

Eagle Mountain City Planning Commission Agendas 2015

Dates of Planning Commission Meetings:

- January 13, 2015
- February 10, 2015
- February 24, 2015
 - March 10, 2015
 - April 14, 2015
 - May 26, 2015
 - June 9, 2015
 - June 23, 2015
- August 25, 2015
- September 22, 2015
 - October 13, 2015
 - October 27, 2015
- November 10, 2015
- November 24, 2015
- December 8, 2015

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 13, 2015 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 9, 2014
4. Development Items
 - A. Spring Run – Phase A Preliminary Plat & Master Development Plan Amendment; Public Hearing, Action Items

An amendment to the Spring Run Master Development Plan and consideration of a 71-lot single-family preliminary plat. The original Master Development Plan was approved on July 19, 2011. The Spring Run Master Development Plan is located north of SR73 and east of Meadow Ranch, and surrounds a 160-acre Industrial property that includes the gravel pits. In total, the plan includes approximately 520 acres and provides a mix of residential densities, a town center area, commercial/mixed-use areas, a business park, an industrial area, an elementary school site, and parks and trails. A total of 1,077 residential units were approved with various densities.
 - B. Zion Recovery Center – Conditional Use Permit; Public Hearing, Action Item

Proposed modifications to the conditions of approval on an existing conditional use permit regarding maximum client occupancy, maximum parking, and security requirements. The Zion Recovery Center (previously known as Arcadia Residential Center) is a 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. Zion Recovery Center is located at 4682 E. Foxwood Drive, within the SilverLake neighborhood.
5. Discussion Items
 - A. Code Amendments
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 10, 2015 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 13, 2015
4. Development Items
 - A. North Substation – Preliminary Plat; Public Hearing, Action Item
The north substation, located in The Ranches south of the golf course reservoir and north of the Ridley's Parkside developments, is being included in the sale of the power company to Rocky Mountain Power. Included with the substation property will be additional property to the east and the west for future substation expansion and potential equipment storage, including property beneath the power lines. Combining these properties results in one 6.3-acre parcel.
 - B. Public Works Property – Preliminary Plat; Public Hearing, Action Item
The subdivision creates a 2.2-acre parcel (the public works parcel to be sold) and a 91.51-acre parcel that includes the City's Energy building and yard, the wastewater treatment facilities, and future expansion areas.
 - C. South Substation – Preliminary Plat; Public Hearing, Action Item
The south substation, located along Lake Mountain Road, northeast of the Pioneer Addition neighborhood, is being included in the sale of the power company to Rocky Mountain Power.
 - D. Eagle Top Phase 2 – Preliminary Plat; Public Hearing, Action Item
The proposed Eagle Top Phase II subdivision is 0.629 acres, includes 4 lots and is located next to the existing Eagle Top subdivision.
 - E. Evans Ranch Phase A – Preliminary Plat; Public Hearing, Action Item
This plat includes 26 lots on 10.67 acres that were included on the approved Evans Ranch Master Development Plan. The project includes 3.54 acres of open space.
 - F. Oquirrh Mountain Phase A – Preliminary Plat; Public Hearing, Action Item
The project is located to the south of the Lone Tree subdivision and to the west of Pony Express Parkway. This 12.06 acre plat includes .76 acres of open space and 50 lots with an average size of 6,709 square feet.
 - G. AUB Chapel– Concept Plan; Discussion Item

The proposed AUB Chapel is located in the Meadow Ranch Plat 1 Subdivision on lot 138. The Meadow Ranch subdivision is north of SR 73 just west of Ranches Pkwy. The proposed application is for a Church/School site on the existing residential lot.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 10, 2015 AT 6:00 P.M.

