



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

OCTOBER 22, 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 Survey Presentation

1.B. Discussion - General Plan SWOT Analysis

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. October 8, 2024 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. DISCUSSION - Eagle Mountain East Retail - Concept Plan

BACKGROUND: (Presented by Planner, Steven Lehmitz). Commercial development with approximately 8 lots of various uses, located generally at the northeast corner of SR-73 & Spring Run Parkway (part of Parcel number 58:033:0628).

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 17th 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



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 22, 2024**

TITLE:	DISCUSSION - General Plan Survey Presentation
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

BACKGROUND:

OnPointe Insights will be presenting their data and findings for the survey they did relative to the General Plan Update. The survey data was collected in July and August of this year. More than 1300 Eagle Mountain residents participated in this random-sample, statistically significant survey. The results of the survey will help the City know where to focus their efforts in policy consideration as the General Plan is updated.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Presentation

CityPOV™ Dashboard

Eagle Mountain, Utah
2024



Design and Sample

- Survey was **collaboratively designed**
- **How many in sample:** 1,378 (+/- 2.6%)
- **How recruited?** Email

5 Main Question Groups

- City Facilities
- City Qualities/Benefits
- Development/Growth
- Safety/Security
- Operations

Survey Structure

1-Validate participants

- Select City / Enter Zip Code / Map

2-City evaluation

- City Affinity? / Direction of City?

3-Importance/Performance GAP Analysis

- **Priority:** Most Important Services
- **Ratings:** of Important Services

4-Thoughts On:

- Housing in Eagle Mountain?
- Transportation?
- Recreation, Parks, Trails, etc
- Communications

Background

Eagle Mountain commissioned OnPointe Insights to conduct the CityPOV survey from July 17 to August 9th, 2024. A total of 1378 surveys were completed (+/- 2.6% statistical margin of error). The online survey measured...

- Refer a Friend Rating (willingness to refer the city to a friend)
- Direction of City / Comparison to Others
- Importance of Facilities/Events, Benefits, Development/Growth, Safety/Security, and Operational issues
- City Performance on most important attributes
- Resident feedback on various current and future options for:
 - Housing in Eagle Mountain
 - Transportation
 - Recreation, Parks, Trails, etc.
- Neighborhood attributes and desired services
- Demographics

Reviewing the data

This Online Dashboard presents results in an interactive way.

- Use filters to explore (like age, gender and time in the city)
- Review comments by filtering on specific topics.
- Download the data you want into PDF or PowerPoint.

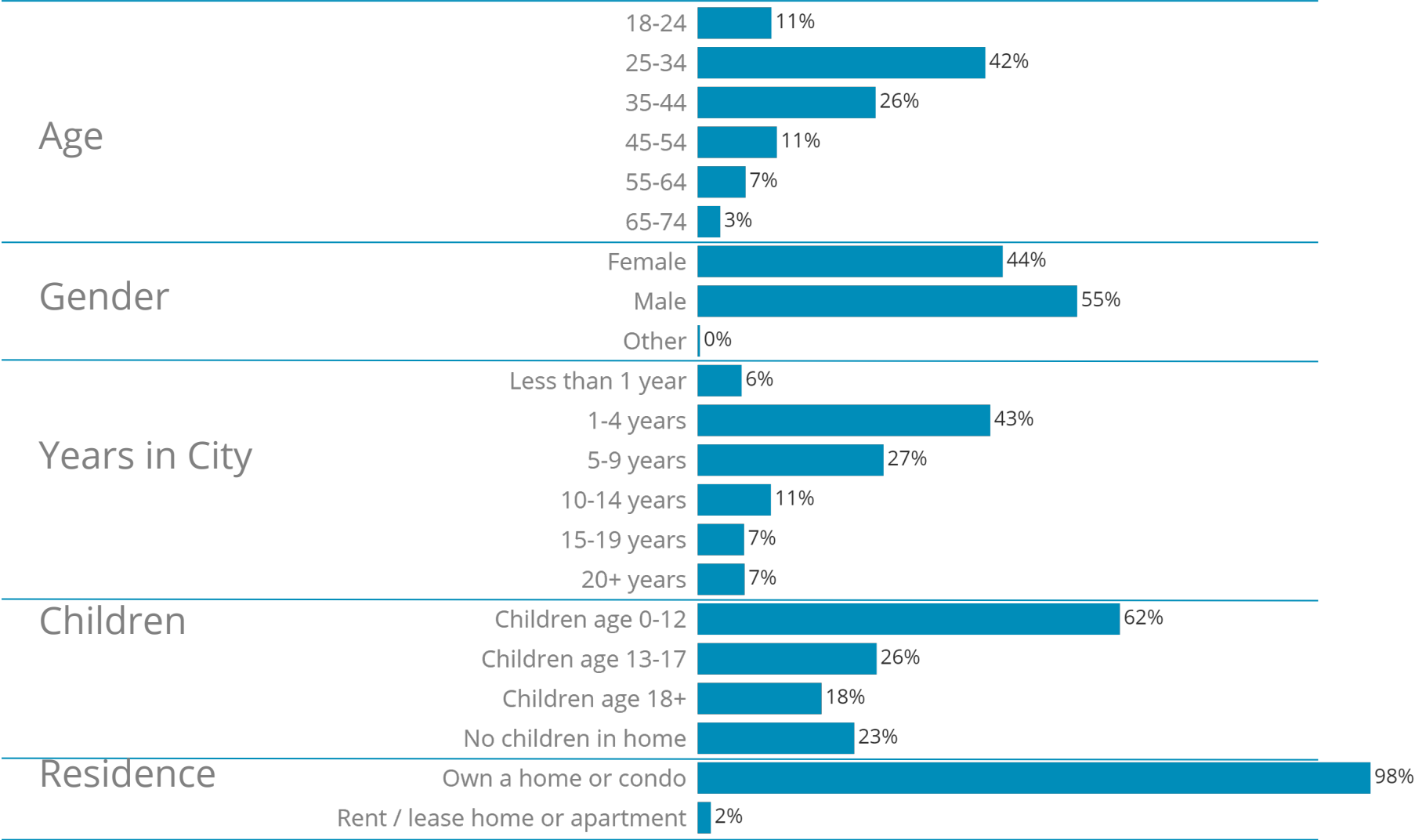
City Highlights

Eagle Mountain citizens tend to agree that the city is heading in the **right direction (62%)**, although 37% feel it's going the wrong direction. That said, most people feel the city has either improved (45%) or stayed the same (21%) in the past 3 years, a continued sign of positive progress.

Residents generally like living in Eagle Mountain and with focused effort to address a few frustrations ratings will continue to improve.

- Citizens commented on positive things about the City. Often mentioned includes: **Community & friendly culture, rural & quiet atmosphere, outdoor activities & parks**
- Regarding concerns about the City, citizen comments included: **Traffic and infrastructure concerns; plan for sustainable growth, and manage residential development.**
- We asked citizens to prioritize dozens of topics. They then rated their high priority topics. The following were prioritized highly AND rated lower (poor or very poor): **Ensure public streets and roads can support growth, Increase city ingress and egress routes, and wise management of the City's growth.**
- Regarding new housing developments, residents were split on how much they would support. Current residents are most likely to support additional **single family homes**.
- Most residents are supportive of public transportation options (62%) and reported that they would use it (59%). However, only 22% said they would use public transit on a regular basis (weekly or more).
- Among recreation, parks, and trail improvements, a **new recreation center** and an **outdoor pool** were the highest priorities for residents.
- The most desired services that residents would like to have nearby include: **Restaurants, trails, and parks**

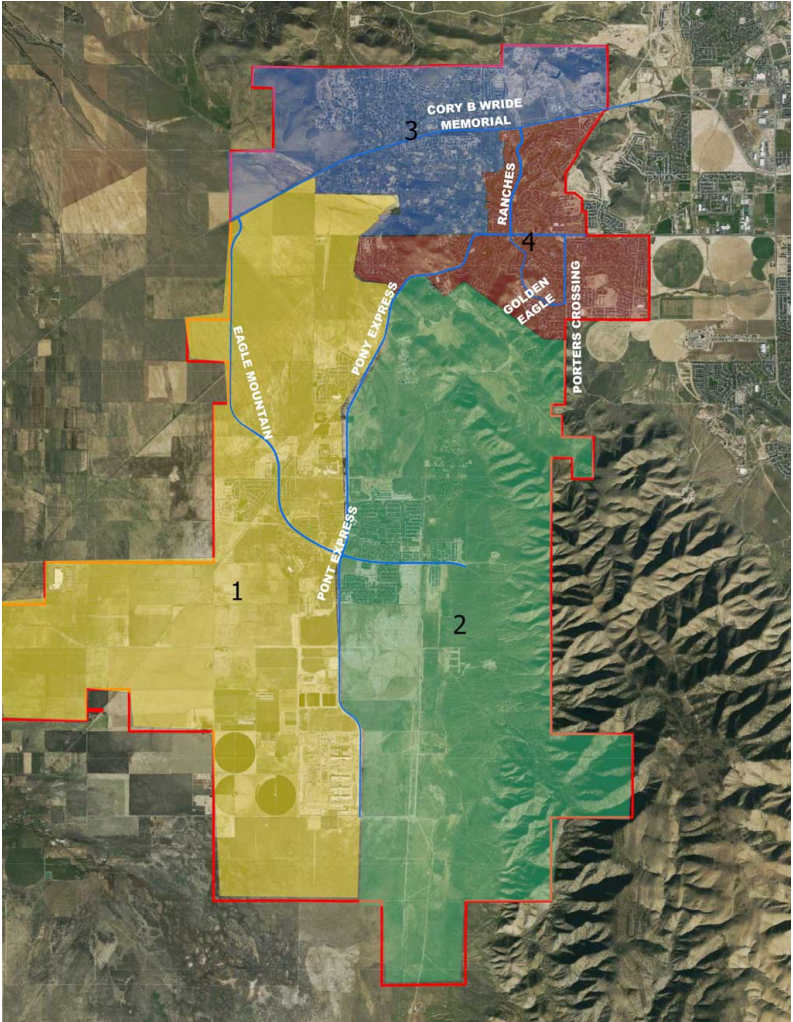
This study includes many comments, and the ability to more deeply explore topics. This information will be a rich resource that Eagle Mountain can use for focus and clarity throughout the year.



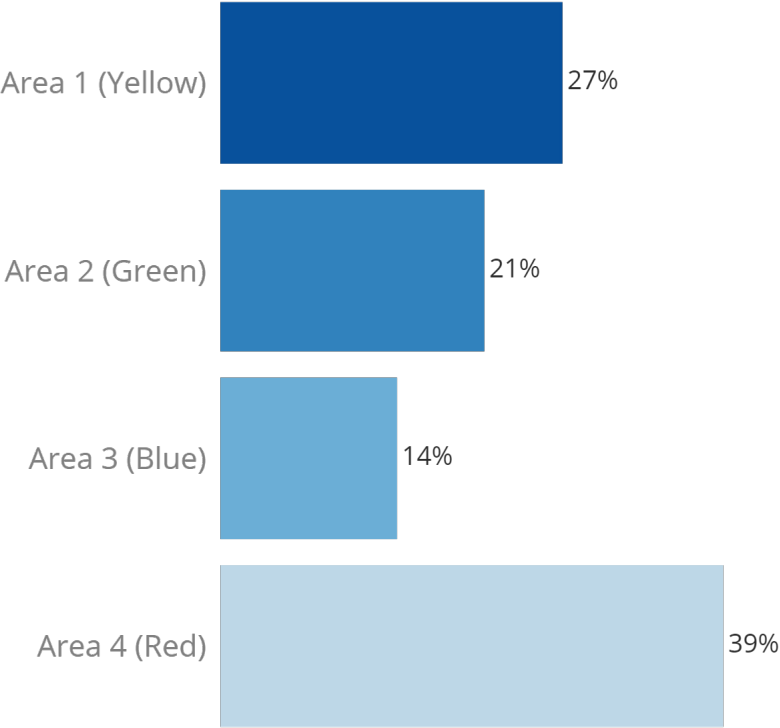
Sample: 1378

Area of Participants

Eagle Mountain: CityPOV

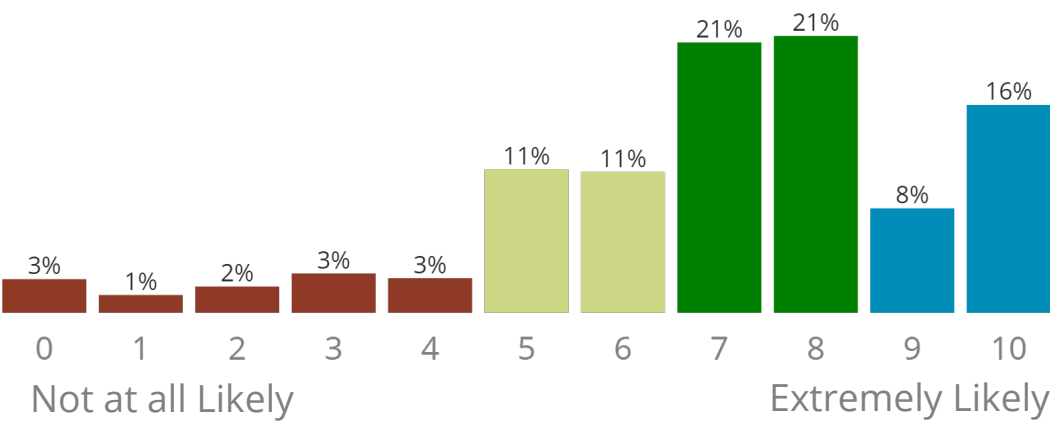


% in each Zone

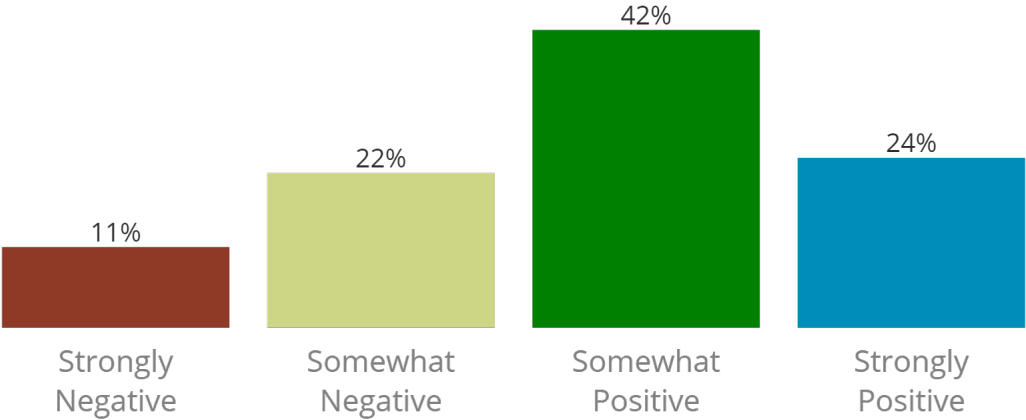


Sample Size: 1378

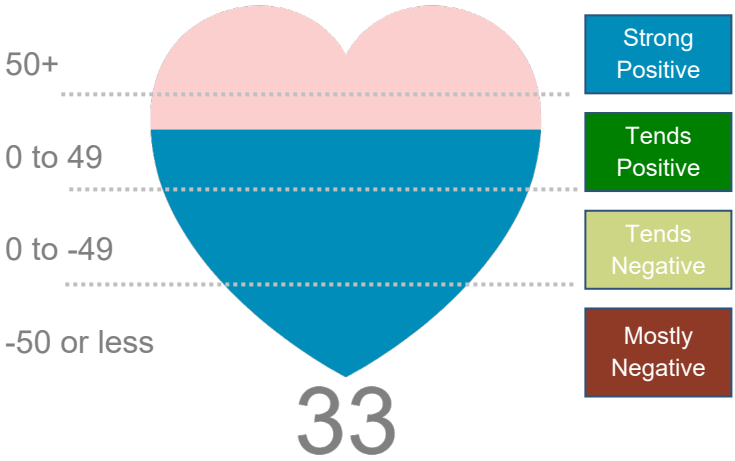
Would Refer a Friend (from 0 to 10)



Recommend City to a Friend - Groupings



City Refer a Friend Score



The Refer a Friend Score is calculated by subtracting both Negative from both Positive ratings

Demo Filters

Gender
(All)

Age
(All)

Time in City
(All)

Children at home
(All)

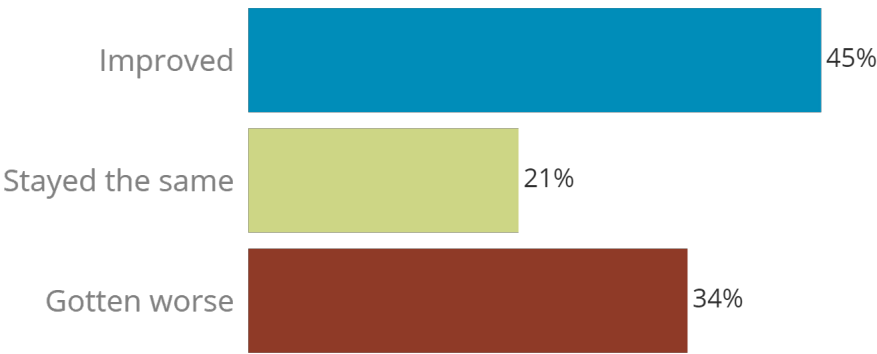
Area
(All)

Own/Rent
(All)

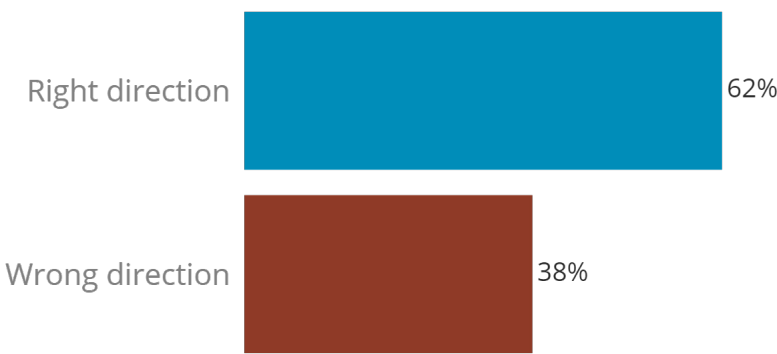
Right/Wrong Direction
(All)

Sample: 1378

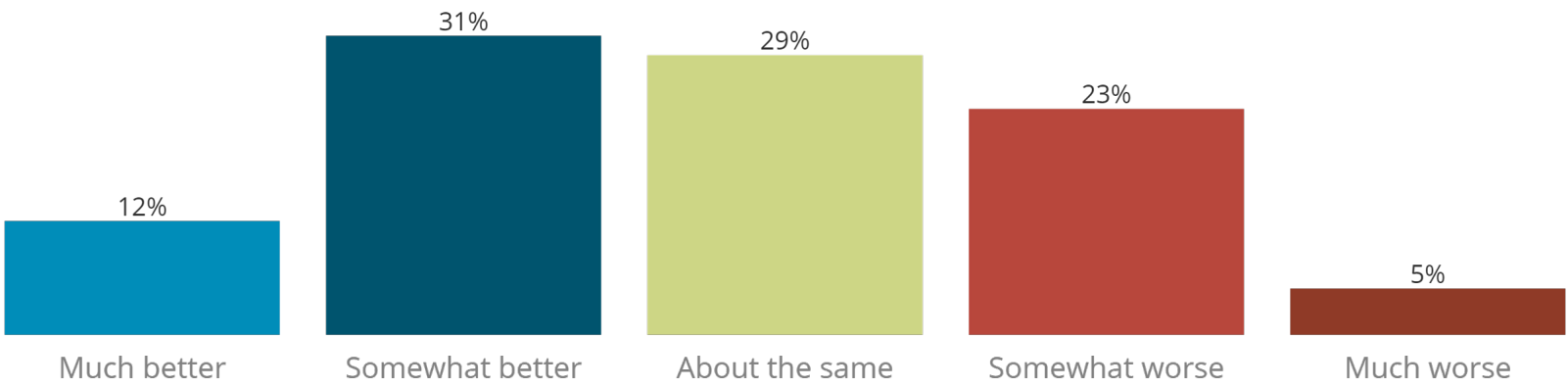
Change in the past 3 years



Direction of the city?



