



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

July 22, 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.

ELECTED OFFICIAL PRESENT:

CITY STAFF PRESENT: Brandon Larsen, Planning Director; Marcus Draper, City Attorney; David Stroud, Senior Planner; Steven Lehmitz, Planner; and Megan Green, Planning Secretary.

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

Commissioner Allen called the meeting to order at 5:30 p.m.

#### **1. Discussion Items**

##### **1. A. DISCUSSION ITEM – Review/Code Workshop Presented by Planning Commissioner, Jason Allen.**

- Commissioner Whiting presented ideas for senior housing locations and questions about overlay zones versus special use permits. Potential amenities for senior housing, such as swimming pools, pickleball courts, and clubhouses were also discussed.
- Commissioner Free shared research on short-term rental/Airbnb regulations in other cities, including licensing requirements and parking plans. The need for on-lot parking to avoid street congestion, transient room tax, application fees, challenges of enforcing short-term rental regulations, and the importance of compliance incentives were also discussed.
- Commissioner Allen shared ideas on Architectural Standards and Commercial Parking Standards. He shared City code, 17.72.030b. Commercial parking standards, including the possibility of allowing some parking at the side or rear of buildings, and maintaining street frontage with street-facing buildings were mentioned.
- Commissioner Hess proposed specific guidelines for multifamily housing, including placing garages at the rear of buildings and providing access lanes. Commissioner Strong emphasized the need for guidelines on parking terraces to address future development.

Commissioner Allen adjourned the work session at 6:29 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 July 8, 2025, Planning Commission Meeting. Commissioner Strong seconded the motion.*

|               |         |
|---------------|---------|
| Jason Allen   | Yes     |
| Robert Fox    | Excused |
| 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. Amending the Eagle Mountain Municipal Code Consolidated Fee Schedule

**Presentation Summary Points:** This proposed amendment (attached) to the Consolidated Fee Schedule addresses concerns about illegal dumping, as well as privacy screening and site plan approval follow-through. Neighborhood Improvement has become aware of an issue with illegal dumping of construction and landscape debris in the City. Some of the known sites where this is occurring are near the northeast corner of the intersection of Bobby Wren Blvd. and Pony Express Pkwy., as well as near the intersection of Silver Ridge Rd. and Harvest Crop Dr. (dumping has occurred as recently as April 2025). The City occasionally deals with issues with privacy fence screening that is supposed to be installed around developments, as well as follow-through with required improvements or conditions of approval for site plans.

Staff believe that establishing stiffer fines for illegal dumping and violations related to privacy fence screening and site plan approval follow-through will help to deter bad actors in the future. Violations related to privacy screening and site plans would have a graduating scale, but illegal dumping would have an early and consistent deterrent of \$1000 per violation. Staff believe the establishment and raising of these fines would help to send a clear signal to the development community of the City's desire to maintain a clean, functional, and beautiful city before and after development activities. This proposal also includes some general clean-up. Some of the language in the subsections of Section 9 of the Consolidated Fee Schedule is cut off from the currently adopted version.

- Brandon Larsen introduced a proposal to address illegal dumping and site plan violations, including privacy screen fence installations. Examples of illegal dumping in the city and the need for stiff penalties to deter future violations were also shared.

**Discussion Summary Points:**

- There were suggestions for increasing fines for contractors who illegally dump on city property versus individuals. Legally the City can only fine an individual or contractor up to \$1,000.00 for illegal dumping. Daily fines were also discussed.
- Ongoing developments on city property and the need for contractors to clean up after themselves in a timely manner.

Commissioner Allen opened the public hearing at 6:53 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.A., Amending the Eagle Mountain Municipal Code Consolidated Free Schedule, excluding any references to illegal dumping and tabling the illegal dumping section until the next Planning Commission Meeting. Commissioner Strong seconded the motion.*

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

*The motion passed with a unanimous vote.*

7. B. 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 business 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:**

- There were concerns about allowing certain animals on smaller lots without restrictions on lot size, the open-ended nature of the exceptions and the potential for conflicts with neighbors, and the need for clear guidelines and the potential for inconsistent application of the code.
- There was support for the ability to grant exceptions for animal management plans with some minimum lot size restrictions.
- The commissioners discussed the need for clear guidelines and the potential for inconsistent application of the code.  
Changing Code 16.1 5.020a from 28 days to 45 days was also discussed.

