



EAGLE MOUNTAIN PLANNING COMMISSION MINUTES

SEPTEMBER 10, 2024, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Robert Fox, Rod Hess, Brent Strong, and Craig Whiting, and Alternate Commissioner Bryan Free.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; David Stroud, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Ashley Swensen, Planner; and Lianne Pengra, Chief Deputy Recorder.

5:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

Commissioner Allen called the meeting to order at 5:30 PM.

1. DISCUSSION ITEMS

1.A. DISCUSSION – Open Meeting Training

City Attorney Marcus Draper provided open public meetings and ethics training to the Planning Commission.

Commissioner Allen adjourned the work session at 5:57 PM.

6:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

Commissioner Allen called the meeting to order at 6:30 PM.

3. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

4. DECLARATION OF CONFLICTS OF INTEREST

Commissioner Whiting informed the Commission that his brokerage and Edge Homes are both sponsoring a charity 5K happening on Saturday, September 14.

5. MINUTES

5.A. August 27, 2024 Planning Commission Minutes

MOTION:

Commissioner Hess moved to approve the minutes with the following changes:

- 1. The Report of Action is added for Item 7.G.***
- 2. The Report of Action for Item 7.H. is corrected to a motion to table with Commissioner Allen moving to table and Commissioner Hess seconding the motion.***
- 3. The numbering for Item 7.H. is corrected.***

Commissioner Allen seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting – Alternate

The motion passed with a unanimous vote.

6. STATUS REPORT

Planning Director Brandon Larsen reviewed upcoming meeting and conference opportunities with the Planning Commission.

7. ACTION AND ADVISORY ITEMS

7.A. ACTION/ADVISORY – Gardner Farms Concept Plan

This item was discussed after Item 7.E.

Senior Planner David Stroud presented the item. Gardner Farms is a 160-acre master plan containing single-family, multi-family stacked and townhome dwellings. Commercial is proposed along Eagle Mountain Boulevard as well as property under the ownership of Intermountain Healthcare.

Applicant representative Chase Bryan addressed the Planning Commission regarding the item.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

7.B. ACTION ITEM/PUBLIC HEARING – The District Master Site Plan & Preliminary Plat

Senior Planner David Stroud presented the item. The item is a request for Master Site Plan approval of commercial development on 19.26 acres and is located at Eagle Mountain Boulevard and Pony Express Parkway, Utah County Parcel Numbers 59:044:0041, 59:044:0175, 59:044:0176, 59:044:0112, 53:228:0001, 53:228:0002, 53:228:0003, and 53:228:0004.

Applicant representative Forrest Gaskill addressed the Planning Commission regarding the item.

Commissioner Allen opened the public hearing at 7:17 PM. As there were no comments, he closed the hearing.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of The District Master Site Plan and Preliminary Plat with the following recommendations:*

1. Outstanding redlines are rectified prior to the item being presented to City Council.

Commissioner Fox seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	No
Brent Strong	No
Craig Whiting	No
Bryan Free	Not Voting - Alternate

The motion failed with a vote of 2:3.

7.C. ACTION ITEM/PUBLIC HEARING – Rose Ranch Rezone and Master Development Plan

Senior Planner David Stroud presented the item. The proposed Master Development Plan for Rose Ranch is on 79.85 acres and is located at approximately 200 E. Willard Peak Road, Utah County Parcel Number 59:043:0016. The rezone application is to rezone the property from Agriculture to R2 and R3 for the purpose of constructing single-family homes.

Applicant representative Steve Maddox addressed the Planning Commission regarding the item.

Commissioner Allen opened the public hearing at 7:31 PM.

The following individuals spoke during the public hearing: Katie Brady; SITLA provided a written comment in support of the item.

Commissioner Allen closed the public hearing at 7:34 PM.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the Rose Ranch Rezone and Master Development Plan. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	No
Bryan Free	Not Voting - Alternate

The motion passed with a vote of 4:1.

