



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 12, 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 Guidelines

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.

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 November 24, 2020, Planning Commission Minutes

4.B December 8, 2020, Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A Election of a Chair and Vice Chair for the Planning Commission

6.B [PUBLIC HEARING - Hidden Hollow Phase C \(Preliminary Plat & Site Plan\)](#)

A request for a preliminary plat and master site plan 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.

6.C [PUBLIC HEARING - Brylee North \(Rezone & General Plan Amendment\)](#)

This is a request to rezone for about 22 acres of land as well as a general plan map amendment. The property is located on the west side of Eagle Mountain Boulevard and north of the Brylee Estates development. The request is to rezone the property to a mix of Commercial Regional (10.63 acres) directly along Eagle Mountain Boulevard and the remainder as MF2 (11.4 acres). The request for a general plan amendment would change the current land use designations of Employment Center/Campus (about 14.3 acres) and Neighborhood Residential Two (about 7.7 acres) to Regional Commercial (10.63 acres) and Neighborhood Residential Three (11.4 acres).

6.D [PUBLIC HEARING - 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 Future Land Use Map.

6.E [PUBLIC HEARING - Scarlet Ridge Estates \(Master Development Plan, Preliminary Plat, Rezone, and General Plan Amendment\)](#)

This is a request for a master development plan (MDP) for the development of about 160 acres of land east of N Lake Mountain Road and south of the future Tiffany Lane extension. The project, referred to as Scarlet Ridge Estates, is proposed as a residential subdivision of 35 one-acre and 179 half-acre lots along with associated infrastructure and open space improvements. The MDP request also includes a rezoning and General Plan amendment request as well as an application for preliminary plat approval.

6.F [PUBLIC HEARING - Development Code Amendment to Add EMMC 17.49 Wildlife Corridor Overlay Zone](#)

This is a code amendment to establish the Wildlife Corridor Overlay Zone with the purpose to preserve and protect the natural habitat that serves as a migration corridor and habitat for wildlife in the region.

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.