



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

APRIL 28, 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. Agenda Review

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. April 14, 2026, Planning Commission Meeting Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.10.030 Definitions and 17.25.040 Residential Development Standards.

BACKGROUND: *(Presented by Long Range Planner, Elizabeth Fewkes)* A proposal to add a definition for “Wildland Urban Interface (WUI) Boundary Lot” and amend the Residential Development Standards table to establish rear setback requirements for parcels adjacent to the WUI boundary as recommended by fire officials.

7.B. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah Amending the Eagle Mountain Municipal Code 16.15 Concept Plans.

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen)* An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.15 Concept Plans.

7.C. PRELIMINARY PLAT - Spring Run Plaza

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.

7.D. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah,

Approving the Spring Run Plaza Master Development Agreement.

BACKGROUND: *(Presented by City Attorney, Marcus Draper)* The City has negotiated a Master Development Agreement with Spring Run Parkway Partners II, LP and RCA65, LLC regarding a commercial development located on Spring Run Parkway across the street from Walmart. The Master Development Agreement implements the Master Development Plan approved on December 2, 2025. The property is being developed in accordance with the Commercial Community Zone. The Agreement provides for some exceptions to the zoning requirements and governs infrastructure improvements that are necessary to support the development.

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.