



## EAGLE MOUNTAIN PLANNING COMMISSION

### MEETING MINUTES

December 9, 2025, 5:30 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Robert Fox, Brent Strong, Craig Whiting, and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Deputy City Manager, Steve Mumford; Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; and Megan Green, Planning Secretary.

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

Commissioner Allen called the meeting to order at 5:33 p.m.

1. Discussion Items

1.A. DISCUSSION ITEMS – Horizon Master Development Plan

Planner Robert Hobbs presented the Horizon Master Development Plan. Scot Hazard discussed the project with the Commissioners, which is located near Pony Express and Lone Tree, and includes 110 single-family lots on 110 acres. Concerns raised included compliance with block length and slope requirements, wildlife corridor impact, ridgeline codes, and emergency egress. The developer proposed a 360-stair amenity and trail systems to address pedestrian connectivity. The commission emphasized the need for thorough review and community engagement to ensure the project meets City standards and addresses community concerns. The Planning Commission discussed several key issues, including the need for an additional egress route on Pony Express Parkway due to safety concerns and traffic projections.

Commissioner Allen adjourned the work session at 6:25 p.m.

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

2. Commissioner Allen called the policy session to order at 6:32 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 Fox moved to approve the minutes of November 25, 2025, Planning Commission meeting. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes

<b>Rod Hess</b>	<b>Excused</b>
<b>Brent Strong</b>	<b>Yes</b>
<b>Craig Whiting</b>	<b>Yes</b>
<b>Bryan Free</b>	<b>Abstain</b>

*The motion passed with 4 yes and 1 abstention.*

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. 2026 Planning Commission Schedule**

**Discussion summary:**

Commissioners agreed to add another Planning Commission Meeting to the calendar on November 24, 2026, and if the meeting is not necessary it can be cancelled.

**MOTION:** *Commissioner Strong moved to approve Item 7.A., 2026 Planning Commission Schedule, with the addition of one meeting on November 24, 2026. Commissioner Whiting seconded the motion.*

<b>Jason Allen</b>	<b>Yes</b>
<b>Robert Fox</b>	<b>Yes</b>
<b>Rod Hess</b>	<b>Excused</b>
<b>Brent Strong</b>	<b>Yes</b>
<b>Craig Whiting</b>	<b>Yes</b>
<b>Bryan Free</b>	<b>Yes</b>

*The motion passed with a unanimous vote.*

**7.B. Horizon Master Community MDP/Plat Review**

**Presentation summary:** A request by Caden Hazard for Master Development Plan and for Preliminary Plat Approval for 110 single-family detached residential lots with open space all on/for approximately 109 acres of property located in Section 30, T5S, R1W, on the north side of Pony Express Parkway and Lone Tree Parkway addressed as 2434 E. Pony Express Parkway; application set identified as the: "Horizon" project.

**Applicant's statements summary:** Scot Hazard declined to comment during the Policy Session.

**Discussion summary:**

- Robert Hobbs provided a quick overview of the Horizon Master Development Plan, highlighting the property's location near Pony Express and Lone Tree.
- The plat includes open space parcels, a 20-count parking lot, a 360-stair amenity, trail systems, and a commitment to not exacerbate traffic issues in Lone Tree until egress is resolved.
- The project includes a wildlife corridor, with the Nature Wildlife Alliance suggesting an alternative route, and the need for a final plat to reflect the boundary.
- Jason Allen and other Commissioners discussed the project's compliance with code, particularly regarding slope and block length requirements.
- Marcus Draper clarified the applicability of the ridge line protection overlay zone and the need for reasonable diligence in implementing approvals.

- The Commission considered the impact of the project on existing neighborhoods, including traffic and emergency access, and the need for pedestrian connectivity.
- The discussion concluded with a commitment by the applicant to continue working on the project's details, including addressing traffic and emergency access issues, and ensuring compliance with city codes and ordinances.
- Commissioners Whiting and Allen agree on the need for the City Council to evaluate the subdivision with a different lens.

*Commissioner Allen opened the public hearing at 6:43 p.m.*

*Alexia Turley, Kayla Baugh, Chad Hicks, Tracey Snyder, Teri Hansen, and Karina Woodbury all sent in or made public comments.*

*Commissioner Allen closed the public hearing at 6:58 p.m.*

**MOTION:** *Commissioner Whiting moved to deny Item 7.B., Horizon MDP/Preliminary Plat. Commissioner Allen seconded the motion.*

<b>Jason Allen</b>	<b>Yes</b>
<b>Robert Fox</b>	<b>Yes</b>
<b>Rod Hess</b>	<b>Excused</b>
<b>Brent Strong</b>	<b>Yes</b>
<b>Craig Whiting</b>	<b>Yes</b>
<b>Bryan Free</b>	<b>Yes</b>

*The motion passed with a unanimous vote.*

**7.C. Hidden Hollow Pool Amenity**

**Presentation Summary Points:** This matter is a second request/attempt by Cadence Homes to receive approval to trade-out a required swimming pool for the Hidden Hollow development. Proposed is the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way. Although a recent code amendment permits administrative (Staff-level) review of site plans, the specific criteria outlined in that amendment—along with the code referenced in the 'Items for Consideration' section of this report—necessitated processing the Applicant’s request as a standard site plan amendment. Review by both the Planning Commission and City Council is required, since site plans must be reviewed sequentially by these two bodies. Staff considers the proposed amenity swap to be minor in nature and scope, especially when compared to other types of possible site plan revisions.

**Applicant’s statements summary:** Hunter Smith representing Cadence Homes presented the proposed Amenity Exchange. He presented a new survey showing strong preference for a gym among residents, emphasizing the active lifestyle in the community. Smith explained the challenges of maintaining a swimming pool in a windy and dusty environment and the preference for year-round gym access.

**Discussion summary points:**

- Commissioners discussed the potential benefits and drawbacks of a gym versus a swimming pool, considering cost, maintenance, and community needs.
- Commissioners emphasized the importance of providing amenities that meet community needs and the potential for future expansion of the clubhouse.
- Jason Allen and Commissioners agreed on the need for a balanced approach that considers both community feedback and code requirements.

Commissioner Allen opened the public hearing at 7:50 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.C., Hidden Hollow Pool Amenity, with the recommendation to add an amenity to the clubhouse. Commissioner Whiting seconded the motion.*

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

*The motion passed with a unanimous vote.*

#### **7.D. Fence Code Patch Amendment**

**Presentation Summary Points:** A pair of Neighborhood Improvement cases prompted the drafting of the attached code amendment designed to clarify and strengthen the City's disposition regarding maintenance of fences, walls and retaining structures. Legal counsel has reviewed the draft.

**Discussion summary points:**

- Robert Hobbs introduced the fence code amendment, addressing issues of fence maintenance and repair responsibilities.
- Commissioners discussed the importance of maintaining fences and the potential impact on Neighborhood Improvement efforts.
- Commissioners agreed that the code amendment is pretty straight forward and recommend approval to the City Council.

Commissioner Allen opened the public hearing at 7:56 p.m. As there were no comments, he closed the hearing at 7:57 p.m.

**MOTION:** *Commissioner Whiting moved to recommend approval to the City Council of Item 7.D., Fence Code Patch Amendment. Commissioner Fox seconded the motion.*

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

*The motion passed with a unanimous vote.*

#### **7.E. Pacific Springs Development Agreement**

**Presentation Summary Points:** R5 Homes is working on getting permits for lots 511–514 in Pacific Springs A5. However, per EMMC 16.35.090, they are required to install privacy screening “prior to any building permits being issued in that phase of development that abuts such right-of-way.” R5 Homes is requesting flexibility--through a development agreement--to install the fencing after home construction on the lots to avoid potential damage during the building process.

**Applicant's statement summary:** Brian Haskell from R5 Homes explained the challenges of dealing with incomplete fencing in the Pacific Springs neighborhood and the need for a bonding system.

**Discussion summary points:**

- Commissioners agreed on the importance of maintaining fences and the potential benefits of a bonding system for future developments.

Commissioner Allen opened the public hearing at 8:01 p.m. As there were no comments, he closed the hearing 8:02 p.m.

**MOTION:** *Commissioner Fox moved to recommend approval to the City Council of Item 7.E., Pacific Springs Development Agreement. Commissioner Whiting seconded the motion.*

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

*The motion passed with a unanimous vote.*

#### **7.F. Data Center Directional Signage Code Amendment**

**Presentation Summary Points:** Staff has been approached on a couple of occasions by data center representatives wanting to construct directional signage for their trucks and workers. Our current code does not allow for such signage, but Staff feels that it is worth considering the proposed code amendment to help reduce traffic along roads such as Pony Express Parkway by keeping it on SR-73 for as long as possible.

**Discussion summary points:**

- Steven Lehmitz introduced the proposal for off-premise directional signage for large-scale developments, such as data centers.
- The proposal aims to direct truck traffic away from Pony Express and onto designated routes, improving traffic flow and safety.
- Commissioners discussed the potential benefits and drawbacks of the proposal, considering the need for clear signage and community input.
- The proposal includes requirements for maintaining signage and ensuring compliance with dark sky regulations.
- Commissioners agreed the code amendment makes sense and like the Alternate Energy Overlay Zone being included.

Commissioner Allen opened the public hearing at 8:09 p.m. As there were no comments, he closed the hearing.

**MOTION:** *Commissioner Whiting moved to recommend approval to the City Council of Item 7.F., Data Center Directional Signage Code Amendment with an addition to paragraph E. to include the Alternate Energy Overlay Zone. Commissioner Fox seconded the motion.*

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

*The motion passed with a unanimous vote.*

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for January 13, 2026.

6. Adjournment

**MOTION:**                    *Commissioner Fox moved to adjourn the meeting at 8:15 p.m. Commissioner Whiting seconded the motion.*

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

*The motion passed with a unanimous vote.*

The meeting was adjourned at 8:15 p.m.

Approved by the Planning Commission on

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Brandon Larsen  
Community Development Director