

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, APRIL 28, 2009, AT 6:00 P.M.  
Eagle Mountain City, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

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

**Roll Call**

Tom Maher, John Linton, Karleen Bechtel

**Staff Present**

Mike Hadley, Senior Planner

Lianne Pengra, Planning Coordinator

**Others Present**

Jim McNulty, Saratoga Springs Planning Director

Jim Allred, Spring Run

Ralph Johnson, Spring Run

**1. Pledge of Allegiance**

**2. Declaration of Conflicts of Interest**

None

**3. Status Report from City Council**

**A. Group Home Distance Code Amendment**

Mr. Hadley said that at the City Council meeting last week, the code amendment regarding group home distances was approved with a one-mile distance.

**B. Simpson Springs Road LDS Church**

Mr. Hadley said this item passed, as well.

**2. Approval of Minutes**

**A. April 14, 2009 Planning Commission Meeting Minutes**

**MOTION:** *Commissioner Linton moved that the Planning Commission approve the April 14, 2009 Planning Commission Meeting Minutes.*

*Commissioner Bechtel seconded. Ayes: 3, Nays: 0. Motion passed.*

**3. Development Items**

**A. Annexation Policy Plan Amendment – Public Meeting**

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Mr. Hadley explained the location of the proposed addition to the policy plan map and said that it is approximately 800 acres. He said that at this time, no annexation petitions have been submitted, but a land owner has approached the city to discuss the possibility of annexation. He explained this process does not add the land to the city, but allows this area to be annexed at a later date.

Mr. Hadley said one of the reasons the City is interested in adding this area is that a private master plan has been developed which shows the potential Mountain View Corridor continuing through this area. He explained that the city would like to have input in the use of the property adjacent to the Corridor.

Mr. Hadley said that another reason the City is interested in adding this area is that a developer has approached the City about a possible annexation, and if this area is not part of our policy plan map, the application cannot be considered.

He said that another reason to add this area is that the City has a main sewer trunk line that runs along there and Pony Express will eventually extend to Redwood Road. He said that the City does have infrastructure in the area to service people there.

Mr. Hadley explained that there is a canal on the east side of the proposed area which would provide a natural barrier for a city boundary.

Commissioner Maher clarified that adding this land to the policy plan map does not annex the land into the City; it only allows petitions to be considered in the future. Mr. Hadley said that it is ultimately up to the land developer as to which city he/she would like to annex into.

Mr. Jim McNulty, Saratoga Springs Planning Director. Mr. McNulty asked if the developer who has approached Eagle Mountain is LaVar Christensen. Mr. Hadley confirmed it is. Mr. McNulty said that Mr. Christensen has had discussions with Saratoga Springs and Utah County about potentially developing his property.

Mr. McNulty showed the property being discussed and locations of Saratoga Springs' transportation map. He then read a letter from Saratoga Springs to Mr. Mumford requesting the City not add this to the policy plan map [see attached].

Mr. McNulty said that the Saratoga Springs City Council would like to sit down with the Eagle Mountain City Council to discuss adjusting boundaries. He said that as Saratoga Springs is a long linear city, there is not much room to grow, as opposed to Eagle Mountain.

Commissioner Maher asked how large Mr. Christensen's land is. Mr. Hadley said it is about 80 acres. He explained that there are different owners in the discussed area and Mr. Christensen is acting as the spokesman for the group.

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Commissioner Maher asked what was meant by “leapfrogging” in the letter. Mr. McNulty explained that the land is contiguous, but Saratoga Springs is concerned that if one area is added to Eagle Mountain, others will be as well.

Mr. McNulty showed another area of concern for Saratoga Springs and explained what they have planned for that section, including a technology park and junior college. He also described a lifestyle center that Property Reserve Inc. is considering on their property, which is currently unincorporated.

Commissioner Linton asked if any of the proposed area is being considered for light industrial, manufacturing, warehouses, etc. Mr. McNulty said it is not planned at this time, but it is being discussed. He said that their general plan shows the area as agricultural, low density (1/3-acre lots) residential, and the corner section is regional commercial.

Commissioner Maher said that it makes sense to have the two City Councils meet. Mr. Hadley said that is in the works. He said that this will come back to the next Planning Commission meeting for the public hearing. Commissioner Maher asked why it comes back. Mr. Hadley explained the process according to Utah State code.

**B. Spring Run Concept Plan – Discussion Item**

Mr. Hadley said this came in before under the name 12 Horse Ranch. He said this is back with a new concept plan with the applicant’s interpretations on the City’s transitioning and buffering codes. He said that the lots and distribution are virtually the same as the original plan. He said it consists of 280 acres with 536 residential lots and 15 acres of commercial/town center. He said the applicant is proposing a 100-foot buffer of open space between Meadow Ranch and their first row of 10,000 to 12,000 square foot lots.

Jim Allred, Spring Run. Mr. Allred said that 12 Horse Ranch is the developer for this property. He showed the first phase of Spring Run and other properties in the area he owns. He explained the layout of the plan and what they are conceptually planning in each area. He said that they have met with the neighbors to get an understanding of what is important to them. He said that they originally planned to have a manicured development with less open space, but the neighbors would prefer the open spaces.

Mr. Allred handed a graphic out to show pictorially how an acre lot would look versus the 100-foot buffer with a smaller lot. Commissioner Maher asked if the Meadow Ranch residents would rather have flat open space instead of a landscaped buffer. Mr. Allred said that they prefer one-acre lots, rather than manicured smaller lots.

Commissioner Linton asked what was planned with the 100-foot buffer. Mr. Allred said that it would have trail systems, pocket parks, and other ideas from staff and the neighbors in Meadow Ranch. He said that he was not sure how much would be undeveloped, but the neighbors would like to see more undeveloped than not.

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Mr. Allred said that their vision is to do a top-notch master planned development with a mixed use of various products. He said that they may have town homes or stacked flats in the commercial town center area. He said they plan to have 10,000 to 12,000 square foot lots with large homes up on the hill.

Ralph Johnson, Spring Run. Mr. Johnson said that they met with the neighbors regarding buffering and explained the applicants' thoughts on how to buffer to maintain privacy, values, and lifestyle. He said that the neighbors were not interested in that type of buffering, they were interested in the distance; they want the homes built on one-acre lots to keep them further away. Mr. Johnson said that their proposal meets the goals of the neighbors as far as keeping the homes away.

Mr. Johnson discussed how he feels this application fits into the City's code and referenced a memo written to the Planning Department [attached].

Mr. Johnson said that the ordinance regarding buffering around Camp Williams is for the purpose of fire protection. He said that he would like to bring back a plan for buffering this area modeled after California's fire protection concepts.

Mr. Hadley said that back in 2007, the Planning staff brought an amendment to the City Council that requested a 150-foot buffer in the transitioning code; this was not approved.

Commissioner Linton said that he feels this application follows the spirit of the transitioning code.

Commissioner Maher said that he thinks this plan will look good and he also likes the idea of the fence to separate the two areas.

## **6. Other Business**

### **A. Master Parks and Trails Plan**

Mr. Hadley said that this project will likely be at the next Planning Commission. He said that Design Workshop will present the final plan for the Planning Commission's recommendation.

Commissioner Maher wanted to make sure the presenters know that the Planning Commission has seen the plan before; he would like to go over the macro issues only.

## **7. Adjournment**

Commissioner Maher adjourned the meeting at 7:17p.m.