



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

November 28, 2023, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - Eagle Mountain City Planning Commission Work Session

1. Discussion Items

- 1.A **DISCUSSION - Rose Ranch (Formerly Mae Land)**
Discussion item to provide feedback to the applicant on the future development of the property.
- 1.B **DISCUSSION - Residential Definitions and Chapter Redo -- Including Land Use Table**
Planning Commission review and discussion respecting a proposed code amendment suite related to EMMC 17.25 and all parts thereof...

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

- 4.A November 14, 2023 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

- 6.A **ACTION - Firefly NPA 8 A3 - Site Plan**
Planning Commission public hearing review of a request by Candlelight Homes for Master Site Plan Approval for Firefly NPA 8 Phase A 3, which consists of 74 total multi-family attached residential lots arranged into 12 buildings on 6.5 acres of land (11.3 du/a) within the Firefly Master Planned Community over parcel number(s) 59:049:0043 & 59:052:0017. Firefly is located in the southwest area of the City near SR-73 and Pole Canyon Boulevard.
- 6.B **ACTION - Wildlife Corridor Overlay Zone - Ordinance**
APPROVE CHANGES/ADDITIONS AND MOVE FORWARD TO CITY COUNCIL
- 6.C **ACTION / PUBLIC HEARING - Official Zoning Map Adoption - Ordinance**

The City is adopting an official updated city-wide zoning map, which will be an interactive digital online map. Properties are not being rezoned with this approval. The City is simply clarifying the zoning and creating a user-friendly map.

- 6.D [**ACTION - Various Sections in Title 17 Relating to Height of Multi-Family Structures, and Height and Standards of Religious or Cultural Meeting Halls - Ordinance**](#)
Planning Commission review and recommendation to the City Council on proposed EMMC amendments to various sections in Title 17 regarding an increase in building height of Multi-family structures in the MF2 zone and an increase in height of an ancillary structure(s) on a Church or Cultural Meeting Hall as well as regulation of these standards.
- 6.E [**ACTION - Drive-Thru - Ordinance**](#)
Planning Commission review and recommendation regarding a proposed code amendment to Title 17, Chapter 75.069 deleting the Special Use zoning category of “Restaurant with drive through services” and replacing the drive-thru regulations in that code section with revised language to become Chapter 55.130.
- 6.F [**ACTION - Fencing - Ordinance**](#)
Planning Commission review and recommendation of proposed code amendments to EMMC 17, Chapter 10.030 by adding definitions, deleting 17.60.110, 120 & 130 in their entirety and replacing the same with a new Title 17.120 that reformats, clarifies, and adds to the deleted sections. The proposed language contains fencing height and placement controls and other regulations for residential, commercial, industrial, and public facilities fencing. It also addresses materials and appearance, non-conforming fencing, abatement of unlawful fencing, walls, chain-link & electric fences, privacy screening elements, trash enclosures, location restrictions, fencing over easements, berms and hedges, the effect of private CCRs on City fence standards, retaining walls, and street screens.
- 6.G [**ACTION - Lot Line Adjustments - Ordinance**](#)
Planning Commission review of a proposal to enact an ordinance amending Title 17, Chapter 10.030 by adding definitions, and, Title 16.50.020 & 16.50.040 and 16.55.040 by causing property line adjustments between a recorded subdivision plat and adjoining parcel of land to not require execution of a plat amendment, but rather only the need for a record of survey to be authorized and recorded. The change is in care and keeping with Utah State’s recent passage of HB 406.
- 6.H [**ACTION - Livestock - Ordinance**](#)
Planning Commission review and recommendation regarding proposed changes to EMMC 17, Chapter 10.030 by adding a definition, and, Title 17.25.040 the “Residential Development Standards Table” to better clarify the Table by affirming that structures housing livestock are to be kept 50’ from neighboring residences and 6’ from all other structures in the RA1, RA2, RD1, RD2 and FR Zones, and, that structures housing livestock shall be kept 6’ away from all structures (including neighboring residences) in the R1, R2, R3, RC, MF1 and MF2 Zones. Furthermore, footnote number 3 under the table is proposed to be amended to specify that setback(s) for structures not requiring a building permit shall not be required -- save for those that house livestock.

6.I **ACTION ITEM/PUBLIC HEARING -- Landscape Ordinance Amending the Eagle Mountain Municipal Code, Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions; and Chapter 17 Zoning.**

BACKGROUND: (Presented by Grants Coordinator/Management Analyst Natalie Winterton, Finance/Management Analyst Terrence Dela Pena, and Water Resource Supervisor Jordan Nielson) The proposed ordinance amends Eagle Mountain Municipal Code Chapter 7 Parks, Trails, and Special Events, updating definitions as it relates to Parks, Trails, and Special Events within the City. It also amends Chapter 16 Subdivisions, adding additional restrictions as it relates to open space requirements. Lastly, the proposed changes amend Chapter 17 Zoning, adding definitions, and updating landscape requirements as it relates to new construction.

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.