



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

May 13, 2025 6:00 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, and Craig Whiting; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; and Ashley Swensen, Planner.

6:00 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Allen called the meeting to order at 6:00 p.m.

1. Discussion Items

1. A. DISCUSSION ITEM: Joint Presentation/Discussion with City Council on Architectural Standards – VCBO
 - This item was discussed in a Joint Session with the City Council (from 5:00 pm to 6:00 pm) before the Planning Commission meeting.
1. B. DISCUSSION ITEM: TRAINING - Landscape Plans
 - Review of 17.60.050 EMC Landscaping Plan Review, 17.60.040 General Landscape Provisions, 17.60.050 Landscape Plan, 17.60.060 Planting Standards; 17.60.090 Required Landscaping
1. C. DISCUSSION ITEM: CONCEPT PLAN - Pony Express Business Park (Removed from Agenda)

Commissioner Allen adjourned the work session at 6:30 p.m.

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

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

2. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. A.

MOTION: Commissioner Whiting moved to approve the minutes. 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.

5. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the May 6, 2025, City Council meeting.

7. Action and Advisory Items

7. A. ACTION/PUBLIC HEARING - Atkinson Accessory Dwelling Unit Exception.

Item 7.A. was moved to be presented as Item 7. F.

Presentation Summary Points: presented by Planner, Steven Lehmitz: A proposed ADU exception for a property located at 1998 E. Horizon Cove, Parcel No. 54:223:0034. Property owners are petitioning the Planning Commission for an exception to the accessory dwelling unit standards found in EMMC 17.70.030.

Applicant's Statements Summary Points: Applicants reviewed suggestions and recommendations from previous meetings and are here to present and discuss with the Planning Commission.

MOTION: Commissioner Whiting motions to approve Item 7. A. Atkinson Accessory Dwelling Unit Exception. 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 - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Steeplechase South.

Item 7. B was moved to be presented as Item 7. A.

Presentation Summary Points: presented by Planner, Ashley Swensen: A proposed Plat Amendment of the Steeplechase South Subdivision, located at 877 N Pony Express Parkway. The purpose of the proposed Amendment is to subdivide a second lot for the previously constructed substation (Parcel #: 66:815:0002).

Applicant's Statements Summary Points: The Applicant was present but did not comment.

Commissioner Allen opened the public hearing at 6:42 p.m. As there were no comments, he closed the hearing at 6:42 pm.

MOTION: *Commissioner Whiting moved to forward a positive recommendation to the City Council on Item 7. B. An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Steeplechase South. 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. C. SITE PLAN - The District Lot 3

Discussion Summary Points: Presented by Senior Planner, David Stroud. Site plan approval of a commercial multi-tenant building on Lot 3 of The District at Eagle Mountain at 4276 North 1620 East in the Commercial Community zone (Parcel # 59:044:0175).

Discussion Summary Points: meets all architectural feature requirements

Forrest Gaskill, Applicant's Statement Summary Points: Clarification of siding material, hardened panel, with score lines to give some definition.

Commissioner Allen opened the public hearing at 6:49 p.m. As there were no comments, he closed the hearing at 6:49 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7. C. Site Plan- The District Lot 3. Commissioner Hess 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.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.35.140 Diagrams.

Presentation Summary Points: Presented by Senior Planner, Robert Hobbs. A proposal to enact an ordinance amending Title 16, Chapter 35, Section 140 Diagrams by changing the section name and substituting new illustrations in a corrected format and order.

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

MOTION: Commissioner Whiting moved to forward a positive recommendation to the City Council on Item 7.D. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.35.140 Diagrams. 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. E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.40.020 Land Use Table.

Presentation Summary Points: Presented by Senior Planner, Robert Hobbs. Amending Title 17.40.020, deleting reference to conditional uses and Title 17.60.120; reformatting the section, specifying that a fence permit is required by the City, and clarifying when grey wooden fencing is required along Ranches Parkway.

Commissioner Allen opened the public hearing at 7:03 p.m.

Kim Ekins and Justin Ekins spoke during the public comment period.

Commissioner Allen closed the public hearing at 7:09 p.m.

MOTION: Commissioner Hess moved to forward a positive recommendation to the City Council of Item 7.E. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.40.020 Land Use Table. 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. F. DEVELOPMENT AGREEMENT AMENDMENT - Harmony DA Sections 7 and 8

Presentation Summary Points: Presented by the City Attorney, Marcus Draper, the Developer filed a Site Plan Application for the Alternative Block Designs for review by the Planning Commission and City Council. During the review of that application, it was discovered that an MDA requirement found in Section 8 regarding minimum lot frontage requirements may prohibit the application. It was not the intent of the parties at the time the Agreement was entered into that Section 8 apply to the Alternative Block Designs. This Amendment is being brought to clarify that intent.

Discussion Summary Points:

- It was not the intent of the parties at the time the Agreement was entered into that Section 8 apply to the Alternative Block Designs.
- It was discovered that the MDA requirement found in Section 8 regarding minimum lot frontage requirements may prohibit the application; therefore, a Development Agreement Amendment has been filed to clarify this intent.

MOTION: Commissioner Strong moved to forward a positive recommendation to the City Council on Item 7. F. Harmony DA Section 7 and 8. 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. Discussion Items

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for May 27, 2025

9. Adjournment

MOTION: Commissioner Whiting moved to adjourn the meeting at 7:30 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 7:30 p.m.

Approved by the Planning Commission on

Brandon Larsen
Brandon Larsen (May 28, 2025 10:13 MDT)

Brandon Larsen
Planning Director

5.13.2025 Approved Meeting Minutes

Final Audit Report

2025-05-28

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