

## EAGLE MOUNTAIN CITY COUNCIL NOTICE OF PUBLIC HEARINGS

The Eagle Mountain City Council will hold public hearings on **September 17, 2024, 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:

- **Rose Ranch Master Development Plan and Rezone.** The Council will conduct two public hearings: one for the master development plan and one for the rezone. The project consists of 79.85 acres and is located at 200 E Willard Peak Road, Utah County Parcel Number 59:043:0016. The rezone request is from Agriculture to R2 and R3 for the purpose of constructing single-family homes. *EMC Staff Point of Contact: David Stroud, [dstroud@emcity.org](mailto:dstroud@emcity.org).*
- **The Ranches and Eagle Mountain Properties General Plan Future Land Use Map Amendments, and Rezones of various undeveloped properties within expired Master Development Areas.** The Council will conduct two public hearings: one for the Future Land Use Map amendment, and one for the rezone. The parcels are generally located in the The Ranches and Eagle Mountain Properties master development plan areas of the City. Approximately 216 acres of land are included in the proposal. The following parcels are the ones to be included: 58:033:0423, 38:302:0002, 38:685:0002, 38:685:0001, 58:033:0305, 58:034:0440, 58:034:0250, 58:034:0242, 58:040:0259, 58:040:0188, 58:040:0378, 58:040:0326, 58:040:0654, 58:040:0525, 42:050:0002, 59:045:0045, and 59:045:0006. *EMC Staff Points of Contact: Brandon Larsen, [blarsen@emcity.org](mailto:blarsen@emcity.org), and Robert Hobbs, [rhobbs@emcity.org](mailto:rhobbs@emcity.org).*
- **Amendment #2 to the Fiscal Year 2024-2025 Annual Budget.** The proposed amendment includes changes to the General Fund, Capital Project Fund, and Impact Fee Funds. *EMC Staff Point of Contact: Kimberly Reusch, [kruesch@emcity.org](mailto:kruesch@emcity.org).*
- **Eagle Mountain Municipal Code Amendments:**
  - **EMMC 16.35.140 Diagrams.** The proposed code amendment reformats, re-illustrates, and clarifies City-required rights-of-way profiles. *EMC Staff Point of Contact: Robert Hobbs, [rhobbs@emcity.org](mailto:rhobbs@emcity.org).*
  - **EMMC 17.10 Definitions and 17.25 Residential Zones.** The proposed changes to Section 17.10.030 amend definitions relating to building envelopes, setbacks, and land uses. The amendment to Section 17.25.040 Residential Development Standards Table clarifies that structures housing livestock are to be kept 50' from neighboring residences and 6' from all other structures in the RA1, RA2, RD1, RD2 and FR Zones, and that structures housing livestock shall be kept 6' away from all structures (including neighboring residences) in the R1, R2, R3, RC, MF1 and MF2 Zones. Furthermore, footnote number 3 under the Table is proposed to be amended to specify that setbacks for structures not requiring a building permit shall not be required, save for those that house livestock. The amendments to Section 17.25.030 Land Use Table reformat the same and convert uses requiring conditional use permits having to meet special use standards. *EMC Point of Contact: Robert Hobbs, [rhobbs@emcity.org](mailto:rhobbs@emcity.org).*

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 801.789.6610. Open portions of the meeting can be viewed at [www.eaglemountaincity.com](http://www.eaglemountaincity.com).

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