

EAGLE MOUNTAIN CITY  
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on January 14, 2025, 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:

- **Sage Park Site Plan:** A proposed Site Plan Application for the Sage Park Stake Center, located at 967 E Desert Willow Dr. (Parcel Number: 51:756:0106). *EMC Staff Point of Contact: Ashley Swensen, [aswensen@eaglemountain.gov](mailto:aswensen@eaglemountain.gov).*
- **AT&T Wireless Tower Site Plan:** A proposed Site Plan Application for the AT&T wireless tower on Parcel 58:033:0386 in the Industrial zone. *EMC Staff Point of Contact: David Stroud [dstroud@eaglemountain.gov](mailto:dstroud@eaglemountain.gov).*
- **Verizon PRO Rough-Legged Site Plan:** A Proposed Site Plan Application for a Wireless Telecommunication Facility, located at the northwest corner of Cedar Valley High School (Parcel Number: 59:033:0021). *EMC Staff Point of Contact: Ashley Swensen, [aswensen@eaglemountain.gov](mailto:aswensen@eaglemountain.gov).*
- **Rezone of Parcel 38:685:0001:** Rezone of Parcel 38:685:0001 from the Commercial Neighborhood zone to the Commercial Community zone to locate a tire sales and service center business. *EMC Staff Point of Contact: David Stroud [dstroud@eaglemountain.gov](mailto:dstroud@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-related definitions, 17.20 adding an allowed use in the AG Zone, 17.48 adding various 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: Brandon Larsen, [blarsen@eaglemountain.gov](mailto:blarsen@eaglemountain.gov).*

- **EMMC Chapter 17.75 Related to Outdoor Storage of Recreational Vehicles and Trailers:** EMMC Chapter 17.75, a proposal for Standards for Special Uses, by enacting Section 075, Outdoor Storage of Recreational Vehicles and Trailers as a Special Use. *EMC Staff Point of Contact: David Stroud [dstroud@eaglemountain.gov](mailto:dstroud@eaglemountain.gov).*
- **EMMC Title 16 Related to the Water Rights and Concept Plans:** The City is currently auditing the amount of water remaining in its contracts with the Central Utah Water Conservancy District. Right now, the City allows developers to meet their water rights dedication requirements by reserving CUWCD water. This code amendment would limit future use of the CUWCD water to nonresidential development. There are also a few additions to the Concept Plan chapter requiring additional submissions during the application process. *EMC Staff Point of Contact: Marcus Draper, [mdraper@eaglemountain.gov](mailto:mdraper@eaglemountain.gov).*
- **EMMC Title 17 Related to Communication Facilities and Towers:** Amending EMMC 17.10.030, 17.20.020, 17.25.030, and 17.40.020, regarding Communication Facilities and Towers. *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.eaglemountain.gov](http://www.eaglemountain.gov).

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PUBLIC MEETINGS.