



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**NOVEMBER 12, 2025, 5:30 PM**

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

### **5:30 PM – PLANNING COMMISSION PUBLIC MEETING**

#### **1. PUBLIC MEETINGS for Affected Entities**

##### **1.A. ANNEXATION POLICY DECLARATION - Public Meeting for Affected Entities**

Background: *(Presented by Community Development Director, Brandon Larsen)* Eagle Mountain City is proposing an updated annexation policy plan and is seeking feedback from affected entities, as defined in §10-2-801 of the Utah Code Annotated — including special districts or special service districts whose boundary includes any part of an area proposed for annexation; a school district whose boundary includes any part of an area proposed for annexation, if the boundary is proposed to be adjusted as a result of the annexation; and a municipality whose boundaries are within 1/2 mile of an area proposed for annexation. This is a public meeting, and the City is only seeking feedback from affected entities at this point of the proposed annexation policy plan update process. Affected entities will also have ten (10) additional days, after the public meeting, to submit written feedback to the Planning Commission for consideration.

### **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. October 28, 2025 Planning Commission Minutes

#### **6. STATUS REPORT**

#### **7. ACTION AND ADVISORY ITEMS**

7.A. PUBLIC HEARING / ORDINANCE — An Ordinance of Eagle Mountain, Utah, Amending the General Plan for Moderate Income Housing.

BACKGROUND: *(Presented by Planner, Elizabeth Fewkes)* Eagle Mountain City General Plan Amendment, Chapter 9. Amending Moderate Income Housing (MIH) Strategy 5 to correct an unintentional omission of the word “other” to fulfill State requirements for strategies to reflect the exact wording found in Utah Code 10-9a-403(2)(b)(iii)(W) and to prevent misinterpretation.

7.B. PUBLIC HEARING / ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 6 and Title 17 to Establish Standards for Alternative Animal Management Plans and Update Other Zoning

## Provisions

BACKGROUND: (*Presented by Planner, Steven Lehmitz*) This proposal amends EMMC 6.05.260, 6.10.080, 17.25.040, and creates Chapter 6.15 for establishing standards for alternative animal management plans. It also amends 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 to clarify exceptions to accessory dwelling unit standards, as well as eliminating public hearings for Variances and Land Use Appeals pursuant to UCA 10-9a-701(5). Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c) are being amended to coincide with the other proposed changes.

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.