



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 23, 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 DISCUSSION- Retaining Wall Codes

Planning Commission review and discussion regarding proposed standards for retaining walls as such are currently, largely absent from Title 17.

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 9, 2024 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM/PUBLIC HEARING - Parkway Fields MDP/MDA Amendment(s)

Planning Commission review and recommendation pertaining to a proposal by Flagship Homes to: (1)

1. amend the Ault Farms (now "Parkway Fields") Master Development Plan and Development Agreement (UC Parcel 59:018:0057),
2. update zoning (approx. 2 acres of RC to MF1),
3. provide for two stub road connections in lieu of one,
4. adopt an updated phasing plan, and
5. adjust the layout of the easterly portion of the project including oversizing some FR lots thereat.

The proposed re-arrangement will not increase density, nor change the nature of building types already approved within the project.

6.B ACTION ITEM/PUBLIC HEARING - Parkway Fields F & G - Preliminary Plats' Review and Recommendation

Requested: Table item to the February 13 public Planning Commission meeting.

6.C ACTION ITEM/PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot

303 - Site Plan

Site plan approval of a multi-tenant building on a soon to be recorded lot in the Marketplace at Eagle Mountain development.

6.D [ACTION ITEM/PUBLIC HEARING - Eagle Plaza/Betos - Site Plan](#)

Site plan approval of a multi-tenant commercial building with one tenant proposed to be Beto's.

6.E [ACTION ITEM/ PUBLIC HEARING - R1-R3 Lot Size Mix/GP Amendment - Code Amendment](#)

Planning Commission review and recommendation concerning a proposed change to the minimum lot size composition required in NR1 Future Land Use settings where R1, R2 and R3 zones are used/found.

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.