



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

March 28, 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

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

1. Pledge of Allegiance

2. Declaration of Conflicts of Interest

3. Approval of Meeting Minutes

3.A March 14, 2023 Planning Commission Minutes

4. Status Report

5. Action and Advisory Items

5.A ACTION ITEM -- PUBLIC HEARING: TACO BELL SITE PLAN

Site plan approval of Taco Bell at 4265 N. Pony Express Parkway in the Marketplace at Eagle Mountain commercial development.

5.B ACTION ITEM -- PUBLIC HEARING: REZONE OF APPROXIMATELY 668 ACRES COMPRISED OF PARCELS 59:047:0011, 59:069:0003, AND A PORTION OF PARCEL 59:030:0003, TO ADD THE REGIONAL TECHNOLOGY AND INDUSTRY OVERLAY ZONE

Approving a zoning map amendment of approximately 668 acres to add the Regional Technology and Industry Overlay zone.

5.C ACTION ITEM -- PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT - SECTION 17.60.160 ZONE TRANSITIONS

An applicant-proposed code amendment, amending EMMC to permit the City Council to make exceptions regarding buffering between different zones.

5.D ACTION ITEM -- PUBLIC HEARING: GENERAL PLAN LAND USE MAP AMENDMENT ON PARCEL 58:033:0404 FROM NEIGHBORHOOD RESIDENTIAL ONE AND COMMUNITY COMMERCIAL TO REGIONAL COMMERCIAL AND REZONING THE SAME PARCEL FROM AGRICULTURE TO COMMERCIAL REGIONAL.

Amending the General Plan Land Use Map from Neighborhood Residential One and Community Commercial to Regional Commercial and rezoning the subject lot from Agriculture to Commercial Regional for the purpose of permitting "big box" development. The subject property is located at the northwest intersection of SR-73 and Spring Run Parkway.

5.E **ACTION ITEM - EAGLE QUEST EAST MDA**

A Master Development Agreement for the approved Eagle Quest East Master Development Plan, located on approximately 163 acres north of the Sunset Flats neighborhood and west of Lake Mountain Road on parcel 59:006:0053.

6. **Discussion Items**

6.A **DISCUSSION ITEM -- EAGLE MOUNTAIN PET CARE CONCEPT PLAN**

7. **Next scheduled meeting**

8. **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.