

Eagle Mountain City Planning Commission Agendas 2011

Dates of Planning Commission Meetings:

- January 11, 2011
- January 25, 2011
- March 8, 2011
- March 29, 2011
- April 26, 2011
- May 10, 2011
- June 14, 2011
- June 28, 2011
- August 9, 2011
- September 27, 2011
- November 22, 2011

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 11, 2011 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. November 9, 2010 Planning Commission Meeting Minutes
4. Approval of 2011 Planning Commission Meeting Schedule
5. Review of Planning Commissioner Terms of Service
6. Discussion Items
 - A. Utah County 2040 Metropolitan Transportation Plan
This plan is being considered for draft approval by the Mountainland MPO Regional Planning Committee Thursday evening, January 6. The plan was drafted by MAG based on extensive traffic modeling which included projections of employment and population growth, preferences and requests of the municipalities within the County, and air quality. It includes a map and timeline for transit, trails, and roads. After two public comment periods and some time for revisions, the final plan is set to be approved in June.
 - B. Commercial Storage Zone, Rezone, and General Plan Amendment
This is a new zoning district and a rezone and general plan amendment of the golf course maintenance building property, and is tied to the Business Incubator Development Program that is being considered by the City Council at their next meeting.
 - C. Development Code Amendments
The proposed amendments include changes to the following chapters:
 - o Fencing (17.60)
 - o Neighborhood Commercial Zone (17.32)
 - o Deck Setbacks (17.10 Definitions)
 - o Residential Zone (17.25)
 - o Parks Standards (16.35)
 - o Signs (17.80)
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, JANUARY 25, 2011 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. January 11, 2010 Planning Commission Meeting Minutes
4. Development Items
 - A. Development Code Amendment - Commercial Storage Zone; Public Hearing, Action Item
A new zoning district that creates a zone intended for commercial storage uses, with associated development standards.
 - B. General Plan Amendment; Public Hearing, Action Item
A City-sponsored amendment to the Future Land Use and Transportation Corridors Map, changing a portion of property #58-034-0436 from Mixed Use Residential to Mixed Use Commercial.
 - C. Rezone; Public Hearing, Action Item
A City-sponsored proposal to rezone a portion of property #58-034-0436 from Community Open Space to Commercial Storage.
 - D. Development Code Amendments; Public Hearings, Action Items
The proposed amendments include changes to the following chapters:
 1. Chapter 17.60 Landscaping, Buffering, Fencing, and Transitioning (Fencing)
 2. Chapter 16.35 Development Standards for Required Public Facilities (Parks Standards)
 3. Chapter 17.25 Residential Zone
 4. Chapter 17.10 Definitions
5. Other Business
 - a. Election of Planning Commission Chair and Vice-Chair
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 3, 2011 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. January 25, 2011 Planning Commission Meeting Minutes
4. Development Items
 - A. Final Plat - Sage Valley Plat B Phase 2; Action Item
The proposal is to combine two existing lots in the Sage Valley B subdivision, resulting in one 2-acre lot.
5. Other Business
 - A. Discussion – Signs
A discussion concerning directional off-premises ladder signs and other off-premises model home / subdivision signs.
 - B. City Council Update/Report
 - C. Discussion – Discussion of Planning, City Codes, and other City Business
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MARCH 29, 2011 AT 6:00 P.M.
POLICY SESSION AT 6:00 P.M.
JOINT WORK SESSION WITH THE CITY COUNCIL AT 7:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
 - A. March 8, 2011 Planning Commission Meeting Minutes
4. Development Items
 - A. General Plan Amendment – Talon Cove Estates; Action Item, Public Hearing
The proposal is to change the Future Land Use designation from Mixed Use Residential to Industrial for the Talon Cove properties, totaling approximately 160 acres, located north of SR73 in the northeast corner of the city (property #580330296, #580330217, and #580330295).
 - B. Rezone – Talon Cove Estates; Action Item, Public Hearing
The proposal is to rezone the approximately 160-acre Talon Cove properties from Residential (according to the Talon Cove Master Development Plan) to Industrial, located north of SR73 in the northeast corner of the city (property #580330296, #580330217, and #580330295).
 - C. Conditional Use Permit – Talon Cove Estates; Action Item, Public Hearing
A proposal to temporarily expand the hours of operation of the approved on-site excavation (gravel pit), allow retail sales of the materials, and add a temporary concrete batch plant to the site.
5. Adjournment

7:00 P.M. - Eagle Mountain City Joint Planning Commission & City Council Work Session

1. Presentation and discussion concerning planning philosophies, including but not limited to the design of neighborhoods, building types, lot sizes, and open space.
2. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, APRIL 26, 2011 AT 6:00 P.M.

