

# Eagle Mountain City Planning Commission Agendas 2017

## *Dates of Planning Commission Meetings:*

- January 10, 2017
- January 24, 2017
- February 14, 2017
- February 28, 2017
- March 14, 2017
- March 28, 2017
- April 25, 2017
- May 9, 2017
- May 23, 2017
- June 13, 2017
- July 11, 2017
- August 8, 2017
- August 22, 2017
- September 12, 2017
- September 26, 2017
- October 10, 2017
- November 14, 2017
- November 28, 2017

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 10TH 2017 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 13<sup>th</sup> 2016
4. Action and Advisory Items (Recommendations to the City Council)
  - A. Eagle Mountain High School – Conditional Use, Site Plan & Rezone  
A proposed 51 acre rezone from agriculture to residential located in Eagle Mountain City Center, south of Cory Wride Memorial Park, west of Pony Express Parkway. The proposal is also for a conditional use to allow for a Public High School, and Site Plan Approval for the Eagle Mountain High School.
  - B. Spring Run Phase C – Conditional Use, Site Plan, & Preliminary Plat  
A one hundred and fifty-six (156) lot Residential preliminary plat, all the lots are for townhome units. The proposal is also for a Site Plan and Conditional Use permit as the project is a Tier III Residential Development. Spring Run is located North of Cory Wride Memorial Highway (SR-73) and east of Meadow Ranch. The Spring Run Master Development Agreement was approved on May 15<sup>th</sup> 2012 and last amended on October 18<sup>th</sup> 2016.
  - 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. City Center Commercial- Recorded Plat Amendment  
A proposal to amend the City Center Commercial Phase A Plat 1 plat, creating two additional building lots to accommodate the previously approved Shops at City Center project. There are no proposed changes to public infrastructure.
5. Next scheduled meeting: January 24<sup>th</sup> , 2017
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, JANUARY 24<sup>TH</sup> 2017 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 10<sup>th</sup> 2017
4. Election of Planning Commission Chair and Vice-Chair
5. Action and Advisory Items (Recommendations to the City Council)
  - A. Evans Ranch Phase F-1 Preliminary Plat, Public Hearing Action Item  
A proposed 5.03 acre 20 lot residential preliminary plat, located within the Evans Ranch Master Development Plan. South of Pony Express Parkway east of Porter's Crossing Boulevard.
6. Items removed from the Agenda
  - A. Porter's Ranch Townhomes, Preliminary Plat, CUP & Site Plan  
Item has been removed from the agenda at applicant's request, it will be renoticed and reviewed by the Planning Commission at a later date.
7. Discussion Items (no action)
  - A. General Plan Update, Update  
Staff will provide a brief update of the ongoing General Plan Update
8. Next scheduled meeting: February 14<sup>th</sup>, 2017
9. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 14<sup>TH</sup> 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 24<sup>th</sup> 2017
4. Action and Advisory Items (Recommendations to the City Council)
  - A. Porter's Ranch Townhomes, Preliminary Plat, Master Development Plan Amendment, CUP & Site Plan  
A 128 Unit residential townhome Preliminary Plat, Site Plan, Conditional Use Permit, and Master Development Plan Amendment. Porter's Ranch Townhomes is located north of Pony Express Parkway, west of Ridley's
  - B. Arrival Phase B Preliminary Plat & MDA Amendment, Public Hearing, Action Item  
A proposes 188 acre 148 lot residential preliminary plat, located within the Arrival Master Development Plan, and a proposed amendment to the Arrival MDA modifying Road widths, and clarifying park funding. Arrival is located north of SR-73 and to the west of North Ranch.
  - C. Scenic Mountain Phase A Preliminary Plat, Public Hearing, Action Item  
An 80 lot 13.39 Acre Residential Preliminary Plat located within the Scenic Mountain Master Development Plan, located south of SR-73 and East of Mt. Airey Drive
5. Next scheduled meeting: February 28<sup>th</sup>, 2017
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 28TH 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 14<sup>th</sup> 2017
4. Action and Advisory Items (Recommendations to the City Council)
  - A. Spring Run Phase B, Preliminary Plat, Public Hearing, Action Item  
A 125 lot 25.43 acre preliminary plat located within the Spring Run Master Development Plan, located North of Cory Wride Memorial Highway (SR-73)
  - B. Chapter 16.35.090 Development Code Amendment  
A staff proposed code amendment which defines what constitutes "Durable Quality" means for required fencing along collector and arterial roads
  - C. Chapters 6 & 17.85 Development Code Amendment  
A staff proposed code amendment which combines the animal zoning regulations chapter (17.85) to the Animal Chapter of the Code (Chapter 6), The proposed amendment removes chapter 17.85 from the code and adds new Beekeeping regulations.
  - D. Chapters 15.10 & 16.35 Development Code Amendments  
Staff proposed Development code amendments correcting inconsistencies in the code regarding maximum cul-de-sac length and minimum lot size allowing septic systems.
5. Next scheduled meeting: March 14<sup>th</sup> , 2017
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 14<sup>TH</sup> 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 28<sup>th</sup> 2017
4. Action and Advisory Items (Recommendations to the City Council)
  - A. Evans Ranch Elementary School, Site Plan, Conditional Use Permit, Public Hearing, Action Item  
A proposed Elementary School Site Plan and Conditional Use Permit. Proposed School will be located within the Evans Ranch Master Development Plan, South of Golden Eagle Road
  - B. Chapters 6 & 17.85 Development Code Amendment, Public Hearing, Action Item  
A staff proposed code amendment which combines the animal zoning regulations chapter (17.85) to the Animal Chapter of the Code (Chapter 6), The proposed amendment removes chapter 17.85 from the code and adds new Beekeeping regulations.
5. Next scheduled meeting: March 28<sup>th</sup>, 2017
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY, MARCH 28<sup>TH</sup> 2017 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 14<sup>th</sup> 2017
4. Action and Advisory Items (Recommendations to the City Council)
  - A. Oquirrh Mountain Ranch Church, Site Plan, Conditional Use Permit, Public Hearing, Action Item  
A proposed site plan and conditional use permit for a church located on 3.025 acres within the Oquirrh Mountain Ranch subdivision.
5. Next scheduled meeting: April 11<sup>th</sup> , 2017
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY APRIL 25<sup>TH</sup> 2017 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 28<sup>th</sup> 2017
4. Action and Advisory Items (Recommendations to the City Council)
  - A. Silverlake 16 Preliminary Plat, Public Hearing, Action Item  
A proposed preliminary plat for a 31 lot (30 residential unit 1 church lot) development located along Woodhaven Boulevard south of the Tickville wash on 15.37 acres
  - B. Ranches HOA Design Guidelines, Chapter 17 code Amendments, Public Hearing, Discussion Item, and Action Item.  
A discussion of current Ranches HOA design guidelines in anticipation of the dissolution of the HOA, and proposed changes to chapter 17 of the Eagle Mountain Municipal Code
  - C. Regional Technology and Industry Overlay Zone, Development Code Amendment, Public Hearing, Discussion Item, Action Item  
A staff proposed overlay zone intended to provide for the development and operation of large scale technological, clean industrial, distribution, and high-tech manufacturing uses.
  - D. Development Code Amendment, Title 6 (Animals) and Chapter 17.85 (Animal Regulations), Public Hearing, Action Item  
A staff proposed code amendment combining chapter 17.85 with Title 6 of the EMMC
  - E. Development Code Amendments, Title 17, Public Hearing, Action Item  
Staff proposed code amendments clarifying that any use not specifically permitted in a chapter of code is prohibited.
5. Next scheduled meeting: May 9<sup>th</sup>, 2017
6. Adjournment



EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY MAY 9<sup>TH</sup> 2017 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 25<sup>th</sup> 2017
4. Action and Advisory Items (Recommendations to the City Council)
  - A. Kieffer Accessory Apartment, Public Hearing, Action Item  
A request to increase the square footage of an accessory apartment to more than is currently allowed by City Code. Located along Lake Mountain Road.
  - B. Evans Ranch MDP Amendment & Preliminary Plat, Public Hearing, Action Item  
A proposed amendment to the Evans Ranch MDP moving the pool to a new location and making changes to open space improvements. The applicant is also proposing that the MDP map serve as the Preliminary Plat for the remainder of the project.
  - C. Silverlake 16 Preliminary Plat, Public Hearing, Action Item  
A proposed preliminary plat for a 31 lot (30 residential lots and 1 church lot) development located along SilverLake Parkway, south of the Tickville wash on 15.37 acres.
  - D. Skyline Ridge Phase 2 Plats 5,6,&7 Amended Preliminary Plat, Public Hearing, Action Item  
A 64.70 acre Preliminary Plat located southwest of Golden Eagle Road, west of Kiowa Valley. The applicant has proposed two separate preliminary plat options; the first proposes 51 residential lots, and the alternative plan proposes 47 residential lots.
5. Next scheduled meeting: May 23<sup>th</sup>, 2017
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY MAY 23<sup>RD</sup> 2017 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 9<sup>th</sup> 2017
4. Discussion Items
  - A. Sunset Flats Concept Plan  
Applicant is seeking feedback on a proposed project located on approximately 230 acres located to the north of Bobby Wren Boulevard on the east side of Pony Express Parkway.
5. Action and Advisory Items (Recommendations to the City Council)
  - A. Foothills at Unity Pass, Rezone, Public Hearing, Action Item  
An applicant proposed 126.25 acre rezone from Agriculture to Residential. Proposed property is located east of Pony Express Parkway and Lake Mountain Road. North of Glenmar Ranches.
  - B. Regional Technology and Industry Overlay Zone, Rezone, Public Hearing, Action Item  
A staff proposed rezone to add the Regional Technology and Industry Overlay zone to two large tracts of land in Pole Canyon and south of the Sewer Treatment Plant around Jake Garn Airport.
6. Removed Items
  - A. Hidden Hollow Plat 2 Preliminary Plat, Public Hearing, Action Item  
This item has been removed from the agenda. The item will be noticed again before being heard by the Planning Commission in the Future
7. Next scheduled meeting: June 13<sup>th</sup>, 2017
8. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY JUNE 13<sup>TH</sup> 2017 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 23<sup>rd</sup> 2017
4. Action and Advisory Items
  - A. Porter's Crossing Town Center Commercial Retail B, Site Plan, Public Hearing, Action Item (Recommendation to City Council)  
A proposed site plan for 17,660 square feet of commercial office and retail space located on approximately 3.4 acres, on lot 1 of the Porter's Crossing Town Center Master Development Plan. Proposed building is located adjacent to the existing Ridley's strip mall.
  - B. Nathen Dubose Accessory Apartment, Public Hearing, Action Item  
A proposed accessory apartment within a Tiny Home on Wheels. Proposed location 9239 Deerfield Circle. Accessory Apartment doesn't match the elevation of the primary dwelling, applicant is seeking an exception to this requirement.
  - C. Development Code Amendment, Chapter 17.62 Swimming Pools, Public Hearing, Action Item (Recommendation to City Council)  
A staff proposed development code amendment adding section 17.75.120 Swimming Pools, creating fencing and setback requirements for in-ground and above-ground swimming pools.
5. Next scheduled meeting: June 27<sup>th</sup> , 2017
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY JULY 11<sup>TH</sup> 2017 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 13<sup>th</sup> 2017
4. Action and Advisory Items
  - A. Clearview Estates Preliminary Plat, Public Hearing, Action Item  
A proposal to revise the existing Clearview Ranch Phase A Preliminary Plat to account for UDOT purchase of ROW. Includes 49 lots on 39.05 acres.
  - B. Pony Express Plaza, Site Plan, Conditional Use Permit, Public Hearing, Action Item  
15,701 square foot professional office building located on 1.35 acres on the northwest corner of Pony Express Parkway and Ranches Parkway.
  - C. Chapters 17.75.120 & 17.10 Development Code Amendment, Public Hearing, Action Item  
Adding a definition for Recreational Water Facility and adding swimming pool, hot tub, and spa safety requirements to chapter 17.75
  - D. Chapter 17.60.120 Development Code Amendment, Public Hearing, Action Item  
Removing the requirement for corner and side yard fences from being setback 3 feet from property lines, and adding a reference to section of code that addresses arterial and collector road fencing.
5. Next scheduled meeting: July 25<sup>th</sup> , 2017
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY AUGUST 8<sup>TH</sup> 2017 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 11<sup>th</sup> 2017
4. Action and Advisory Items
  - A. Hidden Hollow Phase B Preliminary Plat, Public Hearing, Action Item  
A proposal for 40 single family dwellings located on 16.59 acres of land south of Hidden Hollow Elementary School, located on the Hidden Valley Parkway.
  - B. Chapter 17.60.120 Development Code Amendment, Public Hearing, Action Item  
A staff proposed development code amendment removing the requirement for corner and side yard fences from being setback 3 feet from property lines, and adding a reference to section of code that addresses arterial and collector road fencing. Item was tabled by the Planning Commission on July 11<sup>th</sup> 2017
5. Discussion Items
  - A. Sunset Flats MDP Discussion  
A discussion on the proposed Sunset Flats MDP, a proposed 688 unit, 206.65 acre development with Tier I, Tier II, and Tier III residential and a Commercial Storage component. It should be noted that mailed notices were sent advertising a public hearing on August 8<sup>th</sup>, but due to a noticing irregularity the city and state noticing requirements were not met. Project will be re-noticed for the August 22<sup>nd</sup> Planning Commission meeting which will be a Public Hearing.
  - B. Ridgeline Protection Overlay Zone  
Staff would like to present a draft of a proposed Ridgeline Protection Overlay Zone to the Commission and solicit feedback in preparation of bringing the ordinance forward for adoption at a later meeting.
6. Next scheduled meeting: August 22<sup>nd</sup>, 2017
7. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY AUGUST 22<sup>ND</sup> 2017 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 8<sup>th</sup> 2017
4. Action and Advisory Items
  - A. Sunset Flats MDP, Public Hearing, Action Item

