

Eagle Mountain City Planning Commission Agendas 2018

Dates of Planning Commission Meetings:

- January 9, 2018
- January 23, 2018
- February 13, 2018
- February 27, 2018
- March 13, 2018
- March 27, 2018
- April 10, 2018
- April 24, 2018
- May 8, 2018
- May 22, 2018
- June 12, 2018
- July 10, 2018
- August 14, 2018
- August 28, 2018
- September 11, 2018
- October 23, 2018
- November 13, 2018
- December 11, 2018



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 9th 2018 6:00 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 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 14th 2017
 - B. November 28th 2017
 - C. December 12th 2017
4. Election of Planning Commission Chair and Vice-Chair
5. Action and Advisory Items
 - A. Spring Run Phase D Preliminary Plat, Public Hearing, Action Item: A preliminary plat for 179 single family units located within the Spring Run Master Development plan, located north of State Road 73
 - B. Lee Brown Barn, Conditional Use Permit, Public Hearing, Action Item: A proposed equestrian center, commercial riding arena, stables, and inside storage within an existing barn on a 6.79 acre parcel located at 2909 North Highway 73
 - C. Skyline Ridge Phase 2 Plats 4, 5 & 6 Preliminary Plat, Public Hearing, Action Item: A preliminary plat for 61 single family residential lots located on 64.7 acres. Located South of Golden Eagle Road
6. Next scheduled meeting: January 23rd 2018
7. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 23rd 2018 6:00 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 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 9th 2018
4. Action and Advisory Items
 - A. Heather Wood Phase 3, Preliminary Plat, Public Hearing, Action Item: A proposal for 72 single family lots on 10.81 Acres. Located south of the existing Heatherwood development along the Ranches Golf Course. This proposed plat is the final phase of the Heatherwood Development.
 - B. Overland Phase B, Preliminary Plat, Public Hearing, Action Item: A Proposed 159 single family plat located on 41.4 Acres, within the Overland Master Development Plan (formerly the SITLA Mid-Valley MDP) Located west of Pony Express Parkway and North of Frontier Middle School. This is the second phase within Village 1 of Overland.
 - C. Chapter 17.25.100 Development Code Amendment, Public Hearing, Action Item: A staff proposed change to the unbuildable lands section of the Residential code, further clarifying staffs interpretation of existing code that unbuildable slopes may not be made buildable through grading of any type.
5. Next scheduled meeting: February 13th 2018
6. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

February 13th 2018 6:00 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 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 23rd 2018
4. Action and Advisory Items
 - A. SilverLake 18, Preliminary Plat, Public Hearing, Action Item: A proposal for 55 single family lots located on 10.52 acres. Located south of Tickville Wash, east of Evans Ranch, and north of Golden Eagle Road
 - B. SilverLake 19, Preliminary Plat & Site Plan, Public Hearing, Action Item: A 7.35 acre 52 unit residential development containing 16 single family residential lots and 36 townhome units. Located south of the Tickville Wash and SilverLake 16
5. Discussion Items
 - A. Pacific Springs, Concept Plan, Discussion Item: The applicant is bringing forward a 41.15 acre concept plan for the recently rezone Pacific Springs development, seeking Planning Commission review and feedback prior to bringing a formal submittal to the city for a preliminary plat approval.
6. Next scheduled meeting: February 27th 2018
7. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

February 27th 2018 6:00 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 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 13th 2018
4. Action and Advisory Items
 - A. Gateway Park Plat 3, Preliminary Plat, Public Hearing, Action Item: a 6 lot preliminary plat for Business Park Uses located within the approved Gateway Park development.
 - B. Eagle Point Plat J, Preliminary Plat, Public Hearing, Action Item: A proposed 184 lot single family development located on 45.29 acres. Located east of Eagle Point I and North of Eagle Mountain Boulevard.
5. Discussion Items
 - A. Eagle Point Townhomes Plat C, Concept Plan, discussion item: An applicant is seeking feedback on their proposed Eagle Point Townhome concept plan. The project is located south of Eagle Mountain Boulevard and east of the current Eagle Point Townhomes, Plats A and B are currently being constructed. The proposed concept plan includes 97 units on 5.55 acres for a project density of 17.5 du/ac. This is not an action item or public hearing.
6. Next scheduled meeting: March 13th 2018
7. Adjournment



EAGLE MOUNTAIN JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING

March 13, 2018 7:00 P.M.

