

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES

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

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

Commissioner Tom Maher called the meeting to order at 6:00 p.m.

**Roll Call**

Tom Maher, John Linton, Karleen Bechtel, Preston Dean, Bonnie ElHalta

**Staff Present**

Steve Mumford, Planning Director

Mike Hadley, Senior Planner

Lianne Pengra, Planning Coordinator

**Others Present**

Nate Shipp, DAI

Ron Slocum, White Hills

Tiffany Ulmer, 1320 Harrier Street

**1. Pledge of Allegiance**

Commissioner Maher led the Pledge of Allegiance.

**2. Declaration of Conflicts of Interest**

None

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

**MOTION:** *Commissioner Linton moved that Tom Maher be appointed as Planning Commission Chairman. Commissioner Maher accepted. Ayes: 4, Nays: 0. Motion Passed.*

**MOTION:** *Commissioner Maher moved that John Linton be appointed as Planning Commission Vice Chairman. Commissioner Linton accepted. Ayes: 4, Nays: 0. Motion Passed.*

**4. Status Report from City Council**

- o Eagle Point Chapel Vacation and Re-plat

Mr. Steve Mumford said that the city attorney informed staff that there was a legal formality needed in order to make this re-plat legal with the county. He said property owners within 600 feet needed to be noticed ten days before the City Council Meeting. He said the city received no complaints nor input from surrounding neighbors. He explained that this will be a formality that will be used in the future.

- o Scenic Mountain General Plan Amendment

Mr. Mumford said this was also a housekeeping item as this property wasn't in the city before and now it is; it needed to be noted on the General Plan.

- o Transportation Summit

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Mr. Mumford explained that this summit had representation from several government offices and cities. He said that funding and processes were discussed for transportation in this area. He explained that it was very detailed and now there is a little better understanding of where Eagle Mountain stands and what the city needs to do for funding. He said that it was made very clear that the Pony Express is our top priority for roads; he explained that it is a priority for Saratoga Springs, as well. He said that staff was told that the more the city does, the easier it is to get funding. He said that the city needs to get on the state's STIP (State Transportation Improvement Plan) list; UDOT asks the state about this list when making decisions.

Commissioner Maher asked if there was agreement between the entities. Mr. Mumford said that there was; it was mainly informational, however. He explained that Mayor Jackson made it clear that the entities needed to work together.

Commissioner Maher asked about disaster evacuation and SR-73. Mr. Mumford said that the four-lane expansion is on the schedule from the Redwood Road/SR-73 crossroads to the Saratoga Springs/Eagle Mountain city line.

Commissioner ElHalta asked if the Saratoga Springs Wal-Mart opening will help pressure UDOT to complete SR-73's build-out. Mr. Mumford said that the Pioneer Crossing (10<sup>th</sup> South in Lehi) is in the works currently. He said that he can have more details regarding these projects at the next meeting.

Commissioner Linton asked for the status on the Ark of Eagle Mountain. Mr. Mumford said that late last week, a response was turned in to the city. He explained that there is a meeting planned for next week between the applicant, Mr. Mumford, and Mr. Kinghorn. Mr. Mumford said that the applicant is pushing for the 1/27/09 meeting but that staff would like it to come to the first Planning Commission Meeting in February.

Commissioner Maher asked what the logic was with the applicant's response; at the last Planning Commission Meeting the applicant attended, it was said that they would not accept any conditions. Mr. Mumford said that the applicant's response shows conditions already addressed in their policies and procedures and other conditions they would be willing to include. They are pushing to have the home a permitted use, rather than a conditional use.

Commissioner Linton said that he would be hesitant to be less stringent than Orem as Orem has had much experience with similar situations.

