



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

August 11, 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

1. Discussion Items

1.A [DISCUSSION ITEM - Zoning Map Amendment for Commercial Properties in The Ranches](#)

Discussion on updating the Eagle Mountain City Zoning Map for properties in The Ranches that were established as commercial properties through the Master Development Plan. The proposed amendment would rezone the properties to their equivalent commercial zoning district under the City's existing code in EMMC 17.35.

1.B [DISCUSSION ITEM - Zoning Transition Table](#)

A discussion on the proposed zoning transition table and how to best incorporate it into EMMC 17.60.

1.C [DISCUSSION ITEM - Outstanding Zoning Districts](#)

Discussion on the potential of transitioning EMMC 17.58 Historic Preservation Zone to an overlay zone and modifying EMMC 17.62 Ridgeline Protection Standards to create a Ridgeline Protection Zone.

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 [July 28, 2020 Planning Commission Minutes](#)

5. Status Report

6. Action and Advisory Items

6.A [Marketplace at Eagle Mountain Town Center \(Master Site Plan and Preliminary Plat\)](#)

This is a proposal for a commercial project on the northwest corner of Eagle Mountain Boulevard and Pony Express Parkway. The development will include a variety of retail and commercial services (EMMC 17.100.040).

6.B **PUBLIC HEARING - B & H Property (Rezone and General Plan Amendment)**

This is an application for a rezone and general plan amendment. The General Plan shows this property as Employment Center/Campus on 2/3 of the property and Neighborhood Residential 1 on the remaining 1/3. The amendment is to keep the Neighborhood Residential 1 and include Agricultural/Rural Density 2, Neighborhood Residential 3 and Business. The property is approximately 162 acres.

6.C **PUBLIC HEARING - Development Code Amendment for Residential Land Use Table (EMMC 17.25.030)**

This is a request to amend the municipal development code for EMMC 17.25.030 Residential Land Use Table. The proposed code amendment creates a footnote attached to the row regarding chickens to address restrictions on roosters.

6.D **PUBLIC HEARING - Development Code Amendment for Special Use Standards** This is a request to amend the municipal development code for EMMC 17.75 Standards for Special Uses. The proposed language creates the standards for various special uses that must meet in order to be permitted within specified zoning districts. Additionally, the amendment includes proposed additions to EMMC 17.10 Definitions to establish definitions for all special uses not currently within that chapter.

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 7th day of August, 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