

Eagle Mountain City Planning Commission Agendas 2013

Dates of Planning Commission Meetings:

- February 12, 2013
- February 26, 2013
 - March 12, 2013
 - March 26, 2013
 - April 23, 2013
 - May 14, 2013
 - June 11, 2013
 - June 25, 2013
 - July 9, 2013
 - July 30, 2013
 - August 6, 2013
 - August 27, 2013
- September 10, 2013
- September 24, 2013
- October 22, 2013
- November 12, 2013
- December 10, 2013

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 12, 2013 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 23, 2012
 - B. December 11, 2012
4. Development Items
 - A. Valley View Ranch Equine Overlay Zone – Rezone; Public Hearing, Action Item
The Equine Overlay Zone is being proposed for the Valley View Ranch North plats A-1, A-2, A-3, and B. This would allow the lots between ½ acre and 1 acre to have equine animal rights.
 - B. Jacob’s Well Plat D – Preliminary & Final Plat; Public Hearing, Action Item
This plat replaces a portion of Jacob’s Well Plat C, exchanging property with the City due to the 138kV power line location.
5. Other Business
 - A. Update - Transportation Plan
 - B. Update – Development Projects
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 26, 2013 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 12, 2013
4. Development Items
 - A. Valley View Ranch Equine Overlay Zone – Rezone; Public Hearing, Action Item
The Equine Overlay Zone is being proposed for the Valley View Ranch master development plan, including existing lots and vacant property. This would allow the lots between ½ acre and 1 acre to have equine animal rights.
 - B. New Eagle Mountain Elementary School; Presentation & Discussion Item
The Alpine School District is building a new elementary school north of SR73 on the east side of Sunset Drive.
5. Other Business
 - A. Updates
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 12, 2013 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 12, 2013
4. Development Items
 - A. Valley View Ranch Equine Overlay Zone – Rezone; Public Hearing, Action Item
The Equine Overlay Zone is being proposed for the Valley View Ranch master development plan, including existing lots and vacant property. This would allow the lots between ½ acre and 1 acre to have equine animal rights. This item was tabled from the last meeting.
 - B. SilverLake Plat 8 – Preliminary Plat & Final Plat; Public Hearing, Action Items
This proposed subdivision plat includes 77 residential lots in the northeastern corner of the SilverLake Master Development Plan, adjacent to Pony Express Parkway and the City boundary.
5. Other Business
 - A. Updates
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 26, 2013 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. March 12, 2013
4. Development Items
 - A. Porter's Crossing Town Center – Site Plan & Final Plat; Public Hearing, Action Items
A proposed 20.148-acre, 9-lot commercial subdivision, and a site plan for Ridley's Market and Ace Hardware, located northwest of the intersection of Pony Express Parkway and Porter's Crossing Road.
 - B. Arcadia Residential Center – Conditional Use Permit; Public Hearing, Action Item
A proposed residential rehabilitation and treatment facility for adults with disabilities, specifically those suffering with a substance abuse use disorder or a co-occurring mental health disorder with a substance abuse use disorder. Arcadia is proposed to be located at 4682 E. Foxwood Drive, within the SilverLake neighborhood.
5. Other Business
 - A. Updates
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, APRIL 23, 2013 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. March 26, 2013
4. Development Items
 - A. Autumn Valley / Talon Cove—Rezone; Public Hearing, Action Item
An applicant-proposed rezone of property northwest of SR73 & Mountain Airey Drive. The proposal rezones approximately 24 acres to Commercial, approx. 5 acres to Commercial Storage, and adding the Extractive Industries Overlay Zone to approximately 95 acres (over the current extraction operation).
 - B. Lone Tree West – Preliminary Plat; Public Hearing, Action Item
A proposal for a subdivision of 189 single-family lots on 66.13 acres, located west of the existing Lone Tree neighborhood.
 - C. Antelope Springs – Concept Plan; Discussion Item
A concept review of a proposal for 33 lots on 41.246 acres, located west of Pony Express Parkway, between the Eagle Park neighborhood and Mid-Valley Park. All lots are a minimum of 1 acre in size.
5. Other Business
 - A. Updates
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 14, 2013 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 23, 2013
4. Development Items
 - A. Antelope Springs—Rezone; Public Hearing, Action Item; Recommendation to City Council
An applicant-proposed rezone of a 41.3-acre property from Agriculture to Residential, located west of Pony Express Parkway, north of the City Center area (Serial: 59:033:0008).
 - B. Antelope Springs – Preliminary Plat; Public Hearing, Action Item
A proposed 33-lot single-family subdivision on 41.246 acres, located west of Pony Express Parkway, north of the City Center area (Serial: 59:033:0008). All proposed lots are a minimum of 1 acre in size.
 - C. The Village at Simpson Springs Plat A Second Amendment– Final Plat; Action Item; Recommendation to City Council
The second proposed amendment to a twin-home subdivision, separating the twin-home lots to detached single-family lots in a PUD-style development, with no significant changes to other aspects of the development; located west of the Willow Springs Condominiums in the Ranches.
5. Other Business
 - A. Updates
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JUNE 11, 2013 AT 6:00 P.M.

