



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

August 23, 2022, 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 Hidden Hollow Development Residential Concept Plans

Review of an application to modify: 1) The original concept plan for Lower Hidden Valley encompassing 248.2 acres of land and containing 1,225 dwelling units; and, 2) To add 9.3 acres of adjoining land -- within the approved Lower Hidden Valley (aka Hidden Hollow neighborhood) area -- to the original master planned residential community and arranging the same to contain 48 residential dwelling units.

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 9, 2022 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM / PUBLIC HEARING -- Site Plan Review for a LDS North Stake Center church building minor expansion

Review and approval of a minor site plan related to the proposed expansion of an existing church building at 8732 North Desert Canyon Road in the City; Utah County Parcel No.: 41:819:0008; within The Ranches.

6.B ACTION ITEM / PUBLIC HEARING -- The Church of Jesus Christ of Latter-day Saints meetinghouse site plan

Site plan approval of a Religious Meeting Hall in the Overland development on Parcel 48:498:0306 at 1407 E. Sheps Ridge Road.

6.C ACTION ITEM -- Third Amendment to Amended and Restated Master Development Agreement for Overland Development and Pony Express Parcel.

Ivory Homes proposal to change the timing of park improvements in the Overland development, Village 2. This requires an amendment to the MDA.

6.D [**ACTION ITEM / PUBLIC HEARING -- Porter's Crossing Town Center MDP & MDA Amendment and Rezone**](#)

Applicant-proposed amendments of the Porter's Crossing Town Center Master Development Plan (and Rezone) and Master Development Agreement

6.E [**ACTION ITEM / PUBLIC HEARING -- Various City Proposed Code Amendments Modifying Certain Public and Private Right\(s\)-of-Way \(ROW\) Standards**](#)

Review of a "working draft" ordinance intended to amend Title 16, Chapter 16.35 by requiring private streets to conform to public street standards, amending Title 16 to specify the class of street tree(s) required along all collector and arterial rights-of-way, pre-determining the general type of traffic calming elements may be built into a street design, and, increasing of certain City rights-of-way widths.

6.F [**ACTION ITEM / PUBLIC HEARING -- Alpine School District Elementary School #110 Site Plan**](#)

A proposal to locate an elementary school in Village 2 of Overland Development at Mt. Jefferson Road and Wildcat Peak Drive.

6.G [**ACTION ITEM / PUBLIC HEARING -- Overland Village 2 Phase A Preliminary Plat Amendment**](#)

A request to amend the approved Overland Village 2 Phase A preliminary plat by reconfiguring the location and number of lots and units and increasing the overall acreage of the plat.

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.