



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

June 24, 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. Commissioner Brayn Free was excused.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; David Salazar, Assistant City Engineer; Heather Lamb, Planning Secretary; Megan Green, 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 5:32 p.m.

1. Discussion Items

1. A. DISCUSSION ITEM – Future Land Use Map (FLUM)

- The map includes designations for open space, industrial, residential, commercial, and mixed-use areas.
- The commission emphasized the importance of balancing land use, creating destination areas, and addressing housing, water, and energy issues.
- Improved traffic flow was also a topic of discussion.

Commissioner Allen adjourned the work session at 6:33 p.m.

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

2. Commissioner Allen called the policy session to order at 6:40 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 Hess moved to approve the minutes of the June 10, 2025, Planning Commission Meeting. Commissioner Whiting seconded the motion.*

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

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. Transportation Master Plan/IFFP

Presentation Summary Points: 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. David Salaazar and a representative/engineer, Shane Eller, from Horrocks Engineers provided a power point presentation to the Planning Commission and those in attendance. The following items were presented:

- Updated travel demand models to 2035 and 2050, which prioritize roadway projects based on capacity, connectivity, and safety.
- Regional analysis with average daily trips (ADT), and level of service.
- Projects descriptions and rankings based on necessity and cost.

Discussion Summary Points:

- Concerns were raised about population projections and the need for mass transit planning.
- Commissioner Whiting voiced his concerns with project 128, and requested his comments be noted in the minutes. Project 128 would add a new road going through Cedar Pass Ranch, an HOA Equestrian Community. The roads in the community are only to county standards, not city. There are also no streetlights and no sidewalks. This is a concern for the safety and welfare of people in the Cedar Pass community. There are people on horseback that use the roads, bikers, runners, etc. The new road would go through the wildlife corridor and interrupt the character of the neighborhood.

Commissioner Allen opened the public hearing at 7:05 p.m.

Bettina Cameron with the Eagle Mountain Nature and Wildlife Alliance spoke about the importance of wildlife crossings and suggested incorporating them into the Transportation Master plan.

, Commissioner Allen closed the public hearing at 7:09 p.m.

MOTION: *Commissioner Whiting moved to recommend approval to the City Council of Item 7.A. with recommendations that Project 19 connect to Airport Road, Project 128 be removed completely, and that the comments from the Eagle Mountain Nature and Wildlife Alliance be included. Commissioner Strong seconded the motion.*

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

The motion did not pass with a 2 to 2 vote and one abstained.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.A. with recommendations that the comments from the Eagle Mountain Nature and Wildlife Alliance be included. Commissioner Hess seconded the motion.*

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

The motion passed with a 3 to 2 vote.

7. B. ANIMAL MANAGEMENT PLAN-RICHARD'S ANIMAL MANAGEMENT PLAN

Presentation Summary Points: A proposed Animal Management Plan by Ashley Richards for her property located at 18423 W Carter Cir. Parcel #: 55:158:0009. The Applicant moved to the White Hills Neighborhood for the rural feel and lack of HOA regulations in order to raise animals to help educate her children and provide emotional support. However, EMMC 6.10.080 regarding residential livestock requires at least a 1/2 acre for goats and 1 acre for horses. As the White Hills zoning is currently under review, it could be argued that residential livestock requirements do not apply. However, the property is designated as residential in the future land use map, and the residential livestock requirements are applied according to the size of the lot. Additionally, all surrounding uses are residential regardless of the current zoning. The code does allow for exceptions within the Equine Overlay Zone, but this overlay does not apply to the White Hills Subdivision. Therefore, the Applicant is currently out of compliance with code and seeks to apply for an animal management plan to mitigate nuisances and retain their animals.

Discussion Summary Points: Commissioner Allen moves to table Item 7b, the animal management plan, until July 8, 2025, PC meeting due to new information and ongoing discussions with the applicant.