## **5. Approval of Minutes**

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

**MOTION:** *Commissioner Linton moved that the Planning Commission approve the April 8, 2008 Planning Commission Meeting minutes.*

*Commissioner Dean seconded the motion. Ayes: 5, Nays: 0. Motion Passed.*

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

**MOTION:** *Commissioner Linton moved that the Planning Commission approve the April 22, 2008 Planning Commission Meeting minutes.*

*Commissioner Dean seconded the motion. Ayes: 5, Nays: 0. Motion Passed.*

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

**MOTION:** *Commissioner Linton moved that the Planning Commission approve the May 13, 2008 Planning Commission Meeting minutes.*

*Commissioner Dean seconded the motion. Ayes: 5, Nays: 0. Motion Passed.*

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

**MOTION:** *Commissioner Linton moved that the Planning Commission approve the December 9, 2008 Planning Commission Meeting minutes.*

*Commissioner ElHalta seconded the motion. Ayes: 5, Nays: 0. Motion Passed.*

**6. Development Items**

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

Mr. Mumford explained that the Annexation Policy Plan is a state-required document along with a map that shows potential annexation areas. He showed a copy of the boundary map. Mr. Mumford explained that this amendment was spurred by the possibility of annexing the Pole Canyon area. The Pole Canyon Annexation applicant had requested an amendment to the city's plan in order to apply for annexation.

Mr. Mumford said that in addition to the Pole Canyon area, an area in the northeast corner is being added. He explained that any property that is incorporated within another city cannot be in our Annexation Boundary line, so there are two areas which are annexed into Fairfield and Saratoga Springs which will be removed from our boundary.

Mr. Mumford said that this plan does not guarantee that these properties will be annexed into the city; this boundary allows the City Council to review annexation petitions in more detail.

Mr. Mumford explained that the plan is long-term, which is why the boundaries are so far out. He said that if any area wants to be annexed into the city and is not included on this map, the boundary map would need to be updated.

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Mr. Mumford said that Saratoga Springs submitted a letter that requested the property south of SilverLake (owned by SITLA) be removed from the city's annexation boundary. He said that Saratoga Springs plans on having a business park and open space in that location. Mr. Mumford said that the city administration feels it would be in the city's best interests to keep this area on our map as it abuts residential areas. He said that Eagle Mountain City also has a road stub there and we would not want that residential road to attach to a large industrial roadway.

Mr. Mumford said that they have had discussions with residents of the Pole Canyon area. He said that if the Pole Canyon area is annexed into the city, White Hills and White Hills County Estates would be part of Eagle Mountain City. He explained that the specifics of those areas are for the actual annexation petition meeting; the specific annexation is not on the agenda to be discussed this evening. He explained that the Recorder's office stated the earliest the annexation petition can be on the City Council agenda is February 17, 2009.

Mr. Mumford said that staff is recommending approval of the amendment as proposed.

Commissioner Maher asked Mr. Mumford to explain the logic from a planning standpoint. Mr. Mumford said that it might not be the best idea if the plan is to keep the boundaries in straight lines, but there are benefits to how it is planned. He explained that land adjacent to Camp Williams can be protected.

Commissioner Maher asked if the Pole Canyon area is just part of Utah County. Mr. Mumford said it is and that he does not have anything in writing, but from what he has heard, the county would like the area to incorporate into a city. He said that he has heard that Cedar Fort feels they do not have the staff or utilities to service the Pole Canyon area. Commissioner Linton asked where Fairfield stood. Mr. Mumford said that he thinks they are in the same position as Cedar Fort, but the applicant for the annexation petition is better informed to answer that question.

Mr. Mumford explained that benefits to the city include additional access to SR-73, business parks, industrial areas, increase in jobs, and diversification in water system. He explained that there is a large water tank and associated water rights in the White Hills. He said that drawbacks include the fact that the property is a long way from the Eagle Mountain City Fire Station, a connecting roadway would need to be constructed, and potentially an additional fire station. Mr. Mumford said that the city may need to upgrade the utilities in that area as well. He explained that all of the details will be worked out during that specific annexation application review.

Mr. Mumford explained that including these areas in the boundaries does not mean that the city needs to annex them.

