



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 25, 2025, 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, and Craig Whiting; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Nathan Shumway, Environmental Planning Intern; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; and Heather Lamb, Planning Secretary.

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

Commissioner Allen called the meeting to order at 5:31 p.m.

1. Discussion Items
 1. A. DISCUSSION - 2025 Draft Open Space Plan
 - Discussion of the 2025 Natural Open Space & Wildlife Habitat Management Plan.
 1. B. DISCUSSION - Planning Commission General Powers and Duties Part 2

Commissioner Allen adjourned the work session at 6:14 p.m.

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

2. Commissioner Allen called the policy session to order at 6:30 p.m.
3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5. A.

MOTION: *Commissioner Whiting moved to approve the minutes. Commissioner Strong 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.

6. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting.

7. Action and Advisory Items

7. A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Valley Holbrook

Item 7.A. and Item 7.B. were presented concurrently.

Presented by Senior Planner, Robert Hobbs: A request for approval to Amend the General Plan Future Land Use Map from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential Two, and Community Commercial, and, an associated Rezone request to convert existing Agriculture zoning to R1, RC and CC zoning on/for 73.03 acres of property located in the NE ¼ of Section 23, T5S, R2W, on the north side of SR-73, south of 8000 North and west of Airport Road Parcel #'s. 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062 in Eagle Mountain City.

Applicant's Statements Summary Points: Brad Mackay Ivory Development.

- There will be an intersection at Airport Road and Pony Express, which will have a traffic signal. This will not be a major interchange that was originally planned; it will now be a standard intersection,
- Applicant stated Mr. Holbrook will donate part of the property (off of Airport Road) for an LDS Chapel Site, most of the RC zone will be taken up by this site.
- Possible wildlife fencing along the wash, but it is currently owned by Steven Holbrook, which will need to be discussed at another time once the property is acquired.

Commissioner Allen opened the public hearing at 6:50 p.m. As there were no comments, he closed the hearing at 6:50 p.m.

Discussion Summary Points:

- Discussion and review of the request to amend the General Plan Future Land Use Map from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential Two, and Community Commercial, and an associated Rezone request to convert existing Agriculture zoning to R1, RC, and CC zoning on/73.03 acres of property.
- Comment made by Todd Black, Wildlife Biologist/Environmental Planner, stated there has been discussion with the owners/developers to place a fence on the far west of the rezone property to tie into the highway fence.

MOTION: *Commissioner Hess moved to forward a positive recommendation of Item 7. A. An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Cedar Valley Holbrook. 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.

MOTION TO RECONSIDER: *Commissioner Hess moved to reconsider the previous Motion regarding Agenda Item 7 A. 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.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.A. with the recommendation that the Future Land Use Map be amended with all residential portions be neighborhood residential one. 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.

7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Valley Holbrook

Item 7.A. and Item 7.B. were presented concurrently.

Presented by Senior Planner, Robert Hobbs: A request for approval to Amend the General Plan Future Land Use Map from Business Park/Light Industry to Neighborhood Residential One, Neighborhood Residential Two and Community Commercial, and, an associated Rezone request to convert existing Agriculture zoning to R1, RC and CC zoning on/for 73.03 acres of property located in the NE ¼ of Section 23, T5S, R2W, on the north side of SR-73, south of 8000 North and west of Airport Road Parcel No's. 58:047:0060, 58:047:0058, 58:047:0061, and 58:047:0062 in Eagle Mountain City.

Commissioner Allen opened the public hearing at 6:50 p.m. As there were no comments, he closed the hearing at 6:50 p.m.

MOTION: *Commissioner Whiting moved to forward a positive recommendation to the City Council of Item 7.B., with the condition that RC would be zoned R2. Commissioner Hess seconded the motion.*

Jason Allen	Yes
Robert Fox	Absent
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7. C. SITE PLAN - McDonald's

Presented by Senior Planner, David Stroud: Site Plan approval of McDonald's on a portion of Parcel No. 59:044:0112 and Parcel No. 59:044:0175, to be platted at Lot 4 of The District at Eagle Mountain Subdivision. The approximate address is 4248 North Pony Express.

Applicant's Statements Summary Points, Darrin Perkes, Dominion Engineering:

- The applicant has been working with the City to enhance architecture,
- The mechanical units are typically mounted on the rooftop,
- Electrical utilities are typically at the back of the buildings, such as the electrical cabinet, the electrical cabinet would match the color of the building.

