

EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on July 28, 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:

Transportation Master Plan and Impact Fee Facilities Plan (IFFP) Update: The hearing is for adoption of an update to the Transportation Master Plan and Impact Fee Facilities Plan (IFFP). The City's Transportation Master Plan is intended to identify the needed transportation infrastructure needed to provide adequate service for the City's residents and businesses. This comprehensive transportation plan that must be developed and regularly maintained to combat the potential congestion caused by projected growth. This plan must incorporate the goals of the city of Eagle Mountain regarding the transportation systems within our jurisdiction and those regional facilities maintained by UDOT, UTA, Utah County, and neighboring communities. *EMC Point of Contact: Assistant City Engineer, David Salazar: dsalazar@eaglemountain.gov.*

Pinnacles Master Development Plan/Master Development Agreement Zone Change: A request by Andy Flamm for Master Development Plan and Agreement Amendment (with an associated Rezone and Future Land Use Map Amendment) to change the identification and zoning of two parcels of land (County Assessor Acct./Serial #s 59:034:0192 & 59:034:0193) 6.04 acres and 5.24 acres respectively, from Commercial Neighborhood to Agriculture and the future land use setting/category from Neighborhood Residential 1 to Ag. *EMC Point of Contact: Senior Planner, Robert Hobbs, rhobbs@eaglemountain.gov.*

Pole Canyon Lot Split PLGA-26-9: A proposed lot split for 2333 N O St., Utah County Parcel Number 59:055:0011, that will create two lots of approximately ten acres each. *EMC Point of Contact: Planner, Mickie Mills: mmills@eaglemountain.gov.*

Eagle Mountain Municipal Code Amendments:

EMMC 17.60.120.C – Barbed Wire Fencing: A proposed amendment to Eagle Mountain Code section 17.60.120.C to allow barbed wire fencing in the RTI Overlay Zone and clarify that chain link fencing, where allowed, shall not be topped with barbed wire. *EMC Point of Contact: Senior Planner, Robert Hobbs: rhobbs@eaglemountain.gov.*

EMMC 17.25.040A – Residential Standards Table: proposed amendment to Eagle Mountain Code Section 17.25.040, Residential Standards Table, to acknowledge existing lots smaller than 4,500 square feet that are rezoned to the RC Zone as legally nonconforming; likewise, for existing building setbacks that are smaller than the minimum

setbacks otherwise required in the RC Zone. *EMC Point of Contact: Senior Planner, Robert Hobbs: rhobbs@eaglemountain.gov.*

EMMC 17.100.040 – Master Site Plans: A proposed amendment to Eagle Mountain Code Section 17.100.040 (Master Site Plans) to clarify when a master site plan or standard site plan is required, establish the applicable review process, require a separate plat application for land proposed to be subdivided within a site plan, and require approval of a master site plan before approval of a plat for land proposed to be subdivided within that plan's area. *EMC Point of Contact: Senior Planner, Robert Hobbs: rhobbs@eaglemountain.gov.*

EMMC 16.20.040 – Preliminary Plats: Regarding street names on preliminary plats. *EMC Point of Contact: Senior Planner, David Stroud: dstroud@eaglemountain.gov.*

EMMC 16.25.040 – Final Plats: Regarding street names and City maintained property on final plats. *EMC Point of Contact: Senior Planner, David Stroud: dstroud@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.