



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

JUNE 9, 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. TRAINING: Architecture: The Value of Constructing Buildings to Last

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. May 26, 2026 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions, 17.25.030 Land Use Table, and enacting Chapter 17.55 Senior Housing Overlay Zone.

BACKGROUND: (Presented by Housing Coordinator, Kiara Polee, and Long Range Planner, Elizabeth Fewkes) The City Council directed staff to create an overlay zone in an effort to encourage the construction of senior housing in the City.

7.B. PUBLIC HEARING: An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land use Map for Annexation Policy.

BACKGROUND: (Presented by Community Development Director, Brandon Larsen) Eagle Mountain City is proposing an updated annexation policy plan and is seeking feedback from affected entities, as defined in §10-2-801 of the Utah Code Annotated — including special districts or special service districts whose boundary includes any part of an area proposed for annexation; a school district whose boundary includes any part of an area proposed for annexation, if the boundary is proposed to be adjusted as a result of the annexation; and a municipality whose boundaries are within 1/2 mile of an area proposed for annexation. This is a public meeting in which the City is seeking feedback from affected entities at this point of the proposed annexation policy plan update process. Affected entities will also have ten (10) additional days, after the public meeting, to submit written feedback to the Planning Commission for consideration.

7.C. PUBLIC HEARING / ACTION ITEM: An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Eagle Quest East Master Development Agreement.

BACKGROUND: (Presented by Planner, Steven Lehmitz) Planning Commission recommendation on a proposed second amendment to the Eagle Quest East Master Development Agreement that would extend the initial benchmarks of development and the overall expiration of the Agreement. The project is located on Parcel No. 59:006:0053, which is just north of the Sunset Flats development.

7.D. PUBLIC HEARING / ACTION ITEM - Consolidated Fee Schedule Amendment

BACKGROUND: (*Presented by Community Development Director, Brandon Larsen*) Planning Commission review and recommendation of a proposed amendment to the City's Consolidated Fee Schedule Section 13 - Building Department Fees, 10.7 Other Subdivision Development Fees and Appendix B Building Valuation Table.

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.