

**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING MINUTES**

TUESDAY, DECEMBER 9, 2008 AT 6:00 P.M.

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

Commissioner Tom Maher called the meeting to order at 6:03p.m.

Roll Call

Tom Maher, John Linton, Preston Dean, Bonnie ElHalta

Staff Present

Planning Director: Steve Mumford

Senior Planner: Mike Hadley

Planning Coordinator: Lianne Pengra

1. Pledge of Allegiance

Commissioner Maher led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Status Report from City Council

Mr. Mumford said that at the last City Council meeting, Eagle Point I LDS Chapel Site Plan was approved. He said the General Plan Amendment and Master Development Plan for Hidden Valley were approved, as well. He explained that there were some issues with the open space calculations. He said that in the staff report, the Planning Commission's recommendation were specifically noted as was what staff felt. He said that the applicant went back and added a notifying number in each Tier III and Tier IV pod that identified the 10% improved open space required for those higher density areas. He explained that when the subdivision plat or site plan comes in the future for each area, staff will know how much open space is required for each specific area.

Commissioner Linton asked if overall the open space was sufficient, but in particular pods were short. Mr. Mumford said that the plans showed insufficient open space overall. He reminded the Commission at the previous Planning Commission Meeting, the applicant mentioned that the Site Plans and Plats would take care of the missing open space acres. Mr. Mumford said that it was too confusing and up in the air, so the applicant went back and added those numbers to clarify the open space numbers.

Mr. Mumford said that in the last City Council meeting, Scott Kirkland said that Sage Communities no longer has an office and his employees are now elsewhere. He said that Scott will still handle all of the Sage items.

Mr. Mumford said that Mr. Linton, Mr. Dean, and Ms. Bechtel were re-appointed, and Ms. ElHalta was appointed at the last City Council meeting. He explained that all Commissioners have a three-year term, except for Ms. ElHalta, who is finishing out Mr. Larabee's term which ends next year.

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Mr. Mumford said that the Annexation Policy Plan Amendment item to add an area of Pole Canyon and remove two sections which have been annexed into other cities to the Annexation Boundary Map was removed from the agenda. Due to noticing errors, it has been postponed to the January 13, 2009 Planning Commission Meeting. He explained that the affected entities and public needed to be notified fourteen days in advance.

Commissioner Maher wanted to clarify with the residents that this item is not to annex anything; it is to include areas for consideration.

Commissioner Linton asked who needed to be noticed. Mr. Mumford said that a notice is published in the paper and affected entities, such as surrounding cities, Utah County, and special districts, are noticed. Commissioner Linton asked what individuals will be noticed. Mr. Mumford said that no specific individuals are noticed.

4. Approval of Minutes

A. November 25, 2008 Planning Commission Meeting Minutes

MOTION: *Commissioner Linton moved that the Planning Commission approve the November 25, 2008 Planning Commission Meeting minutes.*

Commissioner Dean seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

5. Other Items

A. 2009 Planning Commission Meeting Schedule – Action Item

MOTION: *Commissioner Linton moved that the Planning Commission approve 2009 Planning Commission Meeting schedule.*

Commissioner Dean seconded the motion. Ayes: 4, Nays: 0. Motion Passed.

6. Work Session

A. Planning Commissioner Training

Commissioner Maher adjourned to work session in the Administrative Conference Room at 6:13p.m.

7. Adjournment

Commissioner Maher adjourned the meeting at 7:38 p.m.