

EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain City Council will hold public hearings on May 16, 2023, at 7:00 PM or as soon thereafter as business allows, in the Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, Utah 84005. The City Council will receive public comments concerning the following items:

- **Eagle Mountain Municipal Code 17.05.200(d) Tables Amendment.** A new table to add expiration dates to applications that have been inactive for a period of 6 or 12 months with no substantial action. *EMC Staff Point of Contact: David Stroud, dstroud@emcity.org.*
- **Eagle Mountain Municipal Code 17.55.080 Landscaping in Parking Areas Amendment.** The proposed amendment clarifies that a 10-foot, on-site landscape strip is required between parking or drive lane, when adjacent to a public right-of-way. *EMC Staff Point of Contact: David Stroud, dstroud@emcity.org.*
- **Eagle Mountain Municipal Code 17.70.030 Accessory Dwelling Unit Standards Amendment.** The proposed amendment changes the permitted detached accessory dwelling unit size to between 400 and 1,200 square feet. *EMC Staff Point of Contact: David Stroud, dstroud@emcity.org.*
- **Eagle Mountain Municipal Code 17.100.050 Site Plan Development Standards Amendment.** The proposed amendment clarifies where the measurement is taken to provide minimum separation between two driveways or between a driveway and a right-of-way. *EMC Staff Point of Contact: David Stroud, dstroud@emcity.org.*
- **Porter's Crossing Town Center Master Development Plan Amendment, Rezone, and General Plan Amendment.** Affected properties within the project are located on Utah County parcels: 58:034:0658, 58:034:0661, 58:034:0756, 58:034:0757. The applicant proposes to amend the land use designations on the City's General Plan Map (Future Land Use Map) for the northern portions of the project from Neighborhood Residential 1 to Neighborhood Residential 2 and 3. The applicant also proposes to rezone the commercial portion of the project to the Commercial Community Zone and the northern portions of the project (previously Residential, Civic, and Institutional) to the MF-1, MF-2, OS-I, and OS-N zones. The applicant seeks to change the approved project as follows: Expand the commercial area (removing the multi-family units), and convert the northern area from possible recreation facility, senior living, and institutional use to townhomes and apartments/condominiums. *EMC Staff Point of Contact: Steve Mumford, smumford@emcity.org.*
- **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. *EMC Staff Point of Contact: Rob Hobbs, rhobbs@emcity.org.*
- **Eagle Mountain Benches General Plan Amendment & Rezone.** A request to amend the General Plan land use designation from Agricultural/Rural Density 1 to Agricultural/Rural Density 2, and a Rezone from RA2 and AG to RD1 on 47.517 acres of land on Utah County Parcels Numbers 59:006:0055, 59:006:0046, & 59:006:0047 in anticipation of future single-family residential development. *EMC Staff Point of Contact: Rob Hobbs, rhobbs@emcity.org.*

Materials for the public hearing item 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 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 www.eaglemountaincity.com.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.