

EAGLE MOUNTAIN CITY  
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on October 14, 2025, at 6:30 p.m., 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:

**John Hancock Charter School Site Plan Approval:** 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: Senior Planner, Rob Hobbs: [rhobbs@eaglemountain.gov](mailto: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](mailto:mdraper@eaglemountain.gov)*

**Water Use and Preservation General Plan:** Required by Utah Code 10-9a-403, this proposal provides information to be incorporated into the General Plan in fulfillment of State requirements to address the effect of permitted development or patterns of development on water demand and water infrastructure, methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water. *EMC Staff Point of Contact: Brandon Larsen, [blarsen@eaglemountain.gov](mailto:blarsen@eaglemountain.gov).*

**Stadion LLC Development Agreement:** Stadion LLC is seeking to expand its data center project to land immediately south of the existing data center. This property is already zoned with the RTI overlay. This development agreement establishes the right of Stadion LLC to expand to the property to the South, establishes what infrastructure needs to be installed to support the data center, and generally establishes the rights and responsibilities of the parties. It is largely modeled after the existing development agreement between the parties. *EMC Point of Contact: Marcus Draper, [mdraper@eaglemountain.gov](mailto:mdraper@eaglemountain.gov).*

Materials for the 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 PUBLIC MEETINGS.