



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

December 8, 2020, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 PM Work Session – Electronic Meeting via Lifesize

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

The public may monitor or listen to open portions of the meeting electronically by following the instructions below.

Lifesize electronic meeting through Granicus at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>. Click the link to view the live stream and meeting documents.

1. Discussion Items

1.A DISCUSSION - City Center Location on General Plan Map

A discussion on the current identification for the future city center on the General Plan map and potential for re-evaluation of that location. Discussion may include transportation, amenities, and services appropriate for determining the location.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - Woodward Property (Rezone)

This is a property-owner requested rezone of a parcel of property on N Lake Mountain Road. The parcel (~4.74 acres) is currently zoned Agriculture. The applicant is seeking a rezoning to the RA2 zoning district.

6.B PUBLIC HEARING - Brylee North (Rezone & General Plan Amendment)

This is a request to rezone for about 22 acres of land as well as a general plan map amendment. The property is located on the west side of Eagle Mountain Boulevard and north of the Brylee Estates development. The request is to rezone the property to a mix of Commercial Regional (10.63 acres) directly along Eagle Mountain Boulevard and the remainder as MF2 (11.4 acres). The request for a general plan amendment would change the current land use designations of Employment Center/Campus (about 14.3 acres) and Neighborhood Residential Two (about 7.7 acres) to Regional Commercial (10.63 acres) and Neighborhood Residential Three (11.4 acres).

6.C **PUBLIC HEARING - Scenic Mountain Phase C (Master Site Plan, Conditional Use Permit)**

This is a request for a master site plan and conditional use permit for an 84-unit townhome development as part of Phase C at Scenic Mountain. The property (approx. 5.39 acres) is located at N Vernham Lane and E Hurstbourne Drive, just south of W Cory B Wride Memorial Highway (SR-73). The development is the third planning area of the Scenic Mountain master development project which is subject to a master development agreement with the City. The project includes the development of improved and natural open space, playground, pickleball court, and related infrastructure.

6.D **PUBLIC HEARING - Hidden Hollow Phase C (Preliminary Plat)**
Removed from the agenda at the request of the applicant.

6.E **2021 Planning Commission Meeting Schedule**

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS. In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public 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 public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 4th day of December, 2020, 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