

Eagle Mountain City Planning Commission Agendas 2016

Dates of Planning Commission Meetings:

- January 12, 2016
- January 26, 2016
- February 9, 2016
- February 23, 2016
- March 8, 2016
- April 24, 2016
- May 10, 2016
- May 24, 2016
- June 14, 2016
- July 12, 2016
- July 26, 2016
- August 9, 2016
- August 23, 2016
- September 13, 2016
- September 27, 2016
- October 11, 2016
- October 25, 2016
- December 13, 2016

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 12, 2016 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
 - A. December 8th 2015
4. Discussion Items (No Action)
 - A. Brandon Park Estates Concept Plan
A proposed 1 acre minimum lot size subdivision located North of the Rodeo Grounds West of Eagle Mountain Boulevard. The applicant is seeking feedback on their proposal before bringing forward a Preliminary Plat application
5. Action and Advisory Items (Recommendations to the City Council)
 - A. Eagle Mountain Benches and Ranches Rezone, Public Hearing, Recommendation to City Council, Action Item
An applicant proposed rezone of approximately 101 acres of property from Agriculture to Residential. The proposed project is for lots 1 acre or larger.
6. Next scheduled meeting: January 26th, 2016
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 26, 2016 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
 - A. December 8th 2015
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Eagle Mountain Benches Rezone, Public Hearing, Recommendation to City Council, Action Item
An applicant proposed rezone of approximately 101 acres of property from Agriculture to Residential. The proposed project is for lots 1 acre or larger.
 - B. Porter's Crossing Town Center Sign, Action Item, Recommendation to City Council
An applicant proposed community entrance sign for the Porter's Crossing Town Center development
 - C. Silverlake Sign, Action Item, Recommendation to City Council
An applicant proposed community entrance sign for the Silverlake development
5. Discussion Items (No Action)
 - A. Brandon Park Estates Concept Plan
A proposed 1 acre minimum lot size subdivision located North of the Rodeo Grounds West of Eagle Mountain Boulevard. The applicant is seeking feedback on their proposal before bringing forward a Preliminary Plat application
6. Action and Advisory Items (Recommendations to the City Council)
 - A. Development Code Amendments – Chapter 17.10 Definitions, Public Hearing, Action Item
City-proposed changes to the Definitions Chapter including: adding and clarifying definitions, correcting grammar, and increasing consistency throughout the chapter.
 - B. Development Code Amendments – Chapter 17.25 Residential Zone, Public Hearing, Action Item
City-proposed addition to the Development Code providing clarification on allowed projections into setbacks.
7. Next scheduled meeting: February 9th, 2016
8. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 9TH, 2016 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
 - A. January 26th, 2016
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Evans Ranch MDP Amendment – Public Hearing, Action Item
An amendment to the approved Master Plan, which proposes to move development pods, increase the number of residential units/lots to 440, and amends exhibits 4 and 5 of the Master Development Agreement.
 - B. Development Code Amendments- Chapter 17.90 Rezoning of Property – Public Hearing, Action Item
City-proposed changes to the Rezoning of Property chapter which clarifies the approval criteria and restricts rezone applications from being accepted within one (1) year of a failed rezone attempt.
5. Next scheduled meeting: February 23rd, 2016
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 23RD, 2016 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
 - A. February 9, 2016
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Holiday Oil, Site Plan, Public Hearing, Action Item, Recommendation to City Council
A proposed site plan for a 2 acre convenience store and car wash located on the southwest corner of Eagle Mountain Blvd and Pony Express Parkway
 - B. Glenmar Ranches, Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council
A proposed 12 lot subdivision preliminary plat located along Lake Mountain Road, just south of the connection to Pony Express Parkway, .86 units/acre.
 - C. Oak Hollow, Master Development Plan Amendment, Public Hearing, Action Item Recommendation to City Council
Formerly Evans Ranch North, A proposed 34.8 acre amendment to an existing Master Development Plan. Replacing all townhome units with single family dwellings.
 - D. Oak Hollow, Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council
Proposed Preliminary Plat being presented with the Master Development Plan Amendment.
 - E. Trailhead Townhomes, Amended Recorded Plat, Public Hearing, Action Item Recommendation to City Council
A 65 unit townhome development located on 5.17 acres located south of Eagle Valley Elementary School, and just north of the Eagle Mountain City Hall.
 - F. Development Code Amendment Chapter 17.80 Sign Regulations and Sign Permits, Public Hearing, Recommendation to the City Council
A proposed amendment to chapter 17.80 of the Eagle Mountain Municipal Code, Sign Regulations and Sign Permits. Adding pictures and illustrations to the code to increase clarity.
5. Discussion Items
 - A. Townhomes at the Ranches, Concept Plan
A Developer is seeking feedback on their concept plan to construct 258 units near the Ranches Golf Course as well as construction a new clubhouse.
6. Next scheduled meeting: March 8th 2016;
March 22nd meeting is canceled.
7. Adjournment

