EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

January 26, 2021, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. Work Session - Electronic Meeting via Lifesize

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

The public may monitor or listen to open portions of the meeting electronically by following the instructions below.

Lifesize electronic meeting through Granicus at https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs. Click the link to view the live stream and meeting documents.

1. Discussion Items

1.A DISCUSSION - Planning Commission Training
An overview of Planning Commission role, duties, and responsibilities for the benefit of the new Commissioner and refresher for current Commissioners. References include EMMC 17.15.030 and 17.15.040 as well as Utah State Code 10-9a-302.

1.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."

1.C 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.

6:30 P.M. Policy Session - Electronic Meeting via Lifesize

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A January 12, 2021, Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING - Eagle Commons (Rezone)
The item has been postponed until February 9, 2021.

6.B 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.

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.