



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**MARCH 11, 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 - Cedar Glen Concept Plan
- 1.B. DISCUSSION - General Plan Part 1 Review

### **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 25, 2025 Planning Commission Minutes

#### **6. STATUS REPORT**

#### **7. ACTION AND ADVISORY ITEMS**

- 7.A. PRELIMINARY PLAT - Overland Village 2 Phase B

BACKGROUND: (Presented by Senior Planner, David Stroud). A request to approve the second preliminary plat of Overland Village 2, and complete development of this Village with single-family lots, townhomes, and open space.

**BACKGROUND:** Neighborhood Residential One / Residential

- 7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17 Amendments.

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). A Proposal to enact an ordinance amending Title 17, Chapters 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, by replacing references to conditional uses with special uses, adding land use tables in lieu of lists of uses in each chapter, and re-labeling subsection paragraphs to accommodate changes.

- 7.C. PRELIMINARY PLAT - Meadow Ranches (tabled from January 28, 2025)

- 7.D. MASTER SITE PLAN - Pinnacles B3 (tabled from February 11, then February 25th)

#### 7.E. SITE PLAN - UTA Park and Ride

BACKGROUND: (Presented by Planner, 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.F. ACTION/PUBLIC HEARING - Atkinson Accessory Dwelling Unit Exception

BACKGROUND: (Presented by Planner, Steven Lehmitz). A proposed ADU exception for a property located at 1998 E. Horizon Cove, Parcel No. 54:223:0034. Property owners are petitioning the Planning Commission for an exception to the accessory dwelling unit standards found in EMMC 17.70.030.

#### 7.G. DEVELOPMENT AGREEMENT - Saddle Junction Development Agreement

### 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.