EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

May 11, 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 PRESENTATION - Pole Canyon Development Overview

1.B DISCUSSION - Residential Zone Livestock Requirements
This is a discussion regarding a potential code amendment to EMMC 6.10.090 Residential zone livestock requirements in order to allow for additional horses.

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 13, 2021, Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - A to Z Building Blocks (Site Plan)
REMOVED FROM THE AGENDA AT THE APPLICANT'S REQUEST

6.B PUBLIC HEARING - Hidden Hollow Phase C (Preliminary Plat & Site Plan)
BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* A request for a preliminary plat and site plan for the Hidden Hollow Phase C project, including 134 lots/units (48 single-family lots and 86 townhomes), located along the extension of Hidden Valley Parkway, southeast of the Hidden Hollow Phase B project. This is the third and final planning area of the original Hidden Valley North preliminary plat.

6.C White Hills Country Estates Lot Split (Concept Plan)
Concept plan review of a potential lot split of a White Hills Country Estates property located in the Pole Canyon area of the city. The subject property, parcel 55:320:0004, is on the west side of SR-73 located at 3445 N Stagecoach Drive. The property is identified in the General Plan Future Land Use Map with the "Agricultural/Rural Density Two" land use designation. While the property is located in the Pole Canyon area of the City, it is not part of or subject to the Pole Canyon Master Development Agreement.

6.D PUBLIC HEARING - Pole Canyon NPA-17 (Master Development Plan, Rezone, General Plan Amendment, Preliminary Plat)
This is a request for a master development plan (including a rezone and General Plan amendment) and a preliminary plat for land in the Pole Canyon / West End area of the city. The proposed project is part of the Pole Canyon Master Development Plan (MDP) and is referred to as NPA-17 within that plan. The requested preliminary plat is for the western half of NPA-17 on about 57 acres of land and proposes a subdivision of 271 single-family lots.

6.E PUBLIC HEARING - Community Mailboxes (Development Code Amendment) This is a request to amend the municipal development code for EMMC 16.35 Development Standards for Required Public Facilities in order to regulate the location of Community Mailboxes.

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.