EAGLE MOUNTAIN CITY OFFICES – 1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 8TH, 2016 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
 - A. February 23rd, 2016
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Pony Express Dental Office, Site Plan – Public Hearing, Action Item
A proposed 1.64 acre commercial building, dental office, proposed in the City Center south of Eagle Mountain Boulevard, west of Ira Hodges Scenic Parkway.
 - B. Development Code Amendments- Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning – Public Hearing, Action Item
City-proposed changes to the code removing the required turf percentage from table 17.60.160(a) and the addition of section 17.60.105 Water Wise Landscaping standards.
5. Next scheduled meeting: April 12th, 2016
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, APRIL 12, 2016 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
 - A. February 23rd, 2016
 - B. March 8th, 2016
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Eagle Mountain Commercial Plat A, Preliminary Plat – Public Hearing, Action Item
A proposed subdivision of a 10.25 acre parcel into a two lot subdivision, south of Eagle Mountain Boulevard, west of Ira Hodges Scenic Parkway.
 - B. Evans Ranch Plat E, Preliminary Plat – Public Hearing, Action Item
A proposed 24 unit, 6.55 acre preliminary plat located in the Evans Ranch Master Development Project, East of Porter’s Crossing Parkway.
 - C. Valley View Ranch Phase 7 Amended Plat – Public Hearing, Action Item
A proposed Plat Amendment adding two lots adjacent to the approved park in Valley View Phase 7 in exchange for additional park improvements and amenities.
5. Next scheduled meeting: April 26th, 2016
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 10TH, 2016 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
 - A. April 12th, 2016
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Chapter 17.100.040 Development Code Amendment – Public Hearing, Action Item
A staff proposed code change allowing for Master Site Plans to serve as Preliminary Plats
 - B. Chapter 17.60 Development Code Amendment – Public Hearing, Action Item
A staff proposed code change requiring masonry or decorative concrete walls between commercial and residential developments
 - C. Chapters 17.10 & 17.25 Development Code Amendments – Public Hearing, Action Item
A staff proposed code change clarifying the definition of “Manufactured home or dwelling”.
Update of conditional and prohibited uses in the Residential zone, and the addition of minimum design standards in the Residential Zone.
 - D. Chapter 17.57 Gated Communities – Public Hearing, Action Item
A staff proposed addition to the code governing the development of Gated Communities
5. Next scheduled meeting: May 24th, 2016
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 24TH, 2016 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
 - A. May 10th, 2016
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Gotta Dance Studios- Dance Studio Site Plan. Public Hearing, Action Item, Recommendation to City Council:
A proposed Dance Studio located in City Center, South of Eagle Mountain Boulevard, and East of Ira Hodges Scenic Parkway. Approximately a 1 acre site
5. Next scheduled meeting: June 14th, 2016
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JUNE 14TH, 2016 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
 - A. May 24th, 2016
4. Items Noticed but removed from the Agenda
 - A. City Center Commercial, Master Site Plan
Item removed from the agenda at the applicant's request, this item will be re-noticed prior to being presented to the Planning Commission.
 - B. Overland Phase A Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:
A 137 lot 64.93 Acre Preliminary Plat residential subdivision located within the SITLA Mid-Valley Master Plan.
5. Action and Advisory Items (Recommendations to the City Council)
 - A. Gateway Park Phase B Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:
A 4 lot 8.18 Acre Commercial Subdivision along Cory Wride Memorial Highway and Mt. Airey Drive.
 - B. Metro Ready Mix Concrete Plant, Site Plan, Public Hearing, Action Item, Recommendation to City Council:
A proposed Concrete Plant located on the Talon's Cove Property on the North side of the City bordering Camp Williams
 - C. Lakeview Estates Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:
A 65 lot 68.36 Acre Preliminary Plat, Located south of SR-73, and East of Sunset Drive.
 - D. Pole Canyon Phase 1 Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:
A 20 lot Preliminary Plat, located within the Pole Canyon Master Development Plan Area.
 - E. Chapter 17.25 Development Code Amendments, Public Hearing, Action Item, Recommendation to City Council:
An applicant proposed change to Base and Tier I residential setbacks

