

# Eagle Mountain City Planning Commission Agendas 2014

## *Dates of Planning Commission Meetings:*

- January 14, 2014
- January 28, 2014
- February 11, 2014
- February 25, 2014
- March 25, 2014
- April 22, 2014
- May 13, 2014
- May 27, 2014
- June 24, 2014
- July 8, 2014
- August 12, 2014
- August 26, 2014
- September 9, 2014
- September 23, 2014
- October 28, 2014
- November 11, 2014
- December 9, 2014

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 14, 2014 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. Election of 2014 Planning Commission Chair and Vice-Chair
3. Development Items
  - A. Evans Ranch Plat B-3 Preliminary & Final Plat – Public Hearing, Action Item  
A 4.61-acre 1-lot subdivision in the Evans Ranch development, located at the northeast corner of Porter's Crossing and Golden Eagle Road.
  - B. Eagle Mountain Gateway (SR73) Preliminary Plat – Public Hearing, Action Item  
A 28.6-acre applicant-proposed commercial subdivision with a total of 14 lots (mix of commercial, storage, and multi-family), located in the northwest corner of SR73 and Mt. Airey Drive, north of SR73.
  - C. The Cove at Rock Creek Concept Plan – Discussion Item  
A proposed concept plan for the remaining portion of Rock Creek development. The proposed application consists of 82 townhome units on 6.53 ac for a density of 12.5 units per acre.
4. Work Session
  - A. Discussion of Potential Development Code Amendments
  - B. Next Scheduled Meeting: January 28
5. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, JANUARY 28, 2014 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. December 10, 2013
  - B. January 14, 2014
3. Election of 2014 Planning Commission Chair and Vice-Chair
4. Development Items
  - A. Sunset Ridge Plat 2 Final Plat – Action Item, Recommendation to the City Council  
This is phase two of the approved Sunset Ridge project, located immediately northwest of the Lone Tree neighborhood, and consisting of 21 lots on 8.29 acres.
  - B. Monte Vista Ranch Master Development Plan Items – Public Hearing (*The applicant is requesting that these items be tabled until the February 25 meeting*)
    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.
5. Work Session
  - A. Discussion of Potential Development Code Amendments  
Code topics for discussion include: Model home signs; Approval authority and development review process; Residential bonus density, and others.
  - B. Next Scheduled Meeting: February 11
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 11, 2014 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 14, 2014
  - B. January 28, 2014
4. Development Items
  - A. Evans Ranch Plat B-2 Preliminary & Final Plat – Public Hearing, Recommendation to the City Council

This plat includes 25 single-family lots that were included on the approved Evans Ranch Master Development Plan. The average lot size is 9,506 square feet and this plat has a density of 2.75 lots/acre, and 2.07 acres of open space. This phase is located northeast of the intersection of Clark Street and Porter’s Crossing.
  - B. Porter’s Crossing Town Center Retail Pad A Site Plan (Building Elevations) – Public Hearing, Recommendation to the City Council

The site plan for this building, including the parking, landscaping, etc. has already been approved. This review is for the building elevations, or the exterior style and look of the building. This building will be located immediately east of the Ridley’s Family Market and Ace Hardware stores.
  - C. Porter’s Crossing Town Center Project Entrance Sign – Public Hearing, Recommendation to the City Council

A proposal for a large project sign for the 120-acre Porter’s Crossing Town Center master development, as well as a combined commercial sign for the retail development.
5. Work Session
  - A. Discussion of Potential Changes to the General Plan & the Municipal Code
  - B. Next Scheduled Meeting: February 25
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 25, 2014 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 11, 2014
4. Development Items
  - A. Eagle Mountain Jr. Seminary Preliminary Plat & Final Plat; Public Hearing, Action Item  
The proposed plat subdivides the middle school property, creating an additional 0.54-acre lot in the southwest portion of the property.
  - B. Porter's Crossing Town Center Project Entrance Sign – Public Hearing, Recommendation to the City Council  
A proposal for a large project sign for the 120-acre Porter's Crossing Town Center master development, as well as a combined commercial sign for the retail development. This item was continued specifically to this meeting by the Planning Commission.
5. Work Session
  - A. Eagle Mountain City Cemetery Discussion/Presentation
  - B. Discussion of Potential Changes to the General Plan & the Municipal Code
  - C. Next Scheduled Meeting: March 11
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 25, 2014 AT 6:00 P.M.

