



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**June 22, 2021, 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**

This meeting will be an electronic meeting Pursuant to Utah Code Ann. 52-4- 207(4).

I, Mayor Tom Westmoreland, do hereby determine conducting an electronic meeting of the Eagle Mountain City Planning Commission with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location and hereby authorize the Eagle Mountain City Planning Commission to conduct electronic meetings without an anchor location.

The foregoing determination is based on the following facts:

- Federal, state and local leaders, including the Eagle Mountain City Mayor and City Council, have all recognized a global pandemic caused by the spread of the COVID-19 virus.
- Governor Herbert and the Utah Department of Health have recently issued updated orders in response to record numbers of COVID-19 cases and COVID-19-related hospitalizations. The orders implement statewide what has been termed a 'mask mandate' and have severely limited social gatherings in an attempt 'to prevent and control the rapidly changing consequences of COVID-19 throughout the state.'
- It is difficult, if not impossible, to predict the number of attendees at any meeting and to manage issues regarding social distancing in order to comply with applicable health orders.
- COVID-19 poses a continuing and immediate threat to the health, safety, and welfare of Eagle Mountain City residents and the public in general.
- The City has the technological capability to provide means by which the public may hear, or view and hear, the open portions of the meeting and to participate in public hearings.

To participate, please see the options below:

Those wishing to speak during the meeting, send a request and include your name, address, and phone number to [recordersoffice@emcity.org](mailto:recordersoffice@emcity.org).

The public may monitor or listen to open portions of the meeting via Lifesize electronic meeting through Granicus at the following website:

[eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs](https://eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs).

### **1. Discussion Items**

- 1.A [FIELD TRIP - A fact finding trip in preparation of amendments to the City Animal Rights Ordinances](#)

## **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 8, 2021 Planning Commission Minutes](#)

### **5. Status Report**

### **6. Action and Advisory Items**

6.A [PUBLIC HEARING - Pony Express Dental at Porters Crossing](#)

A site plan application for a Dental Office located along Pony Express Parkway.

6.B [PUBLIC HEARING - 7-Eleven at Campus Drive](#)

A proposal to rezone a portion of property to the CC zone and to permit a site plan for a 7-Eleven gas station / convenience store.

6.C [PUBLIC HEARING - Maverik at Marketplace](#)

A site plan for a gas station / convenience store located at the intersection of Eagle Mountain Boulevard and Pony Express Parkway

6.D [PUBLIC HEARING - White Hills Country Estates](#)

Rezone and recorded plat amendment for a lot split of a White Hills Country Estates property located in the Pole Canyon area of the City. The subject property, parcel, 55:320:0004, is on the west side of SR-73 located at 3445 N Stagecoach Drive. The property is identified in the General Plan Future Land Use Map with the "Agricultural/Rural Density Two" land use designation. While the property is located in the Pole Canyon area of the City, it is not part of or subject to the Pole Canyon Master Development Agreement.

6.E [PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 4 Pad E \(Site Plan\)](#)

A Site Plan for a commercial pad building located on Lot four of the Marketplace at Eagle Mountain Town Center, approximately 39,677 SF.

6.F [PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 1 Pad G \(Site Plan\)](#)

A Site Plan for a commercial pad building located on lot one of the Marketplace at Eagle Mountain Town Center approximately 41,818 SF.

6.G [REMOVED BY THE APPLICANT - Pole Canyon NPA - 17](#)

### **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.**