Compared to other cities



Demo Filters

Gender

Age

Time in City

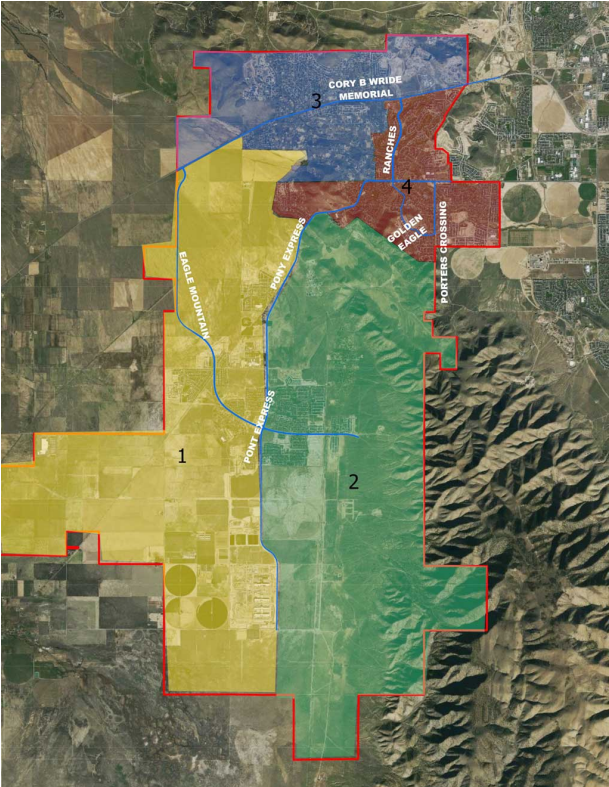
Children at home

Area

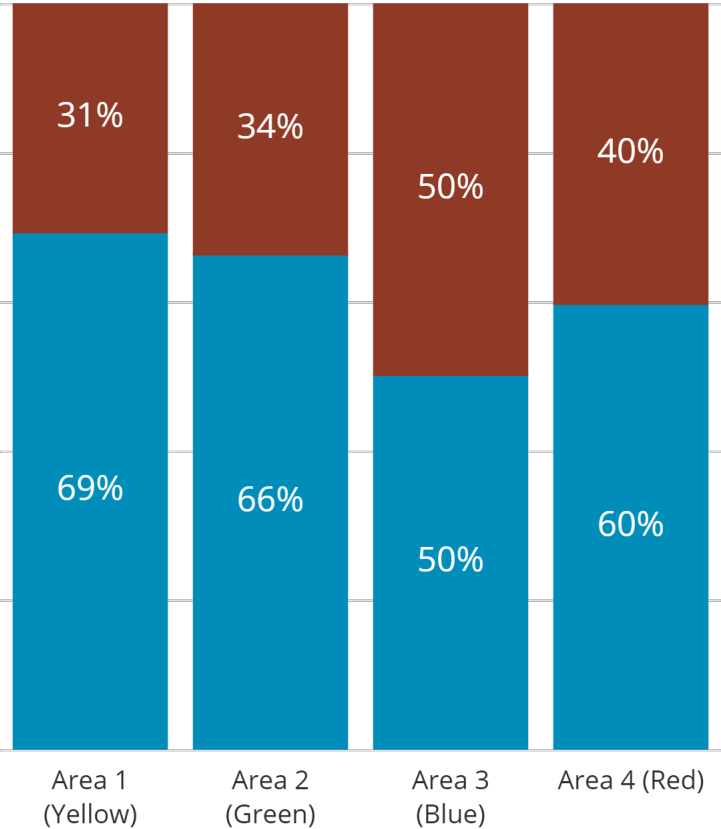
Own/Rent

Right/Wrong Direction

Sample: 1378

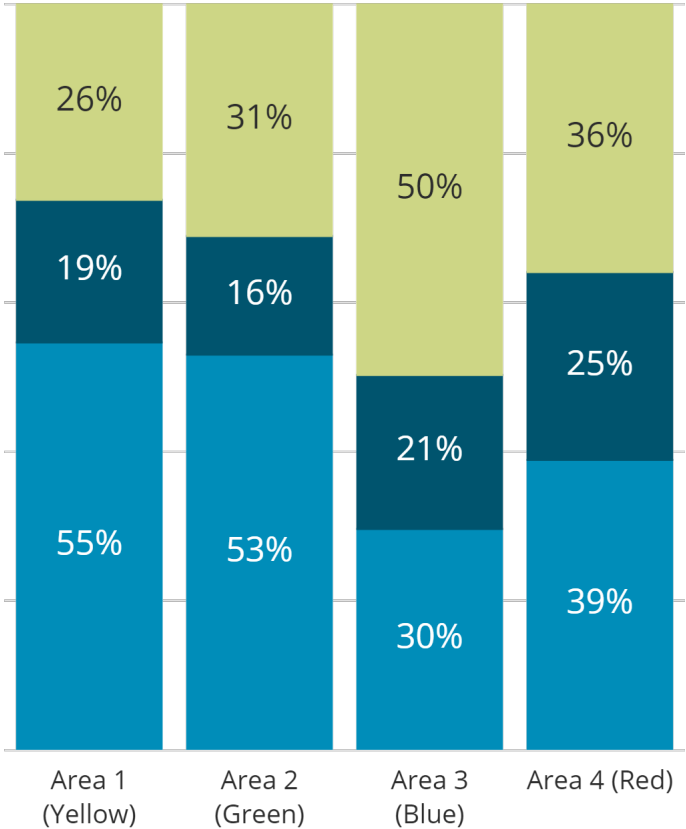


Right/Wrong Direction by Area



Wrong direction Right direction

Change by Area



Gotten worse Stayed the same Improved

Demo Filters

Gender
(All)

Age
(All)

Time in City
(All)

Children at home
(All)

Area
(All)

Own/Rent
(All)

Right/Wrong Direction
(All)

Sample: 1378

Demo Filters

Gender
(All)

Age
(All)

Time in City
(All)

Children at home
(All)

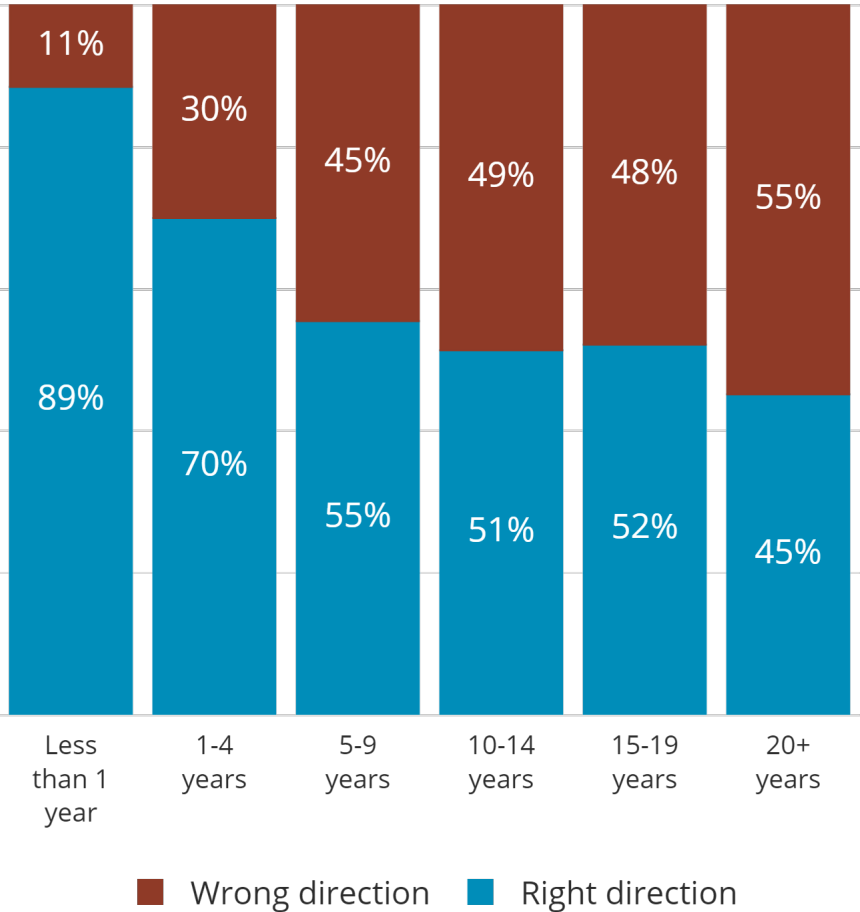
Area
(All)

Own/Rent
(All)

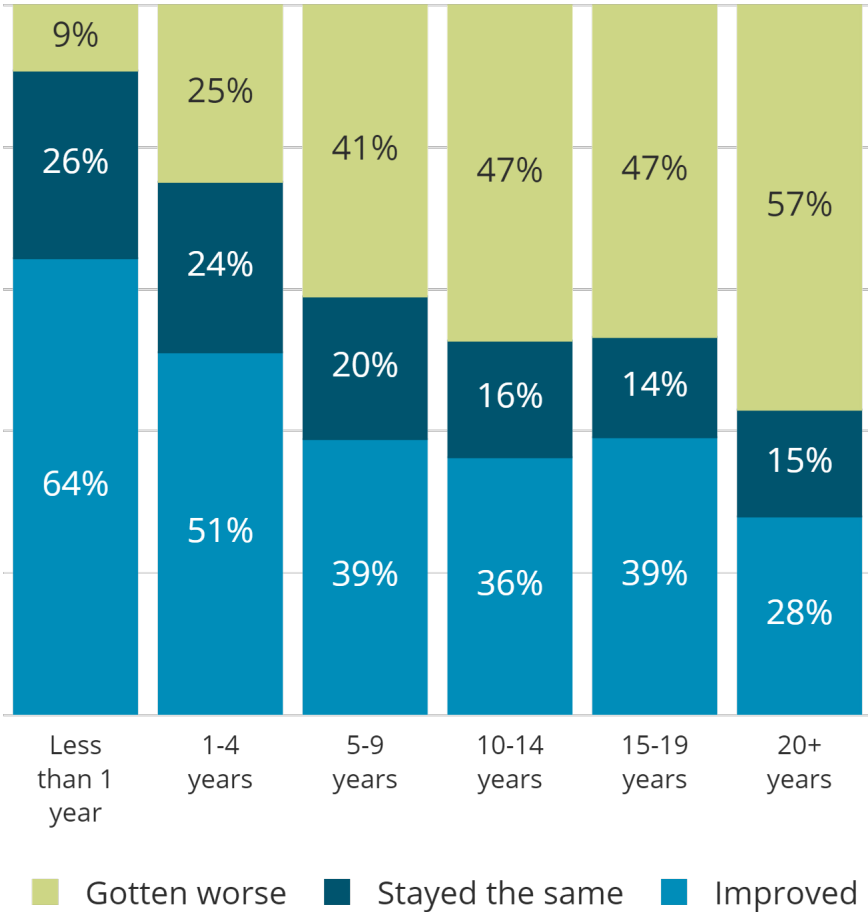
Right/Wrong Direction
(All)

Sample: 1378

Right/Wrong Direction by Time in City

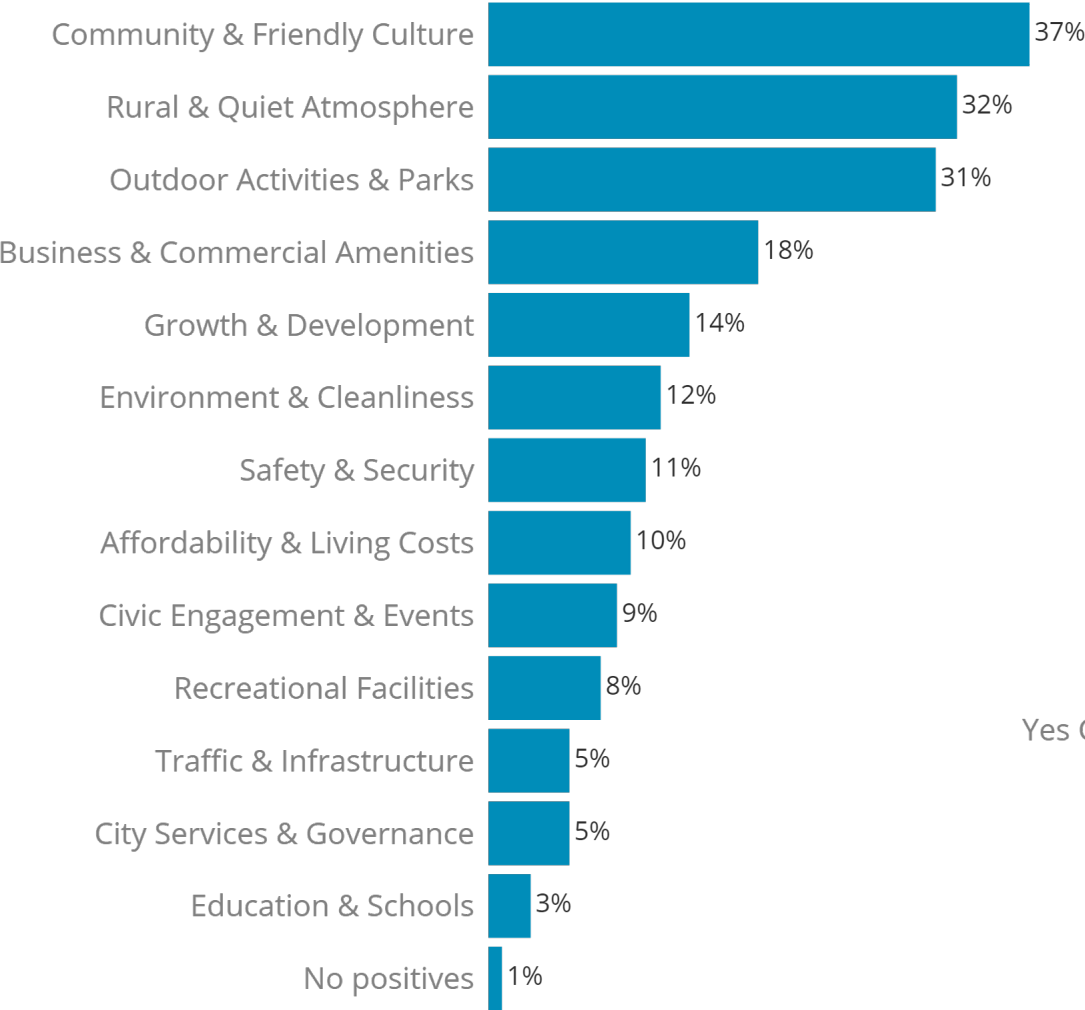


Change by Time in City



Overall: 2 or 3 Positive Things

Eagle Mountain: CityPOV



Demo Filters

Gender

Age

Time in City

Children at home

Area

Own/Rent

Right/Wrong Direction

Sample: 1378

Response grouping filter:

*Click filter below to select a comment topic

(All)

What are 2 or 3 things you like about the City?	
	It is very peaceful, it feels very safe, infrastructure is improving. - 18-24 - Male - Less than 1 year in City - Area 2 (Green)
	1) IT IS ALL NEW, NO RAN DOWN BUSINESSES2) LOTS OF GREEN SPACE - 35-44 - Male - 10-14 years in City - Area 2 (Green)
	Nice people Parks - 35-44 - Male - 10-14 years in City - Area 1 (Yellow)
	Dark skys, quiet city - 25-34 - Female - 1-4 years in City - Area 2 (Green)
	Open fields and younger community - 25-34 - Female - 10-14 years in City - Area 3 (Blue)
	Cheaper cost of living than others in UT county. Good community of neighbors. - 25-34 - Male - 5-9 years in City - Area 4 (Red)
	Access to BLM land, vicinity to shopping while still keeping a distance - 18-24 - Male - 1-4 years in City - Area 4 (Red)
	1. Love the city events. The city events are done extremely well. We love attending them, whether its opportunities for kids to sit in trucks, meet police, bounce house, etc.2. The city feels very safe. Often seen police around, which is nice. Feels like were very protected. - 25-34 - Male - 1-4 years in City - Area 4 (Red)
	Once I am home, the peace and quietHoliday Gas Station on Sunset Dr - 35-44 - Female - 10-14 years in City - Area 3 (Blue)
	Corey Wride ParkTrail systemGetting more businesses out here - 25-34 - Female - 1-4 years in City - Area 1 (Yellow)
	Not as crowded - 25-34 - Male - 5-9 years in City - Area 3 (Blue)
	Great people. Businesses coming in is nice. The city tries to cultivate green space - 25-34 - Male - 1-4 years in City - Area 4 (Red)
	A lot of rural feel without being too far awayLots of land to be developed - 25-34 - Male - 1-4 years in City - Area 4 (Red)
27	I like that there are more stores/restaurants in the area, but it still feels somewhat removed from city life. I like the landscaping efforts that have been made to beautify the desert too. - 25-34 - Female - 5-9 years in City - Area 2 (Green)
28	Locate is more remote from the valley, less light population - 25-34 - Female - 1-4 years in City - Area 1 (Yellow)

Demo Filters

Gender
(All)

Age
(All)

Time in City
(All)

Children at home
(All)

Area
(All)

Own/Rent
(All)

Right/Wrong Direction
(All)

Comments: 1165

Overall: Suggestions For improvement

Eagle Mountain: CityPOV

Demo Filters

Gender

(All)

Age

(All)

Time in City

(All)

Children at home

(All)

Area

(All)

