



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

JULY 22, 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. DISCUSSION/TRAINING - Review Code Workshop

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 8, 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 Consolidated Fee Schedule.

BACKGROUND: *(Presented by Community Development Director Brandon Larsen).* Planning Commission review and recommendation of a proposed amendment to the City's Consolidated Fee Schedule to add fees for Site Plan and Minor Plat Amendments.

7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code sections 6.05.260, 6.10.080, and creating Chapter 6.15 for establishing standards for alternative animal management plans. It also amends Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c), as well as sections 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* A proposal to amend EMMC 6.05.260, 6.10.080, and create Chapter 6.15 for establishing standards for alternative animal management plans. It also amends 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 to remove exceptions to home business license and accessory dwelling unit standards, as well as eliminating public hearings for variances and land use appeals pursuant to UCA 10-9a-701(5). Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c) are being amended to coincide with the other proposed changes.

7.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.20 Preliminary Plats.

BACKGROUND: (Presented by Senior Planner David Stroud). Amending EMMC 16.20 regarding preliminary plat requirements.

- 7.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.25 Final Plats.

BACKGROUND: (Presented by Senior Planner David Stroud). Amending EMMC 16.25 regarding final plat requirements.

- 7.E. SITE PLAN - Brylee Commercial Lot 3

- 7.F. SITE PLAN - Pony Express Medical

- 7.G. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending the Eagle Mountain Municipal Code Chapters 17, 10.030 and 17.120 Legal Non-Conforming Uses/Buildings.

BACKGROUND: (Presented by Senior Planner Robert Hobbs). A proposal to amend Title 17, Chapter 10.030. Definitions by adding varying definitions related to nonconforming uses, buildings, site conditions, etc. and to add a new chapter, 17.120, to establish legal nonconforming use(s) and site situation standards and protections.

ACTION/STATUS: WITHDRAWN - Staff is withdrawing this item to facilitate re-formatting and section numbering changes. The proposed amendment will then be re-noticed and brought [back] to the Planning Commission.

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.