



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

APRIL 8, 2025, 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 - Real Estate Procedures and Financing
- 1.B. CONCEPT PLAN - Golf Course Tuff Shed Garage

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. March 25, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

- 7.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17 Amendments

BACKGROUND: (Presented by Policy Analyst, John Magness). A Proposal to enact an ordinance amending Title 17 Chapter 80.120 Exempt Signs by replacing existing language about the size and placement of political signs with more specific language about the size, placement, location, and timing of political signs (ie. pertaining to election campaigns, candidates etc.)

- 7.B. SITE PLAN - Panda Express

BACKGROUND: (Presented by Planner, Ashley Swensen). A proposed Site Plan application for a Panda Express restaurant, located at 4180 N Pony Express Parkway (Parcel #: 59:044:0112).

- 7.C. HOME BUSINESS EXCEPTIONS/PUBLIC HEARING - Muhlestein Microschool

BACKGROUND: (Presented by Planner, Steven Lehmitz). A proposed petition for a review of exceptions to home business license standards for the purpose of operating a microschool located at 9383 N. Canyon Wash Drive (Parcel # 36:713:0047).

7.D. SITE PLAN - Harmony MF1 Elevations

BACKGROUND: (Presented by Senior Planner, David Stroud). Request for Site Plan amendment approval of the townhome elevations in Harmony Phase A, MF1 subdivision (see parcel # 59:045:0144) at Delta Street and Reichert Street. The primary change is eliminating the detached garages and attaching the garages to the main dwelling unit.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. 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.