



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 9, 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 [WORKSESSION ITEM: RULES OF PROCEDURE](#)

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

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 December 12, 2023 Planning Commission Minutes

[12.12.2023 PC DRAFT Minutes](#)

5. Status Report

6. Action and Advisory Items

6.A [ACTION ITEM -- ELECTION OF TEMPORARY PLANNING COMMISSION CHAIR](#)

6.B [ACTION ITEM/PUBLIC HEARING - Lakeview Church Site Plan](#)

Site plan approval to construct a church on Lot 208 of Arrival Subdivision Phase B, Plat 2, at 9634 N. Duggan Drive.

[Lakeview LDS Site](#)

[Lakeview LDS Lighting](#)

6.C [ORDINANCE/PUBLIC HEARING - Approval Process for Preliminary Plats - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.20.050.](#)

The proposed ordinance amends EMMC 16.20.050, modifying the approval process of single-family, two-family, or townhome preliminary plats to ensure compliance with SB174 (2023).

[EMMC 16.20.050 Approval Process](#)

6.D [ORDINANCE/PUBLIC HEARING - CODE AMENDMENTS TO TITLE 16 RESIDENTIAL WATER RIGHT REQUIREMENTS](#)

Planning Commission review and recommendation to the City Council on proposed EMMC amendments to Table 16.35.130(a) Residential Water Right Requirements.
[Table 16.35 Residential Water Right Requirements.rtf](#)

6.E [ORDINANCE/PUBLIC HEARINGÂ -- CODE AMENDMENTS TO EMMC TITLE 15 CONSTRUCTION STANDARDS](#)

Planning Commission review and recommendations regarding code amendments to sewer system standards. A public hearing on this item was held at the October 24, 2023, Planning Commission meeting.

[Eagle Mountain Construction Standards 2023_PC Comments.pdf](#)

6.F [ORDINANCE/PUBLIC HEARING - Accessory Dwelling Unit Standards - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.70.030.](#)

BACKGROUND: *(Presented by Brandon Larsen)* The proposed ordinance amends EMMC 17.70.030, modifying the standards for accessory dwelling units relative to garages and parking. This is brought forward to ensure compliance with SB174 (2023).

[Accessory Dwelling Units, Garages and Parking.pdf](#)
[10-9a-530, UCA.pdf](#)

6.G [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone.](#)

Please continue this item indefinitely.

[ORD--EMMC 17.49 Wildlife Corridor Overlay Zone](#)

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.