



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

February 9, 2021, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 PM Work Session – Electronic Meeting via Lifesize

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. Adjourn to a Closed Executive Session

The Planning Commission will adjourn into a Closed Executive Session for the purpose of discussion reasonably imminent litigation, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

2. Discussion Items

2.A DISCUSSION - Zoning Transition Table

A discussion regarding potential revisions to the zoning transition table (EMMC 17.60.160) to reduce the number of steps of transition between residential districts.

2.B DISCUSSION - Community District Node Overlay Code Amendment

A discussion of a new zoning chapter to create an overlay zoning element. The proposed code amendment is based on the General Plan's Framework Map and identification of potential community "nodes."

6:30 PM Policy Session - Electronic Meeting via Lifesize

3. Pledge of Allegiance

4. Declaration of Conflicts of Interest

5. Approval of Meeting Minutes

5.A January 26, 2021, Planning Commission Minutes

6. Status Report

7. Action and Advisory Items

7.A [Ault Farms \(Master Development Plan, Rezone, General Plan Amendment\)](#)

This is a request for a master development plan approval for the development of 750 acres of land on the east side of Pony Express Parkway and 3000 N, referred to as Ault Farms. The proposed project would include: single-family residential, multifamily (patio homes, townhomes, condos, and apartments), commercial, tech/light industry uses, and open spaces. The request includes rezoning and an amendment to the General Plan Land Use and Future Transportation maps.

The Planning Commission opened and closed a public hearing on the requests on January 12, 2021. The requests were then tabled to allow the applicant to make revisions to the plans. The revised plans were reviewed at the public meeting on January 26, 2021, and tabled by the Commission to allow the applicant to make further revisions.

7.B [Hidden Hollow Phase C \(Consideration of Density Vesting\)](#)

A request for consideration of density vesting for the Hidden Hollow Phase C project, including 134 lots/units (48 single-family lots and 86 townhomes), located along the extension of Hidden Valley Parkway, southeast of the Hidden Hollow Phase B project. This is the third and final planning area of the original Hidden Valley North preliminary plat.

7.C **PUBLIC HEARING - MF3 Residential District (Development Code Amendment)** This is an application to establish an MF3 residential zoning district. It establishes the allowed uses and development standards for the proposed new zoning district. The applicant has submitted proposed code changes to EMMC 16.30.090 Connectivity Standards and 17.25 Residential Zones.

7.D **PUBLIC HEARING - Eagle Commons (Rezone)**

This is a request for a rezoning of approximately 27.4 acres of land to the northeast of the intersection of Cory Wride Memorial Highway and N Spring Run Parkway (parcel 58:033:0405). The parcel of land has been proposed for development in the past: in 2008, a portion of the property was rezoned to Commercial for a potential grocery store location. The applicant is seeking to rezone the parcel to a mix of CC, MF1, MF2, and OS-N.

8. **Discussion Items**

9. **Next scheduled meeting**

10. **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.