



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

November 26, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT WORK SESSION: Commissioners Jason Allen, Rod Hess, Robert Fox; and Alternate Commissioner Bryan Free.

COMMISSION MEMBERS PRESENT POLICY SESSION: Commissioners Rod Hess, Robert Fox; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; David Stroud, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Heather Lamb, Planning Secretary; Vince Hogge, City Engineer; and Lianne Pengra, City Deputy Recorder.

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 – JDH Concept Plan

Senior Planner David Stroud presented the plan to develop 507 residential single-family and townhomes on 130-acre Parcel 58:048:0090.

Planning Commission Discussion Points:

- Concerns about how the proposal affects wildlife corridors,
- HOA vs City Code,
- Connection of roads, and
- Ratio vs Density.

1.B. DISCUSSION ITEM – Amending the Consolidated Fee Schedule Section 13.1 Building Permit Fee

Discussion Item: Amending the Consolidated Fee Schedule Section 13.1 Building Permit Fee is on the Agenda under Action and Advisory Items 7.E. Commissioners and Staff were agreeable to move the item to the Work Session for presentation and discussion.

Finance Director, Kimberly Ruesch presented a proposal to Amend the Consolidated Fee Schedule Section 13.1 Building Permit Fees 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 table and modify the building permit fee table to increase the rate for projects over 1,0000,000 in valuation.

Planning Commission Discussion Points:

- The proposal modifies the building permit fee table to increase rates for projects over \$5,000,000 in valuation. Fees for basement finishes and inspections only were considered.

1. C. DISCUSSION ITEM – Communications

General discussion of communication on how to effectively provide information and resources to the public.

Commissioner Allen adjourned the work session at 6:07 p.m.

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

2. Call to Order

As Commission Chair Jason Allen was not in attendance during the policy session, Commission Vice Chair Rod Hess conducted the meeting.

Commissioner Hess called the Policy Session to order at 6:30 p.m.

3. Pledge of Allegiance

Commissioner Hess led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5. A. November 12, 2024, Planning Commission Minutes

MOTION: *Commissioner Fox moved to approve the November 12, 2024, meeting minutes. Commissioner Free seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

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. Rose Ranch Master Development Plan

Marcus Draper, City Attorney presented the Rose Ranch Master Development Plan ("MDA") for the Rose Ranch Subdivision. 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 the 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.

Planning Commission Discussion Points:

- Article 3 - Term of Agreement,
- Section: 5.2.3,
- Section: 5.3.1,
- Article 7: Benchmarks.

Brandon Watson, representing Edge Homes stated final plat application has been filed and will close at the end of the year regarding water. Applicant agreed to proposed changes in language regarding starting and completing times/dates.

Commissioner Hess opened the public hearing at 6:47 p.m.

The following individual spoke during the public comment period: Laura Whitney.

Commissioner Hess closed the public hearing at 6:48 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of The Rose Ranch MDA. Commissioner Fox seconded Fox the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

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

Marcus Draper, City Attorney explained 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.

Planning Commission Discussion Points:

- Conservation Easement Management would be offered to the City first, if the City declines the management of the Conservation Easement it would then be offered to a Non-Profit, and lastly, if a Non-Profit declines management, management then would be offered to Land Trust,
- Discussion of 17.43.030 Paragraph A, and
- 17.46.04 Determination of Transferable Development Rights line B.1.

Commissioner Hess opened the public hearing at 7:02 p.m. As there were no comments, he closed the hearing at 7:02 p.m.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the TDR Code Amendment. Commissioner Hess seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

7. C. Ordinance of Eagle Mountain City, Utah Amending the Eagle Mountain Municipal Code 13.20.250 Developments into the City.

Marcus Draper, City Attorney presented that 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, but the previously mentioned amendment did not update this code section. The proposed amendment replaces the table in Section 13.20.250 with a reference to Table 16.35.130(a).

Commissioner Hess opened the public hearing at 7:04 p.m. As there were no comments, he closed the hearing at 7:04 pm.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the Ordinance of Eagle Mountain City, Utah Amending the Eagle Mountain Municipal Code 13.20.250 Developments into the City. Commissioner Free seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

- 7.D. Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25.060 Projections into Setbacks.

Steve Lehmitz, Planner presented on the Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25.060 Projections into Setbacks.

Commissioner Hess opened the public hearing at 7:11 p.m. As there were no comments, he closed the hearing at 7:11 p.m.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25.060 Projections into Setbacks. Commissioner Hess seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

7.E. Amending the Consolidated Fee Scheduled

This item was presented by Finance Director Kimberly Ruesch and discussed in the Planning Commission Work Session following item 1. A.

Commissioner Hess opened the public hearing at 7:15 p.m. As there were no comments, he closed the hearing at 7:15 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Amending the Consolidated Fee Scheduled. Commissioner Fox seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

8. Discussion Items

- Brandon Larsen, Planning Director discussed the upcoming Planning Meeting and *possible* Agenda items.

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for December 10, 2024.

10. Adjournment

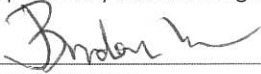
MOTION: *Commissioner Hess moved to adjourn the meeting at 7:24 p.m. Commissioner Free seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 7:24 p.m.

Approved by the Planning Commission on



Brandon Larsen
Planning Director