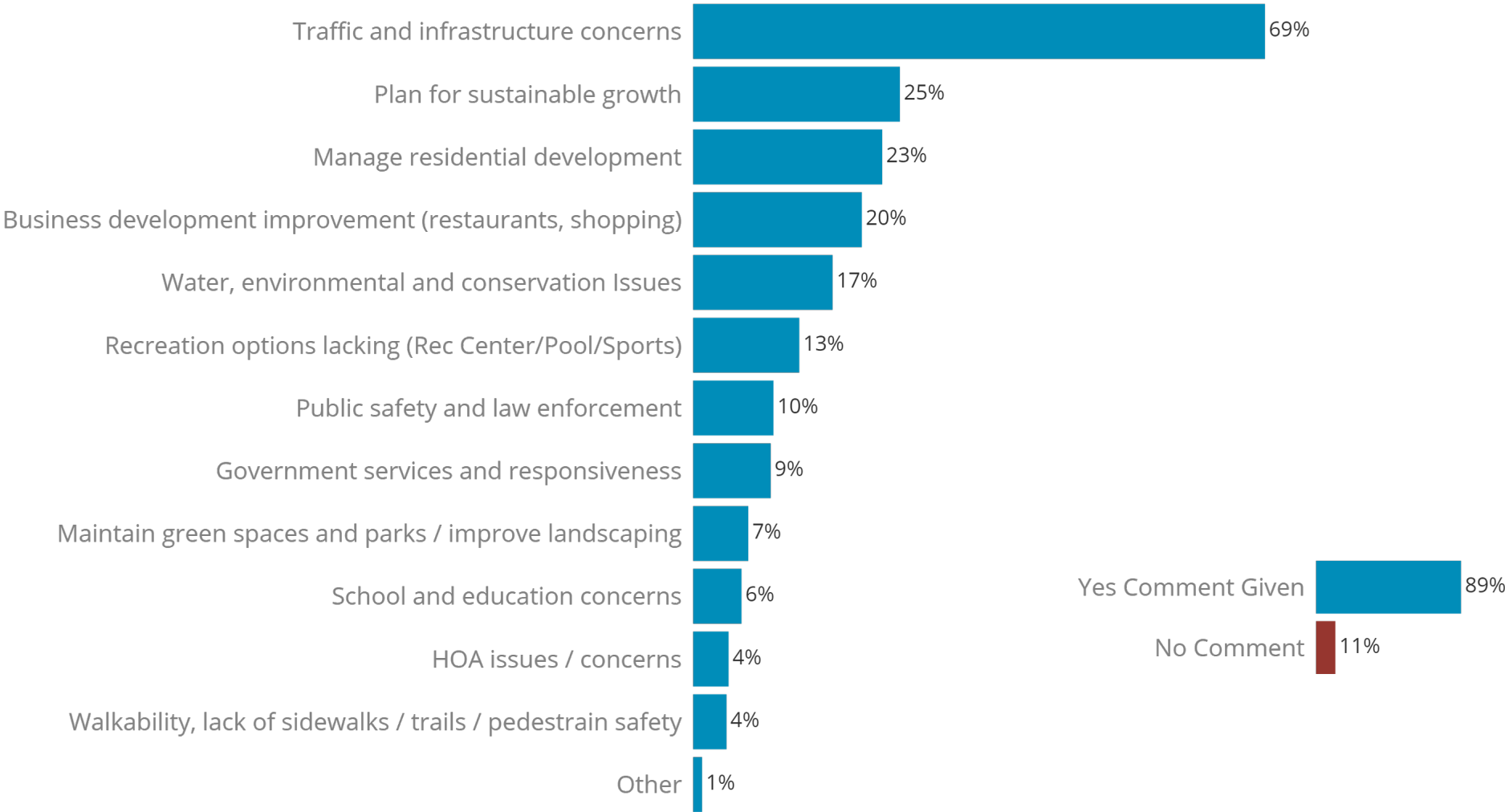
Own/Rent

(All)

Right/Wrong Direction

(All)

Sample: 1378



Response grouping filter:

*Click filter below to select a comment topic

(All)

Demo Filters

Gender

(All)

Age

(All)

Time in City

(All)

Children at home

(All)

Area

(All)

Own/Rent

(All)

Right/Wrong Direction

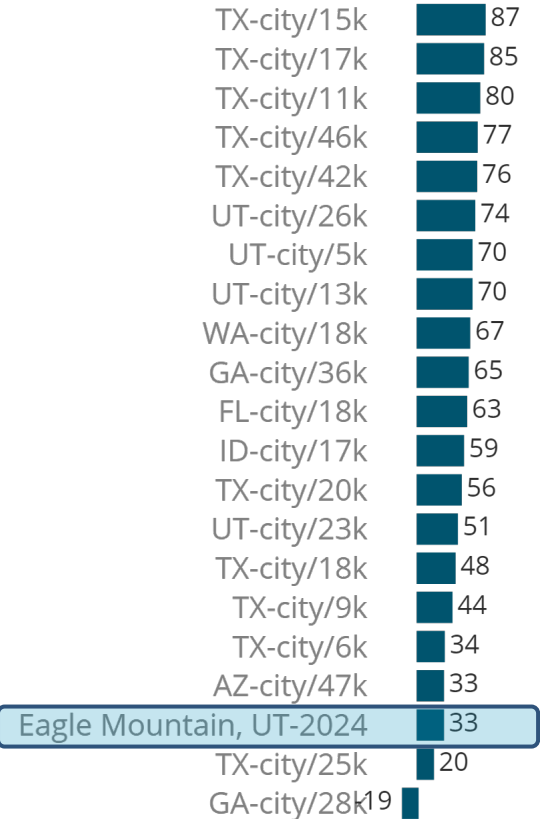
(All)

Comments: 1220

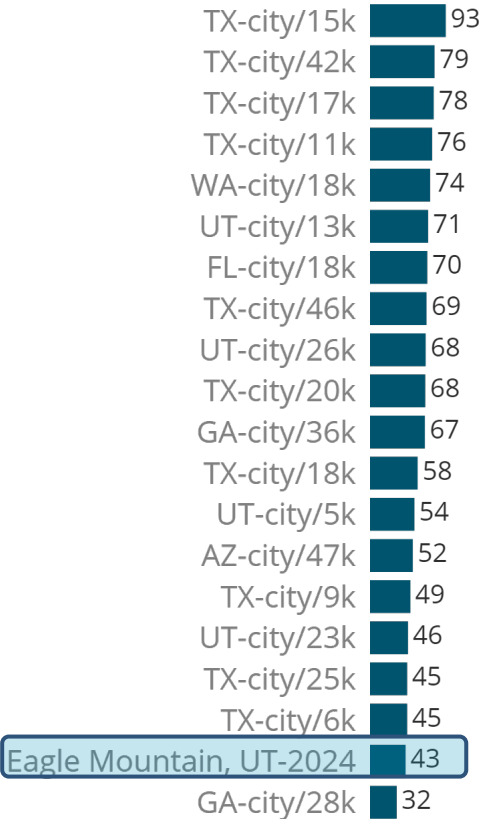
Suggested areas of improvement

- Too much housing going in. Low income housing. Loss of open spaces. - 25-34 - Female - 10-14 years in City - Area 3 (Blue)
- City watering lawns for too long, and during the heat of the day. - 25-34 - Male - 5-9 years in City - Area 4 (Red)
- Wider roads (residential and major thoroughfare), bigger easements to encourage bigger lots, less roundabouts, more deliberate access to BLM land/trails, better park upkeep, especially the grass/weeds, more landlord friendly (ie utility billing/ landlord agreements) - 18-24 - Male - 1-4 years in City - Area 4 (Red)
1. Do NOT build a hotel by Porters Crossing. Develop that area wisely with some more businesses, medical practices, etc. Dont build a hotel, motel, etc. Dont do it. Literally no resident in the area wants it. 2. Bring in businesses. Not referring to small businesses, home businesses, etc. Bring in businesses that will make the city flourish with either jobs or providing citizens with great opportunities that brings in revenue for the city. Saratoga Springs got Walmart, Home Depot, and Costco. Thats 3 huge retailers that flourish the area, bring in jobs, and bring in economy. We have nothing like that in Eagle Mountain. We dont have many restaurants, retailers, or businesses. It feels all residential. Grow the city in a smart manner. 3. Please keep the four-wheeling trails and ability to shoot at the mountains. Its such a great thing the city has going for it. Please dont let it go away.4. City inspectors. We have properties in our area that were not inspected properly by the city. Foundations are cracking because of it. People have reported they finish their basement, and the inspectors barely look for 5 seconds, and sign off.5. Please put a turning light or fix the traffic at Porters Crossing Pwky and Pony Express. That light is abysmal, and it always backs up every direction. - 25-34 - Male - 1-4 years in City - Area 4 (Red)
- 1: ROADS are TERRIBLE. Fix the traffic. Two main roads in and out of EM is crazy. Those roads need to be more lanes and LESS traffic lights. LISTEN TO HOMEOWNERS.2: Water north of SR 73 - get us the damn tanks that have been talked about. Quit making us not water every year because your failure to plan and execute to get the pumps and tanks needed for the size of lots and amount of homes. YOU are APPROVING all of the building. STOP doing that until you have the proper infrastructure in place (NOT JUST PLANNED). 3: Fix the neighborhood roads. Major dips where there are water/hole covers. The roads have been paved over and over and built up a large bump becuae those have not been properly adjusted with all the repaving.4: Neighborhoods roads - paint crosswalks on the road at all of the corners since you wont provide speed bumps or dips. Traffic goes way too fast so some notice of a crosswalk would be a start. A posted speed limit of 24 1/2 does

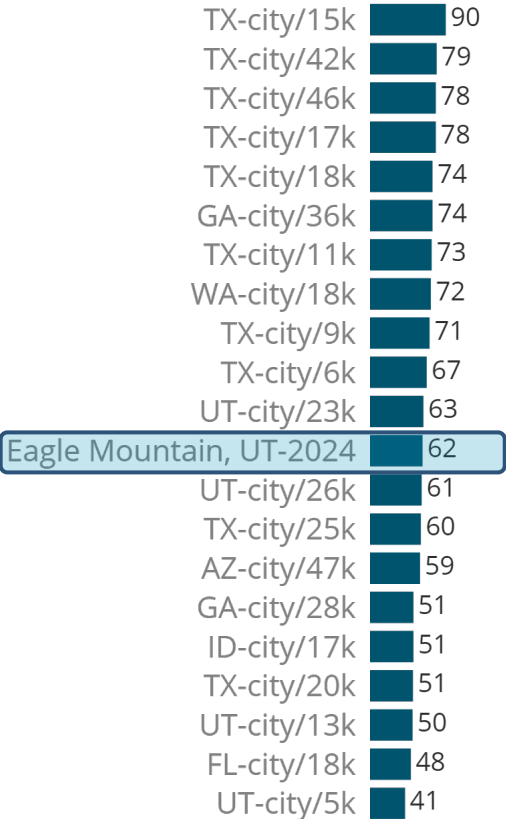
1-Refer a Friend Score



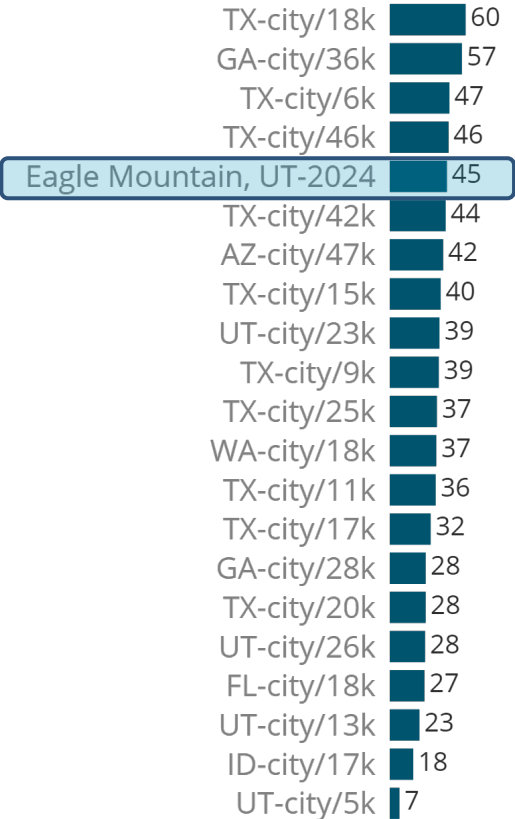
2-Compared to others (Somewhat/Much Better)

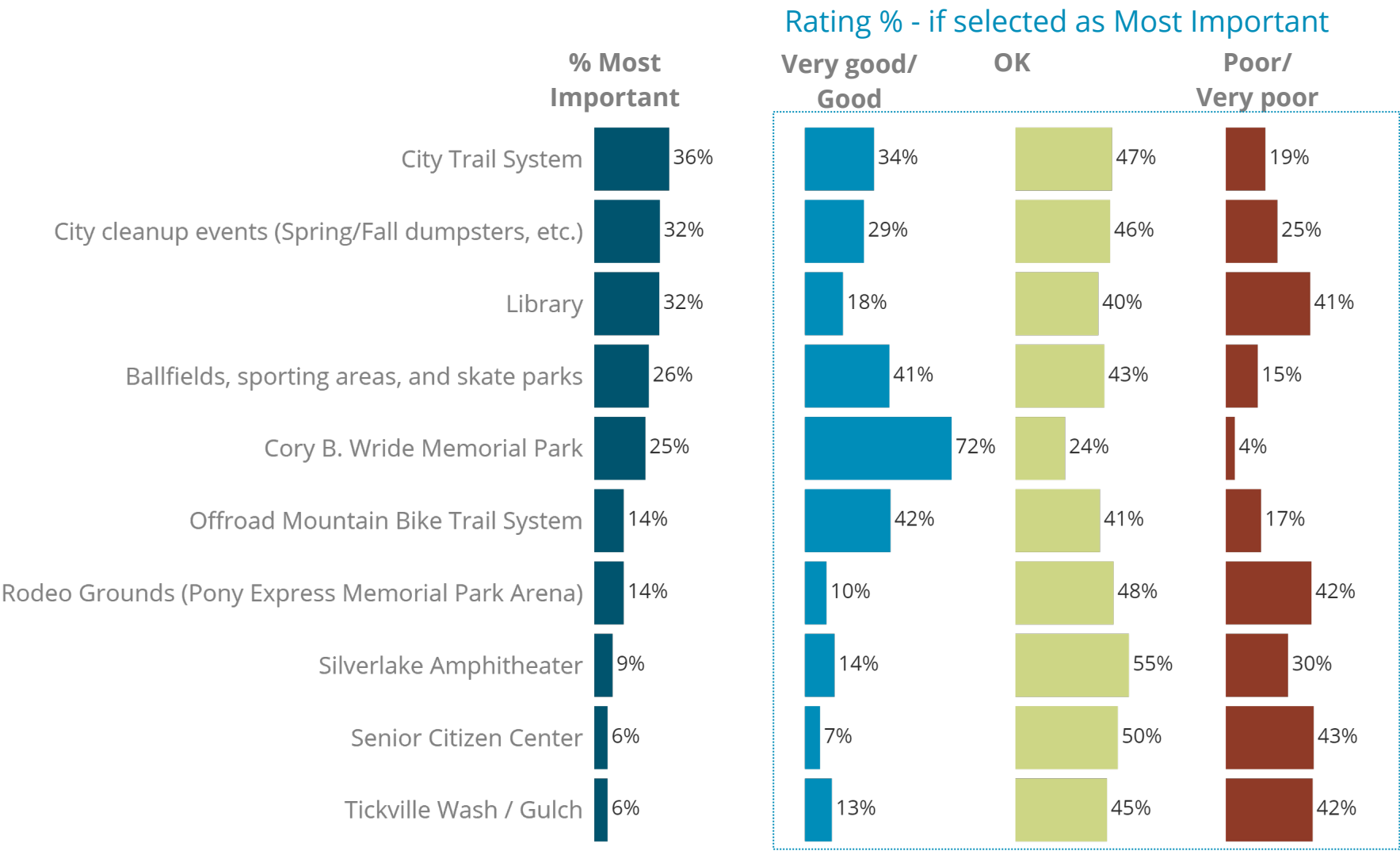


3 - Going Right Direction



4 - City has Improved





Demo Filters

Gender
(All)

Age
(All)

Time in City
(All)

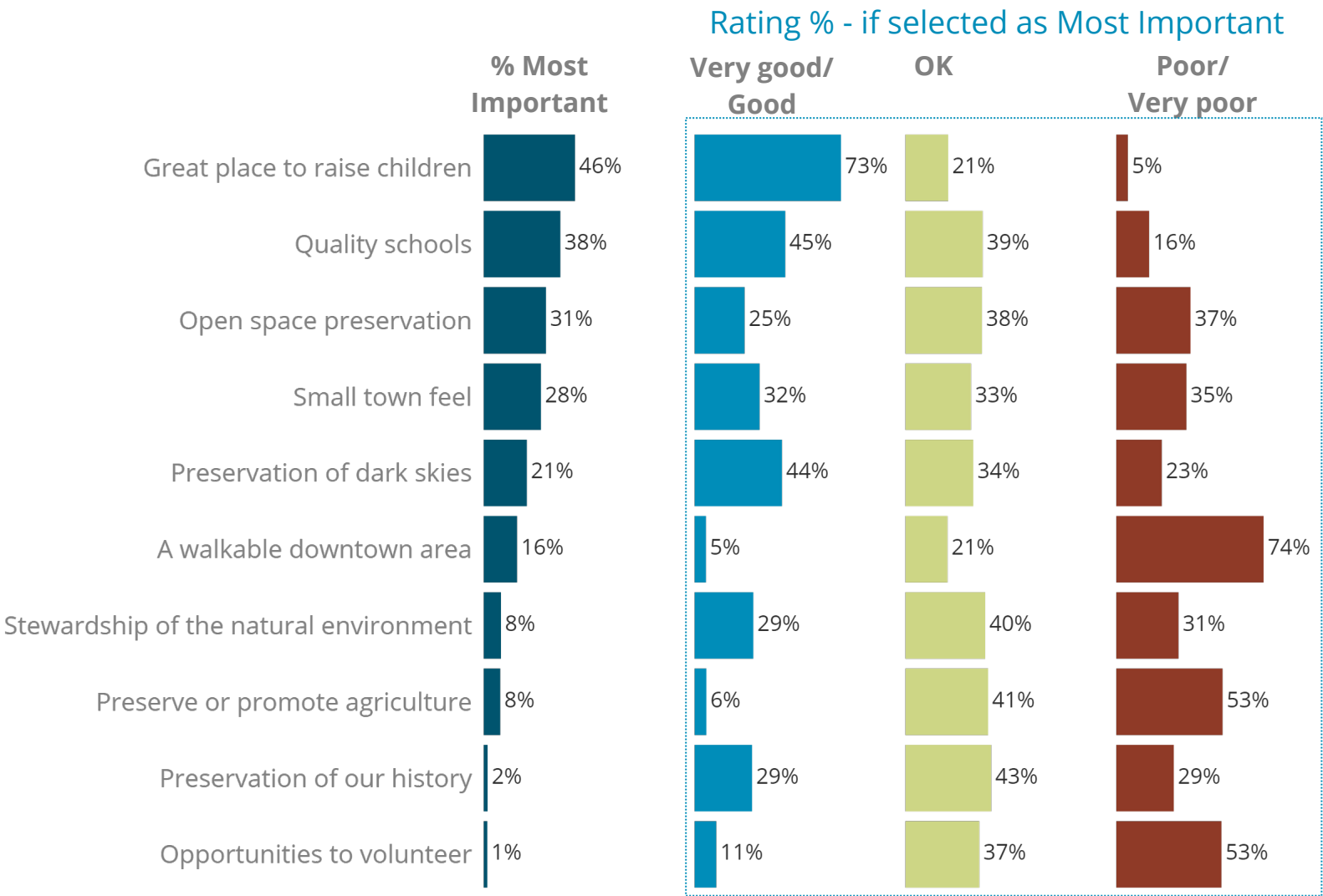
Children at home
(All)

Area
(All)

Own/Rent
(All)

Right/Wrong Direction
(All)

