



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

MAY 13, 2025, 5:00 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:00 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

- 1.A. Joint Presentation/Discussion with City Council on Architectural Standards - VCBO
- 1.B. TRAINING - Landscape Plans
- 1.C. CONCEPT PLAN - Pony Express Business Park

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. April 22, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

- 7.A. 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.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Amending the General Plan Future Land Use Map for Certain Lands Known as Steeplechase South.

BACKGROUND: (Presented by Planner, Ashley Swensen). A proposed Plat Amendment of the Steeplechase South Subdivision, located at 877 N Pony Express Parkway. The purpose of the proposed Amendment is to subdivide a second lot for the previously constructed substation (Parcel #: 66:815:0002).

- 7.C. SITE PLAN - The District Lot 3

BACKGROUND: (Presented by Senior Planner, David Stroud). Site plan approval of a commercial multi-tenant building on Lot 3 of The District at Eagle Mountain at 4276 North 1620 East in the Commercial Community zone (Parcel # 59:044:0175).

7.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.35.140 Diagrams.

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). A proposal to enact an ordinance amending Title 16, Chapter 35, Section 140 Diagrams by changing the section name and substituting new illustrations in a corrected format and order.

7.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.40.020 Land Use Table.

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). Amending Title 17.40.020, deleting reference to conditional uses and Title 17.60.120; reformatting the section, specifying that a fence permit is required by the City, and clarifying when grey wooden fencing is required along Ranches Parkway.

7.F. DEVELOPMENT AGREEMENT AMENDMENT - Harmony DA Section 7 and 8

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.