EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

SEPTEMBER 10, 2024, 5:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. DISCUSSION - Open Meeting Training

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. August 27, 2024 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ACTION/ADVISORY - Gardner Farms Concept Plan

BACKGROUND: (Presented by Senior Planner, David Stroud) Gardner Farms is a 160-acre master plan containing single-family, multi-family stacked and townhome dwellings. Commercial is proposed along Eagle Mountain Boulevard as well as property under the ownership of Intermountain Healthcare.

7.B. ACTION ITEM/PUBLIC HEARING - The District Master Site Plan & Preliminary Plat

BACKGROUND: (Presented by Senior Planner, David Stroud) Master Site Plan approval of commercial development on Parcels 59:044:0041, 59:044:0175, 59:044:0176, 59:044:0112, 53:228:0001, 53:228:0002, 53:228:0003, and 53:228:0004. This project includes 19.26 acres and is located at Eagle Mountain Boulevard and Pony Express Parkway.

7.C. ACTION/PUBLIC HEARING - Rose Ranch Rezone & Master Development Plan

BACKGROUND: (Presented by Senior Planner, David Stroud) Master Development Plan of Rose Ranch on Parcel 59:043:0016. This project consists of 79.85 acres and is located at approximatley 200 E. Willard Peak Road. Also, Rezone from Agriculture to R2 and R3 for the purpose of constricting single-family homes.

7.D. ACTION/PUBLIC HEARING - Ranches Properties Rezone and 29, 30, & 31 of Eagle

Mountain Properties - Rezone

BACKGROUND: (Presented by Planning Director, Brandon Larsen and Senior Planner, Robert Hobbs)

Zone map and future land use map amendments for noted parcels generally located in The Ranches and Eagle Mountain Properties MDP areas of the City. Approximately 216 acres of land are included in this proposal. The following parcels are the ones to be included: 58:033:0423, 38:302:0002, 38:685:0002, 38:685:0001, 58:033:0305, 58:034:0440, 58:034:0250, 58:034:0242, 58:040:0259, 58:040:0188, 58:040:0378, 58:040:0326, 58:040:0654,58:040:0525, 42:050:0002, 59:045:0045, and 59:045:0006.

7.E. ACTION/PUBLIC HEARING - Granite Credit Union - Site Plan

BACKGROUND: (Presented by Planner, Steven Lehmitz) Site plan review and recommendation of a Granite Credit Union, located on Parcel 66:403:0103, which is behind the Maverick at Ranches Parkway and SR-73.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

By the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations 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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 5 day of September, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder