



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**DECEMBER 9, 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 - Horizon Master Development Plan

### **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 25, 2025 Planning Commission Minutes

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

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

7.A. MOTION - 2026 Planning Commission Schedule

7.B. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain, Utah, Approving the Horizon Master Development Plan.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Caden Hazard for Master Development Plan and for Preliminary Plat Approval for 110 single-family detached residential lots with open space all on/for approximately 109 acres of property located in Section 30, T5S, R1W, on the north side of Pony Express Parkway and Lone Tree Parkway (County Assessor Parcels/Serial # 58:040:0378) addressed as 2434 E. Pony Express Parkway in Eagle Mountain City; application set identified as the "Horizon" project.

7.C. PUBLIC HEARING / ACTION ITEM - Hidden Hollow Amenity Exchange (Minor) Site Plan Amendment

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity. Proposed is the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow Phase C Plat 5 (County parcel/serial # 68:202:0536) at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way in Eagle Mountain, UT 84005.

7.D. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.60.120 General

Fencing/screening provisions.

BACKGROUND (*Presented by Senior Planner, Robert Hobbs*) A proposal to enact an ordinance amending Title 17, Chapter 60 Section 120.P (General Fencing/Screening Requirements. Maintenance Required) by specifying that all fences, walls and retaining structures shall be kept in good repair/condition etc., listing the terms of that standard and requiring that repairs shall be executed in a timely fashion.

- 7.E. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah Approving the Pacific Springs Development Agreement.

BACKGROUND: (*Presented by City Attorney, Marcus Draper*) R5 Homes is working on getting permits for lots 511–514 in Pacific Springs A5. However, per EMMC 16.35.090, they are required to install privacy screening “prior to any building permits being issued in that phase of development that abuts such right-of-way.” R5 Homes is requesting flexibility--through a development agreement--to install the fencing after home construction on the lots to avoid potential damage during the building process.

- 7.F. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.80.080.

BACKGROUND: (*Presented by Planner, Steven Lehmitz*) Code amendment to EMMC 17.80.080 to allow and add standards for off-premises directional signage related to data center/large-scale development projects.

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.**