



EAGLE MOUNTAIN SPECIAL PLANNING COMMISSION MEETING MINUTES

November 8, 2022, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, Erin Wells, and Alternate Commissioner Brent Strong.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Colby Curtis, Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; David Stroud, Senior Planner; and Steven Lehmitz, Planner.

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

Commissioner Everett called the meeting to order at 5:41 p.m.

1. Discussion Items

1.A. Planning Commissioner Training

Assistant City Administrator/Community Development Director Steve Mumford presented the training.

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

Commissioner Everett called the policy session to order at 6:39 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. October 25, 2022 Planning Commission Minutes

MOTION: *Commissioner Pengra moved to approve the October 25, 2022 minutes. Commissioner Allen seconded the motion.*

Those Voting Yes

Those Voting No

Those Abstaining

Those Absent

☒ Jason Allen	☐ Jason Allen	☐ Jason Allen	☐ Jason Allen
☒ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener
☒ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett
☒ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra
☒ Erin Wells	☐ Erin Wells	☐ Erin Wells	☐ Erin Wells

The motion passed with a unanimous vote.

5. Status Report

Mr. Mumford reviewed the items discussed and voted upon during the November 1, 2022 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM: PUBLIC HEARING – Harmony A-14 Site Plan

This item was removed from the agenda at the request of the applicant.

Commissioner Everett opened the public hearing at 6:46 p.m.

MOTION: ***Commissioner Everett moved to continue the item and the public hearing until the December 13, 2022 meeting. Commissioner Allen seconded the motion.***

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Jason Allen	☐ Jason Allen	☐ Jason Allen	☐ Jason Allen
☒ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener
☒ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett
☒ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra
☒ Erin Wells	☐ Erin Wells	☐ Erin Wells	☐ Erin Wells

The motion passed with a unanimous vote.

6.B. ACTION ITEM: The Village at Porters Crossing Plat 3 (Plat Amendment)

Planner Steven Lehmitz presented the item. The applicant is petitioning to subdivide lot 3 of The Village at Porters Crossing Plat 1 into four individual lots. Lot 3 currently contains four townhome units, and the newly proposed lots will contain one townhome unit each. There will be no additional units created and no increase in density. Staff recommends the Planning Commission motion to recommend approval of the application to the City Council.

Mr. Lehmitz said the applicant owns lot 3 but not the other lots.

Staff confirmed that approval will result in the vacation of lot 3. The purpose for requesting a single lot during the initial approval may have been to sell all four townhome units to a single investor. Division of the lot will allow the townhomes to be owner-occupied. Staff is unaware of other instances in the City with multiple townhome units jointly platted on a single lot. Municipal Code requires Planning Commission review for changes resulting in additional lots regardless of whether the request retains the same unit count. Clarification of the standards has been added to the list of future Municipal Code amendments. Approval will create Plat 3 as an amendment to The Village at Porters Crossing Plat 1.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council to amend Plat 1 of The Village at Porters Crossing to vacate lot 3 with the amendment that four individual lots be created for each townhome and the creation of Plat 3. Commissioner Wells seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>

The motion passed with a unanimous vote.

7. Discussion Items

8. Next scheduled meeting

The next Planning Commission meeting is scheduled for November 22, 2022.

9. Adjournment

MOTION: *Commissioner Pengra moved to adjourn at 6:57 p.m. Commissioner Everett seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>

The motion passed with a unanimous vote.

The meeting was adjourned at 6:57 p.m.

Approved by the Planning Commission on November 22, 2022.


Steve Mumford (Nov 22, 2022 07:58 MST)

Steve Mumford, AICP
Assistant City Administrator/Community Development Director

November 8, 2022 PC Minutes Approved-not signed

Final Audit Report

2022-11-28

Created:	2022-11-28
By:	Shawna Ellis (sellis@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAq7u3zF3Bsjd96OzvjrOQYBRnbJFCy0HQ

"November 8, 2022 PC Minutes Approved-not signed" History

-  Document created by Shawna Ellis (sellis@emcity.org)
2022-11-28 - 2:37:15 PM GMT- IP address: 104.37.251.18
-  Document emailed to Steve Mumford (smumford@emcity.org) for signature
2022-11-28 - 2:37:33 PM GMT
-  Email viewed by Steve Mumford (smumford@emcity.org)
2022-11-28 - 2:57:05 PM GMT- IP address: 67.182.218.150
-  Document e-signed by Steve Mumford (smumford@emcity.org)
Signature Date: 2022-11-28 - 2:58:17 PM GMT - Time Source: server- IP address: 67.182.218.150
-  Agreement completed.
2022-11-28 - 2:58:17 PM GMT