



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**NOVEMBER 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 - White Hills Country Estates

1.B. DISCUSSION - Agenda 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. November 12, 2025, Planning Commission Minutes

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

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

7.A. PUBLIC HEARING / ACTION ITEM — MASTER SITE PLAN — Firefly NPA 9 A

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Candlelight Homes for Master Site Plan (and Preliminary Plat Approval) for Firefly NPA 9 Phase A, a 370-unit residential condo project (apartment-like arrangement) with 10.81 acres of open space across 28.14 total acres of land (13.15 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) 59:048:0107 & 59:053:0054. Residential buildings total in number. Also, a part of the Phase area includes a 5,000 sq. ft. retail area, clubhouse & playground [note: the depicted amphitheater is to be built elsewhere].

7.B. PUBLIC HEARING / ACTION ITEM -- PRELIMINARY PLAT -- Firefly NPA 9 A

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Candlelight Homes for Preliminary Plat (and Master Site Plan) Approval for Firefly NPA 9 Phase A, a 370-unit residential condo project (apartment-like arrangement) with 10.81 acres of open space across 28.14 total acres of land (13.15 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) 59:048:0107 & 59:053:0054. Also, a part of the Phase area includes a 5,000 sq. ft. retail area, clubhouse & playground [note: the depicted amphitheater is to be built elsewhere].

7.C. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan and Rezone for Spring Run Plaza.

BACKGROUND: (*Presented by Planner, Steven Lehmitz*) A proposed Master Development Plan and Rezone for the Spring Run Plaza project, located at the northeast corner of SR-73 and Spring Run Parkway (Parcel ID: 58:033:0628).

7.D. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.05 and 17.05 Newspaper Amendment.

BACKGROUND: (*Presented by Planner, Mickie Mills*) This code amendment effectively removes all newspaper noticing requirements and instead requires a notice on the public noticing website. Amended sections include EMMC 16.05.180, Table 16.05.220(a), 16.55.040, 17.05.150, and Table 17.05.200(a).

7.E. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands in and Around the White Hills Area of the City.

BACKGROUND: (*Presented by Planner, Steven Lehmitz*). The Eagle Mountain Planning Commission will conduct a public hearing for proposed Future Land Use Map and Zoning Map amendments. These properties are generally located within and around the White Hills area of the City. Approximately 177 acres of land are included in this proposal.

7.F. PUBLIC HEARING / ACTION ITEM — An Ordinance Of Eagle Mountain City, Utah, Amending the General Plan for Eagle Mountain's Annexation Policy Declaration.

BACKGROUND: (*Presented by Community Development Director, Brandon Larsen*) Annexation Policy Plan: Eagle Mountain City is proposing an updated annexation policy plan. The plan identifies six (6) areas of unincorporated Utah County that Eagle Mountain City would potentially consider for annexation. The document contains a map of these areas in relation to the current city boundaries. A series of criteria and considerations are also included in the document to facilitate analysis and decision-making for annexation proposals.

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.

