



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

July 23, 2024, 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, and Brent Strong, and Alternate Commissioner Bryan Free. Commissioner Craig Whiting was excused.

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

CITY STAFF PRESENT: Steve Mumford, Interim City Manager, Brandon Larsen, Planning Director; Marcus Draper, City Attorney; David Stroud, Senior Planner; Elizabeth Fewkes, Planner; and Lianne Pengra, Chief Deputy Recorder.

5:30 P.M. EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

Commissioner Allen called the meeting to order at 5:30 PM.

1. DISCUSSION ITEMS

1.A. Potential Rezone of Vacant Parcels

Planning Director Brandon Larsen presented the item. Planning staff presented a map of certain vacant properties and sought feedback on their potential rezoning.

[The recording of the discussion can be found online here at 00:00:15.](#)

Commissioner Allen adjourned the work session at 6:10 PM.

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

2. CALL TO ORDER

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

3. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

4. DECLARATION OF CONFLICTS OF INTEREST

None.

5. MINUTES

6. STATUS REPORT

Planning Director Brandon Larsen 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 00:40:46.](#)

7. ACTION AND ADVISORY ITEMS

7.A. ACTION ITEM/PUBLIC HEARING – Freddy’s Frozen Custard and Steakburgers Site Plan.

Senior Planner David Stroud presented the item. The Freddy’s Frozen Custard and Steakburgers site plan approval is subject to the Commercial Community zoning standards. The site plan is located within the Ranches Crossing development. Freddy's has over 450 locations (2021) in the United States and seven locations in Utah. The proposed site complies with applicable standards regarding the Commercial Community zone.

[The recording of the discussion can be found online here at 00:44:06.](#)

Commissioner Allen opened the public hearing at 6:55 PM. As there were no comments, he closed the hearing.

The Commission determined to recommend approval of the item with option one as the preferred elevation design.

MOTION: *Commissioner Strong moved to recommend approval of option one for the Freddy’s Site Plan to the City Council. Commissioner Fox seconded the motion.*

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

The motion passed with a unanimous vote.

[The recording of the motion can be found online here at 01:11:31.](#)

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

The next Planning Commission meeting is a joint work session with the City Council and is scheduled for August 8, 2024.

10. ADJOURNMENT

MOTION: *Commissioner Strong moved to adjourn the meeting at 7:06 PM. Commissioner Hess seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was adjourned at 7:06 PM.

Approved by the Planning Commission on August 13, 2024.

Brandon Larsen

Brandon Larsen
Planning Director

07.23.2024 PC Minutes

Final Audit Report

2024-08-15

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