# EAGLE MOUNTAIN
# PLANNING COMMISSION MEETING

**February 13, 2024, 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 CONCEPT/DISCUSSION - Atkinson Exception to ADU Setback Standards, Lot 34, Valley View Ranch South, Plat "B"

1.B DISCUSSION - City Open Space GIS database

**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 23, 2024 Planning Commission Minutes

**5. Status Report**

**6. Action and Advisory Items**

6.A ACTION ITEM/PUBLIC HEARING - Flinders' Exception to ADU Setback Standards, Lot 720, Valley View Ranch Phase A Plat 7
Consideration of reduced setback standards for a proposed detached accessory dwelling unit to be located at 2374 E. Dugway Drive (Parcel Number 54:302:0720).

6.B ACTION ITEM - First Amendment to Firefly ARMDA Approve Amendment

6.C ACTION ITEM/PUBLIC HEARING - Parkway Fields F - Preliminary Plat
Review and recommendation pertaining to a request by Flagship Homes for Preliminary Plat Approval for Parkway Fields Phase F; said plat contains 61 (revised from 56) single-family lots and six parcels within 69.84 acres of land (UC Parcel 59:018:0057). Plat F has already been approved for residential development as part of the Ault Farms master development community (now “Parkway Fields”). Plat F was formerly identified as being part of Phase E in an area zoned Foothill Residential (FR).

6.D ACTION ITEM/PUBLIC HEARING - Parkway Fields G - Preliminary Plat
Planning Commision review and recommendation regarding a request by Flagship Homes for Preliminary Plat Approval for Parkway Fields Phase G, containing 209 single-family detached lots, two commercial lots and four open space parcels within 66.96 acres of land (UC Parcel 59:018:0057). Plat G has already been approved for residential development as part of the Ault Farms master development community (now “Parkway Fields”). Plat G

was formerly identified as being part of Phase F in an area with mixed zoning of Commercial Neighborhood (CN), RC, and R3.

6.E ACTION ITEM/PUBLIC HEARING - General Plan Amendment and Rezone for Pony Express 27
Review and recommendation of a proposed General Plan amendment and rezone of Parcel Number 58:040:0326 and a portion of 58:040:0228. Feedback on the submitted concept plan.

6.F ACTION ITEM/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone.
Vote to move forward to City Council.

6.G ACTION ITEM/PUBLIC HEARING - EMMC 17.61 Land Use Compatibility With Military Use Amending EMMC to comply with state notification requirements when land development is proposed within 5,000 feet of Camp Williams.

**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.**