Commissioner Allen opened the public hearing at 7:12 p.m.

Commissioner Allen closed the public hearing at 7:13 p.m.

**MOTION:** *Commissioner Strong moved to table Item 7.B, Animal, Exceptions, Public Hearings, and Appeals Code Amendment until the next Planning Commission Meeting, to give the Staff to revisit the Animal, ADU, and Home Business tables. Commissioner Allen seconded the motion.*

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

*The motion passed with a unanimous vote.*

7. C. Preliminary Plat Code Amendment

**Presentation Summary Points:** The proposed amendments are primarily to bring City code in-line with changes to state code regarding the land use authority of preliminary plats. State code 10-9a-604.1 prohibits the legislative body of the City from approving a preliminary plat that contains single-family, two-family, or townhome lots/units. A change is also proposed to noticing as we do not require the Applicant to submit stamped envelopes to mail public notices. The City sends out postcard notices and bills the Applicant.

**Discussion Summary Points:**

- Consistent language in the code regarding applicant costs for mailing postcards.
- The need for clear language in the code and the importance of consistency in land use authority.

*Commissioner Allen opened the public hearing at 7:58 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.C., Preliminary Plat Code Amendment. Commissioner Strong seconded the motion.*

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

*The motion passed with a unanimous vote.*

7.D. Final Plat Code Amendment

**Presentation Summary Points:** The proposed final plat changes are clean-up items to the code along with adding a few additional standards to what is required on a final plat. To highlight a few of the changes: the final plat to be recorded will contain a note indicating the zone under which the plat was reviewed. Also, street names are proposed to prohibit the use of the cardinal directions of north, south, east and west. This stems from a plat currently under review with a street named South Sister Peak. The South in this case is not the geographical identifier of the location in the City but part of the formal name of the street. This can cause confusion with an address (as an example) of 1234 North South Sister Peak.

**Discussion Summary Points:** None

*Commissioner Allen opened the public hearing at 8:02 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.D., Final Plat Code Amendment. Commissioner Allen seconded the motion.*

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

*The motion passed with a unanimous vote.*

7. E. Brylee Commercial Lot 3 Site Plan

**Presentation Summary Points:** The Applicant requests site plan approval to construct a multi-tenant commercial building in the Commercial Regional zone. The property and adjacent lots are accessed from Eagle Mountain Blvd. by Desert Willow Drive and then a private internal road—Beckman Drive. There is no direct lot access from Eagle Mountain Blvd.

**Discussion Summary Points:** None

**Applicant's Statements Summary Points:** Dave Murdock, representing the new property owners, introduces himself and mentions ongoing discussions with potential tenants.

*Commissioner Allen opened the public hearing at 7:46 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.E., Brylee Commercial Lot 3 Site Plan. Commissioner Strong seconded the motion.*

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

*The motion passed with a unanimous vote.*

#### 7. F. Pony Express Medial Site Plan

**Presentation Summary Points:** The applicant requests site plan approval of a medical office building. Access is provided via Ira Hodges Scenic Parkway or through adjacent commercial uses along Eagle Mountain Blvd. The medical building has the potential to have up to three tenants.

**Discussion Summary Points:** None

**Applicant's Statements Summary Points:** Steve Hewitt with Leeward Builders provides details about the building's tenants, that there are 4 units in the building, and the architectural elements.

*Commissioner Allen opened the public hearing at 7:53 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.F., Pony Express Medical with the two conditions that the red lines on the landscape plan have or will be made, as well as the identifications on the plans for the architectural exterior treatments to be completed. Commissioner Allen seconded the motion.*

|               |         |
|---------------|---------|
| Jason Allen   | Yes     |
| Robert Fox    | Excused |
| 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 August 12, 2025.

10. Adjournment

**MOTION:** *Commissioner Hess moved to adjourn the meeting at 8:00 p.m. Commissioner Whiting seconded the motion.*

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

*The motion passed with a unanimous vote.*

The meeting was adjourned at 8:00 p.m.

Approved by the Planning Commission on

Brandon Larsen

Brandon Larsen (Aug 13, 2025 11:38:43 MDT)

Brandon Larsen  
Planning Director






# Approved PC Meeting Minutes 7.22.2025 not signed

Final Audit Report

2025-08-13

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|-----------------|--|
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| By:             | Shawna Ellis (sellis@emcity.org)             |
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## "Approved PC Meeting Minutes 7.22.2025 not signed" History

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