

# Eagle Mountain City Planning Commission Agendas 2009

## *Dates of Planning Commission Meetings:*

- January 13, 2009
- February 10, 2009
- February 24, 2009
- March 10, 2009
- April 14, 2009
- April 28, 2009
- May 12, 2009
- May 26, 2009
- July 14, 2009
- July 28, 2009
- September 8, 2009
- September 29, 2009
- October 27, 2009
- November 10, 2009

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, JANUARY 13, 2009 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**1. Pledge of Allegiance**

**2. Declaration of Conflicts of Interest**

**3. Planning Commission Chair and Vice Chair Appointments – Action Item**

**4. Status Report from City Council**

- o Eagle Point Chapel Vacation and Re-plat
- o Scenic Mountain General Plan Amendment
- o Transportation Summit

**5. Approval of Minutes**

**A. April 8, 2008 Planning Commission Meeting Minutes**

**B. April 22, 2008 Planning Commission Meeting Minutes**

**C. May 13, 2008 Planning Commission Meeting Minutes**

**D. December 9, 2008 Planning Commission Meeting Minutes**

**6. Development Items**

**A. Annexation Policy Plan Amendment – Public Hearing, Action Item**

The amendments include the addition to the annexation boundary of approximately 3,370 acres and the removal of approximately 5,660 acres from the boundary. The 3,370 acres includes approximately 3,091 acres located west of the City between Cedar Fort and Fairfield (referred to as the Pole Canyon area, including the White Hills subdivisions), as well as approximately 280 acres located just north of the northwest corner of the existing annexation boundary. The 5,660 acres to be removed from the boundary include property that has been annexed into Saratoga Springs and Fairfield.

**6. Other Items**

**A. Master Parks and Trails Public Open House.**

This open house is on January 21, 2009 from 6:00pm to 8:00pm in the Council Chambers.

**7. Adjournment**

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, FEBRUARY 10, 2009 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Status Report from City Council
  - o Annexation Policy Plan Amendment
4. Approval of Minutes
  - A. May 11, 2004 Planning Commission Meeting Minutes
  - B. November 30, 2004 Planning Commission Meeting Minutes
  - C. January 25, 2005 Planning Commission Meeting Minutes
  - D. May 10, 2005 Planning Commission Meeting Minutes
  - E. January 13, 2009 Planning Commission Meeting Minutes
5. Development Items
  - A. Public Land Disposal Ordinance – Action Item  
*Review of the Public Land Disposal Process and the classification of public property on the disposal maps.*
  - B. Development Code Amendments – Discussion Item  
*Accessory Apartment/Second Kitchen Permits & Expiration Dates on Approvals*
6. Other Items
7. Adjournment

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, FEBRUARY 24, 2009 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
  - A. February 10, 2009 Planning Commission Meeting Minutes
4. Development Items
  - A. Development Code Amendment – Public Hearing, Action Item  
*Expiration of Approvals*
  - B. Upper Hidden Valley Concept Plan – Discussion Item  
*The proposed Upper Hidden Valley is located in the upper hills south of the Hidden Valley Master Development Plan. Upper Hidden Valley consists of 140.7 acres and is being proposed for a total of 158 residential dwelling units at densities ranging from 2.4 du/ac to 3.1 du/ac.*
  - C. Pole Canyon Concept Plan – Discussion Item  
*The proposed Pole Canyon project is located west of the City boundaries, between the towns of Cedar Fort and Fairfield. The project includes 9,834 residential dwelling units at varying densities within each neighborhood planning area, 77 acres of commercial development, 65 acres of mixed-use development, and a 575-acre business/light industrial park. An Annexation Petition is currently under review by City staff for this project.*
5. Other Items
6. Adjournment

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
TUESDAY, MARCH 10, 2009  
CLOSED SESSION AT 5:00 P.M. – POLICY SESSION AT 6:00 P.M.  
Eagle Mountain City, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**5:00 P.M. CLOSED SESSION – ADMINISTRATIVE CONFERENCE ROOM**

The Planning Commission will conduct a Closed Executive Session for the purpose of discussing reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

**6:00 P.M. POLICY SESSION – COUNCIL CHAMBERS**

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Status Report from City Council
  - o Public Land Disposal Ordinance
  - o The Woods Subdivision
4. Approval of Minutes
  - A. February 24, 2009 Planning Commission Meeting Minutes
5. Development Items
  - A. Ark of Eagle Mountain Group Home Conditional Use Permit & Business License – Public Hearing, Action Item  
*The proposed Ark of Eagle Mountain is a residential group home for adults being treated for mental health, behavior, and chemical addictions. The Ark would be located at 2590 Prairie View Drive, within the Westview Heights subdivision.*
6. Other Business
7. Adjournment

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, APRIL 14, 2009, AT 6:00 P.M.

