

**EAGLE MOUNTAIN CITY**  
**PLANNING COMMISSION MEETING AGENDA**  
TUESDAY NOVEMBER 14<sup>TH</sup> 2017 AT 6:00 P.M.  
Eagle Mountain City Council Chambers; 1650 E. Stagecoach Run, Eagle Mountain, UT 84005

**6:00 P.M. - Eagle Mountain City Planning Commission Policy Session**

1. Pledge of Allegiance
2. Declaration of Conflicts of Interest
3. Approval of Meeting Minutes
  - A. October 10<sup>th</sup> 2017
4. Action and Advisory Items
  - A. Dodge Barn Variance, Public Hearing, Action Item:  
Applicant is requesting a variance to allow for a barn within the front yard of their home located at 2203 Cedar Fort Drive
  - B. Ranches Golf Course Single Family Rezone, Public Hearing, Action Item:  
An applicant proposal to rezone portions of the Ranches Golf Course from Open Space to residential and commercial, in total applicant is proposing to rezone 5.15 acres, including 4.15 acres of residential, and 1 acre of commercial. Proposal is for land in 8 areas or pods.
  - C. Overland/SITLA Master Development Plan Amendment, Public Hearing, Action Item:  
An applicant proposed amendment to the 1,196 acre SITLA mid-valley project. The proposed changes affect transportation, parks, and open space, land uses, density, and zoning.
  - D. Porter's Crossing Town Center Master Development Plan Amendment and Preliminary Plat, Public Hearing, Action Item:  
An applicant proposal to amend the Porters Crossing Town Center Master Development Plan removing a small portion of proposed commercial development, replacing some multifamily development with small single family residential lots, changing a residential pod to civic use, and adding an institutional component to the plan In addition to the MDA amendment the applicant is proposing the New Park Preliminary Plat, which is dependent on the approval of the MDP amendment, and contains 169 small single family lots on 35.58 acres with an overall density of 4.75 units per acre.
  - E. Hidden Hollow Phase B Preliminary Plat, Public Hearing, Action Item:  
A proposal for 40 single family dwellings located on 16.59 acres of land south of Hidden Hollow Elementary School, located on the Hidden Valley Parkway for a total density of 3.17 units per acre.
  - F. Chapters 8.25, 15.30, & 16.20 Development Code Amendments related to Blasting Regulations, Public Hearing, Action Item:  
Staff proposed changes to the development code to ensure blasting is done in a safe and responsible manner under the guidelines and direction of the Eagle Mountain City Council, City Engineer, Unified Fire Authority, and the State Division of Air Quality.

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- G. Chapter 17.10 and 17.20 Development Code Amendments, Public Hearing, Action Item:  
An applicant proposed amendment to chapter 17.10 (Definitions) and 17.20 (Agriculture Zone) to add three conditional uses to the Agriculture Zone.
  
  - H. Chapter 17.80 Development Code Amendments, Public Hearing, Action Item:  
Staff proposed changes to prohibited signs.
  
  - I. Chapter 17.25 Development Code Amendment, Public Hearing, Action Item: Changes to side yard setbacks requiring minimum side yard setbacks of 10' and 5'
5. Next scheduled meeting: November 28<sup>th</sup> 2017
6. Adjournment