EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

NOVEMBER 26, 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 - JDH Concept Plan

BACKGROUND: (*Presented by Senior Planner David Stroud*). Concept plan to develop 507 residential single-family and townhomes on Parcel 58:048:0090, 130 acres.

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. November 12, 2024 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ACTION/PUBLIC HEARING - Rose Ranch MDA

BACKGROUND: *(Presented by City Attorney, Marcus Draper and Senior Planner, David Stroud).* The Planning Commission previously reviewed the Master Development Plan ("MDP") for the Rose Ranch subdivision. On September 17, 2024, the City Council approved the MDP, with some amendments. EMMC 16.10.060 requires the execution of a Master Development Agreement ("MDA") which sets the standards and other requirements to develop the property. Pursuant to city code, Staff uses the MDP approval as the basis for preparing the MDA. The MDA for Rose Ranch contains provisions governing the infrastructure, parks and open space, and benchmarks for the development.

7.B. ACTION/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.46 Transfer of Development Rights overlay Zone.

BACKGROUND: (*Presented by City Attorney, Marcus Draper).* The City adopted the creation of a Transfer of Development Rights code as one of its moderate income housing strategies. The proposed code creates an overlay zone to allow for increased density in the receiving zone in exchange for a conservation easement in the sending

zone. This allows the City to preserve open space and sensitive lands without having to use taxpayer funds, while simultaneously allowing for more housing in other less sensitive areas.

7.C. ACTION/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 13.20.250 Developments into the City.

BACKGROUND: *(Presented by City Attorney Marcus Draper).* On January 16, 2024, the City Council approved an amendment to Table 16.35.130(a) Residential Water Rights Requirements. The table is also located in Section 13.20.250 Developments within the City, but the amendment did not update this Section of code. The proposed amendment replaces the table in Section 13.20.250 with a reference to Table 16.35.130(a).

7.D. ACTION/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25.060 Projections into Setbacks.

BACKGROUND: (*Presented by Planner, Steven Lehmitz).* Amending to add allowed projections into setbacks for sub-grade structures such as basement walkouts.

7.E. ACTION/PUBLIC HEARING - Amending the Consolidated Fee Schedule Section 13.1 Building Permit Fees

BACKGROUND: (*Presented by Finance Director, Kimberly Ruesch*). Amending the Eagle Mountain City Consolidated Fee Schedule section 13.1 Building Permit Fees: A proposal to adopt a resolution amending the Eagle Mountain City Consolidated Fee Schedule to add flat fees for permits not subject to square footage valuation, provide additional clarifying language for valuation tables, and modify the building permit fee table to increase the rate for projects over 1,000,000 in valuation.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. ADJOURNMENT

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

In accordance with 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 21st day of November, 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