



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**JANUARY 14, 2025, 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 - Energy Code

### **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. December 10, 2024 Planning Commission Minutes

#### **6. STATUS REPORT**

#### **7. ACTION AND ADVISORY ITEMS**

7.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 Planning Director, Brandon Larsen)*. A proposal to enact an ordinance amending Definitions to add energy-related definitions, 17.20 adding an allowed use in the AG Zone, 17.48 adding various permitted uses to the RTI overlay zone, to 17.75 inserting standards for special uses for battery energy storage systems, natural gas power plants, small modular reactors, and, adding development requirements to 17.15 as relating to solar energy projects.

7.B. SITE PLAN - Sage Park

BACKGROUND - *(Presented by Planner I, Ashley Swensen)*. A proposed Site Plan Application for the Sage Park Stake Center, located at 967 E Desert Willow Dr. (Parcel Number: 51:756:0106).

7.C. SITE PLAN - Verizon Pro Communication Tower

BACKGROUND: *(Presented by Planner I, Ashley Swensen)*. A Proposed Site Plan Application for a Wireless Telecommunication Facility, located at the northwest corner of Cedar Valley High School (Parcel Number: 59:033:0021).

#### 7.D. SITE PLAN - AT&T

BACKGROUND: (*Presented by Senior Planner, David Stroud*). A proposed Site Plan Application for the AT&T wireless tower on a lease area of Parcel 58:033:0386 in the Industrial zone.

#### 7.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code 17.75.082, Outdoor Storage of Recreational Vehicles and Trailers.

BACKGROUND: (*Presented by Senior Planner, David Stroud*). A proposed Code amendment to enact Section 17.75.082, Outdoor Storage of Recreational Vehicles and Trailers. EMMC permits such use a Special Use but the code lacks adopted standards.

#### 7.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code 17.10.030, 17.20.020, 17.25.030, and 17.40.020; Communication Facilities and Towers.

BACKGROUND: (*Presented by Senior Planner, David Stroud*). Proposed amendments to EMMC 17.10.030, 17.20.020, 17.25.030, and 17.40.020; to change Communication Facility; Radio, Microwave or Transmission Tower to Communications Facilities and Towers, and to make such use a Special Use in the Industrial zone.

#### 7.G. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands for Les Schwab.

BACKGROUND - (*Presented by Senior Planner, David Stroud*). Rezone of Parcel 38:685:0001 from the Commercial Neighborhood zone to the Commercial Community zone to locate a tire sales and service center business.

#### 7.H. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16 Related to the Water Rights and Concept Plans.

BACKGROUND - (*Presented by City Attorney, Marcus Draper*). The City is currently auditing the amount of water remaining in its contracts with the Central Utah Water Conservancy District. Right now, the City allows developers to meet their water rights dedication requirements by reserving CUWCD water. This code amendment would limit future use of the CUWCD water to non-residential development. There are also a few additions to the Concept Plan chapter requiring additional submissions during the application process.

### 8. DISCUSSION ITEMS

### 9. NEXT SCHEDULED MEETING

### 10. 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**

Fionnuala B. Kofoed, MMC, City Recorder