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

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
 - A. March 29, 2011 Planning Commission Meeting Minutes
4. Development Items
 - A. General Plan Amendment – Porter’s Crossing Town Center; Action Item, Public Hearing
The proposal is to change the Future Land Use designation from Mixed Use Residential to Mixed-Use Commercial for approximately 65 acres, located north of Pony Express Parkway and east of the Plum Creek development.
 - B. Master Development Plan – Porter’s Crossing Town Center; Action Item, Public Hearing
The proposal is for a 145-acre Master Development Plan including a mix of commercial, office, single-family residential, and multi-family residential uses.
 - C. Master Site Plan – Porter’s Crossing Town Center; Action Item, Public Hearing
A 20.148-acre commercial retail development containing a grocery store anchor and an attached retail store, along with future retail shops and pads.
 - D. Site Plan – Porter’s Crossing Town Center Lot 5 & Retail A; Action Item, Public Hearing
A site plan for approximately 10 acres of the commercial retail development, including only Lot 5 (the grocery store) and Retail A.
 - E. Preliminary & Final Plat – Porter’s Crossing Town Center; Action Item, Public Hearing
A combined preliminary and final plat application including 9 commercial lots on 20.148 acres.
5. Next Scheduled Meeting: May 10, 2011
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MAY 10, 2011 AT 6:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
 - A. April 26, 2011 Planning Commission Meeting Minutes
4. Development Items
 - A. Conditional Use Permit – Wasatch Wake Park; Action Item, Public Hearing
This is an applicant-proposed wakeboarding park located south of the Pony Express Regional Park and west of the Overland Trails subdivision.
 - B. Site Plan – Wasatch Wake Park; Action Item, Public Hearing
This is an applicant-proposed wakeboarding park located south of the Pony Express Regional Park and west of the Overland Trails subdivision.
 - C. General Plan Amendment – Hidden Valley Road; Action Item, Public Hearing
An applicant-proposed amendment to the City’s Future Land Use and Transportation Corridors Map, removing the Hidden Valley “expressway” from the map.
 - D. *General Plan Amendment – Pole Canyon; Action Item, Public Hearing
This item has been removed from the agenda at the request of the applicant*
 - E. *Master Development Plan Amendment – Action Item, Public Hearing
This item has been removed from the agenda at the request of the applicant*
 - F. *Industrial Master Site Plan – Pole Canyon Business Park Plat A; Action Item, Public Hearing
This item has been removed from the agenda at the request of the applicant*
 - G. *Final Plat – Pole Canyon Business Park Plat A Phase 1; Action Item
This item has been removed from the agenda at the request of the applicant*
 - H. *Site Plan – Raass Brothers Construction; Action Item, Public Hearing
This item has been removed from the agenda at the request of the applicant*
5. Next Scheduled Meeting: May 24, 2011
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, JUNE 14, 2011 AT 6:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
 - A. May 10, 2011 Planning Commission Meeting Minutes
4. Development Items
 - A. Master Development Plan Amendment – SilverLake; Action Item, Public Hearing
This is an applicant-proposed amendment to the SilverLake Master Development Plan, requesting a removal of all multi-family units (583) and adding single-family detached units, increasing the overall density by 255 units.
 - B. Significant Land Disposal – Cedar Trails; Discussion Item with a Recommendation to the City Council
Residents adjacent to a city-owned parcel are requesting that the land be “disposed of” to the residents. The land is currently designated as “significant,” and requires a review by the Planning Commission and approval by the City Council.
5. Additional Items
6. Next Scheduled Meeting: June 28, 2011
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, JUNE 28, 2011 AT 6:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
 - A. June 14, 2011 Planning Commission Meeting Minutes
4. Development Items
 - A. Conditional Use Permit – Garden Near the Green; Action Item, Public Hearing
This is an application for a permit to allow a reception/event center on the first floor of the Family First Professional Park building, located at 3700 E. Campus Drive, near the intersection of Ranches Parkway and SR73.
 - B. General Plan Amendment – Hidden Valley Road; Action Item, Public Hearing
An applicant-proposed amendment to the City’s Future Land Use and Transportation Corridors Map, requesting removal of the Hidden Valley “Expressway” from the map.