Eagle Mountain City Conference Room; 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 14, 2013
4. Discussion Items
 - A. Scot Hazard Annexation Concept Plan—Discussion Item
A proposed 223-acre project that includes 199 single-family lots at an overall density of 0.89 units/acre, located north of Clearview Estates and west of North Ranch.
 - B. Future Land Use and Transportation Plan – Discussion Item
A draft of the Transportation Master Plan map has been completed and will be presented to the Commission for review and discussion prior to discussions with stakeholders, City Council, and the residents.
 - C. Potential Development Code Amendments– Discussion Item
Several potential amendments to Chapter 17 of the Eagle Mountain Municipal Code will be presented for discussion.
5. Other Business
 - A. Updates
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JUNE 25, 2013 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 11, 2013
4. Development Items
 - A. Porters Crossing Church Lot—Preliminary Plat & Final Plat; Public Hearing, Action Item
A proposed preliminary and final plat containing one 3.325-acre parcel, located north of the planned Porters Crossing Town Center subdivision.
 - B. Cedar Pass Ranch J Amended – Preliminary Plat & Final Plat; Public Hearing, Action Item
Cedar Pass Ranch Plat J was a two lot subdivision plat recorded with Utah County in 1996. The proposed amended subdivision plat consists of three lots ranging in size 5.30 ac, 5.37 ac and 7.00 ac. This proposal splits lot 35 into two separate parcels.
 - C. Hidden Hollow Final Plat– Action Item
This proposal is for 35 total lots with a density of 2.98 lots per acre the average lot size is 11,103 sq ft. This project is located next to the Hidden Hollow Elementary.
 - D. Development Code Amendments – Public Hearing, Action Item
Three proposed amendments to Chapters 16 and 17 of the Eagle Mountain Municipal Code relating to the development standards for one-access roads, minimum dwelling size standards, and the duration of model homes as sales offices.
5. Other Business
 - A. Updates
 - B. Next Scheduled Meeting: July 9
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 7, 2013 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 25, 2013
4. Development Items
 - A. Meadow Ranch V Phase 1 Final Plat– Action Item
This proposal is for 13 total lots with a density of 0.94 lots per acre. The average lot size is 33,183 square feet. This project is located at the north end of the Meadow Ranch development next to Camp Williams (north) and Valley View (west).
 - B. Silverlake 9 – Preliminary Plat & Final Plat; Public Hearing, Action Item
This proposal is for 52 residential lots with a density of 4.7 lots per acre. It is located just east of the existing SilverLake development and south off of Pony Express Pkwy.
 - C. Porter’s Crossing MDP Amendment – Public Hearing, Action Item
This proposal amends the land use element of the Porter’s Crossing Town Center Master Development Plan to account for the presence of several lots which are unsuitable for residential development as well as the addition of a church lot.
 - D. Lone Tree West Plat A Final Plat – Action Item
This is the first phase of the Lone Tree West preliminary plat. The proposal consists of 24 lots for a density of 3.33 lots per acre. It is located adjacent and west of the existing Lone Tree development.
5. Other Business
 - A. Updates
 - B. Next Scheduled Meeting: July 30
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 30, 2013 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 25, 2013
4. Development Items
 - A. Porter's Crossing Town Center MDP Amendment – Public Hearing, Action Item
The applicant has requested that this item be continued or tabled until the next Planning Commission meeting to provide more time for changes to the plan. Public comments may be allowed, but a full review will not take place.
 - B. Parkside Phase A Plat 1, Preliminary & Final Plat – Action Item
The Parkside Phase A Plat 1 preliminary and final plat was originally submitted as the Porter's Crossing Residential Plat 1 (stated in the public notice). This proposal includes 61 residential lots on 13.782 acres located at the northern extensions of Porter's Crossing and Smith Ranch Road, north of the Ridley's Family Market that is currently under construction.
 - C. Evans Ranch Master Development Plan – Public Hearing, Action Item
This plan proposes the development of 249 single-family lots and 263 townhouse units on 120.45 acres. The average lot size is 9,282 square feet. This proposed development is located east of Porter's Crossing Road, beginning at the intersection of Porter's Crossing and Clark Street.
 - D. Arrival at North Ranch Master Development Plan & General Plan Amendment – Public Hearing, Action Item
This plan consists of 178 residential lots on 223.36 acres. The minimum lot size proposed is a 1½ acre, with a majority of the lots proposed being over 1 acre in size. This project will be located north of the Clearview Estates development, west of the North Ranch neighborhood, and south of Camp Williams. This property was recently annexed by the City Council on July 16, 2013.
 - E. Silverlake 9 – Preliminary Plat & Final Plat; Public Hearing, Action Item
This proposal is for 52 residential lots with a density of 4.7 lots per acre. It is located just east of the existing SilverLake development and south of SilverLake 8 and Pony Express Pkwy.
 - F. Rockwell Seminary Building Conditional Use Permit – Public Hearing, Action Item
This proposal is to approve a Conditional Use Permit for the Rockwell Temporary LDS Seminary Building. The building is located just east of Rockwell High School in the Saddle Junction subdivision and consists of 0.537 acres in total. It was originally approved as a conditional use for two years by the City Council on June 17, 2008 and extended for two additional years.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 30, 2013 AT 6:00 P.M.

