

EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARING

The Eagle Mountain Planning Commission will hold public hearings on January 10, 2023, at 6:30 PM or as soon thereafter as business allows, in the Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, Utah 84005. The Planning Commission will receive public comments concerning the following items:

- Amendments to Eagle Mountain Municipal Code Chapters 17.20 Agriculture Zone, 17.25 Residential Zones, 17.31 Public Facilities Zone, 17.37 Business Park Zones, and 17.75 Standards for Special Uses, relating to religious and cultural meeting hall requirements and standards;
- Lone Tree F-3 Preliminary Plat. A proposed preliminary plat containing 22 single-family lots, located on Utah County Parcel Numbers 58:048:0129 and 58:048:0045;
- McLaughlan Rezone. A proposed rezone of the east 81.5 acres of Utah County Parcel Number 59:058:0004 from Agriculture to Light Manufacturing/Distribution;
- Lower Hidden Valley Master Development Plan Amendment. A request by Perry Land Investments to amend an existing, approved Master Development Plan for Lower Hidden Valley in order to re-configure the project's layout/design and address development and build-out of the same – including open space provision (24 acre improved, 67 acres native and 6,000' of trails), infrastructure improvements and provision for a wildlife corridor. The planned community is to comprise 313.36 acres of land in total and still maintain 1,256 residential units; it is zoned Residential and is situated in Sections 30 & 31, lying southeast of Pony Express Parkway in the Hidden Valley Neighborhood Character Area; and
- Pole Canyon Master Development Plan Amendment. A request by Oquirrh Wood Ranch LLC and DAI to amend an existing, approved Master Development Plan for Pole Canyon Estates in order to re-configure land use areas, rename the project to "Firefly", provide 420 acres of open space (242 more than min.), re-position concentrated residential housing areas to buffer existing adjacent land uses and move density east of SR-73, revise language addressing development timing, financing, architectural review, installation of infrastructure improvements, signage, etc. The planned community comprises 2,667.861 acres (2,206 residential/commercial & 495 industrial), continues to allow for 9,659 residential dwellings, contains varying zone controls and general land use plan settings, and is situated in portions of Sections 08, 16-21 lying generally in the southwest area of the City.

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.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.

If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801.789.6610. Open portions of the meeting can be viewed at <https://eaglemountaincity.com/city-recorder/city-meetings-portal>.