



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**April 23, 2019, 5:30 PM**

Eagle Mountain City Council Chambers  
1650 East Stagecoach Run Eagle Mountain UT 84005

### **5:30 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION**

#### **1. DISCUSSION ITEM**

- 1.A. Residential Zone & Residential Zone Bonus Density Entitlements Development Code Amendment  
A brief update/discussion of a staff proposed Development Code amendment to Chapters 17.25 and 17.30.

### **6:00 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 9, 2019 Minutes  
Regular Planning Commission Meeting

#### **5. ACTION AND ADVISORY ITEMS**

- 5.A. Cedar Farms - Rezone and Preliminary Plat, Public Hearing  
Background: An applicant-proposed rezone from Agriculture to Residential (Parcel 59:006:0051) and a proposed two-lot preliminary plat (minimum lot size of 2.5 acres) on a 5.47-acre property.
- 5.B. Chapter 17.80 (Sign Regulations and Sign Permits) - Development Code Amendment, Public Hearing  
Background: An applicant-proposed Development Code change to allow for 50' flag poles at model homes (code currently permits 20' flag poles).
- 5.C. Eagle Heights Village - Conditional Use Permit

**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.

Background: A remanded appeal of a conditional use permit sent back to the Planning Commission from the City Council; tabled at the April 9 Planning Commission meeting.

5.D. Chapter 8.25 (Explosives) - Development Code Amendment, Public Hearing

Background: A staff-proposed code amendment that adds an appeals process for blasting permits (EMMC 8.25.130).

6. **NEXT SCHEDULED MEETING**

May 14, 2019, 5:30 PM

7. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **19th day of April, 2019**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website [www.emcity.org](http://www.emcity.org), posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder