EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

September 8, 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 EMMC 17.60 Landscaping, Buffering, Fencing and Transitioning
A discussion on the proposed zoning transition table and drafted code amendments to EMMC 17.60 to confirm latest revision to incorporate the table.

1.B DISCUSSION ITEM - Proposed Code Amendment to EMMC 16.10 Master Development Plans
A discussion on the master development plan and agreement process and review of latest update to the proposed changes to EMMC 16.10 Master Development Plans.

1.C DISCUSSION ITEM - Proposed Code Amendment to Add EMMC 17.23 Open Space Zone
Proposed code amendment to create an Open Space Zone chapter, two zoning designations within that category, and the related uses and development standards.

1.D DISCUSSION ITEM - Proposed Code Amendment to Add EMMC 17.31 Public Facilities Zone
Proposed code amendment to create a Public Facilities Zone with related permitted uses and development standards.

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 August 25, 2020, Planning Commission Minutes

5. **Status Report**

6. **Action and Advisory Items**

6.A VDP Investment Commercial Property (Concept Plan)
Concept plan review for the VDP Investment Commercial project consisting of nine retail units on a 1-acre property located at the southwest corner of Half Mile Road and Ranches Parkway.

6.B 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.

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 4th 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/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