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

Notice is hereby given that the Eagle Mountain City Council and Planning Commission will participate in a joint work session on Tuesday, March 13, 2018 at 7:00 p.m. in the Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah. The purpose of the work session is for the City Council and Planning Commission to update the Eagle Mountain City General Plan. This is a work session only; no formal action or public comments will be taken.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **7th day of March, 2018**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.

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



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

March 27th 2018 6:00 p.m.

Eagle Mountain City Hall Conference Room

1650 East Stagecoach Run, Eagle Mountain, Utah 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 27th 2018
 - B. March 13th 2018
4. Action and Advisory Items
 - A. Sunset Ridge Revised, Preliminary Plat, Public Hearing, Action Item: a revised preliminary plat that changes the configuration of the roads from the original approval. It does not increase or decrease the number of lots from the original approval.
5. Discussion Item
 - A. Planning Commission Training Session.
 - B. Code Amendments.
6. Next scheduled meeting: April 10th 2018
7. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

April 10th 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 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 27th 2018
4. Action and Advisory Items
 - A. Eagle Mountain Benches – Rezone, Public Hearing; Action Item: An applicant proposed rezone of approximately 101 acres of property (59:006:0042, 0046, 0054, 0055) from Agriculture to Residential. The applicant is proposing minimum lot sizes of 1 acre.
 - B. The Ranches Golf Course – Rezone, Public Hearing; Action Item: An applicant proposed rezone of approximately 4.3 acres in various areas of the golf course from Open Space to Residential (for 27 single family residential lots) and approximately 0.68 acres from Open Space to Commercial.
 - C. Eagle Mountain City General Plan Update/Amendment, Public Hearing; Action Item: A major update/rewrite to the City's guiding document for growth and development of the city.
5. Next scheduled meeting: April 24th 2018
6. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

April 24th 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 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 10th 2018
4. Action and Advisory Items
 - A. Pacific Springs, Preliminary Plat, Public Hearing; Action Item: A 41.31 acre, 180 unit, single family residential development. Located *south* of Cory Wride Memorial Park, *north* of Cedar Valley High School site, and *west* of Pony Express Parkway
 - B. Brylee Estates, Rezone, Public Hearing; Action Item: An applicant proposed rezone of 68.77 Acres from Agriculture to Tier II Single Family Residential. Brylee Estates is located *west* of Eagle Mountain Boulevard, and *north* of Brandon Park Estates
 - C. SilverLake Plat 20, Preliminary Plat, Public Hearing; Action Item: a 12.618 acre, 97 unit residential development containing 41 cluster lots and 56 townhome units. Located *south* of the Tickville wash and SilverLake 19.
5. Discussion Items
 - A. Eagle Point Townhomes Plat C, Concept Plan Review, Discussion Item: At the previous request of the Planning Commission, the applicant is bringing the entire concept plan for the Eagle Point Townhome Project to the Planning Commission for a Concept review.
6. Next scheduled meeting: May 8th 2018
7. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

May 8th 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 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 24th 2018
4. Action and Advisory Items
 - A. General Plan Update/Rewrite: Action Item: A comprehensive policy document used to guide the city in decisions related to its future growth and change.
 - B. Spring Ridge Church, CUP and Site Plan, Public Hearing, Action Item: A CUP and Site Plan for an LDS Church building located on 4.92 acres within the SilverLake 16 Subdivision, located off of Woodhaven Blvd.
 - C. Eagle Mountain UT Sr. Seminary, Preliminary Plat, Site Plan, and CUP; Public Hearing, Action Item: A Preliminary Plat for one (1) .973 acre lot located adjacent to the Cedar Valley High School, and a Site Plan and Conditional Use Permit for an LDS Seminary building.
 - D. Eagle Top Phase 2, Preliminary Plat; Public Hearing, Action Item: A 4 lot preliminary plat located on .715 acres, located on Eagle Top Court, north of Golden Eagle Road.
5. Discussion Items
 - A. Code Discussion: Time set aside for members of the Planning Commission to discuss potential code amendments.
6. Next scheduled meeting: May 22nd 2018
7. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

May 22nd 2018 6:00 p.m.

