



# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

September 2, 2025 12:30 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 Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Steven Lehmitz, Planner; and Megan Green, Planning Secretary.

## **12:30 P.M. – Eagle Mountain City Planning Commission Work Session**

1. Commissioner Allen called the policy session to order at 12:31 p.m.
2. Pledge of Allegiance

Commissioner Fox led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Action and Advisory Items

- 4.A. Development Agreement - 1st Amendment to Ault Farms MDA

Presentation summary points (from staff report): Flagship Homes is requesting to post a bond for the fencing due to supplier issues, with the fencing still being required by City code.

Discussion summary points:

- City Attorney Marcus Draper explained the development agreement regarding durable fencing required by city code for lots abutting arterial or collector roads.
- The amendment would allow Flagship Homes to post a bond, with the Certificate of Occupancy (C of O) being withheld until the fencing is installed.

*Commissioner Allen opened the public hearing at 12:33 p.m. As there were no comments, he closed the hearing.*

**MOTION:** *Commissioner Hess moved to recommend approval to the City Council of Item 4.A., Development Agreement-1<sup>st</sup> Amendment to Ault Farms MDA. Commissioner Strong seconded the motion.*

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

***The motion passed with a unanimous vote.***

4.B. PRELIMINARY PLAT - Alpine School District Elementary 133

**Presentation Summary points:** Steven Lehmitz presents the Preliminary Plat for Alpine School District's new Elementary school.

**Applicant's statements summary:** Scott Johnson from Alpine School District discussed the school's busing and traffic plans. The school district is aware of the traffic concerns and plans to utilize drop-off areas as turnarounds.

**Discussion summary points:**

- The Preliminary Plat includes widening Slate River Road and creating a loop for ingress and egress points.
- The timing of road construction and traffic concerns were discussed.
- Commissioner Fox expressed concerns with the current access plan but acknowledged the fire and engineering approvals.
- The Commissioners discussed the importance of prioritizing road construction to address traffic issues.

*Commissioner Allen opened the public hearing at 12:54 p.m. As there were no comments, he closed the hearing at 12:55 p.m.*

**MOTION:** *Commissioner Hess moved to recommend approval to the City Council of Item 4.B., Preliminary Plat-Alpine School District 133. Commissioner Strong seconded the motion.*

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

*The motion passed with a unanimous vote.*

4.C. SITE PLAN - Alpine School District Elementary 133

**Presentation summary points:** The school will be located north of the Pinnacles development, with the surrounding area zoned as employment center campus.

**Discussion summary points:**

- City Planner Steven Lehmitz presented the Site Plan and elevations, with recommendations for each item to receive a positive recommendation to the city council.
- Concerns were raised about traffic bottlenecks and the need for additional roads to alleviate congestion.
- Commissioner Fox and others express concerns about fire and emergency vehicle access during peak times.
- City Planner Steven Lehmitz explained that the school will not be responsible for off-site roads, which will be added as other properties develop.
- The traffic study and the need for future road extensions were also discussed.

*Commissioner Allen opened the public hearing at 12:55 p.m. As there were no comments, he closed the hearing.*

**MOTION:** *Commissioner Hess moved to recommend approval to the City Council of Item 4.C., Site Plan-Alpine School District Elementary 133. Commissioner Strong seconded the motion.*

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

*The motion passed with a unanimous vote.*

4.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Alpine School District Elementary 133.

**Presentation Summary Points:** Rezone approval from Agriculture to Public Facilities for a new elementary school to be located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

**Discussion summary points:**

- The rezoning from agriculture to public facilities is necessary to allow the school to be built.

*Commissioner Allen opened the public hearing at 12:54 p.m. As there were no comments, he closed the hearing.*

**MOTION:** *Commissioner Fox moved to recommend approval to the City Council of Item 4.D., An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Alpine School District Elementary 13. Commissioner Allen seconded the motion.*

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

*The motion passed with a unanimous vote.*

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for September 9, 2025.

6. Adjournment


**MOTION:** *Commissioner Allen moved to adjourn the meeting at 1:01 p.m. Commissioner Strong seconded the motion.*

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

*The motion passed with a unanimous vote.*

The meeting was adjourned at 1:01 p.m.

Approved by the Planning Commission on

  
Brandon Larsen (Oct 15, 2025 11:10:29 MDT)

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**Brandon Larsen**  
Planning Director






# Approved 9.2.2025 PC Meeting Minutes

Final Audit Report

2025-10-15

Created:	2025-10-15
By:	Shawna Ellis (sellis@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvfA0ACgMoVS-x5H8B212mICB-zaO5VDs

## "Approved 9.2.2025 PC Meeting Minutes" History

-  Document created by Shawna Ellis (sellis@emcity.org)  
2025-10-15 - 4:43:18 PM GMT
-  Document emailed to Brandon Larsen (blarsen@eaglemountain.gov) for signature  
2025-10-15 - 4:43:25 PM GMT
-  Email viewed by Brandon Larsen (blarsen@eaglemountain.gov)  
2025-10-15 - 5:10:08 PM GMT
-  Document e-signed by Brandon Larsen (blarsen@eaglemountain.gov)  
Signature Date: 2025-10-15 - 5:10:29 PM GMT - Time Source: server
-  Agreement completed.  
2025-10-15 - 5:10:29 PM GMT