



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

JULY 28, 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 — Rob's Trains

1.B. DISCUSSION — Temporary Use (s) Standards

1.C. 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. July 14, 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 Master Plan Known as Transportation Master Plan (TMP) and Impact Fee Facilities Plan (IFFP).

BACKGROUND: *(Presented by Assistant City Engineer, David Salazar)* The hearing is for adoption of an update to the Transportation Master Plan and Impact Fee Facilities Plan (IFFP) The City's Transportation Master Plan is intended to identify the needed transportation infrastructure needed to provide adequate service for the City's residents and businesses. A comprehensive transportation plan must be developed and regularly maintained to combat the potential congestion caused by projected growth. The TMP must incorporate the goals of the City of Eagle Mountain regarding the transportation systems within our jurisdiction and those regional facilities maintained by UDOT, UTA, Utah County, and neighboring communities.

7.B. PUBLIC HEARING / ACTION ITEM — Angels Landing, Lot Split

BACKGROUND: *(Presented by Planner, Mickie Mills)* A proposed lot split for 2333 N 0 St., Utah County Parcel Number 59:055:0011, that will create two lots of approximately ten acres each.

7.C. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah,

Amending the Eagle Mountain Municipal Code 16.20.040 Preliminary Plats.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Regarding street names on preliminary plats.

- 7.D. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain, Utah, Amending Eagle Mountain Municipal Code 16.25.040, Final Plats.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Proposed code amendments to include street naming standards required of final plats, and other plat requirements.

- 7.E. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Mountain Chapel and Recreation Building Development Agreement.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* Planning Commission review of a proposed Development Agreement that would facilitate the development of the proposed Eagle Mountain Chapel and Recreation Building Site Plan.

- 7.F. SITE PLAN — Eagle Mountain Chapel and Recreation Building

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* Planning Commission review of a site plan proposal that would demolish two residential dwellings, renovate and expand the current accessory building into a religious and cultural meeting hall, and construct an accessory recreation building.

- 7.G. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.60.12.C. Barbed Wire Fencing.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A proposed amendment to Eagle Mountain Code section 17.60.120.C. to allow barbed wire fencing in the RTI Overlay Zone and to clarify that chain link fencing, where allowed in industrial areas, shall not be topped with barbed wire.

- 7.H. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25.040. Residential Standards Table.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* Proposed amendment to Eagle Mountain Code Section 17.25.040, Residential Standards Table, to acknowledge existing lots smaller than 4,500 square feet that are rezoned to the RC Zone as legally nonconforming; likewise, for existing building setbacks that are smaller than the minimum setbacks otherwise required in the RC Zone.

- 7.I. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.100.040 Master Site Plans.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* A proposed amendment to Eagle Mountain Code Section 17.100.040 (Master Site Plans) to clarify when a Master Site Plan or standard Site Plan is required, establish the applicable review process, require a separate plat application for land proposed to be subdivided within a Site Plan, and require approval of a Master Site Plan before approval of a plat for land

proposed to be subdivided within that Plan's area.

7.J. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Pinnacles.

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) Request by Andy Flamm for Master Development Plan and Agreement Amendment (with an associated Rezone and Future Land Use Map Amendment) to change the identification and zoning of two parcels of land (County Assessor Acct./Serial #s 59:034:0192 & 59:034:0193) 6.04 acres and 5.24 acres respectively, from Commercial Neighborhood to Agriculture and the future land use setting/category from Neighborhood Residential 1 to Ag.

- 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.