



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

May 12, 2026 5:30 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, 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; David Stroud, Senior Planner; Abby Ivory, Economic Development Director; Evan Berrett, Director of Legislative and Strategic Services; and Megan Green, Planning Secretary.

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

Commissioner Strong called the meeting to order at 5:30 p.m., excusing Commissioner Hess from the meeting.

1. Discussion Items

1.A. Corrigan Farms Rezone

- Senior Planner David Stroud presented the plan for the Corrigan Farms Rezone.
- David Stroud explained the request to rezone 41 acres from agriculture to RTI due to the surrounding properties.
- The Commissioners questioned the benefit of changing the underlying zone to industrial, and David Stroud explains that the agriculture zone fits well with overlay areas and agreements.
- Jaren Davis spoke on behalf of the applicant, noting that they are wanting to get ahead of the game and appreciates the City's support.

1.B. Deer Run Concept Plan

- David Stroud introduced the Deer Run concept plan by Ivory Homes, which involves developing property north of SR 73.
- The jog in the property along the north side, which includes two lots owned by the City and subject to the Clear View development agreement was highlighted.
- The wash running west to east through the property was identified as a potential open space or city-owned area. Commissioner Strong expressed that the wash is a migratory path that floods occasionally and agrees it should be managed by the City.
- Brad Mackey from Ivory Homes explained the road added to break up the block length and the wildlife corridor wash. He also mentioned that the road was built by Ivory Homes and the City, and the City has acquired two parcels for access.
- Commissioner Strong and others provided positive feedback on the plan, noting the thoughtful design and consideration for future development.

1.C. Scenic Mountain Area Rezone

- Senior Planner Robert Hobbs introduced the rezoning of the Scenic Mountain area, which involves properties over 36.5 acres.
- The goal for the rezone is to bring the properties into conformity with current zoning standards to avoid legal non-conformities.
- Commissioner Strong and other Commissioners provided positive feedback, noting the importance of standardizing zoning to avoid outliers.

Commissioner Strong adjourned the work session at 6:07 p.m.

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

2. Commissioner Strong called the policy session to order at 6:30 p.m.

3. Pledge of Allegiance

Commissioner Strong led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: *Commissioner Allen moved to approve the minutes of the April 28, 2026, Planning Commission meeting. Commissioner Lane seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Excused
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Yes

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 on May 5, 2026.

7. Action and Advisory Items

7.A. EMMC 17.64 Alternate Energy Overlay Zone

Presentation Summary: Evan Berret presented the proposed creation of an overlay zone known as the Alternative Energy Overlay Zone (AEOZ) which would allow for the development of a variety of types of power generation facilities at approved locations. The AEOZ is not being proposed at this time to be applied to any property and would generally be contemplated for use on request. The AEOZ contains a number of requirements and restrictions regarding power generation facility development including demonstration of approval from state and federal entities as applicable.

Discussion summary:

- Evan introduced the updated Alternative Energy Overlay Zone proposal, which includes changes based on feedback from the City Council and legislative sessions.
- The proposal includes definitions for abandonment, ancillary building, micro reactor, and small modular reactor unit.

- Proposal changes include a sequencing process for nuclear approvals, administrative appeal process, limitations on natural gas and nuclear technologies, requirements for decommissioning plans, safety and emergency planning, and architectural standards.
- Commissioner Strong and others provided feedback, noting the importance of balancing economic development with resident safety and environmental considerations.
- Commissioner Allen and others provided positive feedback on the Alternative Energy Overlay Zone proposal, noting the thorough research and careful consideration of resident concerns.
- Commissioner Strong and others discussed the importance of maintaining flexibility in water use requirements and ensuring that the City is not obligated to provide potable water.

Commissioner Strong opened the public hearing at 7:06 p.m.

Jill Jones made a public comment.

Commissioner Strong closed the public hearing at 7:09 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.A., EMMC 17.64 Alternate Energy Overlay Zone. Commissioner Lane seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Excused
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Yes

The motion passed with a unanimous vote.

7.B. EMMC 16.15 Concept Plans

Presentation summary: Community Development Director Brandon Larsen presented the proposed amendment on EMMC 16.15 Concept Plans. Brandon Larsen explained the purpose of the amendment focusing on improving the development process and infrastructure considerations. The proposed changes include requiring concept plans for certain applications to address road and utility connections early in the process. The amendments aim to streamline the development process and ensure proper infrastructure planning.

Discussion summary:

- Brandon Larsen detailed the new requirements for traffic circulation plans, utility infrastructure plans, and conceptual layout plans.
- Commissioners agreed that the amendments are needed and thank Brandon for his work on the item.

Commissioner Hess opened the public hearing at 7:23 p.m. As there were no comments, he closed the hearing at 7:24 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.B., EMMC 16.15 Concept Plans. Commissioner DeCoursey seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Excused
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Yes

The motion passed with a unanimous vote.

7.C. Overland 5th Amendment to the ARMDA Agreement

This Item was withdrawn, and will not be rescheduled.

8. Discussion Items

- Upcoming trainings for the Planning Commission during the work sessions were discussed.
- Commissioner Free mentioned he will be gone at the next meeting on May 26.
- Commissioner Lane mentioned that this will be her last meeting as she is relocating out of state. She expressed gratitude for her opportunity to serve the City. The other Commissioners thanked Lane and wished her well in her new endeavors.

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for May 26, 2026.

10. Adjournment

MOTION: *Commissioner Free moved to adjourn the meeting at 7:30 p.m. Commissioner Lane seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Excused
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 7:30 p.m.

Approved by the Planning Commission on May 26, 2026.

Brandon Larsen

Brandon Larsen (May 27, 2026 11:59:56 MDT)

Brandon Larsen
Community Development Director






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Final Audit Report

2026-05-27

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