EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

May 27, 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, Craig Whiting, and Alternate Commissioner Bryan Free. Commissioner Strong – Absent.

CITY STAFF PRESENT: Brandon Larsen, Planning Director; Marcus Draper, City Attorney; Ashley Swensen, Planner; and Heather Lamb, Planning Secretary

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 ITEM – Code Workshop – Item 1.A. was discussed following Item 1. B.
   - Senior Housing Overlays (Commissioner Whiting will research this topic)
   - Governing Nightly Rentals (Commissioner Free will research this topic)
   - Chapter 17.72 Commercial and Multifamily Design Standards (Commissioner Allen will research this topic)
   - Follow-up on items discussed will be reviewed in approximately a month

1. B. DISCUSSION ITEM – CONCEPT PLAN - Pony Express Business Park – Item 1.B. was discussed as Item 1. A.
   - Applicants were present: JD Heiner and John Heiner Sr., and Park Sorenson with Focus Engineering.
   - Applicants seek permission to build near Tickville Gulch.
   - Items on Concept Plan to be addressed: Wash setbacks and mitigation to be built according to the concept plan; a Variance or Development Agreement will be required to build within the 50 ft. wash setbacks; Shared Parking Agreement; Water Rights; shared access; dumpsters; Parking Islands and a need to provide ADA stall widths and requirements per EMMC 17.55.070; most items will be cleaned up with a full site plan application.

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

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

Commissioner Allen called the policy session to order at 6:30 p.m.

2. Call to Order

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 Whiting moved to approve the minutes. Commissioner Hess seconded the motion.**

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

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.

- City Council approved the Nature and Wildlife Plan,
- City Council found that Lennar Homes and the Parkway Field project are in default, and
- The Master Transportation Plan will be placed on an upcoming PC Agenda.

7. Action and Advisory Items

7. A. TEMPORARY SITE PLAN - Sweetwater Stake Center

Presentation Summary: Applicant seeks to place a temporary structure [single-wide office trailer] to provide additional church office space until construction of another chapel can be completed. Concerns were raised over whether the structure would cover code-required parking spaces; however, the Applicant has shown that the site has more parking stalls than required. Therefore, placement of the structure would create a code violation.

Discussion Summary Points:

- City code states that the approving body specifies a specific time of expiration for the temporary structure.
- The temporary structure is not very visible, and commercial property surrounds it, not residential.

This Item does not require a Public Hearing.

MOTION: **Commissioner Hess moved to forward a positive recommendation to the Council of Item 7. A. Temporary Site Plan - Sweetwater Stake Center for a period of 18 months. Commissioner Allen seconded the motion.**

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

The motion passed with a unanimous vote.

8. Discussion Items

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for June 10, 2025

10. Adjournment

MOTION: **Commissioner Whiting moved to adjourn the meeting at 6:36 pm. Commissioner Allen seconded the motion.**

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

The motion passed with a unanimous vote.

The meeting was adjourned at 6:36 p.m.

Approved by the Planning Commission on

Brandon Larsen
Brandon Larsen (Jun 11, 2025 13:49 MDT)

Brandon Larsen
Planning Director

5.27.2025 Approved Minutes not signed

Final Audit Report 2025-06-11

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