



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**FEBRUARY 24, 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. DISCUSSION - Setback Exception for OpenGov Application PLGA-26-8 (*anticipated time 15 minutes*)

1.B. DISCUSSION - Future Land Use Map (*anticipated time - 45 minutes*)

### **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. February 10, 2026 Planning Commission Minutes

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

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

7.A. PUBLIC HEARING/ACTION ITEM — Williams Development Agreement

BACKGROUND: (*Presented by City Attorney, Marcus Draper*) Williams is an independent power producer. They are looking to co-locate a natural gas power facility on the Stadion parcel to facilitate the Meta data center expansion. The new natural gas facility would be located on the Stadion property, which is zoned RTI. Pursuant to the Stadion development agreement, natural gas power is a permitted accessory use on the property. Nevertheless, the parties have negotiated a development agreement to provide additional clarification of the rights and responsibilities of Williams and the City in relation to the natural gas power facility. Williams would be required to install any necessary public infrastructure for their development. Williams is asking for a few exceptions to the city code. Most notably, they are asking to be allowed to go up to 75 dB in sound. This exceeds the City's nighttime limit, which is 65dB, but is consistent with industrial noise limits in neighboring communities. Williams is also asking to be allowed to use above ground power distribution lines on the property.

#### **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.**