



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**FEBRUARY 10, 2026, 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. CONCEPT PLAN - Eagle Mountain Chapel Addition
- 1.B. 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. December 9, 2025 Planning Commission Minutes
- 5.B. January 13, 2026 Planning Commission Minutes

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

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

- 7.A. PUBLIC HEARING / ACTION ITEM - One Call Auto Site Plan

BACKGROUND: *(Presented by Senior Planner, David Stroud)* A proposed site plan for One Call Auto, at 643 E. Split Rock Drive, Parcel 51:829:0114.

- 7.B. PUBLIC HEARING / ACTION ITEM - Consolidated Fee Schedule for Site Plan Amendment

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Amendment to the Consolidated Fee Schedule to implement a fee to process a minor site plan amendment.

- 7.C. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.60 and 17.10 Fencing Amendment

BACKGROUND: *(Presented by Planner, Mickie Mills)* Initiated by Eagle Mountain Resident, Katie Elliott, this code amendment adds “pre-weathered weathering steel” as an approved material type for residential perimeter fencing and defines “pre-weathered steel fences.” Amended sections include 17.60.120, and 17.10.030.

- 7.D. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain, Utah approving

the 5th Amendment to the Amended and Restated Overland Master Development Agreement

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* : The City is proposing to amend the Amended and Restated Master Development Agreement for Overland. In 2017, the City entered into the ARMDA with SITLA and Ivory Homes for the Overland Development. Ivory and SITLA have sold a 53 acre parcel within the commercial area of the development to a commercial developer working with Kroger for the development of a commercial shopping center. The parcel is located north of Mid Valley Road and east of Pony Express Parkway. The shopping center would include a Smith's Marketplace, another major big box retailer, 4 other smaller anchors adjacent to the Smith's, and numerous pad sites. To make the project financially feasible, the agreement includes tax incentives for the cost of infrastructure to support the development. The agreement would allow the developer to develop the property consistent with the already vested historic commercial zone. It also allows a few other permitted uses consistent with a Smith's anchored commercial marketplace.

- 7.E. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as QTS-SCL 2.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Rezone of Parcels 59:055:0002, 59:055:0005, 59:055:0010, 59:055:0013, 59:055:0016, 59:055:0017, 59:055:0021, and 59:058:0004, to the Regional Technology and Industry Overlay zone.

- 7.F. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Wildlife Urban Interface.

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen)*  
An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Mountain City Wildland Urban Interface Area Map, an amendment to Chapter 15.95 of the Eagle Mountain City Municipal Code.

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.