



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

June 9, 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, and Chad DeCoursey.

ELECTED OFFICIAL PRESENT: Council Member Melissa Clark.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Steven Lehmitz, Planner; Elizabeth Fewkes, Long Range Planner; Kiara Polee, Affordable Housing Coordinator; and Megan Green, Planning Secretary.

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

Commissioner Hess called the meeting to order at 5:38 p.m.

1. Discussion Items

1.A. TRAINING - Architecture: The Value of Constructing Buildings to Last

- Community Development Director Brandon Larsen presented the training on Architecture. He let the Commission know that Senior Planner David Stroud was out of town, and Mr. Stroud will present a more detailed presentation on architecture and building design in the future.
- Brandon shared his experience from the National APA conference in Detroit, highlighting the city's historical buildings and their architectural beauty.
- Brandon emphasized the importance of building structures that last, standing the test of time, using examples like Philadelphia's City Hall and Pasadena's City Hall.
- The Commission discussed the potential for Eagle Mountain to create lasting, high-quality municipal buildings.
- The conversation explored the idea of creating buildings that are both functional and aesthetically pleasing, with a focus on traditional elements.

1.B. AGENDA REVIEW

7.A. Senior Housing Overlay Zone

- Long Range Planner Elizabeth Fewkes presented a quick overview of Item 7.A., Senior Housing Overlay Zone.
- The overlay zone is designed to support existing residents and attract new ones, with a focus on older adults.
- Elizabeth Fewkes requested feedback on the draft overlay zone, which will be discussed in more detail during the policy session.

7.B. Annexation Policy Plan

- Brandon Larsen explained the process of updating the Annexation Policy Plan, which includes adding a new area, Area Seven.
- The process involves notifying affected entities and holding public hearings to gather feedback and address any concerns.
- The update aims to align the Annexation Policy Plan with current needs and opportunities, ensuring that the city's growth is well-planned and strategic.

7.C. Eagle Quest East Master Development Agreement Amendment

- Marcus Draper provided a brief overview of the Eagle Quest East Master Development Agreement amendment, which requests extended deadlines.

- The amendment is straightforward, focusing on extending the deadlines for certain development activities.

7.D. Consolidated Fee Schedule Amendment

- The final agenda item, Consolidation Fee Schedule Amendment, is discussed briefly, with no additional comments or questions from the Commissioners.

Commissioner Hess adjourned the work session at 6:20 p.m.

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

2. Commissioner Hess called the policy session to order at 6:30 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 Strong moved to approve the minutes of May 26, 2026, Planning Commission meeting, with the one correction of Commissioner Jensen being changed to the Alternate Commissioner. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Excused

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 June 2, 2026.

7. Action and Advisory Items

7.A. EMMC 17.10.030, 17.25.030, and 17.55 Senior Housing Overlay Zone

Presentation Summary: Long Range Planner Elizabeth Fewkes presented the Senior Housing Overlay Zone. She explained the City Council's request and the draft for review. As part of the directive to establish a Senior Housing Overlay Zone, Staff sought further clarification from the Council at the May 5, 2026, City Council meeting, and, during the legislative priorities discussion at the May 19, 2026, City Council meeting prior to drafting its standards. Staff are seeking the Planning Commission's feedback on the draft standards included in the packet materials.

Discussion summary:

- Long Range Planner Elizabeth Fewkes presented the Senior Housing Overlay Zone, explaining the City Council's request and the draft for review.
- Commissioner Hess and other Commissioners discussed the proposed changes, including the inclusion of special use standards for certain zones.
- The idea of requiring single-level housing with a minimum of three-foot-wide doorways for age-restricted homes was proposed.
- Commissioner Hess suggested that the City could incentivize developers to meet certain accessibility standards.
- The Commissioners agreed to recommend the Senior Overlay Zone with proposed changes and special use standards.

Commissioner Hess opened the public hearing at 6:48 p.m.

Kurt Osler, owner of Eagle Quest, provided public comments.

