



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING

**MARCH 10, 2026, 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. TRAINING - Planning Commission General Powers and Duties

### **6:30 PM PLANNING COMMISSION POLICY SESSION**

#### **2. CALL TO ORDER**

#### **3. PLEDGE OF ALLEGIANCE**

#### **4. DECLARATION OF CONFLICTS OF INTEREST**

#### **5. ELECTION**

5.A. Election of chair and vice-chair

#### **6. MINUTES**

6.A. February 24, 2026 Planning Commission Minutes

#### **7. STATUS REPORT**

#### **8. ACTION AND ADVISORY ITEMS**

8.A. PUBLIC HEARING / ACTION ITEM - Firefly NPA 8 B 4 Site Plan

*BACKGROUND: (Presented by Senior Planner, Robert Hobbs)* A request by Candlelight Homes for Site Plan Approval for Firefly NPA 8 Phase B Plat 4, a 42-unit residential townhouse project with 1.81 acres of open space all on/across 3.50 total acres of land (12.0 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) 59:052:0034.

8.B. PUBLIC HEARING / ACTION ITEM - Overland Village 2 Phase B, Preliminary Plat

*BACKGROUND: (Presented by Senior Planner, David Stroud)* Preliminary Plat approval of Overland Village 2 Phase B on Parcel 58:054:0081, containing 270 single-family lots.

8.C. PUBLIC HEARING / ACTION ITEM – An Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 8.15 Noise to modify maximum decibel levels during hours of restriction.

*BACKGROUND: (Presented by Long Range Planner, Elizabeth Fewkes):* A proposed code amendment to Eagle Mountain Municipal Code Section 8.15 Noise, which would allow sound levels up to 75 decibels in the Industrial (I) and Light

Manufacturing/Distribution (LMD) zones during hours of restriction.

- 8.D. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain, Utah amending the EMMC 17.15 (Roles and Duties) to change the timing of appointments from January to March.

BACKGROUND: (*Presented by Natalie Winterton, Assistant to City Manager*) : It is proposed that the City code be amended to change the timing of Planning Commissioner terms. Traditionally, they run from January -December. It is proposed that they be changed to run from April - *March*.

- 9. **DISCUSSION ITEMS**
- 10. **AGENDA REVIEW**
- 11. **NEXT SCHEDULED MEETING**
- 12. **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.