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JUNE 14TH, 2016 AT 6:00 P.M.

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

- F. Chapters 17.10 & 17.70 Development Code Amendments, Public Hearing, Action Items, Recommendation to City Council
A staff proposed amendment defining Tiny Homes on wheels and allowing them to serve as Accessory Apartment in Base and Tier I Residential Developments
 - G. Chapter 17.10 & 17.25 Development Code Amendments, Public Hearing, Action Items, Recommendation to City Council:
A staff proposed amendment clarifying the definition of Manufactured Home or Dwelling and creating a minimum design standard for residential developments.
 - H. Chapter 16.35.100 Development Code Amendment, Public Hearing, Action Item, Recommendation to City Council
A Staff proposed amendment removing a clerical mistake from the code, and increasing the ROW of Local streets to 53' allowing for 5' sidewalks.
- 6. Next scheduled meeting: July 12th, 2016
 - 7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 12TH, 2016 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
 - A. June 14th, 2016
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Heatherwood Church Site Plan and CUP, Public Hearing, Action Item, Recommendation to City Council:
A 3.45 Acre church located within the Heatherwood Development at 8732 North Desert Canyon Road.
 - B. Alpine Credit Union Site Plan, Public Hearing, Action Item, Recommendation to City Council:
A 3,000 SF building proposed on lot 2 within the Porter's Crossing Town Center Site.
 - C. Valley View Foothills Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:
A 71-lot 46-Acre Preliminary Plat, located north of Wride Memorial Highway. The final undeveloped area in the Valley View Ranch Master Development area.
 - D. Overland Phase A Preliminary Plat, Public Hearing, Action Item, Recommendation to City Council:
A 137-lot preliminary plat located west of Pony Express Parkway and north of Mid-Valley Road (North and East of Frontier Middle School).
 - E. An Amendment to the Spring Run Master Development Plan, Public Hearing, Action Item, Recommendation to City Council:
A Proposed amendment to the Spring Run Master Development Plan realigning major roads and changing land uses/zoning.
 - F. Evans Ranch Cottages and Townhomes, Master Site Plan, Preliminary Plat, and Master Development Plan Amendment Public Hearing, Action Item, Recommendation to City Council:
A proposal to realign streets in the Evans Ranch development, reduce the number of residential lots/units from 421 to 408, a reduction in the number of townhomes, and an increase in the number of single family dwellings. Amendments to the Parks Map, and an amendment to the approved townhome elevations. A Master Site Plan for the Townhome area of the Development, and a 156-lot preliminary plat for the townhome and cottage lot area of the Evans Ranch Development.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 12TH, 2016 AT 6:00 P.M.