Sample: 1378



Demo Filters

Gender

Age

Time in City

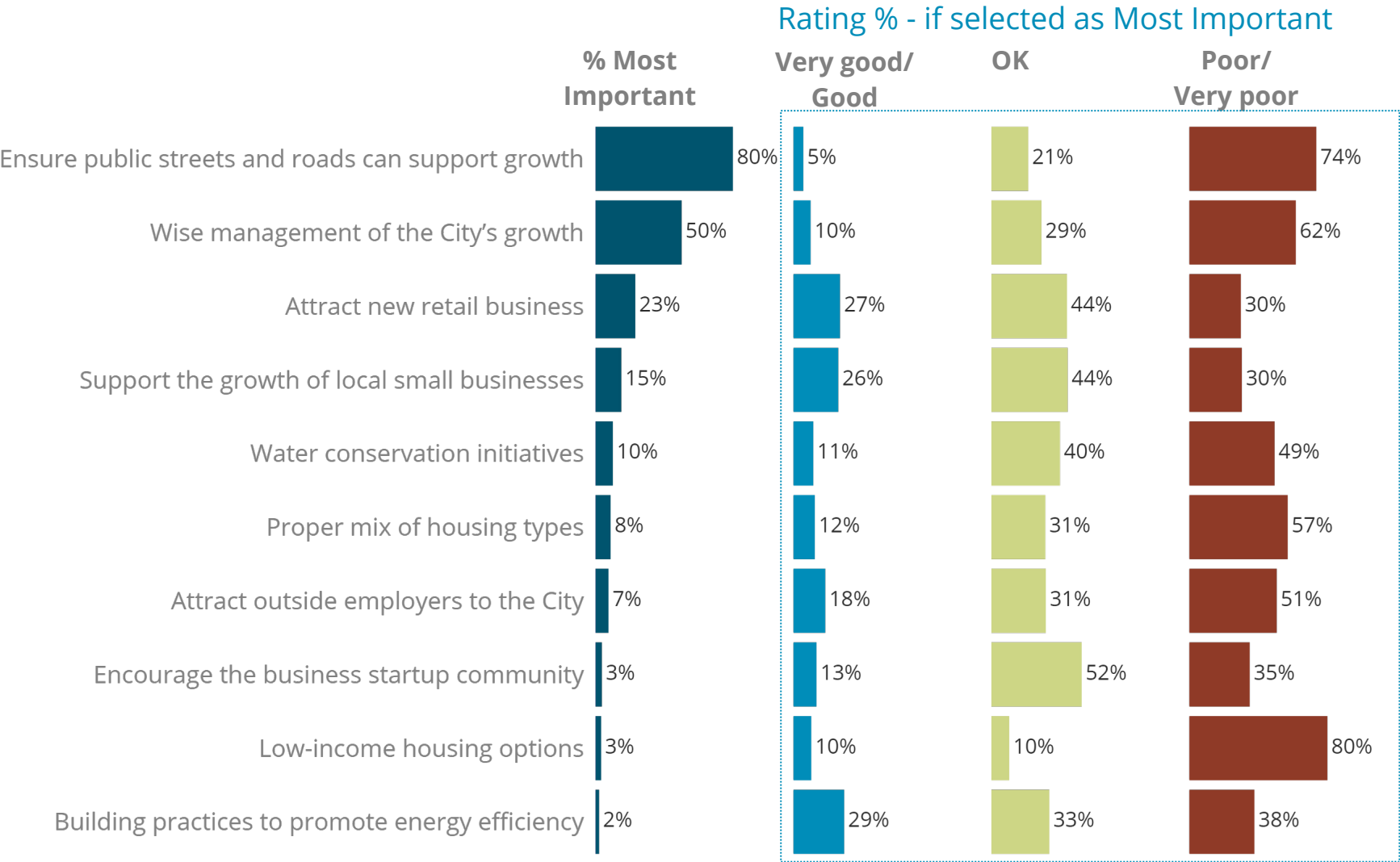
Children at home

Area

Own/Rent

Right/Wrong Direction

Sample: 1378



Demo Filters

Gender
(All)

Age
(All)

Time in City
(All)

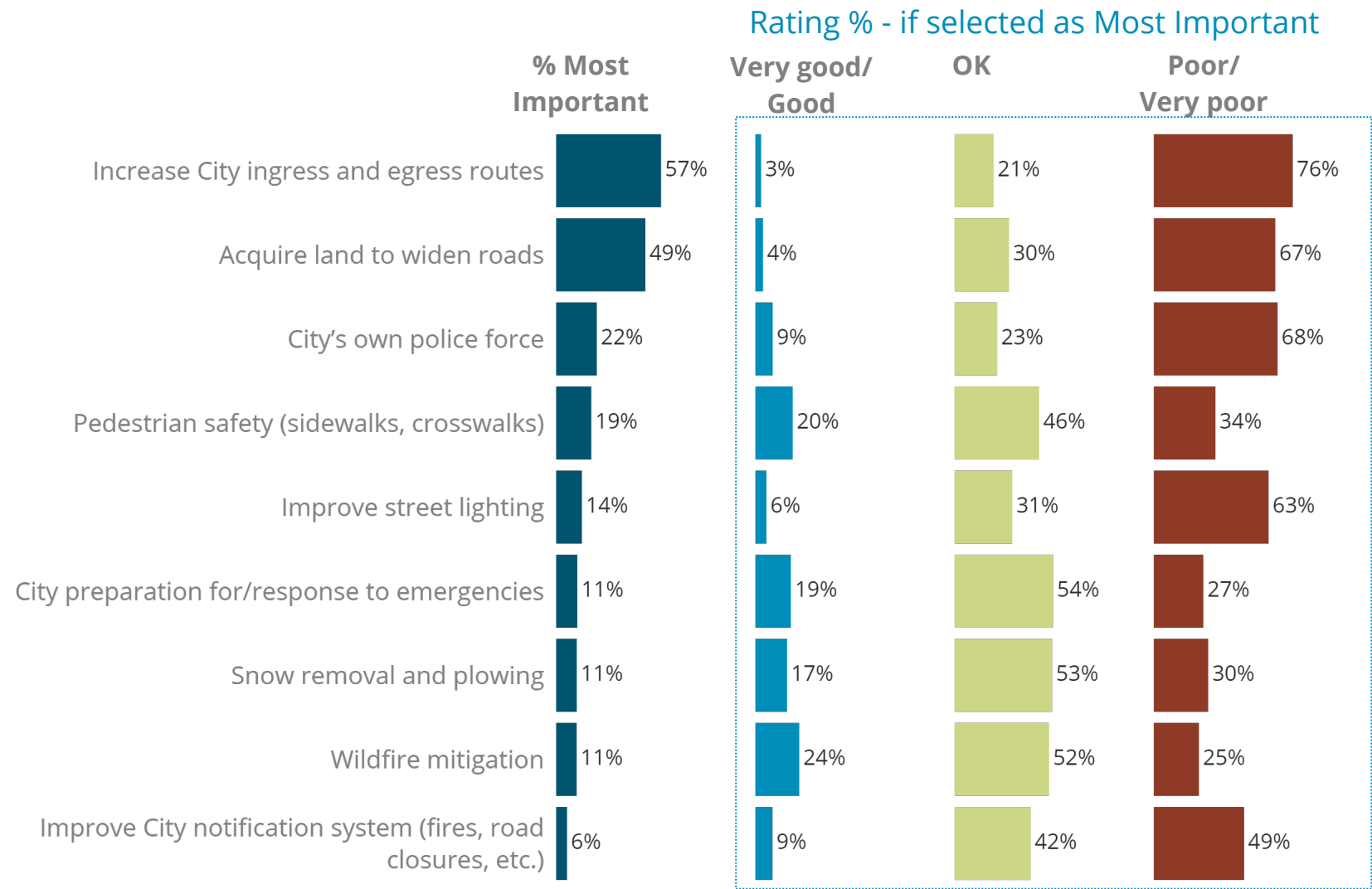
Children at home
(All)

Area
(All)

Own/Rent
(All)

Right/Wrong Direction
(All)

Sample: 1378



Demo Filters

Gender
(All)

Age
(All)

Time in City
(All)

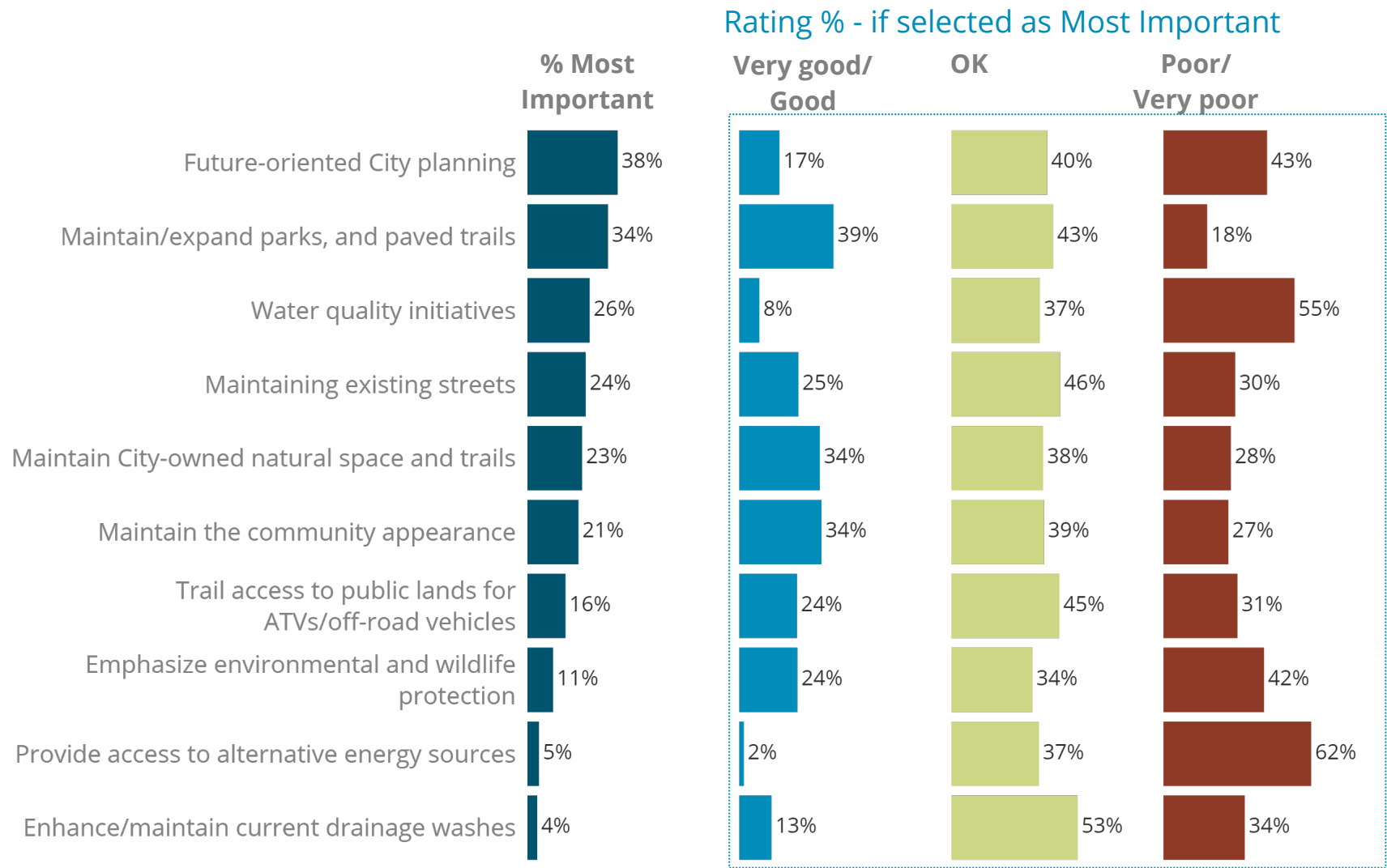
Children at home
(All)

Area
(All)

Own/Rent
(All)

Right/Wrong Direction
(All)

Sample: 1378



Demo Filters

Gender
(All)

Age
(All)

Time in City
(All)

Children at home
(All)

Area
(All)

Own/Rent
(All)

Right/Wrong Direction
(All)

Sample: 1378

Demo Filters

Gender

(All)

Age

(All)

Time in City

(All)

Children at home

(All)

Area

(All)

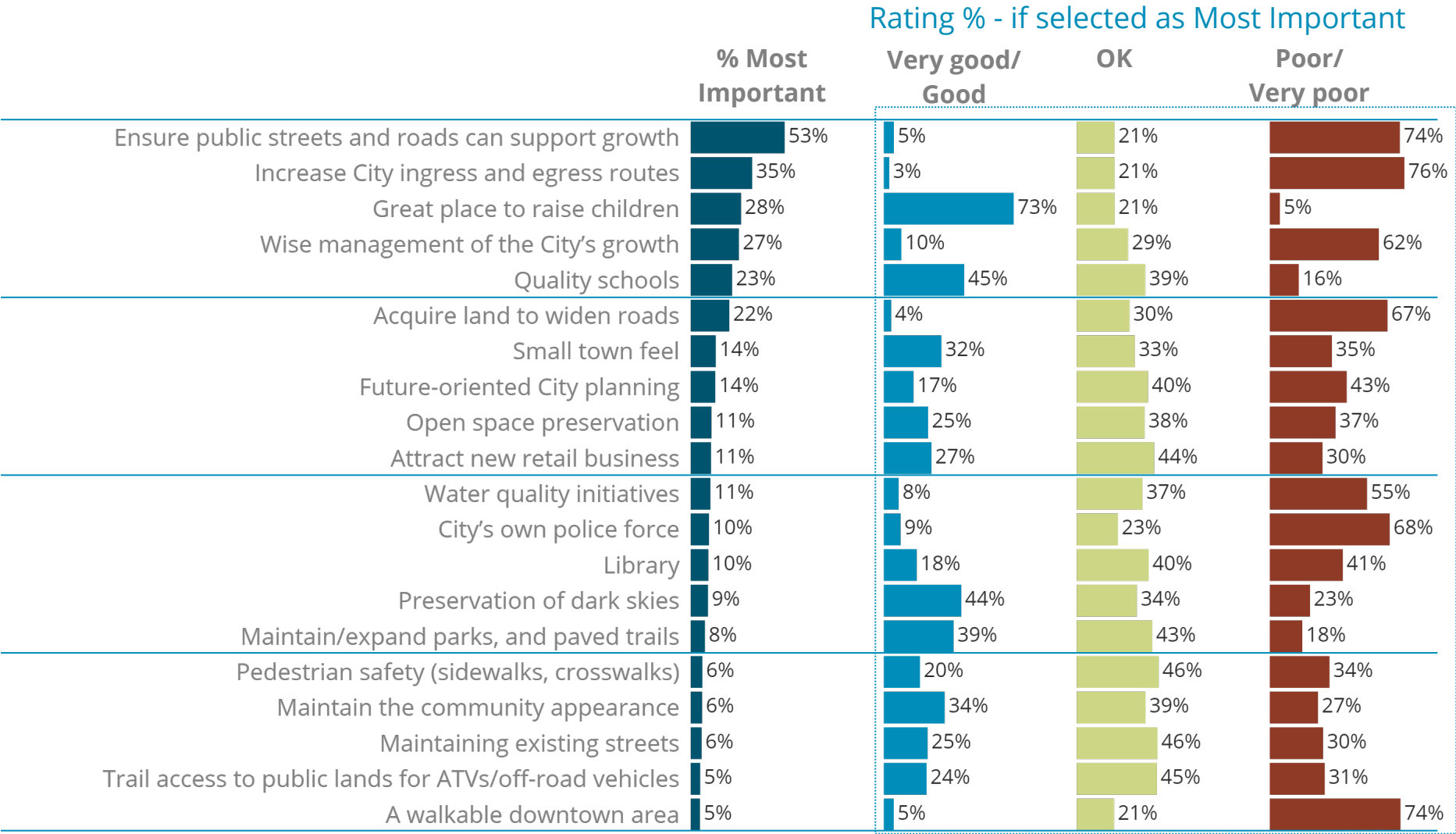
Own/Rent

(All)

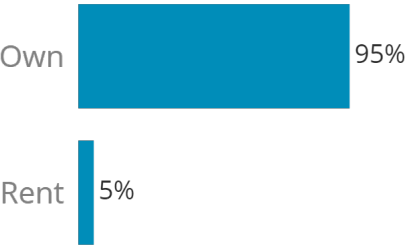
Right/Wrong Direction

(All)