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

5. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 24, 2015 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 10, 2015
4. Development Items
 - A. Lakeview Estates – Rezone; Public Hearing, Action Item
This is a request by an applicant to rezone approximately 67 acres of land from Agriculture to Residential. The land is located to the southeast of the Sunset Drive & Cory B Wride Memorial Highway (SR73) intersection, south of Blackridge Elementary School.
 - B. SilverLake 14 & 15 – Preliminary Plat, Site Plan; Public Hearing, Action Item
This is a proposed subdivision located on the east side of Woodhaven Boulevard, east of the roundabout at the end of Silverlake Parkway, just north of the Tickville Wash. The proposed development includes 120 townhome units and 37 cottage lots (small-lot single-family), a community park property, and some improved open space & amenities.
 - C. Development Code Amendments – Definition of Group Home; Public Hearing, Action Item
This City-proposed code amendment redefines “group home” to remove confusion between small and large group homes. It amends Chapters 17.10.030 and 17.75.060.
 - D. Development Code Amendments – Building Permit Approval Process; Public Hearing, Action Item
This City-proposed code amendment makes some changes to the building permit approval process due to the sale of the power and gas companies, and to improve the process for all involved. It amends Chapters 15.10.230 and 16.60.050.
 - E. Development Code Amendments – Off-Street Parking; Public Hearing, Action Item
This City-proposed code amendment improves the off-street parking standards, both for organizational and clarity purposes, and to be more in line with regional and national and practices. It amends Table 17.55.120(c).
 - F. Development Code Amendments – Parks & Open Space; Public Hearing, Action Item
This City-proposed code amendment changes the City’s parks and open space standards with which developers must comply. It amends Chapter 16.35.
5. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 10, 2015 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 24, 2015
4. Development Items
 - A. SilverLake 14 & 15 – Preliminary Plat, Site Plan; Public Hearing, Action Item
(Continued from 2/24) This is a proposed subdivision located on the east side of Woodhaven Boulevard, east of the roundabout at the end of Silverlake Parkway, just north of the Tickville Wash. The proposed development includes 120 townhome units and 37 cottage lots (small-lot single-family), a community park property, and some improved open space & amenities.
 - B. DIGIS Internet Transmission Site Conditional Use Permit; Public Hearing, Action Item
This is a proposed conditional use permit for an Internet Transmission Site located in the Valley View Ranch development on a residential lot the address is 2587 E Patriot Drive.
 - C. Development Code Amendments – Parks & Open Space; Public Hearing, Action Item
(Continued from 2/24) This City-proposed code amendment changes the City's parks and open space standards with which developers must comply. It amends Chapter 16.35.
5. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, APRIL 14, 2015 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 10, 2015
4. Election of Chair & Vice-Chair
5. Development Items
 - A. Agricultural Protective Area Rezone; Public Hearing, Action Item
An application for an Agriculture Protection Area for a property located in the southern portion of Eagle Mountain City just south of the Community Development Building and the sewer treatment plant.
 - B. Willis Miller Site Plan; Public Hearing, Action Item
An application to build a storage shed for construction equipment on the 131.7 acre parcel owned by Monte Vista Ranch LC. The building is a steel structure that is approximately 56' x 40'. The site is located to the west of the City's Public Works facilities.
 - C. Development Code Amendments – Septic Systems; Public Hearing, Action Item
This City-proposed code amendment changes the City's septic system standards with which developers must comply. It amends Chapter 13.20, 15.45, & 17.25.
 - D. Development Code Amendments – Parks & Open Space; Public Hearing, Action Item
This City-proposed code amendment changes the City's parks and open space standards with which developers must comply. It amends Chapter 16.30, 16.35, 17.10, & 17.30.
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MAY 26, 2015 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 14, 2015
4. Advisory Items (Recommendations to the City Council)
 - A. Cedar Heights – Preliminary Plat; Public Hearing, Advisory Action

This is an applicant-proposed 23-lot subdivision containing lots that are 2 to approximately 6 acres in size, with an average lot size of 2.6 acres. The project is located on the east side of Lake Mountain Road, southeast of the Rocky Mountain Power substation.
5. Discussion Items (No Action)
 - A. Glenmar – Concept Plan; Discussion Item

This is an 11-lot residential project, containing lots between one and two acres in size, located along the northern portion of Lake Mountain Road, on the west of the road on 16.17 acres. The applicant is seeking feedback prior to the review of rezone and preliminary plat applications.
 - B. Porter’s Crossing Town Center – Discussion Item

