



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

November 12, 2024, 5:30 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Robert Fox, 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; David Stroud, Senior Planner; Elizabeth Fewkes, Planner, Heather Lamb, Planning Secretary, and Vince Hogge, City Engineer.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

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

1. Discussion Items

1.A. DISCUSSION ITEM – Cedar Glen - Concept Plan

Senior Planner David Stroud presented on Cedar Glen – Concept Plan regarding the development of Parcel 59:018:0049, 208 acres as primarily residential. Current Plan: Business Park/Light Industry, currently zoned Agricultural (parcel is currently undeveloped). Concept Plan: zoning: MF1, RC, R3, and R2. West of Pony Express Parkway: Optional Church lot, Open Space, and CN Buffer Zone.

Applicant Luke McColm (land entitlement), Flagship Homes presented an outline philosophy of Cedar Glen, surrounding properties and/or land are currently in the Tech Data Center General Plan Area, proposal matches similar to what is already along north and south Commercial along Pony Express Parkway with buffer zone (southwest), Residential for the rest of the property. Data Tech Center Study by Rocky Mountain Power, Load Forecast, completed on/or about January 19, 2024, 10 megawatts to supply 100,000 sq ft data building 8-10 years out approximately 2032 to supply data center that size. Justification: EMMC Chapter 17.90 Rezoning Property, (17.90.060). The proposed Cedar Glen development allows for “missing middle housing” with a mix of RC, R3, and R2 lots some townhomes/flex also shown in Eagle Mountain General Plan pg. 35.

Planning Commission Discussion Points:

- Concerns about the sewer treatment plant location/lagoon and its proximity to proposed residential will result in odor complaints
- The mix of housing percentages – transitional or long term?
- The goal/plan for Eagle Mountain
- Does the current plan add value to the City Center

1.B. DISCUSSION ITEM - Architectural kick off VCBO

Senior Planner David Stroud introduction of Architectural Kick off with VCBO outline, what the process will be, and feedback.

Whitney Ward, Principal with VCBO expressed her desire to understand the Planning Commission's goals and vision for architecture, commercial, and multifamily design standards within Eagle Mountain. Discussion of process and schedule, Project Vision and Goals, and sending out the Visual Preference Survey to be completed by Planning Commissioners. Understand the type and style of commercial architecture – big box stores that have their own standards. Understand: the type of styles of multifamily architecture that align with Eagle Mountain's vision and goals. Guidelines will be presented in January 2025.

Planning Commission Discussion:

- Standards for the various zones with examples for commercial and residential,
- The desire for solid, high standards,
- Creating a process and procedure for contractors to present exceptions

Commissioner Allen adjourned the work session at 6:31 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

2. **Call to Order**

Commissioner Allen called the policy session to order at 6:37 p.m.

3. **Pledge of Allegiance**

Commissioner Allen led the Pledge of Allegiance.

4. **Declaration of Conflicts of Interest.**

None.

5. **Approval of Meeting Minutes**

5.A. October 22, 2024, Planning Commission Minutes

MOTION: *Commissioner Fox moved to approve the minutes. 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.

6. **Status Report**

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

7. **Action and Advisory Items**

7.A. Discussion – Eagle Crest Storage – Site Plan

Senior Planner David Stroud presented a proposed site plan approval of Eagle Crest Storage at 5528 North Eagle Mountain Boulevard. (Parcel number 38:713:0102) in the Commercial Storage Zone.

Applicant Issac Patterson stated that his plan moving forward is not to have a chain link privacy fence surrounding the RV Storage.

Commissioner Allen opened the public hearing at 6:53 p.m. As there were no comments, he closed the hearing.

MOTION: Commissioner Hess moved to recommend approval to the City Council of the Eagle Crest Storage site plan with the condition that a privacy rather than chain link fence be provided to surround the RV storage parking area. Commissioner Strong seconded the motion.

AMENDED MOTION: Commissioner Hess moved to recommend approval to the City Council of the Eagle Crest Storage site plan with the following conditions:

1. The applicant shall install privacy fencing instead of a chain link fence; and
2. The applicant shall correct any outstanding redlines.

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.B. Discussion – Rose Ranch MDA

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.

MOTION: Commissioner Allen moved to table item 7.B. to the next meeting on November 26, 2024. 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. Discussion – Firefly NPA 8 A – Master Site Plan

This item was presented and discussed following item 7.D.

Senior Planner Robert Hobbs presented a proposed master site plan review and approval for 119 townhouses over 10.20 acres (Parcel Number 59:052:0025) all within Neighborhood Planning Area 8 Phase A Plat 8 of the Firefly master planned community located, generally, in the southwestern part of the City near the intersection of Pole Canyon Boulevard and Summerwood Drive.

Applicant David Vitek, Candlelight, Homes, Firefly Community, stated the price point of the homes is currently \$360,000 to \$370,000 for the interior and end units.

Commissioner Allen opened the public hearing at 7:45 p.m. As there were no comments, he closed the hearing.

- The units are not deed restricted and provide affordable housing
- Applications for permits are being submitted to the City from Firefly
- The application appears to meet all standards
- NPA 8 A production will start in November 2025

MOTION:

Commissioner Strong moved to recommend approval to the City Council of the master site plan for Firefly NPA 8A as presented. Commissioner Hess 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. Discussion – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25 Residential Zones.

This item was presented and discussed prior to item 7.C.

Planner Elizabeth Fewkes presented an amendment to Title 17.25 to implement Moderate Income Housing (MIH) Strategy 5, "Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing," adopted by the City Council to fulfill MIH requirements per Utah State Code Section 10-9a-403.

Discussion Points:

- Strategy is for 10% of new developments
- Deed restrictions are based on many factors

- Possible standards alterations
- Whether to retain deed restrictions in perpetuity

Commissioner Allen opened the public hearing at 7:34 p.m. As there were no comments, he closed the hearing.

MOTION: Commissioner Hess moved to recommend approval to the City Council of an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code 17.25 Residential Zones and that the City Council consider limiting the deed restrictions in sections EMMC 17.25.020(E)(2)(a)(iv) and 17.25.020(F)(1)(a)(iv) to a period of five years. Commissioner Allen seconded the motion.

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

The motion passed with a vote of 3:2.

Commissioners Whiting and Strong opposed the recommendation due to their preference to omit the expiration of the deed restrictions.

8. Discussion Items

This portion of the discussion occurred following item 1.B. during work session.

Discussion ensued regarding:

- The difficulty in locating branding information on the City website
- How City branding applies to the City and City staff
- Creating a niche
- What Eagle Mountain offers

Planning Director Brandon Larsen said that a Steering Committee will be formed to review the General Plan, including the City's Communication Manager, to ensure that Eagle Mountain branding will be incorporated into the plan.

The following portion of the discussion occurred as scheduled following item 7.D.

- Planning Commission being mindful about the capacity of the planning staff
- Considering the General Plan when discussing changing the code
- Being forthcoming with information and details
- Resources to put on the Planning website to involve the public

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for November 26, 2024.

10. Adjournment

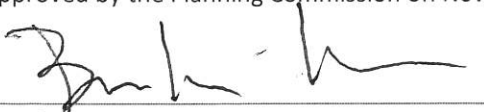
MOTION: *Commissioner Allen moved to adjourn the meeting at 7:59 p.m.*

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 7:59 p.m.

Approved by the Planning Commission on November 26, 2024.



Brandon Larsen
Planning Director