



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 10, 2023, 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

WORKSESSION ITEM: RULES OF PROCEDURE

Review of Planning Commission's adopted meeting(s) rules of procedure

1. Discussion Items

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

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM -- ANNUAL PLANNING COMMISSION OFFICERS ELECTION

Election of Planning Commission Chair and Vice Chair for 2023

6.B ACTION ITEM -- PUBLIC HEARING: LOWER HIDDEN VALLEY MASTER DEVELOPMENT PLAN & AGREEMENT AMENDMENT

Review of a request for approval to modify both a Master Development Plan and associated Master Development Agreement pertaining to 244.96 acres of land zoned Residential in the Hidden Valley development area in order to allow re-configuration of a previously approved Project layout that included 1,256 residential dwelling units.

6.C ACTION ITEM -- PUBLIC HEARING: FIREFLY MASTER DEVELOPMENT Planning Commission review and recommendation regarding a proposed Master Development Plan Amendment (and an Amended and Re-stated Master Development Agreement -- the "ARMDA") pertaining to 2,567.86 acres of Property formerly approved for development as "Pole Canyon", now the "Firefly" Project. Application materials note the total acreage as being 2781.99.

6.D **ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF LONE TREE F-3 SUBDIVISION**

A proposal to create a 22-lot single-family subdivision plat as a continuation of the approved and recorded Lone Tree F-1 and F-2 subdivision plats.

6.E **ACTION ITEM -- PUBLIC HEARING: DEVELOPMENT CODE AMENDMENTS - TITLE 17 - RELIGIOUS OR CULTURAL MEETING HALLS**

A proposal to amend various chapters of the EMMC to allow Religious or Cultural Meeting Halls as permitted uses.

6.F **ACTION ITEM -- PUBLIC HEARING: REZONE OF ~82 ACRES OF PARCEL 59:058:0004 FROM THE AGRICULTURE ZONE TO THE LIGHT MANUFACTURING/DISTRIBUTION ZONE**

Approving a rezone of approximately 82 acres from Agriculture to Light Manufacturing/Distribution.

7. **Next scheduled meeting: January 24, 2023**

8. **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.