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

5. Next scheduled meeting: July 26th, 2016
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 26TH, 2016 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
 - A. July 12th, 2016
4. Action and Advisory Items (Recommendations to the City Council)
 - A. An Amendment to the Spring Run Master Development Plan, Public Hearing, Action Item, Recommendation to City Council:
A Proposed amendment to the Spring Run Master Development Plan realigning major roads and changing land uses/zoning.
5. Discussion Items (No Action)
 - A. Discussion of potential code amendments including :
 - i. Swimming Pool Regulations
 - ii. Master Site Plans
 - iii. A Change to the Extractive Industries Overlay Zone
6. Next scheduled meeting: August 9th, 2016
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, AUGUST 9TH, 2016 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
 - A. July 12th, 2016
4. Action and Advisory Items
 - A. Muhlestein Barn Variance Request, Public Hearing, Action Item:
Applicant is applying for a variance to allow the construction of a barn within the front yard of their home located at 8744 N. West Drive.
 - B. Muhlestein Private Community Center Conditional Use Permit, Public Hearing, Action Item:
Applicant is applying for a conditional use permit to construct a private community center on their residential property located at 8744 N. West Drive. (Note the Planning Commission will only consider item if the Variance Request is approved)
 - C. Development Code Amendment – Projections into setbacks code 17.25.180. Public Hearing, Action Item, Recommendation to City Council:
A Staff proposed code amendment updating table 17.25.180(A) Residential Setbacks to reflect recent changes to setback requirements.
5. Discussion Items (No Action)
 - A. Discussion of potential code amendments including :
 - i. Swimming Pool Regulations
 - ii. Adding ROW illustrations
 - iii. Master Site Plans
 - iv. A Change to the Extractive Industries Overlay Zone
6. Next scheduled meeting: August 23rd, 2016
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, AUGUST 23RD, 2016 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
 - A. August 9th 2016
4. Items removed from consideration by applicant (no action)
 - A. Muhlestein Private Community Center Conditional Use Permit:
The applicant has informed staff they no longer wish to pursue a Conditional Use Permit.
5. Action and Advisory Items
 - A. Preliminary Plat: Eagle Mountain Benches, Public Hearing, Action Item:
A Preliminary Plat application for a 16 lot agricultural subdivision located on approximately 101.62 acres located along Lake Mountain Road.
 - B. Site Plan: Shops at City Center, Public Hearing, Action Item:
A Site Plan application for two (2) Six Thousand Square Feet (6,000 SF) office buildings located south of Eagle Mountain Boulevard.
 - C. Development Code Amendment –Chapter 16.35.140 Diagrams. Public Hearing, Action Item, Recommendation to City Council:
A Staff proposed addition to the Development Code adding Images for Street Rights-of-Way (ROW).
6. Next scheduled meeting: September 13th, 2016
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, SEPTEMBER 13TH, 2016 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
 - A. August 23rd 2016
4. Action and Advisory Items
 - A. MDP Amendment: Spring Run, Public Hearing, Action Item:
A proposal to amend the Spring Run Master Development Plan, realigning roads, and changing land uses. Located North of SR-73
 - B. MDP Amendment: Scenic Mountain, Public Hearing, Action Item:
A proposal to amend the Scenic Mountain Master Development Plan, realigning major roads and changing land uses/zoning . Located South of SR-73 East of Mt. Airey Drive along Inverness Lane.
 - C. Amended Preliminary Plat: Oquirrh Mountain Ranch: Public Hearing, Action Item:
A proposed amendment to Plat A of the Oquirrh Mountain Ranch Project, moving a park, and adding a third development phase .
5. Next scheduled meeting: September 27th, 2016
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, SEPTEMBER 27TH, 2016 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
 - A. September 13th 2016
4. Action and Advisory Items
 - A. Preliminary Plat Gotta Dance Studio, Public Hearing, Action Item:
A proposal for a preliminary plat for the Gotta Dance Studio located south of Eagle Mountain Blvd and east of Ira Hodges Scenic Parkway, and is approximately 1 ac in size.
 - B. Brandon Park Concept Plan:
The project is on approximately 215 acres and includes 535 single family lots that are 10,000 sq. or larger in size. The project has a density of 2.48 units per acre.
5. Next scheduled meeting: October 11th, 2016
6. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

