



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

DECEMBER 10, 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 - Eagle Mountain City Brand & Marketing Overview
- 1.B. DISCUSSION - Open Space Plan status update
- 1.C. DISCUSSION - Disposal of City Property, 3.30 code amendments
- 1.D. DISCUSSION - Open Space Goat Grazing proposal

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. November 26, 2024 Planning Commission Minutes

6. 2025 PLANNING COMMISSION CALENDAR

- 6.A. 2025 Planning Commission Calendar

7. STATUS REPORT

8. ACTION AND ADVISORY ITEMS

- 8.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.10.30 Definitions, 17.20.030 Permitted Uses, 17.48.030 Allowed Uses, and 17.75 Standards for Special Uses.

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). A proposed code amendment to amend Title 17.10.030 Definitions by adding new terms and definitions related to power plants, battery storage systems and transmission lines; amending 17.20.030 to allow transmission lines and facilities in the AG Zone, amending 17.48.030 to allow battery energy storage systems, solar energy projects, electrical substations, natural gas power plants and transmission lines and facilities within the RTI Zone; amending 17.75 Standards for Special Uses to add allowances and standards for battery energy storage systems, natural gas power plants and solar energy projects.

- 8.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,

Amending the Eagle Mountain Municipal Code 16.10.080 Criteria for Approval of MDA's.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)*. A proposal to enact an ordinance amending by adding a new paragraph F and Title 17.90 by adding a new subsection 090 both requiring the Planning Director to initiate a rezone action when a [master] development agreement lapses or is terminated to address zoning of properties once made a part of or associated with, said agreement.

- 8.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.100.050 Site Plan Development Standards.

BACKGROUND: *(Presented by Senior Planner David Stroud)*. Amending the zoning code to define where distance separation of a driveway on a site plan and a right-of-way is measured.

- 8.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands known as Cedar Corners Phase 5.

BACKGROUND: *(Presented by Planner II, Steven Lehmitz)*. A proposed General Plan amendment of Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the Future Land Use Map from Neighborhood Residential 1 to Neighborhood Residential 2.

- 8.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Corners Phase 5.

BACKGROUND: *(Presented by Planner II, Steven Lehmitz)*. A proposed rezone of Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the zone from Residential to RC.

- 8.F. Fourth Amendment to Amended and Restated Master Development Agreement for Overland Development

9. **DISCUSSION ITEMS**

10. **NEXT SCHEDULED MEETING**

11. **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 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 ____ day of ____, 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