



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

November 12, 2019, 5:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run Eagle Mountain UT 84005

5:30 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

- 1.A. [Discussion – Amendments to Commercial, Industrial, and other Non-Residential Zones](#)
Amendments to Commercial, Industrial, and other Non-Residential Zones - Discussion Item
- 1.B. [Discussion - Potential Amendments to the 2018 Eagle Mountain City General Plan \(Moderate Income Housing Element\)](#)
Minor adjustments to the Moderate Income Housing Element to comply with State Code.

6:00 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. [October 22, 2019 Minutes](#)
Regular Planning Commission Meeting.
[10.22.2019 PC Minutes - DRAFT](#)

5. ACTION AND ADVISORY ITEMS

- 5.A. [Code Amendment - Amendment to 17.25.040 Residential Development Standards - Public Hearing](#)
Allows the City Council to make exceptions/reductions to minimum lot size, lot frontage, and lot

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.

size averages in lieu of payment to applicants/developers for dedication of major road or trail right-of-way or property, or other improvements exceeding the project's impacts.

[Exceptions to Residential Development Standards](#)

5.B. [Code Amendment - Creation of Chapter 17.55 Warehouse Farming Overlay Zone - Public Hearing](#)

Recent amendments to State Code require cities to allow cannabis production as a permitted use in at least one agricultural and one industrial zone. This amendment creates an overlay zone that can be approved in specific places located far from residences, etc.

[Warehouse Farming Overlay](#)

6. **DISCUSSION ITEMS**

6.A. [Brylee Commercial Concept Plan](#)

This is a concept plan for for the commercial portion of the Brylee Estates development.

[Brylee Commercial Concept Plan .pdf](#)

7. **NEXT SCHEDULED MEETING**

8. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **8th day of November, 2019**, 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



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
NOVEMBER 12, 2019**

TITLE:	Brylee Commercial Concept Plan
ITEM TYPE:	Concept Plan
APPLICANT:	Randy Smith/Fieldstone Homes

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

This is a Concept Plan for the commercial portion of the Brylee Estates development. This parcel is currently approved for commercial, but the applicant would like to rezone to add MF2 zoning. This project is located on 22.05 acres north of East Aviator Avenue and on the west side of Eagle Mountain Blvd. The plan includes 9.03 acres of retail space and about 13 acres of multi-family residential space consisting of 22 dwelling units per acre.

ITEMS FOR CONSIDERATION:

17.25.020 Future Land Uses and Residential Zones:

- MF2: The maximum density is 20 dwelling units per acre.

RECOMMENDATION:

PREPARED BY:

Jessa Porter, Planning

Attachments:

[Brylee Commercial Concept Plan .pdf](#)

Future Freeway

Rush Creek Properties LLC

Rush Creek Properties LLC

COMMERCIAL STORAGE

Smith, Steven G & Leone Kay

STORAGE SHED PARCEL 10.79 AC

BandH Land Holdings

Future Residential

EAGLE MOUNTAIN BLVD

Auto Service

Fast Food

Restaurants

Bakery

Gas

Bank

Amenities
1.24 AC

Clubhouse

Total Acres 22.05

Multi-family Residential

22 du/acre

Retail

9.03 Acres

Smith, Steven G & Leone Kay