

EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on February 10, 2026, 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:

Site Plan One Call Auto: Site plan approval of One Call Auto at 643 E. Split Rock Dr., Parcel 51:829:0114, in Light Manufacturing/Distribution zone. *EMC Point of Contact: Senior Planner, David Stroud: dstroud@eaglemountain.gov.*

Consolidated Fee Schedule: Amendment to the Consolidated Fee Schedule to implement a fee to process a minor site plan amendment. *EMC Point of Contact: Senior Planner, David Stroud: dstroud@eaglemountain.gov.*

QTS-SLC 2 Rezone: Rezone of Parcels 59:055:0002, 59:055:0005, 59:055:0010, 59:055:0013, 59:055:0016, 59:055:0017, 59:055:0021, and 59:058:0004, to the Regional Technology and Industry Overlay zone. *EMC Point of Contact: Senior Planner, David Stroud: dstroud@eaglemountain.gov.*

WUI Map General Plan Amendment: An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Mountain City Wildland Urban Interface Area Map, an amendment to Chapter 15.95 of the Eagle Mountain City Municipal Code. *EMC Point of Contact: Community Development Director, Brandon Larsen: blarsen@eaglemountain.gov.*

Overland Development Amendment: The City is proposing to amend the Amended and Restated Master Development Agreement for Overland. In 2017, the City entered into the ARMDA with SITLA and Ivory Homes for the Overland Development. Ivory and SITLA have sold a 53 acre parcel within the commercial area of the development to a commercial developer working with Kroger for the development of a commercial shopping center. The parcel is located north of Mid Valley Road and east of Pony Express Parkway. The shopping center would include a Smith's Marketplace, another major big box retailer, 4 other smaller anchors adjacent to the Smith's, and numerous pad sites. To make the project financially feasible, the agreement includes tax incentives for the cost of infrastructure to support the development. The agreement would allow the developer to develop the property consistent with the already vested historic commercial zone. It also allows a few other permitted uses consistent with a Smith's anchored commercial marketplace. *EMC Point of Contact: City Attorney, Marcus Draper: mdraper@eaglemountain.gov.*

Eagle Mountain Municipal Code Amendments:

EMMC Chapter 17.60 and 17.10 Fencing Amendment: Initiated by Eagle Mountain Resident, Katie Elliott, this code amendment adds “weathering steel” as an approved material type for residential perimeter fencing and defines “weathering steel fences.” Amended sections include 17.60.120, and 17.10.030. EMC Staff Point of Contact: *EMC Point of Contact: Planner, Mickie Mills: mmills@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.