



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

July 11, 2023, 6:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jeremy Bergener and Brent Strong and Alternate Commissioner Robert Fox. Commissioner Jason Allen was excused.

COMMISSION MEMBERS PRESENT ELECTRONICALLY: Commissioner Matthew Everett.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Planning Manager; and Steven Lehmitz, Planner.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

Commissioner Bergener called the policy session to order at 6:30 p.m.

1. Pledge of Allegiance

Commissioner Bergener led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Meeting Minutes

3.A. June 27, 2023 Planning Commission Minutes

MOTION: *Commissioner Strong moved to approve the June 27, 2023 minutes. Commissioner Bergener 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>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote. As the Planning Commission has a vacancy and Commissioner Allen was absent, Alternate Commissioner Robert Fox voted.

4. Status Report

Staff reviewed the planning items discussed and voted upon during the July 5, 2023 Special City Council meeting.

5. Action and Advisory Items

5.A. ACTION ITEM – DEVELOPMENT CODE AMENDMENT: REPEAL OF RTI ZONE'S SUNSET DATE (17.48.110)

City Attorney Marcus Draper explained per EMMC 17.48.110, the Regional Technology and Industry Overlay (RTI) will automatically be repealed on May 31, 2025, unless the City Council either extends the deadline through an amendment to the Code or repeals the section. A business that intends to utilize the RTI Overlay Zone in its future plans feels the automatic repeal date will be a deterrent for economic development of their parcel. They have requested the removal of the repeal date to prevent them ending up with a nonconforming use with contractual rights which they feel would make their property less marketable. The City Council still retains the authority to repeal the RTI Overlay at any time they desire.

Commissioner Bergener opened the public hearing at 6:39 p.m. As there were no comments, he closed the hearing.

Commissioner Everett suggested replacing the automatic repeal date with a scheduled review to evaluate the uses permitted in the overlay to determine if the uses are still appropriate and desirable at that time.

Commissioner Bergener stated that he is in favor of the removal of the automatic repeal date as more than one business has indicated hesitancy to develop in the City because of the clause which impacts the purpose and effectiveness of the overlay to make the City more competitive in the market. He is willing to entertain a periodic review of the uses and inquired regarding Mr. Draper's opinion on adding a scheduled review date to the standards.

Mr. Draper noted the City can elect to review the standards at any time regardless of the inclusion of a specified review date. Businesses might have questions and concerns regarding a scheduled review for the intention of evaluating and possibly removing currently allowed uses in the overlay especially due to the scale and timing of projects using the overlay to develop hundreds of acres over multiple decades.

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.48.110 Regional Technology and Industry Overlay Zone Repeal Date. Commissioner Bergener 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>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote. As the Planning Commission has an unfilled vacancy and Commissioner Allen was absent, Alternate Commissioner Robert Fox voted.

5.B. ACTION ITEM – PUBLIC HEARING: SITE PLAN APPROVAL OF A TO Z BUILDING BLOCKS ADDITION

MOTION: *Commissioner Everett moved to table a site plan for A to Z Building Blocks addition pursuant to the Planning Commission Rules of Order and Procedure III(D)4, “Corrections or amendments for submitted applications must be delivered to the Planning Department on the Wednesday prior to the next regularly scheduled Planning Commission meeting by noon.” Commissioner Bergener 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>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote. As the Planning Commission has an unfilled vacancy and Commissioner Allen was absent, Alternate Commissioner Robert Fox voted.

6. Discussion Items

7. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for July 25, 2023.

8. Adjournment

MOTION: *Commissioner Fox moved to adjourn at 6:54 p.m. Commissioner Strong seconded the motion.*

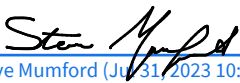
<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☒ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>

☒ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett
☒ Robert Fox	☐ Robert Fox	☐ Robert Fox	☐ Robert Fox
☒ Brent Strong	☐ Brent Strong	☐ Brent Strong	☐ Brent Strong

The motion passed with a unanimous vote.

The meeting was adjourned at 6:54 p.m.

Approved by the Planning Commission on July 25, 2023.


[Steve Mumford \(Jul 31, 2023 10:00 MDT\)](#)

Steve Mumford, AICP

Deputy City Administrator/Community Development Director

07.11.2023 PC Approved Minutes not signed

Final Audit Report

2023-07-31

Created:	2023-07-26
By:	Shawna Ellis (sellis@emcity.org)
Status:	Signed
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"07.11.2023 PC Approved Minutes not signed" History

-  Document created by Shawna Ellis (sellis@emcity.org)
2023-07-26 - 1:22:23 PM GMT- IP address: 104.37.251.18
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