



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

July 9, 2024, 6:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Elizabeth Fewkes, Planner; and Lianne Pengra, Chief Deputy Recorder.

6:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

1. CALL TO ORDER

Commissioner Allen called the meeting to order at 6:30 PM.

2. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

3. DECLARATION OF CONFLICTS OF INTEREST

None.

4. MINUTES

4.A. June 25, 2024 Planning Commission Minutes

MOTION: *Commissioner Hess moved to approve the minutes. Commissioner Whiting seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:01:08.](#)

5. STATUS REPORT

Senior Planner Robert Hobbs reviewed the planning items discussed and voted upon during the previous City Council meeting.

[The recording of the discussion can be found online here at 00:02:27.](#)

6. ACTION AND ADVISORY ITEMS

6.A. ACTION ITEM/PUBLIC HEARING – Ranches Crossing Preliminary Plat

Senior Planner Robert Hobbs presented the item, and applicant representative Brian Haskell spoke regarding the item. The item consists of a preliminary plat approval request for a commercial subdivision governed by the Commercial Community zone. The plat will permit commercial development of the property, which has two active site plan applications under review.

[The recording of the discussion can be found online here at 00:03:50.](#)

Commissioner Allen opened the public hearing at 6:47 PM.

The following individuals spoke during the public hearing: Nathan Howell.

Commissioner Allen closed the public hearing at 6:50 PM.

[The recording of the public hearing comments can be found online here at 00:17:41.](#)

The Commission determined to recommend approval of the item with the suggestion that the Council and City staff consider the traffic patterns along Ranches Parkway.

MOTION: *Commissioner Hess moved to recommend approval of the Ranches Crossing Preliminary Plat to the City Council, with the suggestion that the City Council and staff consider how eliminating access across Ranches Parkway may affect the parcel's development. Commissioner Allen seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 00:32:40.](#)

6.B. ACTION ITEM/PUBLIC HEARING – Ranches Crossing Drive-Through Site Plan

Senior Planner Robert Hobbs presented the item, and applicant representative Brian Haskell spoke regarding the item. The item consists of a site plan for a to-be-determined drive-through business. The site plan approval is based upon compliance with Municipal Code requirements, which can be found in EMMC 17.100, with other chapters referenced therein. The site plan has been reviewed and deemed to comply with standards applicable to landscaping, parking, lighting, and architecture.

[The recording of the discussion can be found online here at 00:33:43.](#)

Commissioner Allen opened the public hearing at 7:17 PM.

The following individuals spoke during the public hearing: Nathan Howell.

Commissioner Allen closed the public hearing at 7:19 PM.

[The recording of the public hearing comments can be found online here at 00:47:00.](#)

The Commission determined to recommend approval of the item with the condition that the parking is relocated behind the building, and the site plan is limited to a single drive-through.

MOTION: *Commissioner Whiting moved to recommend approval of the Ranches Crossing Drive-through Site Plan to the City Council, with the condition that the parking is relocated behind the building. Commissioner Allen seconded the motion.*

AMENDED MOTION: *Commissioner Whiting moved to recommend approval of the Ranches Crossing Drive-through Site Plan to the City Council, with the conditions that the parking is relocated behind the building, and limiting the site plan to a single drive-through. Commissioner Allen seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 01:05:52.](#)

7. DISCUSSION ITEMS

8. NEXT SCHEDULED MEETING

The next Planning Commission meeting is scheduled for July 23, 2024.

9. ADJOURNMENT

MOTION: *Commissioner Hess moved to adjourn the meeting at 7:45 PM. Commissioner Allen seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was adjourned at 7:45 PM.

Approved by the Planning Commission on August 13, 2024.

Brandon Larsen

Brandon Larsen
Planning Director

07.09.2024 PC Minutes

Final Audit Report

2024-08-15

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