



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

JANUARY 28, 2025, 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/TRAINING - Health and Planning

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. January 14, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. Selection of Planning Commission Chair and Vice-chair

7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Meadow Ranch Plat 4 Lot 433.

BACKGROUND: (*Presented by Senior Planner Robert Hobbs*) -- A proposal to rezone property located at 9720 N. Shiloh Way in Eagle Mountain City (Parcel ID: 46:536:0433), comprising some 4.072 acres of real property, from Parks and Open Space to RD1 for, and in behalf of, Eagle Mountain City.

7.C. PRELIMINARY PLAT - Meadow Ranch Plat 9

BACKGROUND (*Presented by Senior Planner Robert Hobbs*) -- A request for preliminary plat approval of a proposed subdivision of Meadow Ranch Plat 4 Lot 433 (County Assessor Parcel/Serial # 46:536:0433) located at 9720 N. Shiloh Way in Eagle Mountain City, comprising some 4.072 acres of real property to create three (3) residential 1.2+ acre building lots to be known as Meadow Ranch Plat 9 for, and in behalf of, Eagle Mountain City.

7.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.60.120 General Fencing and Screening Provisions.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)*. A proposal to enact an ordinance amending Title 17, Chapter 60 Section 120.C.1.c by clarifying when barbed wire, electrified wire, full wire, or chain link fencing is allowed; to Section 120.D to allow for City installed fencing along certain sensitive lands, to Section 120. H.4 to specific that full electric fences may be used to secure power plants; and, adding a new section R regarding temporary fencing.

- 7.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Saddle Junction Plat 1 Subdivision.

BACKGROUND: *(Presented by Planner I Ashley Swensen)*. A proposed Plat Amendment for Saddle Junction Plat 1, located at the southwest corner of the SR-73 and Ranches Pkwy intersection. (Parcel ID: 66:403:0103).

- 7.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Spring Run Plaza Master Development Plan.

BACKGROUND: *(Presented by Planner Steven Lehmitz)*. A proposed Master Development Plan for the Spring Run Plaza project, located at the northeast corner of SR-73 and Spring Run Parkway (Parcel ID: 58:033:0628).

- 7.G. First Amendment to QTS Development Agreement

BACKGROUND: *(Presented by City Attorney Marcus Draper)*

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.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2025**

TITLE:	Health and Planning Discussion
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	n/a
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

No

PREPARED BY

Shawna Ellis, Community
Development Office Manager

PRESENTED BY

Shawna Ellis

RECOMMENDATION:

n/a

BACKGROUND:

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2025**

TITLE:	January 14, 2025, Planning Commission Meeting Minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	n/a
APPLICANT:	City

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

No

PREPARED BY

Heather Lamb, Planning
Secretary

PRESENTED BY

RECOMMENDATION:

Commission review and approval of the minutes if found agreeable

BACKGROUND:

n/a

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. PC Meeting Minutes January 14, 2025



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

January 14, 2025, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Rod Hess, Robert Fox, Brent Strong, Craig Whiting; and Alternate Commissioner Bryan Free.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Brandon Larsen, Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; David Stroud, Planner; Elizabeth Fewkes, Planner; Heather Lamb, Planning Secretary; Evan Berrett, Economic Development Director; Tyler Maffitt, Communications Manager; Vince Hogge, City Engineer; and Ben Reaves, City Manager.

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

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

1. Discussion Items
 1. A. DISCUSSION - Energy Code

Dr. Edwin Lyman, Director of Nuclear Power Safety with the Union of Concerned Scientists presented Nuclear Power Plant Sighting within the Eagle Mountain Community.

Brandon Larsen, Planning Director, and Evan Berrett, Economic Development Director for Eagle Mountain City presentation on Energy Code Amendments.

Commissioner Hess adjourned the work session at 6:27 p.m.

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

2. Commissioner Hess called the policy session to order at 6:33 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. December 10, 2024, Planning Commission Minutes

MOTION: *Commissioner Whiting moved to approve the minutes of the December 10, 2024. Commissioner Strong seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
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 January 7, 2025, City Council meeting.

7. Action and Advisory Items

7. A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.10.30 Definitions.

Brandon Larsen, Planning Director, presented a proposal to enact an ordinance amending Definitions to add energy-related definitions, 17.20 adding an allowed use in the AG Zone, 17.48 adding various permitted uses to the RTI overlay zone, 17.75 inserting standards for special uses for battery energy storage systems, natural gas power plants, small modular reactors, and, adding development requirements to 17.15 as relating to solar energy projects.

Applicant's statements summary: Adrienne Bell, Holland & Hart, discussed their position regarding the proposed Code.

Planning Commission Discussion Points:

- Review of current terms, code, and definitions,
- Discussion of future energy needs for Eagle Mountain, and
- Discussion of all Stakeholders not just in Eagle Mountain but in other cities and Counties.

Commissioner Hess opened the public hearing at 7:23 p.m.

The following individuals spoke during the public comment period: Daniel Foreman, Carmen Valdez, Shawn Wright, Joy Rasmussen, Jason Rasmussen, Megan Strade, Dale Benson, Joy Rasmussen on behalf of Elbamaria Perez, Bettina Cameron on behalf of the Eagle Mountain Nature and Wildlife Alliance, Bettina Cameron, resident, Dustin Jimenez, Ruben Perez, Wade Williams (statement read through email provided); and Mike Maxwell (statement read through email provided)

Commissioner Allen closed the public hearing at 8:02 p.m.

MOTION: *Commissioner Whiting moved to forward a negative recommendation to the City Council regarding Item 7A. Commissioner Fox seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	No
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	No

With a vote of 3:2, the motion passed to receive a negative recommendation. Per the Planning Commission Rules of Order and Procedure, the item will move forward to the City Council with a notation of the votes and a negative recommendation.

7. B. SITE PLAN - Sage Park

Brandon Larsen, Planning Director spoke to item 7. B as Ashely Swensen was absent.

Brandon Larsen, Planner presented a Site Plan Application for the Sage Park Stake Center, located at 967 E Desert Willow Dr. (Parcel Number: 51:756:0106). Religious or Cultural Meeting Halls are a Special Use in the LMD zone as long as they meet the standards listed in 17.75 EMMC. The parcel under consideration was part of a General Plan Amendment and approved to have the Future Land Use Map designation changed from "Employment Center/Campus" to "Business Park/Industrial" in the July 6, 2021, City Council meeting. The parcel was then rezoned from "Agricultural/Rural Density" to the "Light Manufacturing/Distribution (LMD)" zone during the February 15th, 2022, City Council meeting. The applicant is seeking Site Plan Approval on the parcel for the purpose of constructing an LDS church stake center.

Discussion summary: There was no discussion as to Agenda item 7. B.

Commissioner Hess opened the public hearing at 7:37 p.m.

Commissioner Hess closed the public hearing at 7:37 p.m.

MOTION: *Commissioner Strong moved to recommend a positive recommendation to the City Council of item 7.B. Commissioner Hess seconded the motion.*

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

The motion passed with a unanimous vote.

7. C. SITE PLAN - Verizon Pro Communication Tower

Brandon Larsen, Planning Director spoke to item 7. C. as Ashely Swensen was absent.

Brandon Larsen, Planner presented a proposed Site Plan Application for a Wireless Telecommunication Facility, located at the northwest corner of Cedar Valley High School (Parcel Number: 59:033:0021). The area near Pony Express Parkway and Eagle Mountain Boulevard has been growing in wireless traffic -- a new facility is needed to service wireless customers. The applicant reviewed several other sites for a possible location of their tower and found that a parcel at Cedar Valley High School met all code requirements while still being a suitable location for the facility. The Alpine School District was deeded parcel 59:033:0021 on January 25th, 2017. The applicant received district permission to build on their property and is now seeking site plan approval for the purpose of constructing a Verizon communications tower thereon. Their chosen design standards were in direct collaboration with preferences from the school district -- while still meeting EMMC standards.

Discussion summary:

- Discussion of what type of backup generator would be on site, and
- Discussion of what the painted color is on the equipment.

Applicant's statements summary: Troy Benson stated that the backup generator is a diesel generator. Antennas and equipment boxes will be grey to match the color of the pole.

Commissioner Hess opened the public hearing at 8:54 p.m.

Commissioner Hess closed the public hearing at 8:54 p.m.

MOTION:

Commissioner Whiting moved to recommend a positive recommendation to the City Council of item 7.C. with the conditions that copies of required permits from pertinent Federal Agencies shall be filed with the City before issuance of a building permit and that antennas and equipment boxes should be painted to match the color of the pole. Commissioner Strong seconded the motion.

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

The motion passed with a unanimous vote.

7.D. SITE PLAN - AT&T

David Stroud, Senior Planner, presented a proposed Site Plan Application for the AT&T wireless tower on a lease area of Parcel 58:033:0386 in the Industrial zone. Request to locate an AT&T wireless tower to service the north area of Eagle Mountain. Space is provided to allow a secondary co-locator. Tower height is 90 feet which is permitted if approved by the City Council. The lease area will be surrounded by a masonry fence and accessed through a metal gate. Camp Williams has reviewed the site plan and has no comment.

Applicant's statements summary: Jared White proposed moving the metal gate and adjusting where the cabinet goes as they have changed project managers and after their review of the Site Plan feel moving the gate and adjusting the cabinet location will allow the Applicant to access the space more easily. The applicant also spoke to the height of various light poles in the Eagle Mountain area to give a visual aid in comparison to this project.

Discussion summary:

- Discussion of other tower heights in and around Eagle Mountain.

Commissioner Hess opened the public hearing at 8:52 p.m.

Commissioner Hess closed the public hearing at 8:52 p.m.

MOTION: *Commissioner Fox moved to recommend a positive recommendation to the City Council of item 7.D. with the conditions that red lines be completed and proposed Site Plans be updated to reflect the change in location of the gate and cabinets. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

7. E. An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code 17.75.082, Outdoor Storage of Recreational Vehicles and Trailers.

David Stroud, Senior Planner, presented a proposed Code amendment to enact Section 17.75.075, Outdoor Storage of Recreational Vehicles and Trailers. EMMC permits such use as a Special Use, but the code lacks adopted standards. EMMC lists Outdoor Storage of Recreational Vehicles and Trailers as a Special Use in Chapter 17.38.020 (Commercial Storage Zone). Additional standards to regulate various special uses are contained in Chapter 17.75. However, there are no adopted standards in Chapter 17.75 for Outdoor Storage of Recreational Vehicles and Trailers. A recent site plan was approved by the City which brought this to the attention of staff.

Discussion summary:

- Discussion and clarification of wording and definitions regarding the proposed Code Amendment.

Commissioner Hess opened the public hearing at 9:03 p.m.

Commissioner Hess closed the public hearing at 9:04 p.m.

MOTION: *Commissioner Hess moved to forward a positive recommendation to City Council of item 7.E. with the condition that the final sentence in Paragraph B be revised to state a gate shall be solid metal, metal picket, or similar. Chain link is not permitted. Commissioner Whiting seconded the motion.*

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

The motion passed with a unanimous vote.

7. F. An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code 17.10.030, 17.20.020, 17.25.030, and 17.40.020; Communication Facilities and Towers.

David Stroud Senior Planner, presented proposed amendments to EMMC 17.10.030, 17.20.020, 17.25.030, and 17.40.020; to change Communication Facility; Radio, Microwave or Transmission Tower to Communications Facilities and Towers, and to make such use a Special Use in the Industrial zone. EMMC contains multiple names for the same use. This Code amendment aligns those uses to have the same verbiage. An amendment to permit such use in the Industrial zone is also included.

Discussion summary: There was no discussion as to Agenda item 7. F.

Commissioner Hess opened the public hearing at 9:07 p.m.

Commissioner Hess closed the public hearing at 9:07 p.m.

MOTION: *Commissioner Whiting moved to forward a positive recommendation to City Council of item 7. F. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

7. G. An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands for Les Schwab.

This item has been removed from the agenda at the request of the applicant.

7. H. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16 Related to the Water Rights and Concept Plans.

Marcus Draper, City Attorney explained that The City is currently auditing the amount of water remaining in its contracts with the Central Utah Water Conservancy District. Right now, the City allows developers to meet their water rights dedication requirements by reserving CUWCD water. This code amendment would limit future use of the CUWCD water to non-residential development. There are also a few additions to the Concept Plan chapter requiring additional submissions during the application process.

Discussion summary:

- Past Water Rights – discussion on how this proposed Municipal Code would or could affect those applicants who have already purchased Water Rights through the City,
- Present and Future Water Rights – The City does not want to lose out in the future by selling and/or having current applicants use those water rights now. Applicants can still seek outside sources that are available if necessary until the City is done auditing the water amount remaining in its contracts with the Central Utah Water Conservancy District,
- Discussion of the procedure and/or process when selling Water Rights.

Commissioner Hess opened the public hearing at 9:13 p.m.

The following individuals spoke during the public comment period: David Crockett, Pulte Group

Commissioner Hess closed the public hearing at 9:19 p.m.

