



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

August 25, 2020, 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 - Proposed Code Amendments to EMMC 17.70 Accessory Apartments

A discussion of proposed code amendments to EMMC 17.70 Accessory Apartments.

[Proposed Code Amendments to EMMC 17.70 Accessory Apartments](#)

1.B DISCUSSION ITEM - Proposed Code Amendment to Add EMMC 17.23 Open Space Zone

Proposed code amendment to create an Open Space Zone with related uses and development standards. A secondary option to create two classifications of open space (natural and improved) is also provided for consideration.

[17.23 Open Space Zone - PROPOSED OPT 1](#)

[17.23 Open Space Zone - PROPOSED OPT 2](#)

1.C DISCUSSION ITEM - Proposed Code Amendment to Add EMMC 17.31 Public Facilities Zone

Proposed code amendment to create a Public Facilities Zone with related permitted uses and development standards.

[17.31 Public Facilities Zone - PROPOSED](#)

1.D DISCUSSION ITEM - Zoning Transition Table

A discussion on the proposed zoning transition table and drafted code amendments to EMMC 17.60 in order to incorporate the zoning transition table.

[17.60 Landscaping, Buffering, Fencing, and Transitioning - PROPOSED](#)

1.E DISCUSSION ITEM - Proposed Code Amendments to EMMC 16.10 Master Development Plans

A discussion on the master development plan and agreement process and proposed changes to EMMC 16.10 Master Development Plans.

[16.10 Master Development Plans and Agreements - PROPOSED](#)

1.F DISCUSSION ITEM - Proposed Code Amendments to EMMC 17.60.120 (R) and EMMC

16.35.090.

Proposed code amendments to the fencing requirements in EMMC 17.60.120 (R) and 16.35.090.

16.35.090 Privacy Fencing

17.60.120 Fencing

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 [August 11, 2020 Planning Commission Minutes](#)
PC Minutes 08.11.2020 - DRAFT

5. Status Report

6. Action and Advisory Items

6.A [B & H Property \(Rezone and General Plan Amendment\)](#)

This is an application for a rezone and general plan amendment. The General Plan shows this property as Employment Center/Campus on 2/3 of the property and Neighborhood Residential One on the other 1/3. The amendment is to keep the Neighborhood Residential One and include Neighborhood Residential Three. The property is approximately 162 acres.

[B&H Rezone land use map 061820](#)

[B&H Rezone land use map 081720 - Updated](#)

[General Plan Vicinity Map](#)

[BH Rezone exhibit map - general plan updated map](#)

6.B [PUBLIC HEARING - SilverLake 28 \(Site Plan\)](#)

A proposed site plan for the SilverLake South development. The proposal consists of single family and townhouse lots/units.

[Plat](#)

[Site Plan](#)

[Elevations and Floor Plans](#)

[SilverLake South Preliminary Plat - Approved 10.01.2019](#)

[SilverLake South Open Space Exhibits 9.5.2019](#)

6.C [Ault Farms \(Concept Plan\)](#)

Concept plan review for the Ault Farms project, located east of Pony Express Boulevard, south of Eagle Point B/C/D.

[Ault Farms Concept Plan](#)

Context Map

6.D Triumph (Concept Plan)

Concept plan review for the Triumph project, located along Lake Mountain Road, southwest of the proposed Ault Farms development project.

[Triumph Concept Plan](#)

6.E PUBLIC HEARING - Development Code Amendment for Master Development Plans and Agreements

This is a request to amend the municipal development code for EMMC 16.10 Master Development Plans. The proposed language clarifies process elements for master development plans and agreements and sets standards for master development agreements.

Following the public hearing, this item will be continued to a future meeting.

[16.10 Master Development Plans and Agreements - PROPOSED](#)

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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 21st day of August, 2020, 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