



EAGLE MOUNTAIN PLANNING COMMISSION MINUTES

OCTOBER 22, 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; Steven Lehmitz, Planner; Elizabeth Fewkes, 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 – General Plan Survey Presentation

Ron Gailey with OnPointe Insights presented the data and findings from the survey they did relative to the General Plan Update. The survey data was collected in July and August of this year. More than 1,300 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.

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

1.B. DISCUSSION – General Plan SWOT Analysis

The Planning Commission determined to move this discussion item to a future agenda.

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 6:32 PM.

3. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

4. DECLARATION OF CONFLICTS OF INTEREST

None.

5. MINUTES

5.A. October 8, 2024 Planning Commission Minutes

MOTION: *Commissioner Hess moved to approve the October 8, 2024 meeting minutes with the change to the Report of Action for Item 7.A, as noted. 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. DISCUSSION - Eagle Mountain East Retail - Concept Plan

Planner Steven Lehmitz presented the item, a commercial development with approximately 8 lots of various uses, located generally at the northeast corner of SR-73 & Spring Run Parkway. The project is located on part of Utah County Parcel Number 58:033:0628.

Daniel Goodwin, Civil Consultant for the applicant, and property owner Robert Swane addressed the Planning Commission regarding the item.

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

8. DISCUSSION ITEMS

The Planning Commission provided comments regarding the APA planning conference that was recently held.

9. NEXT SCHEDULED MEETING

The next scheduled Planning Commission meeting is November 12; a joint work session with the City Council is scheduled for October 30.

10. ADJOURNMENT

MOTION: *Commissioner Hess moved to adjourn the meeting at 7:17 PM. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes

Craig Whiting
Bryan Free

Yes
Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 7:17 PM.

Approved by the Planning Commission on November 12, 2024.

A handwritten signature in dark ink, appearing to read 'B. Larsen', is written over a horizontal line.

Brandon Larsen
Planning Director

Eagle Mountain City

Planning Commission

Report of Action

October 22, 2024

ITEM #1A 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 2024. 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. Brandon Larsen (801) 789-6681 blarsen@eaglemountain.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 22, 2024:

DISCUSSION ONLY

Planning Commissioners Present: Rod Hess, Craig Whiting, Robert Fox, Jason Allen, Brent Strong, and Byran 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

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

PLANNING COMMISSION DISCUSSION

- Commissioner Free asked a question related to survey response rates in specific areas of the city.
- The Planning Commission asked for a link to the survey.

- Commissioner Allen wonder about the possibility of having a follow-up survey to better understand why respondents wouldn't refer a friend to living in Eagle Mountain.
- Commissioner Whiting talked about trying to understand the connection between scoring low on "referring a friend to the City" and scoring low on our roads.



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 22, 2024

ITEM #1B 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. Beth Fewkes (801) 789-6681
efewkes@eaglemountain.org

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 22, 2024:

CONTINUED TO A FUTURE MEETING

Planning Commissioners Present: Rod Hess, Craig Whiting, Robert Fox, Jason Allen, Brent Strong, and Byran 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

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

N/A

APPLICANT RESPONSE

N/A

PLANNING COMMISSION DISCUSSION

This item was continued to a future meeting. A specific date for this item has not yet been determined.



Planning Director

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Eagle Mountain City

Planning Commission

Report of Action

October 22, 2024

ITEM #7.A. The applicant requests feedback on a concept plan for a 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). Steven Lehmitz (801) 789-6617 slehmitz@eaglemountain.gov CNCP-24-12

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 22, 2024:

DISCUSSION ONLY

Planning Commissioners Present: Rod Hess, Craig Whiting, Robert Fox, Jason Allen, Brent Strong, and Byran 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.

LEGAL DESCRIPTION OF PROPERTY

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

RELATED ACTIONS

N/A

PROPOSED OCCUPANCY

N/A

PROPOSED PARKING

- 167 Parking Stalls

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

None

CONCERNS RAISED BY PUBLIC

None

APPLICANT RESPONSE

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

- Daniel Goodwin, the civil consultant for the 7-acre piece, stated that the plan was just a concept designed without knowing the end-users. In response to Commissioner Allen's questions, all lots have drive throughs. Everybody wants a drive through right now. He also verified that UDOT has granted the site access rights off the frontage roads. Responding to Commissioner Hess, he noted that Streets 1 and 4 define how the site may be laid out. Their goal is to move forward with this project as soon as possible.
- Lewis Swain, an ownership partner of the overall parcel, stated that for a long time, their vision has been to have this be a mixed-use development. He said that UTA has told them that they want this to be an intersection where services are provided. The access points from UDOT's property are fixed by deed. He described how the larger sections of the overall parcel are planned. He also described the elevation changes across the site. He responded to Commissioner Whiting by saying that the multifamily product would depend on the market. He also said that UTA had asked them about having park-and-ride location here.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Whiting said he liked the idea of a hotel site here rather than Porter's Crossing.
- Commissioner Hess related his opinion of reducing drive throughs, space, and parking requirements. He strongly recommends that the City consider not allowing drive-throughs in certain areas of the city, promoting gathering places and reducing traffic.
- Commissioner Free noted that the small-town feel is important and there should be a way to develop this to make this pedestrian and bike friendly. He liked having escape lanes. He thought parking was sufficient. He felt that this concept was the best use of the site.
- Commissioner Fox thought it would be difficult to restrict drive-throughs and it may stunt development.
- Commissioner Free asked about the roads coming off the frontage road. Commissioner Strong thought there was a strip mall on the south side of the mall.
- Commissioner Allen noted his concern about traffic flow and long queuing lines on some of the sites. He asked what was and wasn't a drive through. He also asked about the proposed open space on the north section of the parcel.
- Commissioner Whiting commented that he would like a development that has a gathering place/courtyard.
- Commissioner Hess asked if there was anything that pre-determined how the lots would be laid out.
- Commissioner Whiting asked the applicant what type of multifamily product they are planning on. He also wanted to know how UTA benefits from this site.
- Commissioner Whiting asked how this proposal would proceed. Staff stated this proposal would go through the master site plan process.

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.

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BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

COM S 36.809 FT & E 1912.261 FT FR W 1/4 COR. SEC. 17, T5S, R1W, SLB&M.; S 88 DEG 53' 50" E 770.08 FT; S 88 DEG 53' 50" E 1307.01 FT; S 0 DEG 33' 59" W 534.47 FT; S 78 DEG 30' 53" W 18.85 FT; S 78 DEG 30' 52" W 781.01 FT; S 78 DEG 30' 52" W 66 FT; S 78 DEG 30' 52" W 628.84 FT; S 78 DEG 30' 53" W 32.82 FT; N 9 DEG 9' 44" W 302.91 FT; N 24 DEG 40' 25" W 62.39 FT; ALONG A CURVE TO L (CHORD BEARS: N 18 DEG 44' 21" W 109.7 FT, RADIUS = 596.95 FT); N 65 DEG 58' 6" E 15 FT; ALONG A CURVE TO L (CHORD BEARS: N 29 DEG 53' 16" W 124.88 FT, RADIUS = 612 FT); S 54 DEG 15' 22" W 15 FT; ALONG A CURVE TO L (CHORD BEARS: N 50 DEG 42' 42" W 308.77 FT, RADIUS = 596.95 FT); ALONG A CURVE TO R (CHORD BEARS: N 54 DEG 31' 41" W 203.01 FT, RADIUS = 524.31 FT) TO BEG. AREA 27.350 AC.