



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

July 8, 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, 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; Megan Green, 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 ITEM – Architectural Standards Presented by Senior Planner, David Stroud.

- Two representatives from VCBO presented big changes in the architectural standards.
- Various architectural terms like building height, ground floor height, horizontal and vertical articulation, and structural bay were explained.
- The zones being addressed include the Downtown Zone, Commercial Neighborhood Zone, Commercial Community Zone, Commercial Regional Zone, and Business Park Zones.
- The project vision and goals were reiterated, focusing on creating design standards for commercial and multi-family development that reflect the quality and character of Eagle Mountain.

##### 1.B. DISCUSSION ITEM/TRAINING – Review Title 16 and/or 17 Presented by Planning Commissioner, Jason Allen.

- Discussion Item 1.B. was tabled until the July 22 meeting.

Commissioner Allen adjourned the work session at 6:37 p.m.

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

#### 2. Commissioner Allen called the policy session to order at 6:39 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 24, 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	Not Voting - Alternate

***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. Site Plan Code Amendments, EMMC 17.100

**Presentation summary points:** The proposed amendments contain two primary changes. The first is regarding how access onto a public street from a parking lot or private drive is measured. This was reviewed by the Planning Commission several months ago with the City Council wanting clarification. The second is adding administrative approval by Staff to review and approve minor site plat amendments. The proposed code lists items that would qualify for administrative site plan approval. If determined a proposal is not minor in nature, the request will be processed as a standard site plan with review by the Planning Commission and final approval by the City Council.

- The addition of a diagram to help clear up any confusion for driveway separation and the process for approving minor site plan amendments at a staff level.

### **Discussion summary points:**

- The criteria for staff-level approval, included changes to exterior finishing materials and building additions that do not exceed 10% of the existing building's square footage.
- The potential for minor changes to be approved by staff and the need for higher standards for larger developments.
- Consideration on the importance of maintaining high-quality standards and the potential for flexible standards based on the use and location of the building.
- Alignment requirements for driveways on opposite sides of the street, and concerns about potential conflicts. David Stroud acknowledges the concern and agrees to look into the engineering standards to clarify the requirements.

*Commissioner Allen opened the public hearing at 6:58 p.m. As there were no comments, he closed the hearing.*

**MOTION:** ***Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Site Plan Code Amendments, EMMC 17.00. Commissioner Strong 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.B. Amended Preliminary Plat - Marketplace 4

**Presentation Summary points:** The Marketplace at Eagle Mountain Town Center Development Agreement contains the Master Site Plan which also serves as the preliminary plat. The Applicant has submitted a revised preliminary plat to reconfigure lots in Phase 4. The Macey's lot will also be amended. Four commercial lots and a City storm water parcel exist on the approved preliminary plat along with the amended Macey's lot. Four commercial lots are proposed on the new preliminary plat along with the City storm water plat and Macey's lot. The Agreement states the City and the developer will swap parcels to relocate the storm water basin. The Planning Commission does not act on the property swap. The Master Site Plan contained in the Agreement is not required to be amended.

**Applicant's statements summary:** Forrest Gaskill explains the minor changes in the development agreement, including the reconfiguration of lots.

**Discussion summary points:**

- Questions came up about seeding methods, specifically the difference between hydro seeding and broadcast seeding, and the importance of seed incorporation into the soil.
- If native seed is used, it will not grow if hydroseeding.

*Commissioner Allen opened the public hearing at 7:07 p.m. As there were no comments, he closed the hearing.*

**MOTION:** *Commissioner Hess moved to recommend approval to the City Council of Item 7.B., Amended Preliminary Plat Marketplace 4, including the condition to correct the minor red lines in the final plat review. Commissioner Strong 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. Animal, Exceptions, Public Hearings, and Appeals Code Amendment

**Presentation summary points:** Recent situations brought to the City regarding animals have prompted this code amendment to provide clarification and add standards. The ability to seek exceptions to Home Occupation and Accessory Dwelling Unit standards is also being removed. Finally, a recent change to state code (UCA 10-9a-701(5)) requires the City to remove public hearings for Variances and Land Use Appeals.

**Discussion summary points:** The Planning Commission requests to table item 7C until the next meeting due to a need to renote and fix a conflict with one of the tables. Commissioner Allen moved to table Item 7.C., Animal, Exceptions, Public Hearings, and Appeals Code Amendment, until July 22, 2025, PC meeting.

**MOTION:** *Commissioner Allen moved to table Item 7.C., Animal, Exceptions, Public Hearings, and Appeals Code Amendment, until the July 22, 2025, meeting. Commissioner Strong 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.D. Meta/Available Storage Cell Tower Site Plan

**Presentation Summary Points:** The Applicant is proposing the construction of a 120' telecommunication monopole on the southwest corner of the Available Storage facility (2681 N Pony Express Parkway, Parcel No. 34:685:0001). A 50'x50' area would be fenced around the monopole, allowing for other necessary structures.

**Applicant's statements summary:** Sandra Layton from Atlas Towers presented the proposal, highlighting the benefits of the tower for Verizon Wireless and emergency services, and compliance with federal regulations.

**Discussion summary points:**

- The Storage Cell Tower will be built in an industrial zone, galvanized steel color, behind a black chain link fence and will not be visible from the street.
- It is properly zoned for a wireless communication facility. The parcel also meets setbacks.
- The nearest existing tower is 2.5 miles away.
- The facility will fully comply with federal regulations, including those of the FAA and FCC.

*Commissioner Allen opened the public hearing at 7:21 p.m. As there were no comments, he closed the hearing.*

**MOTION:** *Commissioner Whiting moved to recommend approval to the City Council of Item 7.D., Meta/Available Storage Cell Tower Site Plan. 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.*

8. Discussion Items

9. Next Scheduled Meeting

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

10. Adjournment

**MOTION:** *Commissioner Hess moved to adjourn the meeting at 7:16 p.m. Commissioner Whiting 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 7:16 p.m.

Approved by the Planning Commission on Jul 22, 2025

*Brandon Larsen*

Brandon Larsen (Jul 23, 2025 12:58:18 MDT)

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Brandon Larsen  
Planning Director

23/07/25






# Approved PC Meeting Minutes 7.8.2025

Final Audit Report

2025-07-23

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