



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

March 23, 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 [Stonebridge Montessori \(Concept Plan\)](#)

This is a concept plan reviewing a potential Montessori School located on the corner of E. Stonebridge Lane and Ranches Parkway (parcel 58.033.0298). The Montessori School will serve prekindergarten students and will be accessed from E. Stonebridge Lane.

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 9, 2021, Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - Macey's at Market Place (Site Plan)

This is a site plan for a Macey's grocery store located at the intersection of Pony Express Parkway and Eagle Mountain Boulevard, within the the Market Place at Eagle Mountain Town Center. The site is about 6.7 acres and the development will be the anchor to the overall Market Place at Eagle Mountain Town Center commercial project.

6.B PUBLIC HEARING - Sweetwater Industrial Park (Rezone & General Plan Amendment)

This is a request for rezone and a General Plan amendment to the Future Land Use Map for lands known as the Sweetwater Industrial Park. The property is located west of Pony Express Parkway and south of Tiffany Lane and includes about 126.61 acres of land. The applicant previously requested rezoning of the property in the summer of 2020. On July 21, the City Council approved the LMD (Light Manufacturing / Distribution) and the Sweetwater Industrial Overlay zones on Lot 1, but tabled the remainder of the request to allow the applicant to review the new LMD zoning code and consider it for use within the industrial park.

The rezone request seeks to zone about 50.14 acres to Industrial with the Sweetwater Industrial Overlay, about 34.6 acres to CC, and about 41.87 acres to LMD. The current land use designation on the property is "Business Park / Light Industry" on all but about 22.25 acres on the far west end of the subject property which is designated as "Neighborhood Residential One." The General Plan amendment is to change about 24 acres of the "Business Park / Light Industry" land use area to "Community Commercial," about 10.1 acres of "Neighborhood Residential One" to "Community Commercial," and about 12.15 acres of "Neighborhood Residential One" to "Business Park / Light Industry."

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.