



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

December 12, 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

1. Discussion Items

1.A [CONCEPT PLAN/DISCUSSION - Gardner Farms](#)

Planning Commission review of the concept plan of Gardner Farms. Feedback to applicant as staff and the applicant work on the development agreement of the Master Development Plan.

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 28, 2023 Planning Commission Minutes

5. Status Report

6. Action and Advisory Items

6.A [ACTION ITEM - Quailhill Stake Temporary Site Plan](#)

Request to locate a temporary trailer to house Quailhill Stake offices to accommodate the needs of the local congregations at 7995 N. Silver Lake Parkway.

6.B [ACTION ITEM -- CODE AMENDMENTS TO EMMC TITLE 15 CONSTRUCTION STANDARDS](#)

Planning Commission review and recommendations regarding code amendments to sewer system standards.

6.C [2024 Planning Commission Meeting Schedule](#)

Approve the 2024 Planning Commission Meeting Schedule.

6.D [ACTION ITEM - City Center Commercial Phase A Plat 6 - Rezone](#)

Planning Commission review and recommendation regarding a proposed rezone of a portion of City Center Commercial Phase A Plat 1 Lot 1 (Utah County Assessor No.

65:509:0001 -- also addressed as 1308 E. Eagle Mountain Boulevard) from Commercial C-1 to Commercial Community.

- 6.E [**ACTION ITEM - City Center Commercial Phase A Plat 6 - Recorded Plat Amendment**](#)
Planning Commission review and recommendation regarding a proposed recorded plat amendment of City Center Commercial Phase A Plat 1 Lot 1 (Utah County Assessor No. 65:509:0001 -- also addressed as 1308 E. Eagle Mountain Boulevard), dividing the lot into two separate lots.
- 6.F [**ACTION ITEM - Alpine School District Middle School Site Plan**](#)
Site plan approval of a middle school location of Alpine School District.
- 6.G [**ACTION ITEM - Marketplace at Eagle Mountain Town Center Medical Site Plan**](#)
Recommendation of approval to construct a medical services building in the Marketplace at Eagle Mountain Town Center development.
- 6.H [**ACTION / PUBLIC HEARING - Official Zoning Map Adoption - Ordinance**](#)
The City is adopting an official updated city-wide zoning map, which will be an interactive digital online map. Properties are not being rezoned with this approval. The City is simply clarifying the zoning and creating a user-friendly map.

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. -