

## EAGLE MOUNTAIN CITY NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on **August 12, 2025, at 6:30 PM**, or as soon thereafter as business allows, in the Eagle Mountain City Council Chambers, located at 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005. The Planning Commission will receive public comments concerning the following items:

### Horizon Project:

- 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. *EMC Staff Point of Contact: Robert Hobbs, [rhobbs@eaglemountain.gov](mailto:rhobbs@eaglemountain.gov)*

### Culinary Water Master Plan:

- Eagle Mountain City has contracted with Psomas Engineering to update the Culinary Water Master Plan. With the tremendous growth in the City, it is important to review and update the Plan. *EMC Staff Point of Contact: City Engineer, Vince Hogge, [vhogge@eaglemountain.gov](mailto:vhogge@eaglemountain.gov)*

### Wastewater Master Plan:

- Eagle Mountain City has contracted with JWO Engineering to update the Wastewater Master Plan. With the tremendous growth in the City, it is important to review and update the Plan. *EMC Staff Point of Contact: City Engineer, Vince Hogge, [vhogge@eaglemountain.gov](mailto:vhogge@eaglemountain.gov)*

### John Hancock Charter School:

- A request for Master Site Plan approval for the John Hancock Charter School to be located in the N ¼ of Section 19, S6S, R1W at the southeast intersection of E. Pole Canyon Boulevard and N. Lake Mountain Road in a Foothill Residential Zone on 6.9753 acres of land (County Assessor Parcel/Serial # 59:019:0023) in Eagle Mountain City. *EMC Staff Point of Contact: Robert Hobbs, [rhobbs@eaglemountain.gov](mailto:rhobbs@eaglemountain.gov)*

### Alpine School District Elementary 133:

- Site Plan review of a proposed addition to Ranches Academy, located at 7789 N Tawny Owl Circle (Parcel No. 58:040:0059). *EMC Staff Point of Contact: Steven Lehmitz, [slehmitz@eaglemountain.gov](mailto:slehmitz@eaglemountain.gov)*

### Redemption Hill Parking Exception:

- 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). *EMC Staff Point of Contact: Steven Lehmitz, [slehmitz@eaglemountain.gov](mailto:slehmitz@eaglemountain.gov)*

### Eagle Mountain Municipal Code Amendments

- A proposal to amend Title 17.80.120 to establish a distinct set of regulations for Monument Signs on Commercial Properties Fronting SR-73. The amendment introduces detailed standards related to permitted materials, lighting, size, and layout—allowing only monument signs (not pole signs or billboards) constructed of durable materials like concrete or metal, featuring stacked panel layouts and internal LED lighting. It includes a tiered sign height and area chart based on lot size, defines spacing requirements between signs, and mandates coordination with UDOT for visibility compliance. Additional requirements include the use of approved schematic models, and limitations on business panel space. This section supersedes conflicting provisions in EMMC 17.80.070 and includes corresponding cross-references in Sections 17.80.130 and 17.80.180. *EMC Staff Point of Contact: Carlos Vasquez, [cvasquez@eaglemountain.gov](mailto:cvasquez@eaglemountain.gov)*

Materials for public hearing items may be viewed within three days of the meeting on the city website and at the Eagle Mountain City Recorder's Office, 1650 E Stagecoach Run, Eagle Mountain, UT, during normal business hours, Monday through Friday, 7:30 AM to 5:30 PM. If you need special accommodation to participate in the meeting, please call the City Recorder's Office at 801.789.6611. Open portions of the meeting can be viewed at [www.eaglemountain.gov](http://www.eaglemountain.gov).

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS