



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

FEBRUARY 25, 2025, 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 - FLUM

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. February 11, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. Downtown Master Plan

BACKGROUND: *(Presented by Economic Development Director, Evan Berrett)*. Eagle Mountain City has contracted with MHTN Architects to create a Downtown Master Plan for 20.99 acres of City property east of Cory Wride Park. Following months of public engagement, feedback sessions with elected officials and stakeholders, and developing multiple concepts, the draft Downtown Master Plan is being brought forward for consideration of approval and adoption

7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Enyo Development Agreement.

BACKGROUND: *(Presented by Planning Director, Brandon Larsen, and City Attorney, Marcus Draper)*. Enyo Energy is an independent power company that specializes in developing utility-scale energy projects in the Intermountain West. It is looking to develop a power project in Eagle Mountain City and partner with local data centers and Rocky Mountain Power. Enyo is looking to construct Battery Energy Storage Systems, solar power, and potentially a natural gas power plant in Eagle Mountain City. This Development Agreement would govern Enyo's project. Parcel No. are 59:068:0005, 59:068:0002, 59:068:0004, 59:084:0010, 59:084:0009, 59:084:0007.

7.C. PRELIMINARY PLAT - Harmony A13

BACKGROUND: *(Presented by Senior Planner, David Stroud)*. Preliminary Plat approval of Harmony A13 with 34 single-family lots on Parcel No. 59:045:0153 at Annabell St. and Caitlyn St., Flagship Homes. Governed by the 2018 Harmony Development Agreement.

7.D. PRELIMINARY PLAT - Harmony A14

BACKGROUND: *(Presented by Senior Planner, David Stroud)*. Preliminary Plat approval of Harmony A14 with 38 single-family lots on Parcel No. 59:045:0155 at Annabell St. and Rachel Way, Flagship Homes. Governed by the 2018 Harmony Development Agreement.

7.E. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Eagle Quest East Master Development Agreement Amendment.

BACKGROUND: *(Presented by Planner 2, Steven Lehmitz)*. A proposed amendment to the Eagle Quest East Master Development Agreement that would extend the initial development benchmarks. The project is located on Parcel No. 59:006:0053, which is just north of the Sunset Flats development.

7.F. SITE PLAN - UTA Park and Ride

BACKGROUND: *(Presented by Planner 2, Steven Lehmitz)*. A proposed Site Plan for Parcel No. 58:034:0424, which is along Pony Express Parkway and west of Unified Fire Authority – Eagle Mountain Station 252.

7.G. Master Site Plan for Pinnacles B-3

8. **DISCUSSION ITEMS**

9. **NEXT SCHEDULED MEETING**

10. **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 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 801-789-6611. 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.