

Eagle Mountain City Planning Commission Agendas 2012

Dates of Planning Commission Meetings:

- January 17, 2012
- February 28, 2012
- March 27, 2012
- April 24, 2012
- May 22, 2012
- June 12, 2012
- July 10, 2012
- August 14, 2012
- September 11, 2012
- September 25, 2012
- October 9, 2012
- October 23, 2012
- December 11, 2012

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 17, 2012 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 Meeting Minutes – November 22, 2011
4. Approval of 2012 Planning Commission Meeting Schedule
5. Election of 2012 Planning Commission Chair and Vice-Chair
6. Development Items
 - A. Conditional Use Permit – Hobby Breeder License; Action Item, Public Hearing.
A hobby breeder license is being requested by the applicant, located at 7707 N. Grant Street. The license allows more than four dogs at a residence, with certain restrictions.
 - B. Preliminary & Final Plat – Mid-Valley Road Phase 1; Action Item, Public Hearing.
This subdivision plat includes the section of Mid-Valley Road that has been constructed, and one building lot located west of Pony Express Parkway along Mid-Valley Road.
 - C. Site Plan – Eagle Mountain Middle School; Action Item, Public Hearing.
This is a site plan application for Alpine School District's middle school, to be located along the new Mid-Valley Road.
 - D. Animal Management Plan & Appeal of an Administrative Decision; Action Item, Public Hearing.
The applicant is appealing an interpretation of the Municipal Code concerning animal rights and barbed wire fencing, and has presented a grazing plan for several properties in the City Center.
7. Discussion Items
 - A. City Council Action Update
 - B. The General Plan & Development Code Amendments; Discussion Item
Discussion concerning updates to the General Plan document, and potential amendments to the Development Code.
 - C. Other City Business
8. Next Scheduled Meeting: February 14, 2012
9. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 28, 2012 AT 6:00 P.M.
Eagle Mountain City Council Chambers & 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 Meeting Minutes – January 17, 2012
4. City Council Action Update
5. Development Items
 - A. Final Plat – Eagle Point Townhomes Plat A and Vacation of Condominium Record of Survey; Action Item.
This subdivision plat changes the 1st phase of the approved Eagle Point Condominiums project to townhomes rather than condominiums, and includes six townhome buildings and a total of 42 residential units. It is located south of “The Landing” subdivision across Eagle Mountain Boulevard.
 - B. Final Plat – Eagle Point Townhomes Plat B and Vacation of Condominium Record of Survey; Action Item.
This subdivision plat changes the 2nd phase of the Eagle Point Condominiums project to townhomes rather than condominiums, and includes six townhome buildings and a total of 42 residential units. It is located south of “The Landing” subdivision across Eagle Mountain Boulevard.
 - C. Final Plat – Eagle Point Road Dedication Plat; Action Item.
This plat dedicates a road to the City within the Eagle Point Townhomes project.
6. Adjourn to a Work Session

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

7. Development Code Amendments Discussion
8. General Plan Update (Future Land Use and Transportation Corridors Map) Discussion
9. Planning Commission Training
10. Meeting Information:
 - a. March 13, 2012 Meeting Cancelled – Democratic Caucus
 - b. Next Scheduled Meeting – March 27, 2012
11. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, MARCH 27, 2012 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. Declaration of Conflicts of Interest
2. Approval of Meeting Minutes – February 28, 2012
3. City Council Action Update
4. Planning Commission Training
5. Meeting Information:
 - a. Next Scheduled Meeting – April 10, 2012
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, APRIL 24, 2012 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 Meeting Minutes – March 27, 2012
4. Development Items
 - A. Development Code Amendment – Ch. 17.55 Extractive Industries Overlay Zone; Action Item, Public Hearing
This new overlay zone will allow earth products extraction and asphalt and concrete production, along with other ancillary uses. This overlay zone may be applied to property on a case by case basis upon approval by the City Council.
 - B. Development Code Amendment – Ch. 17.10.030 Definitions; Action Item, Public Hearing
This proposal includes the addition of definitions for “asphalt and concrete production” and “earth products extraction.”
 - C. Master Development Plan Amendment– 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, a business park, and industrial land. This proposal modifies the land uses in the approved plan, reducing the residential units, designating more land as Industrial (the northeast portion of the project), and adding the proposed Extractive Industries Overlay Zone to a portion of the project. An annexation petition is still being considered for the eastern 240 acres.
 - D. Amendment to the General Plan Map 2 – Future Land Use and Transportation Corridors Map; Action Item, Public Hearing.
This proposal amends the land uses and roads in accordance with the proposed amendment to the Spring Run Master Development Plan.
5. Discussion Items
 - A. Presentation & Discussion– Utah County Beekeepers Association
 - B. Development Code Amendments Discussion
Discussion of potential amendments to the Development Code, including animals, beekeeping, signs, and others.
 - C. General Plan Update Discussion
A brief discussion concerning the process of updating the City’s General Plan document and the Future Land Use and Transportation Corridors Map.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, APRIL 24, 2012 AT 6:00 P.M.

