

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, OCTOBER 12, 2010 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

COMMISSION MEMBERS PRESENT: Karleen Bechtel, Preston Dean, Bonnie ElHalta (arrived 6:10 p.m.), John Linton and Tom Maher.

ELECTED OFFICIAL PRESENT: Donna Burnham

CITY STAFF PRESENT: Steve Mumford, Mike Hadley, Melanie Lahman

**Eagle Mountain City Planning Commission Policy Session – 6:00 p.m.**

Planning Commission Chair Tom Maher called the meeting to order at 6:00 p.m.

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest

None.

3. Approval of Minutes

A. March 9, 2010 Planning Commission Meeting Minutes

**MOTION:** *John Linton moved to approve the March 9, 2010, meeting minutes. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

B. September 14, 2010 Planning Commission Meeting Minutes

**MOTION:** *John Linton moved to approve the September 14, 2010, meeting minutes. Preston Dean seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, John Linton and Tom Maher. The motion passed with a unanimous vote.*

4. Development Items

A. Flagpole Variance – Richmond American Homes

Consideration of a variance application for a 70-foot high flagpole for an American flag to be located at a model home in the Northmoor subdivision.

Mr. Maher was concerned that allowing this pole would create a precedent. Mr. Hadley said that the City Attorney had instructed him that a variance application may not be approved unless it meets all criteria required in the Development Code: not granting the variance would cause unreasonable hardship, the variance addresses special circumstances related to the property, granting the variance is essential to the enjoyment of a substantial property right

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING MINUTES  
TUESDAY, OCTOBER 12, 2010 AT 6:00 P.M.  
Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

possessed by other property, and the variance will not substantially affect the general plan and will not be contrary to the public interest.

**MOTION:** *John Linton moved to deny a variance application for a 70-foot-high flagpole for an American flag to be located at a model home in the Northmoor subdivision, with a reminder to the applicants that they may install a 35-foot-high flagpole. Karleen Bechtel seconded the motion. Those voting aye: Karleen Bechtel, Preston Dean, Bonnie ElHalta, John Linton and Tom Maher. The motion passed with a unanimous vote.*

5. Other Items

A. Discussion – City Business

The Planning Commission discussed potential amendments to the Development Code:

Hobby Breeders. The discussion was primarily about dogs: number of dogs permitted per lot, noise disturbance and other nuisances from the animals, and restricting number of animal by lot size, as is done with family pets. The members asked that annual inspection regulations be enforced.

Neighborhood Plans. Mr. Mumford proposed neighborhood area plans that would be required as a sub-master development plan. These would be required for large development within an existing master development plan.

Neighborhood Commercial Zone. Mr. Mumford discussed adding a neighborhood commercial zoning classification to the City Code, allowing small commercial areas which would encourage walkability.

Street Trees. The members discussed requirements for street trees regarding responsibility for planting, irrigation, maintenance and pruning; and which aspects should be the responsibility of the city, developer or homeowner.

Bonus density. Adjustments in standards for bonus density were discussed.

6. Adjournment

The meeting was adjourned at 8:03 p.m.

The next meeting is tentatively scheduled for October 26, 2010.

APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 9, 2010.

  
Steve Mumford, Planning Director