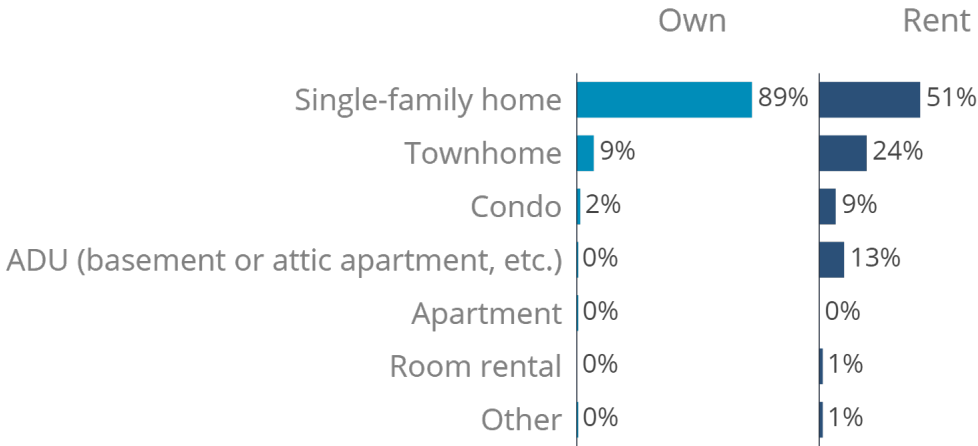
Sample: 1378



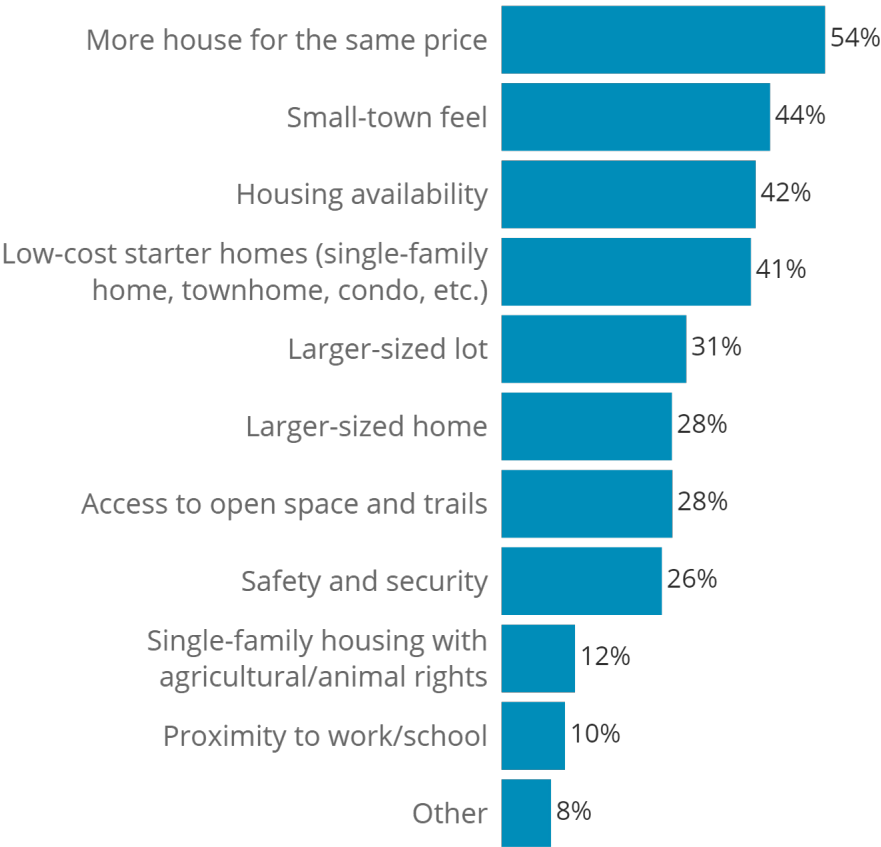
Rent/Own



Housing Type



Reason(s) for moving to Eagle Mountain



Demo Filters

Gender

Age

Time in City

Children at home

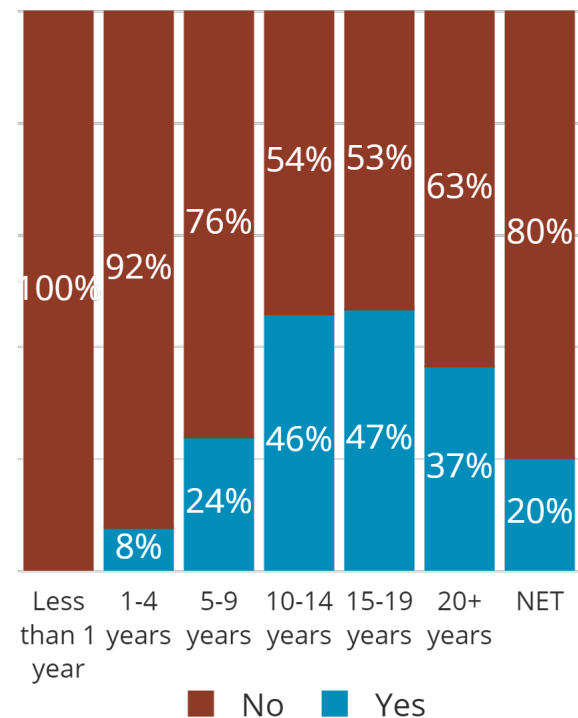
Area

Own/Rent

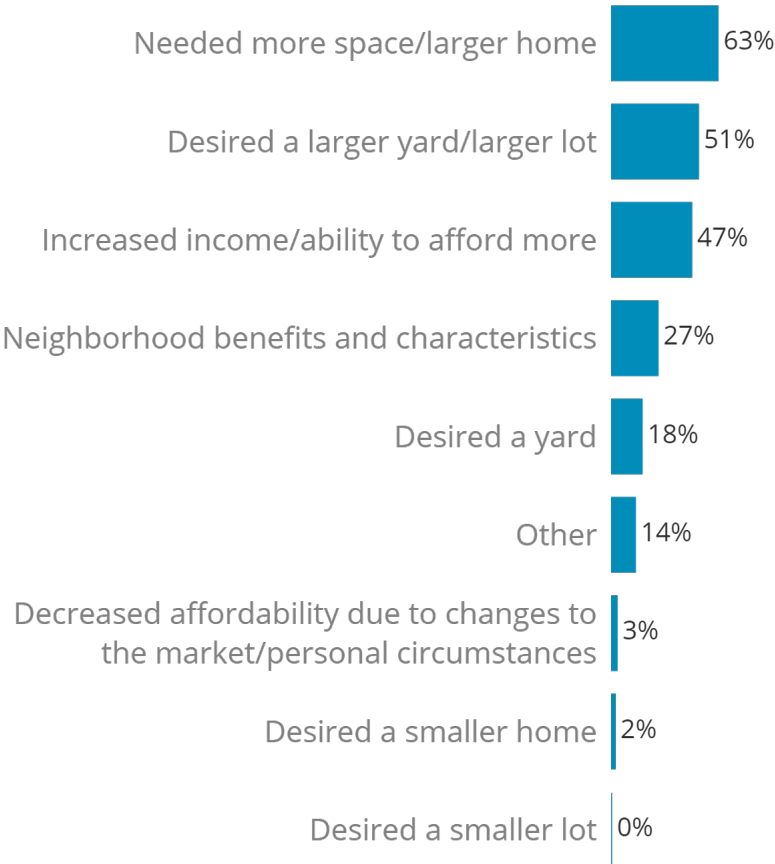
Right/Wrong Direction

Sample: 1378

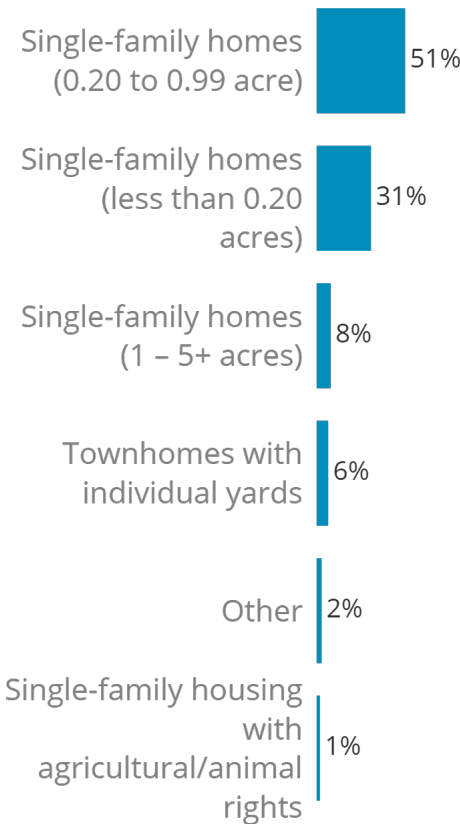
% Changed Residence Since Moving to Eagle Mountain (by Tenure)



Reasons for Changing Housing



Current Residence Type



Demo Filters

Gender

(All)

Age

(All)

Time in City

(All)

Children at home

(All)

Area

(All)

Own/Rent

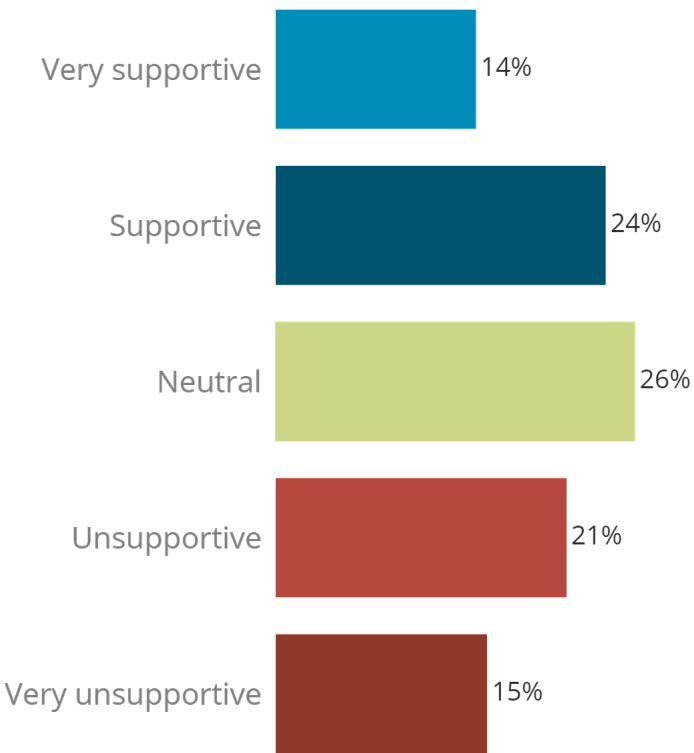
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Right/Wrong Direction

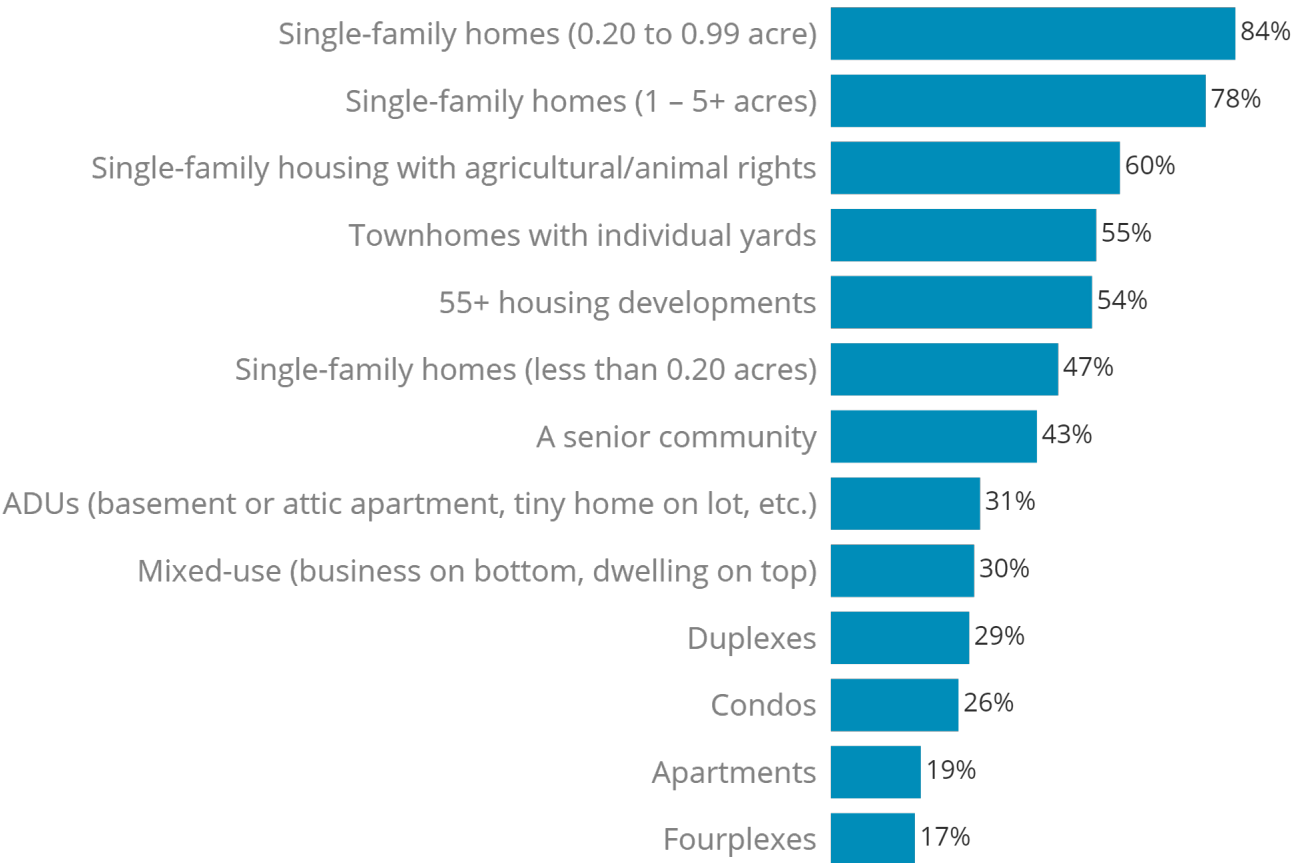
(All)

Sample: 1378

Level of Support
for Other Housing Types



Types of Housing Supported



Demo Filters

Gender

(All)

Age

(All)

Time in City

(All)

Children at home

(All)

Area

(All)

Own/Rent

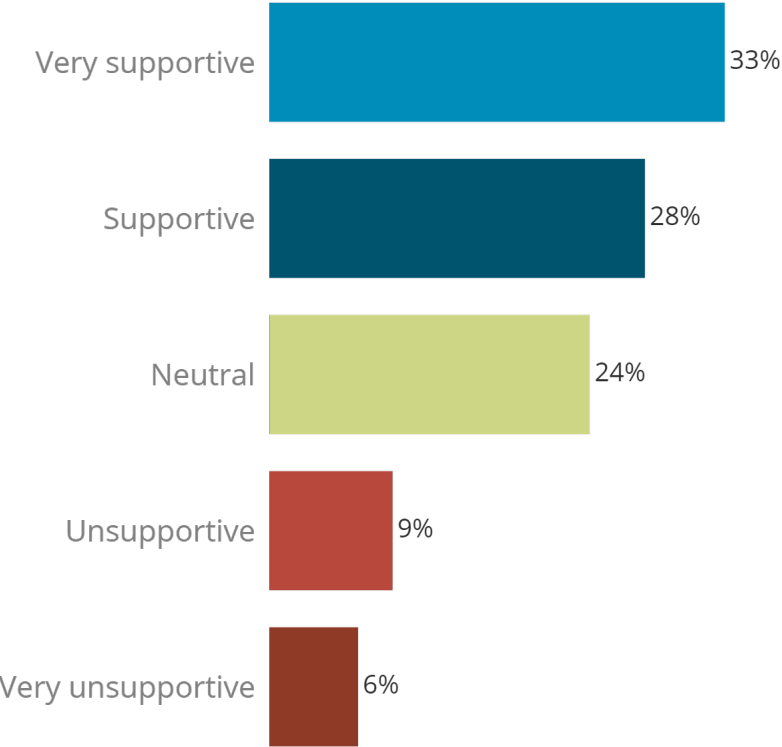
(All)

Right/Wrong Direction

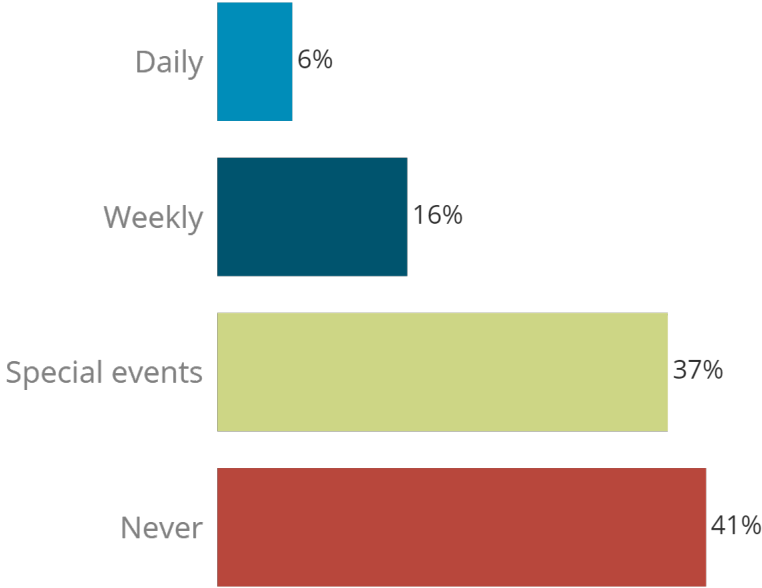
(All)

Sample: 1378

Level of Support for
Public Transportation Options



Likely Frequency of Public Transit Use



Demo Filters

Gender

(All)

Age

(All)

Time in City

(All)

Children at home

(All)

Area

(All)

Own/Rent

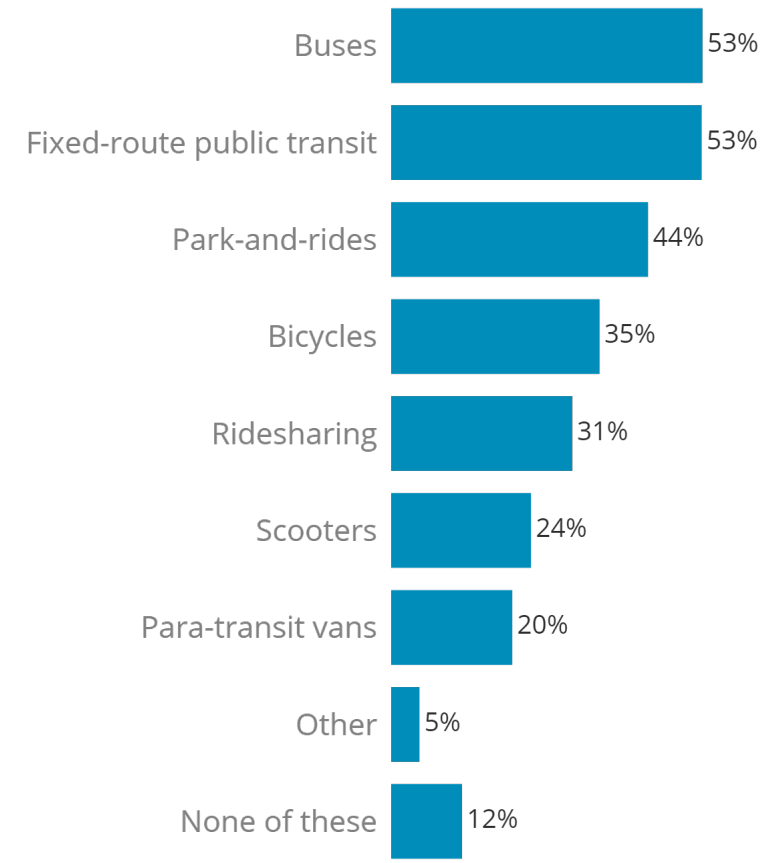
(All)

Right/Wrong Direction

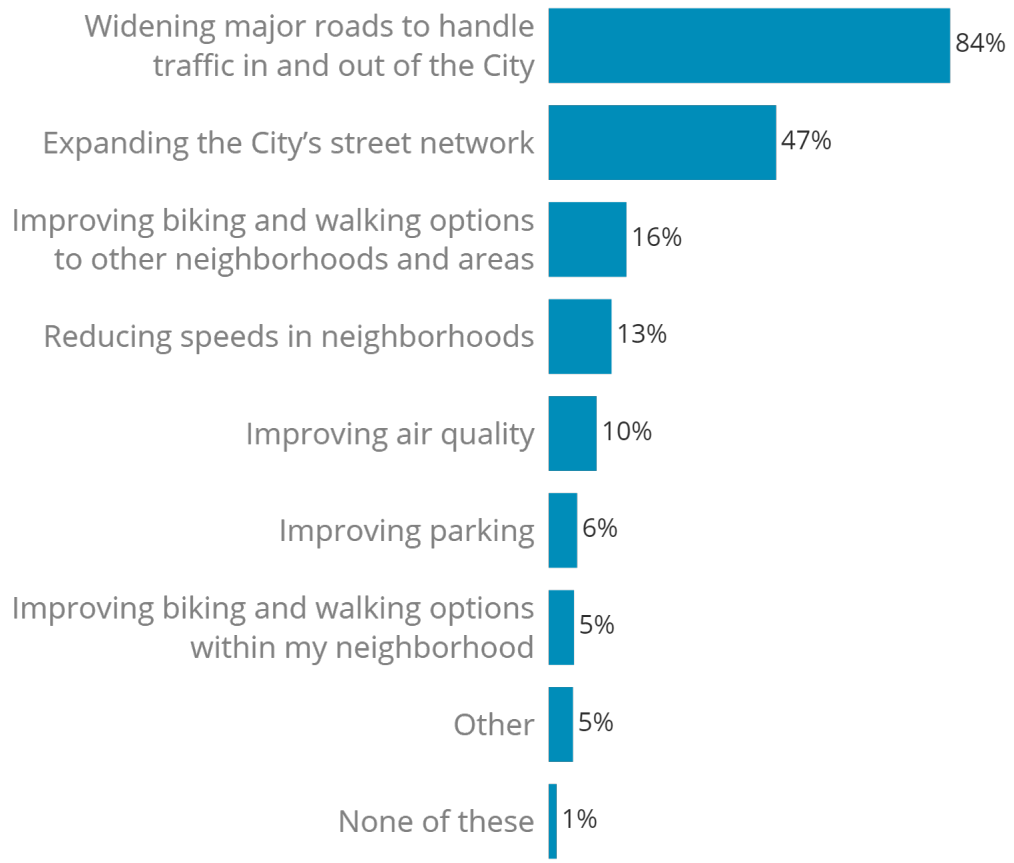
(All)

