



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

October 28, 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.

ELECTED OFFICIALS' PRESENT: Brett Wright, Melissa Clark, Donna Burnham, and Rich Wood.

CITY STAFF PRESENT: Ben Reeves, City Manager; Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Gina Olsen, City Recorder; Evan Berrett, Director of Legislative and Strategic Services; Abby Ivory, Economic Development Director; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Long-Range Planner; Kiara Polee, Affordability Housing Coordinator; and Megan Green, Planning Secretary.

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

Councilmember Brett Wright called the meeting to order at 5:30 p.m., excusing Mayor Westmoreland and Councilmember Jared Gray.

1. Discussion Items

1.A. DISCUSSION - Utah Housing Strategic Plan Update

Long-Range Planner, Elizabeth Fewkes, and Affordable Housing Coordinator, Kiara Polee, introduced the Utah Housing Strategic Plan and discussed the challenges in the housing market. Elizabeth mentioned the importance of balancing product availability for different income levels and income debt ratios. The City's mortgage assistance program and the need to use multiple tools like RDA funds, CDBG, and the home Consortium were discussed. The City is focusing on tactics rather than specific programs to address housing challenges. Together, the City Council members, Planning Commissioners, Elizabeth Fewkes, and Kiara Polee discussed the pros and cons of the different tactics.

Key points included the need for balanced housing products across income levels, with the City's mortgage assistance program awarding 29 grants. The discussion emphasized the importance of consistent definitions for affordable housing and the challenges of state-level mandates. Concerns were raised about the impact of state policies on local infrastructure and the need for fair evaluation of City efforts. The potential benefits of modular housing and the importance of having consistent definitions and high architectural standards.

Elizabeth and Kiara will provide feedback to the State on the proposed tactics, emphasizing the need for flexibility, local control, and a focus on actual affordability rather than just production. Council members would like to ensure that any inventory of public lands or entitled units includes consideration of adjacent properties and vested rights. They would also like to provide input to the State on the need for context-sensitive approaches to water conservation, building codes, and other development standards, rather than one-size-fits-all solutions.

2. Adjournment

MOTION: *Council Member Melissa Clark moved to adjourn the meeting at 6:34 p.m. Council Member Donna Burnham seconded the motion.*

Brett Wright Yes

Donna Burnham	Yes
Melissa Clark	Yes
Rich Wood	Yes
Jared Gray	Excused

The motion passed with a unanimous vote.

The meeting was adjourned at 6:34 p.m.

6:40 p.m. Eagle Mountain Planning Commission Work Session

Commissioner Allen called the meeting to order at 6:40 p.m.

1. Discussion Items

1.A. DISCUSSION – Interconnectivity Code amendment

Senior Planner, David Stroud, gave a brief presentation of the proposed code amendment. He explained the contradiction in the code regarding interconnection between lots and the staff's preference for interconnection within commercial and business park zones. They suggested adding commercial zones and business park zones to the code that requires interconnection. Commissioner Hess clarified that the interconnection should be for adjacent properties for vehicular access. Stroud described the process of stubbing in internal drives for future development.

1.B. DISCUSSION – Sign Regulations and Permits Code Amendment

Commissioner Allen and Planner, Steven Lehmitz, discussed the presentation of sign regulations and permits. Lehmitz provided an overview of the changes, including consolidating building permits into one application. Lehmitz explained the need for uniformity in sign regulations, such as not allowing signs on light poles, fences, and trees. The new language clarifies the difference between city-owned directional signs and city-owned and chamber-managed ladder signs. The removal of outdated labels and schematics from the code were also discussed.

Commissioner Allen adjourned the work session at 6:51 p.m.

