



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

JANUARY 28, 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/TRAINING - Health and Planning

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. January 14, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. Selection of Planning Commission Chair and Vice-chair

7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Meadow Ranch Plat 4 Lot 433.

BACKGROUND: (*Presented by Senior Planner Robert Hobbs*) -- A proposal to rezone property located at 9720 N. Shiloh Way in Eagle Mountain City (Parcel ID: 46:536:0433), comprising some 4.072 acres of real property, from Parks and Open Space to RD1 for, and in behalf of, Eagle Mountain City.

7.C. PRELIMINARY PLAT - Meadow Ranch Plat 9

BACKGROUND (*Presented by Senior Planner Robert Hobbs*) -- A request for preliminary plat approval of a proposed subdivision of Meadow Ranch Plat 4 Lot 433 (County Assessor Parcel/Serial # 46:536:0433) located at 9720 N. Shiloh Way in Eagle Mountain City, comprising some 4.072 acres of real property to create three (3) residential 1.2+ acre building lots to be known as Meadow Ranch Plat 9 for, and in behalf of, Eagle Mountain City.

7.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.60.120 General Fencing and Screening Provisions.

BACKGROUND: *(Presented by Senior Planner Robert Hobbs)*. A proposal to enact an ordinance amending Title 17, Chapter 60 Section 120.C.1.c by clarifying when barbed wire, electrified wire, full wire, or chain link fencing is allowed; to Section 120.D to allow for City installed fencing along certain sensitive lands, to Section 120. H.4 to specific that full electric fences may be used to secure power plants; and, adding a new section R regarding temporary fencing.

- 7.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Saddle Junction Plat 1 Subdivision.

BACKGROUND: *(Presented by Planner I Ashley Swensen)*. A proposed Plat Amendment for Saddle Junction Plat 1, located at the southwest corner of the SR-73 and Ranches Pkwy intersection. (Parcel ID: 66:403:0103).

- 7.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Spring Run Plaza Master Development Plan.

BACKGROUND: *(Presented by Planner Steven Lehmitz)*. A proposed Master Development Plan for the Spring Run Plaza project, located at the northeast corner of SR-73 and Spring Run Parkway (Parcel ID: 58:033:0628).

- 7.G. First Amendment to QTS Development Agreement

BACKGROUND: *(Presented by City Attorney Marcus Draper)*

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.