



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

May 14, 2024, 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 - Rose Ranch Concept Rose Ranch Revised](#)
- 1.B [Lower Tickville Gulch issues and management solutions](#)

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 23, 2024 Planning Commission Minutes
- 4.B April 23, 2024 Planning Commission Special Session Minutes

5. Status Report

6. Action and Advisory Items

- 6.A [ACTION ITEM/PUBLIC HEARING - Pinnacles Multi-Family Preliminary Plat](#)
Planning Commission review of a Preliminary Plat Approval request for 167 single-family attached townhouse lots in MF1 and MF2 zoned areas on 13.2 acres of land within the Pinnacles master planned community
- 6.B [ACTION ITEM/PUBLIC HEARING - Fence Code Patch](#)
Planning Commission review of minor fence code revisions designed to clarify that screening required between residential developments and collector or arterial rights-of-way shall be comprised of walls made of durable materials, defined as masonry, stone, decorative concrete, etc. Such walls shall be repaired or installed at project buildout or by subsequent homeowners if such is failing or absent. The revisions also set forth the City's expectation for fencing/screening along the Ranches Parkway and how much wire fencing is allowed in fences featuring such.
- 6.C [ACTION ITEM/PUBLIC HEARING - Off Street Parking Adjustments](#)
Planning Commission review of draft zoning ordinance language intending, primarily: to identify the City Council as the authority to authorize shared parking agreements between properties to help satisfy City required parking requirements, reduce the amount of shared parking from 50% to 40%, and to require parking lots to be near the uses which they serve - especially for multi-family projects.

6.D [ACTION ITEM/PUBLIC HEARING - Residential Definitions and Table Revisions](#)

Planning Commission review of a proposed zoning code draft intended to add, clarify or replace varying definitions, as well as consider a reformatted [i.e., re-arranged and less conditional use permit callouts] Residential Land Use Table.

6.E [ACTION/PUBLIC HEARING - Retaining Walls New Code Amendment](#)

Planning Commission review and recommendation regarding proposed zoning regulations pertaining to retaining walls.

6.F [ACTION ITEM/PUBLIC HEARING - Historic Zones](#)

Planning Commission review of a proposal to enact an ordinance amending Title 17 by adding a new Chapter 30 relating to historic residential and non-residential zones, adding them back into Title 17 with some of their standards being made equivalent to some currently adopted zones' standards.

7. Discussion Items

7.A [DISCUSSION- Agriculture and Industrial Zones Code Amendments](#)

Planning Commission review and comment on draft ordinance amendment changing language, formatting and land use controls associated with the Industrial, Agricultural and Commercial Storage Zones.

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.