MOTION: *Commissioner Whiting moved forward with a positive recommendation to City Council with the conditions that if an applicant is negatively affected by the change in code they be grandfathered in (essentially be allowed to continue purchasing water from the City) if they have received Preliminary Plat approval for their subdivision. Commissioner Whiting seconded the motion.*

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

The motion passed with a unanimous vote.

8. Discussion Items

January 28, 2025 meeting will be voting on Chair and Vice Chair.

9. Next Scheduled Meeting

January 28, 2025

The next Planning Commission meeting is scheduled for

10. Adjournment

MOTION: *Commissioner Hess moved to adjourn the meeting at 9:30 p.m. Commissioner Whiting seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was adjourned at 9:30 p.m.

Approved by the Planning Commission on

Brandon Larsen
Planning Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2025**

TITLE:	Rezone of Lot 433, of Meadow Ranch Subdivision Plat 4
ITEM TYPE:	Rezone
FISCAL IMPACT:	n/a
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Parks and Open Space/"Residential" (Base Density Residential)	4.072

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

That the Planning Commission advance a favorable recommendation regarding the proposed rezone to the City Council

BACKGROUND:

The City has decided to subdivide Meadow Ranch Plat 4, Lot 433 -- land that it has in its possession as incorporated property. If approved, the property will be platted into three building lots to be known, collectively, as Meadow Ranch Plat 9. The rezone is required to entitle the property to be so divided. Lot 433 was once idealized as a park space but is currently vacant.

The plat report has been made a part of the Planning Commission's packet. (See agenda item 7.b)

ITEMS FOR CONSIDERATION:

EMMC 17.90.060 STANDARDS

Rezone applications are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a rezone application can be found in EMMC 17.90.060. Amendments to the General Plan are legislative actions and do not require approval based upon findings of facts. The Commission should consider the health, safety, and welfare of the community. Rezone criteria, stated in 17.90.060, include the considerations hereafter. Abbreviated Staff findings accompany the criteria:

COMPLIANCE WITH GENERAL PLAN

Currently identified by the Future Land Use Map as being in a "Parks and Open Space" setting. The P&OS category facilitates a RD1 zone assignment as per Table 17.60.160(1). Accordingly, an amendment to the Future Land Use Map is not required to allow the RD1 Zone to be assigned to the property.

COMPATIBILITY DETERMINATION

EMMC 17.60.160 establishes appropriate zone transitions and compatible adjacencies for property within the City. The RD1 zone is deemed compatible with the Parks & Open Space category as

afore-noted. The RD1 Zone requires all subdivision lots therein, in order to be "buildable", to be at least 1-acre in size and to have at least 125' of frontage on any linear street. The lots proposed to be platted if the rezone is approved will be 1.229, 1.309 & 1.314 acres in size with adequate frontage.

The anticipated building lots to come from 433 will be harmonious with neighboring properties. To the east of the land are considerably smaller residential properties (circa 1/4 acre lots) than 433 or the proposed lots to be created from it. (See plat report, Item 7.b) Eight adjoining (i.e., on the sides and across the street) lots in Meadow Ranch are sized at [working counterclockwise around the property]: 1.07, 1.031, 1.047, 1.047, 1.02, 1.145, 1.076, 1.148, and 1.71 acres).

Once rezoned and platted, it is intended [and only permitted] that single-family detached residential houses will be built upon the land.

CITY SERVICES

City utility, emergency service, and street access services are already provided to the area around the property, or may be provided, as needful.

TRAFFIC GENERATION/TRANSPORTATION/ROW DEDICATION

The property fronts N. Shiloh Way a "local" street by classification. Shiloh provides access to various other single-family residential building lots in the subdivision within which the property lies. No known extraordinary circumstances pertain to the road. Any right-of-way dedication, as may be required, will be part of the plat review/approval process. To the south side of Lot 3 is a trail (.220 acres or 9,571 sq. ft.) to be owned and maintained by the City.

PROPERTY VALUES

Presuming that the property's value will ascend as build-out occurs and given that the proposed use is housing commensurate with that found on adjoining properties, no reduction in value is anticipated.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Lot 433 Legal
2. Lot 433 Rezone - Vicinity Map
3. EMC Zoning Map
4. City's Future Land Use Map Copy
5. Meadow Ranch 9 Imagery.Jan 2025
6. Rezone Explanation & Justification Statement



PROPERTY INFORMATION

[mobile view](#)

Serial Number: 46:536:0433 **Serial Life:** 2000...

Property Address: EAGLE MOUNTAIN

Mailing Address: 1650 E STAGECOACH RUN EAGLE MOUNTAIN, UT 84005

Acreage: 4.072

Last Document: [109334-1999](#)

[Subdivision Map Filing](#)

Taxing Description: LOT 433, PLAT 4, MEADOW RANCH SUBDV. AREA 4.072 AC.

***Taxing description NOT FOR LEGAL DOCUMENTS**

Owner Names	Value History	Tax History	Location	Photos	Documents	Aerial Image
2002... EAGLE MOUNTAIN CITY 2000-2001 MEADOW RANCH LC						

Additional Information ▼

[Main Menu](#)

[Comments or Concerns on Value/Appraisal - Assessor's Office](#)

[Documents/Owner/Parcel information - Recorder's Office](#)

[Address Change for Tax Notice](#)

This page was created on 11/25/2024 9:59:43 AM



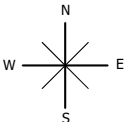
Utah County Parcel Map

Lot 433, Meadow Ranch 4

1 inch equals 752.3 feet

Date: 11/25/2024

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.



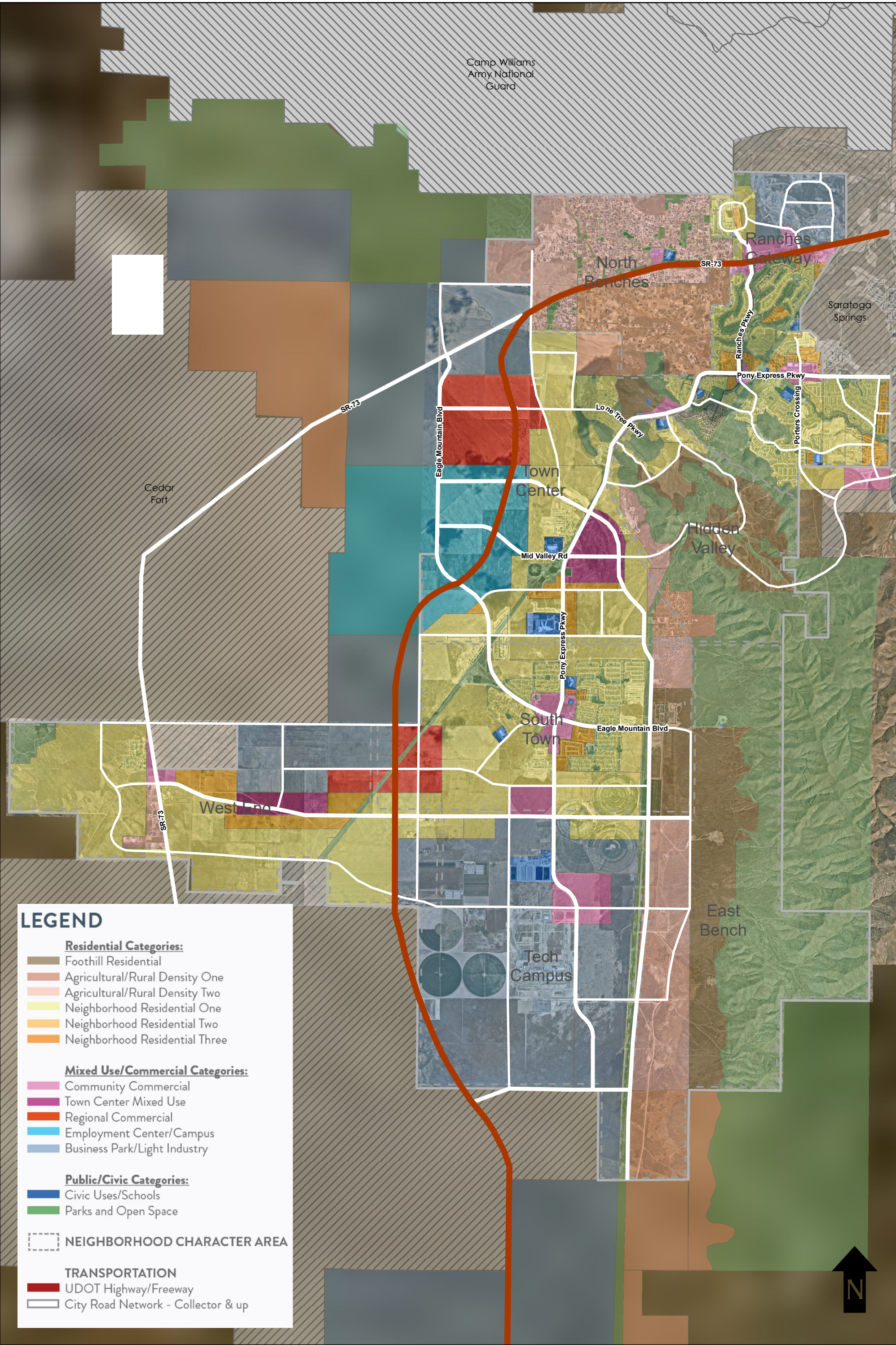


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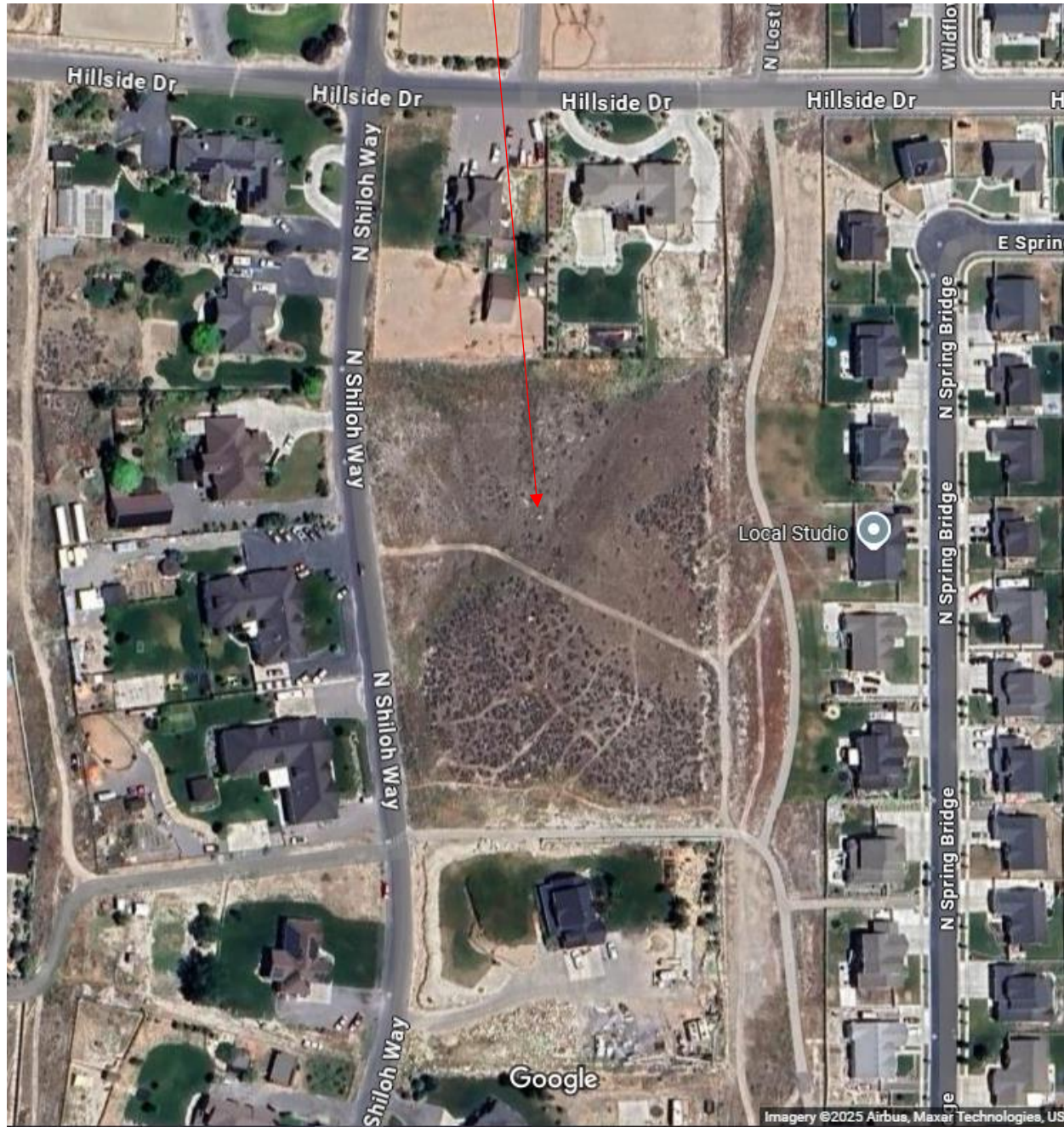
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ANNEXATION AREAS, FUTURE LAND USE & TRANSPORTATION MAP



Property Aerial View



Property View From N. Shiloh Way Looking East Towards Lot



View Looking South (Property is on the left) From Intersection of N. Shiloh Way and Hillside Drive



Zoning Districts Statement for Proposed Rezone of Lot 433, Meadow Ranch 4

This proposal is to rezone Lot 433, Meadow Ranch, Plat 4, from Parks and Open Space to the RD1 Zone (AG/Rural Density Two). EMMC 17.25.020(B)(1) describes the RD1 Zone as follows: “The RD1 zone is for large lot residential developments that preserve open space, animal rights, a semi-rural character, and provide a proper transition from large lots, hillsides, or other natural areas to more suburban neighborhoods. The minimum lot size is one acre (43,560 square feet).” The subject property has a Rural Density Two land use designation on the City Future Land Use Map.

