



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

February 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

1. Discussion Items

1.A DISCUSSION ITEM: REVIEW OF DRAFT CODE AMENDMENTS

Planning Commission review and comments regarding forthcoming Title 16 & 17 draft code amendments -- varying sections:

- Vacations, ADA parking standards, drive-thru escape lanes, etc.
- Kennels as CUPs
- Accessory structures to follow primary structures
- Connecting footnote to accessory structure easement and setback rules
- Landscaping in parking areas
- Landscaping installation timing rules for houses etc.
- Multi-family building height
- Site plan standard: roadway access intersection proximity
- Wildlife code and GIS

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 January 24, 2023 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM -- PUBLIC HEARING: REVIEW OF A REQUEST FOR SITE PLAN APPROVAL FOR A NEW 100' MONOLITHIC CELL TOWER

Planning Commission review of a Site Plan Approval request by AT&T who is seeking authorization to remove an existing stadium light pole at Cedar Valley High School and replace the same with a 100' tall monolithic cell tower (with attached stadium lights).

The pole is to be positioned at the southeast corner of the school's stadium by Pony Express Parkway, in a residential zone, on Utah County Parcel No. 59:033:0038; 1389 E. Aviator Ave. in Eagle Mountain, Utah.

6.B **ACTION ITEM -- PUBLIC HEARING: DEVELOPMENT CODE AMENDMENTS -
CHAPTER 17 - HOME BUSINESSES**

Proposed code amendment to Eagle Mountain City Code 17.65.060.

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.