A proposed 688 unit, 206.65 acre Master Development plan that includes 515 single family units, 96 condominiums, and 77 townhomes for a total project density of 3.3 dwelling units per acre. Located north of the Pioneer subdivision and Bobby Wren Boulevard, west of Pony Express Parkway. The proposal contains Tier I, II, III, and IV Residential as well as a commercial storage component. The Eagle Mountain General Plan will need to be amended for the commercial storage portion of the development.
  - B. Hidden Hollow Phase B Preliminary Plat, Public Hearing, Action Item

A proposal for 40 single family dwellings located on 16.59 acres of land south of Hidden Hollow Elementary School, located on the Hidden Valley Parkway. This item was continued from the August 8<sup>th</sup> Planning Commission Meeting.
  - C. Ridgeline Protection Overlay Zone, Public Hearing, Action Item

A Staff proposed development code amendment. Creating a Ridgeline Protection Overlay Zone for the purpose of protecting ridgelines from development
5. Next scheduled meeting: September 12<sup>th</sup> 2017
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY SEPTEMBER 12<sup>TH</sup> 2017 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 22<sup>nd</sup> 2017
4. Action and Advisory Items
  - A. Simpson Hollow, Preliminary Plat, Public Hearing, Action Item  
A 5.98 acre, 59 unit twin home development located between Willow Springs and Simpson Springs at Red Hawk.
  - B. Stratton Estates, Rezone, Preliminary Plat, Public Hearing, Action Item  
A proposed 40 acre rezone from Agriculture to Residential. Stratton Estates is located southwest of Cedar Pass Ranch and north of Lone Tree. The proposed preliminary plat (conditional on the residential rezone) is for 78 lots located on 40 acres.
  - C. Silverlake 17, Preliminary Plat, Public Hearing, Action Item  
A 10.25 acre, 52 unit preliminary plat located within the Silverlake Subdivision, south of the Tickville wash. The proposed project stretches from Evans ranch to Silverlake plat 16.
5. Next scheduled meeting: September 26<sup>th</sup> 2017
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY SEPTEMBER 26<sup>TH</sup> 2017 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 12<sup>th</sup> 2017
4. Action and Advisory Items
  - A. Silverlake 17, Preliminary Plat, Public Hearing, Action Item  
A 10.25 acre, 52 unit preliminary plat located within the Silverlake Subdivision, south of the Tickville wash. The proposed project stretches from Evans ranch to Silverlake plat 16. This item was tabled on September 12<sup>th</sup> to the September 26<sup>th</sup> meeting.
5. Discussion Items
  - A. Code Amendments:  
Staff wishes to present latest drafts of ongoing changes to Ridgeline and Lot Size Transitioning codes
6. Next scheduled meeting: October 10<sup>th</sup> 2017
7. Adjournment



EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY OCTOBER 10<sup>TH</sup> 2017 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 26<sup>th</sup> 2017
4. Action and Advisory Items
  - A. Pacific Springs Rezone, Public Hearing, Action Item  
A proposal to rezone 41.15 acres from agriculture to single family residential. Located north of Eagle Mountain High School, and south of Cory Wride Memorial Park
  - B. Lot Size Transitioning (17.60.150) Development Code Amendment, Public Hearing, Action Item  
A staff proposed amendment to the Lot Size Transitioning section of code (17.60.150) refining lot size transitioning standards, and allowing conservation subdivisions as an alternative to traditional lot size transitioning
  - C. Ridgeline Protection Overlay Zone, Public Hearing, Action Item  
A Staff proposed development code amendment. Creating a Ridgeline Protection Overlay Zone for the purpose of protecting ridgelines from development
5. Next scheduled meeting: October 24<sup>th</sup> 2017
6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY NOVEMBER 14<sup>TH</sup> 2017 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 10<sup>th</sup> 2017
4. Action and Advisory Items
  - A. Dodge Barn Variance, Public Hearing, Action Item:  
Applicant is requesting a variance to allow for a barn within the front yard of their home located at 2203 Cedar Fort Drive
  - B. Ranches Golf Course Single Family Rezone, Public Hearing, Action Item:  
An applicant proposal to rezone portions of the Ranches Golf Course from Open Space to residential and commercial, in total applicant is proposing to rezone 5.15 acres, including 4.15 acres of residential, and 1 acre of commercial. Proposal is for land in 8 areas or pods.
  - C. Overland/SITLA Master Development Plan Amendment, Public Hearing, Action Item:  
An applicant proposed amendment to the 1,196 acre SITLA mid-valley project. The proposed changes affect transportation, parks, and open space, land uses, density, and zoning.
  - D. Porter's Crossing Town Center Master Development Plan Amendment and Preliminary Plat, Public Hearing, Action Item:  
An applicant proposal to amend the Porters Crossing Town Center Master Development Plan removing a small portion of proposed commercial development, replacing some multifamily development with small single family residential lots, changing a residential pod to civic use, and adding an institutional component to the plan In addition to the MDA amendment the applicant is proposing the New Park Preliminary Plat, which is dependent on the approval of the MDP amendment, and contains 169 small single family lots on 35.58 acres with an overall density of 4.75 units per acre.
  - E. Hidden Hollow Phase B Preliminary Plat, Public Hearing, Action Item:  
A proposal for 40 single family dwellings located on 16.59 acres of land south of Hidden Hollow Elementary School, located on the Hidden Valley Parkway for a total density of 3.17 units per acre.
  - F. Chapters 8.25, 15.30, & 16.20 Development Code Amendments related to Blasting Regulations, Public Hearing, Action Item:  
Staff proposed changes to the development code to ensure blasting is done in a safe and responsible manner under the guidelines and direction of the Eagle Mountain City Council, City Engineer, Unified Fire Authority, and the State Division of Air Quality.

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY NOVEMBER 14<sup>TH</sup> 2017 AT 6:00 P.M.

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

- G. Chapter 17.10 and 17.20 Development Code Amendments, Public Hearing, Action Item:  
An applicant proposed amendment to chapter 17.10 (Definitions) and 17.20 (Agriculture Zone) to add three conditional uses to the Agriculture Zone.
  
  - H. Chapter 17.80 Development Code Amendments, Public Hearing, Action Item:  
Staff proposed changes to prohibited signs.
  
  - I. Chapter 17.25 Development Code Amendment, Public Hearing, Action Item: Changes to side yard setbacks requiring minimum side yard setbacks of 10' and 5'
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- 5. Next scheduled meeting: November 28<sup>th</sup> 2017
  
  - 6. Adjournment

EAGLE MOUNTAIN CITY  
PLANNING COMMISSION MEETING AGENDA

TUESDAY NOVEMBER 28<sup>TH</sup> 2017 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 2018 Planning Commission Meeting Calendar (Action Item)
4. Action and Advisory Items
  - A. Sunset Flats, Master Development Plan, Public Hearing, Action Item: A resubmittal of a proposed Master Development plan located on 206.65 acres located Northeast of Pioneer subdivision and Bobby Wren Boulevard. The proposal is for 384 single family lots
  - B. Stratton Estates, Rezone, and Preliminary Plat, Public Hearing, Action Item: A proposed 40 acre rezone from Agriculture to Residential, with a preliminary plat for 78 Single Family Residential lots. Project is located North of Lone Tree, and West of Cedar Pass Ranch
  - C. Gateway Park Flex Space Building, Site Plan, Public Hearing, Action Item: A proposal for two (2) flex space buildings located on 2.85 acres within the Gateway Park Project located north of Cory Wride Memorial Highway (SR-73) on Mt. Airey Drive
5. Next scheduled meeting: December 12<sup>th</sup> 2017
6. Adjournment