EAGLE MOUNTAIN CITY

NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on December 10, 2024, 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:

* **Cedar Corners Phase 5 Rezone and GP Amendment:** A proposed General Plan amendment and rezone of Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposals would change the Future Land Use Map from Neighborhood Residential 1 to Neighborhood Residential 2 and the zone from Residential to RC. *EMC Staff Point of Contact: Steven Lehmitz,* [*slehmitz@eaglemountain.gov*](mailto:slehmitz@eaglemountain.gov)*.*

**Eagle Mountain Municipal Code Amendments:**

### **EMMC Title 17 Energy Related Code Amendments**. EMMC17.10, a proposal to enact an ordinance amending Definitions to add energy plant, project and facilities related definitions, 17.20.030 adding transmission lines and facilities as an allowed use in the AG Zone, 17.48.030 adding sundry permitted uses to the RTI overlay zone, to 17.75 inserting standards for special uses for battery energy storage systems, natural gas power plants, small modular reactors, and, adding development requirements to 17.15 as relating to solar energy projects. *EMC Staff Point of Contact: Robert Hobbs,* *[rhobbs@eaglemountain.gov](mailto:rhobbs@eaglemountain.gov).*

* **EMMC Title 16.10.080 Criteria for Approval of MDAs.** A proposal to enact an ordinance amending by adding a new paragraph F and Title 17.90 by adding a new subsection 090 both requiring the Planning Director to initiate a rezone action when a [master] development agreement lapses or is terminated to address zoning of properties once made a part of - or associated with, said agreement. *EMC Staff Point of Contact: Robert Hobbs,* [*rhobbs@eaglemountain.gov*](mailto:rhobbs@eaglemountain.gov)*.*
* **EMMC 17.100.050 Site Plan Development Standards**. Amending to define where distance separation of a driveway on a site plan and a right-of-way is measured. *EMC Staff Point of Contact: David Stroud,* *[dstroud@eaglemountain.gov](mailto: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 801.789.6610. Open portions of the meeting can be viewed at www.eaglemountaincity.com.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PUBLIC MEETINGS.