7.D. ACTION ITEM/PUBLIC HEARING – Ranches Properties Rezone and 29, 30, & 31 of Eagle Mountain Properties Rezone

Planning Director Brandon Larson presented the item. The rezone and future land use map amendments for noted parcels generally located in The Ranches and Eagle Mountain Properties MDP areas of the City. Approximately 216 acres of land are included in this proposal. The following parcels are the ones to be included: 58:033:0423, 38:302:0002, 38:685:0002, 38:685:0001, 58:033:0305, 58:034:0440, 58:034:0250, 58:034:0242, 58:040:0259, 58:040:0188, 58:040:0378, 58:040:0326, 58:040:0654, 58:040:0525, 42:050:0002, 59:045:0045, and 59:045:0006.

Commissioner Allen opened the public hearing at 8:17 PM.

The following individuals spoke during the public hearing: Parcel #1 representative Mike Geddes, Scot Hazard, Robert Black, Eliza Jensen, and Zella Jensen.

Commissioner Allen closed the public hearing at 8:37 PM.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of the Ranches Properties Rezone and 29, 30, & 31 of Eagle Mountain Properties Rezone and Future Land Use Designations with the following designations:*

Property Number	Zone	Land Use Designation
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EMP 29	CN	Community Commercial
EMP 30	CN	Community Commercial
EMP 31	CN	Community Commercial
1	CN	Community Commercial
2	CC	Community Commercial
3	CC	Community Commercial
4	CC	Community Commercial
5	CN	Community Commercial
6	CN	Community Commercial
7	CC	Community Commercial
8	CC	Community Commercial
9	AG	Parks and Open Space
10	AG	Parks and Open Space
12	CC	Community Commercial
13	OSN	Parks and Open Space
14	OSN	Parks and Open Space

Commissioner Strong seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

MOTION: **Commissioner Fox moved to recommend approval to the City Council of the Ranches Properties Rezone for Property 11 with the following designations:**

Property Number	Zone
11	Foothill Residential

Commissioner Allen seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	No
Brent Strong	No
Craig Whiting	No
Bryan Free	Not Voting - Alternate

The motion failed with a vote of 2:3.

MOTION: **Commissioner Strong moved to recommend approval to the City Council of the Ranches Properties Rezone for Property 11 with the following designation:**

Property Number	Zone
11	RD2

Commissioner Hess seconded the motion.

AMENDED MOTION: **Commissioner Strong moved to recommend approval to the City Council of the Ranches Properties Rezone for Property 11 with the following designations:**

<i>Property Number</i>	<i>Zone</i>	<i>Future Land Use Designation</i>
11	RD2	Agriculture/Rural Density 2

Commissioner Hess seconded the motion.

Jason Allen	No
Robert Fox	No
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	No
Bryan Free	Not Voting - Alternate

The motion failed with a vote of 2:3.

MOTION: *Commissioner Whiting moved to recommend approval to the City Council of the Ranches Properties Rezone for Property 11 with the following designations:*

<i>Property Number</i>	<i>Zone</i>	<i>Future Land Use Designation</i>
11	RD2	Foothill Residential

Commissioner Allen seconded the motion.

Jason Allen	No
Robert Fox	No
Rod Hess	No
Brent Strong	No
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion failed with a vote of 1:4.

MOTION: *Commissioner Whiting moved to recommend approval to the City Council of the Ranches Properties Rezone for Property 11 with the following designations:*

<i>Property Number</i>	<i>Zone</i>	<i>Future Land Use Designation</i>
11	Foothill Residential	Foothill Residential

Commissioner Fox seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	No
Brent Strong	No
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a vote of 3:2.

7.E. ACTION ITEM/PUBLIC HEARING – Granite Credit Union Site Plan

This item was presented prior to Item 7.A.

Planner Steven Lehmitz presented the item. The item is for site plan review and recommendation to the City Council for Granite Credit Union, located on Parcel 66:403:0103, which is behind the Maverick at Ranches Parkway and SR-73.

Applicant representative Chris Thompson addressed the Planning Commission regarding the item.

Commissioner Allen opened the public hearing at 6:47 PM.

The following individuals spoke during the public hearing: Robert Black.

Commissioner Allen closed the public hearing at 6:48 PM.

Please see the attached Report of Action for details regarding the Planning Commission discussion.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of the Granite Credit Union Site Plan with the following recommendations:*

- 1. The approval is contingent upon the proposed plat amendment application being approved; and*
- 2. All mechanical equipment shall be screened and not visible from the street.*

Commissioner Strong seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

The next Planning Commission meeting is scheduled for September 24, 2024.

