



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

NOVEMBER 12, 2024, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. DISCUSSION - Cedar Glen - Concept Plan

BACKGROUND: (*Presented by Senior Planner, David Stroud*). Concept plan to develop primarily residential on Parcel 59:018:0049, 208 acres.

1.B. DISCUSSION - Architectural kick off VCBO

BACKGROUND: (*Presented by Senior Planner, David Stroud*). VCBO Architecture has been hired by the City to revise the architectural standards of commercial and multifamily development. This time will be used to introduce VCBO and outline the plan to bring a revised code back to the City for approval.

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. October 22, 2024 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ACTION/PUBLIC HEARING - Eagle Crest Storage - Site Plan

BACKGROUND: (*Presented by Senior Planner, David Stroud*). A Proposed site plan approval of Eagle Crest Storage at 5528 North Eagle Mountain Blvd. (Parcel number 38:713:0102) in the Commercial Storage zone. Isaac Patterson is the applicant.

7.B. ACTION - Rose Ranch MDA

BACKGROUND: The Planning Commission previously reviewed the Master Development Plan ("MDP") for the Rose Ranch subdivision. On September 17, 2024, the City Council approved the MDP, with some amendments. EMMC 16.10.060 requires the execution of a Master Development Agreement ("MDA") which sets the standards and other requirements to develop the property. Pursuant to city code, staff uses the

MDP approval as the basis for preparing the MDA. The MDA for Rose Ranch contains provisions governing the infrastructure, parks and open space, and benchmarks for the development.

7.C. ACTION/PUBLIC HEARING - Firefly NPA 8 A - Master Site Plan

Background: *(Presented by Senior Planner, Robert Hobbs)*. A proposed master Site plan review and approval for 119 townhouses over 10.20 acres (Parcel Number 59:052:0025) all within Neighborhood Planning Area 8 Phase A Plat 8 of the Firefly master planned community located, generally, in the southwestern part of the City near the intersection of Pole Canyon Blvd. & Summerwood Drive.

7.D. ACTION/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25 Residential Zones.

BACKGROUND: *(Presented by Planner, Beth Fewkes)*. An amendment to Title 17.25 to implement Moderate Income Housing (MIH) Strategy 5, "Demonstrate implementation of any program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing," adopted by the City Council to fulfill MIH requirements per Utah State Code Section 10-9a-403.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

By the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations 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 7th day of November, 2024, 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