Lot 433 is proposed to be divided into three (3) approximately 1.25 acre lots in the Meadow Ranch area on Shiloah Way. The uses in the vicinity are generally residential with a semi-rural feel. The lots in this area are generally 1 acre or greater. Some properties have larger animals. The Spring Run development—with its 0.25 acre lots—lies to the east of the subject property. There is an approximately 100-foot open space strip related to the Spring Run development.

The proposed zoning of RD1 for the subject property appears to match the codified character of said zone, as well as the current land use designation for the property.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2025**

TITLE:	Subdivision of Meadow Ranch Plat 4 Lot 433 to be known as Meadow Ranch Plat 9
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	n/a
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Parks and Open Space/Base Density Residential (proposed RD1 Zone)	4.072

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

That the Planning Commission approve the proposed Meadow Ranch Plat 4 Subdivision, contingent on plat engineer striking the setback callouts from the same (to be reflected on a revised preliminary plat and/or the final plat for the project). Ultimate plat vestment requires City Council of a rezone request associated with the preliminary plat approval request. (See agenda item 7.a)

BACKGROUND:

The City has decided to subdivide Lot 433 -- land that it has in its possession as incorporated property. The lot, once idealized as a park space, is currently vacant. The proposed rezone action is associated with a small, 3-lot subdivision proposal. The Rezone report has been made a part of the Planning Commission's packet. (See agenda item 7.a)

ITEMS FOR CONSIDERATION:

Plat approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are included in EMMC § 16.20. Plats are to be approved if all required elements and code compliance are provided in their plan drawings. Some criteria are subjective.

Preliminary Plat (EMMC § 16.20)

The Project has been reviewed by the DRC Committee. The plat's present configuration appears to be largely in conformance with platting standards belonging to the RD1 Zone. Provided/proposed plat calculations (using RD1 as the anticipated, to be assigned, land use zone):

Total Acreage: 4.072

Land Use Zone(s): RD1 (proposed)

Total Lot Count: 3 (with 0 additional open space parcels)

Total Acreage in Lots: 3.852 -- The balance of land is made a part of a trail (.220 acres or 9,571 sq. ft.) to be owned and maintained by the City.

Total Acreage in Rights-of-Way: 0

Total Open Space Provided: 0 acres

Reqd. Min. Lot Size -- 1 acre

Proposed Min. Lot Size: 1.229 acres

Reqd. Avg. Lot Size: n/a

Proposed Avg. Lot Size: n/a (1.284 acres)

Max. Allowable Gross Density: n/a

Overall Density: 1.36 dwelling units/total acreage (.74 lots per acre net)

Asphalt Pavement Area: 0 acres

R(s)OW: No change to pre-configured street frontage or access. Shiloh Way is an existing, 50' right-of-way classed as a "local" street.

Connectivity Index (EMMC § 16.30.090): n/a given conditions

Screening (EMMC § 16.35.090): n/a

Correspondence: Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat and site plan application set, or, be geared towards recommending Conditions of Approval for Plat 9 should it be approved.

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(I): A portion of land on the south side of Lot 3 is for a trail (.220 acres or 9,571 sq. ft.) to be owned and maintained by the City.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Project Narrative
2. Meadow Ranch Plat 9 - Vicinity Map
3. Meadow Ranch 9 Imagery.Jan 2025
4. EM Meadow Ranch Plat 9 (preliminary plat)

Zoning Districts Statement for Proposed Rezone of Lot 433, Meadow Ranch 4

This proposal is to rezone Lot 433, Meadow Ranch, Plat 4, from Parks and Open Space to the RD1 Zone (AG/Rural Density Two). EMMC 17.25.020(B)(1) describes the RD1 Zone as follows: “The RD1 zone is for large lot residential developments that preserve open space, animal rights, a semi-rural character, and provide a proper transition from large lots, hillsides, or other natural areas to more suburban neighborhoods. The minimum lot size is one acre (43,560 square feet).” The subject property has a Rural Density Two land use designation on the City Future Land Use Map.

Lot 433 is proposed to be divided into three (3) approximately 1.25 acre lots in the Meadow Ranch area on Shiloah Way. The uses in the vicinity are generally residential with a semi-rural feel. The lots in this area are generally 1 acre or greater. Some properties have larger animals. The Spring Run development—with its 0.25 acre lots—lies to the east of the subject property. There is an approximately 100-foot open space strip related to the Spring Run development.

The proposed zoning of RD1 for the subject property appears to match the codified character of said zone, as well as the current land use designation for the property.



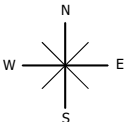
Utah County Parcel Map

Lot 433, Meadow Ranch 4

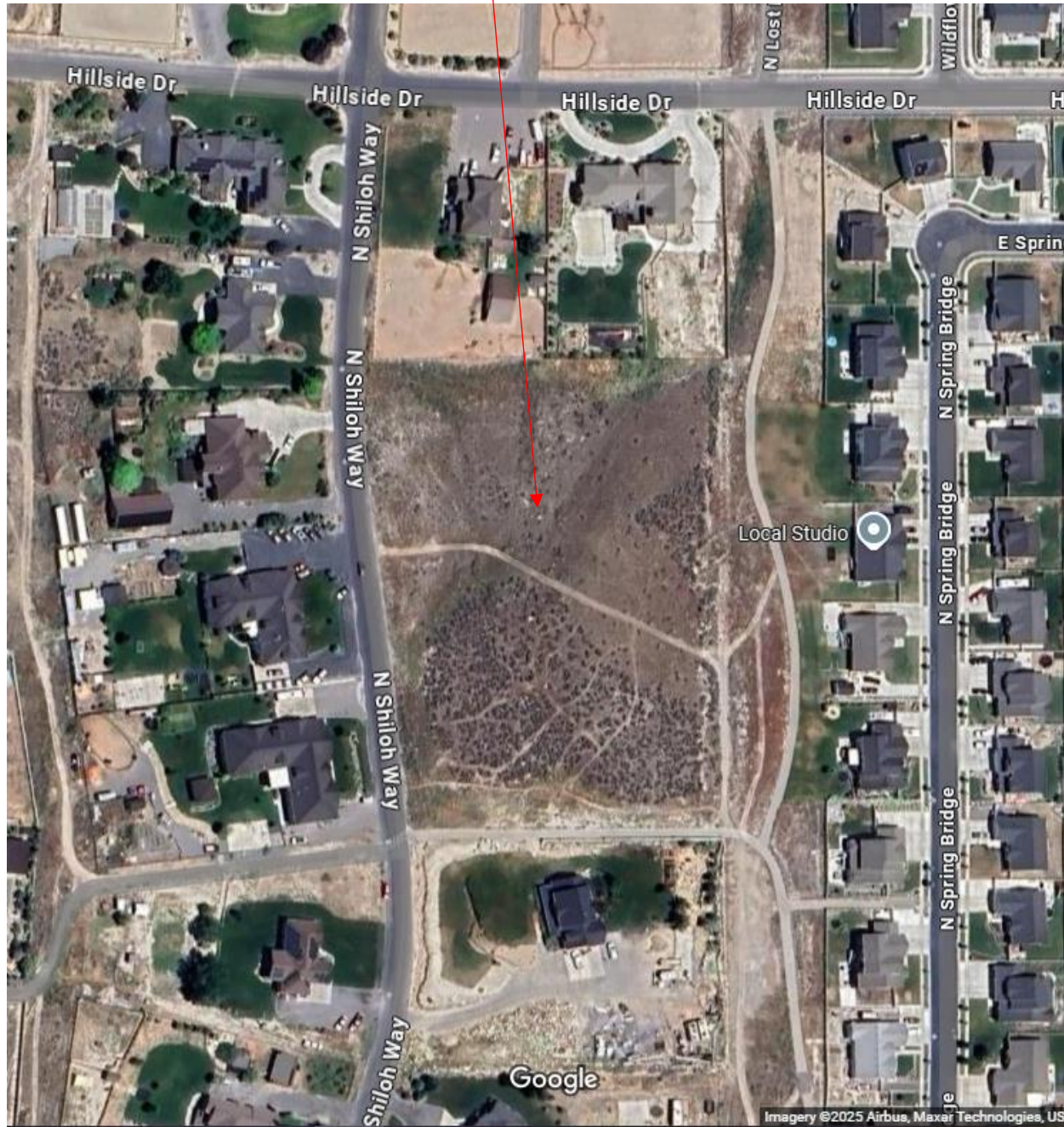
1 inch equals 752.3 feet

Date: 11/25/2024

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.



Property Aerial View

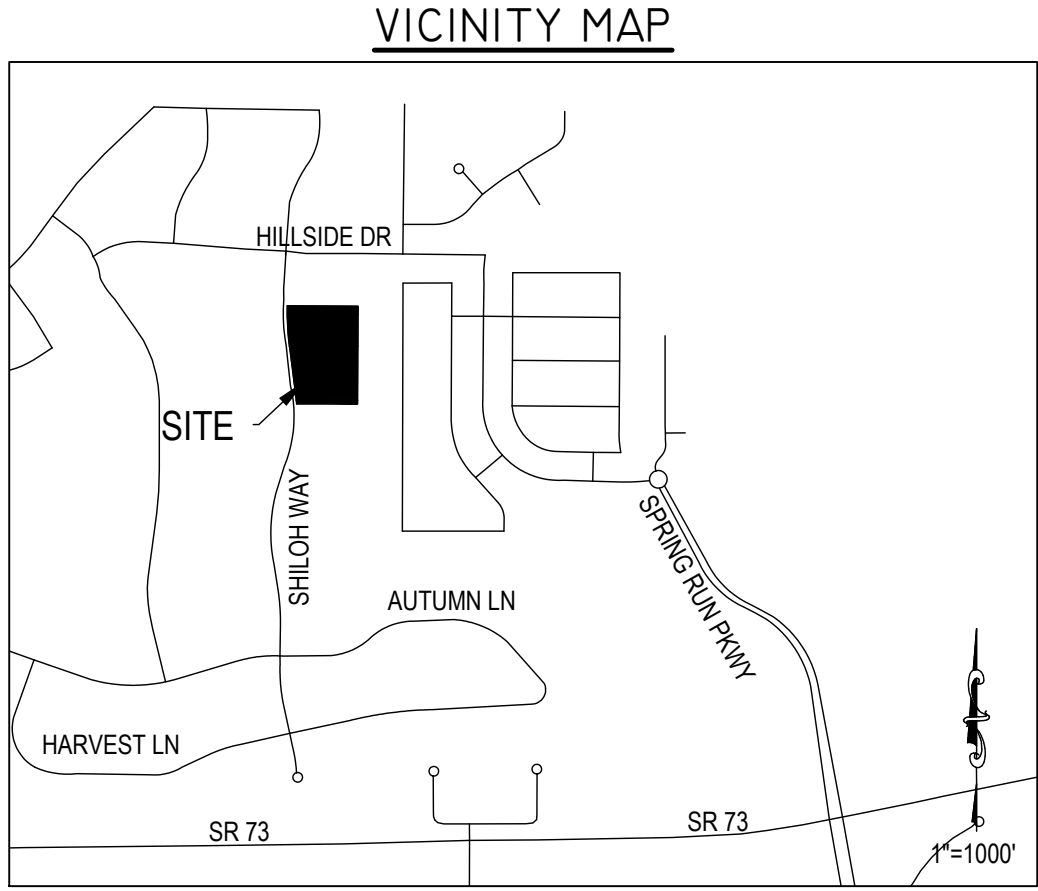
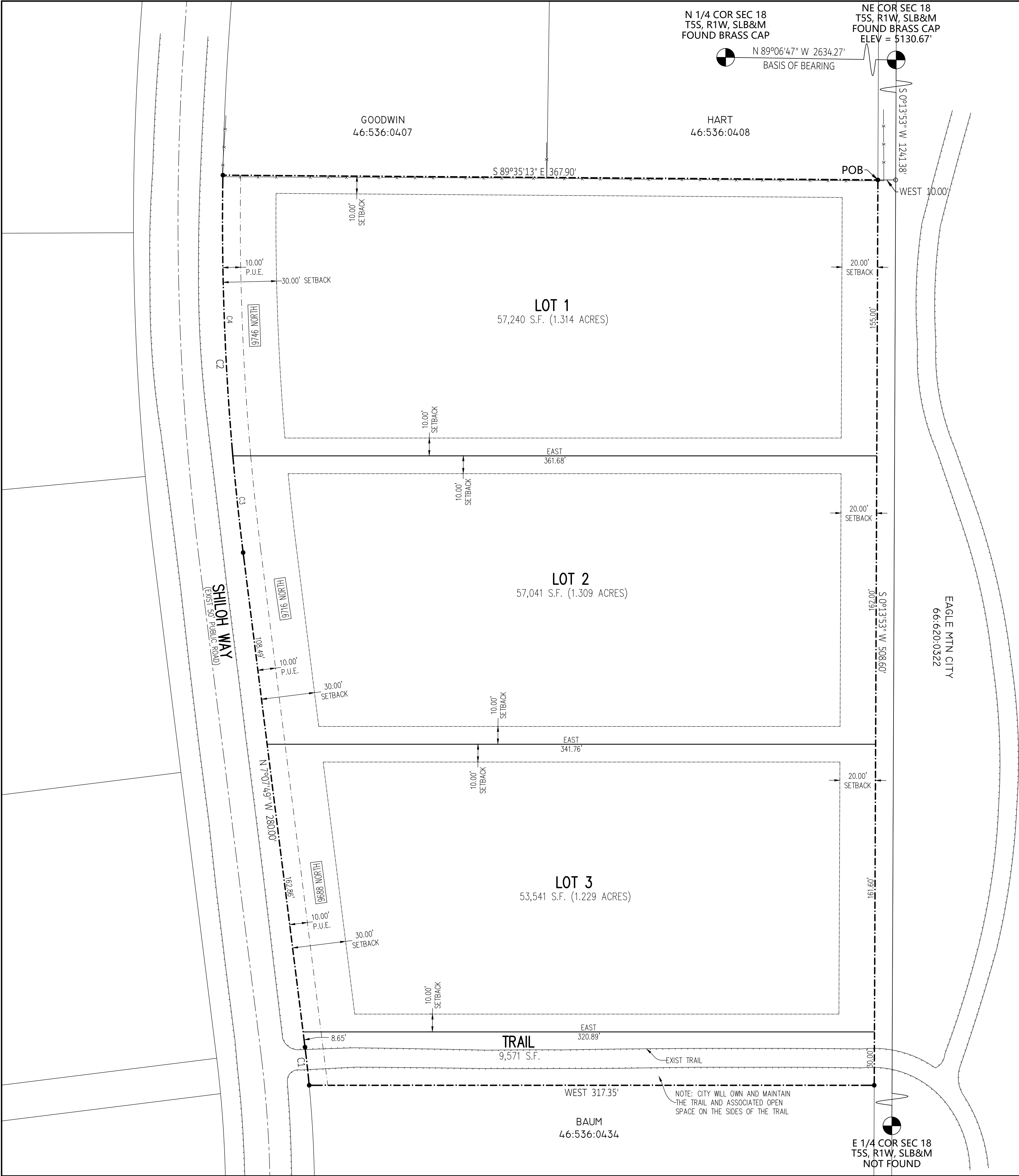