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

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

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Action and Advisory Items
 - A. Steeplechase Eagle Mountain, Preliminary Plat: Public Hearing, Action Item: A 475-acre, 1-lot plat located south of the Southern terminus of Pony Express Parkway on parcels 59:057:0003 and 59:057:004. The Plat is located within the Regional Technology and Industry Overlay Zone, which allows for a special approval process for an RTI site plan application, which the applicant plans to use for the Site Plan Approval.
 - B. Overland Signs, Action Item: An applicant proposal for two community entrance signs for the Overland Development. Proposed signs are located within the public ROW and thus require city council approval per 17.80.110 of the Eagle Mountain Municipal Code.
 - C. Regional Technology and Industry Overlay Zone (17.48) Code Amendment; Public Hearing, Action Item: A staff proposed code amendment to the RTI overlay zone to give the DRC approval authority over subdivision plats for RTI projects, as well as allowing DRC approval of temporary concrete batch plans and material processing during construction, and allowing alternative parking standards to be approved by the DRC for RTI projects .
 - D. Parks and Open Space, Landscaping Plans (16.20,16.25,16.30,16.35) Code Amendments; Public Hearing, Action Item: Staff proposed code amendments to reduce the complexity of the City's current parks and open space requirements, and improve the consistency of the implementation of those requirements across all developments.
 - E. Stubbed Road Connections (16.30.090) Code Amendment; Public Hearing, Action Item: a staff proposed code amendment to clarify the requirement that new development must include rad connections into all existing stubbed roads in adjacent developments (this includes built stubs, and platted, but unbuilt stubs)
4. Discussion Items
 - A. Code Discussion: Time set aside for discussion of potential future code amendments including but not limited to retaining walls, hillside development standards, subdivisions, residential zoning, and residential bonus density.
5. Next scheduled meeting: June 12th 2018
6. Adjournment

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



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

June 12th 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 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 8th 2018
 - B. May 22nd 2018
4. Action and Advisory Items
 - A. Development Code Amendments, Chapters 16.20, 16.25, 16.30, & 16.35, Parks and Open Space, Landscaping Plans, Public Hearing; Action Item:
Staff proposed code amendments intended to reduce complexity of the City's current Parks & Open Space requirements, and to improve the consistency of the implementation of those requirements across all development.
 - B. Development Code Amendments, Chapters 17.10, 17.38, 17.40, Moving and Storage Facilities, Public Hearing; Action Item:
Staff proposed code amendments to create standards for Moving and Storage facilities, and to allow them in Commercial Storage and Industrial Zones.
 - C. Development Code Amendment, Chapter 17.60.120, General Fencing Provisions, Public Hearing; Action Item:
A staff proposed change to General Fencing Provisions referencing that retaining walls must also comply with Hillside Site Development Standards.
 - D. Harvest Pavilion Variance Request, Public Hearing; Action Item:
An applicant is requesting a variance to allow for the construction of an Open Pavilion within the front yard of their home located at 3387 East Harvest Lane.
 - E. SilverLake South Monument Sign, Action Item:
An applicant proposal for a community entrance sign within the Right-Of-Way for the southern portion of the SilverLake Development.
5. Next scheduled meeting: July 10th 2018
6. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

July 10th 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 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 12th 2018
4. Action and Advisory Items
 - A. Dublin Farms, Conditional Use, Site Plan, and Preliminary Plat, Public Hearing; Action Item:
A 128-unit townhome development located on 9.39 acres within the Porter's Crossing Town Center MDP located on pods 3b and 4 of the Porter's Crossing Town Center MDP.
 - B. Eagle Mountain (Jeppson) Auto, Conditional Use, Site Plan, and Preliminary Plat, Public Hearing; Action Item:
A .73 acre, 1 lot preliminary plat, site plan, and conditional use permit for an auto body shop located at the intersection of Eagle Mountain Boulevard and Pony Express Parkway just south of the Gas Station.
 - C. SilverLake South Monument Sign, Action Item:
An applicant proposal for a community entrance sign within the Right-Of-Way for the southern portion of the SilverLake Development.
5. Next scheduled meeting: August 14th 2018
6. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

