

# Eagle Mountain City Planning Commission Agendas 2010

## *Dates of Planning Commission Meetings:*

- January 12, 2010
- February 9, 2010
- March 9, 2010
- April 13, 2010
- April 27, 2010
- May 11, 2010
- May 25, 2010
- June 15, 2010
- June 29, 2010
- July 13, 2010
- July 27, 2010
- September 14, 2010
- October 12, 2010
- November 9, 2010

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, JANUARY 12, 2010 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. 2010 Planning Commission Meeting Schedule – Action Item
5. Status Report from City Council
  - A. Pole Canyon Annexation, Master Development Plan, and Master Development Agreement
  - B. Development Code Amendments (Masonry Materials, Signage, and Group Homes)
  - C. Rockwell Charter High School Temporary Seminary Building Extension of Time
  - D. City Council Liaison
  - E. Commissioner ElHalta sworn in to a 3-year term (January 2010 – December 2012)
6. Approval of Minutes
  - A. November 10, 2009 Planning Commission Meeting Minutes
7. Development Items
  - A. General Plan Amendment – Public Hearing, Action Item  
*This application is to change the future land use designation for the 2.41-acre property located on the southwest corner of Stonebridge Lane and Ranches Parkway from Mixed Use Residential to Mixed Use Commercial.*
  - B. Hole #12 Commercial Rezone – Public Hearing, Action Item  
*This item is a proposal to rezone the 2.41-acre property located on the southwest corner of Stonebridge Lane and Ranches Parkway from Open Space to Commercial.*
  - C. General Plan Amendments – Discussion Item  
*A rewritten Capital Facilities Plan is near completion and includes a Transportation Master Plan. The Future Land Use and Transportation Corridors map (General Plan Map 2) should be revised along with this plan, specifically the major road alignments and designations. This is a discussion item only.*
8. Other Items
  - A. 2010 Outlook – Upcoming Projects
9. Adjournment

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, FEBRUARY 9, 2010 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. General Plan Amendment and Commercial Rezone
  - B. Temporary Garage/Yard Sale Sign Development Code Amendment
  - C. New Wastewater Treatment Facility Status
6. Approval of Minutes
  - A. January 12, 2010 Planning Commission Meeting Minutes
7. Development Items
  - A. Amendment to the Future Land Use and Transportation Corridors Map – Public Hearing, Action Item  
*A rewritten Capital Facilities Plan is near completion and includes a Transportation Master Plan. The Future Land Use and Transportation Corridors map (General Plan Map 2) has been revised along with this plan, specifically the major road alignments and designations.*
  - B. Development Code Amendment: Chapter 5.05 Business License – Public Hearing, Action Item  
*This staff-proposed Development Code amendment removes the set fee for business licenses and instead refers to the most recent Consolidated Fee Schedule.*
  - C. Development Code Amendment: Chapter 17.65 Home Businesses – Public Hearing, Action Item  
*This staff-proposed Development Code amendment allows City staff to approve minor exceptions to the home business standards, rather than requiring City Council approval.*
  - D. Development Code Amendment: Chapter 17.25 Residential Zone – Public Hearing, Action Item  
*This staff-proposed Development Code amendment limits the size, type, and number of accessory structures in the Residential zone.*
8. Other Items
  - A. City Center Open Space Improvement Plan – Discussion Item  
*This plan discusses the priorities of improvement of the City Center trails, parks, streetscapes, and open space.*
9. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, MARCH 9, 2010 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. Future Land Use and Transportation Corridors Map
  - B. Open Space Improvement Plan
4. Development Items
  - A. Development Code Amendment: Chapter 16.35 Development Standards for Required Public Facilities, Table 16.35.130(b), Right-of-Way Classifications -- Public Hearing, Action Item  
*This staff-proposed Development Code amendment proposes standards for roadways which were approved with the Future Land Use and Transportation Corridors Map, as well as some minor changes to other road sections.*
  - B. Development Code Amendment: Chapter 17.25 Residential Zone – Public Hearing, Action Item  
*This staff-proposed Development Code amendment limits the size, type, and number of accessory structures in the Residential zone.*
  - C. Development Code Amendment: Chapter 17.80 Sign Regulations and Sign Permits -- Public Hearing, Action Item  
*This staff-proposed Development Code amendment adds a section on yard/garage sale temporary signage.*
  - D. Concept Plan: Pony Express Partners -- Discussion Item  
*The Pony Express Partners Concept Plan covers 8.75 acres and is located just north of Pony Express Parkway across from the LDS church in the SilverLake development. It consists of 54 townhomes with a density of 6.17 units per acre.*
5. Other Items
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, APRIL 13, 2010 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. ROW Classifications
  - B. Yard Sale Signs
  - C. Business License Amendments
  - D. Aquatics Center
4. Development Items
  - A. Amendments to the Future Land Use and Transportation Corridors Map-- Public Hearing, Action Item  
*This map is being presented once again to the Planning Commission to provide for proper noticing of changes that were made to the map by the City Council. Additional changes are being proposed by city staff. The proposed changes are specific to the transportation corridors. No land uses are proposed to change at this time.*
5. Other Items
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, APRIL 27, 2010 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. April 13, 2010 Planning Commission Meeting Minutes
4. Development Items
  - A. Amendments to the Future Land Use and Transportation Corridors Map-- Public Hearing, Action Item  
*This item was tabled at the April 13, 2010 meeting. This map is an exhibit to the City's General Plan document. The proposed changes to the map are specific to the transportation corridors. No land uses are proposed to change at this time.*
5. Other Items
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 11, 2010 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. April 27, 2010 Planning Commission Meeting Minutes
4. Development Items
  - A. Pro-Backdoor Verizon Wireless Cell Tower—Public Hearing, Action Item  
*This is a proposed 100-foot high monopole and 300 square foot equipment shelter to be located just off of SR73 on the south side, west of Sage Valley and Airport Road.*
  - B. Harmony Preliminary Plat-- Public Hearing, Action Item  
*The Harmony Preliminary Plat is a 772-acre project located southwest of the Overland Trails Subdivision and west of Sweetwater Road. The project contains 4,257 total single-family and multi-family lots/units, 27 acres of commercial land, six churches, a Junior High School site, and various parks.*
5. Other Items
  - A. Small Wind & Solar Energy Conversion Systems—Discussion Item  
*This is a proposed new Chapter 17.76 of the Development Code specifically addressing small wind and solar energy systems. This code will promote these uses while providing proper restrictions to protect neighborhoods, residents, and city employees.*
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 25, 2010 AT 6:00 P.M.

