



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

May 23, 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 - PROPOSED CHANGES TO EMMC 17.35.030 & 17.35.040 FOR THE ATTRACTION OF HOTELS
- 1.B DISCUSSION ITEM -- PROPOSED SUBDIVISION CODE AMENDMENTS
Update and discussion of upcoming code amendments.
- 1.C DISCUSSION ITEM - CODE AMENDMENTS REGARDING SUBDIVISIONS

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 April 25, 2023 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

- 6.A ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF THE EAGLE MOUNTAIN DATA CENTER SUBDIVISION
A proposal to create a 11 RTI Overlay zone lots ranging from 5 acres to 98 acres and a single City utility lot of 0.06 acres.
- 6.B ACTION ITEM -- PUBLIC HEARING: CODE AMENDMENTS TO TITLES 17.35.030, 17.40.040, AND 17.75.
The proposed amendments include deleting footnote references to avoid contradiction, adding racetracks as a conditional use in the Industrial zone, outlining special use standards for automobile sales and racetrack uses, and allowing generators in conjunction with communication facilities and towers.

6.C **ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC TITLE 16
SUBDIVISIONS AND EMMC TITLE 17 ZONING**

Amendments to Title 16 Subdivisions and Title 17 Zoning, to make changes to the land use authority, public hearings, and appeal authority.

6.D **ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC CHAPTERS 17.10, 17.38,
AND 17.40 REGARDING CARETAKER DWELLINGS**

A text amendment to allow a caretaker dwelling in certain zones or with certain uses, such as a self-storage development.

6.E **ACTION ITEM -- PUBLIC HEARING: TITLE 16 & 17 AMENDMENTS PERTAINING
TO STREET AND ALLEY VACATIONS, SERVICE DRIVES AND ADA PARKING
STANDARDS**

Planning Commission review of a proposed set of municipal and zoning code amendments to Chapters 16.56, 17.10, 17.25, 17.72, and 17.55. An ordinance to be enacted by the Eagle Mountain City Council amending Title 16 by adding a new chapter 16.56, to allow for the vacation of public streets and alleys without having to execute a plat amendment, and amending various sections of Title 17 by adding definitions for alleys and service drives (17.10), adding fire department related access standards for single-family homes (17.25) and rear-loaded multi-family structures (17.72), adding service drive standards (17.55), and, revising ADA parking standards (17.55).

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.