Commissioner Hess closed the public hearing at 6:51 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.A., Senior Housing Overlay Zone with the following changes:*

1. *The Senior Housing Overlay Zone municipal code location shall be amended from Chapter 17.55 to Chapter 17.44;*
2. *17.44.060(H): shall be amended to state, "Accessory Dwelling Units. Accessory dwelling units are prohibited within developments governed by the SHO unless permitted per Utah Code Title 10;" and*
3. *EMMC 17.25.030 Land Use Table: the RA1, RA2, RD1, RD2, and FR zones shall be marked with an asterisk and footnote, excluding them from qualifying for a density-incentive/bonus.*

Commissioner Allen seconded the motion.

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Excused

The motion passed with a unanimous vote.

7.B. Annexation Policy Plan (Public Hearing Only)

Presentation summary: Community Development Director Brandon Larsen presented the Annexation Policy Plan, explaining the criteria for approval and the areas proposed for annexation. The proposed Area Seven **was** introduced, highlighting its potential for economic development and infrastructure. The purpose of this hearing is **to allow** Affected Entities the opportunity to provide feedback to the City.

Discussion summary:

- The Commissioners discussed the importance of the Plan as a decision-making tool and the need for compatibility with the General Plan.

Commissioner Hess opened the public hearing at 7:34 p.m. As there were no comments, he closed the hearing at 7:35 p.m.

7.C. Eagle Quest East Master Development Agreement Second Amendment

Presentation Summary Points: City Planner Steven Lehmitz presented the second amendment to the Eagle Quest East Master Development Agreement, explaining the need to extend the benchmark list and preliminary plat expiration date.

Applicant's statements summary: Kurt Ostler, owner of Eagle Quest, explained the delays due to road alignment and water issues, and the need for more time to address these challenges.

Discussion summary points:

- The Commissioners discussed the timeline and the need for milestones to ensure progress.
- The amendment is recommended for approval by the Commissioners.

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

(The Applicant/Owner spoke during the public hearing.)

Commissioner Hess closed the public hearing at 7:40 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.C., Eagle Quest Master Development Agreement Second Amendment. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad Decoursey	Yes
Laura Jensen	Excused

The motion passed with a unanimous vote.

7.D. Consolidated Fee Schedule Amendment

Presentation Summary Points: Brandon Larsen presented the Consolidation Fee Schedule Amendment. He explained that staff periodically review building permit fees, valuation tables, and related development fees to ensure they remain current, transparent, and sufficient to support the City's building and development services.

Discussion summary points:

- The Commissioners discussed the proposed changes, including flat fees for certain applications and the ability for the building official to adjust fees based on actual cost.

Commissioner Hess opened the public hearing at 8:09 p.m. As there were no comments, he closed the hearing at 8:10 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.D., Consolidated Fee Schedule with the following changes:*

- 1. Two deletions as suggested by Staff, as follows: delete the asterisk next to "Owner Building Infrastructure Protection Deposit," as well as the language: "*Deposits will be held by the City for a total of 180 days," both of which are in Section 13.4.*

2. The correction Commissioner DeCoursey identified as follows: Fix the following apparently incomplete portion of a footnote in Section 13.3: "This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees... ." Commissioner Strong seconded the motion.

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Excused

The motion passed with a unanimous vote.

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for June 23, 2026.

Commissioner Hess mentioned that he will be gone for the next meeting.

6. Adjournment

MOTION: Commissioner Hess moved to adjourn the meeting at 8:12 p.m. Commissioner Strong seconded the motion.

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad Decoursey	Yes
Laura Jensen	Excused

The motion passed with a unanimous vote.

The meeting was adjourned at 8:12 p.m.

Approved by the Planning Commission on June 23 2026.

Brandon Larsen
Brandon Larsen (Jun 24, 2026 14:46:47 MDT)

Brandon Larsen
Community Development Director






6.9.2026 PC Meeting Minutes

Final Audit Report

2026-06-24

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