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

G. Lone Tree West Plat A Final Plat – Action Item

This is the first phase of the Lone Tree West preliminary plat. The proposal consists of 24 lots for a density of 3.33 lots per acre. It is located adjacent to and west of the existing Lone Tree development.

H. Meadow Ranch V Phase 1 Final Plat– Action Item

This proposal is for 13 total lots with a density of 0.94 lots per acre. The average lot size is 33,183 square feet. This project is located at the north end of the Meadow Ranch development next to Camp Williams (north) and Valley View (west).

5. Other Business

A. Updates

B. Next Scheduled Meeting: August 27

6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 6, 2013 AT 6:00 P.M.

Eagle Mountain City Planning Conference Room; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Declaration of Conflicts of Interest
2. Development Items
 - A. Meadow Ranch V Plat 2 Final Plat– Action Item

This proposal is for 19 single-family lots with an average lot size of 29,431 square feet or 0.67 acres. The lots are all greater than ½ acre in size. This project is located at the north end of the Meadow Ranch development next to Camp Williams (north) and Valley View (west).
3. Work Session / Discussion Items
 - A. Evans Ranch Concept Plan

This proposed development is located east of Porter’s Crossing Road, south of Pony Express Parkway. This is a chance for the Planning Commission to obtain more information and provide recommendations and suggestions for the improvement of the development proposal.
4. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 27, 2013 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 6, 2013
4. Development Items
 - A. Evans Ranch Master Development Plan – Public Hearing, Action Item
This plan proposes the development of 298 single-family lots and 163 townhouse units on 120.45 acres with a potential 11.55 acre school site. The average lot size is 9,198 square feet. This proposed development is located east of Porter’s Crossing Road, beginning at the intersection of Porter’s Crossing and Clark Street.
 - B. Porter’s Crossing Town Center MDP Amendment – Public Hearing, Action Item
This item was continued from the July 30, 2013 Planning Commission meeting. This proposal amends the land use element of the Porter’s Crossing Town Center Master Development Plan to account for additional single-family lots and a church site.
 - C. Arrival Phase A Plat 1, Preliminary & Final Plat – Public Hearing, Action Item
The Arrival Phase A Plat 1 preliminary and final plat was originally submitted as the Arrival at North Ranch Phase A Plat 1 (stated in the public notice). This proposal consists of 28 residential lots on 33.22 acres located west of the North Ranch neighborhood and northwest of the North Ranch Park. The smallest lot proposed is 0.53 acres. This is the first plat of the larger Arrival Master Development Plan.
 - D. Gateway Preliminary Plat – Public Hearing, Action Item