10. ADJOURNMENT

MOTION: *Commissioner Fox moved to adjourn the meeting at 9:19 PM. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 9:19 PM.

Approved by the Planning Commission on September 24, 2024.



Brandon Larsen
Planning Director

Eagle Mountain City

Planning Commission

Report of Action

September 10, 2024

ITEM #7A Chase Bryan requests concept plat feedback of Gardner Farms, a 160-acre master plan containing single-family, multi-family stacked and townhome dwellings. Commercial is proposed along Eagle Mountain Boulevard as well as property under the ownership of Intermountain Healthcare on Parcels 58:049:0103 and 58:049:0104, 160 acres. (801) 789-6615 dstroud@emcity.org.

The following action was taken by the Planning Commission on the above-described item at its regular meeting of September 10, 2024:

CONCEPT

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally not consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The subject property is identified in Exhibit A.

MASTER DEVELOPMENT AGREEMENT

Applies - referred applicant to Council Attorney.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

This is a concept level review to receive feedback on the density, zones, lot, and road layout. A full review of complete EMMC standards is not completed at this time.

CONCERNS RAISED BY PUBLIC

Not a public hearing.

APPLICANT RESPONSE

Changes to the plan based on feedback from previous PC and Council meetings. Applicant also has met with Council individually to discuss what is desired. Discussed why this location and such zones.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Access points into the project.
- Changes from the previous plan?
- Good location for a future hospital and commercial along EM Blvd. Density is in the proper location.
- Concern with IHC if no hospital is constructed. Density if a hospital is constructed is acceptable.
- Senior housing adjacent to a hospital is desired.
- What happens if IHC does not build?
- Too zoomed in regarding detail. Look at a higher level of the concept.
- MDA to guide uses?
- Discussion of undesired uses.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

Discussion item only.



Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

58:048:0009
SMITH, STEVEN G and KAY...
-
Value: \$2,741,300 -- 262.44 acres
Entry# 28540-1983

58:048:0134
SMITH, STEVEN GEORGE and STEV...
-
Value: \$0 -- 302.74 acres
Entry# 5572-1993

58:049:0018
SON, JAY R and JUDY ANN C...
-
Value: \$1,151,300 -- 164.18 acres
Entry# 20970-2000

58:049:0104
TADPOLE CAPITAL LLC (ET AL)...
-
Value: \$6,344,700 -- 120.62 acres
Entry# 23993-2022 (MORE)

N EAGLE MOUNTAIN BLVD

58:049:0108
SMITH, STEVEN GEORGE and STEV...
-
Value: \$0 -- 433.52 acres
Entry# 5572-1993

58:049:0015
PRES BISHOP CHURCH OF...
AR VALLEY
Value: \$33,000 -- 166.3 acres
Entry# 1318-1977

58:049:0017
HOLBROOK LONG RIDGE LC...
-
Value: \$1,661,200 -- 159.02 acres
Entry# 160232-2020

58:049:0048
EAGLE QUEST
-
Value: \$6,465,810
Entry# 96181-2000

59:034:0173
RUSH CREEK PROPERTIES LLC...
-
Value: \$6,888,800 -- 130.97 acres
Entry# 122680-2022 (MORE)

RIDGE...
50 acres

E SPLIT ROCK DR

Eagle Mountain City

Planning Commission

Report of Action

September 10, 2024

ITEM #7B Forest Gaskill requests Master Site Plan approval of commercial development on Parcels 59:044:0041, 59:044:0175, 59:044:0176, 59:044:0112, 53:228:0001, 53:228:0002, 53:228:0003, and 53:228:0004. This project includes 19.26 acres and is located at Eagle Mountain Boulevard and Pony Express Parkway. (801) 789-6615 dstroud@emcity.org Site-24-4

The following action was taken by the Planning Commission on the above-described item at its regular meeting of September 10, 2024:

MOTION FAILURE TO RECOMMENDED APPROVAL (DENY)

On a vote of 2-3, the Planning Commission motion of approval to the City Council failed.

Motion By: Jason Allen (**to Recommend Approval**)

Second By: Robert Fox

Votes in Favor of Motion: Jason Allen, Robert Fox

Votes Against the Motion: Rod Hess, Craig Whiting, Brent Strong

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally not consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The subject property is identified in Exhibit A.