Applicant's Statements Summary Points: Applicant requests this be continued after finding a code issue.

MOTION: *Commissioner Allen moved to table Item 7.B., Richard's Animal Management Plan, until the July 8, 2025, meeting. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

7. C. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.05.260, Table 6.10.080, and creating Chapter 6.15 for establishing standards for alternative animal management plans. It also amends Table 17.05.200(a), 17.65.050, 17.65.100, 17.70.040, and 17.105.050.

Presentation Summary Points: A proposal to amend EMMC Chapter 6.05.260, Table 6.10.080, and create Chapter 6.15 for establishing standards for alternative animal management plans. It also amends Table 17.05.200(a), 17.65.050, 17.65.100, 17.70.040, and 17.105.050 to remove exceptions to home business license and accessory dwelling unit standards, as well as eliminating public hearings for variances and land use appeals pursuant to UCA 10-9a-701(5).

MOTION: *Commissioner Allen moved to table Item 7.C., A Proposed Amendment for Establishing Standards for Alternative Animal Management Plans, until the July 8, 2025, meeting. Commissioner Fox seconded the motion.*

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

The motion passed with a unanimous vote.

7.D. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.55.040 E.

Presentation Summary Points: A proposal to amend EMMC 17.55.040.E regarding parking lot proximity to uses by specifying a minimum distance between a parking lot and the building which it serves; and 17.55.100 regarding shared parking by reducing the amount of shared parking allowed between businesses, making the City Council the approval authority for shared parking arrangements, to require a users' maintenance agreement with any approved shared parking agreement, and, to provide standards affecting approval of shared parking agreements. About two years ago, the City Council wrestled with the City's shared parking code when evaluating a site plan for a commercial daycare. Separately, the City Council once expressed the desire to have parking lots be in close proximity to the use(s) which they were intended to serve. This latter concern seemed to originate when considering a large, mixed-use commercial and apartment development proposed to the east of the Ridley's store along Pony Express. The proposed amendments seek to stipulate a distance allowance between parking lots and the uses/buildings they are intended to serve, and to reduce the amount of shared parking allowable from 50% of what is required for a business place to 40%, to make the City Council the arbiter of a decision to approve a shared parking agreement, and to require some form of joint maintenance agreement between parties to an approved shared parking lot arrangement.

Discussion Summary Points:

- The need for parking lots to be located near the land use they serve and the concept of shared parking.
- The code requires sufficient parking for each use and that shared parking agreements would be decided by the City Council.
- Does the City have the ability to enforce appropriate parking lot placement and shared parking agreements?

Commissioner Allen opened the public hearing at 7:35 p.m. As there were no comments, he closed the hearing at 7:35 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.D., Title 17 Amendments to Require Parking Lots be in Proximity to Uses and to Standards Governing Shared Parking Arrangements, Commissioner Hess seconded the motion.*

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

The motion passed with a 4 to 1 vote.

7. E. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.35.050 Drive-Thru Lanes.

Presentation Summary Points The idea of requiring some form of diminutive but still effective bypass/escape lane has been discussed with City decision-makers before. Varying municipalities require or recommend bypass (escape) lanes around drive-thru lanes to ensure traffic can circulate on-site and vehicles are not trapped in queues. Drive-thru bypass lanes help maintain site safety and accessibility, especially in high-traffic commercial areas. Even in places that don't require their presence, various businesses install them as a matter of course. Over a year ago, the Planning Commission recommended their adoption by the City Council. The City Council took the matter of requiring their implementation under advisement and subsequently tabled the request. One question raised by one of the members of council asked which other jurisdictions in Utah require drive-thru bypass/escape lanes.

Discussion Summary Points:

- What are the stacking distance requirements for drive-through lanes and should they increase them?
- The need for escape lanes in case of medical emergencies, vehicles that may break down, etc.
- Escape lanes would be one car length in front and one car length behind so people can get out.