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

6. Meeting Information:
 - A. Next Scheduled Meetings – May 8, May 22, June 12
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 22, 2012 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 Meeting Minutes – April 24, 2012
4. City Council Action Update
5. Discussion Items
 - A. Significant Land Disposal – Discussion Item.
Disposal of City-owned property that is deemed “significant” requires review by the Planning Commission and a public hearing with the City Council. This proposal includes the disposal of approximately 2,135 square feet of property to the owners of 2216 and 2206 E. Frontier Street.
 - B. Concept Plan – Jacob’s Well Plat D; Discussion Item.
This is a concept review of a proposed subdivision plat that replaces a portion of the recorded Jacob’s Well Plat C.
 - C. Presentation & Discussion – Utah County Beekeepers Association
 - D. Development Code Amendments – Discussion Item.
Discussion of potential amendments to the Development Code, including animals, beekeeping, and others.
 - E. General Plan Update Discussion
A discussion concerning the process of updating the City’s General Plan document and the Future Land Use and Transportation Corridors Map.
5. Meeting Information:
 - A. Next Scheduled Meeting – June 12
6. Other Business
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JUNE 12, 2012 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 Meeting Minutes – May 22, 2012
4. City Council Action Update
5. Development Items
 - A. Development Code Amendment – Chapter 17.85 Animal Regulations; Action Item, Public Hearing.
This proposal significantly amends Chapter 17.85, regulating pet and hobby animals and livestock according to lot size. Beekeeping regulations are also included.
 - B. Concept Plan – Clearview Estates; Discussion Item.
This plan includes 287 acres, 244 of which are currently outside of the City boundaries (west of North Ranch, north of SR73). A petition has been submitted for annexation into the City, and a master development plan will be required for the property.
6. Discussion Items
 - A. Development Code Amendments – Discussion Item.
Discussion of potential amendments to the Development Code.
7. Meeting Information:
 - A. Next Scheduled Meeting – July 10
8. Other Business
9. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 10, 2012 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 Meeting Minutes – June 12, 2012
4. City Council Action Update
5. Development Items
 - A. Site Plan – Meadow Ranch Self Storage; Action Item, Public Hearing.
This project is a portion of the Meadow Ranch Business Center, which received site plan and conditional use approval in 2001. It is located on the west side of Sunset Drive, north of SR73.
 - B. Site Plan – Eagle Mountain City Energy Building; Action Item, Public Hearing.
The City is proposing a new building to house the Energy Department, to be located immediately north of the Public Works building along Pony Express Parkway.
6. Discussion Items
 - A. Development Code Amendments – Discussion Item.
Discussion of potential amendments to the Development Code.
7. Other Business
 - A. Election of Planning Commission Chair and Vice-Chair
 - B. Discussion of packets & dropbox
8. Meeting Information:
 - A. Next Scheduled Meeting – August 14
9. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 14, 2012 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 Meeting Minutes – July 10, 2012
4. City Council Action Update
5. Development Items
 - A. Amendment to the General Plan – Clearview Estates; Action Item, Public Hearing.
The proposed amendment to the General Plan Map 2 (Future Land Use and Transportation Corridors Map) is to designate the 287 acres involved in the Clearview Estates Master Development Plan proposal as “Rural Residential,” contingent upon the annexation being approved by the City Council at a future meeting.
 - B. Master Development Plan – Clearview Estates; Action Item, Public Hearing.
This plan includes 287 acres, 244 of which are currently outside of the City boundaries (west of North Ranch, north of SR73). An annexation petition has been submitted for review by the City Council. The project proposes 342 rural ½-acre lots.
 - C. Preliminary and Final Plat – Meadows Storage Subdivision; Action Item, Public Hearing.
This is a one-lot subdivision creating a 9.51-acre commercial lot located north of SR73 and west of Sunset Drive.
 - D. Development Code Amendment – Water Rights Requirements; Action Item, Public Hearing.
The proposed changes include provisions for the purchase of water from the City in lieu of dedication of water rights. Affected code sections include 16.20.040D, 16.25.040At, 17.100.050G, 16.35.040C.
6. Discussion / Work Session Items
 - A. General Plan Update – Discussion / Work Session Item.
Discussion of the General Plan update, including the Future Land Use and Transportation Corridors Map.
7. Other Business
8. Meeting Information:
 - A. Next Scheduled Meeting – August 28
9. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, SEPTEMBER 11, 2012 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 Meeting Minutes – August 14, 2012
4. City Council Action Update
5. Development Items
 - A. Master Development Plan – Clearview Estates; Action Item, Public Hearing.
This plan proposed 342 rural ½-acre lots on 287 acres, located west of North Ranch, north of SR73. The plan has already received a recommendation of approval from the Planning Commission. The applicant is now proposing to add the Equine Overlay Zone to the property.
6. Discussion Items
 - A. Potential Development Code Amendments.
Brief discussion of potential changes to Title 16 (Subdivisions) or 17 (Zoning) of the Eagle Mountain City Municipal Code.
7. Other Business
8. Meeting Information:
 - A. Joint City Council & Planning Commission Meeting – 7:00 p.m. in the Main Conference Room.
 - B. Next Regularly Scheduled Meeting – September 25
9. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, SEPTEMBER 25, 2012 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 Meeting Minutes – September 11, 2012
4. City Council Action Update
5. Development Items
 - A. Conditional Use Application – Northmoor 148 Flag pole; Action Item, Public Hearing.
Edge Homes is requesting a 50-foot high flagpole on their model home lot in the Northmoor neighborhood, located at 4174 E. Inverness Way.
 - B. Conditional Use Application – Meadow Ranch Private Recreation Facility; Action Item, Public Hearing.
This application is requesting conditional use for an exception to the permitted accessory uses and structures in a Residential Zone, located at 3375 East Autumn Lane in the Meadow Ranch neighborhood.
6. Other Business
7. Meeting Information:
 - A. Next Regularly Scheduled Meeting – October 9; upcoming agenda items
8. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 9, 2012 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 Meeting Minutes – September 25, 2012
4. City Council Action Update
5. Development Items
 - A. Utah County Communications Site