DEVELOPMENT AGREEMENT

Applies - referred applicant to Council Attorney.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions,

and recommendations.

CITY DEPARTMENTAL ISSUES

There are remaining issues from the Development Review Committee (DRC) review that need to be resolved. Redlines to be corrected prior to scheduling with City Council.

CONCERNS RAISED BY PUBLIC

No comments.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:
Forest Gaskill has tenants ready to locate in the city and due to contractual issues, cannot be located in the Macey's development – Marketplace at Eagle Mountain. Five lots are the first phase.

PLANNING COMMISSION DISCUSSION

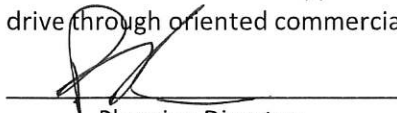
Key points discussed by the Planning Commission included the following:

- Look and feel of commercial should be different and not drive-through oriented at this location.
- The Planning Commission likes the access and roundabout setup.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The Planning Commission identified the following findings as the basis of this decision or recommendation:

The vote to recommend approval failed by a vote of 2:3, with the dissenting votes giving reasons of not the right place for drive-through oriented commercial development.



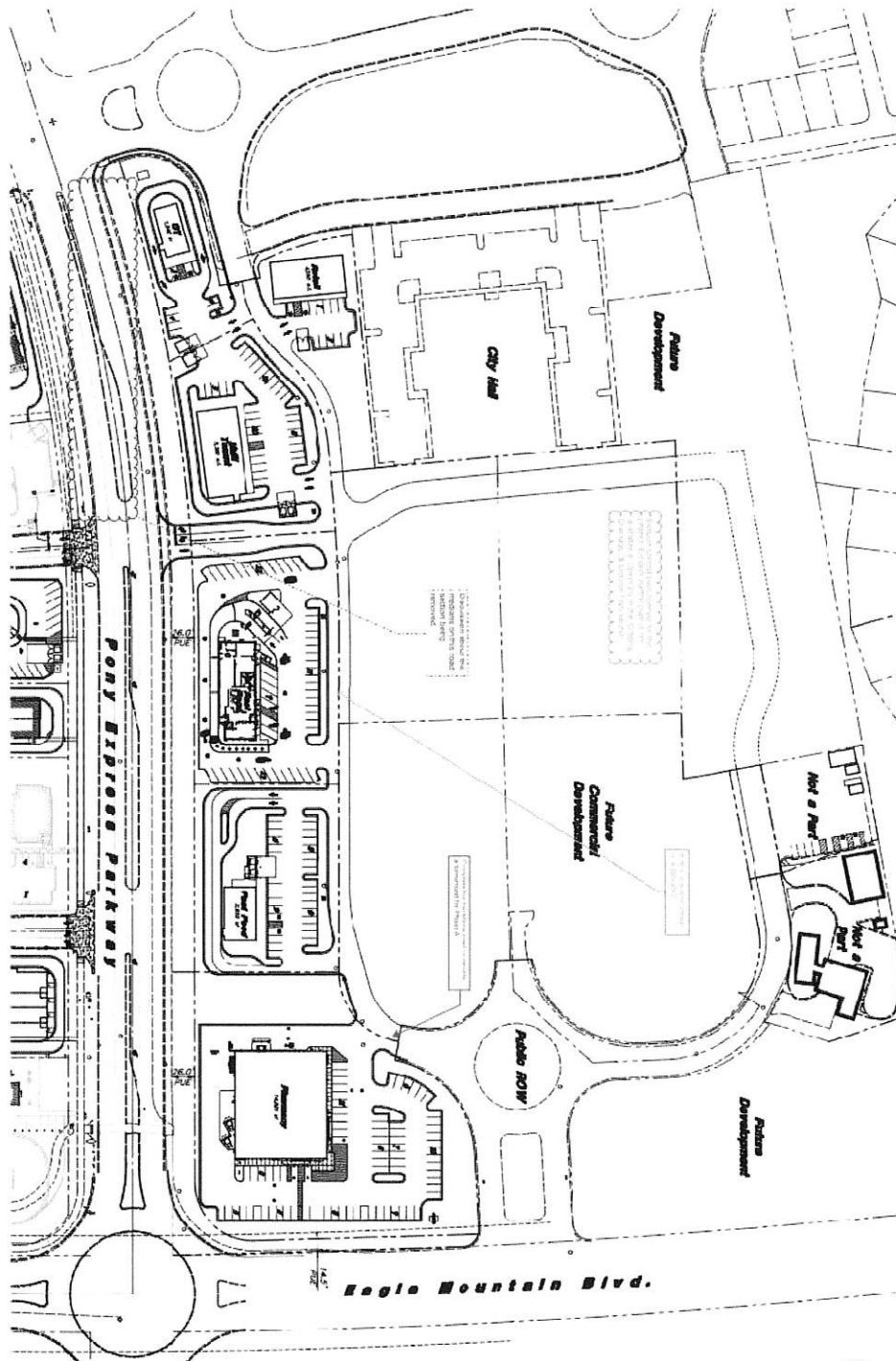
Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A



