



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

AUGUST 12, 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

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 22, 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 Eagle Mountain Municipal Code 17.80 Sign Regulations and Sign Permits.

BACKGROUND: (Presented by Carlos Vasquez). An ordinance amending Chapter 17.80 of the Eagle Mountain Municipal Code to create monument sign standards for commercial properties along SR-73.

7.B. EXCEPTION - Redemption Hill Parking Exception

BACKGROUND: (Presented by Planner, Steven Lehmitz). Consideration by the Planning Commission of alternative parking provisions for Redemption Hill Church, located at 9517 N Mt Airey Drive (Parcel No. 40:516:0110).

7.C. SITE PLAN - Ranches Academy Addition

7.D. PRELIMINARY PLAT AND SITE PLAN - Alpine School District Elementary 133

7.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving the Horizon Master Development Plan.

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). A request by Caden Hazard for Master Development Plan and associated Rezone approval to convert existing Agriculture and Country Residential zoning to Foothill Residential (FR), and, for Preliminary Plat Approval for 110 single-family detached residential lots with open space all on/for approximately 109 acres of property located in Section 30, T5S, R1W, on the north side of Pony Express Parkway and Lone Tree Parkway (County Assessor

Parcels/Serial # 58:040:0378) addressed as 2434 E. Pony Express Parkway in Eagle Mountain City; application set identified as the: Horizon project.

**TABLE - PENDING RE-NOTICING AS A DEVELOPMENT
AGREEMENT/PRELIMINARY PLAT**

7.F. MASTER SITE PLAN - John Hancock Charter School West Campus revisit

**TABLE INDEFINITELY - PENDING RESOLUTION OF WATER AND OFF-SITE
IMPROVEMENTS ISSUES**

7.G. MASTER PLAN - Culinary Water Master Plan and IFFP

7.H. MASTER PLAN - Wastewater Master Plan and IFFP

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.