



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

July 28, 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 - Special Use Standards

Discussion on the drafted changes to EMMC 17.75 Standards for Special Uses to include all uses recently approved as permitted special uses in various zoning districts in the city. Also includes drafted changes to EMMC 17.10 Definitions to define all special uses not currently listed in that chapter.

1.B DISCUSSION ITEM - Master Development Agreement/Plan

A discussion on the Master Development Agreement and Plan process.

1.C DISCUSSION ITEM - Tier & Bonus Density Language Removal

An update on the Tier & Bonus Density Language being removed from City Code.

1.D DISCUSSION ITEM - Fencing Requirements and Standards

A discussion on EMMC 17.60 as it relates to fencing requirements and standards as they relate to various roadway types.

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 June 23, 2020 Planning Commission Minutes

4.B July 14, 2020 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - Hoofbeats to Healing (Rezone and Concept Plan)

Rezone request and concept plan submission for the proposed Hoofbeats to Healing development, located on the east side of Lake Mountain Road north of 5000 N. The subject

property includes 27.37 acres made up for the entirety of parcel 590060047 and a portion of parcel 590060046. The applicant is seeking to rezone the property from Residential to Agricultural with a concept plan for an equine-assisted therapy center.

6.B **Rush Creek Development (Concept Plan)**

Concept Plan Review for the Rush Creek Development, located along Eagle Mountain Boulevard, west of Cory Wride Memorial Park.

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 24th day of July, 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