Express Pkwy and continues to run up through the hills approximately 2 miles.

5. Other Business

6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

WEDNESDAY, SEPTEMBER 12, 2007 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Sterling Pointe Site Plan
- B. Thompson Land Disposal

4. Development Items

A. Direct Communications Temporary Business Trailer Site Plan – Public Hearing, Action Item

The proposed Direct Communications temporary business trailer is located on lot 2 of the Prairie Gate Business Campus, near the entrance to The Ranches.

B. PrimeVision Communications Headend Compound Site Plan – Public Hearing, Action Item

The Compound is located just north of the Public Works building and sewer treatment site, off of Sweetwater Road.

C. Oquirrh Mountain West Final Plats 3 & 4 – Action Item

The Oquirrh Mountain West Plats 3 & 4 are located on the southern end of The Ranches along Pony Express Parkway.

D. Staff-Proposed Amendments to the Eagle Mountain City Development Code – Public Hearing, Action Item

Staff has proposed several amendments to the City's Development Code related to: City Council review process for Conditional Use Permits & Buffer & Transitioning Requirements.

5. Other Business

6. Adjournment

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, SEPTEMBER 25, 2007 AT 6:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. General Plan Amendment
- B. Boundary Adjustment with Saratoga Springs

4. Development Items

A. Circle 5 Ranch Preliminary Plat – Public Hearing, Action Item

Circle 5 Ranch is located on a large hill between the Lone Tree and Cedar Pass Ranch Subdivisions.

C. Staff-Proposed Amendments to the Eagle Mountain City Development Code – Public Hearing, Action Item

Staff has proposed several amendments to the City's Development Code related to: Development on ridgelines & slopes as well as the maximum height of structures.

5. Other Business

6. Adjournment

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, OCTOBER 9, 2007 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. PrimeVision Site Plan
- B. Oquirrh Mountain Ranch
- C. Development Code Amendments
- D. Hidden Valley Elementary

4. Development Items

A. Major's Street Preliminary Plat – Public Hearing, Action Item

The proposed Major's Street subdivision is located southwest of the Overland Trails subdivision, adjacent to Overland Trails Park..

B. Overland Trails 3B Preliminary Plat – Public Hearing, Action Item

The proposed Overland Trails 3B subdivision is located just south of the existing Overland Trails 3A and just west of Sweetwater Road.

5. Other Business

6. Adjournment

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, OCTOBER 23, 2007 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. Talon Cove Master Development Plan
- B. Cedar Ridge Master Development Plan

Special C.D.A. Presentation by Ifo Pili

4. Development Items

A. Meadow Ranch Phase 7 Preliminary Plat – Public Hearing, Action Item

Meadow Ranch 7 is located along SR 73, in the middle of the Meadow Ranch Master Development Plan.

B. Scenic Mountain Concept Plan – Discussion Item

Scenic Mountain is located East of Spring Valley and South of SR 73.

C. Cedar Highlands Concept Plan – Discussion Item

Cedar Highlands is located Southeast of the City Center and just east of the existing sod farm along Lake Mountain Road.

5. Other Business

6. Adjournment

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, DECEMBER 11, 2007 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mtn, UT 84005

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Status Report from City Council

- A. City policy on building use.
- B. Condemnation of easements for a new 138kv power line.

4. Development Items

A. Saddle Junction Preliminary & Final Plat - Public Hearing, Action Item

Saddle Junction is located on the southwest corner of Ranches Parkway and SR 73.

B. Carisma Carwash Site Plan – Public Hearing, Action Item

The Carisma Carwash is located along the western side of Ranches Parkway, just south of SR 73.

C. Sweetwater Professional Plaza Site Plan, Public Hearing, Action Item

The Sweetwater Professional Plaza is located along Sweetwater Road, just east of Overland Trails 3A in the Commercial C-1 zone.

D. Staff Proposed Development Code Amendments – Public Hearing, Action Item

Equine Overlay Zone, Fencing, Street Trees, Transitioning

5. Other Business

2008 Planning Commission Meeting Schedule

6. Adjournment