



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

September 22, 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 Fencing Requirements and Standards

A discussion on proposed changes to EMMC 16.35 and 17.60 to clarify fencing requirements and standards based on the development type and roadway classification.

1.B DISCUSSION ITEM - Proposed Code Amendment to Add Open Space Zoning Districts A discussion about the proposed code amendment to create an Open Space Zone chapter, two zoning designations within that category, and the related uses and development standards.

1.C DISCUSSION ITEM - Proposed Code Amendment to Add a Public Facilities Zoning District

A discussion about the proposed code amendment to create a Public Facilities Zone with related permitted uses and development standards.

1.D DISCUSSION ITEM - Proposed Code Amendment for Master Development Plans and Agreements

A discussion on the master development plan and agreement process and review of the proposed changes to EMMC 16.10 Master Development Plans.

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 8, 2020, Planning Commission Minutes](#)

5. **Status Report**

6. **Action and Advisory Items**

6.A [PUBLIC HEARING - SilverLake 28 \(Site Plan\)](#)

A proposed site plan for Plat 28 of the SilverLake South development. The proposal consists of single family and townhouse lots/units.

6.B [Cascade Collision Auto Repair \(Concept Plan\)](#)

Concept Plan review for the Cascade Collision Auto Repair project located on lot 1 (approximately 2.25 acres) at the southwest corner of Pony Express Parkway and Porter's Crossing.

6.C [Parkway Plaza \(Concept Plan\)](#)

Concept plan review for the proposed development of six commercial spaces on 1.52 acres of undeveloped land at the northwest corner of the intersection of N Ranches Parkway and E Stonebridge Lane.

[Concept Plan](#)

[City-Proposed Rezoning of Commercial Property \(The Ranches\)](#)

6.D [PUBLIC HEARING - Development Code Amendment for Zoning and Lot Transitions \(EMMC 17.60\)](#)

This is a request to amend the municipal development code for EMMC 17.60 Landscaping, Buffering, Fencing and Transitioning. The proposed language clarifies process elements for master development plans and agreements and sets standards for master development agreements.

6.E [PUBLIC HEARING - Development Code Amendment for Master Development Plans and Agreements \(EMMC 16.10\)](#)

This is a request to amend the municipal development code for EMMC 16.10 Master Development Plans. The proposed language clarifies process elements for master development plans and agreements and sets standards for master development agreements.

6.F [PUBLIC HEARING - Development Code Amendment for Open Space Zone Districts](#) This is a request to amend the municipal development code by adding EMMC 17.23 Open Space Zones. The proposed chapter creates two zoning districts, Improved Open Space and Natural Open Space, identifies the allowed uses for each, and establishes the development standards and requirements for both zones.

6.G [PUBLIC HEARING - Development Code Amendment for a Public Facilities Zone District](#)

This is a request to amend the municipal development code by adding EMMC 17.32 Public Facilities Zone. The proposed chapter creates the zoning district, identifies the allowed uses, and establishes the development standards and requirements within the zone.

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 18th day of September, 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/pmnl/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