



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

OCTOBER 8, 2024, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. DISCUSSION - General Plan Outline

1.B. DISCUSSION - Solar Power/Alternative Energy Code

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. September 24, 2024 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ACTION ITEM/PUBLIC HEARING - Amending the Consolidated Fee Schedule for section 10.1 Master Development Fees, section 10.7 Other Development Fees, and section 13.1 Building Permit Fees

BACKGROUND: (Presented by Finance Director, Kimberly Ruesch). A proposal to adopt a resolution amending the Eagle Mountain City Consolidated Fee Schedule to increase fees for a Hobby Breeder License Application, establish a Pet-Sitting License Application; reduce fees for a Master Development Agreement Amendment Application, reduce fees for Building Permits, and to eliminate the Fast Track Fee.

7.B. ACTION ITEM - First Amendment to the Master Development Agreement for the Triumph Subdivision

BACKGROUND: (Presented by City Attorney, Marcus Draper). Master Development Agreement for the Triumph Subdivision.

7.C. ACTION ITEM/PUBLIC HEARING - Strides Pediatric Therapy - Site Plan

BACKGROUND: (Presented by Planner, Steven Lehmitz). Proposed Site Plan application for Strides Pediatric Therapy, located at 18406 W. White Quest Drive (Parcel Number 59:051:0026), to add additional building locations and parking spaces.

7.D. ACTION ITEM/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.10.30 Definitions and 17.59 Easements.

BACKGROUND: (Presented by Planner, Steven Lehmitz). The proposed code amendment adds the definition for an easement and proposes EMMC 17.59 as a new chapter that establishes standards related to easements.

7.E. ACTION ITEM/PUBLIC HEARING - Belle Street Seminary Building - Site Plan

BACKGROUND: (Presented by Planner I, Ashley Swensen). Proposed Site Plan application for the Belle Street Seminary Building, located at 1215 E Harmony Way (Parcel Number: 38:716:0002).

7.F. ACTION ITEM - Jenson Pet Sitting Expansion - Request/Petition

BACKGROUND: (Presented by Planner, Steven Lehmitz). Locke Pet Sitting Expansion, allowing the holder of the business license to have up to 10 dogs on the property at any given time, was approved by the Planning Commission at their June 11, 2024, meeting. The current applicant is seeking the same approval granted to Melanie Locke and for the same property (2322 E. Hawk Lane).

8. **DISCUSSION ITEMS**

9. **NEXT SCHEDULED MEETING**

10. **ADJOURNMENT**

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

By the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 2nd day of October, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder