



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**OCTOBER 14, 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. DISCUSSION - Utah Housing Strategic Plan Update
- 1.B. DISCUSSION - Water Use and Preservation Plan
- 1.C. DISCUSSION - Agenda Review

### **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. September 2, 2025 Planning Commission Minutes
- 5.B. September 9, 2025 Planning Commission Minutes
- 5.C. September 23, 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 the General Water Use and Preservation Plan.

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen)*  
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 its operations to eliminate practices or conditions that waste water.

## 7.B. PUBLIC HEARING / MASTER SITE PLAN - John Hancock Charter School

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)* 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.

## 7.C. VARIANCE - Granite Credit Union Sign

BACKGROUND: *(Presented by Planner Steven Lehmitz)* On September 17, 2024, the City Council approved the site plan application for a Granite Credit Union to be constructed at 3569 E Maverik Lane (Parcel No. 71:034:0002). A building permit was issued on July 8, 2025, and construction has begun. The applicant, on behalf of Granite Credit Union, is applying for a Variance from EMMC 17.80.070(D). They would like the wall signs to be permitted to take up to 15% of the wall face – instead of the 10% currently allowed by code.

## 7.D. PUBLIC HEARING / DEVELOPMENT AGREEMENT - Meritage Homes Privacy Screening

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* 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.

## 7.E. PUBLIC HEARING / DEVELOPMENT AGREEMENT - Stadion LLC

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* 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. The attached 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.

## 8. DISCUSSION ITEMS

## 9. AGENDA REVIEW

**10. NEXT SCHEDULED MEETING**

**11. 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.**