7:00 P.M. – Eagle Mountain City Planning Commission Policy Session

2. Commissioner Allen called the policy session to order at 7:00 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 October 14, 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

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

7. Action and Advisory Items

7.A. Lower Hidden Valley Master Development Plan Amendment – Trails at Hidden Valley

Presentation Summary: Robert Hobbs introduced the request by Perry Homes to modify the existing Development Agreement and Master Development Plan. The Lower Hidden Valley project [with 1,256 residential units] was approved by the City in 2011. A Master Development Plan (MDP) and a Master Development Agreement (MDA) memorialized that action. Vesting was made in perpetuity. The Agreement was later amended, in minor form(s), in 2023. The new Amendment proposes to re-configure the approved layout of the project. Associated with the changes is a reduction in building lot density count (with a resultant increase in unimproved open space), right-of-way changes (e.g., deletion of the Hidden Valley Parkway) and open spaces' dimensioning and positioning alterations. Because the changes are seemingly substantial on the whole, Staff believes there is cause to require the plan to be submitted as a MDP Amendment set.

Applicant's statements summary: Lynsi Neve from Perry Homes explained the changes, including reducing the density from 1256 units to approximately 709 units. She discussed the adjustments to the total building area, open space, and road classifications. The applicant requested the ability to submit preliminary plats on a pod-by-pod basis. The commitment to providing sufficient open space and trails was also discussed.

Discussion summary:

- The Commissioners discussed the phasing of the development and the need for a detailed slope analysis.
- Commissioner Whiting suggested negotiating a land swap or other solutions to address the challenges associated with the development.
- The Commissioners agree to recommend the amendment with conditions, including the ability to submit multiple preliminary plats and the need for a detailed slope analysis.
- The status of the wildlife corridor and fencing, and the City's role in it were discussed. Senior Planner, Robert Hobbs, explained that Todd was handling the wildlife corridor issue and that the City needs someone with historical knowledge to scrutinize it.

Commissioner Allen opened the public hearing at 7:37 p.m.

Corey Jepson, Christopher Turner (representing White Birch Drive Citizen Group), Joshua Hall, Shandarae Hall, and Bettina Cameron from the Eagle Mountain Nature and Wildlife Alliance submitted and made public comments.

Commissioner Allen closed the public hearing at 7:58 p.m.

MOTION:

Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Lower Hidden Valley Master Development Plan Amendment-Trails at Hidden Valley, with the following conditions:

1. To look at who is responsible for putting up the fence for the wildlife corridor and that the City investigate the comments from the Eagle Mountain Nature and Wildlife Alliance and that corridor.
2. *The Preliminary Plats be divided into subsections versus one whole plat and that phasing changes be considered by the City Council, possibly switching Phase two and one.*
3. *That staff investigates whether or not the ridge line protection overlay applies to this property.*

Commissioner Hess seconded the motion.

Jason Allen	Yes
Robert Fox	No
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	No
Bryan Free	Not Voting - Alternate

The motion passed with a 3-2 vote. Commissioner Fox and Whiting believe there are too many things that need to be considered before approval.

7.B. 17.64: Alternative Energy Overlay Zone

Presentation summary: Staff has worked to create an overlay zone that would allow for the siting of energy projects of various types such as geothermal, solar, battery, natural gas, and nuclear in the City where deemed appropriate and feasible. The need for energy worldwide has grown tremendously, and besides the needs data centers have, energy availability is now the primary factor by which industries of all types are selecting new locations for manufacturing, distribution, research and development, and various other facilities. This overlay zone provides an opportunity for Eagle Mountain to attract preferred safe, clean, and renewable energy sources to the community to ensure the needs of its residents are met. These needs can include reliable energy, a better-distributed tax base, increased revenues for the City to improve services and infrastructure development, the addition of hundreds of jobs from both the energy generation and the companies that come for that energy, and so much more.

Discussion summary:

- Commissioner Hess and others discussed the importance of public input and the potential for new technologies to be included in the future.
- Commissioner Whiting suggested excluding water-cooled natural gas power plants from the overlay zone, other Commissioners agreed.
- Marcus Draper clarified that the City has full discretion to approve or deny rezone applications based on reasonable debatable grounds.
- The Commissioners expressed support for the overlay zone, with some concerns about the inclusion of small modular reactors within current City boundaries.

