



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

July 14, 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 Uses Standards.](#)
Discussion on the drafted changes to EMMC 17.75 Standards for Special Use to include all uses recently approved as permitted special uses in various zoning districts in the city.
- 1.B [DISCUSSION ITEM - Historic Preservation Zone.](#)
A discussion on the purpose and intent of Historic Preservation Zone and potential changes to EMMC 17.58 Historic Preservation Zone.
- 1.C [DISCUSSION ITEM - Industrial Zone](#)
Discussion on the Industrial Zone uses and purpose as it relates to the recently adopted "Light Manufacturing / Distribution Zone" in EMMC 17.37 Business Park Zones.
- 1.D [DISCUSSION ITEM - Tier & Bonus Density Language Removal](#)
An update on the Tier & Bonus Density Language being removed from the City Code.
- 1.E [DISCUSSION ITEM - Master Development Agreement/Plan](#)
A discussion on the Master Development Agreement and Plan process.

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

5. Status Report

6. Action and Advisory Items

- 6.A [PUBLIC HEARING - LBiSat \(Site Plan\)](#)
A proposal for a site plan for the LBiSat satellite company. This project is located on a 10-acre property in the Sweetwater Industrial Site.

6.B PUBLIC HEARING - Development Code Amendment Lot Line Adjustment (EMMC 16.50) & Development Code Amendment Plat Amendments (EMMC 16.55).

The proposal amends the Lot Line Adjustment and Plat Amendments chapters of the City code.

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 10th 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