This proposal includes 84 residential lots on 42.55 acres, and is a part of the Lower Hidden Valley Master Development Plan. This project will be located southeast of the existing Lone Tree subdivision, across Pony Express Parkway.
5. Other Business
 - A. Updates
 - a. Future mailing notices to be posted online
 - B. Next Scheduled Meeting: September 10
6. Adjournment
- 7.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, SEPTEMBER 10, 2013 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 27, 2013
4. Development Items
 - A. Pole Canyon Phase A Plat 1, Preliminary & Final Plat – Public Hearing, Action Item
This proposal consists of 22 residential lots on 5.475 acres located north and west of the existing White Hills subdivision, west of SR-73, and south of Cedar Fort. All proposed lots are larger than 10,000 square feet.
 - B. Silverlake Plat 10, Preliminary & Final Plat – Public Hearing, Action Item
This proposal includes 71 residential lots on 18.12 acres, and is a part of the SilverLake Master Development Plan. This project will be located south of Pony Express Parkway, west of Woodhaven Boulevard, north of the Silverlake Plat 7 subdivision, and south of the planned Silverlake Plat 9 subdivision.
 - C. Arrival Phase A Plat 1 Preliminary & Final Plat (Amended) – Action Item
This proposed subdivision, located west of North Ranch and north of the Clearview Estates master plan, includes 30 lots (previously approved with 28) and changes to the lot and street configuration as a result of the Planning Commission’s recommended conditions of approval on 8/27/13.
5. Other Business
 - A. Discussion of Potential Code Amendments
 - B. Next Scheduled Meeting: September 24
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, SEPTEMBER 24, 2013 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 30, 2013
 - B. September 10, 2013
4. Development Items
 - A. Clearview Ranch Phase A, Preliminary Plat – Public Hearing, Action Item

This is the first phase of the approved Clearview Estates master development plan, and is located north of SR-73, west of the existing North Ranch subdivision, and south of the planned Arrival subdivision. The proposal consists of 54 lots on 38.74 acres and includes “future right-of-way” property to be preserved for future purchase by UDOT, a couple of neighborhood parks, and some storm detention basins.
 - B. Skyline Ridge 1D Final Plat – Action Item

This is a 4-lot subdivision that was previously included in the Skyline Ridge 1B subdivision plat. The City Staff requested that the applicant change the lot configuration in order to create more useable space in the adjacent city park, so this plat includes the City’s property as well.
5. Other Business
 - A. Discussion of Potential Changes to the Development Approval Process
 - B. Next Scheduled Meeting: October 8
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 22, 2013 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 24, 2013
4. Development Items
 - A. Evans Ranch Phase B Plat 1, Preliminary & Final Plat – Public Hearing, Action Item