October 11, 2016

Eagle Mountain City Hall Conference Room
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. POLICY SESSION

1. PLEDGE OF ALLEGIANCE
2. DECLARATION OF CONFLICTS OF INTEREST
3. APPROVAL OF MEETING MINUTES
 - A. September 27, 2016
4. ACTION AND ADVISORY ITEMS
 - A. Colonial Park Phase 2 Recorded Plat Amendment
A proposal to amend the Colonial Park Phase 2 Amended recorded plat, moving lot lines for lots 201-204.
5. COMMUNICATION ITEMS
 - A. Next Scheduled Meeting: October 25, 2016
 - B. Upcoming Agenda Items
6. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in the City Council Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow one or more members of the Planning Commission to participate. This agenda is subject to change with a minimum 24-hour notice.



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

October 25, 2016

Eagle Mountain City Hall Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. POLICY SESSION

1. PLEDGE OF ALLEGIANCE
2. DECLARATION OF CONFLICTS OF INTEREST
3. APPROVAL OF MEETING MINUTES
 - A. October 11, 2016
4. ACTION ITEMS
 - A. Development Code Amendments Staff proposed amendments to the Eagle Mountain Municipal Code. Proposed Amendments include:
 - i. 16.10.060 A proposal to allow Master Development Plan Maps to serve as Preliminary Plats
 - ii. 16.30.090 A proposal to create street connectivity standards for new development
 - iii. 16.35.105 A proposal to cap the percentage of total amenity points, that a single amenity may provide in any given project
 - iv. 17.10 A proposal to amend the definition of “family” to be consistent with Utah State Code
5. ADVISORY/DISCUSSION ITEMS
 - A. Brandon Park Estates, Concept Plan The project is on approximately 215 acres and includes 537 single family lots, with a project density of 2.47 units per acre.
 - B. Development Code Amendment, Chapter 15.70.020, A Staff proposed amendment to require electrical meters to be located on the side elevation of a single-family home.
6. COMMUNICATION ITEMS
 - A. Next Scheduled Meeting: November 22nd, 2016
 - B. Upcoming Agenda Items
7. ADJOURNMENT

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EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, DECEMBER 13, 2016 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
 - A. October 25th 2016
4. Approval of 2017 Planning Commission Meeting Calendar (Action Item)
5. Discussion Items (No Action)
 - A. Pony Express Plaza, Concept Plan
A conceptual review of a Commercial project located at the corner of Pony Express Parkway and Ranches Boulevard.
6. Action and Advisory Items (Recommendations to the City Council)
 - A. Brandon Park, Master Development Plan
A 215 acre project located south of Eagle Mountain Boulevard, consisting of 537 residential lots located off Eagle Mountain Boulevard west of Eagle Mountain City Cemetery.
 - B. The Village at Porter's Crossing – Conditional Use, Preliminary Plat, & Site Plan
A one hundred and four (104) lot Residential preliminary plat. The proposed plat contains ninety-four (94) townhome units and ten (10) single family detached lots. The proposal is also for a Site Plan and Conditional Use permit for the proposed townhome portion of the project. The Village at Porter's Crossing is located north of Pony Express Parkway behind the existing Ridley's, pod 13 within the Porter's Crossing Town Center Master Development Plan.
 - C. Chapter 17.35.070 Development Code Amendment
A staff proposed amendment to the Commercial Zone creating a maximum front yard setback for commercial buildings of 20'
 - D. Chapters 16.30 & 17.10 Development Code Amendments
A staff proposed amendment to chapter 16.30 (general requirements for all subdivisions) creating connectivity standards for all new subdivisions, and adding new definitions to chapter 17.10 for block, curb extension, chicane, and connectivity index.
7. Next scheduled meeting: January, 2017 (January 10th pending schedule approval)
8. Adjournment