Eagle Mountain City

Planning Commission

Report of Action

September 10, 2024

ITEM #7C Edge Homes requests approval of the Rose Ranch Master Development Plan and Rezone on Parcel 59:043:0016, 79.85 acres. David Stroud (801) 789-6615, dstroud@emcity.org. Opengov: MDP-24-1

The following action was taken by the Planning Commission on the above-described item at its regular meeting on September 10, 2024:

RECOMMEND APPROVAL

The Planning Commission recommends approval to the City Council by a vote of 4-1 of the requests by Edge Homes for the Rose Ranch Master Development Plan and rezone. Motion by Commissioner Fox, Second by Commissioner Allen.

Votes in Favor of Motion: Robert Fox, Jason Allen, Rod Hess, and Brent Strong

Votes in Opposition of Motion: Craig Whiting

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY TO BE REZONED

The subject property parcel ID is listed in the heading of this report and identified in Exhibit A.

PROPOSED ZONING

78 R2 lots

147 R3 lots

Open space

MASTER DEVELOPMENT AGREEMENT

Applies, to be drafted by the City Attorney.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

N/A

CONCERNS RAISED BY PUBLIC

Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. An email was received by SITLA, owner of the property to the east, which email expressed no concern with the proposal. Comment from a Brandon Park resident Catherine (Kitty) Brady about traffic and use of Willard Peak Drive and the gravel bike trail in Brandon Park.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following: Slides prepared by the applicant were included in the staff slide presentation and will be presented to the City Council. Discussion of open space, parks, and lot size.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following: Lot size, zoning, including R1 lots, and the future of Lehi-Fairfield Road.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The Planning Commission identified the following findings as the basis of this decision or recommendation: compliance with EMMC standards.



Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A



Eagle Mountain City

Planning Commission

Report of Action

September 10, 2024

ITEM #7D Zone map and future land use map amendments for noted parcels generally located in The Ranches and Eagle Mountain Properties MDP areas of the City. Approximately 216 acres of land are included in this proposal. The following parcels are the ones to be included: 58:033:0423, 38:302:0002, 38:685:0002, 38:685:0001, 58:033:0305, 58:034:0440, 58:034:0250, 58:034:0242, 58:040:0259, 58:040:0188, 58:040:0378, 58:040:0326, 58:040:0654, 58:040:0525, 42:050:0002, 59:045:0045, and 59:045:0006. Robert Hobbs and Brandon Larsen (801) 789-6708 blarsen@emcity.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of September 10, 2024:

RECOMMENDED APPROVAL

On a vote of **5:0**, the Planning Commission recommended that the Municipal Council approve zone and general plan map amendments for **Parcels 29-31 from the attached list of Eagle Mountain Properties, as well as Parcels 1-10 and 12-14 from the attached list of The Ranches Properties** (Tax Parcels 58:033:0423, 38:302:0002, 38:685:0002, 38:685:0001, 58:033:0305, 58:034:0440, 58:034:0250, 58:034:0242, 58:040:0259, 58:040:0188, 58:040:0326, 58:040:0654, 58:040:0525, 42:050:0002, 59:045:0045, and 59:045:0006).

Motion By: Jason Allen (to Recommend Approval)

Second By: Brent Strong

Votes in Favor of Motion: Rod Hess, Robert Fox, Craig Whiting, Jason Allen, and Brent Strong

Jason Allen was present as Chair.