August 14th 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 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 10th 2018
4. Action and Advisory Items
 - A. Eagle Mountain Storage & RV – Penske Conditional Use Permit, Public Hearing; Action Item:
A proposed CUP for a *Moving and Storage Facility and Business* at the Eagle Mountain Storage & RV site located at 9469 N Mt. Airey Drive
 - B. Sunset Storage & RV – U-Haul’s Conditional Use Permit, Public Hearing; Action Item:
A proposed CUP for a *Moving and Storage Facility and Business* at the Sunset Storage & RV site located at 9361 Sunset Drive
 - C. Hidden Hollow Phase B Preliminary Plat, Public Hearing; Action Item:
A proposed preliminary plat for 71 units (17 single family, 54 townhomes) on 16.59 acres (4.27 DU/AC) located on Hidden Valley Parkway, south of Hidden Hollow Elementary School.
 - D. Monte Vista Ranch Extractive Industries Overlay Zone, Rezone, Public Hearing; Action Item:
An applicant proposal to add the Extractive Industries Overlay zone added to 111.23 acres of property (parcel 59:020:0008) located approximately 1 mile south of Eagle Mountain Boulevard and 1/3 mile east of Lake Mountain Road.
 - E. Pony Express Estates, Rezone, Preliminary Plat, Public Hearing; Action Item:
A proposal to rezone 72.05 Acres from agriculture to residential and a preliminary plat for 213 single family lots, for a total density of 2.96 DU/AC. Located east of Sage Park, west of the High School and Pacific Springs, South of Cory Wride Park
 - F. Carson Crossing, Rezone, Public Hearing; Action Item:
A proposal to rezone 6.38 acres from Town Core Residential to Commercial, located on the Southwest corner of Pony Express Parkway and Porter’s Crossing
 - G. Home Business Code, Development Code Amendment, Public Hearing, Action Item:
A staff proposed code amendment making changes to the Home business code which would allow long-term storage within permitted structures in the Agriculture and Base Density Residential Zones.

5. Discussion Items

A. Eagle Village Concept Plan, Discussion Item:

An applicant is seeking feedback on a conceptual plan for the Eagle Village Subdivision located on 14.1582 Acres east of Pony Express Parkway, south of the City Center roundabout.

6. Next scheduled meeting: August 28th 2018

7. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

August 28th 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 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 14th 2018
4. Action and Advisory Items
 - A. Hidden Hollow - Site Plan, Public Hearing; Action Item:
A proposed Site Plan for the Hidden Hollow Ph. B preliminary plat located just south of the current Hidden Hollow Development.
 - B. Ridley's – U-Haul's Conditional Use Permit, Public Hearing; Action Item:
A proposed CUP for a *Moving Facility and Business* at the Ridley's Market located in the Porter's Crossing commercial development.
 - C. Juniper Springs, - Preliminary Plat, Public Hearing; Action Item:
A proposed preliminary plat for 84 townhome units on 11.58 acres (7.25 DU/AC) located on Hidden Valley Parkway, east of Hidden Hollow Elementary School.
 - D. Quick Quack Car Wash Site Plan, Public Hearing; Action Item:
A proposed site plan for a Quick Quack Car Wash located in the Porter's Crossing commercial development.
5. Discussion Items
6. Next scheduled meeting: September 11th 2018
7. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

September 11th 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Action and Advisory Items
 - A. Sage Park A-3 - Revised Preliminary Plat, Public Hearing; Action Item:
A revised preliminary plat creating five (5) new residential lots and increasing the Right-Of-Way of Aviator Avenue.
 - B. Scenic Mountain Ph. B - Preliminary Plat, Public Hearing; Action Item:
A proposed preliminary plat for 40 townhomes located on 4.16 acres within the Scenic Mountain Master Development Plan.
 - C. Brylee Estates, - Preliminary Plat, Public Hearing; Action Item:
A proposed preliminary plat for 155 single family residential lots, a tier 3 residential pod of 15.02 acres, and 22.03 acres of commercial property located along Eagle Mountain Boulevard west of Sage Park.
 - D. Golf Course – Preliminary Plat, Public Hearing; Action Item:
A proposed preliminary plat for 23 single family residential lots and two duplexes, located within the Ranches Golf Course.
4. Discussion Items
 - A. Ranches Crossing – Concept Plan, Public Hearing; Action Item:
A proposed concept plan, for a mixed use residential/commercial development, adjacent to Rock Creek development. The vacant land on the northeast corner of Ranches Pkwy and Pony Express Pkwy.
5. Next scheduled meeting: September 25th 2018
6. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

