EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

**October 13, 2020, 5:30 PM**
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

**5:30 PM 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 for Accessory Apartments
A discussion on proposed changes to EMMC 17.70 Accessory Apartments to clarify requirements, standards, and approval processes.

1.B DISCUSSION ITEM - Proposed Code Amendment to Remove "Tier" and "Base/Bonus Density" Language
A discussion about the proposed code amendments to remove references to "tier" and "base/bonus density" throughout EMMC Titles 7, 16, and 17 based on the repeal of Chapter 17.30 Residential Zone Bonus Density Entitlements as approved in 2019.

1.C DISCUSSION ITEM - Lot Size Transitioning (EMMC 17.60.150)
A discussion regarding the lot size transitioning section of EMMC 17.60 in regards to the recent code amendment approval to incorporate a zoning transition table to the same chapter.

**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 September 22, 2020, Planning Commission Minutes

**5. Status Report**

**6. Action and Advisory Items**

6.A PUBLIC HEARING - La Petite Home Business (Home Business License)

The Eagle Mountain City Recorder's Office received a Home Business application for La Petite Grooming Salon, for dogs, on September 8, 2020. The home business is located in Cedar Pass Ranch and has been operating with a business licensing, at that location, since April 2015. The home business license application has been forwarded to the Planning Commission for a public hearing because of nuisance complaints received from the Cedar Pass Home Owners Association and residents of Cedar Pass Ranch.

6.B Overland Village 2 (Village Concept Plan)

Village Concept Plan Review for Village 2 of the Overland Master Development Plan, located north of Village 1, west of Pony Express Parkway.

6.C PUBLIC HEARING - C Jay Properties Building (Site Plan & Rezone)

A proposed site plan and rezone request for about 0.81 acres of undeveloped land on E Campus Drive (3714 E Campus Drive). The proposal consists of a single-story office building of about 8,000 square feet of space with related site improvements for parking, lighting, and landscaping.

6.D PUBLIC HEARING - 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.

**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.**