Property View From N. Shiloh Way Looking East Towards Lot



View Looking South (Property is on the left) From Intersection of N. Shiloh Way and Hillside Drive



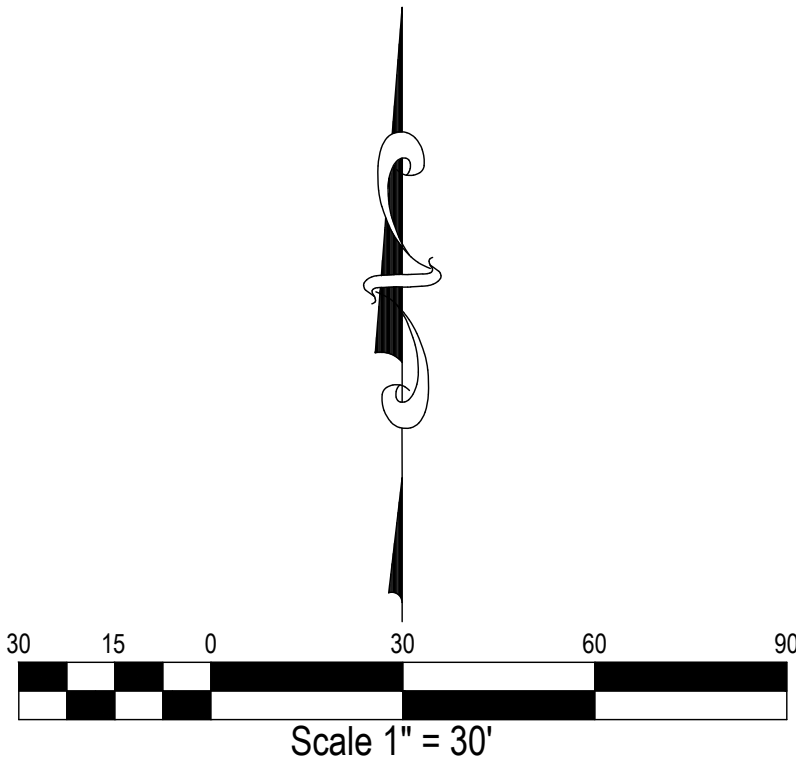


BOUNDARY DESCRIPTION

All of Lot 433, Meadow Ranch Plat 4, also described as follows:

Beginning at a point located South 0°13'53" West along section line 1241.38 feet and West 10.00 feet from the Northeast Corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°13'53" West 508.60 feet; thence West 317.35 feet; thence along the arc of a 700.00 foot radius non-tangent curve to the left 21.54 feet through a central angle of 1°45'48" (chord bears North 6°14'55" West 21.54 feet); thence North 7°07'49" West 280.00 feet; thence along the arc of a 1500.00 foot radius curve to the right 212.48 feet through a central angle of 8°06'59" (chord bears North 3°04'20" West 212.31 feet); thence South 89°35'13" East 367.90 feet to the point of beginning.

Area = 4.072 Acres



PRELIM PLAT LAND CALCULATIONS

TOTAL ACREAGE:	4.072 ACRES
BUILDABLE ACREAGE:	4.072 ACRES
TOTAL ACREAGE IN LOTS:	3.853 ACRES
TOTAL ROADWAY AREA:	0.00 ACRES
TOTAL OPEN SPACE (EXIST TRAIL):	9,571 SF/0.220 ACRES
TOTAL DEVELOPED OPEN SPACE REQUIRED:	0.00 ACRES
TOTAL DEVELOPED OPEN SPACE PROVIDED:	9,571 SF/0.220 ACRES
AVERAGE LOT SIZE:	55,940 SF/1.284 ACRES
LARGEST LOT SIZE:	57,240 SF/1.314 ACRES
SMALLEST LOT SIZE:	53,541 SF/1.229 ACRES
OVERALL DENSITY:	0.74 LOTS/ACRE
TOTAL # OF LOTS:	3 LOTS

CURVE TABLE

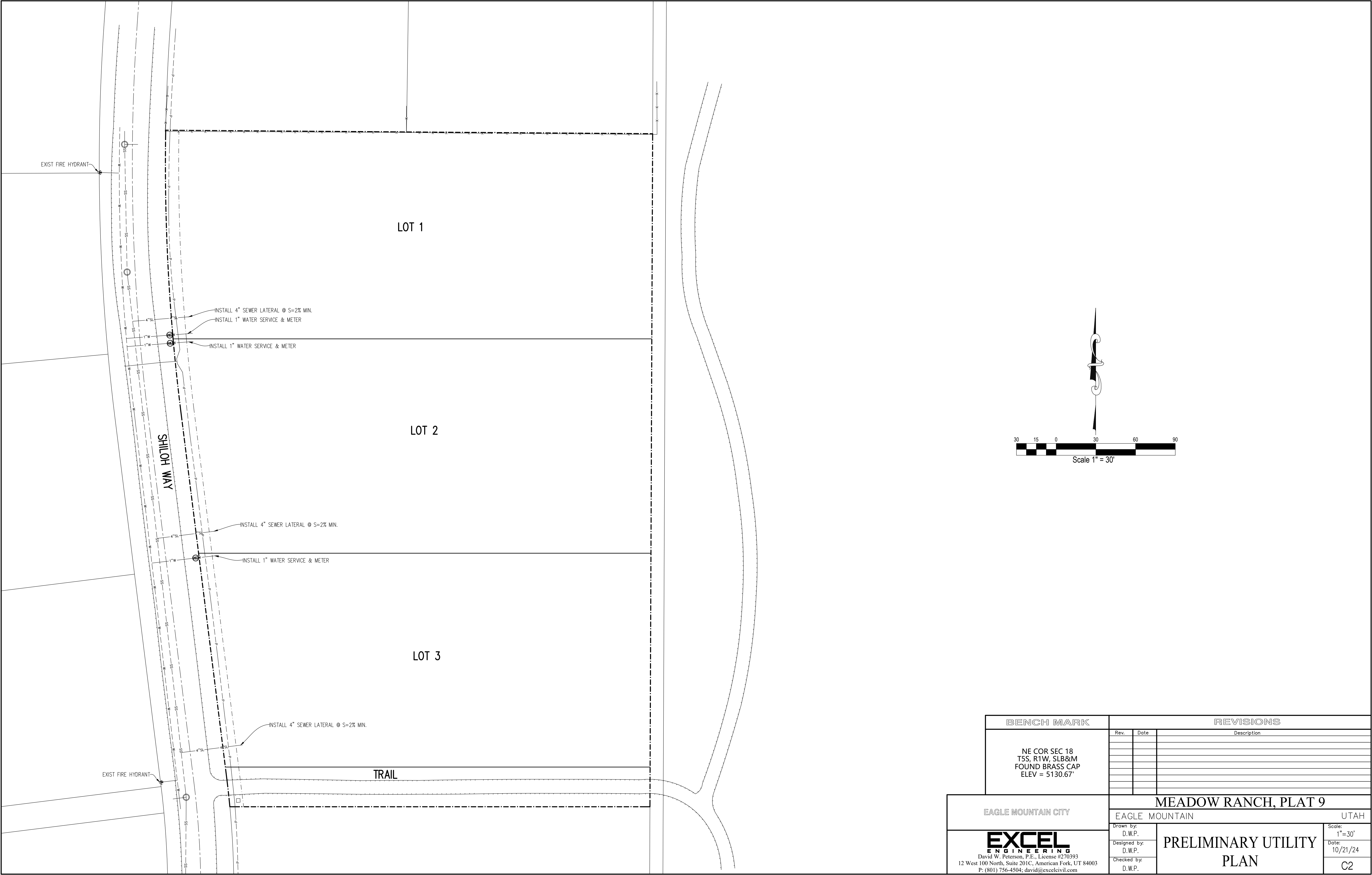
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	700.00	21.54	1°45'48"	21.54	N 6°14'55" W
C2	1500.00	212.48	8°6'59"	212.31	N 3°4'20" W
C3	1500.00	54.66	2°5'16"	54.65	N 6°5'11" W
C4	1500.00	157.82	6°1'42"	157.75	N 2°1'42" W