This project includes and surrounds the Ridley’s Market property. The applicant has been in discussions with the City staff and is working on potential changes to the approved master development plan. He hopes to obtain feedback from the Commission so that he can make revisions and submit an application for a master development plan amendment and finalize a master development agreement.
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JUNE 9, 2015 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 26, 2015
4. Advisory Items (Recommendations to the City Council)
 - A. Glenmar – Rezone; Public Hearing, Advisory Action

This is an applicant-proposed rezone of 16.17 acres from Agriculture to Residential. The property is located on the west side of Lake Mountain Road approximately ½ mile southeast of Pony Express Parkway. Parcel Numbers: 58-040-0042, 58-040-0043.
 - B. Eagle Mountain Benches / Eagle Mountain Ranches – Rezone; Public Hearing, Advisory Action

This is an applicant-proposed rezone of approximately 85 acres from Agriculture to Residential and 11.11 acres from Agriculture to Commercial Storage. A majority of the property is located near 5504 N Lake Mountain Road, and 5.5 acres are located immediately south of 5121 N Lake Mountain Road. Parcel Numbers: 59-006-0028, 59-006-0046, 59-006-0055, 59-006-0042, 59-006-0054.
 - C. Spring Run – Master Development Plan Amendment; Public Hearing, Advisory Action

An applicant-proposed amendment to the Spring Run Master Development Plan to change “Pod 3” from Town Center (Commercial), allowing 237 residential units, to Residential zoning, allowing 156 residential units. Located east of the Meadow Ranch neighborhood and northwest of the new Ranches Parkway northern extension. Parcel Numbers: 58-033-0281, 58-033-0282.
 - D. Spring Run Phase B – Preliminary Plat; Public Hearing, Advisory Action

An applicant-proposed subdivision containing 150 single-family lots on 25.43 acres in “Pod 3” of the Spring Run Master Development Plan. Parcel Numbers: 58-033-0281, 58-033-0282.
5. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JUNE 23, 2015 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 9, 2015
4. Development Items
 - A. Eagle Mountain Health Center– Site Plan Public Hearing, Action Items
A proposed 1.18-acre, site plan for a health center which will have different health related services. It is located in the southwest corner of the Porters Crossing Town Center along Pony Express Parkway and Smith Ranch Road.
5. Other Items/Business
 - A. Updates
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 25, 2015 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 23, 2015
4. Action and Advisory Items (Approval of CUPs and Recommendations to the City Council)
 - A. ACE Rents– Conditional Use Permit, Site Plan, Public Hearing, Action Item & Advisory Action
A proposed 1.68-acre, conditional use permit, and site plan for an equipment rental business. Located at 9569 North Mt. Airey Boulevard.
 - B. Eagle Mountain Benches- Rezone, Public Hearing, Advisory Action
This is an applicant-proposed rezone of approximately 98.39 Acres from Agriculture to Residential. Parcel Numbers: 59-006-0042, 59-006-0046, 59-006-0054, 59-006-0055, and 59-006-0051.
 - C. Eagle Mountain Storage- Conditional Use Permit, Site Plan, Public Hearing, Action Item & Advisory Action
A proposed conditional use permit, and site plan for a Storage Facility located on Lot 100 of the Gateway Park Subdivision, northwest of the Cory Wride Memorial Highway and Mt. Airey Drive intersection.
 - D. Questar- Site Plan, Public Hearing, Advisory Action
A proposed 22,040 square foot regional office for Questar on a 7 acre site located at 4002 East Wagstaff Way in the Gateway Park Plat 2 Subdivision (lot 104).
 - E. Unified Fire Authority Station #251-Site Plan, Advisory Action
A proposed modification to an existing fire station to replace inhabitable housing quarters with a modular housing unit, located at 1680 East Heritage Drive
 - F. Sweetwater Industrial Park- Master Site Plan, Public Hearing, Advisory Action
Proposed Master Site Plan for the Sweet water Industrial Park. The Project is on a 213.62 Acre site. It is located West of Pony Express Parkway, and north of the Wastewater Treatment Facility and the City’s Community Development Building.
5. Discussion Items (No Action)
 - A. Eagle Mountain East Stake-Concept Plan, Discussion Item
A proposed parking lot design that doesn’t include island bulb-outs every 12 stalls in center islands for a Church located at 7775 North Woodhaven Boulevard. The applicant is seeking feedback prior to the review of a conditional use permit and site plan.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, AUGUST 25, 2015 AT 6:00 P.M.

