



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

June 09, 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. [Development Code Amendment - Industrial Zone - Presentation and Discussion](#)
A presentation and discussion on the Industrial Zone (Not an Action Item)
- 1.B. [Development Code Amendments - Extractive Industries Overlay & Sweetwater Industrial Overlay Zones - Discussion](#)
Discussion of the Extractive Industries Overlay Zone and Sweetwater Industrial Overlay Zone (Not an Action Item)
- 1.C. [Historical Preservation Zone - Discussion](#)
Discussion concerning Chapter 17.58 Historical Preservation Zone (Not an Action Item)

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 26, 2020 Minutes](#)

5. STATUS REPORT

6. ACTION AND ADVISORY ITEMS

- 6.A. [PUBLIC HEARING - Auto Zone \(Site Plan & Recorded Plat Amendment\)](#)
A proposed site plan for an Auto Zone store on Lot 7, and a recorded plat amendment for Porter's Crossing Town Center, splitting the existing Lot 7.

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.

- 6.B. **PUBLIC HEARING - Sweetwater Industrial Overlay Zone (Rezone)**
An applicant-proposed rezone to add the Sweetwater Industrial Overlay Zone to the proposed industrial project property north of the City Community Development building and west of Pony Express Parkway.

7. ACTION ITEMS: MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER

- 7.A. **PUBLIC HEARING - Marketplace at Eagle Mountain Town Center (Rezone)**
An applicant-proposed rezone of the property on the northwest corner of Pony Express Parkway and Eagle Mountain Boulevard to a mix of Commercial Community and MF2.
- 7.B. **PUBLIC HEARING - Marketplace at Eagle Mountain Town Center (Master Site Plan and Preliminary Plat)**
An updated proposal for a commercial project on the northwest corner of Eagle Mountain Boulevard and Pony Express Parkway. The development will include a variety of retail and commercial services (EMMC 17.100.040).

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **5th day of June, 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