

EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on April 14, 2026, 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:

Brandon Park Public Hearing Notice: The Eagle Mountain Planning Commission and City Council will conduct public hearings for proposed Future Land Use Map and Zoning Map amendments. These properties are located within the Brandon Park development. Approximately 216 acres of land are included in this proposal. The properties in question, along with the specific zoning and future land use designations proposed for each property, including a map, can be found by scanning the QR code provided below. EMC Point of Contact: *Steven Lehmitz*, slehmitz@eaglemountain.gov.



Spring Run Plaza Preliminary Plat:

The Eagle Mountain Planning Commission will conduct a public hearing for the proposed Spring Run Plaza Preliminary Plat, located at the northeast corner of Cory B. Wride Memorial Highway and Spring Run Parkway (Parcel No. 58:033:0628). The first phase of the development will create six lots for commercial development. EMC Point of Contact: *Steven Lehmitz*, slehmitz@eaglemountain.gov.

Sunset Mountain Properties Rezone:

The Eagle Mountain Planning Commission and City Council will conduct public hearings for proposed Future Land Use Map and Zoning Map amendments. These properties are located near the southeast corner of Pole Canyon Boulevard and 0 St (Parcel Numbers 59:055:0018 and 59:055:0019). The proposed rezone is from Agriculture to Light Manufacturing/Distribution (LMD) with the Regional Technology and Industry Overlay Zone. Approximately 83 acres of land are included in this proposal. EMC Point of Contact: *Steven Lehmitz*, slehmitz@eaglemountain.gov.

Flagship Homes Development Agreement: The City is proposing to enter into a development agreement with BCP Development LLC, dba Flagship Homes, regarding a portion of the Harmony development. Eagle Mountain Municipal Code requires builders to install privacy fencing along the rear lot lines of homes abutting arterial and collector roads prior to the construction of any homes along those roads. The City would allow Flagship to bond for the fencing and begin construction of the fence within nine months of the effective date of the agreement. *EMC Point of Contact: Marcus Draper, mdraper@eaglemountain.gov.*

Eagle Mountain Municipal Code Amendments:

EMMC Chapter 17.72: Amending Chapter 17.72 to remove structured parking from the CN zone, to permit drive-throughs adjacent to a street in the CC and CR zones and amending standards for a setback exception. *EMC Point of Contact: David Stroud, dstroud@eaglemountain.gov.*

EMMC Chapter 17.55 and 17.60: Amending Chapter 17.55 and Chapter 17.60 regarding plant standards when used as a headlight screen, weed barrier standards, and changing language regarding the land use authority. *EMC Point of Contact: David Stroud, 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 801.789.6611. Open portions of the meeting can be viewed at www.eaglemountain.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PUBLIC MEETINGS.