

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, JANUARY 24, 2017 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**

COMMISSION MEMBERS PRESENT: Matthew Everett, John Linton, Daniel Boles, Mike Owens and Muriel Xochimitl.

CITY STAFF PRESENT: Mike Hadley, Senior Planner, Tayler Jensen, Planner, and Johna Rose, Deputy Recorder.

1. Pledge of Allegiance

Commissioner Linton led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None

3. Approval of Meeting Minutes

A. January 10, 2017

**MOTION:** *Matthew Everett moved to approve the January 10, 2017 meeting minutes. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

4. Election of Planning Commission Chair and Vice-Chair

**MOTION:** *Matthew Everett moved to appoint John Linton as Planning Commission Chair for the 2017 year. Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

**MOTION:** *John Linton moved to appoint Matthew Everett as Planning Commission Vice Chair for the 2017 year. Mike Owens seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimitl, and John Linton. The motion passed with a unanimous vote.*

5. Action and Advisory Items (Recommendations to the City Council)

A. Evans Ranch Phase F-1 Preliminary Plat, Public Hearing Action Item

Taylor Jensen explained that the proposal is for a 5.03 acre 20 lot residential preliminary plat, within the Evans Ranch Master Development Plan. The development is located south of Pony Express Parkway and east of Porter's Crossing Pkwy.

Items for Consideration:

Golden Eagle Road Dedication: It is the opinion of staff that the full ROW of Golden Eagle Road should be dedicated to the City at the time of recording. Alpine School District owns a portion of the future road, and their signature will be required to dedicate the plat. Staff recommends that the developer work with the Alpine School District to provide for the dedication of the full ROW of Golden Eagle Road.

Privacy Fencing: Privacy fencing shall be required along the rear of lots 14-20 as they back up to Golden Eagle Road, which is designated as a collector road.

Mindy Dansie, DAI representative, stated that the developer has worked with the Alpine School District before to sign off on easements. She does not feel there will be any issues working with the school district.

Commissioner Linton asked if the developer had issues with the fencing requirement. Mrs. Dansie stated that the developer would rather bond for the fencing and install the fencing after the homes and improvements are built. She explained that the fence could be damaged during building, especially on smaller lots.

*Commissioner Linton opened the public hearing at 6:09 p.m.*

None

*Commissioner Linton closed the public hearing at 6:09 p.m.*

**MOTION:** *Matthew Everett moved to recommend approval of the Evans Ranch Phase F-1 Preliminary Plat site plan to the City Council with the following condition:*

*1. The developer works with Alpine School District to provide for the dedication of the full ROW of Golden Eagle Road.*

*2. Fencing be installed or bonded for prior to plat recordation.*

*Daniel Boles seconded the motion. Those voting aye: Matthew Everett, Daniel Boles, Mike Owens, Muriel Xochimilt and John Linton. The motion passed with a unanimous vote.*

6. Items removed from the Agenda

A. Porter's Ranch Townhomes, Preliminary Plat, CUP & Site Plan

Item has been removed from the agenda at applicant's request. It will be re noticed and reviewed by the Planning Commission at a later date.

7. Discussion Items (no action)

A. General Plan Update, Update

Mr. Jensen provided a brief update of the ongoing General Plan updates. The City has a website where residents can review updates on the Eagle Mountain City General Plan ([www.planeaglemountain.com](http://www.planeaglemountain.com)).

8. Next scheduled meeting: February 14, 2017

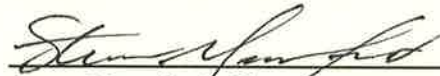
Commissioner Linton requested that the City staff add standards to Chapter 16.35.90 Privacy Fencing, to define what durable fencing is by the type of materials used.

Commissioner Boles requested training for the Commissioners on Eagle Mountain City procedures pertaining to the Planning Commission.

9. Adjournment

The meeting was adjourned at 6:34 p.m.

APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 14, 2017

  
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Steve Mumford, Planning Director