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

6. Next scheduled meeting: September 8th 2015
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, SEPTEMBER 22, 2015 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 25, 2015
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Bike and Pedestrian Master Plan Action Item (Recommendation to City Council): A City-proposed Bicycle and Pedestrian Master Plan to be used in conjunction with the Park & Open Space Master Plan to guide the City as it grows
 - B. Development Code Amendments – Outdoor Lighting Standards, Public Hearing, Action Item (Recommendation to City Council): This City-proposed code amendment would allow for Parking Lot Lights to be up to 30’ tall provided they provide motion sensor dimmers. It amends chapter 17.56.060.
 - C. Development code Amendments – Historic Preservation Code, Public Hearing, Action Item (Recommendation to City Council): This City-proposed code will provide for protection of Historical and Archaeological sites within the boundaries of Eagle Mountain. It amends chapter 17.
5. Next scheduled meeting: October 13th 2015
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 13, 2015 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 22nd, 2015
4. Action and Advisory Items (Recommendations to the City Council)
 - A. AUB- Conditional Use Permit, Site Plan, Public Hearing, Approval Action & Advisory Action
A proposed 3.741 Acre Conditional Use Permit and Site Plan for a Church/Private School located at 3387 East Harvest Lane, in the Meadow Ranch Subdivision North of State Road 73.
 - B. Cove at Rock Creek Amended Recorded Plat, Public Hearing, & Advisory Action
A proposed Recorded Plat Amendment to the Cove at Rock Creek Plat 2 adding one additional unit taking the total unit count from 23 units to 24 units. Located south of the existing Rock Creek Development off of Rock Creek Road and Clear Rock Road.
 - C. Heatherwood Recorded Plat Amendment, Preliminary Plat Amendment, Public Hearing & Advisory Action
A proposed recorded plat amendment for a vacation of 10 unbuilt units from Heatherwood Phase 1, these units are proposed to be combined into a church lot. A Preliminary Plat Amendment that will create two new phases (2&3) the phases will consist of vacated units from the recorded Plat amendment. The new configuration will address issues with drainage and snow plowing/stacking.
 - D. Eagle Mountain Benches- Rezone, Public Hearing, Advisory Action
This is an applicant-proposed rezone of approximately 98.39 Acres from Agriculture to Residential. Parcel Numbers: 59-006-0042, 59-006-0046, 59-006-0054, 59-006-0055, and 59-006-0051.
5. Next scheduled meeting: October 27th 2015
6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 27, 2015 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 22nd, 2015
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Cove at Rock Creek Amended Recorded Plat, Public Hearing, & Advisory Action
A proposed Recorded Plat Amendment to the Cove at Rock Creek Plat 2 adding one additional unit taking the total unit count from 23 units to 24 units. Located south of the existing Rock Creek Development off of Rock Creek Road and Clear Rock Road.
 - B. AUB- Conditional Use Permit, Site Plan, Public Hearing, Approval Action & Advisory Action
A proposed 3.741 Acre Conditional Use Permit and Site Plan for a Church/Private School located at 3387 East Harvest Lane, in the Meadow Ranch Subdivision North of State Road 73.
 - C. Heatherwood Recorded Plat Amendment, Preliminary Plat Amendment, Public Hearing & Advisory Action
A proposed recorded plat amendment for a vacation of 10 unbuilt units from Heatherwood Phase 1, these units are proposed to be combined into a church lot. A Preliminary Plat Amendment that will create two new phases (2&3) the phases will consist of vacated units from the recorded Plat amendment. The new configuration will address issues with drainage and snow plowing/stacking.
 - D. Eagle Mountain Benches- Rezone, Public Hearing, Advisory Action
This is an applicant-proposed rezone of approximately 98.39 Acres from Agriculture to Residential. Parcel Numbers: 59-006-0042, 59-006-0046, 59-006-0054, 59-006-0055, and 59-006-0051.
 - E. River Jordan Mink Ranch, Variance, Public Hearing, Approval Action
An application to receive a variance to allow for overhead electric service at a property located at 2252 North O Street, 125.35 Acres, property located to the West of the Sweetwater Waste Treatment Plant.
 - F. Tania Rueda Hobby Breeder, Conditional Use Permit, Public Hearing, Approval Action
A proposed Hobby Breeder Permit to allow for 8 Yorkshire Terrier dogs at 6959 North Mohawk Street at a .30 Acre Single Family Detached Home.
 - G. Spring Run Church- Conditional Use Permit, Site Plan, Public Hearing, Approval Action & Advisory Action
A proposed 3.59 Acre Conditional Use Permit and Site Plan for a Church located at approximately 3347 East Ranches Parkway, lot 101 in the Spring Run Subdivision.