Commissioner Allen opened the public hearing at 7:19 p.m.

The following individuals spoke during the public comment period: Jeff Ruth (in person) and Stella Castellano (email comment summarized at the meeting)

Commissioner Allen closed the public hearing at 7:22 p.m.

Discussion Summary Points:

MOTION: *Commissioner Strong moved to forward a positive recommendation to the City Council of Item 7.C., with the recommendations that The District at Eagle Mountain Town Center Subdivision Plat A is recorded before submittal of a building permit, and 2) all mechanical equipment, whether ground or roof mounted, is screened from view. 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.

7.D. PRELIMINARY PLAT/PLAT AMENDMENT - Marketplace 4

MOTION: *Commissioner Allen moved to table Item 7.D Preliminary Plat/Plat Amendment Marketplace until the April 8, 2025, Planning Commission meeting. 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.

7.E. MASTER SITE PLAN - John Hancock Charter School

Presented by Senior Planner, Robert Hobbs: A request for Master Site Plan approval for the John Hancock Charter School to be located in the N ¼ of Section 19, S6S, R1W at the southeast intersection of E. Pole Canyon Boulevard and N. Lake Mountain Road in a Foothill Residential Zone on 6.9753 acres of land (Parcel No. 59:019:0023) in Eagle Mountain City.

Commissioner Allen opened the public hearing at 7:30 p.m. As there were no comments, he closed the hearing at 7:30 pm.

Discussion Summary Points: There was no discussion on Agenda item 7. E.

MOTION: *Commissioner Whiting moved to forward a positive recommendation to the City Council on Item 7.E. Master Site Plan John Hancock Charter School, with the recommendations of 1) Site plan shall have the note that refers to a "proposed 6' paved access between schools" changed to "proposed 6' paved access between school and neighboring subdivision"; and, 2) Provide a material type callout on the site plan where the future building is intended to be placed; and, 3) School shall have a minimum 6' high solid screen wall or non-chain link fence around the trash enclosure featuring solid metal gates; and, 4. Any conditions required by City Engineering. 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.

7. F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7.

Item 7.F. and Item 7.G. were presented concurrently.

Presented by Planner 2, Steven Lehmitz: A General Plan amendment for Parcel No. 59:047:0003 to change the General Plan Future Land Use Map from Regional Commercial to Business Park/Light Industry.

Applicant's Statements Summary Points, Mitchell Nelson:

- On the General Plan map, Cedar Valley Highway is adjusted to be located on the east side of the property; this placement would also position utilities on the east side.

Commissioner Allen opened the public hearing at 7:36 p.m. As there were no comments, he closed the hearing at 7:36 p.m.

Discussion Summary Points:

- The Development Agreement can't be changed unless an Amendment to the General Plan Future Land Use Map for this certain land known as Big Eagle 7 is amended.
- Energy production is currently used primarily for a Data Center(s), under provision in the Development Agreement – energy power can be generated for our use as long as it is for subordinate use.

MOTION: *Commissioner Allen moved to forward a positive recommendation to the City Council on Item 7. F. An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7. Commissioner Hess 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.

7. G. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Rezoning Certain Lands Known as Big Eagle 7.

Item 7.F. and Item 7.G. were presented concurrently.

Presented by Planner 2, Steven Lehmitz: A rezone request for Parcel No. 59:047:0003 to change the zoning from Agriculture to Industrial with the Regional Technology and Industry Overlay also applied.

Commissioner Allen opened the public hearing at 7:36 p.m. As there were no comments, he closed the hearing at 7:36 p.m.

MOTION: *Commissioner Allen moved to forward a positive recommendation to the City Council on Item 7. G. An Ordinance of Eagle Mountain, Utah, Rezoning Certain Lands Known as Big Eagle 7. Commissioner Strong 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.

8. Discussion Items

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for April 8, 2025.

10. Adjournment

MOTION: *Commissioner Strong moved to adjourn the meeting at 7:40 p.m. Commissioner Whiting seconded the motion.*

Jason Allen	Yes
Robert Fox	Absent
Rod Hess	Yes
Brent Strong	Yes

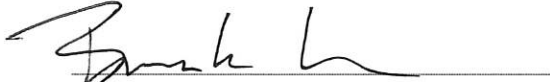
Craig Whiting
Bryan Free

Yes
Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 7:40 p.m.

Approved by the Planning Commission on

A handwritten signature in black ink, appearing to read 'Brandon Larsen', written over a horizontal line.

Brandon Larsen
Planning Director