



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

June 10, 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, Robert Fox, and Craig Whiting; and Alternate Commissioner Bryan Free. Commissioner Strong –Absent.

CITY STAFF PRESENT: Brandon Larsen, Planning Director; Benajmin Reeves, City Manager; Marcus Draper, City Attorney; David Stroud, Senior Planner; Steven Lehmitz, Planner; Megan Green, Planning Secretary; Heather Lamb, Planning Secretary and Elizabeth Fewkes, Planner.

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 ITEM – General Plan Part 2

- Deadline for Planning Commission to review General Plan Part II Chapters: June 24, 2025
- Part II includes the following draft chapters: Housing, Moderate-Income Housing, Environmental Stewardship, and Parks and Open Space
- FLUM (Future Land Use Map) will be an item of discussion with CC. Then the draft will be brought back to PC for review.

Commissioner Allen adjourned the work session at 6:24 p.m.

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

2. Commissioner Allen called the policy session to order at 6:33 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 with the correction of the meeting adjourned at 6:36 p.m. and not 7:36 p.m. Commissioner Hess seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
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. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

Presentation Summary Points: Presented by Senior Planner, David Stroud: A proposed amendment defining Athletic Facility Signs and adopting standards for such signs.

Discussion Summary Points:

- Signs on fences surrounding schools and athletic facilities from businesses and/or sponsors that have donated to a sports league or maintenance of the facility.
- The proposed amendment would classify this type of sign as exempt from sign permit approval.

Commissioner Allen opened the public hearing at 6:44 p.m. As there were no comments, he closed the hearing at 6:44 p.m.

MOTION: Commissioner Hess moved to recommend approval to the City Council of 7. A. [Athletic Facility Signs](#), with two recommendations. First, under the definition 17.80.160 to include: a sign attached to a fence surrounding and immediately adjacent to an athletic facility can be facing the interior or exterior of the athletic facility. Second, 17.80.120(R) to include: all signs must be attached to the fence, scoreboard, or bleachers and may not extend above the fence, scoreboard, or bleachers. Commissioner Allen seconded the motion, with the changes noted.

Jason Allen	Yes
Robert Fox	Yes

Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7. B. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 10.10 RV Parking.

Presentation Summary Points: Presented by Senior Planner, David Stroud. A proposed amendment regarding the parking of RVs and similar vehicles.

Discussion Summary Points:

- Does this requirement apply to vehicles behind fences?
- Do these requirements only apply to residential and agricultural zones?
- Are they using the vehicle for commercial use and/or business?
- Is there a minimum lot size?

Commissioner Allen opened the public hearing at 6:59 p.m. As there were no comments, he closed the hearing at 6:59 p.m.

MOTION: Commissioner Whiting moved to recommend approval to the City Council of 7. B. with the addition that 1-2 vehicles/RVs, not titled to the owner, may be parked on the property as long as it meets all other requirements. Commissioner Allen seconded the motion.

Jason Allen	Yes
Robert Fox	No
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Yes
Bryan Free	Yes

The motion passed with a 4 to 1 vote.

7. C. An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to Porter's Crossing Master Development Agreement.

Presentation Summary Points: Presented by Planner, Steven Lehmitz for the purpose of rezoning Parcel No. 58:034:0584 from Open Space to R1. The property is located between 4011 E. St. Andrews Drive and 4002 E. Gazelle Run.

Discussion Summary Points: SK Hart is looking to rezone a parcel that is approximately 1/3 acre in the Porter's Crossing Development from Open Space to R1. Due to changes brought about by prior amendments to the Master Development Plan, this parcel is no longer necessary for the development to meet its open space requirements. The parcel is unimproved and is located between 2 homes. It is essentially just a vacant lot. This amendment to the MDP in conjunction with the MDA amendment would allow the unimproved vacant lot to be developed into a single-family home.

Approval of this application must include adoption of a resolution by the Council,

Applicant's Statements Summary Points: SK Hart/Bret Simpson, owner of Pony Express Land Development was present. They are working to clean up an open parcel. This got left out of 3 previous amendments. All open space for dwelling units in the master development agreement was reconciled. The property owner paid a total of \$697,000 because of a lack of open space. But with the new open space and paid cash, it has been satisfied. This is the last piece to take care of.

This Item was not a Public Hearing.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7. C. Commissioner Allen seconded the motion.*

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

The motion passed with a unanimous vote.

7.D. — **An Ordinance of Eagle Mountain City, Utah, Approving the Fourth Amendment to Porter's Crossing Master Development Plan.**

Presentation Summary Points: Presented by Planner, Steven Lehmitz, for the purpose of rezoning Parcel No. 58:034:0584 from Open Space to R1. The property is located between 4011 E. St. Andrews Drive and 4002 E. Gazelle Run.

Discussion Summary Points: This is for a Rezone. Item 7. C. and 7. D. were discussed together.

Applicant's Statements Summary Points: SK Hart/ Bret Simpson discussion points located in item 7. C.

Commissioner Allen opened the public hearing at 7:25 p.m. As there were no comments, he closed the hearing at 7.25 p.m.

MOTION: *Commissioner Whiting moved to recommend approval to the City Council of Item 7D Commissioner Hess seconded the motion.*

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

The motion passed with a unanimous vote.

7. E. Transportation Master Plan/IFFP

Presentation Summary Points: Presented by Assistant City Engineer, David Salazar. Eagle Mountain City has contracted with Horrocks Engineering to update the Transportation Master Plan and IFFP. With the tremendous growth in the City, it is important to review and update the Plan and associated IFFP.

Discussion Summary Points: Tabled until next Planning Commission meeting, June 24, 2025.

Commissioner Allen opened the public hearing at 7:26 p.m.

MOTION: Commissioner Allen moved to table consideration of the Transportation Master Plan/IFFP and the Public Hearing to be left open until the June 24, 2025, Planning Commission meeting. Commissioner Whiting seconded the motion.

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

The motion passed with a unanimous vote.

8. Discussion Items

- Follow up on Code Workshops in July. (Senior Overlay, Commercial Park, Nightly Rentals)

9. Next Scheduled Meeting

- The next Planning Commission meeting is scheduled for June 24, 2025.

10. Adjournment

MOTION: Commissioner Hess moved to adjourn the meeting at 7:29 p.m. Commissioner Whiting seconded the motion.

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

The motion passed with a unanimous vote.

The meeting was adjourned at 7:29 p.m.

Approved by the Planning Commission on

Brandon Larsen
Planning Director




6.10.2025 Approved PC Meeting Minutes

Final Audit Report

2025-07-01

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