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

**5:00 P.M. Eagle Mountain City Planning Commission Closed Executive Session – Conference Room**

1. A closed executive session will be held for the purpose of discussing reasonably imminent litigation, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

**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 25, 2014
4. Development Items
  - A. Porter's Crossing Town Center Project Entrance Sign – Public Hearing, Recommendation to the City Council  
A proposal for a large project sign for the 120-acre Porter's Crossing Town Center master development, as well as a combined commercial sign for the retail development. The applicant requests that this project be tabled indefinitely.
  - B. Eagle Mountain Jr. Seminary Site Plan; Public Hearing, Action Item  
The proposed site contains a 3,598 sq. ft. building with a 9-stall parking lot on a 0.54 acre lot located west and adjacent to Frontier Middle School.
  - C. Valley View Phases 4-9 Final Plat; Action Item  
This final plat is an 85-acre configuration of the 132.77 acre approved preliminary plat and includes 123 lots in six phases.
  - D. Harmony Preliminary Plat; Action Item  
The Harmony Preliminary Plat is a 772-acre project located southwest of the Overland Trails Subdivision and west of Pony Express Parkway. The project contains 2,535 single-family lots, and 92 acres of future multi-family, 27 acres of commercial land, six churches, a Junior High School site, and various parks.
5. Next Scheduled Meeting: April 8
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, APRIL 22, 2014 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 25, 2014
4. Development Items
  - A. Porter's Crossing Church Lot Preliminary/Final Plat – Public Hearing, Recommendation to the City Council  
Porters Crossing Church Site Preliminary and Final Plat, a 4.06 acre project located at Porters Crossing Parkway and Smith Ranch Road. The proposed plat is a 0.73 acre increase over the previously approved final plat. The increased size will allow the applicant to place a larger church building on the site.
  - B. SilverLake 11 Final Plat; Recommendation to the City Council  
SilverLake 11 is a 9.09 subdivision within the SilverLake Master Development Plan. The proposal includes 2.16 acres of improved open space and 48 lots.
  - C. Evans Ranch Master Development Plan Amendment (Evans Ranch North) & General Plan Amendment– Public Hearing, Recommendation to the City Council
    - An amendment to the Evans Ranch Master Development Plan, adding 34.8 acres to the project north of the Tickville wash. The new area includes 7 acres of commercial property adjacent to Pony Express Parkway, 48 single-family lots, and 134 townhome units. The average single-family lot size will be 7,018 square feet in this area. No changes are being requested to the approved Evans Ranch Master Development Plan area.
    - A general plan amendment, changing the Future Land Use Map to include 7 acres of Commercial property. The remaining 28 acres would maintain the Mixed-Use Residential designation.
5. Next Scheduled Meeting: May 13
6. Adjournment

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, MAY 13, 2014 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 22, 2014
4. Development Items
  - A. Rockwell Seminary Site Plan—Public Hearing, Recommendation to the City Council  
The proposal is for a one-room seminary building located on a .536 acre-parcel next to Rockwell Charter High School. The site includes a 1,740 square-foot structure and a 5-stall parking lot.
  - B. The Cove at Rock Creek – Public Hearing, Recommendation to the City Council  
The proposed application consists of 82 townhome units on 6.54 ac for a density of 12.5 units per acre in the remaining portion of the Rock Creek development.
    - Site Plan
    - Preliminary Plat – Action Item
    - Final Plat
  - C. Porter’s Crossing Town Center Master Development Plan Amendment – Public Hearing, Recommendation to the City Council
    - An amendment to the Porter’s Crossing Town Center Master Development Plan, removing 39.9 acres of commercial space, a 7.98 acre reduction in gross open space, and an increase in total residential units from 443 to 888. The proposal includes the introduction of new residential designations ranging from single- to multi-family dwelling units.
5. Next Scheduled Meeting: May 27
6. Adjournment



**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
TUESDAY, MAY 27, 2014 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 13, 2014
4. Development Items
  - A. Meadow Ranch V Plat 3 Final Plat – Action Item The project includes 41 single-family lots, with an average lot size of 31,714 sq.ft. All lots are greater than ½ acre in size. The smallest lot is 0.55 acres and the largest is 1.10 acres. This plat is located north and east of Meadow Ranch V Plats 1 & 2.
  - B. Valley View Phase A Plat 7 Final Plat Amendment -- Action Item The approved Final Plat 7 is 15 lots on 14.40 acres. The proposed Amended Final Plat 7 is a 19.38 acre configuration that includes 23 lots. The developer is proposing amending the approved Final Plat 7 to add one lot from the approved Final Plat 6 as well as seven lots from the approved Final Plat 8.
  - C. Eagle Mountain Business Park Preliminary Plat -- Public Hearing, Action Item The proposed 28.6-acre preliminary plat includes 14 total lots or parcels. Lot 103 is planned as a storage unit lot, lots 401 and 402 are planned as future multi-family, and the remaining lots are intended for retail, office, and office-warehouse.
  - D. Porter's Crossing Town Center Master Development Plan Amendment – Public Hearing, Recommendation to the City Council (CONTINUED) An amendment to the Porter's Crossing Town Center Master Development Plan, removing 39.9 acres of commercial space, a 7.98 acre reduction in gross open space, and an increase in total residential units from 443 to 888. The proposal includes the introduction of new residential designations ranging from single- to multi-family dwelling units.
  - E. Development Review Process Code Amendment – Public Hearing, Action Item Proposed amendments to the City's Development Code concerning development review and approval authority (including but not limited to Chapters 16.05, 16.10, 16.15, 16.20, 16.25, 17.05, 17.95, 17.100 of the Municipal Code).
5. Next Scheduled Meeting: June 10
6. Adjournment

**EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA**

TUESDAY, JUNE 24, 2014 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 13, 2014
  - B. May 27, 2014
4. Development Items
  - A. Oquirrh Mountain Master Development Plan Amendment – Public Hearing, Recommendation to the City Council  
An amendment to the Oquirrh Mountain Master Development Plan reducing the number of dwelling units from 417 to 346. The densities range from 3.2 to 15 dwelling units per acre which was previously 3.7 to 13.7 dwelling units per acre. Tier IV development has been reduced from 3.5 to 2 acres. Tier III development has been reduced from 26.2 to 17 acres, and Tier II development has been increased to 45.1 acres from 36.2 acres. There is a minor reduction in open space from 54.5 to 53 acres.
  - B. Porter’s Crossing Town Center Master Development Plan Amendment – Public Hearing, Recommendation to the City Council (CONTINUED from May 27)  
An amendment to the Porter’s Crossing Town Center Master Development Plan, removing 31.1 acres of commercial space, a 7 acre reduction in gross open space, and an increase in total residential units from 443 to 766. The proposal includes the introduction of new residential designations ranging from single- to multi-family dwelling units.
5. Discussion Items
  - A. Development Code Amendments – Discussion  
A discussion of various potential amendments to the City’s Development Code.
6. Next Scheduled Meeting: July 8
7. Adjournment

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**

TUESDAY, JULY 8, 2014 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. June 24, 2014
4. Development Items
  - A. Antelope Springs Preliminary Plat – Public Hearing, Action Item This development is located north of Bobby Wren Blvd and west of Pony Express Pkwy in the South part of the City. The Antelope Springs development consist of 33 residential lots on 41.25 acres the average lot size is 1.043 ac the largest lot is 1.30 ac and the smallest is 1.0 ac.
  - B. Porter’s Crossing Town Center Master Development Plan Amendment & General Plan Amendment – Public Hearing, Recommendation to the City Council (CONTINUED) An amendment to the General Plan rezoning 31.09 acres within the Porter’s Crossing Master Development Plan from ‘Mixed Use Commercial’ to ‘Mixed Use Residential.’ An amendment to the Porter’s Crossing Town Center Master Development Plan, removing 39.9 acres of commercial space, a 7.98 acre reduction in gross open space, and an increase in total residential units from 443 to 888. The proposal includes the introduction of new residential designations ranging from single- to multi-family dwelling units.
5. Next Scheduled Meeting: July 22
6. Adjournment

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
TUESDAY, AUGUST 12, 2014 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 22, 2014
4. Action Items
  - A. Business License Denial Appeal – Public Hearing, Action Item An appeal for a home business license to operate pony rides for parties ranging from 30-40 guests from one to two times a week, and for single pony rides for 2-3 guests at a time.
5. Discussion Items
  - A. Development Code Amendments – Discussion  
A discussion of various potential amendments to the City's Development Code.
  - B. Valley View Ranch -- Discussion  
A discussion of options to complete the northern extension of Mustang Way.
6. Next Scheduled Meeting: August 26
7. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, AUGUST 26, 2014 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 12, 2014
4. Action Items
  - A. Hatch Residence Variance Application – Public Hearing, Action Item A variance request for an approximate 9’ encroachment into the rear setback of Lot 213 in the Meadow Ranch V Phase 2 subdivision located at 9849 N. Sorrel Drive.
5. Discussion Items
  - A. Dark Sky Ordinance
  - B. Park Standards
5. Next Scheduled Meeting: September 9
6. Adjournment

EAGLE MOUNTAIN CITY  
NOTICE OF CANCELLATION OF A PUBLIC HEARING

SEPTEMBER 9, 2014 PLANNING COMMISSION MEETING  
**CANCELLED**

Notice is hereby given that the September 9, 2014 meeting of the Eagle Mountain City Planning Commission has been cancelled. A public hearing was scheduled for an amendment to the City's Development Code regarding outdoor lighting standards at 6:00 PM on September 9. This item will be noticed when it is scheduled for a future meeting.

