



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

APRIL 14, 2026, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

6:30 PM PLANNING COMMISSION POLICY SESSION

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **DECLARATION OF CONFLICTS OF INTEREST**

4. **MINUTES**

4.A. March 24, 2026 Planning Commission Minutes

5. **STATUS REPORT**

6. **ACTION AND ADVISORY ITEMS**

6.A. PRELIMINARY PLAT - Spring Run Plaza -- **RECOMMENDATION: TABLE TO APRIL 28, 2026**

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* The Eagle Mountain Planning Commission will conduct a public hearing for the proposed Spring Run Plaza Preliminary Plat, located at the northeast corner of Cory B. Wride Memorial Highway and Spring Run Parkway (Parcel No. 58:033:0628). The first phase of the development will create six lots for commercial development.

6.B. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Official Zoning Map and Future Land Use Map to Assign Current Zoning Designations to the Brandon Park Area.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* The Eagle Mountain Planning Commission and City Council will conduct public hearings for proposed Future Land Use Map and Zoning Map amendments. These properties are located within the Brandon Park development. Approximately 216 acres of land are included in this proposal.

6.C. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.72 Commercial and Multifamily Design Standards.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Amending Chapter 17.72 to permit drive-throughs adjacent to a street in the CC and CR zones, and removing structured parking from the CN zone.

6.D. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.55 Off-Street Parking and Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning.

BACKGROUND: *(Presented by Senior Planner, David Stroud)* Amending Chapter 17.55 and Chapter 17.60 regarding plant standards when used as a headlight screen, weed barrier standards, and changing language regarding the land use authority.

6.E. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Approving the Flagship Homes Development Agreement

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* The City is proposing to enter into a development agreement with BCP Development LLC dba Flagship Homes regarding a portion of the Harmony development. Eagle Mountain Municipal Code requires builders to install privacy fencing along the rear lot lines of homes abutting arterial and collector roads prior to the construction of any homes along those roads. The City would allow Flagship to bond for the fencing and begin construction of the fence within nine months of the effective date of the Agreement.

7. **DISCUSSION ITEMS**

8. **AGENDA REVIEW**

9. **NEXT SCHEDULED MEETING**

10. **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.