



## EAGLE MOUNTAIN PLANNING COMMISSION

### MEETING MINUTES

March 24, 2026 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, Brent Strong, Bryan Free, Mandy Lane, and Alternate Commissioner Chad DeCoursey.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Shawna Ellis, Community Development Administrative Assistant; and Megan Green, Planning Secretary.

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

Commissioner Hess called the meeting to order at 5:30 p.m.

#### 1. Discussion Items

##### 1.A. TRAINING – What every Planning Commissioner should know about health

- Shawna Ellis began her presentation, emphasizing the impact of planning decisions on health outcomes, such as diabetes, injury rates, and life expectancy.
- Ellis reviewed the World Health Organization's definition of health, highlighting the importance of social determinants of health, including economic stability, education, and neighborhood environment.
- Ellis discussed five planning decisions that most affect health, including land use and zoning, transportation and street design, housing type and density, and environmental exposure and climate resilience.
- Ellis identified red flags in development proposals, including adjacency to freeways and industrial uses without mitigation, high heat or flood risk areas with no adaptation strategies, and loss of existing affordable housing.
- Ellis provided examples of specific red flags, such as no sidewalks or unsafe pedestrian access, blank walls, gated designs, poor lighting, and large parking footprints.
- Ellis also emphasized the need for equitable access to transit, groceries, medicine, schools, and parks to ensure that all community members benefit from development projects.
- The Commissioners expressed appreciation for Shawna's presentation and the importance of considering health in planning decisions.

#### 2. Agenda Review

##### 2.A. Agenda Item 7.A. Ordinance Amending EMMC 17.72.040. HVAC Screening Requirements

- Senior Planner Robert Hobbs presented a proposal for HVAC screening standards for multi-family structures, explaining the need for a more detailed and succinct methodology.
- The proposal includes requirements for L-shaped screens, height standards, and clearance around units to ensure maintenance and drainage.
- Commissioners discussed the pros and cons of different screening materials, such as vinyl, wood, and landscaping, and the potential maintenance challenges associated with each.
- The discussion included considerations for wall-mounted versus ground-mounted HVAC units and the need for clear language in the code to address exceptions and enforcement.
- Commissioners expressed concerns about the practicality of certain screening requirements, and the potential for tumbleweeds to accumulate in L-shaped screens.

Commissioner Hess adjourned the work session at 6:27 p.m.

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

2. Commissioner Hess called the policy session to order at 6:31 p.m.

3. Pledge of Allegiance

Commissioner Hess led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

**MOTION:** *Commissioner Lane moved to approve the minutes of March 10, 2026, Planning Commission meeting. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Not Voting - Alternate

*The motion passed with a unanimous vote.*

6. Status Report

Community Development Director Brandon Larsen reviewed the planning items that will be discussed and voted upon during the next City Council meeting on March 25, 2026.

7. Action and Advisory Items

**7.A. Ordinance Amending EMMC 17.72.040. HVAC Screening Requirements**

**Presentation Summary:** Staff were directed to prepare a code amendment to propose more detailed ground-mounted HVAC screening requirements for multi-family residential buildings. The draft language incorporates consideration for hiding equipment from multiple viewpoints, controlled screening size/appearance, and clearance for maintenance access.

**Discussion summary:**

- Senior Planner, Robert Hobbs, briefly presented the proposed code amendment for HVAC Screening Requirements previously discussed in the Work Session.
- The discussion included suggestions for clarifying the code to require HVAC units to be placed at the ends of buildings and allowing for exceptions through the site plan review process.
- The discussion concluded with a recommendation to proceed with the proposed HVAC screening standards and to consider further refinements based on commissioner feedback.

Commissioner Hess opened the public hearing at 7:00 p.m. As there were no comments, he closed the hearing at 7:01 p.m.

**MOTION:** *Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Ordinance Amending EMMC 17.72.040, HVAC Screening Requirements, recommending:*

- 1. Polyethylene material be added as a materials option.*
- 2. Remove landscaping as a screening option.*
- 3. The screening must be within 6 inches of the ground.*
- 4. All supporting lines and attachments be painted to match the wall color.*

*Commissioner Strong seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lance	Yes
Chad DeCoursey	Not Voting - Alternate

*The motion passed with a unanimous vote.*

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for April 14, 2026.

6. Adjournment

**MOTION:** *Commissioner Lane moved to adjourn the meeting at 7:19 p.m. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Not Voting - Alternate

*The motion passed with a unanimous vote.*

The meeting was adjourned at 7:19 p.m.

Approved by the Planning Commission on

Brandon Larsen  
Brandon Larsen (Apr 15, 2026 09:46:24 MDT)

Brandon Larsen  
Community Development Director






# 3.24.2026 Approved PCPH Meeting Minutes

Final Audit Report

2026-04-15

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