Commissioner Allen opened the public hearing at 7:44 p.m. As there were no comments, he closed the hearing at 7:44 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.E., EMMC 17 Amendments to Drive-Thru Lanes. Commissioner Whiting seconded the motion.*

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

The motion passed with a unanimous vote.

7. F. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17 and 10.030 Structure Definition.

Presentation Summary Points: : A proposal to amend Title 17, Chapter 10.030 by adding a definition for a "structure", and, EMMC 17.25.040 the "Residential Development Standards Table" to better clarify that structures housing livestock are to be kept 50' from neighboring residences and 6' from all other structures in the RA1, RA2, RD1, RD2 and FR Zones, and, that structures housing livestock shall be kept 6' away from all structures (including neighboring residences) in the R1, R2, R3, RC, MF1 and MF2 Zones. Also, to amend footnote number 3 under the Table to specify that setback(s) for structures not requiring a building permit shall not be required – save for those that house livestock. Some time ago, a code enforcement matter revealed there would be a benefit to clarifying required setbacks for structures housing livestock (especially chicken coops) as set forth in Table 17.25.040 from neighboring houses, property lines and "other structures". This item is being brought back to the Planning Commission as some time has passed since action was taken on the same, and to re-present it as a stand-alone ordinance draft to the City Council.

Discussion Summary Points:

- Clarifying what is considered a livestock structure versus an accessory and what are the setback requirements?
- Accessories, including chicken coops, are not livestock structures and have different setback requirements than structures housing livestock.

Commissioner Allen opened the public hearing at 7:52 p.m.

Bettina Cameron made a public comment.

Commissioner Allen closed the public hearing at 7:52 p.m.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of Item 7.F., Table 17 Changes to Required Setbacks for Structures Housing Animals. Commissioner Hess seconded the motion.*

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

The motion passed with a unanimous vote.

7. G. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17 and 10.030 Definitions.

Presentation Summary Points: A proposal to amend Title 17, Chapter 10.030. Definitions by revising the definition of "lot frontage" and adding one for "Property width" for a "structure", and EMMC 17.25.040 the "Residential Development Standards Table" by denoting that townhouse lots in the MF-1 and MF-2 zones require street frontage to be buildable and that apartments in those zones also require street frontage but may have their parking areas accessed via service drives. A somewhat recent proposal to develop a townhouse project in the MF-1 and MF-2 Zones [wherein townhouse buildings only front on, and make use of, service drives for on-site vehicular circulation

and parking] prompted the creation of the attached amendment draft. The proposed code changes are intended to cause both townhouse and apartment lots to have [direct] street frontage – though they would allow apartments to still make use of service drives for on-property traffic circulation and parking.

Discussion Summary Points:

- The front of the townhome would require access to a public street.

Commissioner Allen opened the public hearing at 7:56 p.m. As there were no comments, he closed the hearing at 7:57 p.m.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of Item 7.G., Title 17 Amendments to Definitions and Controls Pertaining to Property Frontage. Commissioner Whiting seconded the motion.*

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

The motion passed with a unanimous vote.

8. **Discussion Items:** City Planner, Rob Hobbs presents a request from a property owner to replace a wooden fence with a vinyl fence along a parkway. Commissioners discuss the need for consistency in fencing along parkways and the potential impact of allowing exceptions. The consensus is to maintain the current fencing standards to avoid patchwork and maintain community aesthetics. Rob agrees to explore a code amendment that allows exceptions in keeping with existing fencing standards.

9. Next Scheduled Meeting

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

10. Adjournment

MOTION: *Commissioner Whiting moved to adjourn the meeting at 8:08 p.m. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was adjourned at 8:08 p.m.

Approved by the Planning Commission on

Brandon Larsen

Brandon Larsen (Jul 14, 2025 09:35 MDT)

Brandon Larsen

Planning Director

Approved Meeting Minutes 6.24.2025

Final Audit Report

2025-07-14

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