ALSO;

The following action was taken by the Planning Commission on the above-described item at its regular meeting of September 10, 2024:

RECOMMENDED APPROVAL

On a vote of **3:2**, the Planning Commission recommended that the Municipal Council approve a zone and general plan map amendment for the parcel identified as **The Ranches Parcels 11** (58:040:0378).

Motion By: Craig Whiting (**to Recommend Approval**)

Second By: Robert Fox

Votes in Favor of Motion: Robert Fox, Craig Whiting, and Jason Allen

Votes Against Motion: Brent Strong and Rod Hess

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

EXHIBIT A -- LIST OF EAGLE MOUNTAIN PROPERTIES PROPOSED TO BE REZONED

The list of proposed zone and general plan amendments are listed in the attached Exhibit A.

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENT ISSUES

None have been raised.

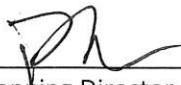
CONCERNS RAISED BY PUBLIC AT PLANNING COMMISSION PUBLIC HEARING

- Mike Geddes, representative for Cedar Development Partners, spoke about The Ranches Parcel 1 (58:033:0423). This parcel dates back many years, and was originally planned to have 135 townhomes. He questions why this parcel is zoned Commercial. He said it has been listed for 20 years with no interest. It makes more sense that this parcel be zoned Residential or Mixed Use.
- Scot Hazard, owner of The Ranches Parcels 5 and 11 (58:033:0305 and 58:040:0378), said he is okay with the proposed CN zoning for Parcel 5. However, he would like the City Code to include provisions for Mixed Use. He explained that he believes the Circle 5 preliminary plat (approved in 2007) is still vested. He requested Foothill Residential (FR) zoning for Parcel 11.
- Robert Black, asked if the rezone amendment would change the height requirement for Parcel 5. Staff explained that the height requirement for the CN Zone is 35 feet. Mr. Black expressed concern with tall structures being erected on Parcel 5. Staff let Mr. Black know that the height requirement would actually go down if the proposed rezone is approved.
- Two other individuals approached the Planning Commission, but wanted to discuss other matters not germane to this application

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- The Planning Commission seemed to be in unity with all proposed amendments referenced in Exhibit A, with the exception of Parcel 11 of the Ranches.
- Commissioner Strong expressed a desire to see larger lots on Parcel 11, and felt the RD2 Zone would do a better job of ensuring larger lots than the FR Zone.
- Commissioner Whiting proposed FR zoning because he felt that zoning would help the applicant retain entitlements approved in 2007.


Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

See following pages

Exhibit A

Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	Planning Commission Recommended GP Category	Planning Commission Recommended Zone
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Eagle Mountain Properties List

29	MONTE VISTA RANCH LC; WALDEN ESTATE LLLP	59:045:0006	0.9	Community Commercial	Eagle Mountain Properties/Commercial C- 1	No Change	CN (preferred) or CC	EMMC 17.35	Community Commercial	CN
30	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	42:050:0002	3.1	Community Commercial	Eagle Mountain Properties/Commercial C- 1	No Change	CN	EMMC 17.35	Community Commercial	CN
31	MONTE VISTA RANCH LC	59:045:0045	0.1	Community Commercial	Eagle Mountain Properties/Commercial C- 1	No Change	CN (preferred) or CC	EMMC 17.35	Community Commercial	CN

The Ranches Properties List

1	CEDAR DEVELOPMENT PARTNERS LLC	58:033:0423	13.1	Community Commercial	The Ranches/Commercial Community	No Change	CN & CC	EMMC 17.35	Community Commercial	CN
2	DIRECT COMMUNICATIONS CEDAR VALLEY LLC	38:302:0002	2.2	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35	Community Commercial	CC
3	TACOS DON LUIS LLC	38:685:0002	1.2	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35	Community Commercial	CC
4	T JOHNSON MANAGEMENT LLC	38:685:0001	1.3	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35	Community Commercial	CC

