EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 11, 2025 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.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Heather Lamb, Planning Secretary; and Elizabeth Fewkes, Planner.

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 – Applicant: Flagship Homes
- 208 acres currently zoned Agriculture, possible school zone use but the applicant is proposing residential,
- Future Land Use Map currently states: Business Park Light industries,
- A review of the code regarding lagoons and portions of the subject property being too close to the wastewater treatment plant were discussed,
- The applicant is considering lots measuring 40x80 but EMMC does not have a zone with that criterion. Residential density is 6.1 units per acre;
- The smallest single-family lot allowed in the current code is 4,500 square feet. If the applicant desires a smaller lot; therefore, a code amendment to create a new zone would be necessary. to be approved.

1. B. DISCUSSION - General Plan Part 1 Review
- Review of Plan Draft Part 1 – Chapters 1-3;
- Review of the Vision Statement for the General Plan.

Commissioner Allen adjourned the work session at 6:34 p.m.

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

Commissioner Allen called the policy session to order at 6:42 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.

MOTION: ***Commissioner Strong moved to approve the minutes of the February 28, 2025 Planning Commission Meeting. 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.

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. PRELIMINARY PLAT - Overland Village 2 Phase B

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

Presentation summary: Presented by Senior Planner, David Stroud; a request to approve the second preliminary plat of Overland Village 2, and complete development of this Village with single-family lots, townhomes, and open space.

Applicant's statements summary: Brad Mackay, Ivory Homes wanted to thank the City for their efforts and help. Per MDA, Ivory Homes is required to buy water from the City and CWP, up to at least 25% of the site (Ivory Homes has now exceeded that). They will now work with SITLA for their remaining water needs. The plan for the next few years will be to build a road and construct a park. Approximately 120 lots per year are completed.

Commissioner Allen opened the public hearing at 8:10 p.m. and closed it at 8:11 p.m., as there were no comments.

Discussion Summary Points: Planning

- Commission is the Land Use Authority on Item 7. A.
- As presented in the Preliminary Plat, Overland Village 2 Phase B meets the Code.

MOTION: ***Commissioner Hess moved to approve Item 7. A. Preliminary Plat, Overland Village 2 Phase B as presented. 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. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17 Amendments.

Presentation Summary: Presented by Senior Planner, Robert Hobbs; a Proposal to enact an ordinance amending Title 17, Chapter 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, by replacing references to conditional uses with special uses, adding land use tables in lieu of lists of uses in each chapter and re-labeling subsection paragraphs to accommodate changes.

Commissioner Allen opened the public hearing at 8:20 p.m. As there were no comments, he closed the hearing at 8:21 p.m.

Discussion Summary Points: There was no discussion on Agenda item 7. B.

MOTION: ***Commissioner Whiting moved to forward a positive recommendation to the City Council of Item 7. B. an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17 Amendments related to conditional and special uses. Commissioner Allen 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. PRELIMARY PLAT-Meadow Ranches (tabled January 28, 2025).

Presentation Summary: Presented by Senior Planner, Robert Hobbs; a proposal to rezone Lot 433, Meadow Ranch, Plat 4, from Parks and Open Space to the RD1 Zone (AG/Rural Density Two). Lot 433 is proposed to be divided into three (3) lots (approximately 1.25 acre) 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.

Item 7.C. is not a Public Hearing.

Discussion Summary Points: There is a private water line that runs through the subject property. Staff recommended the Planning Commission condition approval of the plat on the utility line being located and an easement for the line be included on the plat.

MOTION: ***Commissioner Whiting moved to approve Item 7. C. Medow Ranch 9, Preliminary Plat, with the condition that the utility line be located and an easement for the line be included on the plat. 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. MASTER SITE PLAN - Pinnacles B3 (tabled from February 11, then February 25th)

Presentation Summary: Presented by Senior Planner, Robert Hobbs; a request for approval of a Master Site Plan and Preliminary Plat for 167 townhouse lots and six open space parcels in the multi-family zoned areas on the eastern end of the development.

Applicant's Statements Summary; Toby Cordova, representing Century Communities, commented that garbage and recycling will be provided to individual homes, mail will be delivered to community boxes, and snow removable will be handled by the HOA.

