

EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING AGENDA

TUESDAY, DECEMBER 10, 2013 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. Declaration of Conflicts of Interest

2. Approval of Meeting Minutes

A. November 12, 2013

3. Approval of 2014 Meeting Schedule

4. Development Items

A. Monte Vista Ranch Master Development Plan Items – Public Hearing

1. Development Code Amendments – Chapters 17.26, 17.36, 17.52

The applicant is proposing that three new zoning chapters be added to Title 17 of the Municipal Code: (1) Chapter 17.26 Residential Mixed Use Development Zone; (2) Chapter 17.36 Commercial Mixed Use Development Zone; (3) Chapter 17.42 Industrial Mixed Use Development Zone.

2. Master Development Plan & Agreement Amendments

An applicant proposal to rezone the vacant properties within the master plan to the three newly proposed zones, divide the project into 5 different planning areas, and propose a maximum number of dwelling units in each area. A draft agreement is provided for review. The applicant's intent is for the existing agreement to be replaced with an amended agreement.

3. General Plan Amendments

The City's General Plan (Future Land Use and Transportation Corridors Map) is proposed to be amended, consistent with the master development plan changes.

B. SilverLake 11-13 Preliminary Plat – Public Hearing, Action Item

An applicant proposal for the next three phases of SilverLake, located south of SilverLake Plat 8 and east of Woodhaven Boulevard. The proposal is for 137 residential lots on 25.4 acres at a density of 5.4 units/acre. This density was approved in the master development plan, and the specifics of the lot and road layout, open space locations and improvements, etc. will be reviewed.

C. Gateway Phase A Plat 1 Final Plat – Action Item

An applicant proposal for the first phase of the Gateway project, which received preliminary plat approval in August. The project is located southeast of the Lone Tree development, across Pony Express Parkway. The proposal is for 19 lots on 7.21 acres, for a density of 2.63 units/acre.

5. Work Session

A. Discussion of Potential Development Code Amendments

B. Next Scheduled Meeting: January 14

6. Adjournment