Commissioner Maher asked how many people are in the Pole Canyon area. Mr. Mumford said that there are 120-125 residences, so possibly 300-500 people.

Mr. Nate Shipp, DAI. He said that they are the instigator of the annexation boundary map amendment. He said that they have been researching this area for about two years. He said that they've spoken with the surrounding cities and with the current residents. He explained that the

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Cedar Valley needs jobs and a job base needs to be created in the valley; a business park in that area would help bring jobs in.

Mr. Shipp explained that from a utility standpoint, neither Cedar Fort nor Fairfield have the capabilities to service this area the way that Eagle Mountain City does. He explained that the state has said they will require this area to hook into Eagle Mountain City's sewer system. He said Pole Canyon will bring a lot of water to the city as well. He has spoken with staff about taking some of the water rights on the eastern side of the city and transferring them into new points of diversion and well sources on the west side of the city. He said that the water quality is better on this side of the city and that allows us to blend the two together. He said that the city also won't have to build such a large pipe to physically deliver water to the west side of the city; it will be done through new points of diversion.

Mr. Shipp said that they do not want to burden the Eagle Mountain City residents with cost of annexing the Pole Canyon area; they intend to pay for their way into the city.

Commissioner Maher asked what street frontage this area has with SR-73. Mr. Shipp said that he isn't certain.

Mr. Shipp said that it will be several years before this property is developed. They want to put the plan in place to develop the area properly. Commissioner Maher asked if an industrial park is the plan for all 3,000 acres. Mr. Shipp said that is not the intent; they will bring a plan forward with commercial, residential, industrial areas, mixed-use, and a possible rodeo ground.

Commissioner ElHalta asked if there will be a cost analysis associated with this. Commissioner Maher said there would be.

*\*Commissioner Maher opened the public hearing at 6:32 p.m.\**

Ron Slocum, White Hills area. He said that 98% of the people in the area signed a petition stating that they do not want to be part of Eagle Mountain City. Commissioner Maher explained that the county wants the areas incorporated into cities so that they don't carry the burden for those areas. Mr. Slocum said that they don't want to pay additional taxes that will come with annexing into Eagle Mountain City.

Tiffany Ulmer, 1320 Harrier. She said that they should ask the residents to see if they want to be part of the city. She is also concerned about the arsenic that comes out of the mountain. She doesn't want to deal with the flooding that happens in White Hills; she doesn't want to take on a bad project that they city has to fix.

*\*Commissioner Maher closed the public hearing at 6:35 p.m.\**

Commissioner Dean said that he feels if there are legitimate interests of people who want to be considered, the city should give them that opportunity. He said that he is in favor of changing the boundary line.

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Commissioner Linton said that this is strictly policy and does not relate to any specific area's annexation; therefore, he sees no problem moving forward.

Commissioner Bechtel agreed with Commissioner Linton.

**MOTION:** *Commissioner John Linton recommended approval to the City Council of the Annexation Policy Plan Amendment.*

*Commissioner Dean seconded. Ayes: 5, Nays: 0. Motion Passed.*

## **6. Other Items**

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

Mr. Mumford said an open house is scheduled for January 21, 2009 from 6:00pm to 8:00pm in the Council Chambers. He said this is a time for all residents to give input.

Commissioner Maher asked how this plan affects the Planning Commission. Mr. Mumford said that the City Council is the final authority in approval of the plan; he is not sure if the Planning Commission is involved in the decision process, but it will be presented to them as a discussion item.

Mr. Mumford said that staff will use the plan in code amendments, land development, and the city's own open spaces.

Commissioner ElHalta asked if there are any conflicts with anything approved now versus what will be required in the future. Mr. Mumford said they are using what the city is looking at for the plan in their reviews of developments, but they are not basing any decisions on the plan until it is finalized.

## **7. Adjournment**

Commissioner Maher adjourned the meeting at 6:40 p.m.