EAGLE MOUNTAIN
PLANNING COMMISSION MINUTES

SEPTEMBER 24, 2024, 5:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Robert Fox, Rod Hess, Brent Strong, and Craig Whiting, and Alternate Commissioner Bryan Free.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; and Lianne Pengra, Chief Deputy Recorder.

5:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

Commissioner Allen called the meeting to order at 5:31 PM.

1. DISCUSSION ITEMS

    1.A. DISCUSSION – Moderate Income Housing

Planner Elizabeth Fewkes presented the item. In 2023, Eagle Mountain City adopted strategies for Moderate-Income Housing as part of its General Plan, in accordance with Utah State Code Section 10-9a-403. Strategy 5 directs the adoption of a land use ordinance requiring 10% or more of new residential development in certain residential zones to be dedicated to moderate-income housing. The City Council has set a deadline of December 31, 2024, to adopt this ordinance. Staff has begun preliminary research and engaged with the City Council and stakeholders to explore potential housing types that meet both City and State requirements.

Please see the attached Report of Action for details regarding the discussion.

Commissioner Allen adjourned the work session at 6:26 PM.

6:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

Commissioner Allen called the meeting to order at 6:30 PM.

3. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

4. DECLARATION OF CONFLICTS OF INTEREST

None.

5. MINUTES

    5.A. September 10, 2024 Planning Commission Minutes

MOTION: ***Commissioner Whiting moved to approve the September 10, 2024 minutes with the changes to the Reports of Action, as noted. Commissioner Strong seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting – Alternate**

The motion passed with a unanimous vote.

6. STATUS REPORT

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the previous City Council meeting.

7. ACTION AND ADVISORY ITEMS

7.A. ACTION/PUBLIC HEARING – Dutch Bros Site Plan

Planner Steven Lehmitz presented the item. The proposed site plan for a Dutch Bros is located at 1231 E Eagle Mountain Boulevard, Utah County Parcel Number 59:044:0189.

Applicant representative Forrest Gaskill addressed the Planning Commission regarding the item.

Commissioner Allen opened the public hearing at 6:44 PM. As there were no comments, he closed the hearing.

Please see the attached Report of Action for details regarding the discussion.

MOTION: ***Commissioner Allen moved to recommend approval to the City Council of the Dutch Bros Site Plan with the following conditions:***

1. ***The internal roadway in Area A is completed before a certificate of occupancy is issued (Marketplace ARMDA); and***
2. ***The external wall in Area A is completed before a certificate of occupancy is issued (Marketplace ARMDA).***

Commissioner Fox seconded the motion.

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

7. DISCUSSION ITEMS

8. NEXT SCHEDULED MEETING

The next Planning Commission meeting is scheduled for October 8, 2024.

9. ADJOURNMENT

MOTION: ***Commissioner Fox moved to adjourn the meeting at 6:50 PM. Commissioner Strong seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

The meeting was adjourned at 6:50 PM.

Approved by the Planning Commission on October 8, 2024.

Brandon Larsen

Brandon Larsen
Planning Director

09.24.2024 PC Minutes - not signed

Final Audit Report 2024-10-09

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