



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

June 8, 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.

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.

1. Discussion Items

1.A DISCUSSION - Front Loaded Garages

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 25, 2021 Planning Commission Minutes](#)

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - Rush Creek (General Plan Amendment)

A proposal to amend the Eagle Mountain Future Land Use Plan and to consider a concept plan for two LMD subdivisions.

6.B PUBLIC HEARING - Deer Haven (General Plan Amendment, Rezone, Preliminary Plat, and Variance)

A proposal to amend the General Plan, Rezone, Preliminary Plat, and seek a variance for the Deer Haven project, located on 40 acres of property (Parcel 58:047:0017) located West of Cedar Pass Ranch, and North of Lone Tree.

6.C 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.D PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 4 Pad G (Site Plan)

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

6.E PUBLIC HEARING - Jeppson Auto (Site Plan)

A proposal for a Auto repair shop located at 9293 North Sunset Drive

6.F PUBLIC HEARING - The District at Eagle Mountain Town Center (Rezone)

A proposal to rezone approximately 19.27 acres to the Commercial Community Zone (CC).

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.