SHEET INDEX

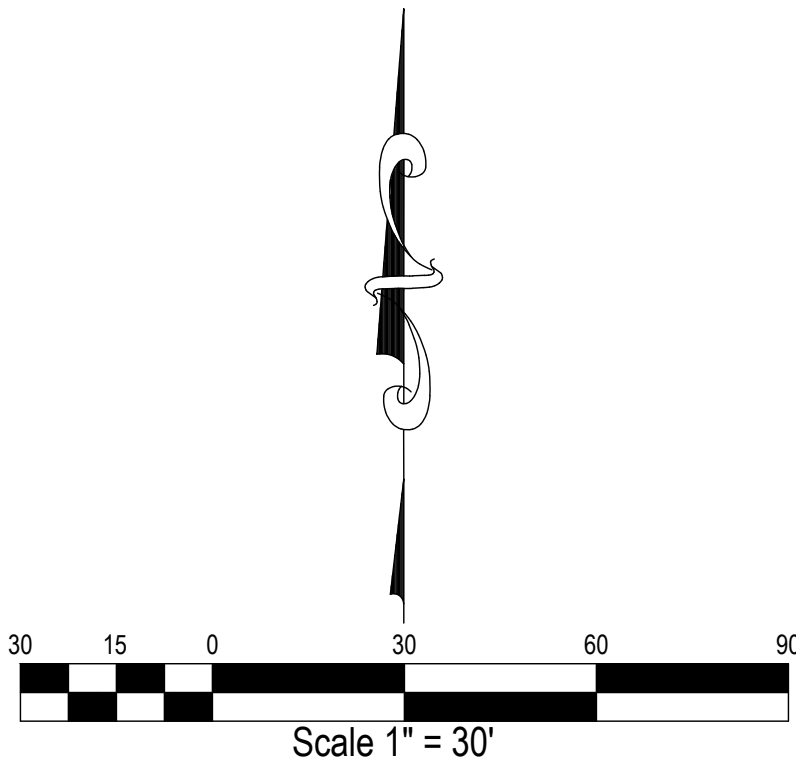
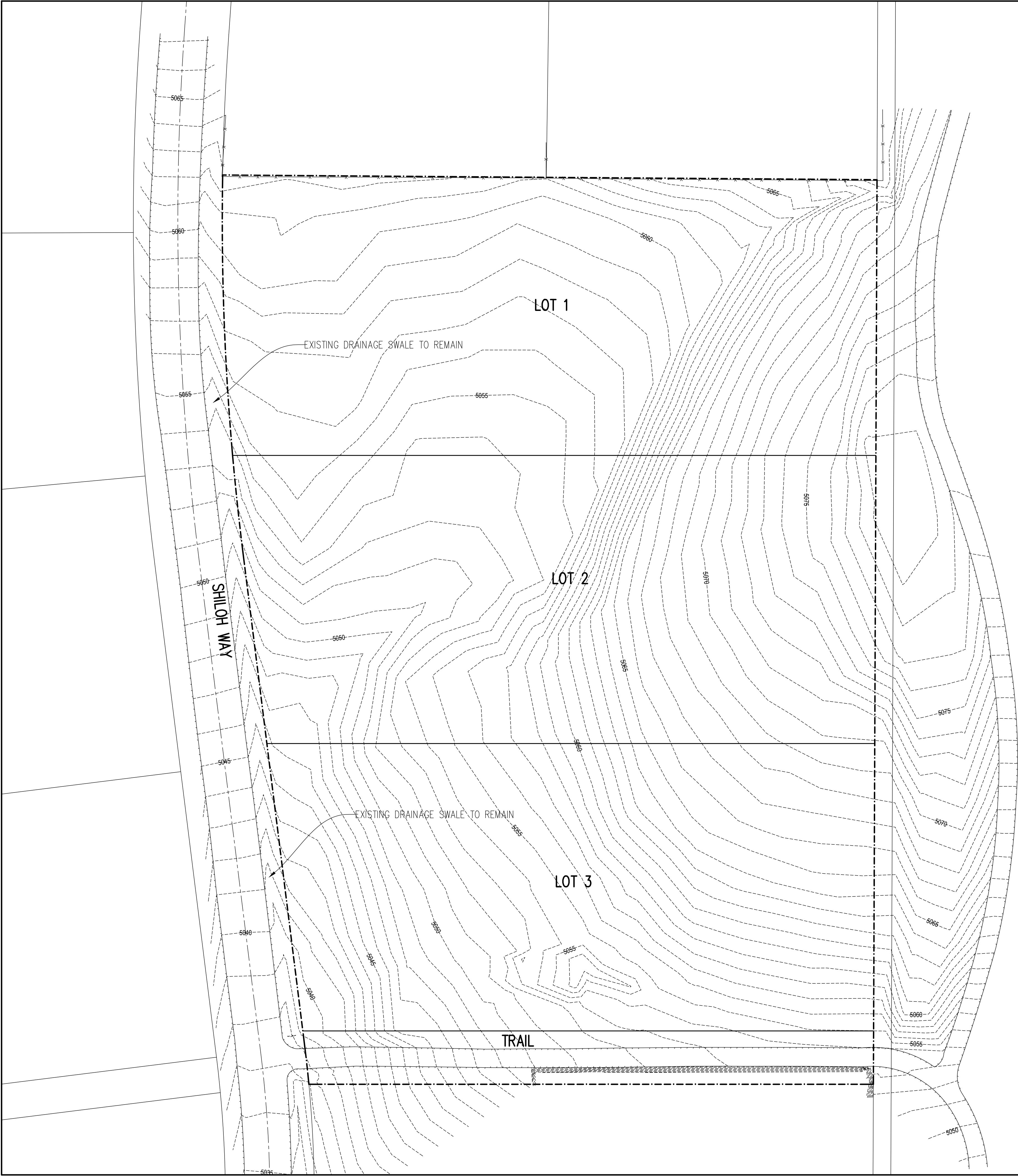
- C1 PRELIMINARY PLAT
- C2 UTILITY PLAN
- C3 GRADING, DRAINAGE & EROSION PLAN

BENCH MARK		REVISIONS			
NE COR SEC 18 T5S, R1W, SLB&M FOUND BRASS CAP ELEV = 5130.67'	Rev.	Date	Description		
EAGLE MOUNTAIN CITY		MEADOW RANCH, PLAT 9			
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		EAGLE MOUNTAIN		UTAH	
		Drawn by: D.W.P.		PRELIMINARY PLAT	
		Designed by: D.W.P.			
		Checked by: D.W.P.			
		Scale: 1"=30'			
		Date: 10/21/24			
		C1			

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com



BENCH MARK		REVISIONS		
NE COR SEC 18 T5S, R1W, SLB&M FOUND BRASS CAP ELEV = 5130.67'	Rev.		Date	Description
EAGLE MOUNTAIN CITY		MEADOW RANCH, PLAT 9		
		EAGLE MOUNTAINUTAH		
EXCELENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		Drawn by:	PRELIMINARY UTILITY PLAN	
		Designed by:		
		Checked by:		
		D.W.P.		
				Scale: 1"=30'
				Date: 10/21/24
				C2



AVERAGE SLOPE OF LOTS:
THE AVERAGE SLOPE ACROSS THE LOTS GOING FROM EAST TO WEST IS ~7%.

EROSION CONTROL NOTES:
1. ALL CONSTRUCTION WILL ADHERE TO THE FOLLOWING EROSION CONTROL PRACTICES.
2. CONSTRUCT A SILT FENCE AROUND PERIMETER OF DOWNSTREAM PORTIONS OF THE SUBDIVISION.
3. IMPLEMENT DUST CONTROL MEASURES DURING CONSTRUCTION.

GRADING NOTES:
1. EACH LOT IS TO BE GRADED UP AT 2% FROM THE STREET TO THE PROPOSED HOUSE. WATER FROM THE REAR OF THE HOME SHALL BE GRADED AROUND THE HOUSE AND OUT TO THE STREET TO PREVENT PONDING AND FLOODING. ALL ROOF AND YARD AREA SHALL DRAIN TO THE STREET.

BENCH MARK		REVISIONS		
NE COR SEC 18 T5S, R1W, SLB&M FOUND BRASS CAP ELEV = 5130.67'		Rev.	Date	Description
EAGLE MOUNTAIN CITY		MEADOW RANCH, PLAT 9		
		EAGLE MOUNTAIN		UTAH
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com		Drawn by: D.W.P.	PRELIMINARY GRADING, DRAINAGE & EROSION PLAN	Scale: 1"=30'
		Designed by: D.W.P.		Date: 10/21/24
		Checked by: D.W.P.		C3



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2025**

TITLE:	Code Amendment to Eagle Mountain Municipal Code 17.60.120 General Fencing and Screening Provisions
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	n/a
APPLICANT:	City - initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

That the Planning Commission advance a positive recommendation to the City Council respecting the proposed amendment(s)...

BACKGROUND:

The attached code amendment "patch" was crafted to more clearly: 1) Assert the City's right to install wire fencing along the edges of the wildlife corridor; 2) To allow for full electric fencing around power plants; 3) To clarify when varying types of wire fencing are permissible; and, 4) To permit temporary fencing as part of site plan review for causes related to:

- Construction area protection
- Interim open air yard use prior to construction of a structure on that land area (in commercial or industrial zones)
- To secure a property or area thereon prior to installation of a permanent fence

The code change draft, in part, reacts to discussions by the Planning Commission and City Council while acting on land use applications or other proposed code amendments plus a request by the City's wildlife planner, Todd Black, for fence code edits.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Fencing Code Patch.Jan 2025

Chapter 17.60

LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING

Sections:

- 17.60.010 What this chapter does.
- 17.60.020 Purpose.
- 17.60.030 Improvements required.
- 17.60.040 General landscape provisions.
- 17.60.050 Landscape plan.
- 17.60.060 Completion of landscape improvements.
- 17.60.070 Planting standards.
- 17.60.080 Design applications.
- 17.60.090 Required landscaping.
- 17.60.100 Residential landscape requirements.
- 17.60.110 Required buffer widths and improvements.
- 17.60.120 General fencing/screening provisions.
- 17.60.130 Retaining wall construction standards.
- 17.60.140 Clear vision triangle.
- 17.60.150 Lot size transitioning.
- 17.60.160 Zone transitions.
- 17.60.170 Tables.
- 17.60.180 Diagrams.

17.60.120 General fencing/screening provisions.

C. Nonresidential (i.e., Agricultural, Commercial, Industrial, etc.) Perimeter Fence/Wall Materials, Appearance and Maintenance Standards.

1. Material Type(s).

a. Allowed: board (e.g., cedar), vinyl, and/or decorative concrete or masonry (including brick), wrought iron or simulated/imitation version thereof, composite material and limited amounts of painted hog wire provided all such have top and bottom rails and substantial posts/columns.

b. Composition. Fences shall be constructed such that no more than two materials (i.e., wood or vinyl, etc.) are used throughout and its color(s),

pattern, and composition are consistent save for posts or support columns which may be of different composition or style.

c. Not allowed: full wire, razor, chained fencing, gabion basket fencing, chain-link fencing, and/or electric screen fencing (~~save as the latter is allowed per standards hereafter~~).

~~Exception: Barbed wire or full wire fences shall only be allowed in conjunction with the care and keeping of livestock where such is allowed.~~

Exception(s): Barbed wire, electrified wire [not fully electrified fences – see paragraph H below] or full wire fences (e.g., hog-wire or similar) shall be allowed:

- i. In conjunction with the care and keeping of livestock on property or on property.
- ii. On property that has either greenbelt tax status or legal nonconforming status.
- iii. For City fencing of conservation easements or other sensitive public or municipal lands, and/or perimeter screening of the City's wildlife corridor.
- iv. For City fencing of land for vegetative management purposes (i.e., livestock grazing of open spaces, utility rights-of-way and other areas).
- v. Chain-link fencing as specified in this Title around industrially zoned properties or monopole cell towers (see subsection d below).

d. Where chain-link is allowed in industrial zones or in conjunction with monopole cell towers, said fencing:

- i. Shall have top rails.
- ii. Shall be vinyl coated.
- iii. Shall be obscured by a vegetative screen between it and any parking lot or adjoining public street.

~~Exception(s): Wire fencing. Wire (including barbed, hog wire, etc.) shall only be allowed in conjunction with the care and keeping of livestock on a property that has either greenbelt tax status or legal nonconforming status allowing the care and keeping of livestock thereon. Razor fences, however, are not and shall not be allowed.~~

iv. ~~Chain-link fencing~~ Sshall not have slats embedded therein.

v. Chain-link mesh shall be flush to the ground. ~~Fencing must be constructed with the open cut of fence mesh down to the ground.~~

2. Height(s).

a. Agricultural Zone. Fencing in industrial zones shall not exceed eight feet in height.

b. Commercial Zones. Fencing in commercial zones shall not exceed eight feet in height in any property area.

c. Industrial Zones. Fencing in industrial zones shall not exceed eight feet in height.

D. ~~Public City~~ Facilities Fencing Standards. Security fencing type/materials and height for public municipal facilities shall be no less than six feet nor higher than eight feet tall, and shall be simulated wrought iron. Exception: City fencing installed to preserve conservation easement areas, or the wildlife corridor may be of material type and height as determined appropriate by the City.

H. Electric Perimeter/Screen Fences (Fully Electrified Fence). Electric perimeter security fences shall only be allowed in the city as provided in this section, subject to the following standards:

1. IEC Standard 60335-2-76. Unless otherwise specified herein, electric fences shall be constructed or installed in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard 60335-2-76.

2. Energizer. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger.

3. Charge Limit. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of IEC Standard 60335-2-76.

4. ~~Where permitted: Outdoor Storage Areas.~~ Electric fences shall be permitted on any non-residential outdoor storage area or to secure power plant property.

5. Signage. Electric fences shall be clearly identified with warning signs that read “Warning – Electric Fence” placed at intervals not less than 60 feet apart.

6. Governing Regulations. Electric fences shall otherwise be governed and regulated under burglar alarm regulations and permitted as such.

7. Violation. It shall be unlawful for any person to install, maintain or operate an electric fence in violation of this section save those fences designed and operated to contain livestock. Those fences shall comply with traditional practice and industry standards applicable to livestock enclosure.

8. Where allowed by

R. Temporary Fencing: Temporary fencing may be approved by the City (e.g., during site plan review) for causes related to construction area protection, interim open air yard use prior to construction of a structure on that land area in commercial or industrial zones, or for security prior to installation of a permanent fence.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2025**

TITLE:	Allgood Plat Amendment (aka Saddle Junction)
ITEM TYPE:	Recorded Plat Amendment
FISCAL IMPACT:	n/a
APPLICANT:	Thomas Hunt

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial Community, Commercial Neighborhood, 'Satellite Commercial'	6.69 acres

PUBLIC HEARING

Yes

PREPARED BY

Ashley Swensen, Planner

PRESENTED BY

Ashley Swensen

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding the Saddle Junction Plat Amendment.

