



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 22, 2025, 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.

CITY STAFF PRESENT: Brandon Larsen, Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Heather Lamb, Planning Secretary; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; and David Salazar, City Engineer.

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

Commissioner Allen called the meeting to order at 5:32 p.m.

1. Discussion Items

1. A. **DISCUSSION ITEM – Master Transportation Plan**

- What is the Master Development Plan (TMP)- Shane Eller, Horrocks Engineering, reviewed the process to draft an updated TMP. He addressed the following topics: existing transportation conditions, analysis of future transportation network, a list of recommended improvements and projects, 10- and 30-year projects, no build scenarios, funding for roadway network improvements, cost estimates for projects, and accommodation of alternative modes.

1. B. **DISCUSSION ITEM – Moderate Income Housing Element Update**

- Review of the 2025 Legislative General Session, MIH Requirements Key Elements, HB 37 Utah Code 10- 9a-403.2, Current MIH Strategies, and staff recommendations.

Commissioner Allen adjourned the work session at 6:26 p.m.

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

2. Commissioner Allen called the policy session to order at 6:31 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.

MOTION: Commissioner Hess moved to approve the amended minutes from the April 8, 2025, Planning Commission Meeting. 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.

6. Status Report

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

7. Action and Advisory Items

7. A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Site Plan Known as Towns at Brylee Farms

Presentation Summary Points: Presented by Planner, Steven Lehmitz; a request for Site Plan amendment approval of the townhome elevations for the Towns at Brylee Farms development (Parcel #s: 59:034:0152, 59:034:0164, and 59:034:0165). The changes include introducing a two-story floor plan and different materials.

Discussion Summary Points:

- Desire to have more Architectural Design, specifically on the side of the building;
- Revisit Section: EMMC 17.72.030(C) at a later date;
- Trellis will not count towards architectural design.

Applicant's, Ross Holliday, Statement Summary Points:

- Trellises are normally in the landscape plans;
- Garages are not staggered in existing units;
- Usable square footage: 3 story: 1600-1700 – no basement, and 2 story: higher 1400 -1500 square feet – no basement

Commissioner Allen opened the public hearing at 6:53 p.m. As there were no comments, he closed the hearing at 6:54 p.m.

MOTION: Commissioner Hess moved to recommend approval to the City Council of Item 7. A. – Amending Site Plan known as Towns at Brylee Farms with the condition that the Applicant adds an architectural feature that meets code 17-72-40-E on the side elevations. 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.

7. B. ORDINANCE/PUBLIC HEARING - Eagle Mountain City Natural Open Space and Wildlife Habitat Management Plan

Presentation Summary Points: Presented by Wildlife Biologist, Todd Black; a proposed Concept Plan for the 2025 Natural Open Space & Wildlife Habitat Management Plan. This is the next-to-final draft of the EMC Open Space Plan. This plan has been a year in the making and will guide the City on how to manage native open spaces within the city.

Commissioner Allen opened the public hearing at 7:11 p.m.

The following individuals spoke during the public comment period: Representing Eagle Mountain Nature and Wildlife Alliance (EMNWA), Marian Burningham, Co-Founder; Dustin Wagner, President; and Wendy Warren, Vice-President.

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

MOTION: Commissioner Whiting moved to forward a positive recommendation to the City Council of Item 7.B. -Eagle Mountain City Natural Open Space and Wildlife Habitat Management Plan, with the condition that the City considers feedback from Eagle Mountain Nature and Wildlife Alliance. 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. Discussion Items

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for May 13, 2025.

10. Adjournment

MOTION: Commissioner Whiting moved to adjourn the meeting at 7:22 p.m. 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 7:22 p.m.

Approved by the Planning Commission on

Brandon Larsen

Brandon Larsen (May 14, 2025 08:56 MDT)

Brandon Larsen
Planning Director

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Final Audit Report

2025-05-14

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