



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

JUNE 23, 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 - Market Value and Zoning Affect Developers

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. June 9, 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 General Plan Future Land Use Map for Annexation Policy Plan.

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen)* Eagle Mountain City is proposing an updated annexation policy plan. The plan identifies seven (7) 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 included in the document to facilitate analysis and decision-making for annexation proposals.

7.B. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Approving the Triumph Master Plan & Development Agreement Amendment.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A request by Scot Hazard for [a second] Master Development Agreement and Plan Amendment approval pertaining to Triumph Subdivision in order to allow for the creation of four (4) affordable housing “pods” within the development. The proposed pods range from 2.8 – 4.5 acres in size and are intended to have higher residential densities than the balance of the project. Triumph Subdivision is located in Section 19, T6S, R1W, on the east and west sides of N. Lake Mountain Road south of E. Pole Canyon Blvd. (County Assessor Parcel/Serial # 59:019:0031) in Eagle Mountain City; application identified as the: “Triumph Master Development Agreement Amendment”.

7.C. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.75.052 Accessory Recreation Buildings.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* A proposed code amendment that establishes special use standards for recreation buildings that are an accessory use to religious or cultural meeting halls.

7.D. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.10.030, 17.80.120, and 17.160 Seasonal and Political Signs.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* This proposed code amendment provides definitions for park strips and political signs, updates standards and practices for political signs, and updates standards for temporary and seasonal use signs.

7.E. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah Amending the Eagle Mountain Municipal Code 16.20, 16.25, and 17.100 Cost Estimate.

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen)* Consideration of an amendment to Eagle Mountain Municipal Code Chapters 16.20, 16.25, and 17.100, Application Requirements, Cost Estimates.

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.