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

**Eagle Mountain City Planning Commission Policy Session – Conference Room**

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
  - A. May 11, 2010 Planning Commission Meeting Minutes
4. Status Report from City Council
  - A. Camp Williams Joint Land Use Study (JLUS) Interlocal Agreement
  - B. Eagle Mountain / Saratoga Springs Cooperative Boundary Agreement
  - C. Amendments to the Future Land Use and Transportation Corridors Map
  - D. Spring Run Annexation Petition
4. Development Items
  - A. Development Code Amendment – Chapter 17.76 Small Wind & Solar Energy Conversion Systems—Public Hearing, Action Item  
*This is a proposed new Chapter 17.76 of the Development Code specifically addressing small wind and solar energy systems. This code will promote these uses while providing proper restrictions to protect neighborhoods, residents, and city employees.*
5. Adjourn to a Work Session – The Commission will adjourn to a work session to discuss planning related items, including the City General Plan.

**Eagle Mountain City Planning Commission Work Session – Conference Room**

6. Work Session Discussion
  - A. Eagle Mountain City General Plan Re-Write  
*This is the beginning of a re-write process for the City General Plan document. A community vision will be discussed, as well as other General Plan elements.*
7. Other Items
  - A. Next Meeting – June 15
8. Adjournment



EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JUNE 15, 2010 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. May 25, 2010 Planning Commission Meeting Minutes
4. Status Report from City Council
  - A. Small Wind and Solar Energy Systems Code Amendment
  - B. Accessory Structures Code Amendment
5. Development Items
  - A. Harmony Preliminary Plat-- Action Item  
*The Harmony Preliminary Plat is a 772-acre project located southwest of the Overland Trails Subdivision and west of Sweetwater Road. The project contains 4,257 total single-family and multi-family lots/units, 27 acres of commercial land, six churches, a Junior High School site, and various parks. This item was tabled from the May 11, 2010 meeting.*
5. Other Items
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 25, 2010 AT 6:00 P.M.

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

**Eagle Mountain City Planning Commission Policy Session – Conference Room**

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
  - A. May 11, 2010 Planning Commission Meeting Minutes
4. Status Report from City Council
  - A. Camp Williams Joint Land Use Study (JLUS) Interlocal Agreement
  - B. Eagle Mountain / Saratoga Springs Cooperative Boundary Agreement
  - C. Amendments to the Future Land Use and Transportation Corridors Map
  - D. Spring Run Annexation Petition
4. Development Items
  - A. Development Code Amendment – Chapter 17.76 Small Wind & Solar Energy Conversion Systems—Public Hearing, Action Item  
*This is a proposed new Chapter 17.76 of the Development Code specifically addressing small wind and solar energy systems. This code will promote these uses while providing proper restrictions to protect neighborhoods, residents, and city employees.*
5. Adjourn to a Work Session – The Commission will adjourn to a work session to discuss planning related items, including the City General Plan.

**Eagle Mountain City Planning Commission Work Session – Conference Room**

6. Work Session Discussion
  - A. Eagle Mountain City General Plan Re-Write  
*This is the beginning of a re-write process for the City General Plan document. A community vision will be discussed, as well as other General Plan elements.*
7. Other Items
  - A. Next Meeting – June 15
8. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, JUNE 29, 2010 AT 5:00 P.M.  
Eagle Mountain City Conference Room, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**Eagle Mountain City Planning Commission Closed Executive Session – 5:00 p.m. – Conference Room**

1. A closed executive session will be held for the purpose of discussing reasonably imminent litigation, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.
2. Adjourn to a Work Session – The Commission will adjourn to a work session to discuss planning related items, including the City General Plan.

