

EAGLE MOUNTAIN CITY NOTICE OF PUBLIC HEARINGS DISPOSAL OF PUBLIC PROPERTY

The Eagle Mountain City Council will hold public hearings on **March 3, 2026, at 7:00 PM** or as soon thereafter as business allows, in the Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, Utah 84005. The City Council will receive public comments concerning the following items:

Overland Master Development Area – Road Right of Way:

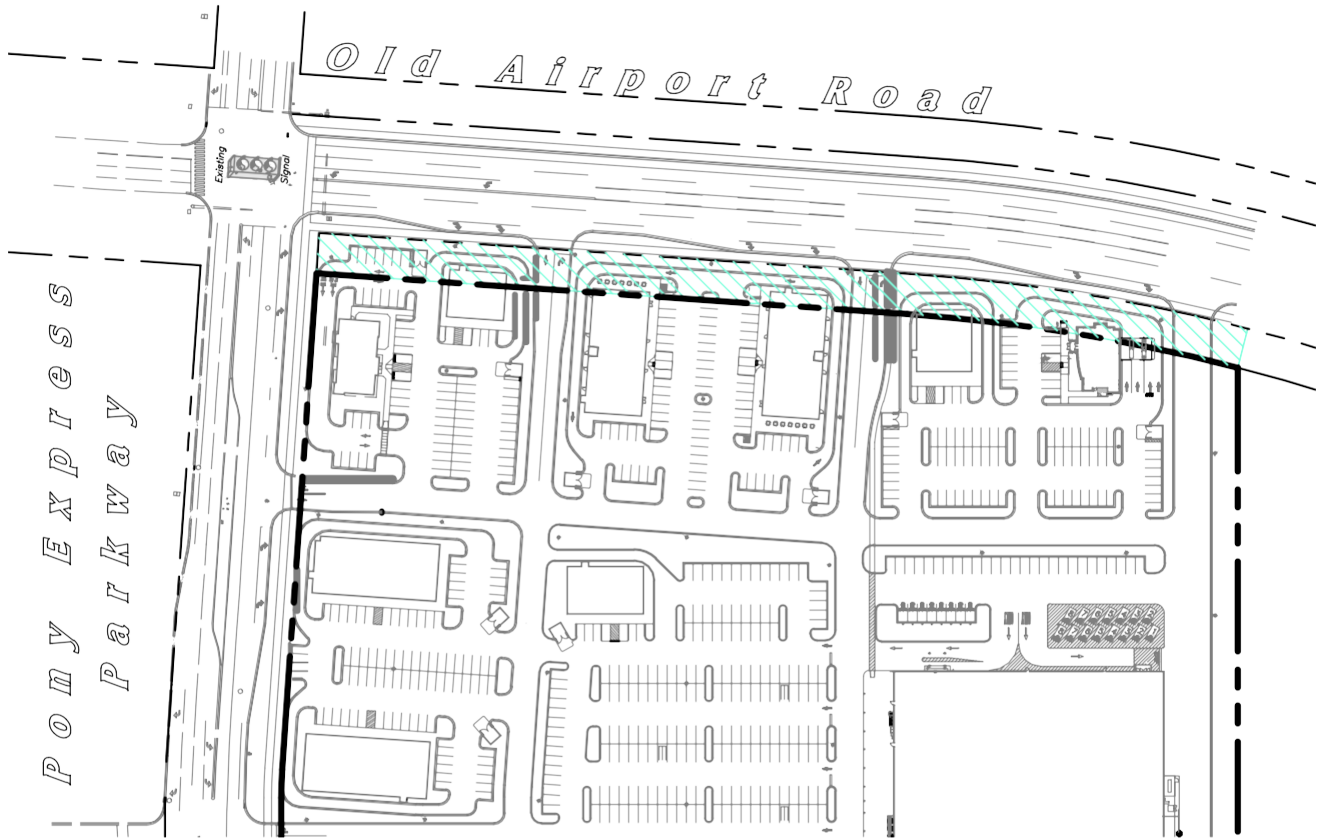
- The City is proposing to amend the Amended and Restated Master Development Agreement for Overland. In 2017, the City entered into the ARMDA with SITLA and Ivory Homes for the Overland Development. Ivory and SITLA have sold a 53 acre parcel within the commercial area of the development to a commercial 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. The applicant is asking to purchase a portion of the Old Airport Road right of way east of Pony Express Parkway as identified in Exhibit K attached. *EMC Staff Point of Contact: City Attorney Marcus Draper mdraper@eaglemountain.gov.*

All interested parties are invited to attend and provide comment. Written comments may also be submitted prior to the hearing to the City Recorder at recorder@eaglemountain.gov, or online using the [Public Comment Form](#). Materials for 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 CITY COUNCIL MEETINGS.

Exhibit ' K '



Hatch Legend

 Denote Old Airport Road ROW Purchase Area.

Area = 0.936 Acres (40,757 s.f.)

Scale: 1" = 200'



ROW Purchase Option Exhibit

Eagles Landing

Pony Express Parkway & Old Airport RD
Eagle Mountain, Utah

Sheet No.

EX1.0

Design By: TW

Drafted By: GV

Client Name:
Terra Smith's Eagle
Mountain I, LLC

15 Jan, 2026