



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

July 25, 2023, 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 **WORKSESSION ITEM: SMALL AREA PLANS UPDATE AND REVIEW** Planning Commission Review of Consultant-Presented Small Area Plans for Three Locations in the City.
- 1.B **DISCUSSION ITEM: PARKWAY FIELDS FENCING**
Planning Commission review and recommendation of a request by Flagship Homes to allow vinyl fencing (see exhibit/attachment) to be used in lieu of a decorative concrete or masonry wall along collector rights-of-way within, or adjoining, the Parkway Fields residential development.

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 11, 2023 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

- 6.A **HEARING ITEM: CLEVERLY COURT REZONE AND PRELIMINARY PLAT**
Planning Commission review and recommendation regarding a proposed rezone of a 1.25-acre parcel of land (Utah County Assessor No. 59:007:0122 -- also addressed as 4264 North Cedar Valley Drive -- which adjoins Eagle Point J Subdivision at the northeast end of N. Cedar Valley Drive) from Agriculture to Foothills Residential (FR), and, a request for a recommendation pertaining to an associated Preliminary Plat Application (Cleverly Subdivision) to facilitate creation of a one-lot residential subdivision on the same property.

6.B **ACTION ITEM -- PUBLIC HEARING: AMENDING SECTION 17.25.050
GENERALLY APPLICABLE PROVISIONS, AND 17.49.030 APPLICABILITY**

Recommendation to adopt wash setback standards to regulate structure setbacks from natural washes within the City. Staff recommends the minimum setback of 75 feet.

6.C **ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL OF A TO Z
BUILDING BLOCKS ADDITION**

Planning Commission review of a site plan approval recommendation request by A to Z Building Blocks for an addition to their current building, located at 3563 E. Ranches Parkway.

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.