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 27, 2015 AT 6:00 P.M.

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

- H. Porter's Crossing Town Center Amended Master Development Plan, Public Hearing, Advisory Action An applicant proposed amendment to the Porter's Crossing Town Center Master Development Plan. Maintaining the same number of units but modifying unit types and locations, moving parks, and modifying local roads.

 - I. Industrial Overlay Zone, Public Hearing, Advisory Action
A staff proposed amendment to the city's development code (Title 17 of the Municipal Code) concerning the adoption of an industrial overlay zone.
- 5. Next scheduled meeting: November 10th 2015

 - 6. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, NOVEMBER 10, 2015 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 27th 2015
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Jiffy Lube – Site Plan, Action Item
A site plan for lot 6 (approximately .56 acres) in the Porter’s Crossing Town Center, which was approved on May 3, 2011 along with a Master Site Plan and Preliminary Plat, the proposed project is for a Jiffy Lube car care facility.
 - B. Evans Ranch Plat D - Preliminary Plat, Public Hearing, Action Item
This plat includes 25 lots on 9.82 acres that were included on the approved Evans Ranch Master Development Plan.
5. Discussion Items (No Action)
 - A. Code Amendments
6. Next scheduled meeting: November 24th 2015
7. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, NOVEMBER 24, 2015 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 10th 2015
4. Approval of 2016 Planning Commission Meeting Calendar (Action Item)
5. Discussion Items (No Action)
 - A. Northwest Utah County Study Presentation
6. Action and Advisory Items (Recommendations to the City Council)
 - A. Foxwood/Woodhaven Church – Public Hearing, CUP Approval, Site Plan Recommendation, Action Item
A site plan for a church located at 7775 North Woodhaven Boulevard in the Silverlake subdivision, approximately 3.47 acres in size.
 - B. Evans Ranch MDA/MDP Amendment - Public Hearing, Recommendation to City Council Action Item
An amendment to the approved Master Development Agreement and the Master Development Plan, moving development pods, increasing the number of residential units/lots to 462 units and amending exhibits 4 and 5.
7. Next scheduled meeting: December 8th 2015
8. Adjournment

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA
TUESDAY, DECEMBER 8TH, 2015 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 24th 2015
4. Action and Advisory Items (Recommendations to the City Council)
 - A. Evans Ranch North MDP Amendment - Public Hearing, Recommendation to City Council Action Item
An amendment to the approved Master Development Plan, reducing the number of townhomes to 122 units, and increasing the number of single family dwellings to 51 units.
 - B. Development Code Amendments – Chapter 17.25 Residential Zone & Chapter 17.30 Residential Bonus Density Entitlements, Public Hearing, Action Item (Recommendation to City Council):
These City-proposed code amendments would update the language in chapter 17.25 to be consistent with Current Open Space Requirements. A change to a table in chapter 17.30 will clarify when swimming pools are required amenities.
 - C. Development Code Amendments – Chapter 17.10 Definitions & Chapter 17.75 Standards for Special Uses, Public Hearing, Action Item (Recommendation to City Council): These City-proposed code amendments will define the term “Temporary Construction Trailers” and will allow for them in the city.
 - D. Development Code Amendment- Chapter 17.80 Sign Regulations and Sign Permits, Public Hearing, Action Item (Recommendation to City Council): This City-proposed code amendment will codify the notice and fine structure for violations of ordinance 17.80 Sign Regulations and Sign Permits
5. Next scheduled meeting: January 12th, 2016
6. Adjournment