Commissioner Allen opened the public hearing at 8:54 p.m.

Bettina Cameron from the Eagle Mountain Nature and Wildlife Alliance made a submitted and made a public comment.

Commissioner Allen closed the public hearing at 8:57 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.B., 17.64: Alternative Energy Overlay Zone with the condition to exclude the use of water-cooled natural gas power plant. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	No
Bryan Free	Not Voting - Alternate

The motion passed with a 4-1 vote.

7.C. Firefly NPA 6 Phase A Staff Report

Presentation Summary Points: In 2023, the Pole Canyon 2010 era Master Development Plan and Master Development Agreement were amended and re-stated to recompose the project into the Firefly planned community. The changeover included a collection of changes to layout and building design concepts. Submittal of this preliminary plat comes on the heels of the City's approval of the Firefly project. Firefly NPA 6 A is one among various anticipated plats to be submitted to the City for review and approval.

Applicant's statements summary: Heather Upshaw representing DAI Development/Candlelight Homes asked Commissioners and Staff if they had any questions.

Discussion summary points:

- Commissioner Whiting suggested adding more walkways for pedestrian access to the park.
- The Connectivity Index and whether the development met the standards were discussed. Senior Planner, Robert Hobbs, explained that they met the standard.

Commissioner Allen opened the public hearing at 9:16 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to approve Item 7.C., Firefly NPA 6 Phase, with the condition that the screening wall meets code and the agreement. 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. Interconnectivity Code amendment

Presentation Summary Points: Staff has come across a conflict in EMMC regarding internal connectivity of non-residential lots. EMMC 16.30.090.C.5.b.iii "encourages" cross-access between non-residential lots. EMMC 17.100.050.C.3 states that interconnection "shall" occur. The proposed text amendment removes the language that encourages internal connectivity. The connectivity is required to reduce the need to use public or private rights-of-way to travel from one lot to another when internal access can be provided.

Discussion summary points:

- The Commissioners discuss the importance of interconnectivity and agree to include the amendment in the recommendation to the City Council.
- Preventing vehicle trips back out on the road and improving connectivity were discussed.

Commissioner Allen opened the public hearing at 9:20 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.D., Interconnectivity Code Amendment, with the condition to apply to the CN, CC, CR, MEC, and OP zones. 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.E. Sign Regulations and Permits Code Amendment

Presentation Summary Points: To establish an easier and clearer process for Staff to review and applicants to obtain permits for signs, Staff is proposing to make a few minor changes in how permits for signs are handled. It is proposed that building permits, when needed, will double as sign permits. Additionally, the proposed amendment clarifies when a typical sign permit will be needed and when a temporary sign permit will be needed. The remainder of the code amendment proposal includes minor text changes to clarify standards, updates to figures, and improvements to the review process for Staff.

Discussion summary points:

- Delineating between building permits and temporary sign permits and clarifying monument sign regulations were discussed.
- Commissioner Whiting suggested amending the sign removal requirement for those losing Primary Elections to be based on the certification of the primary results.
- The Commissioners agreed to the changes and approval the sign code amendments with the additional condition.

Commissioner Allen opened the public hearing at 9:25 p.m. As there were no comments, he closed the hearing.

1. MOTION: *Commissioner Whiting moved to recommend approval to the City Council of Item 7.E., Sign Regulations and Permits Code Amendment, with the addition that the language be amended for primary elections, signs come down five days after the canvassing of the votes, and to include Planner, Steven Lehmitz recommendations that building permits or sign permits will not be required for exempt signs, and to correct typo on EMMC 17.80.090(B)(1). 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. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for Wednesday November 12, 2025.

6. Adjournment

MOTION: *Commissioner Fox moved to adjourn the meeting at 9:31 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 9:31 p.m.

Approved by the Planning Commission on

Brandon Larsen

Brandon Larsen (Nov 13, 2025 11:13:41 MST)

Brandon Larsen
Community Development Director






10.28.2025 Final PC Draft Meeting Minutes (002)

Final Audit Report

2025-11-13

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