BACKGROUND:

The applicant submitted the proposed amendment to subdivide new lots for the upcoming Granite Credit Union site (and other future businesses). However, the lot with the Tagg n' Go had been illegally subdivided through the County rather than properly platted through the City. According to our records, the Tagg n' Go property was still considered part of the original plat -- therefore it is included in the proposed amendment (to clean up the land division issue). Also, as requested by the City Recorder's Office, additional lots south of the plat are included in the amendment to facilitate the creation of right-of-way dedications in favor of the City. The applicant has made corrections and additions to the proposed plat (attached) in accordance with City requested revisions.

ITEMS FOR CONSIDERATION:

The proposed plat amendment complies with the requirements listed in EMMC 16.55, including a full signed petition of all property owners involved in the proposed amendment.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Allgood Plat Amendment Vicinity Map
2. Allgood Plat Amendment Zoning Map
3. Allgood Plat Amendment General Plan Map
4. Allgood Plat Amendment Current Recorded Plat

5. Allgood Plat Amendment Proposed Amended Plat

6. Allgood Plat Amendment Existing Utilities

Vicinity Map



Zoning Map



General Plan Map

Mixed Use/Commercial Categories:



Community Commercial



Town Center Mixed Use



Regional Commercial



Employment Center/Campus



Business Park/Light Industry

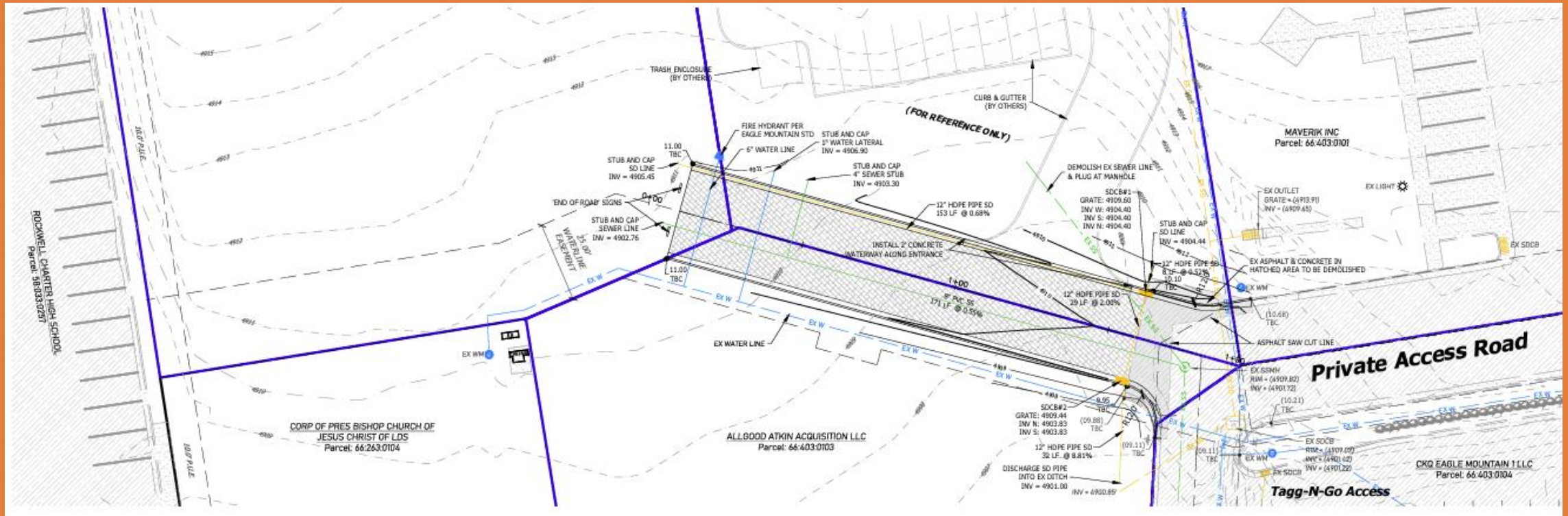


[illegible]

City is required
for Lot 102.

[illegible]

Existing Utilities





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2025**

TITLE:	Spring Run Plaza Master Development Plan
ITEM TYPE:	Master Development Plan
FISCAL IMPACT:	n/a
APPLICANT:	Steven Allred, Owner Daniel Goodwin, AWA Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial	27.35 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council with any changes or conditions of approval that they see fit.

BACKGROUND:

The applicants for Spring Run Plaza are proposing a Master Development Plan for a 27.35-acre parcel located on the northeast corner of Spring Run Parkway and SR-73. The first phase of the project (7.59 acres) would be rezoned to Commercial Community and likely subdivided into seven lots. The current proposal would leave the zoning as Commercial on the rest of the parcel with the understanding that when it is ready for development, this MDP and the associated MDA would be amended.

ITEMS FOR CONSIDERATION:

EMMC 16.10.070 Criteria for approvals of MDPs

A Master Development Plan application shall be evaluated using the following criteria. The Planning Commission and City Council will determine compliance with the criteria:

A. General Criteria

1. Slope. Is the slope of each area designated for development suitable for the intended development? Does the application restrict development from areas with a slope greater than 25 percent?

The parcel, though sloped, is not greater than 25%. There are areas within the parcel that exceed 25% and any building occurring within 200 feet of those areas will require slope stability reports (EMMC 15.80.020).

2. Natural Hazards. Can the proposed development reasonably be established without hazard of slope failure (rockfall, landslides, debris flows, and similar earth movements)?

See response for A.1.

3. Storm Water Runoff. Does the application include development methods that will not accelerate runoff and erosion in a way that would have adverse downslope or downstream impacts?

The proposed MDP shows some retaining walls and multiple retention ponds that will aid in erosion control and capturing on-site water.

4. Protection of Natural Channels and Ridgelines. Will the proposed development be reasonably compatible with the protection of natural channels and comply with the ridgeline protections as provided in Chapter [17.62](#) EMMC, where applicable?

The proposed development is not located along a prominent ridgeline.

5. Flooding. Will the proposed development be reasonably safe from flooding, including alluvial fan flooding?

See response for A.3.

6. Soil Characteristics. Is the soil in each area designated for development generally suitable for that development? Soil characteristics that shall be considered in answering this question include depth to rock, depth to water table, texture, permeability, expansiveness, corrosivity, and runoff potential. The suitability tables found in the Soil Survey of the Fairfield-Nephi Area, Utah, parts of Juab, Sanpete, and Utah Counties issued by the USDA Soil Conservation Service may be used in answering this question.

A soil report has not yet been submitted, but is required with final plat applications.

B. Criteria Related to Infrastructure

1. Utilities. Can the proposed development be adequately served by existing and proposed utilities for the project area?

Yes

2. Streets. Does the street plan comply with the transportation master plan? Can the proposed development be adequately served by the city's transportation master plan and the project's proposed local streets?

Yes

3. Water Rights. Is there legally enforceable documentation to the satisfaction of the city attorney that substantiates the ability of the applicant to convey water rights to the city based on the development need, including both the building lots and common improved open space?

Yes. The owner of the property has already informed Staff that water rights have been obtained.

C. Criteria Related to Compatibility

1. Compatible Development – Adjacent Parcels. Will the proposed development be reasonably compatible with existing or vested uses on adjoining lands? Is the proposed plan consistent with the city's future land use map or requested amendment? The answer to these questions may be based on the standards established in EMMC [17.60.150](#) and [17.60.160](#).

The north side of the parcel is planned as open space to buffer the proposed multi-family use from adjacent single-family and industrial zoning. Commercial and multi-family zoning/development is consistent with the future land use designation of Community Commercial.

2. Compatible Zones and Transitions – Internal Parcels. Will the proposed zones and residential lot size transitions be reasonably compatible with each other in accordance with EMMC [17.60.150](#) and [17.60.160](#)? Does the placement of proposed uses help buffer potentially incompatible uses from

one another?

Transitions and buffers are in accordance with EMMC 17.60.150 and 17.60.160.

D. Criteria Related to Design

1. Open Space.

a. Does the proposed development include the improved open space required by this title?

Open space, both improved and natural, is proposed with the development. At this time, it is not possible to know how much improved open space will be required.

b. Does the proposed pattern of development attempt to make effective use of the open space?

Yes

c. Does the development incorporate trails, parks, and other open spaces included in the city's parks, trails, and open space master plan?

Yes

d. Does the plan attempt to combine open spaces into larger, more usable parks and open spaces?

Yes

2. Public Facilities. Does the proposed development include land designated for public uses, including churches, schools, community centers, etc.?

No, though it likely isn't applicable to this development.

PLANNING COMMISSION ACTION/RECOMMENDATION:

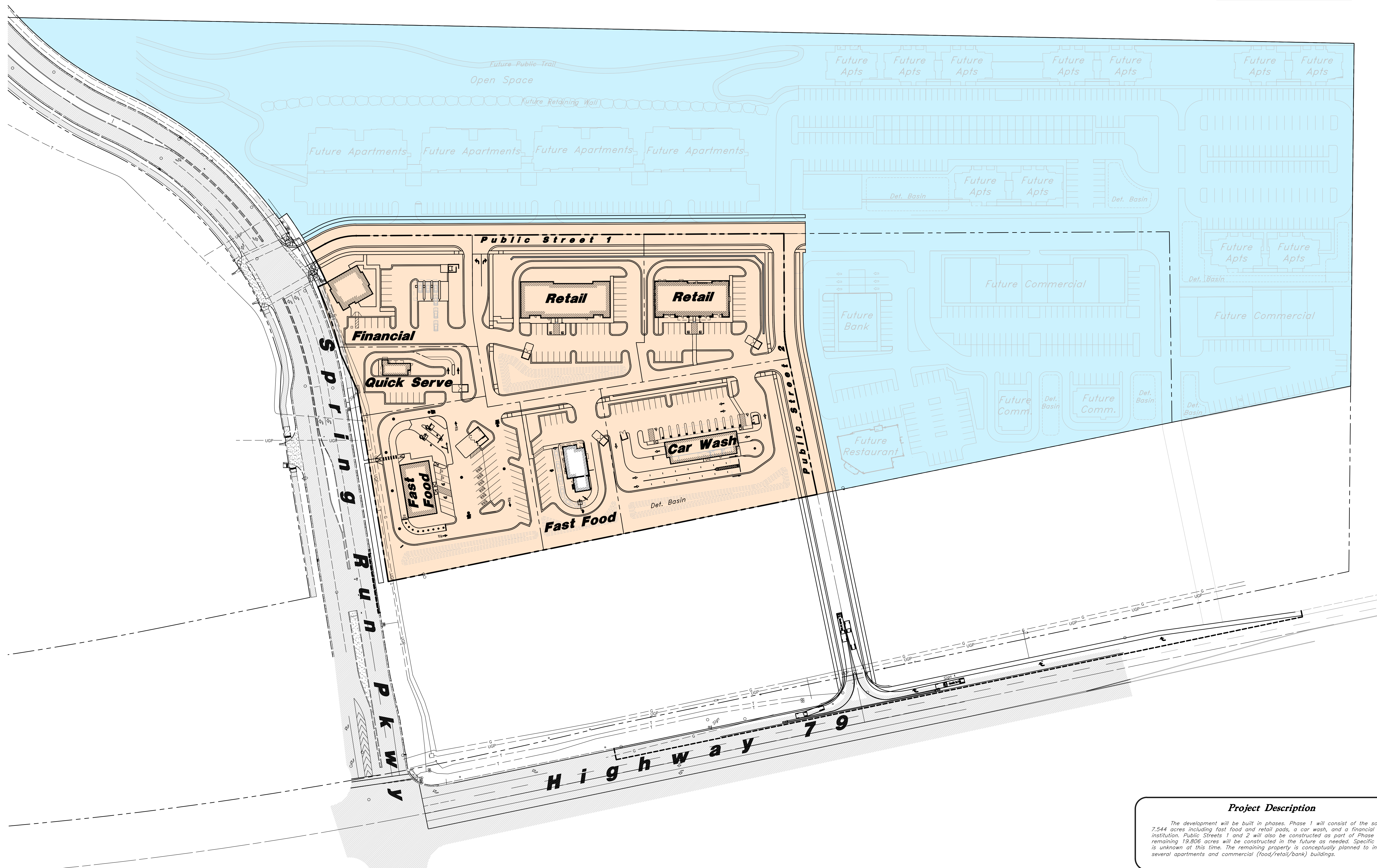
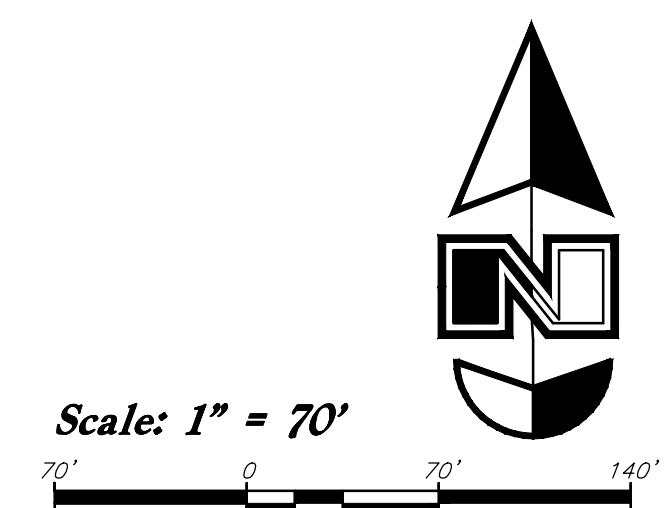
n/a

