EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

August 12, 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, and Craig Whiting; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Megan Green, Planning Secretary.

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

Planning Commission Work Session was cancelled.

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

2. Commissioner Allen called the policy session to order at 6:30 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 Strong moved to approve the minutes of the July 22, 2025, Planning Commission Meeting. Commissioner Hess seconded the motion.***

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

The motion passed with 5 votes and one abstention.

6. Status Report

Senior Planner, Robert Hobbs, reviewed the planning items discussed and voted upon during the City Council meeting.

7. Action and Advisory Items

7.A. Monument Signs on Commercial Properties Fronting SR-73

Staff recommend that the City Council discuss the adoption of an ordinance amending Chapter 17.80. of the Eagle Mountain City Code to create monument sign standards for commercial properties along SR-73.

Carlos Vasquez, City Management Intern, presented the project on commercial signs for SR 73, explaining the research done on other cities' approaches. Carlos also presented various sign designs and regulations, including UDOT's concerns and the proposed city code amendments.

points:

- Commissioner Hess questioned the inclusion of electronic billboards and the need for setbacks from sidewalks and curbs.
- The potential of noise/sound walls going up and affecting sign visibility were discussed.
- There were concerns about the height of the proposed signs with a maximum height of 30 feet. Suggestions were made for a maximum height of 20 feet.
- Carlos Vasquez agreed to adjust the proposal based on the commissioners' feedback and mentions the project will continue with staff after his internship ends.

Commissioner Allen opened the public hearing at 6:57 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Strong moved to table Item 7.A. Monument Signs on Commercial Properties Fronting SR-73, until the next Planning Commission meeting to give staff more time to work on the project. 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.B. Redemption Hill Parking Exception

Presentation Summary points: Staff recommends that the Planning Commission grant an exception to Redemption Hill Church to deviate from EMMC Table 17.55.120(c), thus allowing them to expand their main assembly space up to 4,980 square feet.

Discussion summary points:

- Commissioner Strong and Commissioner Fox expressed concerns about the potential for parking issues and the impact on other tenants in the building.
- City Attorney, Marcus Draper, explained the potential legal implications of denying the parking exception under the Religious Land Use and Institutional Persons Act.
- Commissioner Whiting supported the parking exception, citing the church's need for additional space, the other tenants/businesses not operating on Sundays, and the City's ability to manage potential parking issues.

Commissioner Allen opened the public hearing at 7:12 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Whiting moved to approve Item 7.B., Redemption Hill Parking Exception. 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.

7.C. Ranches Academy Addition Site Plan

Presentation summary points: Ranches Academy is proposing a few additions to the existing school building, located at 7789 N Tawny Owl Circle. Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

Applicant's Statement Summary: Ricky Parkinson, representing the Ranches Academy, explained the addition will provide updated spaces for the school, including a better library, specialty classrooms, and more parking.

Discussion summary points:

- Commissioner Hess questioned the loss of open space with the addition, which leaves the school with roughly an acre. Ricky Parkinson confirmed the remaining open space is sufficient for the school's needs.
- The commissioners discussed the adequacy of open space and the need for the addition to support the school's growth.

Commissioner Allen opened the public hearing at 7:29 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of Item 7.C., Ranches Academy Addition Site Plan. 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.D. ASD Elementary 133 Preliminary Plat and Site Plan

Presentation Summary Points: Alpine School District is proposing the construction of an additional elementary school in Eagle Mountain, located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

MOTION: ***Commissioner Allen moved to table Item 7.D., ASD Elementary 133 Preliminary Plat and Site Plan, until they are ready to come back with a rezone. 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. Horizon Master Community

Presentation Summary Points: Recommend tabling pending re-noticing as a Development Agreement/Preliminary Plat request (no MDP or Rezone).

MOTION: ***Commissioner Allen moved to table Item 7.E., Horizon Master Community, until it is re-noticed as a development agreement. 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.

7.F. John Hancock Charter School - Master Site Plan Revisit

Presentation Summary Points: Recommendation to table [again] - pending resolution of Lake Mountain Road's proposed improvement installation process and documentation of water supply (shares) to the site being provided to Staff.

MOTION: ***Commissioner Allen moved to table Item 7.F., John Hancock Charter School-Master Site Plan Revisit. 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.G. Culinary Water Master Plan and IFFP
7.H. Wastewater Master Plan and IFFP

Presentation Summary Points: City Engineer, Vince Hogge, presented the Culinary Water and Wastewater Master Plans. Vince stated that he has been working with a couple of different engineering firms, JWO and Psomas Engineering, for these plans and they are ready to get them in place. Vince explained the purpose of the plan in guiding future development and planning for capital projects.

Discussion Summary Points:

- The commissioners discussed the challenges of managing private lift stations and the city's role in supporting them in emergency situations.
- Vince mentioned that City code says there should not be any private lift stations, but in the past, there have been exceptions given.
- The commissioners discussed the importance of master plans in ensuring efficient growth and managing future infrastructure needs.

Commissioner Allen opened the public hearing at 7:42 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Strong moved to recommend approval to the City Council of Item 7.G., Culinary Water Master Plan and IFFP, and Item 7.H., Wastewater Master Plan and IFFP. 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.

8. Discussion Items

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for August 26, 2025.

10. Adjournment

MOTION: ***Commissioner Hess moved to adjourn the meeting at 7:44 p.m. 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.

The meeting was adjourned at 7:44 p.m.

Approved by the Planning Commission on

Brandon Larsen (Aug 27, 2025 12:36:02 MDT)

Brandon Larsen
Planning Director

8.12.2025 Appoved PC Meeting Minutes

Final Audit Report 2025-08-27

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