Utah County is proposing to place a communications tower on the top of the Circle 5 Ranch hill, located between the Lone Tree and Ruby Valley subdivisions, north of Pony Express Parkway. This tower will improve communications for emergency personnel throughout the county.

 1. Site Plan – Public Hearing, Action Item.
 2. Conditional Use Permit – Public Hearing, Action Item.
 - B. Granite Construction Asphalt Operation

A proposed asphalt production operation to be located in the northeast portion of the Spring Run Master Development Plan, in the Extractive Industries Overlay Zone.

 1. Site Plan – Public Hearing, Action Item.
 - C. Spring Run Business Park Plat A-1

This is a one-lot subdivision north of SR73 along a north extension of Mt. Airey Drive. This plat includes Mt. Airey Drive and another road adjacent to the lot.

 1. Preliminary Plat – Public Hearing, Action Item.
 2. Final Plat – Action Item.
 - D. SnugZ

The SnugZ facility is proposed north of SR73 along a north extension of Mt. Airey Drive. It is located within an Industrial Zone.

 1. Site Plan – Public Hearing, Action Item.
 - E. Rock Creek Phase 3

This proposal continues the Rock Creek condominiums project with four additional buildings in the southeastern quadrant of the project, located northeast of the Ranches and Pony Express intersection.

 1. Final Plat – Action Item
6. Other Business
 - A. "Downtown" Master Plan Proposal
 - B. Next Regularly Scheduled Meeting – October 23; upcoming agenda items
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 23, 2012 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 Meeting Minutes – October 9, 2012
4. Development Items
 - A. Pony Express Townhomes

This proposed 46-unit townhome project is to be located at approximately 4400 East Pony Express Parkway, or the furthest east parcel on the north side of Pony Express Parkway northwest of the SilverLake development. This proposal includes several different applications.

 1. Rezone – Public Hearing, Action Item
 2. Conditional Use Permit – Public Hearing, Action Item.
 3. Master Site Plan – Public Hearing, Action Item.
 4. Preliminary & Final Plat – Public Hearing, Action Item.
5. Other Business
 - A. City Council Action Update
 - B. Next Regularly Scheduled Meeting – November 13; upcoming agenda items
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, DECEMBER 11, 2012 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 Meeting Minutes – October 23, 2012
4. Approval of 2013 Planning Commission Meeting Schedule
5. Development Items
 - A. SilverLake – Master Development Plan Amendment; Public Hearing, Action Item
This proposed amendment includes changes to the open space, residential building types, planned street layout, and potential church and school locations.
6. Other Business
 - A. City Council Action Update
7. Adjournment