Eagle Mountain City, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Status Report from City Council
  - A. The Ark of Eagle Mountain Group Home
4. Approval of Minutes
  - A. March 10, 2009 Planning Commission Meeting Minutes
5. Development Items
  - A. Simpson Springs Final Plat and Recorded Plat Amendment – Public Hearing, Action Item  
*This application proposes to vacate Simpson Springs lots 4 and 5 and combine the vacated lots as Simpson Springs Road Church.*
  - B. Development Code Amendment – Public Hearing, Action Item  
*A proposed amendment to Eagle Mountain City Municipal Code Section 17.75.060 Residential Group Homes, adding a separation requirement between group homes in the city.*
  - C. Eagle Mountain Elementary School – Discussion Item
6. Other Business
  - A. Master Parks and Trails Plan
7. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, APRIL 28, 2009, AT 6:00 P.M.  
Eagle Mountain City, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Status Report from City Council
  - A. Group Home Distance Code Amendment
  - B. Simpson Springs Road LDS Church
4. Approval of Minutes
  - A. April 14, 2009 Planning Commission Meeting Minutes
5. Development Items
  - A. Annexation Policy Plan Amendment – Public Meeting  
*This proposal includes expanding the annexation boundary to include approximately 800 acres east of the city's boundaries near the SilverLake development.*
  - B. Spring Run Concept Plan – Discussion Item  
*The proposed 280-acre Spring Run property is located north of Coop's Market, northeast of Meadow Ranch, and north of the Talon Cove Master Plan.*
6. Other Business
  - A. Master Parks and Trails Plan
7. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, May 12, 2009, AT 6:00 P.M.  
Eagle Mountain City, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
  - A. April 28, 2009 Planning Commission Meeting Minutes
4. Development Items
  - A. Parks and Open Space Master Plan - Action Item  
*Design Workshop and the City have prepared a master plan to guide the development of parks, trails, and other open space in Eagle Mountain in the future. Comments, feedback, and a recommendation of approval to the City Council is requested.*
  - B. Friends in Need Conditional Use Permit Amendment – Public Hearing  
*A review and amendment request to a Conditional Use Permit that was issued in 2004 to the Friends in Need Animal Rescue Center & Sanctuary for a kennel. The Center is located at 5194 N. Lake Mountain Road.*
  - C. Annexation Policy Plan Amendment -- ***THIS ITEM HAS BEEN REMOVED FROM THE AGENDA AT THE APPLICANT'S REQUEST***
5. Adjournment



EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, May 26, 2009, AT 6:00 P.M.  
Eagle Mountain City, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
  - A. May 12, 2009 Planning Commission Meeting Minutes
4. Development Items
  - A. Antelope Meadows Church Site Plan - Action Item  
*This is a revision to the approved site plan from September 2008 with changes to the building, the parking, and the access, as well as some minor changes to the site.*
  - B. Eagle Mountain Parks and Open Space Master Plan - Action Item  
*A presentation was given on the plan at the previous meeting. This master plan will guide the future development of parks, trails, and other open space throughout the city.*
  - C. Temporary Signage Ordinance - Action Item  
*The severe economic downturn has had an obvious negative effect on home and lot sales in the city. Builders, realtors, and developers have approached the City asking for temporary accommodations for certain directional signage that is currently restricted by the Development Code. This is a proposed temporary solution.*
5. Other Items
  - A. Community Gardens
  - B. Capital Facilities Plan Update
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, July 14, 2009, AT 6:00 P.M.  
Eagle Mountain City, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Status Report from City Council
  - A. Eagle Mountain Parks and Open Space Master Plan
  - B. Temporary Signage Ordinance
4. Approval of Minutes
  - A. May 12, 2009 Planning Commission Meeting Minutes
  - B. May 26, 2009 Planning Commission Meeting Minutes
5. Development Items
  - A. Scenic Mountain LDS Church Preliminary Plat - Public Hearing, Action Item
  - B. Scenic Mountain LDS Church Final Plat - Action Item
  - C. Scenic Mountain LDS Church Conditional Use Permit - Public Hearing, Action Item
  - D. Scenic Mountain LDS Church Site Plan - Public Hearing, Action Item  
*This is a three-lot subdivision with a 4.205-acre lot for a church site, a 1.122-acre lot for future multi-family development, according to the Scenic Mountain master development plan, and a 0.283-acre lot designated as a retention pond for Inverness Lane and future development. This item also includes an extension to Inverness Lane.*
6. Adjournment

