



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

June 13, 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 DISCUSSION ITEM -- SUNSET FLATS E CONVERSION

Planning Commission review of a proposed re-purposing of open land formerly associated Sunset Flats E to convert the same from housing to a mini-storage unit complex.

1.B DISCUSSION ITEM(S) -- CODE AMENDMENT(S)

Planning Commission review and comment on draft code language edits/revisions: HB 406 Code Amendments Regarding Lot Line Adjustments etc.

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 May 23, 2023 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM -- ORDINANCE/PUBLIC HEARING: AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY'S GENERAL PLAN FUTURE LAND USE MAP AND REZONING OF CERTAIN LANDS KNOWN AS THE EAGLE MOUNTAIN BENCHES

Planning Commission action on a request by Jeff and Karen Scott for a General Plan Future Land Use Amendment from Agricultural/Rural Density 1 to Agricultural/Rural Density 2 and an associated Rezone from RA2 and AG to RD1 for parcel numbers: 59:006:0047, 59:006:0046, 59:006:0042, 59:006:0054, 59:006:0055 comprising 101.68 acres of ground. The request has been remanded for Planning Commission review to be able to consider all of the applicants' land, and, for the stated purpose of obtaining a recommendation regarding what the minimum average lot size (suggested between 1.1 – 1.9 dwelling units/acre) should be for the entire property in anticipation of potential, future residential build-out

with detached residences thereon. The Applicants are also asking for a waiver of any requirement to create a Master Development Plan for the property at this time.

6.B **ACTION ITEM -- PUBLIC HEARING: AMENDING VARIOUS SECTIONS OF TITLE 16, SUBDIVISIONS**

Various text amendments regarding land use authority, public hearing or public meeting standards, and appeal authority, of subdivision regulations.

7. **Discussion Items of Draft Code Amendments Continued (as needed)**

7.A **WORK SESSION ITEMS CONTINUED -- CODE AMENDMENT(S)**

Planning Commission review and comment on draft code language edits/revisions:

EMMC Fence Code Revisions

Residential Definitions and Controls Revamp

Golf course netting

Internal ADU Connection Clarification

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.