



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

April 8, 2025, at 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, Robert Fox, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; David Stroud, Senior Planner; Steven Lehmitz, Planner; Heather Lamb, Planning Secretary; Elizabeth Fewkes, Planner; and Finn Kofoed, Assistant City Manager; and John Magness, Policy Analyst

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

Commissioner Allen called the meeting to order at 5:33 p.m.

1. Discussion Items
  1. A. TRAINING - Real Estate Procedures and Financing
  1. B. CONCEPT PLAN - Golf Course Tuff Shed Garage

Commissioner Allen adjourned the work session at 6:31 p.m.

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

2. Commissioner Allen called the policy session to order at 6:36 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 of the March 25, 2025, Planning Commission Meeting, with the correction of Item 7. A “second motion” to make Commissioner Bryan Free a “yes” vote. Commissioner Strong seconded the Motion.

Jason Allen	Yes
Robert Fox	Abstain
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 Eagle Mountain Municipal Code Chapter 17 Amendments.**

Presentation Summary, Presented by Policy Analyst, John Magness; A proposal to enact an ordinance amending Title 17 Chapter 80.120 Exempt Signs by replacing existing language about the size and placement of political signs with more specific language about the size, placement, location, and timing of political signs (i.e.. pertaining to election campaigns, candidates etc.)

Discussion Summary: Review and comparison of Title 17 Chapter 80.120 as it is written now to what is being proposed.

*Commissioner Allen opened the public hearing at 6:46 p.m. As there were no comments, he closed the hearing at 6:46 p.m.*

**MOTION:** Commissioner Hess moved to forward a positive recommendation of Item 7. A. Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17 Amendments, with the recommendations of: Commissioner Allen seconded the motion.

- 1) Item 2 -iii: be updated to say Signs placed on city-owned or leased property where permitted shall be removed within 5 days after the election,
- 2) Item 2 – sub-sections to be listed as A-H and not listed as I, ii, iii, iv, or v;
- 3) Item 2C – be updated to state 60 days from the date of the applicant's filing date.

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

The motion passed with a unanimous vote.

7.B. SITE PLAN - Panda Express

Presentation Summary, Presented by Planner, Steven Lehmitz; a proposed Site Plan application for a Panda Express restaurant, located at 4180 N Pony Express Parkway (Parcel #: 59:044:0112).

Discussion summary: There was no discussion on Item 7. B.

*Commissioner Allen opened the public hearing at 7:02 p.m. As there were no comments, he closed the hearing at 7:02 p.m.*

**MOTION:** Commissioner Whiting moved to forward a positive recommendation to the City Council of Item 7.B., a Site Plan for Panda Express. Commissioner Fox seconded the motion.

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

The motion passed with a unanimous vote.

### **7. C. HOME BUSINESS EXCEPTIONS/PUBLIC HEARING - Muhlestein Microschool**

Presentation Summary, Presented by Planner, Steven Lehmitz; a proposed petition for a review of exceptions to home business license standards for the purpose of operating a microschool located at 9383 N. Canyon Wash Drive (Parcel # 36:713:0047).

Applicant's Statements Summary Points; Misty Muhlestein:

- Possible Number of Employees: not more than 6,
- The school start and school end times are generally the same time for all students,
- Most of the time, multiple kids/students are from one family.

Discussion Summary Points:

- A microschool that has more than 16 students is not a home business per the State code.

*Commissioner Allen opened the public hearing at 7:28 p.m. As there were no comments, he closed the hearing at 7:28 p.m.*

**MOTION:** Commissioner Fox moved to approve Item 7. C. Home Business Exceptions- Muhlestein Microschool, with the recommendations stated by the Staff, Commissioner Allen seconded the motion.

- 1)The applicant may use the entirety of the accessory structure and garage, but only one-third of the floor of the primary dwelling,
- 2) No more than 6 employees may be working at one time,
- 3)Traffic generation shall not exceed 16 clients (students) per hour and 32 per day.
- 4) and, added to the recommendation, is to be able to hold outdoor activities.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	No
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a 4-1 vote.

**7.D. SITE PLAN - Harmony MF1 Elevations**

Presentation Summary, Presented by Senior Planner, David Stroud; Request for Site Plan amendment approval of the townhome elevations in Harmony Phase A, MF1 subdivision (see parcel # 59:045:0144) at Delta Street and Reichert Street. The primary change is eliminating the detached garages and attaching the garages to the main dwelling unit.

Applicant’s Statements Summary Points, Cameron Spencer, Flagship Homes:

- The primary differences are that the detached garage is removed, and the garage is now contained within the structure.
- The Site Plan adds 165 sq. feet to the residence

Discussion Summary Points: There was no discussion on this Item, 7.D.

*Commissioner Allen opened the public hearing at 7:50 p.m. As there were no comments, he closed the hearing at 7:50 p.m.*

**MOTION:** Commissioner Whiting moved to forward a positive recommendation to the City Council of Item 7.D. Site Plan – Harmony MF1 Elevations. Commissioner Allen seconded the motion.

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

The motion passed with a unanimous vote.

8. Discussion Items

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for April 22, 2025.

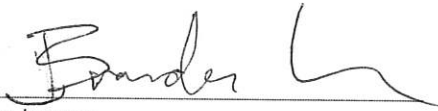
10. Adjournment

**MOTION:** Commissioner Whiting moved to adjourn the meeting at 7:54 p.m. Commissioner Allen seconded the motion.

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

The motion passed with a unanimous vote.

The meeting was adjourned at 7:54 p.m.  
Approved by the Planning Commission on

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

Brandon Larsen  
Planning Director