EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

November 10, 2020, 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 - Electronic Meeting via Lifesize

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

The public may monitor or listen to open portions of the meeting electronically by following the instructions below.

Lifesize electronic meeting through Granicus at https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs. Click the link to view the live stream and meeting documents.

1. Discussion Items

1.A DISCUSSION ITEM - Proposed Code Amendment to Change EMMC 17.58 Historical Preservation Zone to Historical Preservation Overlay Zone
A discussion on proposed changes to EMMC 17.58 Historical Preservation Zone to change the zoning tool to an overlay zone and add clarity to the designation process.

1.B DISCUSSION ITEM - Proposed Code Amendment to Revise EMMC 17.62 Ridgeline Protection Standards to Ridgeline Protection Overlay Zone
A discussion on proposed changes to EMMC 17.62 Ridgeline Protection Standards in order to establish an overlay zone under the current regulations.

1.C DISCUSSION ITEM - Proposed Code Amendment to Remove Lot Size Transitioning from EMMC 17.60
A discussion about the proposed code amendment to remove the lot size transition section (and related references to it) within EMMC 17.60 Landscaping, Buffering, Fencing and Transitioning. The recent adoption of the zoning transition section to this chapter achieves the same purpose and intent.

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 October 13, 2020, Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - Brylee Farms Open Space Amenities (Preliminary Plat Amendment)
Brylee Farms (formerly referred to as Brylee Estates) includes single-family (Phase A) and townhome (Phase B) residential development. The developers for each phase are requesting an amendment to the approved preliminary plats for each phase in order to revise and improve the open space and amenities between the two projects while also merging the management and oversight of those elements under a master homeowners association.

6.B PUBLIC HEARING - Silver Fox Cascade (Master Site Plan)
This is a request for a master site plan (EMMC 17.100.040) for a commercial development and preliminary plat on the southwest corner of E Pony Express Parkway and N Porter's Crossing Parkway. The development will include Cascade Collision Auto Repair on lot 1 with the potential of other retail and commercial services on lots 2-4.

6.C Pony Express Townhomes (Concept Plan)
Concept plan review for the next phase of Pony Express Townhomes located on approximately 4.6 acres. Access to this portion of the development would be off of N Sun Crest Drive in the New Park at Porter's Crossing subdivision. The concept plan includes 27 townhome units, with nine buildings of three units each.

6.D Scenic Mountain Phase C (Concept Plan)
A concept plan for Phase C of the Scenic Mountain project. The Scenic Mountain project includes an approved Master Development Agreement (MDA). Portions of Phases A and B have been built or are under construction. The applicant is looking to develop the plans for Phase C based on the and is seeking feedback on the concept plan before submitting their next set of applications.

6.E Oquirrh Mountain Ranch Phase B (Concept Plan)
A concept plan for Phase B of the Oquirrh Mountain Ranch project. The Oquirrh Mountain Ranch project includes an approved Master Development Agreement. A majority of Phase A has been built. The applicant is considering an amendment request to the Master Development Agreement with regards to Phase B and is seeking feedback on the concept plan.

6.F PUBLIC HEARING - Development Code Amendment to Remove References to Tier and Bonus Density Language (EMMC Titles 7, 16, and 17)
This is a request to amend the municipal development code for EMMC Title 7 Parks, Trails and Special Events; Title 16 Subdivisions; and Title 17 Zoning in order to remove references to "tier" and "base/bonus density." These phrases related to EMMC 17.30 Residential Zone Bonus Density Entitlements which was repealed by ordinance of the City Council in 2019.

6.G Development Code Amendment for Fencing Standards (EMMC 16.35 & 17.60)
This is a request to amend the municipal development code for EMMC Chapter 16.35 Development Standards for Required Public Facilities and Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning. The amendment includes revisions to clarify fencing standards and requirements.

The Planning Commission held a public hearing on this request on October 13, 2020. The public hearing was opened and closed at that time. The request was tabled for minor edits to the code amendment.

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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 6th day of November, 2020, 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