

MINUTES OF THE EAGLE MOUNTAIN PLANNING COMMISSION MEETING
Eagle Mountain City Offices 1680 E. Heritage Drive, Eagle Mountain, UT 84043
Tuesday, February 22, 2005

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

Roll Call:

Commissioners present: Tom Maher, John Malone, Chris Kemp, and Matt Weir.

Others Present:

Douglas Woodruff, Nate Shipp, David Blackburn, and Kevin Johnson.

City Staff:

Planning Director: Shawn Warnke

City Engineer: Chris Trusty

1. Pledge of Allegiance

Tom Maher led the Planning Commission and audience in the Pledge of Allegiance

2. Swearing in of Planning Commission Members

It was noted that the Planning Commissioners were sworn in at the City Council meeting when they were appointed

3. Declaration of Conflicts of Interest

There were no conflicts of interested declared by the Planning Commissioners

4. Status Report from City Council

Councilman David Blackburn discussed briefly the Talon Cove Annexation, Valley View, and the Sage Valley Master Development Plan (on the agenda for March 1, 2005).

5. Approval of Minutes

A. February 8, 2005

MOTION: John Malone made a motion to approve the Planning Commission minutes subject to Dave Blackburn being noted as being present at the meeting.

Chris Kemp seconded the motion. Ayes: 4, Nays: 0. Motion Passed

6. Development Items

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

Mr. Warnke explained that the Point Lookout Subdivision is located southwest of Rockwell Village and Castle Rock. This was a subdivision that the Planning Commission has reviewed in the past and granted Preliminary Plat approval. Since this time the Applicant has reviewed the plan

slightly to accommodate some of the issues related to the topography of the parcel. Mr. Warnke reported to the Planning Commission that there were still some issues that the staff was working with the developer to address building pads, cut and fill easements, bench drains, retaining walls and a slope analysis. It is anticipated that all of these issues may be resolved between the City Engineer and the Design Engineer. The Planning Commission discussed these issues.

Mr. Warnke discussed this subdivision tying into the Glen Smith trail way which is located into the electrical transmission line. The probable access is adjacent to lot 49. Additionally, there is a historical road that is located in the location of where lot 49 is being proposed. The City Attorney has advised the Planning Department that the City may needs to preserve historical access to the properties beyond the subdivision. The staff is recommending that the Applicant provide more information regarding this road the properties that may use this access.

Public Hearing Opened at 6:15

Kevin Johnson, a resident of Diamond Spring asked about the timing of when the subdivision would be completed.

Public Hearing Closed at 6:20

Nate Shipp, the Applicant, discussed possible time frames in which the construction would be completed. He also discussed some of the most recent changes that are embodied in this submittal.

David Blackburn, the City Council Liaison, questioned if Sandpiper Road should be classified as a neighborhood street rather than a collector road and thereby eliminate the “vest pockets” that consolidate driveway access. Chris Tursty, the City Engineer and Mr. Warnke discussed access management, traffic distribution, and standards for collector roads. Mr. Blackburn also question were the park amenities for this subdivision. Mr. Warnke responded that this subdivision will pay a fee in lieu for park amenities.

MOTION: Chris Kemp made a motion that the Planning Commission defers action until some of the items discussed have been resolved.

John Malone seconded the motion. Ayes: 4, Nays: 0. Motion Passed

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.

The Planning Commission briefly discussed the Concept Plan and expressed some of the improvements needed for this subdivision. Specifically, the Planning Commission discussed the level of improvements to the off site road. There was discussion regarding the Rural Residential provision and the Development Code and the Lot Split process. There was no representative present at the meeting. The Planning Commission directed the staff to put the item on the agenda when a representative could be present.

7. Adjournment

John Malone made a motion to adjourn the meeting at approximately 6:35 pm