



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 28, 2020, 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. [Utah State Code - Title 10 - Training](#)
Utah Municipal Code Chapter 9a Municipal Land Use Development and Management Act.
- 1.B. [Eagle Mountain City Code - Training](#)
Discussion of Title 16 Subdivisions and Title 17 Zoning.
- 1.C. [Eagle Mountain City Code - Concept Plans - Training](#)
Discussion on chapter 16.15.040 concept plans. Discussion on chapter 16.15.050 review of concept plans.

6:00 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 14, 2020 Minutes](#)
Regular Planning Commission Meeting

5. STATUS REPORT

6. ACTION AND ADVISORY ITEMS

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.

- 6.A. [Marketplace at Eagle Mountain Town Center - Master Site Plan and Preliminary Plat - Public Hearing](#)
A proposal for a commercial project on the Northwest corner of Eagle Mountain Blvd and Pony Express Pkwy. The development will include a variety of retail and commercial services. (EMMC 17.100.040)
- 6.B. [SilverLake South 21 & 24 - Site Plan - Public Hearing.](#)
This is a site plan for townhomes and single-family cluster homes in the SilverLake South development. (EMMC 17.100.050).
- 6.C. [Holiday Oil Sunset Drive - Conditional Use Permit - Public Hearing](#)
The Planning Commission previously reviewed and recommended approval for the Holiday Oil site plan and preliminary plat on Sunset Dr. The property is zoned commercial but a convenience store and automobile gas/service station is required to have a conditional use permit. This application is for the Conditional Use Permit (EMMC 17.95.030). This item is scheduled to go to the City Council for review of the preliminary plat and site plan on February 4th.
- 6.D. [JJ Ranches - Preliminary Plat - Public Hearing](#)
This is a preliminary plat creating two large lots in the pole canyon area. The property owner has an agreement with the developers of the pole canyon development. This is to create two lots that the applicant and a family member can build homes on. (EMMC 16.20.030)
- 6.E. [City Sign - Rezone - Public Hearing](#)
This is a rezone of a small piece of property (approx. 2,600 sq ft) in the Ranches golf course to the Commercial Zone, located just northeast of the Direct Communications Building and just off SR 73 (Cory Wride Hwy) (EMMC 17.090.030).
- 6.F. [2020 Meeting Schedule - Amendment to the meeting schedule.](#)
This is an amendment to the starting time of the Planning Commission work session (5:30 p.m.) and policy session (6:30 p.m.).
- 6.G. [Amend Eagle Mountain City Planning Commission Rules of Order and Procedure.](#)
Amending Title II Section C; Title VII Section B; Title I Section C Part 7. (EMMC 17.15.030(B)).

7. **DISCUSSION ITEMS**

8. **NEXT SCHEDULED MEETING**

9. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **24th day of January, 2020**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder