



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

OCTOBER 28, 2025, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

A. DISCUSSION - Utah Housing Strategic Plan

1. DISCUSSION ITEMS

7:00 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. October 14, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. PUBLIC HEARING / ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving the Lower Hidden Valley Master Development Plan Amendment.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Perry Homes for Master Development Plan Amendment approval to amend the Lower Hidden Valley Master Development Plan and Agreement pertaining to approximately 244.60 acres of property located in Section 30, T5S, R1W, (County Assessor Parcels/Serial #s 58:040:0149 & 58:040:0010) located west of the southwest corner of Hidden Valley Parkway and Pony Express Parkway on the east side of Pony Express Parkway in Eagle Mountain City. Project [to be] known as the Trails at Hidden Valley.

7.B. PUBLIC HEARING / ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.64 Alternative Energy Overlay Zone.

BACKGROUND: *(Presented by Director of Legislative and Strategic Affairs, Evan Berrett)* Eagle Mountain City is proposing the creation of an overlay zone known as the Alternative Energy Overlay Zone (AEOZ) which would allow for the development of a variety of types of power generation facilities at approved locations. The AEOZ is not being proposed at this time to be applied to any property and would generally be contemplated for use on request. The AEOZ contains a number of requirements and restrictions regarding power generation facility development including demonstration of approval from state and federal entities as applicable.

7.C. PUBLIC HEARING / PRELIMINARY PLAT - Firefly NPA 6 A

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Candlelight Homes for Preliminary Plat Approval for Firefly NPA 6 Phase A; said plat consisting of 246 detached residential building lots on 52.53 total acres of land (4.68 du/a) within the Firefly Master Planned Community located in the southwest area of the City near SR-73 and Pole Canyon Blvd. on, and over, parcel number(s) 59:049:0052.

7.D. PUBLIC HEARING / ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.30.090.C.5,b.iii Connectivity Standards.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* A proposed amendment regarding internal cross-access between non-residential lots by deleting the language that encourages shared access. EMMC 17.100.050.C3 requires shared access.

7.E. PUBLIC HEARING / ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* This proposal amends EMMC 17.80 to clarify which type of permit will be required for certain signs. Additionally, several other minor text changes are being proposed along with updates to some of the figures and schematics.

8. **DISCUSSION ITEMS**

9. **AGENDA REVIEW**

10. **NEXT SCHEDULED MEETING**

11. **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.