



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

December 10, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT: Council Member Brett Wright, Liaison to the Planning Commission, and Council Member, Melissa Clark.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Bailey Ensign, Digital Communications Specialist; Natalie Winterton, Grants Coordinator/Management Analyst; Lianne Pengra, Chief Deputy Recorder; Heather Lamb, Planning Secretary, Nate Shumway, Intern; and Tyler Maffitt, Communications Manager

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Allen called the meeting to order at 5:30 p.m.

1. Discussion Items

1. A. DISCUSSION - Eagle Mountain City Brand & Marketing Overview

Communications Manager Tyler Maffitt discussed the City Brand and City Communication plan for marketing Eagle Mountain, currently and in the future.

Planning Commission Discussion Points:

- The Planning Commission and City Council need to work together to understand and align the General Plan with the goals and plans of the City Brand and City Communication plan.

1.B. DISCUSSION - Open Space Plan status update

Nate Shumway, Planning Commission Intern presented the status update for the Open Space Plan, which includes an overview of the Open Space Survey, Property Assessment, Department Coordination, Management Plan, Site Specific Management Plan, and Open Space Plan Timeline.

Planning Commission Discussion Points:

- Outcome of the Open Space Plan Survey: Funding and Expectations,
- Open Space is its own division but sits under the Parks and Rec Department; and
- Maintenance of Native plants/weeds vs. Noxious plants/weeds and discussion of Code(s) that reference these plants/weeds.

1. C. DISCUSSION - Disposal of City Property, 3.30 code amendments

Todd Black, Wildlife Biologist/Environmental Planner presented the goal(s) of the Disposal of the City Property. Review of Excel database - what the issues are, address(es), and assignments related to the City Property.

Planning Commission Discussion Point:

- What is the procedure for the disposal of properties.

1.D. DISCUSSION - Open Space Goat Grazing proposal

Todd Black Biologist/Environmental Planner presented the 2025-2028 Goat Grazing Plan, a science-based literature review, and the benefits of grazing goats which include natural weed control, soil health, cost-effective, and reduced chemical use. The plan identified 5 categories, contracts for goats, Grant programs, research projects to look for goat health, and technicians (open space techs). Review of Excel spreadsheet 21 sites, site #, area, acres, stocking rate, date on and date off. Code Amendment to be able to use electric fences for these properties, is currently not in the code but a draft has been written and will need to be approved.

Planning Commission Discussion Points:

- Effectiveness of goats vs. City control/maintenance; and
- Long-term goal and plan for goats.

Commissioner Allen adjourned the work session at 6:29 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

2. Call to Order

Commissioner Allen called the policy session to order at 6:34 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5. A. November 26, 2024, Planning Commission Minutes

MOTION: *Commissioner Hess moved to approve the minutes. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Abstain
Bryan Free	Yes

The motion passed with a unanimous vote.

6. 2025 Planning Commission Calendar

6.A. 2025 Planning Commission Calendar

Planning Commission Discussion Point:

- Proposed joint meeting of both City Council and Planning Commission; tentatively scheduled for January 21, 2025, at 3:00 p.m. to discuss Architectural Standards for Commercial and Multi-Family.

MOTION: *Commissioner Allen moved to approve the 2025 Planning Calendar. 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.

7. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the December 3, 2024, City Council Meeting.

8. Action and Advisory Items

8.A. Solar Et AL Power Plants and Subsystems Code

Brandon Larson, Planning Director, presented a proposed code amendment to amend Title 17.10.030 Definitions by adding new terms and definitions related to power plants, battery storage systems, and transmission lines; amending 17.20.030 to allow transmission lines and facilities in the AG Zone, amending 17.48.030 to allow battery energy storage systems, solar energy projects, electrical substations, natural gas power plants and transmission lines and facilities within the RTI Zone; amending 17.75 Standards for Special Uses to add allowances and standards for battery energy storage systems, natural gas power plants, solar energy projects and small modular reactors (SMRs)

Planning Commission Discussion Points:

- Continue ongoing discussions, research, and possibly a Work Session regarding Item 8. A.

Commissioner Allen opened the public hearing at 7:18 p.m.

The following individuals spoke during the public comment period: Joy Rasmussen, Roxanna Stone, Michael Bixler, and Reagan Peck.

Commissioner Allen closed the public hearing at 7:30 p.m.

MOTION: *Commissioner Allen moved to table 8.A. 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.

8.B. Power Plants and Subsystems Draft Code Amendment

Robert Hobbs, Senior Planner, presented a proposal to enact an ordinance adding a new paragraph F for EMMC 16.10.080 and Title 17.90 both requiring the Planning Director to initiate a rezone action when a [master] development agreement lapses or is terminated to address zoning of properties once made a part of or associated with, said agreement.

Commissioner Allen opened the public hearing at 7:54 p.m.; and as there were no comments, he closed the hearing at 7:54 p.m.

MOTION: *Commissioner Allen moved to forward a positive recommendation of Item 8.B. to the City Council. Commissioner Whiting 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.

8.C. Rezone Upon DA Termination.

David Stroud, Senior Planner presented amending the zoning code to define where the distance separation of a driveway on a site plan and a right-of-way is measured.

Commissioner Allen opened the public hearing at 7:56 p.m. and as there were no comments, he closed the hearing at 7:56 p.m.

MOTION: *Commissioner Whiting moved to forward a positive recommendation of Item 8.C. to the City Council. 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.

8.D. MDA Expiration Auto Initiate Rezone December 2024

Item 8D and Item 8E were presented concurrently.

Steven Lehmitz, Planner II, presented a proposed General Plan amendment of Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the Future Land Use Map from Neighborhood Residential 1 to Neighborhood Residential 2.

Commissioner Allen opened the public hearing at 7:58 p.m. As there were no comments, he closed the hearing at 7:59 p.m.

MOTION: *Commissioner Hess moved to forward a positive recommendation of Item 8.D. to the City Council. 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.

8. E. Cedar Corners Phase 5 Rezone

Steven Lehmitz, Planner II, presented a proposed rezone of Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the zone from Residential to RC.

Commissioner Allen opened the public hearing at 7:59 p.m. As there were no comments, he closed the hearing at 7:59 p.m.

MOTION: *Commissioner Fox moved to forward a positive recommendation of Item 8.E. to the City Council. Commissioner Allen 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.

8.F. Fourth Amendment to Amended and Restated Master Development Agreement for Overland Development

Planning Commission Discussion Points:

- The land would be part of Cory Wride Park, and the City would improve and maintain the park.

Commissioner Hess moved to forward a positive recommendation to the City Council of Item 8.F. 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.

9. Discussion Items

- Planning Commission training hours to be sent and verified through Planning Director, Brandon Larsen;
- Election of Chair and Vice Chair will take place on January 14, 2025.

10. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for January 14, 2025.

11. Adjournment

MOTION: *Commissioner Fox moved to adjourn the meeting at 8:05 p.m. Commissioner Allen 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 8:05 p.m.

Approved by the Planning Commission on



Brandon Larsen
Planning Director