ATTACHMENTS:

1. Proposed MDP - Spring Run Plaza
2. Slope Map - Spring Run Plaza
3. Maps - Spring Run Plaza

Zoning Legend

	<i>Commercial Community Zone (CC)</i>
	<i>Commercial [Current Zone to Remain]</i>



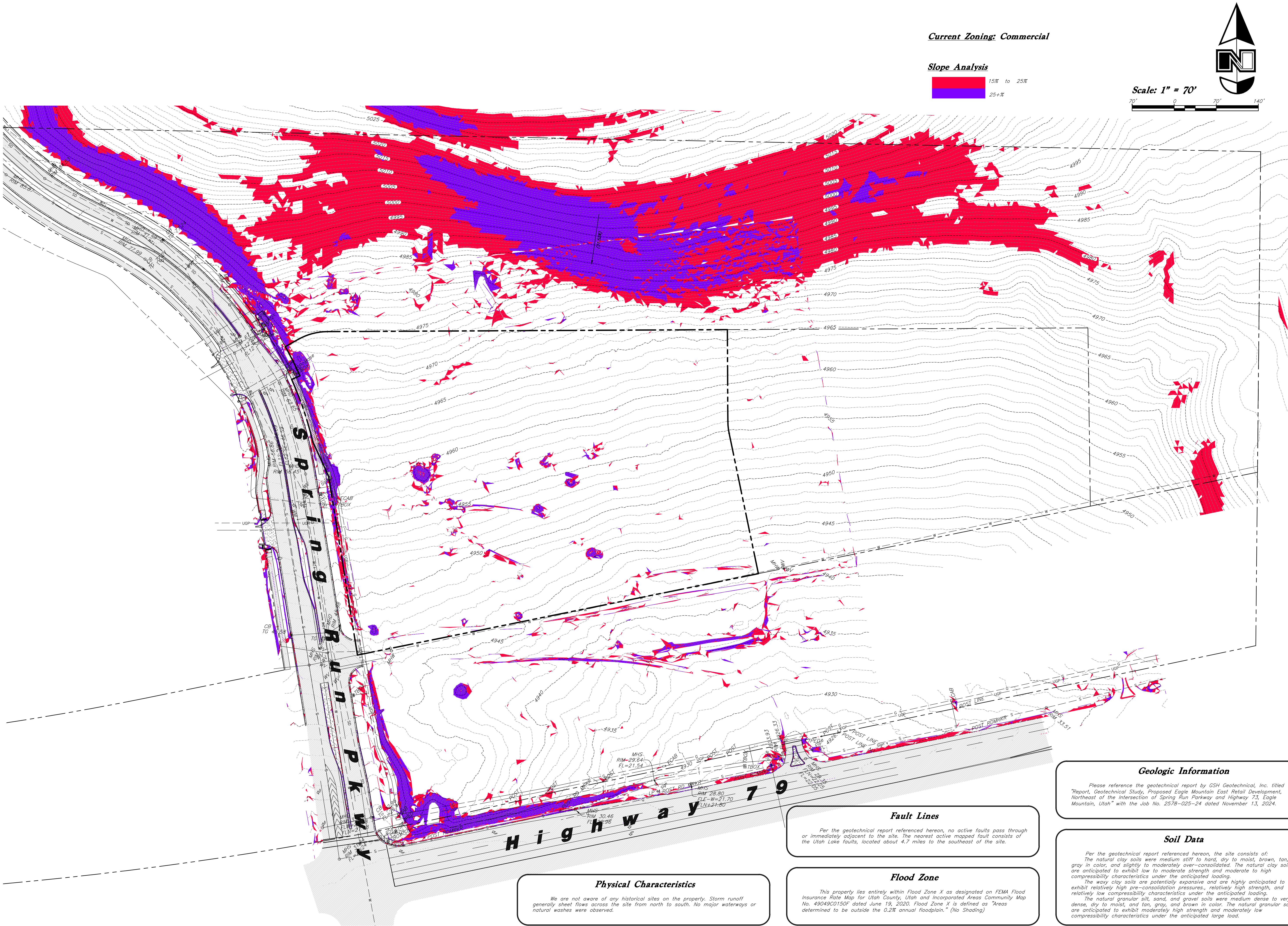
The development will be built in phases. Phase 1 will consist of the southwest 7.544 acres including fast food and retail pads, a car wash, and a financial institution. Public Streets 1 and 2 will also be constructed as part of Phase 1. The remaining 19.806 acres will be constructed in the future as needed. Specific phasing is unknown at this time. The remaining property is conceptually planned to include several apartments and commercial (food/retail/bank) buildings.

Spring Run Plaza
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

19 Dec, 2024

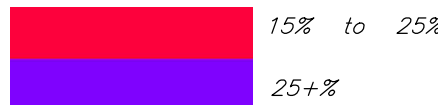
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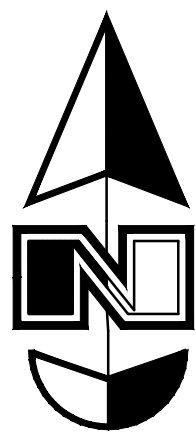


Current Zoning: Commercial

Slope Analysis



Scale: 1" = 70'



Designed by: DC
Drafted by: CC
Client Name: ACD



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

24-120 Existing Conditions Plan

Existing Conditions Plan

Spring Run Plaza

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Geologic Information

Please reference the geotechnical report by GSH Geotechnical, Inc. titled "Report, Geotechnical Study, Proposed Eagle Mountain East Retail Development, Northeast of the Intersection of Spring Run Parkway and Highway 73, Eagle Mountain, Utah" with the Job No. 2578-025-24 dated November 13, 2024.

Soil Data

Per the geotechnical report referenced herein, the site consists of:
The natural clay soils were medium stiff to hard, dry to moist, brown, tan, and gray in color, and slightly to moderately over-consolidated. The natural clay soils are anticipated to exhibit low to moderate strength and moderate to high compressibility characteristics under the anticipated loading.
The way clay soils are potentially expansive and are highly anticipated to exhibit relatively high pre-consolidation pressures, relatively high strength, and relatively low compressibility characteristics under the anticipated loading.
The natural granular silt, sand, and gravel soils were medium dense to very dense, dry to moist, and tan, gray, and brown in color. The natural granular soils are anticipated to exhibit moderate to high strength and moderately low compressibility characteristics under the anticipated large load.

Fault Lines

Per the geotechnical report referenced herein, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Utah Lake faults, located about 4.7 miles to the southeast of the site.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Physical Characteristics

We are not aware of any historical sites on the property. Storm runoff generally sheet flows across the site from north to south. No major waterways or natural washes were observed.

19 Dec, 2024

SHEET NO.

C1.0

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

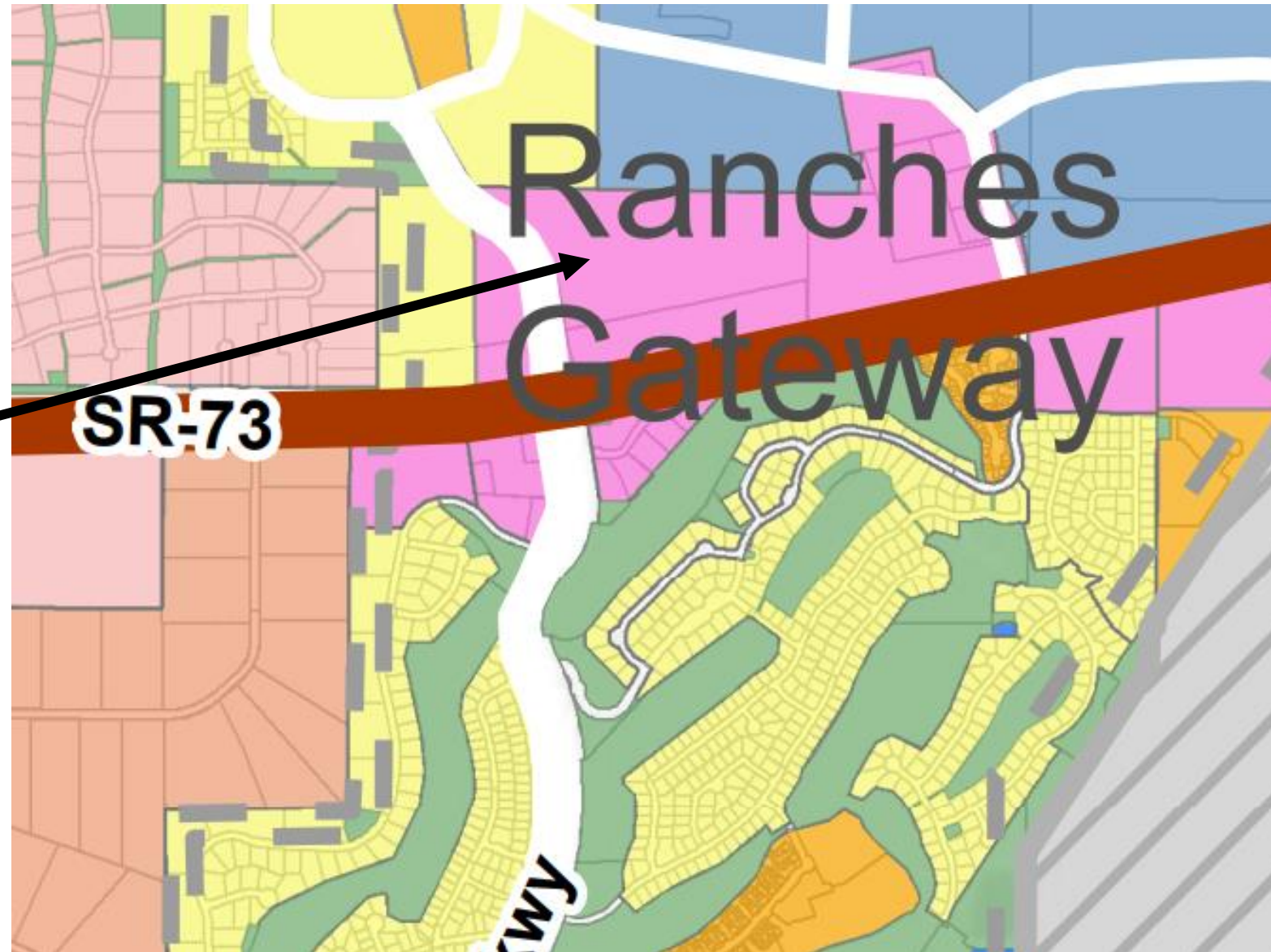
Public/Civic Categories:

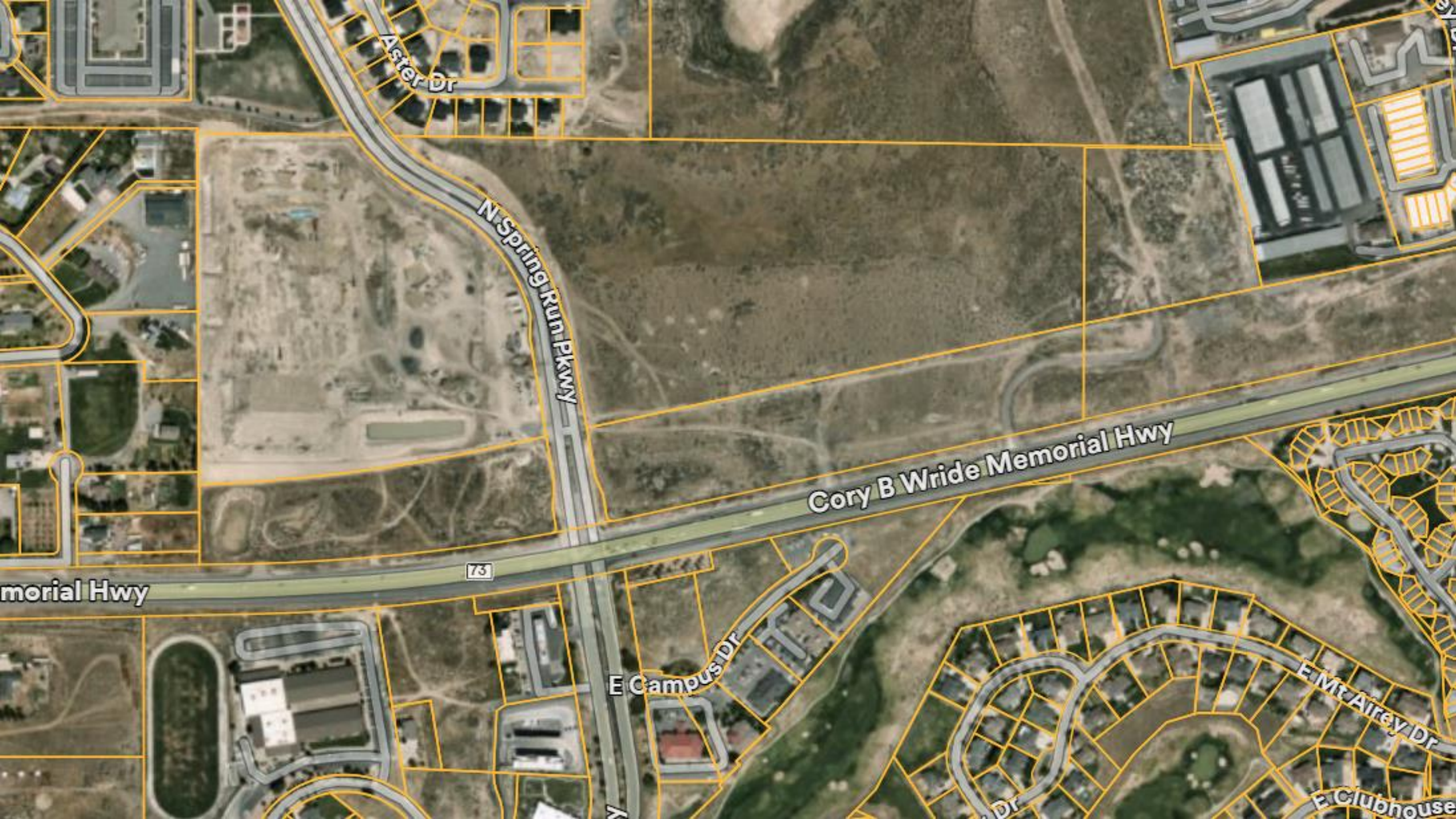
- Civic Uses/Schools
- Parks and Open Space

 NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

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





Aster Dr

N Spring Run Pkwy

Cory B Wride Memorial Hwy

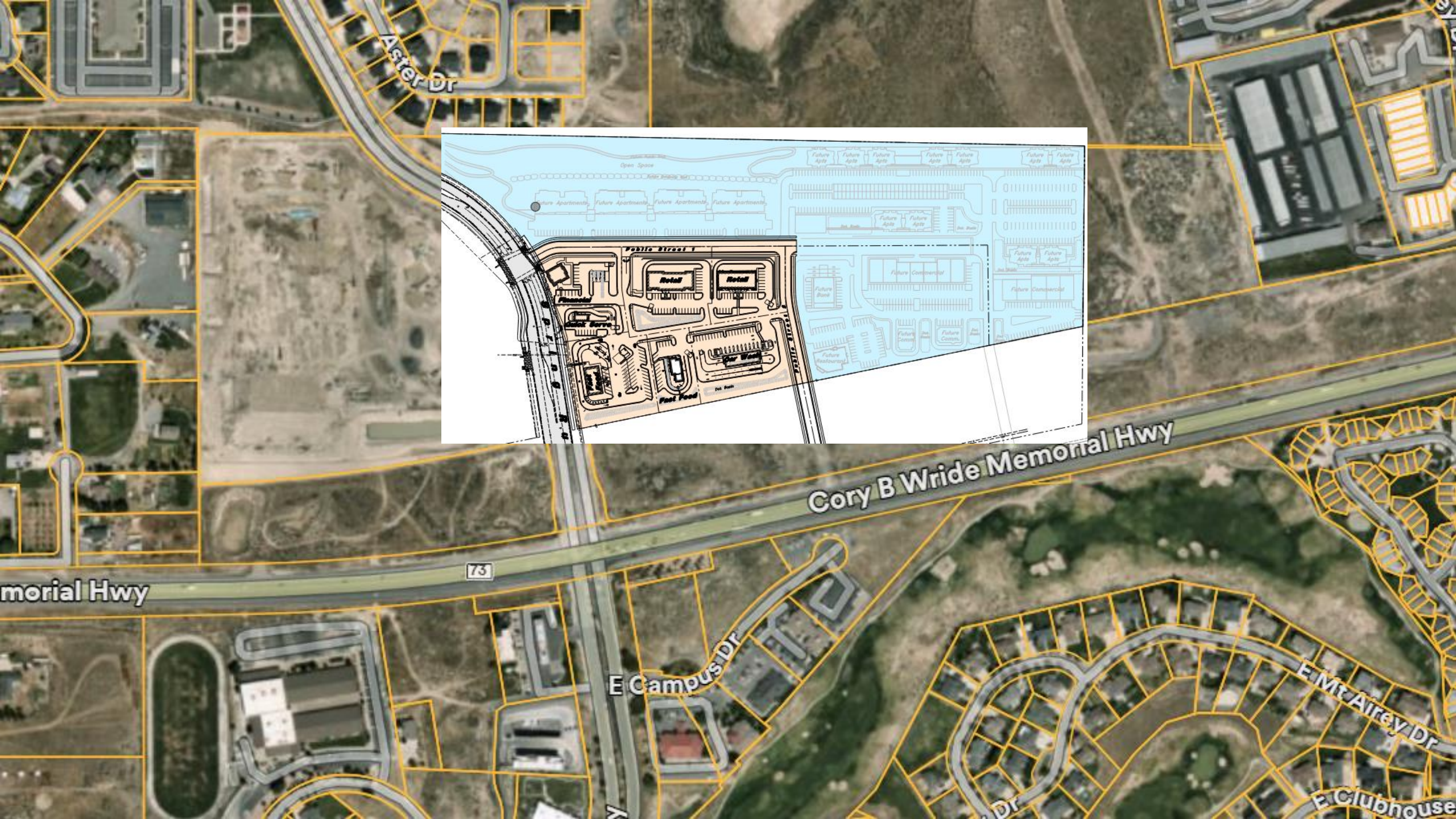
Memorial Hwy

173

E Campus Dr

E Mt Airey Dr

E Clubhouse Dr



Aster Dr

Cory B Wride Memorial Hwy

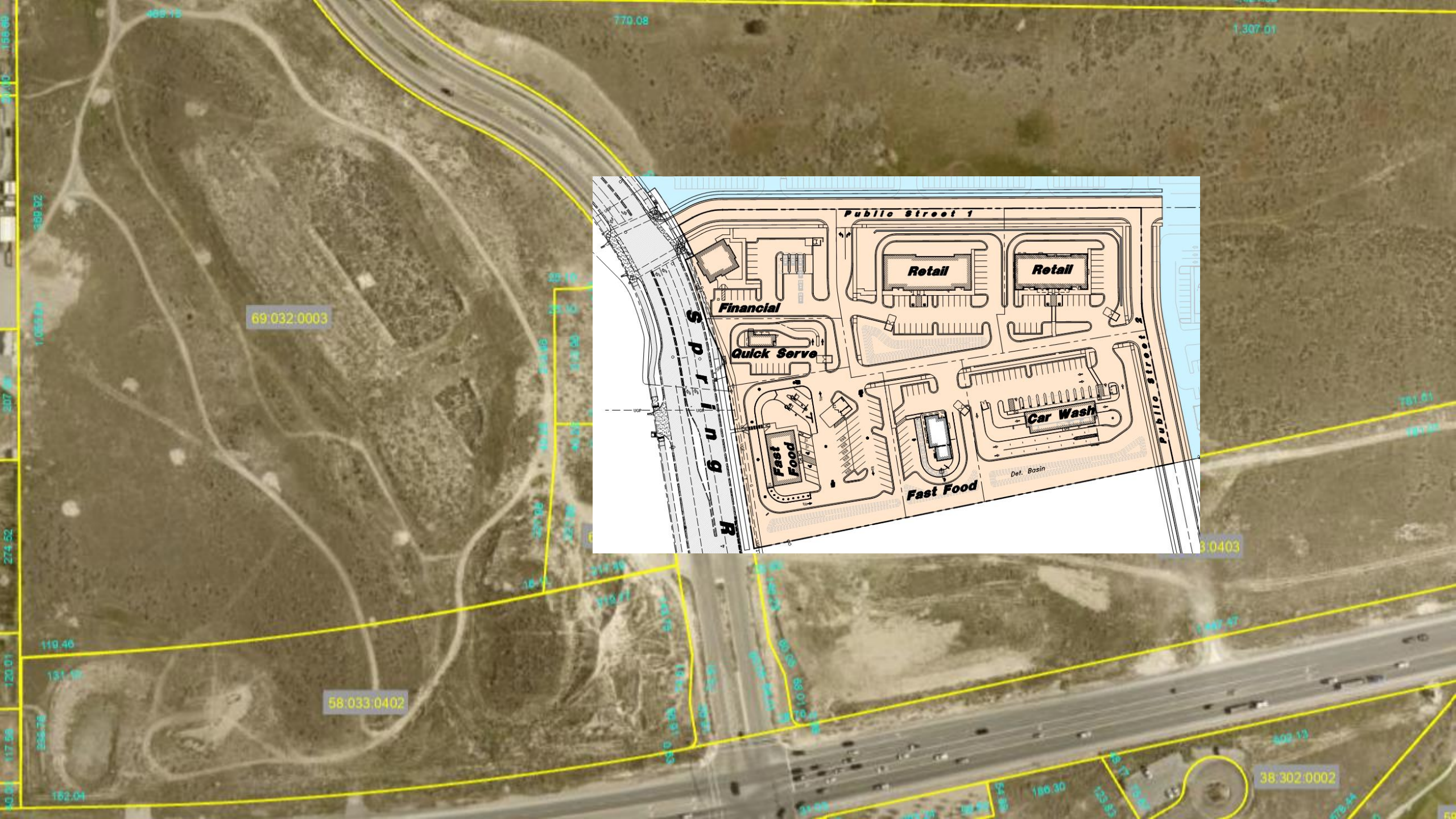
Memorial Hwy

173

E Campus Dr

E Mt Airey Dr

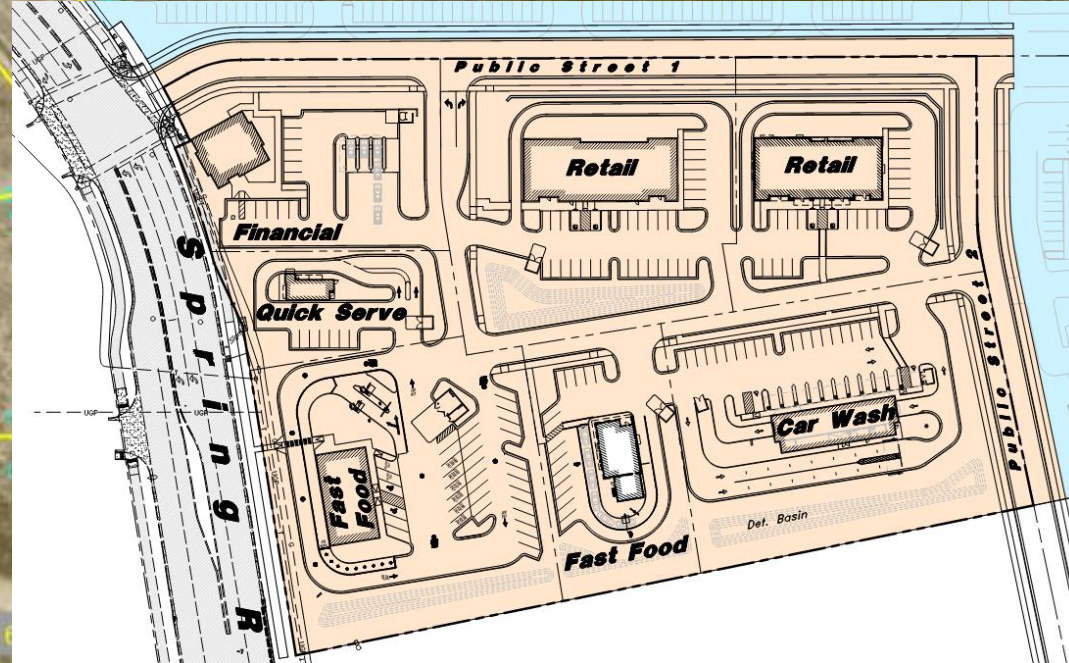
E Clubhouse Dr



69.032.0003

58.033.0402

38.302.0002





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 28, 2025**

TITLE:	First Amendment to QTS Development Agreement
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	n/a
APPLICANT:	QTS

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

BACKGROUND:

On July 18, 2023, the City entered into a Development Agreement with QTS regarding a data center project adjacent to the Facebook data center property. Previously, QTS had received assurances from Rocky Mountain Power that there would be sufficient power to service the first phase of the project. That appears to no longer be the case. The parties are looking to amend the Development Agreement to allow on site power generation as an accessory use to enable the project to be successful. This would be consistent with other approved Development Agreements for data center projects.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

None