EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

November 9, 2021, 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 RTI Overlay Zone - Discussion
A discussion concerning EMMC Chapter 17.48, the Regional Technology and Industry Overlay Zone.

1.B DISCUSSION ITEM - Lone Tree 3
A conceptual plan for 22 lots located in the Lone Tree development. This land was removed from the last Lone Tree preliminary plat with the understanding the applicant would bring it back to the city in the future.

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 26, 2021 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - Ranches Crossing
A Master Site Plan proposal for a commercial development located at the intersection of Ranches Parkway and Pony Express Parkway on parcels 58:034:0250 and 58:034:0242 approximately 3.74 acres.

6.B PUBLIC HEARING - Tagg N Go Carwash
A Site Plan and Rezone application for a Carwash located on parcel 66:403:0102, a portion of lot 2 within the Saddle Junction Plat 1 Commercial Subdivision, located south of the Maverick and west of Ranches Parkway.

6.C PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 8 Retail Site A A Site Plan for a a commercial pad building located on Lot eight of the Marketplace at Eagle Mountain Town Center, approximately 28,350 SF.

6.D PUBLIC HEARING - Sign Code
An applicant proposed Development Code Amendment, making changes to 17.80 Sign Regulations and Sign Permits.

6.E PUBLIC HEARING - Big O Tires
A site plan proposal for a Big O Tires store located on approximately 1 acre (Parcel 49:955:0003) adjacent to the recently approved Cascade Collision site.

6.F PUBLIC HEARING - Shooting Ranges
A City proposed Development Code Amendment, making changes to Titles 17.10, 17.20, 17.35, 17.37, 17.40, and 17.75

6.G ACTION ITEM - Eagle Crest Business Park
A proposed Master Site Plan and the first preliminary plat for the 20.58 acres zoned Business Park within Sage Park.

6.H ACTION ITEM - Ault Farms Master Development Agreement
A proposed master development agreement for the Ault Farms project, located east of Pony Express Parkway and south of the Eagle Point neighborhoods.

6.I ACTION ITEM - The Pinnacles Master Development Agreement
A proposed master development agreement for The Pinnacles project, located north of Aviator Avenue and west of the Brylee Farms project.

7. Discussion Items

8. Next scheduled meeting December 14th 2021

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.