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, JULY 28, 2009 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Status Report from City Council
  - A. Consolidated Fee Schedule Amendments
  - B. Ranches Golf Course
4. Development Items
  - A. Erickson Hobby Breeder License – Public Hearing, Action Item
  - B. Pole Canyon Master Development Plan -- Discussion Item
5. Other Items
6. Adjournment

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**

TUESDAY, SEPTEMBER 8, 2009 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Status Report from City Council
  - A. Scenic Mountain Master Development Agreement
  - B. Scenic Mountain 1 Final Plat
  - C. Scenic Mountain LDS Church Site Plan
4. Approval of Minutes
  - A. July 14, 2009 Planning Commission Meeting Minutes
  - B. July 28, 2009 Planning Commission Meeting Minutes
5. Development Items
  - A. Carlson Hobby Breeder License – Public Hearing, Action Item  
*Request for a Hobby Breeder License located at 1095 Russell Road in the Overland Trails subdivision.*
  - B. Development Code Amendments and Policies – Discussion Item  
*Discussion regarding proposed development code amendments related to small wind and solar energy conversion systems, as well as group homes.*
6. Other Items
  - A. Next meeting: September 29, 2009
7. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, SEPTEMBER 29, 2009 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Status Report from City Council
  - A. SR73 Road Widening Project
  - B. Water Supply Agreement - Central Utah Water Conservancy District
4. Development Items
  - A. Harmony Concept Plan – Discussion Item  
*The Harmony Preliminary Plat application has been undergoing review by City Staff, and the applicant wishes to receive feedback from the Planning Commission prior to making any major modifications to the plans. The current plan includes 2,515 single-family lots, and future commercial and multi-family areas on approximately 772 acres, southwest of the Overland Trails subdivision and west of Sweetwater Road.*
5. Other Items
  - A. Optional Training Session: Effective Land Use Decision Making. Santaquin, Sept. 30
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 27, 2009 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Status Report from City Council
  - A. The Ark of Eagle Mountain Extension of Time
  - B. Scenic Mountain Development Agreement
  - C. Land Disposal Ordinance
  - D. City Center Open Space Completion Plan
4. Development Items
  - A. Development Code Amendment - 17.30 Residential Zone Bonus Density Entitlements (Masonry Materials)

*This is an applicant-proposed amendment to the definition of Masonry Materials. The proposed amendment adds engineered wood siding to masonry material options in the Bonus Density Entitlements section of the code with some other minor changes.*
  - B. Development Code Amendment - 17.75 Standards for Special Uses (Residential Group Homes) and 17.10 Definitions

*This staff-proposed amendment includes a majority of the previously-approved group home's conditions as code requirements. It also contains three sections that replace the previous Residential Group Homes section: 1) Residential facility for persons with a disability; 2) Residential rehabilitation and treatment facility; 3) Residential Juvenile Group Home.*
  - C. Development Code Amendment - 17.80 Sign Regulations and 17.10 Definitions

*This staff-proposed amendment includes changes to the Temporary Special Event Signage section, as well as new sections regulating yard/garage sale, model home, and real estate open house signs.*
5. Other Items
  - A. Open House for the City Center Open Space Completion Plan
6. Adjournment

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, NOVEMBER 10, 2009 AT 6:00 P.M.

Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, UT 84005

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
  - A. September 8, 2009 Planning Commission Meeting Minutes
  - B. September 29, 2009 Planning Commission Meeting Minutes
  - C. October 27, 2009 Planning Commission Meeting Minutes
4. Development Items
  - A. Ultra Carbon Fiber Business License Denial Appeal -- Public Hearing, Action Item  
*The home-based business was denied due to the number of employees working at the home. The applicant is requesting to have two employees - one more than the code allows.*
  - B. Pole Canyon Master Development Plan & Amendments to the Eagle Mountain City General Plan -- Public Hearing, Action Item  
*The master plan includes approximately 3125 acres south of Cedar Fort and north of Fairfield. The plan contains approximately 8,878 residential lots/units, 187 acres of commercial and mixed-use, and 587 acres of industrial. The proposed changes to the General Plan include land use designation changes and transportation corridor changes in and near that area.*
5. Other Items
  - A. Nov. 19 Open House - City Center Open Space Completion Plan; 6pm-8pm
6. Adjournment