



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

June 25, 2024, 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 - Towns at Brylee Farms Phase B](#)

1.B [DISCUSSION - ADU Code Minor Revisions](#)

Planning Commission discussion regarding implementation of a size cap for attached ADUs, minimum connection requirements between existing homes and ADU additions, and any considerations possible to encourage harmonious architecture between a home and add-on.

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 11, 2024 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A [ACTION ITEM/PUBLIC HEARING - Eagle Square Commercial Phase 1 - Preliminary Plat](#)

Preliminary plat approval of a 5-lot commercial subdivision.

6.B [ACTION ITEM/PUBLIC HEARING - Second Kitchen - CODE AMENDMENT](#)

6.C [ACTION ITEM/PUBLIC HEARING - Modification to 17.55.120 Tables. Parking Requirements for Hotel, Motel, Bed and Breakfast Uses - CODE AMENDMENT](#)

6.D [ACTION ITEM/PUBLIC HEARING - Drive-Thru Escape Lanes - CODE AMENDMENT](#)

Planning Commission formal review of a proposal to amend Title 17.35.050 regarding drive-thru lanes to refer to standards in 17.55.130, to amend 17.55 by adding a new subsection 130 "Drive-Thru Regulations," preserving existing and setting forth new standards for drive-thrus (primarily by requiring minor escape lanes in conjunction with the same) and deleting section 17.75.069 Restaurant with drive-through services in its entirety.

6.E **ACTION ITEM/PUBLIC HEARING - Livestock Housing Setbacks - CODE AMENDMENT**

Planning Commission review and recommendation regarding proposed changes to EMMC 17, Chapter 10.030 by adding a definition, and, Title 17.25.040 the "Residential Development Standards Table" to better clarify the Table by affirming that structures housing livestock are to be kept 50' from neighboring residences and 6' from all other structures in the RA1, RA2, RD1, RD2 and FR Zones, and, that structures housing livestock shall be kept 6' away from all structures (including neighboring residences) in the R1, R2, R3, RC, MF1 and MF2 Zones. Furthermore, footnote number 3 under the table is proposed to be amended to specify that setback(s) for structures not requiring a building permit shall not be required -- save for those that house livestock.

6.F **ACTION ITEM/PUBLIC HEARING - Right-of-way Illustration Set - CODE AMENDMENT**

Planning Commission review of a proposal to amend Title 16.35 to reformat, re-illustrate and clarify City required rights-of-way profiles.

6.G **ACTION ITEM/PUBLIC HEARING - Industrial/Agricultural Comm Storage Revamp - CODE AMENDMENT**

Planning Commission review of a proposal to amend Title 17.20 ("Agriculture Zone"), 17.38 ("Commercial Storage Zone") and 17.40 ("Industrial Zone") by providing an introductory subsection for each chapter, reformatting the land use table for each zone (including eliminating conditional use permit requirements from the same) and making minor revisions to 17.40.070 to withdraw a moving vehicle quantity cap and to 17.40.100 by removing reference to previous zoning district equivalents.

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.