

EAGLE MOUNTAIN CITY NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings **September 23, 2025, at 6:30 PM** or as soon thereafter as business allows, in the Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, Utah 84005. The City Council will receive public comments concerning the following items:

Hidden Hollow Clubhouse Amenity Exchange

- A request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity. Proposed is the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow Phase C Plat 5 (County parcel/serial # 68:202:0536) at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way in Eagle Mountain, UT 84005. *EMC Staff Point of Contact: Senior Planner, Rob Hobbs: rhobbs@eaglemountain.gov*

Meritage Homes Proposed Development Agreement - Privacy Screening

- Meritage Homes purchased land from the Harmony Subdivision developer covering three plats. Two of those plats have lots that abut arterial and/or collector roads. Pursuant to the Harmony Development Agreement and City Code, privacy fencing is required on the property lines of those lots at the time the subdivision infrastructure is installed and prior to the issuance of a building permit. Meritage Homes and Harmony have been disputing what material is required to be used for the privacy fencing. To resolve the dispute, the parties are proposing a Development Agreement specific to the Meritage parcels that would allow Meritage to receive building permits prior to installing the fence and they would bond for it. Meritage would have to start the installation within six months and proceed with reasonable diligence to completion. *EMC Staff Point of Contact: City Attorney, Marcus Draper: mdraper@eaglemountain.gov*

Materials for public hearing items may be viewed within three days of the meeting on the City website and 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.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.