Item 7.D. was not a Public Hearing.

Discussion Summary Points: There was no discussion on Agenda item 7. D.

MOTION: ***Commissioner Hess moved to forward a positive recommendation to the City Council of Item 7. D. 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.

AMENDED MOTION: ***Commissioner Hess moved to Amend the Motion of Item 7. D. to forward a positive recommendation to the City Council of Item 7.D. with the following three (3) conditions:***

Commissioner Strong seconded the Motion.

1. ***That the developer/development comply with all code requirements related to their project even if drawings of the project do not feature all details thereof,***
2. ***That the Applicant be able to furnish water to the project, and***
3. ***That the developer/development comply with all development agreement requirements.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

7.E. SITE PLAN - UTA Park and Ride

Presentation Summary: Presented by Planner, Steven Lehmitz; a proposed Site Plan for Parcel No. 58:034:0424, which is along Pony Express Parkway and west of Unified Fire Authority – Eagle Mountain Station 252.

Applicant's Statements Summary; Carlie Torres, UTA, and Ryan Kitchen, Horrocks Engineering. The Applicant reviewed Site Plan Development Standards, Architectural requirements, Site Design, and off-street Parking.

Item 7.E. was not a Public Hearing.

Discussion Summary Points:

- The crosswalk across Pony Express Parkway will have a HAWK signal.
- It was also determined that the City does not want a vehicular access point directly from Pony Express Parkway to the site. It would be too close to other intersections, creating safety and traffic concern

MOTION: ***Commissioner Fox moved to forward a positive recommendation to the City Council of Item 7.E. Site Plan - UTA Park and Ride 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.

7. F. ACTION/PUBLIC HEARING - Atkinson Accessory Dwelling Unit Exception

This item was presented and discussed as Item 7. A.

Presentation Summary: Presented by Planner, Steven Lehmitz; a proposed ADU exception for a property located at 1998 E. Horizon Cove, Parcel No. 54:223:0034. Property owners are petitioning the Planning Commission for an exception to the accessory dwelling unit standards found in EMMC 17.70.030.

Applicant's Statements Summary; Jordan and Alexis Atkinson: Applicants are proposing an addition to the side of their home that is adjacent to Horizon Drive. The addition to the main floor would be for an accessory dwelling unit, while the addition to the basement would be a great room and gym room for the primary dwelling. The property has setbacks of 25 feet along all property lines. The proposed addition would, at its closest point, be between 16.5 and 18 feet from the property line, depending on the site plan used

Commissioner Allen opened the public hearing at 7:09 p.m.

The following individuals spoke during the public comment period: Ashley Mason, Corinne Craig, Jordon Cunningham, Ben Feldman, Whitney Wright, Matt Bangerter, and Brandon White.

Commissioner Allen closed the public hearing at 7:20 p.m.

Discussion Summary Points:

- Planning Commission must follow law and code;
- A variance application could be filled out or other options reviewed and considered if the subject request is not granted. That would be up to the Applicant to review and file as they feel appropriate.

MOTION: ***Commissioner Strong moved to table Item 7. F Atkinson Accessory Dwelling Unit Exception to provide Applicant time to review City ordinances. Commissioner Fox 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.G. DEVELOPMENT AGREEMENT - Saddle Junction Development Agreement

Presentation Summary: The Saddle Junction Development Agreement relates to the recent Saddle Junction Amended Plat that was recently approved (location approximately Southwest corner of Ranches SR 73 intersection). This Plat includes private roads that will be dedicated to the City. This agreement would outline how the City would follow the City Code when handling these roads.

Item 7.G. was not a Public Hearing.

MOTION: ***Commissioner Whiting moved to forward a positive recommendation to the City Council of Item 7. G. Saddle Junction Development Agreement. 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.

8. Discussion Items

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for March 25, 2025.

10. Adjournment

MOTION: ***Commissioner Whiting moved to adjourn the meeting at 9:17 p.m. Commissioner Allen 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.

The meeting was adjourned at 9:17 p.m.

Approved by the Planning Commission on

Brandon Larsen
Planning Director