



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

March 9, 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 - Conflict of Interest and Open Meeting Law Training

1.B DISCUSSION - Single-Family Detached in the MF1 Zone

A discussion regarding single-family detached housing as currently permitted within the MF1 residential zoning district.

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 February 23, 2021, Planning Commission Minutes

5. **Status Report**

6. **Action and Advisory Items**

6.A **PUBLIC HEARING - O'Reilly Auto Parts (Site Plan)**

The request is for site plan approval of a proposed O'Reilly Auto Parts, commercial retail business to be located southeast of Porter's Crossing Parkway and Pony Express Parkway (parcel 65.645.0003). The proposed commercial development will be located west of the recently approved Dollar Tree and north of the Oak Hollow subdivision.

6.B **PUBLIC HEARING - Prairie Gate Business Campus (Recorded Plat Amendment)**

Prairie Gate Business Park recorded plat amendment is a proposal to amend the lot lines of a commercial subdivision located at 3709 East Campus Drive.

6.C **PUBLIC HEARING - Pole Canyon NPA-11 (Preliminary Plat)**

This is a request for a preliminary plat approval for the development of 20 residential lots on about 5.6 acres of land. The property is located adjacent to the White Hills subdivision along the north sides of Jackson and Jefferson Streets and the west side of Eisenhower Street. The proposed project is part of the Pole Canyon Master Development Plan (MDP) and it referred to as NPA-11 within that plan and is zoned "Residential." The General Plan future land use designation for the property is Neighborhood Residential One.

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.