

EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on October 28, 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:

Lower Hidden Valley Master Development Plan Amendment: 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; application identified as the “Horizon” project. *EMC Staff Point of Contact: Senior Planner, Rob Hobbs: rhobbs@eaglemountain.gov.*

Firefly NPA 6 A: A request by Candlelight Homes for Preliminary Plat Approval for Firefly NPA 6 Phase A; said plat consisting of 246 detached residential building lots on 52.53 total acres of land (4.68 du/a) within the Firefly Master Planned Community located in the southwest area of the City near SR-73 and Pole Canyon Blvd. on, and over, parcel number(s) 59:049:0052. *EMC Staff Point of Contact: Senior Planner, Rob Hobbs: rhobbs@eaglemountain.gov.*

Eagle Mountain Municipal Code Amendments:

EMMC 16.30.090.C.5.b.iii - Connectivity Standards: A proposed amendment regarding internal cross-access between non-residential lots by deleting the language that encourage shared access. EMMC 17.100.050.C3 requires shared access. *EMC Staff Point of Contact: Senior Planner, David Stroud: dstroud@eaglemountain.gov.*

EMMC 17.80: This proposal amends EMMC 17.80 to clarify which type of permit will be required for certain signs. Additionally, several other minor text changes are being proposed along with updates to some of the figures and schematics. *EMC Staff Point of Contact: Planner, Steven Lehmitz: slehmitz@eaglemountain.gov.*

EMMC 17.64 – Alternative Energy Overlay Zone: Eagle Mountain City is proposing the creation of an overlay zone known as the Alternative Energy Overlay Zone (AEOZ) which would allow for the development of a variety of types of power generation facilities at approved locations. The AEOZ is not being proposed at this time to be applied to any property and would generally be contemplated for use on request. The AEOZ contains a number of requirements and restrictions regarding power generation facility development including demonstration of approval from state and federal entities as applicable. *EMC Staff Point of Contact: Evan Berrett, eberrett@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.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PUBLIC MEETINGS.