



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 12, 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 INFORMATION ITEM - Wildlife Corridor Rezone

Eagle Mountain staff has been working on a map which identifies all private property located within the defined Wildlife Corridor. In addition to identifying the property, (and property owners) of land within the corridor, staff is working to identify what acreage is buildable, encumbered by steep slopes, washes, or is unbuildable for other reasons, and to identify the future land use designations of the buildable property.

This effort is being undertaken in advance of beginning a public process to apply the Wildlife Corridor Overlay Zone. This will allow us to clearly identify the corridor on our zoning map, and send clear signals to future development about the ability to develop in and near the corridor, while protecting this treasured resource and amenity.

Staff will be sharing a brief update of where the effort currently is and will be bringing this back as a discussion item in the near future. Due to time constraints and the Direction of the Planning Commission Chair no time will be set aside for discussion or questions on this agenda.

1.B LAND USE TRAINING - DISCUSSION ITEM

In line with State requirements for land use trainings, we will be reviewing the Quasi-Judicial Role that Planning Commission's at times embody.

1.C DISCUSSION ITEM - City Rezone #2

Staff will be presenting more information about the ongoing effort to update the zoning of expired MDA areas to current city code, with a discussion on the second planned area. Next steps will include contacting property owners and holding public hearings.

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 12, 2021 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - Sign Code - ITEM REMOVED FROM THE AGENDA AT APPLICANT REQUEST

An applicant proposed Development Code Amendment, making changes to 17.80 Sign Regulations and Sign Permits.

6.B PUBLIC HEARING - Mochila Rezone - REMOVED FROM AGENDA

This item has been removed from the agenda as it has been discovered that the parcel in question was included in the 2017 rezone of the Jake Garn Site which added the RTI Overlay Zone to the parcel, therefore, the proposed zoning already exists on the parcel.

6.C PUBLIC HEARING - Tagg N Go Carwash

A Site Plan 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.D 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

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.