October 23rd 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 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 28th 2018
 - B. September 11th 2018
4. Action and Advisory Items
 - A. Hatch, Hobby Breeder Permit, Public Hearing; Action Item:
An application for a Hobby Breeder permit to raise up to 8 Saint Bernard's at a property located at 1138 E. Russell Road.
 - B. Sunset Flats, Preliminary Plat, Public Hearing; Action Item:
A proposed preliminary plat for 384 single family units on approximately 206.65 acres, previously approved as a Master Development Plan
 - C. Glenmar Ranches Phase B -Preliminary Plat, Public Hearing; Action Item:
A proposed preliminary plat for 45 Single Family residential lots on 56.4 acres, located north and west of Lake Mountain Road, and the existing phase of Glenmar Ranches.
 - D. Eagle Point Townhomes (Plat C) – Preliminary Plat, Conditional Use Permit, Site Plan, Public Hearing; Action Item: A proposed preliminary plat, site plan, and conditional use permit for 306 townhome units on approximately 22 acres of property. Located south of Eagle Mountain Boulevard and the existing Eagle Point Townhomes Plats A & B.
5. Next scheduled meeting: November 13th 2018
6. Adjournment



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

November 13th 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 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 9th 2018 (Joint Session)
 - B. October 23rd 2018
4. Approval of 2019 Planning Commission Calendar (Action Item)
5. Action and Advisory Items
 - A. Olympus Land Project, Rezone, Public Hearing; Action Item:
An application to add the Regional Technology and Industry Overlay Zone to approximately 320.74 Acres of property (Parcels 59:057:0002 & 59:029:0002)
 - B. Eagle Vision, Site Plan, Preliminary Plat, Public Hearing; Action Item:
A proposed preliminary plat and Site Plan located along Pony Express Parkway in the Ranches
 - C. Overland Phase C, Preliminary Plat, Public Hearing; Action Item: A proposed preliminary plat for 196 units within the Overland MDP, village 1. Located west of Overland A&B and Frontier Middle School, north of Mid Valley Road
6. Discussion Items
 - A. Cedar Development, Concept Plan; Discussion Item: a concept proposal for approximately 13.12 acres located east of Mt. Airey Village, north Northmoor, and south of Cory Wride Memorial Highway. The concept is for a multi-use development with commercial, senior living, and townhome components.
 - B. Code Amendment Progress Report, information Item: Staff will be providing the commission a progress report on code amendments currently being drafted including:
 - i. Residential Zone
 - ii. Medical Cannabis Dispensary Restrictions
 - iii. Alley Addressing
 - iv. Street Trees
7. Next scheduled meeting: December 11th 2018
8. Adjournment

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



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

December 11th 2018 6:00 p.m.

Eagle Mountain City Hall Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 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 13th 2018
4. Election of Planning Commission Chair and Vice-Chair
5. Action and Advisory Items
 - A. Clark Hobby Breeder Permit, Public Hearing; Action Item:
An application for a kennel license to watch dogs out of a residential home.
 - B. Development Code Amendment (17.38) , Code Amendment, Public Hearing; Action Item:
An applicant proposed amendment to the Commercial Storage Zone.
 - C. Scenic Mountain Phase B, Preliminary Plat, Site Plan, Conditional Use Permit, Public Hearing; Action Item: An applicant proposed preliminary plat, site plan, and conditional use permit for a 40 unit townhome development located on a 4.16 acres within the Scenic Mountain Master Development Plan
 - D. Cold Springs, Amended Site Plan, Public Hearing; Action Item:
The Cold Springs HOA is proposing an amendment to their approved site plan, removing three parking stalls and replacing them with a dumpster enclosure.
 - E. Development Code Amendment (17.72), Code Amendment, Public Hearing; Action Item:
At the request of the Fire Marshal a code amendment to require man-doors on rear entry units to assist in emergency response
 - F. Development Code Amendment (17.10), Code Amendment, Public Hearing; Action Item:
A staff proposed change to city code, creating a definition for wet bars, and removing wet bars from the definition of a kitchen.
 - G. Development Code Amendments (17.25 & 17.30), Code Amendment, Public Hearing; Action Items:
Staff proposed code amendments to the Residential Zones intended to implement the goals and strategies set forth in the recently adopted General Plan

6. Next scheduled meeting: January 8th 2019

7. Adjournment