This is the second phase of the approved Evans Ranch master development plan, and is located east of Porter's Crossing Parkway, at the intersection of Porter's Crossing and Clark Street. An application for the first phase, located on the northern end of the project, has been postponed until further notice. The proposal consists of 3 single-family residential lots on .86 acres. These 3 lots are planned as model homes for the project.
5. Work Session
 - A. Discussion of Potential Changes to the General Plan & the Municipal Code
 - B. Next Scheduled Meeting: November 12
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, NOVEMBER 12, 2013 AT 6:00 P.M.

Eagle Mountain City Conference Room; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

1. Declaration of Conflicts of Interest
2. Approval of Meeting Minutes
 - A. October 22, 2013
3. Development Items
 - A. Clearview Ranch Phase A Plats 1 & 2; Final Plats –Action Item
These are the two phases of the recently approved Clearview Ranch Preliminary Plat. Each plat contains 27 lots, with a minimum lot size of ½ acre. The project is located north of SR-73, west of the North Ranch neighborhood.
 - B. Development Code Amendment – Infrastructure & Building Permits – Public Hearing, Action Item
Includes proposed amendments to Chapter 16.05.100 Compliance Required, Chapter 16.05.130 Most Restrictive Standards Apply, and Chapter 15.10.230 Building Permits. The amendments require that electrical and natural gas infrastructure be installed and functioning prior to issuing any building permits, including model homes.
 - C. Development Code Amendment – Public Hearing, Land Use Authority, Appeal Authority – Public Hearing, Action Item
Includes proposed amendments to Chapter 16.05.220 Tables and Chapter 17.05.190 Tables. The proposed changes streamline some administrative development applications to the benefit of all parties (City, Residents, Developers).
4. Work Session
 - A. Discussion of Potential Changes to the General Plan & the Municipal Code
 - B. Next Scheduled Meeting: November 26
5. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, DECEMBER 10, 2013 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. Declaration of Conflicts of Interest
2. Approval of Meeting Minutes
 - A. November 12, 2013
3. Approval of 2014 Meeting Schedule
4. Development Items
 - A. Monte Vista Ranch Master Development Plan Items – Public Hearing
 1. Development Code Amendments – Chapters 17.26, 17.36, 17.52

The applicant is proposing that three new zoning chapters be added to Title 17 of the Municipal Code: (1) Chapter 17.26 Residential Mixed Use Development Zone; (2) Chapter 17.36 Commercial Mixed Use Development Zone; (3) Chapter 17.42 Industrial Mixed Use Development Zone.
 2. Master Development Plan & Agreement Amendments

An applicant proposal to rezone the vacant properties within the master plan to the three newly proposed zones, divide the project into 5 different planning areas, and propose a maximum number of dwelling units in each area. A draft agreement is provided for review. The applicant's intent is for the existing agreement to be replaced with an amended agreement.
 3. General Plan Amendments

The City's General Plan (Future Land Use and Transportation Corridors Map) is proposed to be amended, consistent with the master development plan changes.
 - B. SilverLake 11-13 Preliminary Plat – Public Hearing, Action Item

An applicant proposal for the next three phases of SilverLake, located south of SilverLake Plat 8 and east of Woodhaven Boulevard. The proposal is for 137 residential lots on 25.4 acres at a density of 5.4 units/acre. This density was approved in the master development plan, and the specifics of the lot and road layout, open space locations and improvements, etc. will be reviewed.
 - C. Gateway Phase A Plat 1 Final Plat – Action Item

An applicant proposal for the first phase of the Gateway project, which received preliminary plat approval in August. The project is located southeast of the Lone Tree development, across Pony Express Parkway. The proposal is for 19 lots on 7.21 acres, for a density of 2.63 units/acre.
5. Work Session
 - A. Discussion of Potential Development Code Amendments
 - B. Next Scheduled Meeting: January 14
6. Adjournment