

EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on December 9, 2025, at 6:30 p.m., or as soon thereafter as business allows, in the Eagle Mountain City Council Chambers, located at 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005. The Planning Commission will receive public comments concerning the following items:

Horizon Master Development Plan: A request by Caden Hazard for Master Development Plan and for Preliminary Plat Approval for 110 single-family detached residential lots with open space all on/for approximately 109 acres of property located in Section 30, T5S, R1W, on the north side of Pony Express Parkway and Lone Tree Parkway (County Assessor Parcels/Serial # 58:040:0378) addressed as 2434 E. Pony Express Parkway in Eagle Mountain City; application set identified as the: “Horizon” project. *EMC Point of Contact: Senior Planner, Robert Hobbs: rhobbs@eaglemountain.gov.*

Hidden Hollow Amenity Exchange/Site Plan Amendment: A request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity. Proposed is the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow Phase C Plat 5 (County parcel/serial # 68:202:0536) at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way in Eagle Mountain, UT 84005. *EMC Point of Contact: Senior Planner, Robert Hobbs: rhobbs@eaglemountain.gov.*

Kroger Development Agreement: Kroger is preparing to develop a commercial site with a grocery store and other major tenants. The development would also include retail pads for smaller retail establishments and restaurants. The attached Development Agreement establishes the following but is not necessarily limited to the following: the rights and responsibilities of The Kroger Co. in relation to development requirements and standards, what infrastructure The Kroger Co. needs to install to support the commercial center, the general rights and responsibilities of the parties, and the conceptual plan of the commercial center. *EMC Point of Contact: City Attorney, Marcus Draper: mdraper@eaglemountain.gov.*

Pacific Springs Development Agreement: R5 Homes is working on getting permits for lots 511–514 in Pacific Springs A5. However, per EMMC 16.35.090, they are required to install privacy screening “prior to any building permits being issued in that phase of development that abuts such right-of-way.” R5 Homes is requesting flexibility--through a development agreement--to install the fencing after home construction on the lots to avoid potential damage during the building process. *EMC Point of Contact: City Attorney, Marcus Draper: mdraper@eaglemountain.gov.*

Eagle Mountain Municipal Code Amendments:

EMMC Chapter 17.60.120 General fencing/screening provisions: A proposal to enact an ordinance amending Title 17, Chapter 60 Section 120.P (General Fencing/Screening Requirements. Maintenance Required) by specifying that all fences, walls and retaining structures shall be kept in good repair/condition etc., listing the terms of that standard and requiring that repairs shall be executed in a timely fashion. *EMC Point of Contact: Senior Planner, Robert Hobbs: rhobbs@eaglemountain.gov.*

EMMC Chapter 17.80.080 Data Center Directional Signage: Code amendment to EMMC 17.80.080 to allow and add standards for off-premises directional signage related to large-scale development projects. *EMC Point of Contact: Planner, Steven Lehmitz: slehmitz@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 801.789.6611. Open portions of the meeting can be viewed at www.eaglemountain.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PUBLIC MEETINGS.