



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

April 13, 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 DISCUSSION - Community District Node Overlay

A discussion of a new zoning chapter to create an overlay zoning element. The proposed code amendment is based on the General Plan's Framework Map and identification of potential community "nodes."

1.B DISCUSSION - Lot Size and Zoning Transition Tables

A discussion regarding potential revisions to the zoning transition table (EMMC 17.60.160) to reduce the number of steps of transition between residential districts. Further discussion on the previous Planning Commission hearing on November 24, 2020, where the Commission voted to recommend approval of a code amendment to remove the lot size transition code (EMMC 17.60.150).

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 March 23, 2021, Planning Commission Minutes

5. **Status Report**

6. **Action and Advisory Items**

6.A **PUBLIC HEARING - Overland Village Two Phase A (Preliminary Plat & Master Site Plan)**

This is a request for a preliminary plat and master site plan, including 375 total lots/units (222 single-family lots and 153 townhomes) and an elementary school site, located west of Pony Express Parkway and north of Overland Village 1. The project encompasses the eastern ~86.5 acres of parcel 58:054:0051.

6.B **PUBLIC HEARING - EMMC 17.25 Residential Zones Code Amendment**

This is a request to amend the municipal development code for EMMC 17.25 Residential Zones in order to remove single-family dwellings as a permitted use in the MF1 zone and to set a required average lot size for the RD2 zone.

6.C **2B Investments (Concept Plan)**

Concept Plan review for potential rezoning of the 2B Investment property located in the Pole Canyon area of the city. The subject property, parcel 59:051:0027, is on the west side of SR-73 at the municipal boundary with Fairfield.

The property is identified in the General Plan Future Land Use Map with both the "Neighborhood Residential One" and "Agriculture / Rural Density Two" land use designations. It is currently zoned Agriculture.

6.D **Coyote Run (Concept Plan)**

Concept plan review for the Coyote Run development consisting of 20 lots located west of Overland Trails Phase III. The subject property, parcel 59:045:0038, is about 5 acres in size.

6.E **7-Eleven The Ranches (Concept Plan)**

This is a concept plan for a proposed 7-Eleven gas station and convenience store at the corner of Ranches Parkway and E Campus Drive. This parcel is located on lot 1 of the Prairie Gate Recorded Plat Amendment which was given a recommendation of approval with conditions at the March 9, 2021 Planning Commission meeting. The property is within The Ranches and was part of The Ranches Master Development Agreement, which has since expired. That master development agreement identified this property for commercial use.

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.