**Eagle Mountain City Planning Commission Work Session – 6:00 p.m. – Conference Room**

1. Work Session Discussion
  - A. Eagle Mountain City General Plan Re-Write

*This is a continuation of a re-write process for the City General Plan document.*
2. Other Items
  - A. Next Meeting – July 13
3. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 13, 2010 AT 6:00 P.M.

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

**Eagle Mountain City Planning Commission Policy Session – 6:00 p.m.**

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
  - A. June 29, 2010 Planning Commission Meeting Minutes
4. Status Report from City Council
  - A. Oquirrh Mountain Master Development Agreement
5. Development Items
  - A. The Village at Simpson Springs Plat A Amended Final Plat  
This is an amendment to a final plat that was approved in 2001 and recorded in 2007 for 22 twin home units. The plat is presented as a PUD rather than a “condominium” subdivision for financing purposes.
6. Adjourn to a Work Session – The Commission will adjourn to a work session to discuss planning related items, including the City General Plan.

**Eagle Mountain City Planning Commission Work Session – Immediately Following Policy Session**

1. Work Session Discussion
  - A. Eagle Mountain City General Plan Re-Write  
*This is a continuation of a re-write process for the City General Plan document.*
2. Other Items
  - A. Next Meeting – July 27
3. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 27, 2010 AT 6:00 P.M.

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

Eagle Mountain City Planning Commission Policy Session – 6:00 p.m.

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
  - A. February 9, 2010 Planning Commission Meeting Minutes
  - B. June 15, 2010 Planning Commission Meeting Minutes
  - C. July 13, 2010 Planning Commission Meeting Minutes
4. Status Report from City Council
5. Development Items
  - A. Concept Plan – Porter’s Crossing Retail Center – Discussion Item  
This is a concept plan for a 13 acre grocery-store anchored retail development on the north side of Pony Express Parkway and west of the future extension of Porter’s Crossing Road. Feedback from the Planning Commission is requested by the applicant.
  - B. Development Code Amendments – Discussion Item  
This will be a discussion concerning some potential development code amendments that are currently being drafted by the Planning Department.
2. Other Items
  - A. Next Meeting – August 10
3. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, SEPTEMBER 14, 2010 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**Eagle Mountain City Planning Commission Policy Session – 6:00 p.m.**

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
  - A. February 9, 2010 Planning Commission Meeting Minutes
  - B. June 15, 2010 Planning Commission Meeting Minutes
  - C. July 13, 2010 Planning Commission Meeting Minutes
4. Development Items
  - A. Harmony Preliminary Plat  
Consideration of tabled Harmony Project application and vote to set prospective Harmony Class II Permit application hearing.
  - B. Development Code Amendment – Chapter 16.35.090 Privacy Fencing – Public Hearing, Action Item  
This amendment is to clarify the timing requirements of installation of required privacy fencing for residential subdivisions.
  - C. Development Code Amendments – Chapters 16.10, 16.20, 16.25, and 17.100 Expirations of Development Approvals – Public Hearing, Action Item  
This code amendment adds expirations of approvals for preliminary plats, final plats, master site plans, site plans, and master development plans. It also provides for extensions of time for projects that meet certain criteria.
5. Other Items
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 12, 2010 AT 6:00 P.M.

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

**Eagle Mountain City Planning Commission Policy Session – 6:00 p.m.**

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
  - A. March 9, 2010 Planning Commission Meeting Minutes
  - B. September 14, 2010 Planning Commission Meeting Minutes
4. Development Items
  - A. Flagpole Variance – Richmond American Homes  
Consideration of a variance application for a 70-foot high flagpole for an American flag to be located at a model home in the Northmoor subdivision.
5. Other Items
  - A. Discussion – City Business  
A general discussion will be held concerning the Development Code and any planning-related issues that the Planning Commission wishes to discuss.
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, NOVEMBER 9, 2010 AT 6:00 P.M.

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

**Eagle Mountain City Planning Commission Policy Session – 6:00 p.m.**

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
  - A. October 12, 2010 Planning Commission Meeting Minutes
4. Development Items
  - A. Final Plat – Eagle Mountain Professional Suites Plat A – Action Item  
Consideration of an application to split Lot 3 of the Eagle Mountain Business Campus Plat A into two separate lots.
  - B. Master Development Plan – Lower Hidden Valley – Public Hearing, Action Item  
This master plan is the northwest portion of the approved Hidden Valley Master Development Plan, consisting of 1,256 residential units over 244.6 acres of land. This is simply to move this area forward toward a master development agreement without impacting the existing master plan.
5. City Business
6. Adjournment