 - C. Master Development Plan – Spring Run; Action Item, Public Hearing
This master plan is north of SR73 and east of Meadow Ranch, consisting of 520 total acres and provides a mix of residential densities, a town center area, commercial/mixed-use areas, and a commerce park. In total, 1,077 residential lots/units are proposed. The eastern 240 acres are included in an annexation petition that was accepted by the City Council in May 2010 for further review. This is consideration of the Land Use Element and General Plan Amendment.
5. Discussion Items
 - A. Development Codes; Discussion Item
Discussion of potential amendments to the Development Code, including fencing, parks standards, landscaping, and others.
6. Next Scheduled Meeting: July 12, 2011
7. Additional Item
 - A. The November 8, 2011 Planning Commission meeting canceled due to elections.
8. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, AUGUST 9, 2011 AT 6:00 P.M.
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
 - A. June 28, 2011 Planning Commission Meeting Minutes
4. City Council Action Update
5. Development Items
 - A. Development Code Amendment – Chapter 17.25 Residential Zone; Action Item, Public Hearing
This proposal amends the Residential Zone Tier II Interior Side Yard Setbacks to require drainage systems to be installed when building a home with less than an eight-foot setback.
 - B. Development Code Amendment – Chapter 17.80 Sign Regulations and Sign Permits; Action Item, Public Hearing
The leases on ladder signs throughout the city have expired and the City will now be leasing ladder sign slats to businesses, home builders, and others. This is a proposed code amendment to modify and simplify the regulations concerning ladder signs.
 - C. Development Code Amendment – Chapter 16.35 Development Standards for Required Public Facilities; Action Item, Public Hearing
This proposed amendment changes the process of calculating required amenities for pocket and neighborhood parks, and modifies the code language for community and regional parks.
6. Discussion Items
 - A. Development Codes & the General Plan; Discussion Items
Discussion of potential amendments to the Development Code and more discussion concerning the General Plan update.
7. Next Scheduled Meeting: August 23, 2011
8. Additional Item
 - A. Cancelled Meetings due to elections: September 13 and November 8
9. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, SEPTEMBER 27, 2011 AT 6:00 P.M.
Eagle Mountain City Conference Room, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
 - A. August 9, 2011 Planning Commission Meeting Minutes
4. City Council Action Update
5. Development Items
 - A. Development Code Amendment – Chapter 17.80 Sign Regulations and Sign Permits; Action Item, Public Hearing
This is a proposed code amendment to modify the regulations concerning ladder signs.
6. Discussion Items
 - A. Development Codes & the General Plan; Discussion Items
Discussion concerning the General Plan update (community vision, guiding principles, goals) and potential amendments to the Development Code.
7. Next Scheduled Meeting: October 11, 2011
8. Additional Items
9. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, NOVEMBER 22, 2011 AT 6:00 P.M.

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

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Minutes
 - A. September 27, 2011 Planning Commission Meeting Minutes
4. City Council Action Update
5. Development Items
 - A. Site Plan - Wasatch Wake Park; Action Item, Public Hearing.
The wake park is being proposed on City property in Pony Express Regional Park. This is a review of the site plan for this project.
 - B. Development Code Amendment – Chapter 17.37 Business Park Zone; Action Item, Public Hearing.
A proposal for a new zoning district that would allow for professional offices, light manufacturing, and multi-family or mixed-use residential, as well as other uses.
 - C. Development Code Amendments – Chapter 17.65 Home Businesses, Chapter 17.05 General Provisions; Action Item, Public Hearing.
Business Licensing responsibilities were recently transferred to the City Recorder's Office. This amendment removes the Planning Director as the approval authority and instead refers to the License Official.
 - D. Development Code Amendment – Chapter 17.80 Sign Regulations and Sign Permits; Action Item, Public Hearing.
This proposal is to allow signs for home businesses with certain restrictions.
6. Discussion Items
 - A. The General Plan; Discussion Item
Discussion concerning the General Plan update (guiding principles, goals)
 - B. Other City Business
7. Next Scheduled Meeting: December 13, 2011
8. Adjournment