



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

April 25, 2023, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

1. 5:30 P.M. - Eagle Mountain City Planning Commission Work Session

2. Legislative Update

City Attorney and Assistant City Administrator Reports on Impactful State Legislation

3. Discussion Items

3.A [DISCUSSION ITEM -- Upcoming Code Amendments](#)

3.B [DISCUSSION ITEM -- AXION #1 CONCEPT PLAN](#)

Discussion item only to get non-binding feedback on the proposed site plan.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

4. Pledge of Allegiance

5. Declaration of Conflicts of Interest

6. Approval of Meeting Minutes

6.A April 11, 2023 Planning Commission Minutes

7. Status Report

8. Action and Advisory Items

8.A [ACTION ITEM -- PUBLIC HEARING: EAGLE MOUNTAIN BENCHES ZONING](#)

Planning Commission review of a request for a General Plan Future Land Use Amendment from Agricultural/Rural Density 1 to Agricultural/Rural Density 2 and an associated Rezone from ~~RA2 and AG~~ "Residential" (as per EMC council minutes from July 17, 2018) to RD1; all pertaining to 47.517 acres of land across Utah County Parcels Numbers: 59:006:0055, 59:006:0054, 59:006:0047, 59:006:0046 & 59:006:0042 and in anticipation of potential, future single-family residential development. Review and recommendation is [to be] only for the General Plan Map Amendment and Rezone entitlement requests. A [new] plat has not been submitted in conjunction with the matter and that which is depicted in the attachments is merely, at this stage, conceptual.

- 8.B **ORDINANCE -- An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions; and Chapter 17 Zoning.**

BACKGROUND: (Presented by Grants Coordinator/Management Analyst Natalie Winterton and Finance / Management Analyst Terrence Dela Pena) The proposed ordinance amends Eagle Mountain Municipal Code Chapter 7 Parks, Trails, and Special Events, updating definitions as it relates to Parks, Trails, and Special Events within the City. It also amends Chapter 16 Subdivisions, adding additional restrictions as it relates to open space requirements. Lastly, the proposed changes amend Chapter 17 Zoning, adding definitions, and updating landscape requirements as it relates to new construction.

- 8.C **ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT AND SITE PLAN APPROVAL OF MOUNTAIN AMERICA CREDIT UNION**

Planning Commission review of a preliminary plat and site plan approval request by Mountain America Credit Union in the Marketplace at Eagle Mountain development generally at 1345 East Eagle Mountain Blvd.

9. Discussion Items

10. Next scheduled meeting

11. 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.