For questions, please contact the Planning Department at (801) 789-6617.

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
TUESDAY, SEPTEMBER 23, 2014 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 26, 2014
4. Development Items
  - A. White Hills Conditional Use Permit – Public Hearing, Action Item The applicant is proposing to use an existing facility located on his property to maintain, park and operate construction equipment, mainly dump trucks. The current facility has been used in the past for this type of use. The property is located at 2909 Highway 73, Eagle Mountain, UT 84005.
  - B. Gateway Park – Public Hearing, Action Item A proposal for a rezone, preliminary plat, and master site plan for the Eagle Mountain Business Park, located northwest of SR73 and Mt. Airey Drive. The rezone makes adjustments to the Industrial, Commercial, and Commercial Storage zones approved for the property in 2013. The preliminary plat includes 1 7-acre storage unit parcel, two commercial/multi-family parcels, nine commercial lots, and a 5.26-acre UDOT preservation parcel for future expansion of SR73. The master site plan depicts a possible layout of each commercial and storage lot, with the understanding that each lot will require a specific site plan approval in the future.
  - C. SilverLake 14 & 15 Concept Plan – Discussion The proposed SilverLake 14 &15 Concept Plan is located within the existing SilverLake development south of Phase 8 and east of Woodhaven Boulevard. The applicant is requesting feedback for the community park configuration, road alignment in conjunction with sewer system, and overall subdivision layout.
  - D. Dark Sky Ordinance – Public Hearing, Action Item The hearing is for proposed amendments and the addition of a chapter to the City's Development Code concerning outdoor lighting standards (including but not limited to Chapters 15.70, 17.54.050, 17.55.040, 17.72, 17.80, 17.100.060, 17.100.070 of the Municipal Code).
5. Discussion Items
  - A. Park Standards
5. Next Scheduled Meeting: October 14
6. Adjournment

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
TUESDAY, OCTOBER 28, 2014 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 23, 2014
4. Development Items
  - A. Hidden Hollow Phase A Plat 1 Preliminary Plat – Public Hearing, Action Item The project is located south of Pony Express Parkway and to the west and north of Hidden Hollow Elementary School. The original proposal consisted of 54 total lots with a density of 4.10 lots per acre and an average lot size of 8,236 sq. ft. The applicant has redesigned the project since the acquisition of a school site within the original project. The current application is for 34 lots with a density of 3.07 lots per acre and an average lot size of 8,542 sq. ft.
5. Discussion Items
  - A. General Plan Update
  - B. Development Code Amendments
6. Next Scheduled Meeting: November 11
7. Adjournment



**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
TUESDAY, NOVEMBER 11, 2014 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 28, 2014
4. Development Items
  - A. Gateway Park – Public Hearing, Action Item A proposal for a rezone, preliminary plat, and master site plan for Gateway Park, located northwest of SR73 and Mt. Airey Drive. The rezone changes the Commercial zone to the Business Park zone and makes adjustments to the Commercial and Industrial zones. The preliminary plat includes one 7.06-acre storage unit lot, three industrial lots totaling 9.9 acres, eight commercial lots totaling 10.72 acres, and an 8.29-acre UDOT preservation parcel for future expansion of SR73. The master site plan depicts a possible layout of each business park and commercial storage lot, with the understanding that each lot will require a specific site plan approval in the future.
  - B. Sunset Flats Concept Plan – Discussion Item The Sunset Flats Concept Plan is located to the east of Pony Express Parkway and to the north of Bobby Wren Boulevard in City Center. The concept plan is on 225.34 acres and includes 395 single-family units and 338 multi-family units. The applicant is proposing 32.71 acres of open space, which is 14.5% of the project. Concept plans are not to receive action by motion, but commissioners give the applicant useful feedback.
5. Discussion Items
  - A. General Plan Update
6. Next Scheduled Meeting: November 25
7. Adjournment

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
TUESDAY, DECEMBER 9, 2014 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. November 11, 2014
4. Action Items
  - A. 2015 Planning Commission Meeting Calendar Approval, Action Item
5. Discussion Items
  - A. General Plan Update
  - B. Code Amendments: Parks Requirements, Code Enforcement Codes, Land Use Table, Sign Table, Building Permit Timing
6. Next Scheduled Meeting: January 13
7. Adjournment