



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

December 14, 2021, 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 ITEM - Wildlife Corridor Overlay Rezone](#)

City staff has been working on a map which identifies all private property located within the defined Wildlife Corridor. On October 26th a brief update of the progress the City has made was presented to the Planning Commission, but there was no time set aside for questions or comments.

This item is being brought back to receive questions, comments, and feedback from the Planning Commission ahead of staff taking further action.

1.B [DISCUSSION ITEM - Road Standards](#)

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 November 9, 2021 Planning Commission Minutes

5. Status Report

5.A [Status Report](#)

An update on Planning Items

6. Action and Advisory Items

6.A [ACTION ITEM / PUBLIC HEARING - Eagle Quest East](#)

A Master Development Plan, Preliminary Plat, Rezone and General Plan Amendment for 424 single family residential lots located on approximately 163.211 acres for an overall project density of 2.597 DU/AC. Located north of Sunset Flats, west of Lake Mountain Road parcel 59:006:0053.

The Eagle Mountain Planning Commission reviewed a concept plan for Eagle Quest East on July 27th 2021 at which time the applicant presented two concepts, concept 1 included 486 units and dedicated the full width of Arterial and Collector roads to the city, concept 2 included 426 units and did not dedicate full widths of Arterial and Collector ROWs to the city.

A number of items were discussed in the meeting including location of Parks, required secondary access to the development, transitioning, lot sizes/density, connectivity, and buffering of surrounding uses.

The applicant also indicated that it was their wish for Airport road to be moved to the east property line of their project rather than cutting diagonally through this project.

6.B [**ACTION ITEM / PUBLIC HEARING - Atlas Tower - Sunset Flats**](#)

A Site Plan approval for a 80' Wireless Communications Tower to be located on 2,500 SF of property located on parcel 59:007:0077. Wireless Communications towers are Special Uses within all zones.

6.C [**ACTION ITEM / PUBLIC HEARING - Salt City Fitness**](#)

A Site Plan approval for a .97 Acre (42,304 SF) piece of property located within parcel 59:056:0048 for Salt City Fitness, a fitness equipment repair company. The site is located within property zoned with the Sweetwater Industrial Overlay Zone.

****Note, Salt City Fitness is not a gym facility****

6.D [**ACTION ITEM / PUBLIC HEARING - Antelope Meadows Pool and Clubhouse**](#)

A proposal to add a clubhouse and pool to the Antelope Meadows Development

6.E [**ACTION ITEM / PUBLIC HEARING - Eagle Ridge**](#)

A General Plan Amendment, Rezone, and a Preliminary Plat for a 17 lot development located on 22.049 acres, parcel 58:044:0011.

6.F [**ACTION ITEM / PUBLIC HEARING - RTI Overlay Zone \(Code Amendment\)**](#)

This proposed code amendment to the Regional Technology and Industry Overlay Zone (Chapter 17.48) removes the automatic repeal date, modifies the prohibited uses, and makes minor adjustments to the chapter.

6.G [**ACTION ITEM / PUBLIC HEARING - Triumph**](#)

Review/approval for a requested General Plan Map Amendment (Agricultural/RD2 to Foothill Residential); a Master Development Plan Permit, Rezone Application (RA to FR); and, 235-lot single-family, residential Preliminary Plat [Triumph Subdivision"] all on some 161.99 acres of land east of Pony Express Parkway and south of Eagle Mountain Blvd. (refer to attached County parcel/vicinity map)...

7. **Discussion Items**

8. **2022 Meeting Schedule**

8.A [2022 Planning Commission Schedule](#)

9. **Recognition**

10. **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.