Sample: 1378

Transportation Options Supported



Important Transportation Issues



Demo Filters

Gender

Age

Time in City

Children at home

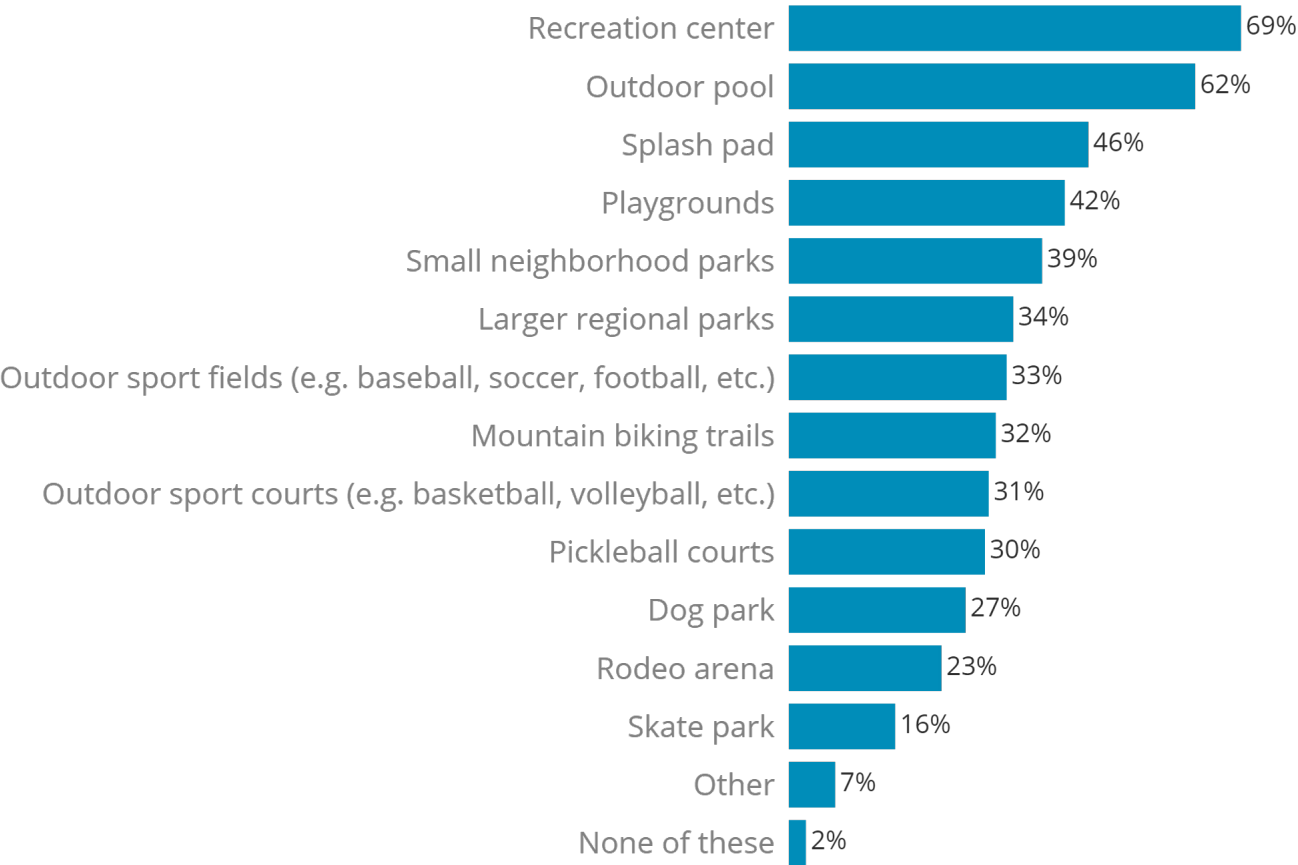
Area

Own/Rent

Right/Wrong Direction

Sample: 1378

Support for Recreation, Parks, and Trails Improvements



Demo Filters

Gender

Age

Time in City

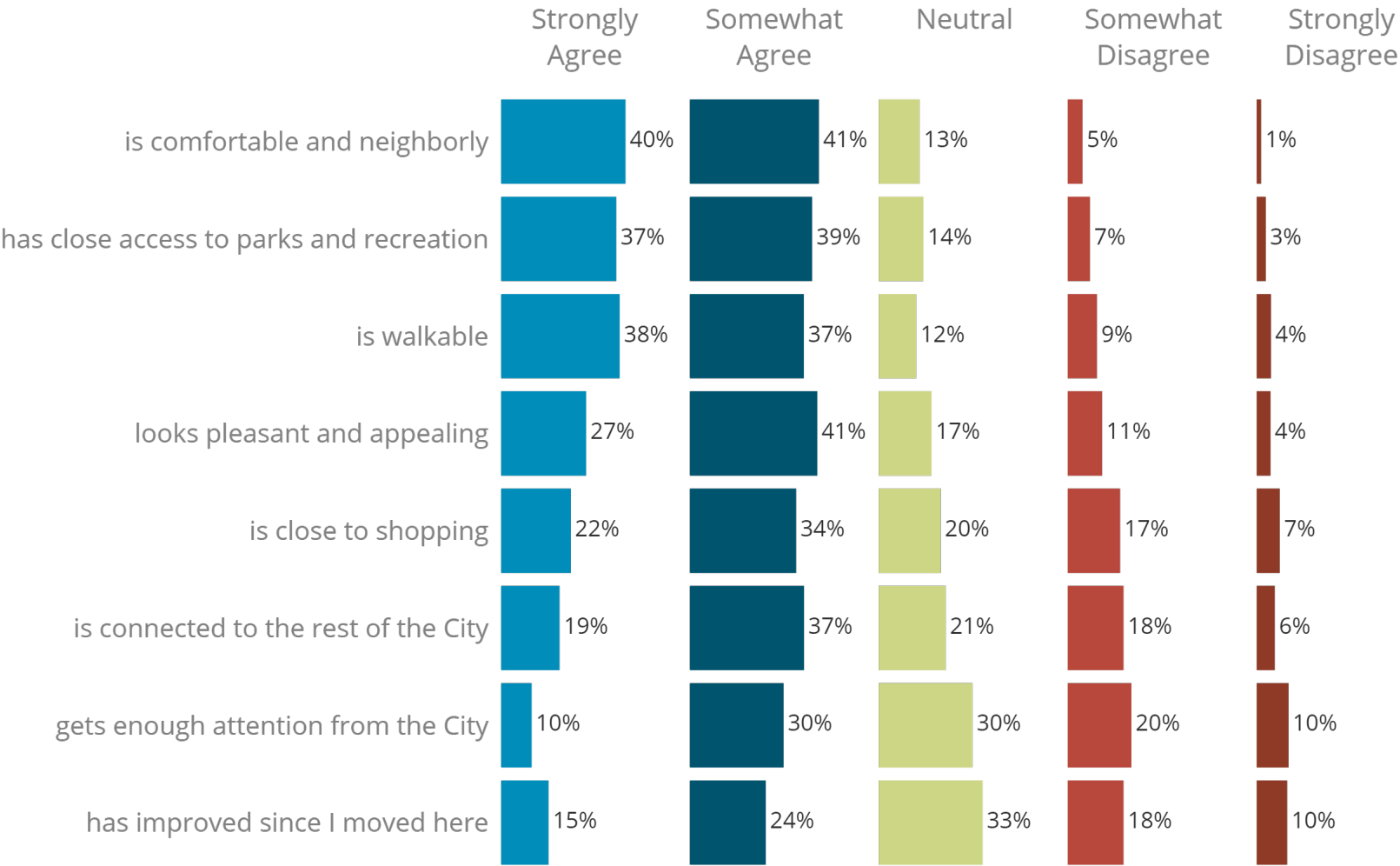
Children at home

Area

Own/Rent

Right/Wrong Direction

Sample: 1378



Demo Filters

Gender

Age

Time in City

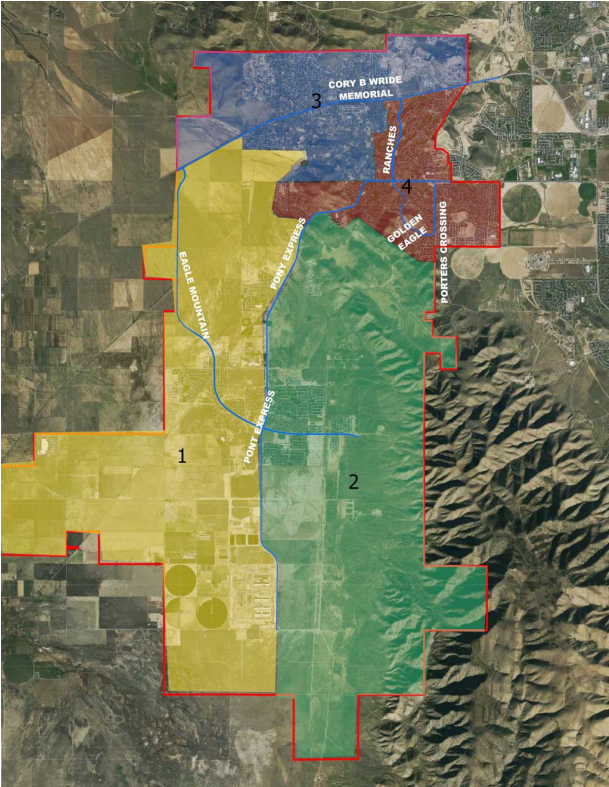
Children at home

Area

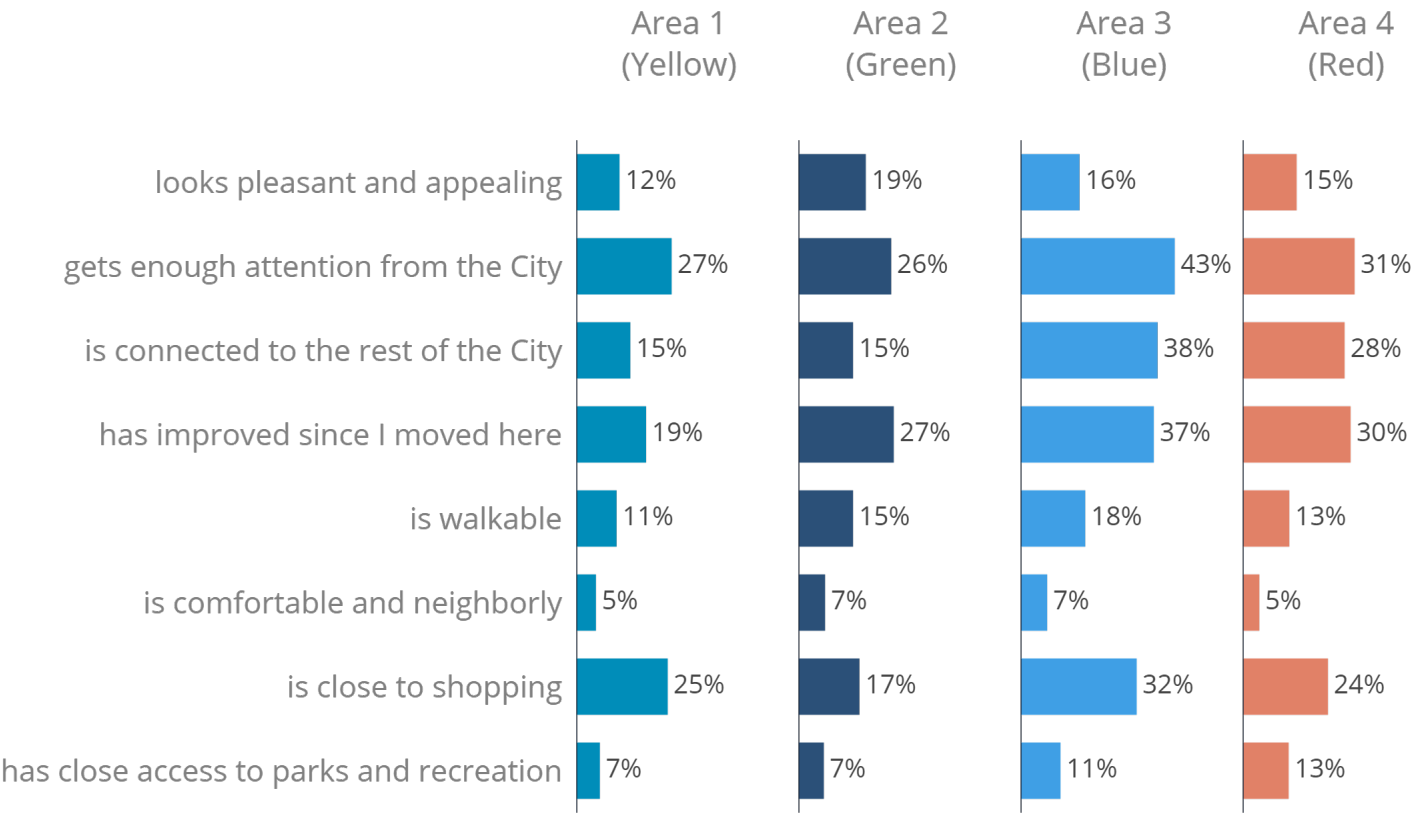
Own/Rent

Right/Wrong Direction

Sample: 1378



Attributes (Disagree Very/Somewhat) by Area



Demo Filters

Gender

(All)

Age

(All)

Time in City

(All)

Children at home

(All)

Area

(All)

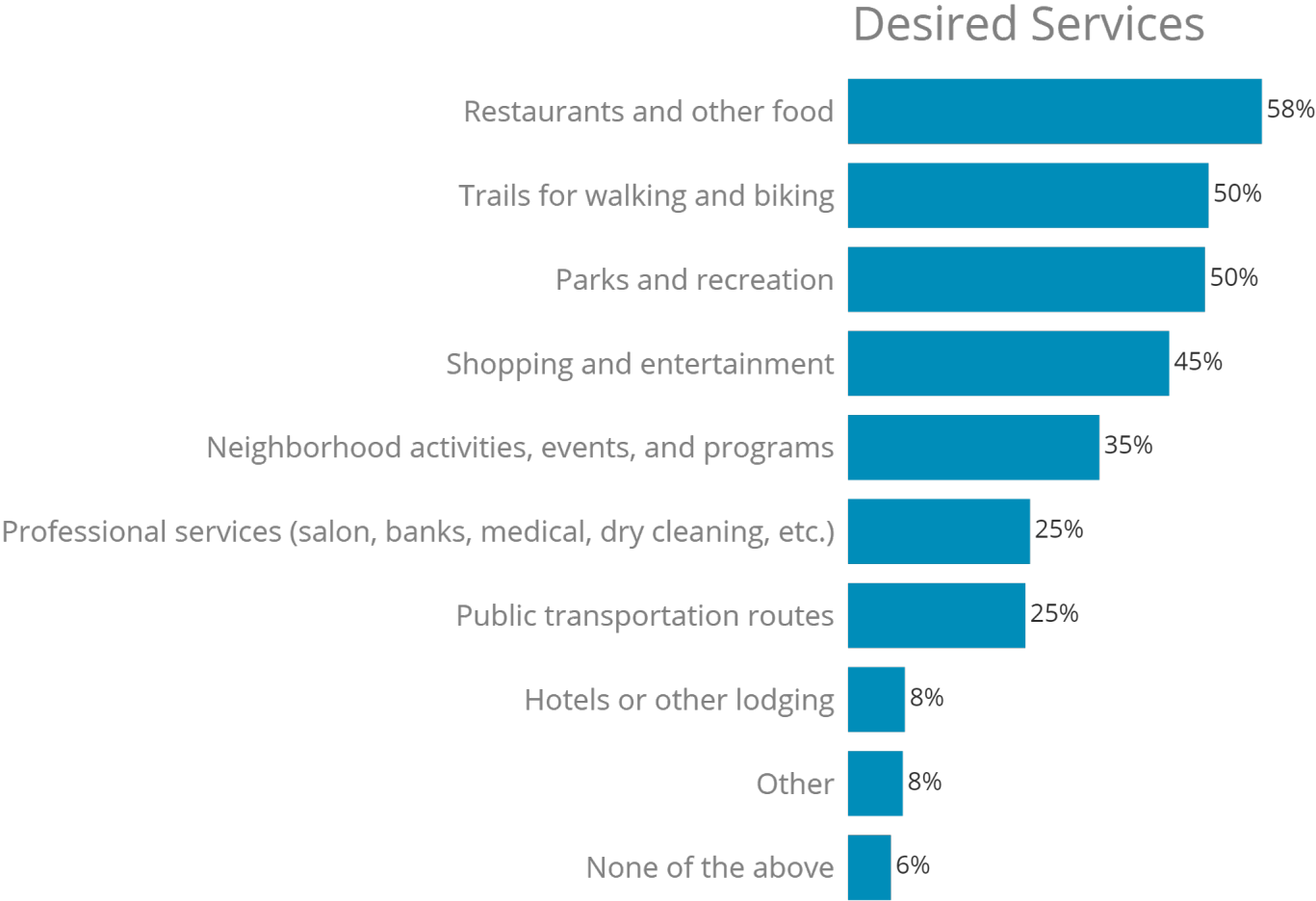
Own/Rent

(All)

Right/Wrong Direction

(All)

Sample: 1378



Demo Filters

Gender

Age

Time in City

Children at home

Area

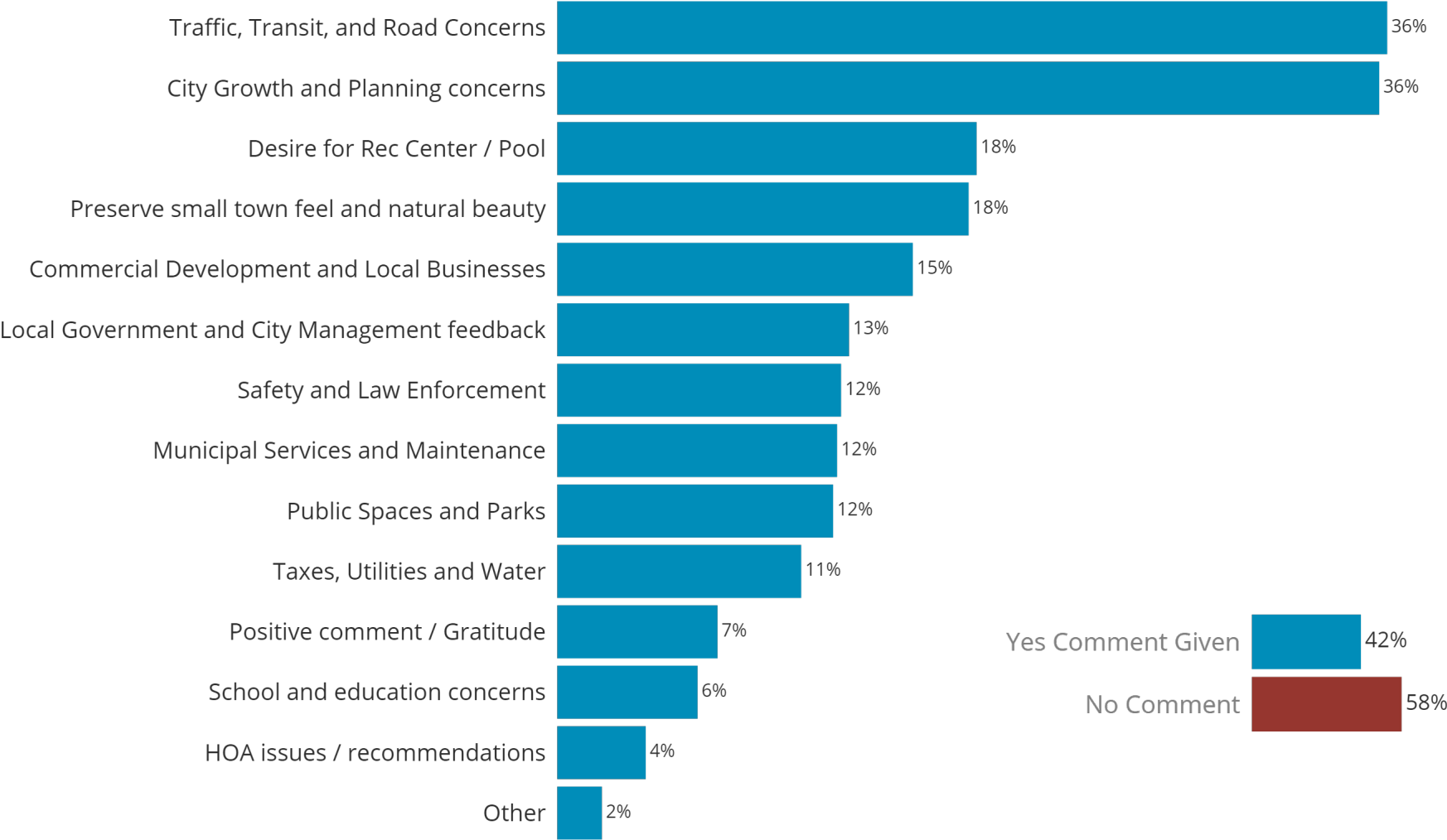
Own/Rent

Right/Wrong Direction

Sample: 1378

Overview: Anything more to say?

Eagle Mountain: CityPOV



Demo Filters

Gender

Age

Time in City

Children at home

Area

Own/Rent

Right/Wrong Direction

Comments: 580

Response grouping filter: (All)

Additional Comments for City Council or Staff	
	When do the water wars start? So I can put it in my calendar - 35-44 - Male - 1-4 years in city - Area 1 (Yellow)
	I made a lot of mentions of public transportation but also mentioned that I wouldnt use it often. This is primarily due to my own situation, I work from home and dont need to travel often. I do feel it is of major importance but dont anticipate that EMC will be able to resolve it. - 35-44 - Male - 15-19 years in city - Area 2 (Green)
	We need speed limit enforcement and our own police force - our city is growing and drivers are extremely aggressive. We need to slow traffic down and make drivers be respectful. - 35-44 - Male - 10-14 years in city - Area 2 (Green)
	Do not allow low income housing and stop allowing people to park on streets, there is no space. Saratoga services get all the revenue from patrons. Get another damn high school before it's too late and there are 4K in local schools - 35-44 - Male - 10-14 years in city - Area 1 (Yellow)
	Please go for business not in Saratoga Springs. We dont need another walmartId rather see nicer retailers like Harmons. Save open fields. - 25-34 - Female - 10-14 years in city - Area 3 (Blue)
	Nobody in my area wants a hotel at Porters Crossing. Please, whatever we have to do, well do it, but do not put a hotel/ motel at Porters Crossing. - 25-34 - Male - 1-4 years in city - Area 4 (Red)
	Please consider street lights for neighborhoods and on SR 73. It is so dark that when kids are walking home in the neighborhoods, you cant see themFIX THE ROADS - 35-44 - Female - 10-14 years in city - Area 3 (Blue)
	Our library needs a much larger location - 25-34 - Female - 1-4 years in city - Area 1 (Yellow)
	Don't let potential growth and money outweigh creating/maintaining a quality city that is great for raising families. - 25-34 - Male - 5-9 years in city - Area 3 (Blue)
23	When a street needs repair or modifications to the water infrastructure, make the patches in the street so that driving over them in your car doesn't make a bump or dip. - 65-74 - Male - 1-4 years in city - Area 2 (Green)
24	Eagle Mountain is a great place to live. Thank you for all your work to make it that way! - 25-34 - Male - 1-4 years in city -

Demo Filters

Gender
(All)

Age
(All)

Time in City
(All)

Children at home
(All)

Area
(All)

Own/Rent
(All)

Right/Wrong Direction
(All)

Comments: 580



Ron Gailey
Founder/CEO
OnPointe Insights
ron@onpointe-insights.com

[OnPointe-Insights.com](https://onpointe-insights.com)

Ron Gailey is the Founder and CEO of OnPointe Insights. He established his research capabilities by directing research at two Fortune 500 banks. Then, for 8 years he led insights for Coca-Cola across Asia (China, Japan, Australia, India, Vietnam, Thailand, Indonesia, and more.)

His task at the banks and Coca-Cola: create insights for senior leaders to inspire important strategic decisions, breakthrough marketing, and improved performance.

Wanting his own research company, Ron started his company in 2017. It quickly grew as Ron and his team devoted their time to help leaders at Coca-Cola, T-Mobile, KFC, 1-800 Contacts, Kellogg's, Essilor, and others make smart decisions with well-designed research.

Along the way, Ron met a City Manager in Texas who wanted help to redesign their citizen survey. The new survey was ½ as long, yet provided far more clarity and guidance. The city loved it and Ron found a new passion.

Ron started OnPointe Insights, a company devoted to helping mayors, city managers, city councils, and other civic leaders with their challenges. It's his way of using his experience and skills to support the local community and to give back.

Our sincere thanks to the leadership team at QuestionPro, who provides meaningful technical and cost support. Their efforts allow OnPointe Insights to offer CityPOV to cities at reasonable and stable costs, despite large sample sizes.

Should your city desire to do research on their own, QuestionPro is an excellent choice. In our opinion it is superior to Survey Monkey, Qualtrics and other similar services. Please contact OnPointe Insights for a referral to QuestionPro.

Powered by





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 22, 2024**

TITLE:	Discussion - General Plan SWOT Analysis
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Beth Fewkes, Brandon Larsen

RECOMMENDATION:

N/A

BACKGROUND:

As part of the City's General Plan Update process, staff will lead the Planning Commission in a SWOT (strengths, weaknesses, opportunities, threats) analysis. Going through this exercise will help identify areas where the City could consider land use policy updates.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

None



EAGLE MOUNTAIN PLANNING COMMISSION MINUTES

OCTOBER 8, 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; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Ashley Swensen, Planner; Kimberly Ruesch, Director of Administrative Services; David Salazar, Assistant City Engineer; 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 – General Plan Outline

Planner Elizabeth Fewkes presented the item. Staff has prepared a draft outline for the Eagle Mountain City General Plan update. This outline will be amended throughout the General Plan preparation process to incorporate direction from the City Council, recommendations from the Planning Commission, research findings, and public feedback. The outline is presented at the beginning of the process to ensure all desired aspects of the General Plan are considered.

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

1.B. DISCUSSION – Solar Power/Alternate Energy Code

Planning Director Brandon Larsen presented the item.

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

Commissioner Allen adjourned the work session at 6:22 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

None.

5. MINUTES

5.A. September 24, 2024 Planning Commission Minutes

MOTION: *Commissioner Fox moved to approve the September 24, 2024 minutes. 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.

6. STATUS REPORT

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the previous City Council meeting.

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.

Finance Director Kimberly Ruesch presented the proposal to amend 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.

Commissioner Allen opened the public hearing at 6:50 PM. As there were no comments, he closed the hearing.

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

MOTION: *Commissioner Whiting moved to recommend approval to the City Council of the amended Consolidated Fee Schedule for Sections 10.1 Master Development Fees, 10.7 Other Development Fees, and 13.1 Building Permit Fees. Commissioner Fox 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.

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

City Attorney Marcus Draper presented the item. On July 6, 2022, the parties entered into a Master Development Agreement for the Triumph Subdivision. Section VIII.a of the MDA includes requirements that the Developer within two years of the effective date submit its first final plat for approval and that the site work for the first final plat or site plan begin. To date, the Developer has failed to complete either of those benchmarks and more than two years have elapsed. The Developer is seeking to restart the clock on completing those benchmarks. The Developer is also looking to extend the expiration date to six years from the effective date of the first amendment, instead of six years from the original effective date.

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

MOTION: *Commissioner Hess moved to recommend approval to the City Council of the First Amendment to the Master Development Agreement for the Triumph Subdivision. 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.

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

Planner Steven Lehmitz presented the item. The proposed Site Plan application for Strides Pediatric Therapy, located at 18406 W. White Quest Drive (Utah County Parcel Number 59:051:0026), adds additional building locations and parking spaces.

Commissioner Allen opened the public hearing at 7:13 PM.

The following individuals spoke during the public hearing: Dave Snyder.

Commissioner Allen closed the public hearing at 7:14 PM.

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

MOTION: *Commissioner Strong moved to recommend approval to the City Council of the Strides Pediatric Therapy Site Plan. Commissioner Fox 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.

7.D. ACTION ITEM/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.10.030 Definitions and 17.59 Easements.

Planner Steven Lehmitz presented the item. The proposed code amendment adds the definition of an easement and enacts Chapter 17.59 Easements to establish standards related to easements.

Commissioner Allen opened the public hearing at 7:23 PM. As there were no comments, he closed the hearing.

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

MOTION: *Commissioner Whiting moved to recommend approval to the City Council of the amendment to Eagle Mountain Municipal Code Section 17.10.030 Definitions and Chapter 17.59 Easements. 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.

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

Planner Ashley Swensen presented the item. The proposed site plan is for the Belle Street Seminary Building, located at 1215 E Harmony Way, Utah County Parcel Number 38:716:0002.

Commissioner Allen opened the public hearing at 7:29 PM. As there were no comments, he closed the hearing.

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

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the Belle Street Seminary Building Site Plan. Commissioner Whiting 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.

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

Planner Steven Lehmitz presented the item. The Locke Pet Sitting expansion, which allowed the holder of the business license to have up to ten dogs on the property at any given time, was approved by the Planning Commission at the June 11, 2024 meeting. The current applicant is seeking the same approval granted to Melanie Locke for the same property, 2322 E Hawk Lane.

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

MOTION: *Commissioner Fox moved to approve the Jensen Pet Sitting Expansion Request to allow up to ten dogs on the property. Commissioner Allen seconded the motion.*

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

The motion passed with a vote of 4:1.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

The next Planning Commission meeting is scheduled for October 22, 2024.

10. ADJOURNMENT

MOTION: *Commissioner Hess moved to adjourn the meeting at 7:44 PM. Commissioner Strong seconded the motion.*

Jason Allen	Yes
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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 7:44 PM.

Approved by the Planning Commission on October 22, 2024.

Brandon Larsen
Planning Director

DRAFT



Eagle Mountain City

Planning Commission

Report of Action

October 8, 2024

ITEM #7.D Staff requests approval for a development code amendment that adds the definition for an easement and proposes EMMC 17.59 as a new chapter that establishes standards related to easements. Steven Lehmitz (801) 789-6617 slehmitz@emcity.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 8, 2024:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the City Council approve the above-noted proposal.

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

Second By: Jason Allen

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.

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.

APPLICANT RESPONSE

N/A

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Hess asked Attorney, Marcus Draper, about the definition provided for an easement and how it works with the State's definition.
- Commissioner Allen asked for clarification about what is meant by a structure that can't be removed, and Commissioner Strong echoed the question.

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



Eagle Mountain City

Planning Commission

Report of Action

October 8, 2024

ITEM #7.C. Elizabeth Lebrecht requests approval of a proposed site plan amendment 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. Steven Lehmitz (801) 789-6617 slehmitz@emcity.org SITE-24-5

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 8, 2024:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above-noted application.

Motion By: Brent Strong (**to Recommend Approval**)

Second By: Robert Fox

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

The property included within the site plan is described in Exhibit A.

RELATED ACTIONS

On April 16, 2019, the City Council approved a code amendment (O-09-2019) that added a definition for "Equine Assisted Therapy Centers" and added the same as a conditional use in the Agriculture Zone. On May 28, 2019, the Planning Commission approved a conditional use permit and recommended approval of a site plan and preliminary plat. Then on October 1, 2019, the City Council approved the site plan and preliminary plat.

PROPOSED OCCUPANCY

- Variable depending on the number of buildings on the site

PROPOSED PARKING

- 50 total spots, 3 of which are for ADA parking

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

N/A

CONCERNS RAISED BY PUBLIC

- Dave Snyder expressed his support and admiration for the site/business.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The applicants confirmed that the septic tank currently meets capacity and if the additional buildings are approved, then they would work with the Utah County Health Department to ensure that the septic system continues to maintain capacity.
- The fencing was approved and is now being improved by surrounding residential developments. The buildings from the original site plan were placed further to the west to keep them away from the property to the east.
- The applicants feel welcome in the community and want to expand their space to help the children feel more comfortable.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Hess asked the applicant about the septic tank and the fencing between the site and the property owner to east.
- Commissioner Whiting stated that the world needed more of this type of use and thanked the owners for what they provide for the community.

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.

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BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

ADJUSTED PARCEL 1 (59:051:0023): A parcel of land lying and situate in the Southeast Quarter of the Northeast Quarter of Section 19, and the Southwest Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Comprising the remaining 45.13 acres of that particular parcel of land described in that certain Parcel Line Adjustment recorded as Entry 96748:2017 of the Utah County Records. Basis of Bearing for Subject Parcel being Geodetic NORTH as determined by GPS or North 89°42'52" East 5339.92 feet coincident with the south line of the Northwest Quarter of said Section 19. Subject Parcel being more particularly described as follows: Commencing at the West Quarter corner of said Section 19, North 89°42'52" East 4009.29 feet coincident with said Quarter Section line; Thence North 00°00'16" West 816.10 feet to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 89°50'33" East 819.74 feet along a fence line to a number 5 rebar and cap stamped "PLS 356548"; Thence North 00°09'20" East 159.40 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°49'26" East 843.43 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 00°02'28" West 477.34 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°50'46" East 952.02 feet to the westerly right of way line of SR-73 and a number 5 rebar and cap stamped "PLS 356548"; Thence South 09°16'09" East 495.66 feet coincident with said right of way to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°47'15" West 1364.44 feet coincident with the south line of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the West Quarter Corner thereof; Thence South 89°42'52" West 1330.63 feet coincident with the south line of the Northeast Quarter of said Section 19 to a number 5 rebar and cap stamped "FLINT LS 160156"; Thence North 00°00'16" West 816.10 feet to the point of beginning.

ADJUSTED PARCEL 2 (59:051:0019): A parcel of land lying and situate in the Southeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Comprising 9.80 acres, the 6.80 acres of land contained in that particular parcel of land described in that certain Parcel Line Adjustment recorded as Entry 23908:2019 of the Utah County Records and a 3.00 acre portion of "Adjusted Parcel 59:051:0020" described in that certain Parcel Line Adjustment recorded as Entry 96749:2017 of said County Records, (currently known as Tax Parcel 59:051:0023) Basis of Bearing for Subject Parcel being Geodetic NORTH as determined by GPS or North 89°42'52" East 5339.92 feet coincident with the south line of the North Half of said Section 19. Subject Parcel being more particularly described as follows: Commencing at the West Quarter corner of said Section 19, thence North 89°42'52" East 4009.29 feet coincident with said Quarter Section line; Thence North 00°00'16" West 816.10 feet to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence North 00°00'16" West 518.64 feet to the Sixteenth Section Line and a found rebar and cap stamped "FLINT LS 160156"; Thence North 89°56'17" East 733.69 feet coincident with said sixteenth section line to a number 5 rebar and cap stamped "PLS 356548"; Thence North 00°07'41" East 33.00 feet; Thence North 89°56'17" East 600.00 feet; Thence South 00°07'41" West 33.00 feet; Thence South 89°56'17" West 512.50 feet; Thence departing said sixteenth section line South 00°09'20" West 521.79 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°50'33" West 819.74 feet to the point of beginning.



Eagle Mountain City Planning Commission Report of Action

October 8, 2024

ITEM #7A The Finance department periodically reviews the costs associated with providing services and makes recommendations for fee adjustments as needed. At the October 15, 2024, City Council meeting a resolution amending the Eagle Mountain City Consolidated Fee Schedule will be considered. The amendment includes proposed fee reductions for the Master Development Agreement Amendment applications and Building Permit fees, an increase to the Central Water Project One-time Development Take Down Fee, as set by Central Utah Water Conservancy District Board of Trustees and the Central Water Project Capital Amount for Capital Recovery. Kimberly Ruesch (801) 789-6606
kruesch@emcity.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 8, 2024:

DISCUSSION ONLY

On a vote of 5:0, the Planning Commission recommended that the City Council approve the above-noted application.

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

Second By: Robert Fox

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

RELATED ACTIONS

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

N/A

CONCERNS RAISED BY PUBLIC

No concerns were raised by the public at this meeting for this item.

APPLICANT RESPONSE

City-initiated

PLANNING COMMISSION DISCUSSION

- Commissioner Free asked how staff comes up with the fees for applications. Kimberly Ruesch, Finance Director, said the city is typically looking at the cost to provide the service. We look at staff time, and how many and what staff members are involved in the application process. Ms. Ruesch also explained that the City generally does not set their fees based on the needs of other cities. Thus, comparison with other cities' fees is problematic.
- Commissioner Strong wanted an explanation of why many application fees are proposed to go down. Ms. Ruesch explained that we are only allowed to charge fees that are commensurate with what it costs the City to do the review.

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



Eagle Mountain City Planning Commission Report of Action

October 8, 2024

ITEM #1B The city has indicated a desire to consider how it assesses and entitles alternative energy applications, such as solar energy. City staff have been working with a group interested in submitting an application for a battery storage facility. This group has prepared some draft language for the City to consider relative to alternative energy. Rob Hobbs (801) 789-6682 rhobbs@emcity.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 8, 2024:

DISCUSSION ONLY

Planning Commissioners Present: Rod Hess, Craig Whiting, Robert Fox, Jason Allen, Brent Strong, and Bryan Free (alt)

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

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

N/A

CONCERNS RAISED BY PUBLIC

No concerns were raised by the public at this meeting for this item.

APPLICANT RESPONSE

City-initiated

PLANNING COMMISSION DISCUSSION

- Commissioner Hess asked if §10-9a-610, UCA, should be contemplated as the City considers requirements for

alternative energy. Marcus Draper, City Counsel, said this chapter of Utah Code is essentially saying a city could (not shall) refuse to record a plat if the developer establishes covenants, conditions, and restrictions for the development that restricts the usage of solar infrastructure, such as panels.

- Commissioner Strong asked Mr. Draper if the City could deny proposals for large solar farm projects. Mr. Draper said he is aware of nothing that would require the city to make solar farms a permitted use.

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



Eagle Mountain City Planning Commission Report of Action

October 8, 2024

ITEM #1A Staff has prepared a draft outline for the Eagle Mountain City General Plan update. This outline will be amended throughout the General Plan preparation process to incorporate direction from the City Council, recommendations from the Planning Commission, research findings, and public feedback. The outline is presented at the beginning of the process to ensure all desired aspects of the General Plan are considered. Beth Fewkes (801) 789-6681 efewkes@emcity.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 8, 2024:

DISCUSSION ONLY

Planning Commissioners Present: Rod Hess, Craig Whiting, Robert Fox, Jason Allen, Byran Free (alt) and 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 consistent with the Staff analysis and determination.

RELATED ACTIONS

General Plan Update

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

No concerns were raised by the public at this meeting.

APPLICANT RESPONSE

The applicant was Staff.

PLANNING COMMISSION DISCUSSION

The Planning Commission proposed the inclusion of information about various religious institutions in the City in the

General Plan and verified with Staff that animal rights would be included in the agricultural preservation element. Staff suggested the addition of slope and ridgeline protection to the Environmental Stewardship chapter of the plan.

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



Eagle Mountain City

Planning Commission

Report of Action

October 8, 2024

ITEM #7F 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, Andrew Jenson, is seeking the same approval granted to Melanie Locke and for the same property (2322 E. Hawk Lane). Steven Lehmitz (801) 789-6617
slehmitz@emcity.org BL-578

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 8, 2024:

RECOMMENDED APPROVAL

On a vote of 4:1, the Planning Commission approved the above-noted request.

