



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

April 11, 2023, 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. ANNUAL PLANNING COMMISSION TRAINING

Training related to meeting/hearing conduct, open meeting laws, ex-parte laws, decision making and appeals etc. by the City Recorder and/or Legal Counsel

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 28, 2023 Planning Commission Minutes

5. Status Report

SITE PLAN - 100' Monolithic Cell Tower for AT&T approved by Council March 21st on 3-2 vote

6. Action and Advisory Items

6.A ACTION ITEM / PUBLIC HEARING - CIRCLE 5 RANCH & JOE'S DUGOUT AREA REZONE

A City-proposed rezone of parcels 58:040:0378, 58:040:0326, 58:040:0188, 58:040:0259, 58:034:0332, 58:048:0074, 58:048:0129, 45:415:0242, 58:040:0228, 58:040:0260, and 58:040:0377 to zones included in the City's current Municipal Code.

6.B ACTION ITEM -- PUBLIC HEARING: SITE PLAN, ARCHITECTURAL DESIGN AND PRELIMINARY PLAT APPROVAL FOR "PARKWAY FIELDS C" Planning Commission

action on a previously tabled review of a Request for Approval of/for a Site Plan and Preliminary Plat C associated with 235 townhouse units on 31.28 acres of land within the Parkway Fields (formerly "Founders' Square" & "Ault Farms") Master Planned Development. The decision to table was intended to give the Applicant time to revise the townhouse elevations to make them more code conforming.

6.C ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL OF APPLEBEE'S

Planning Commission review of a site plan approval request by Applebee's at the northeast corner intersection of Ranches Parkway and Pony Express Parkway.

6.D **ACTION ITEM -- PUBLIC HEARING: REZONE OF ~162 ACRES COMPRISED OF A PORTION OF PARCEL 59:034:0168 AND A PORTION OF PARCEL 59:034:0010, FROM THE AGRICULTURE ZONE TO THE LIGHT MANUFACTURING/DISTRIBUTION ZONE AND WAIVER OF THE MASTER DEVELOPMENT PLAN REQUIREMENT**

Approving a rezone of approximately 162 acres from Agriculture to Light Manufacturing/Distribution and waiver of master development plan approval.

6.E **ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL A 90' MONOLITHIC CELL TOWER**

Planning Commission review of a site plan approval request by AT&T of a 90' tall monolithic cell tower on Parcel 58:033:0386; accessed by 9469 N. Mt. Airey Blvd.

6.F **ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.05.200, BY ADOPTING SUBSECTION (d), APPLICATION EXPIRATION**

An amendment to add a table to the Code that identifies expiration of applications after a specified time period of no activity.

6.G **ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.25.040, MULTI-FAMILY BUILDING HEIGHT**

Amending the residential standards to permit the maximum height of a multi-family building in the MF2 zone up to 45 feet.

6.H **ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.30.030, ACCESSORY DWELLING UNIT STANDARDS**

An amendment to eliminate the 50 percent of the primary dwelling footprint as the maximum size, up to 1,200 square feet, of a detached accessory dwelling unit and permit the flexibility of a unit ranging from 400-1200 square feet on any lot.

6.I **ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.100.050, SITE PLAN DEVELOPMENT STANDARDS**

An amendment to clarify how the minimum separation distance is calculated between a driveway on a site plan from another driveway or a public right-of-way intersection

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.