

EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on April 11, 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:

- Parkway Fields Phase C Preliminary Plat & Site Plan. A 235-town home subdivision on 31.28 acres zoned MF1, Utah County Parcels 59:018:0048 & 59:018:0049;
- AT&T Communication Tower Site Plan. A proposed wireless communications tower at 9565 N Mt. Airey Dr;
- Applebee's Site Plan. A site plan at the northeast corner of Ranches Pkwy and Pony Express Pkwy;
- Rush Creek Rezone. Proposed rezone of approximately 162 acres from Agriculture to Light Manufacturing/Distribution; generally located at 5800 N. Eagle Mountain Blvd from Agriculture to Light Manufacturing/Distribution;
- Rezone of parcels located north of Pony Express Pkwy in the Circle 5 Ranch and Joe's Dugout area to current City zones.
 - Parcel 58:040:0378 to RD2, PF, OS-N, & the Wildlife Corridor Overlay (WCO) Zones;
 - 58:040:0326 to CC, OS-N, & the WCO Zones;
 - 58:040:0188, 58:040:0259, 58:034:0332 & 58:048:0074 to OS-N & WCO Zones;
 - 58:048:0129 to FR & R2 Zones;
 - 45:415:0242 to OS-I Zone;
 - 58:040:0228, 58:040:0260, & 58:040:0377 to PF Zone;
- EMMC 17.05.200 Application Expiration. An amendment to include an expiration of applications if inactive for a period of 6 or 12 months with no substantial action;
- EMMC 17.70.030(B). An amendment to remove the maximum accessory dwelling unit size of 50% of the primary dwelling footprint;
- EMMC 17.100.050(C). An amendment to clarify how the minimum distance separation between driveways on a site plan and public right-of-way intersection or other driveway is measured;
- EMMC 17.25.040. An amendment to change the maximum building height in the MF2 zone from 35 feet to 45 feet, provided a minimum roof pitch is used;

Materials for these 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>.