Motion By: Robert Fox (**to Recommend Approval**)

Second By: Jason Allen

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

Votes Against: 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 consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY

LOT 229, MEADOW RANCH PLAT 2 SUBDV. AREA 1.260 AC.

RELATED ACTIONS

On June 11, the Planning Commission approved a request for Melanie Locke to have up to 10 dogs on the same property.

PROPOSED OCCUPANCY

N/A

PROPOSED PARKING

N/A

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

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.

APPLICANT RESPONSE

- Andrew Jenson stated that his whole job is to train dogs, so he would do his best to keep dogs well-behaved and well-groomed.
- The applicant confirmed that dogs would be kept inside, but outdoor kennels are available for dogs to be outside occasionally.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Strong confirmed that the property in question is changing ownership and stated that the reason the original approval was granted was based on the owner. He wanted the current owner to build up a reputation before asking for 10 dogs. He suggested giving them six months with 8 dogs and then coming back to ask for 10.
- Commissioner Whiting confirmed that there would only be up to 10 dogs and not up to 20 on the property. He also wanted to know if the dogs would be housed inside or outside.
- Commissioner Strong asked the applicant where they were previously located and whether or not they would have more than 10 dogs on the property at any time.
- Commissioner Allen stated that with everything staying the same, he was fine with the current request.
- Commissioner Fox stated that going from 8 to 10 dogs is not too big of a difference.
- Commissioner Free pointed out that there are other things in the code such as nuisance ordinances to keep the property in check.

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.

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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



Eagle Mountain City Planning Commission Report of Action

October 8, 2024

ITEM #7B On July 6th, 2022, the parties entered into a Master Development Agreement for the Triumph Subdivision. Section VIII.a of the MDA includes requirements that the Developer within two years of the effective date submit its first final plat for approval and that the site work for the first final plat or site plan begin. To date, the Developer has failed to complete either of those benchmarks and more than two years has elapsed. The Developer is seeking to restart the clock on completing those benchmarks. The Developer is also looking to extend the expiration date to six years from the effective date of the first amendment, instead of six years from the original effective date. Marcus Draper (801) 789-6621 mdraper@emcity.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 8, 2024:

RECOMMEND APPROVAL

On a vote of 5:0, the Planning Commission recommended that the City Council approve the above-noted application.

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

Second By: Brent Strong

Votes in Favor of Motion: Rod Hess, Craig Whiting, Robert Fox, Jason Allen, and 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 consistent with the Staff analysis and determination.

RELATED ACTIONS

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

N/A

CONCERNS RAISED BY PUBLIC

No concerns were raised by the public at this meeting for this item.

APPLICANT RESPONSE

- Caden Hazard reaffirmed the half-acre average lot size. He stated that offsite infrastructure had been completed, but no final plat had been recorded due to market conditions.

PLANNING COMMISSION DISCUSSION

- Commissioner Allen inquired what would happen if the amendment wasn't approved. Mr. Draper said that the applicant would end up being in breach of the agreement.
- Commissioner Whiting asked for clarification of where the Triumph development was located and what density it was approved with.
- Commissioner Hess asked about what the expirations were.
- Commissioner Strong wanted to know what changes the applicant would need to make to meet our current requirements if the amendment wasn't approved. Mr. Draper stated that the applicant was already in breach of the agreement for not meeting the first benchmark, but the request to set new expirations would keep the agreement intact and not require other changes to be made.
- Commissioner Hess asked if it was reasonable to reset the benchmark but keep the overall expiration date.

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.

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Eagle Mountain City Planning Commission Report of Action

October 8, 2024

ITEM #7E This property (Parcel No. 38:716:0002) is part of the Clearview Estates Master Development Agreement and was originally zoned “Residential Tier I.” However, during the May 7th, 2024, City Council meeting a motion was passed to approve a rezone to the Public Facilities Zone for the purpose of locating a seminary building for the Church of Jesus Christ of Latter-day Saints. The seminary will be built for the new junior high school and will be located at 9068 N Belle St. The applicant seeks approval for their proposed site plan. Ashley Swensen (801) 789-6620 aswensen@emcity.org SITE-24-8

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 8, 2024:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above-noted application.
Motion By: Robert Fox (**to Recommend Approval**)

Second By: Craig Whiting

Votes in Favor of Motion: Rod Hess, Craig Whiting, Robert Fox, Jason Allen, and 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 consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY OF SITE PLAN

The property where the seminary will be built is described in the attached Exhibit A.

RELATED ACTIONS

The City Council approved the rezoning of this property from “Residential Tier I” to “Public Facilities Zone”

PROPOSED PARKING

*4 Total parking stalls required

*6 Total parking stalls provided

*The Planning Commission reviewed the parking plan and found it sufficient for the needs of the site

DEVELOPMENT AGREEMENT

This parcel is still part of the Clearview Estates Master Development Agreement, but development standards will default to the Public Facilities Zone in Chapter 17.31 EMMC.

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

No concerns were raised by the public at this meeting.

APPLICANT RESPONSE

The applicant was present but offered no comments.

PLANNING COMMISSION DISCUSSION

Planning commission reviewed the proposed site plan and had no additional comments or discussion.

Planning Commission

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.

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BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

LOT 2, EAGLE MOUNTAIN MIDDLE SCHOOL SUB AREA 0.619 AC.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 22, 2024**

TITLE:	Eagle Mountain East Retail Concept Plan
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	N/A
APPLICANT:	Steven Allred, Owner Daniel Goodwin and Jenny Cooper, AWA Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial	7.59 Acres (whole parcel is 27.35 Acres)

PUBLIC HEARING

No

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission provide the applicants and staff with feedback regarding the concept plan.

BACKGROUND:

ITEMS FOR CONSIDERATION:

The concept plan is a 7.59 acre portion of the 27.35 acre parcel. EMMC 17.100.040 requires that parcels larger than 5 acres receive master site plan approval prior to any individual sites being approved. The applicant understands this requirement and will come back with a master site plan application at a later date. The City would like this concept plan area to be rezoned to either the Commercial Regional or Commercial Community zone.

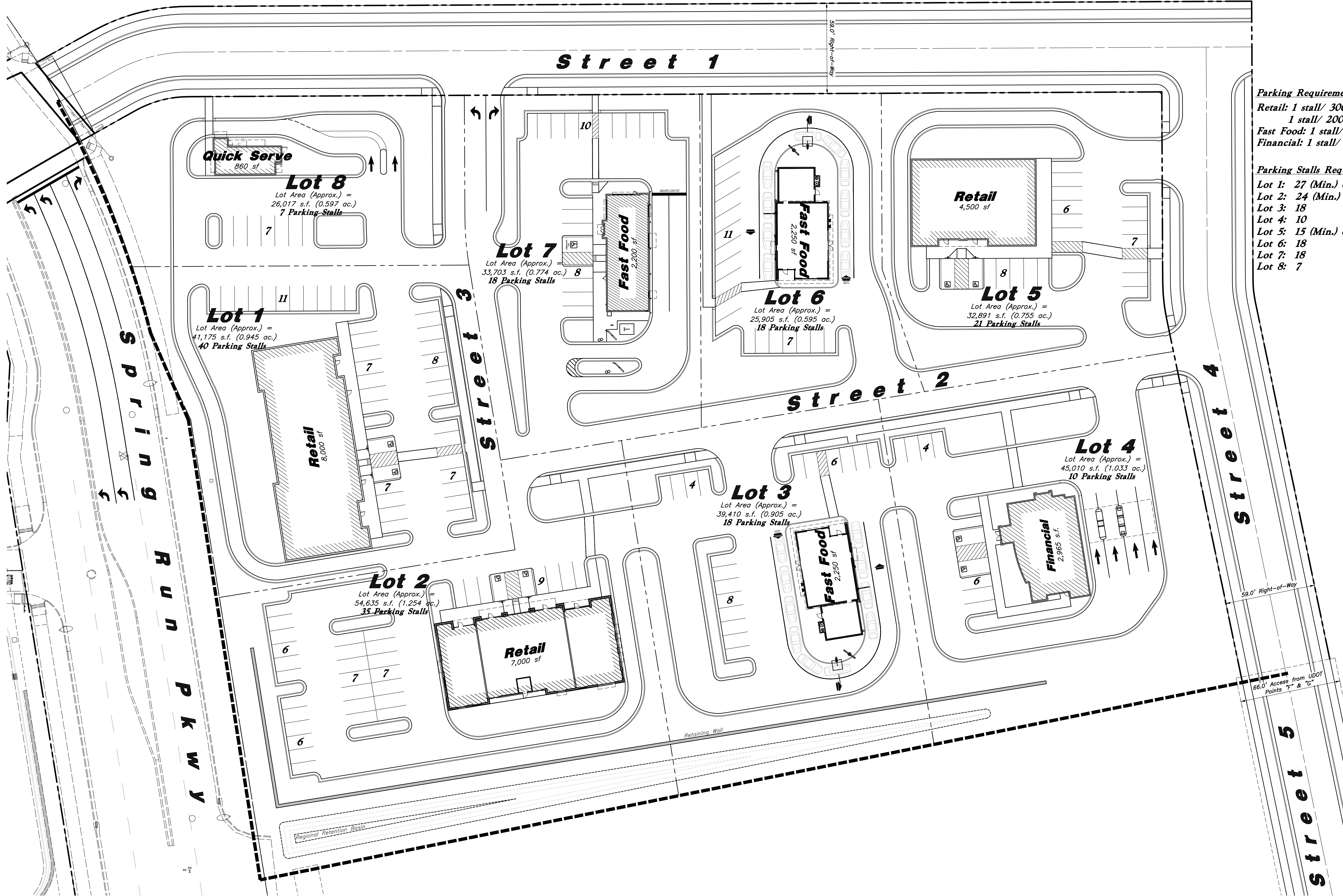
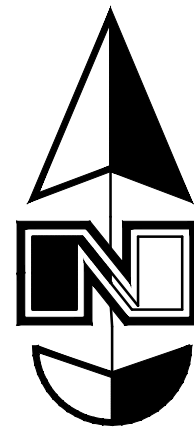
PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. Concept Plan - EM East Retail
2. Maps - EM East Retail

Site Data
Site Area = 330,620 s.f. (7.59 ac.)
Zoning: Commercial
Setbacks Required:
Front - 10 ft Minimum
Side - None
Rear - 20 ft

Scale: 1" = 30'



Parking Requirements
Retail: 1 stall/ 300 s.f. (Min.)
1 stall/ 200 s.f. (Max.)
Fast Food: 1 stall/ 125 s.f.
Financial: 1 stall/ 300 s.f.

Parking Stalls Required per Lot
Lot 1: 27 (Min.) & 40 (Max.)
Lot 2: 24 (Min.) & 35 (Max.)
Lot 3: 18
Lot 4: 10
Lot 5: 15 (Min.) & 23 (Max.)
Lot 6: 18
Lot 7: 18
Lot 8: 7

Designed by: DG
Drafted by: CC
Client Name: ACD
24-120 CSP E



Concept Site Plan
Eagle Mountain East Retail
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

14 Oct, 2024
SHEET NO.
CSP E

General Plan Categories/Future Land Use Map

LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

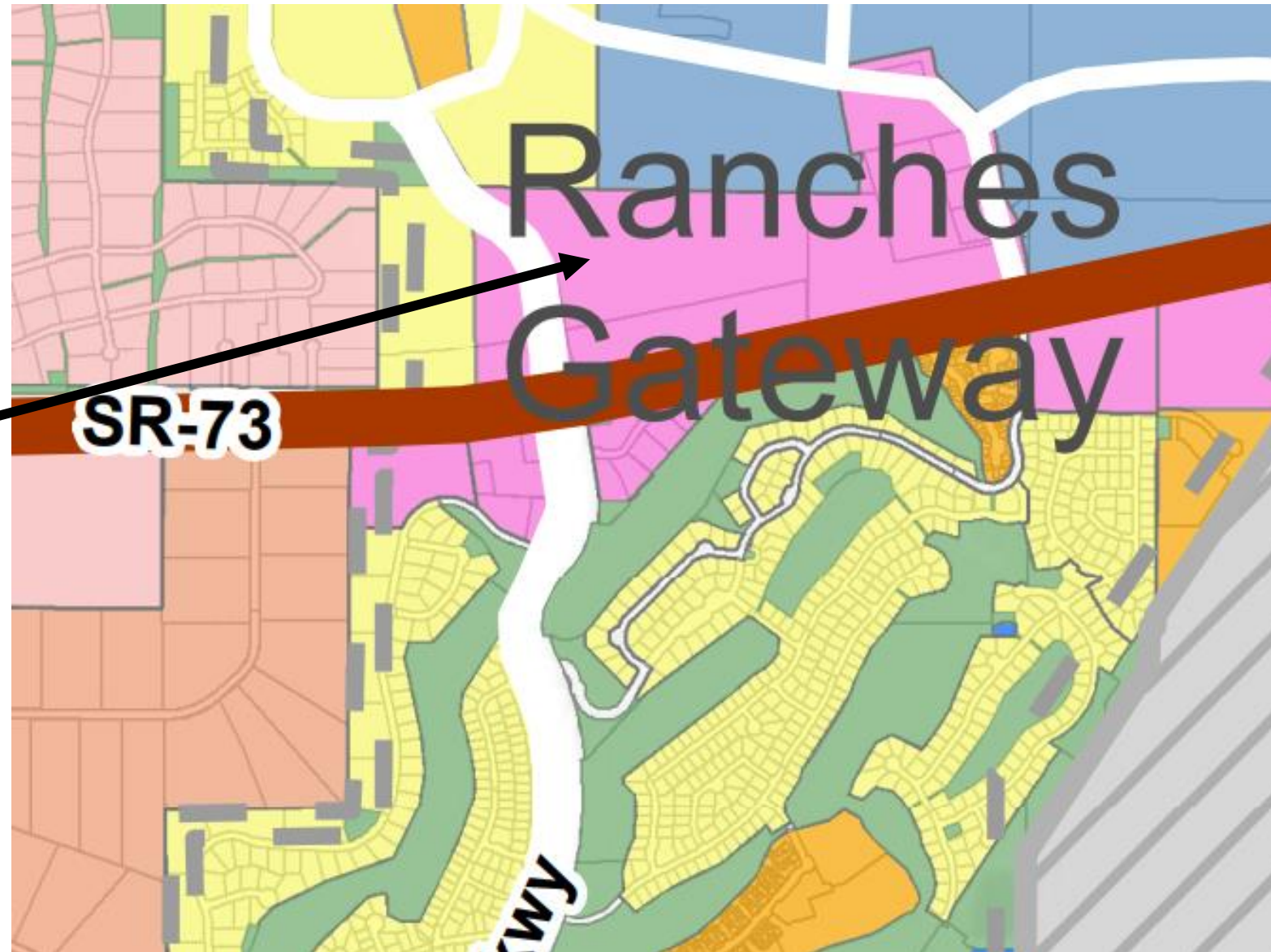
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

 NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

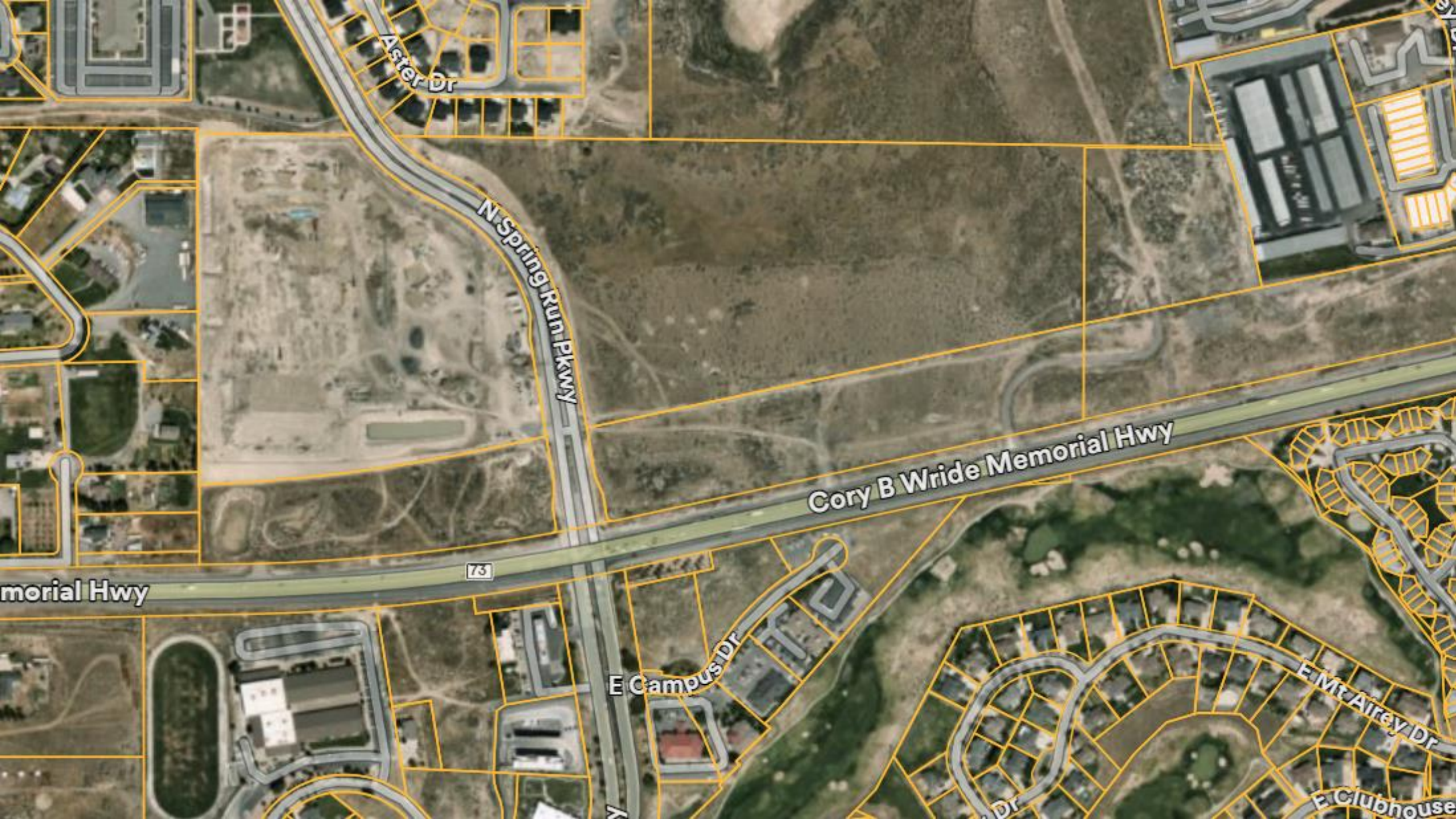
- UDOT Highway/Freeway
- City Road Network - Collector & up



The map displays various land use designations across a geographic area. Key features include:

- Residential Areas (Yellow):** Labeled with 'Residential 5K Average', 'Residential 8K Average', 'Base Density', and 'Town Core Residential'.
- Commercial Areas (Red):** Labeled with 'Commercial', 'Commercial Regional', 'Commercial Community', and 'Satellite Commercial'.
- Agriculture and Open Space (Green):** Labeled with 'Agriculture (Roads)', 'Agriculture', 'Golf Course Open Space', and 'Open Space'.
- Industrial Area (Grey):** Labeled with 'Industrial'.
- Other Designations:** Includes 'Village Core', 'Flex', and 'Town Core'.

A black arrow points from the left edge towards the center, specifically pointing to a green area labeled 'Agriculture'.



Aster Dr

N Spring Run Pkwy

Cory B Wride Memorial Hwy

memorial Hwy

173

E Campus Dr

E Mt Airey Dr

E Clubhouse Dr