Exhibit to Formal Initiation of Process to Rezone Property Letter

**Rezoning of Properties
Jul-24**

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)	Planning Commission Recommended GP Category	Planning Commission Recommended Zone
5	BELLE STREET INVESTMENTS LLC	58:033:0305	2.4	Community Commercial	The Ranches/Commercial	Community Commercial	CN	EMMC 17.35	Community Commercial	CN
6	VDP INVESTMENT LLC	58:034:0440	1.0	Community Commercial	The Ranches/Village Core Commercial	No Change	CN	EMMC 17.35	Community Commercial	CN
7	EAGLE11 LLC	58:034:0250	1.1	Community Commercial	The Ranches/Village Core Commercial	No Change	CC	EMMC 17.35	Community Commercial	CC
8	EAGLE11 LLC	58:034:0242	2.7	Community Commercial	The Ranches/Village Core Commercial	No Change	CC	EMMC 17.35	Community Commercial	CC
9	THOMAS, HOLLY; THOMAS, NOLAN	58:040:0259	1.6	Parks and Open Space	The Ranches/Community Open Space	No Change	AG	EMMC 17.20	Parks and Open Space	AG
10	THOMAS, HOLLY; THOMAS, NOLAN	58:040:0188	7.5	Parks and Open Space	The Ranches/Community Open Space	No Change	AG	EMMC 17.20	Parks and Open Space	AG
11	BELLE STREET INVESTMENTS LLC	58:040:0378	108.4	Foothill Residential	The Ranches/Community Open Space & Country Residential	No change	RD2 & OSN	EMMC 17.23 / 17.25	Foothill Residential	FR
12	KDC HOLDINGS LLC	58:040:0326	27.4	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35	Community Commercial	CC
13	CADENCE HOMES BUILDING CORP	58:040:654	32.4	Neighborhood Residential 1, Parks and Open Space, Foothill Residential	The Ranches/Community Open Space & Village Core	Parks and Open Space	OSN & AG(Roads)	EMMC 17.20 / 17.23	Parks and Open Space	OS-N
14	SHUPE BUILDERS LLC	58:040:0525	9.7	Parks and Open Space	The Ranches/Community Open Space	No Change	OSN	EMMC 17.23	Parks and Open Space	OS-N

Eagle Mountain City

Planning Commission

Report of Action

September 10, 2024

ITEM #7.E. Matt Anderson requests site plan review and recommendation of a Granite Credit Union, located on Parcel 66:403:0103, which is behind the Maverick at Ranches Parkway and SR-73. Steven Lehmitz (801) 789-6617 slehmitz@emcity.org SITE-24-6

The following action was taken by the Planning Commission on the above-described item at its regular meeting of September 10, 2024:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the City Council approve the above-noted request with the following conditions:

1. The approval is contingent on the proposed plat amendment application being approved;
2. All mechanical equipment shall be screened and not visible from the street.

Motion By: Rod Hess (**to Recommend Approval**)

Second By: Brent Strong

Votes in Favor of Motion: Brent Strong, Rod Hess, Craig Whiting, Robert Fox, and Jason Allen

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

RELATED ACTIONS

Staff is currently reviewing a recorded plat amendment application that relates to the site.

PROPOSED OCCUPANCY

5,453 square feet of office space

PROPOSED PARKING

Required: 19 (1 space per 300 square feet)

Provided: 32, 2 of which are ADA spaces

DEVELOPMENT AGREEMENT

N/A

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

Only those items that are included as conditions of approval.

CONCERNS RAISED BY PUBLIC

- Robert Black, a nearby resident, wanted to know if the road the site would use was a public or private road. Staff shared the road was currently a private road and that there were internal discussions on whether that road may become a public road in the future.

APPLICANT RESPONSE

- Chris Thompson, representing the application, verified that there would be staircases at either end of the building for access to the second floor.
- Granite Credit Union will occupy the building, but haven't been decided if they will occupy both floors of the building or lease the top floor to another party.
- Mr. Thompson stated that it wouldn't be too challenging to have the mechanical equipment screened.

PLANNING COMMISSION DISCUSSION

- Commissioner Hess verified that an irrigation plan had been submitted and mentioned that the native grass the applicant is proposing is meant to grow and stay long, not needing as much water or mowing. He wanted to ensure that Neighborhood Improvement would understand what to do with that.
- Commissioner Fox confirmed the number of staircases being proposed to access the second level of the building. He also wanted to make sure that mechanical equipment would be properly screened. He asked if the parking was sufficient for both floors to be occupied, which staff verified that it would be.
- Commissioner Allen asked the applicant if they would have a difficult time with screening the mechanical equipment on the roof.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

None



Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS