

EAGLE MOUNTAIN CITY NOTICE OF PUBLIC HEARINGS

The Eagle Mountain City Council will hold public hearings on **Tuesday, November 18, 2025 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:

Annexation Policy Plan

- Eagle Mountain City is proposing an updated annexation policy plan and is seeking feedback from affected entities, as defined in §10-2-801 of the Utah Code Annotated, including special districts or special service districts whose boundary includes any part of an area proposed for annexation; a school district whose boundary includes any part of an area proposed for annexation, if the boundary is proposed to be adjusted as a result of the annexation; and a municipality whose boundaries are within 1/2 mile of an area proposed for annexation. This is a public meeting, and the City is only seeking feedback from affected entities at this point of the proposed annexation policy plan update process. Affected entities will also have ten (10) additional days, after the public meeting, to submit written feedback to the Planning Commission for consideration. *EMC Point of Contact: Community Development Director, Brandon Larsen: blarsen@eaglemountain.gov.*

Water Use and Preservation General Plan:

- Required by Utah Code 10-9a-403, this proposal provides information to be incorporated into the General Plan in fulfillment of State requirements to address the effect of permitted development or patterns of development on water demand and water infrastructure, methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water. *EMC Staff Point of Contact: Brandon Larsen, blarsen@eaglemountain.gov*

Lower Hidden Valley Master Development Plan Amendment

- A request by Perry Homes for Master Development Plan Amendment approval to amend the Lower Hidden Valley Master Development Plan and Agreement pertaining to approximately 244.60 acres of property located in Section 30, T5S, R1W, (County Assessor Parcels/Serial #s 58:040:0149 & 58:040:0010) located west of the southwest corner of Hidden Valley Parkway and Pony Express Parkway on the east side of Pony Express Parkway in Eagle Mountain City; application identified as the "Horizon" project. *EMC Staff Point of Contact: Senior Planner, Rob Hobbs: rhobbs@eaglemountain.gov.*

Eagle Mountain Municipal Code Amendments:

- **EMMC 16.30.090.C.5.b.iii - Connectivity Standards:** A proposed amendment regarding internal cross-access between non-residential lots by deleting the language that encourages shared access. EMMC 17.100.050.C3 requires shared access. *EMC Staff Point of Contact: Senior Planner, David Stroud: dstroud@eaglemountain.gov.*
- **EMMC 17.80 - Sign Regulations and Sign Permits:** This proposal amends EMMC 17.80 to clarify which type of permit will be required for certain signs. Additionally, several other minor text changes are being proposed along with updates to some of the figures and schematics. *EMC Staff Point of Contact: Planner, Steven Lehmitz: slehmitz@eaglemountain.gov.*

All interested parties are invited to attend and provide comment. Written comments may also be submitted prior to the hearing to the City Recorder at recorder@eaglemountain.gov or online using the [Public Comment Form](#). Materials for 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 801.789.6611. Open portions of the meeting can be viewed at www.eaglemountain.gov.

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