



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

SEPTEMBER 9, 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. CONCEPT PLAN - Bishop Project (Upper Hidden Valley)

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. August 26, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Approving the Trails at Hidden Valley Master Development Plan Amendment.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)*. A request by Perry Homes for Master Development Plan Amendment approval to amend the Lower Hidden Valley Master Development Plan and Agreement pertaining to approximately 244.60 acres of property located in Section 30, T5S, R1W, (County Assessor Parcels/Serial #s 58:040:0149 & 58:040:0010) located west of the southwest corner of Hidden Valley Parkway and Pony Express Parkway on the east side of Pony Express Parkway in Eagle Mountain City.

7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Rush Creek Industrial Phase A Plat 1, Lots 102 and 111.

BACKGROUND: *(Presented by Senior Planner, David Stroud)*. Plat Amendment on 51:756:0102 and 51:756:0111 at 656/657 E. Split Rock Dr. by dividing two lots to create two additional lots.

7.C. DEVELOPMENT AGREEMENT/PUBLIC HEARING - Mountainland

BACKGROUND: *(Presented by City Attorney, Marcus Draper)*. Mountainland Supply is developing a lot in the Rush Creek Industrial development. Mountainland needs to construct a retaining wall on their property. City Code requires a 3-foot setback for retaining walls. Mountainland would like to construct the retaining wall on the property line. The proposed Development Agreement would provide a legal path to allow them to

do so.

7.D. VARIANCE - Hansen Retaining Wall

7.E. SITE PLAN - Parkway Fields Stake Center

7.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.72 Architectural Standards.

BACKGROUND: *(Presented by Senior Planner, David Stroud)*. Amending Title 17, Zoning, regarding commercial and multi-family design regulations to include but not limited to, site plan, architecture, parking, and acceptable building material standards.

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.