

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

Tuesday, July 13, 2010 at 6:00 p.m.

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

**Eagle Mountain City Planning Commission Policy Session – 6:00 p.m.**

COMMISSION MEMBERS PRESENT: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher.

ELECTED OFFICIALS PRESENT: Donna Burnham, City Councilmember

CITY STAFF PRESENT: Steve Mumford, Melanie Lahman.

Planning Commission Chair Tom Maher called the meeting to order at 6:00 p.m.

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest

None.

3. Approval of Minutes

- A. June 29, 2010 Planning Commission Meeting Minutes

**MOTION:**                    *John Linton moved to approve the June 29, 2010, meeting minutes. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta and Tom Maher. Those abstaining: John Linton. The motion passed with four aye votes and one abstention.*

4. Status Report from City Council

- A. Oquirrh Mountain Master Development Agreement

The City Council approved the Oquirrh Mountain Master Development Agreement. Oquirrh Mountain is located on the north side of Unity Pass, west of Pony Express Parkway/Sweetwater Road. It's approved for 417 dwelling units, parks and a church site. Mr. Linton commented that the developers of this project cooperated with and exceeded all requirements.

The Hidden Valley area may be divided into upper and lower master development plans.

5. Development Items

- A. The Village at Simpson Springs Plat A Amended Final Plat

This is an amendment to a final plat that was approved in 2001 and recorded in 2007 for 22 twin home units. The plat is presented as a PUD rather than a "condominium"

subdivision for financing purposes. The property is now bank-owned and the bank has requested the change. Changes have been made to the building pads and the unit elevations. Drainage has been changed to underground piping, and some DRC items remain to be resolved.

The applicant, Ron Johnston of Desert Peak Management Group, was asked to comment. Mr. Maher asked him when he thought the units would be built. He said two of the units are started. Future units will be built as soon as they're sold. The builder is Mitchell Dean.

**MOTION:**                    *John Linton moved to recommend that the City Council approve an amended final plat for The Village at Simpson Springs, Plat A. Bonnie ElHalta seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

6. Adjourn to a Work Session – The Commission will adjourn to a work session to discuss planning related items, including the City General Plan.

Tom Maher adjourned the meeting to a work session at 6:20 p.m.

**Eagle Mountain City Planning Commission Work Session – Immediately Following Policy Session**

1. Work Session Discussion
  - A. Eagle Mountain City General Plan Re-Write

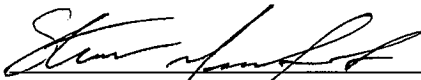
*This is a continuation of a re-write process for the City General Plan document.*

2. Other Items
  - A. Next Meeting – July 27

3. Adjournment

Tom Maher adjourned the meeting at 6:38 p.m.

APPROVED BY THE PLANNING COMMISSION ON SEPTEMBER 14, 2010

  
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Steve Mumford, Planning Director