



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

AUGUST 26, 2025, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. DISCUSSION - Eagle Mountain Properties Phase 2 Part 1 Rezone of 39 Properties

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. August 12, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Consolidated Fee Schedule.

BACKGROUND: *(Presented by Community Development Director, Brandon Larsen).*
Planning Commission review and recommendation of a proposed amendment to the City's Consolidated Fee Schedule to add/amend fees for Illegal Dumping.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 26, 2025**

TITLE:	DISCUSSION - Eagle Mountain Properties Phase 2 Part 1 Rezone of 39 Properties
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Various - see attached exhibits	Total of 39 parcels: ~

PUBLIC HEARING

No

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

N/A

BACKGROUND:

This item is calendared to be a discussion between Staff and the Planning Commission regarding the City's intent to rezone some 39 properties within, and about, the Eagle Mountain Properties (EMP) Master Development Plan area. Doing so, in some cases, will also require that the City amend its future land use map (i.e., the "Future Land Use & Transportation Map") to cause the categories/settings shown thereon to harmonize with the zones being (re)established on specified properties. The proposed land use district changes are part of a City-wide effort, where necessary, to assign properties land use zones/districts that are currently codified and administered by the City. This application represents the second round of such efforts to be done in phases and sectors across the City -- in this case, at the southern end of the community. Forthcoming in the same area are about another 100 properties to be rezoned. Last year, about 140 parcels were rezoned in two areas - roughly in the same area as the current group of properties being considered and some parcels in the Ranches development area. The rezones were approved by the City Council with varying changes to recommended zones and/or future land use categories/settings.

In recommending future land use and zoning map changes, Staff has largely tried to propose categories and zones similar in nature to those which the properties were once assigned. For example, if a property was once zoned "Residential" [no longer codified] per the EMP Development Agreement, then a current, codified ["on the books"] residential zone (e.g, "R 2") that matches as best as possible the lot size(s) of the Residential Zone's standards is [now] proposed. The same with future land use map suggestions. It is anticipated that, through the discussion and hearings process, zones and future categories/settings may eventually be assigned that are different than our recommendations.

Attached are copies of a/the courtesy letter alerting property owners of the City's intended actions, a map showing the location of affected parcels and, a chart noting each affected property with its

current Future Land Use Map and zoning district assigned categories. A copy of the City's Master Transportation and Future Land Use Map is also affixed. Staff also suggests that the Planning Commission use Google Earth to observe the city from an oblique, aerial view (images dated late 2024) and remember the southern city area tour that happened last year to help visualize affected properties (besides making any personal trips to view the properties contemplated for rezoning). Below are links that will take one to either the zoning or future land use map as indicated....

[Zoning Map](#)

[Future Land Use Map](#)

[Google Earth](#)

ITEMS FOR CONSIDERATION:

General plan map (or future land use map) amendments and rezones are legislative decisions and are considered valid if reasonably debatable and not illegal (i.e., the decisions do not require the City Planning Commission or City Council to take action based on findings of facts). Eagle Mountain does not have any code standards to govern General Plan [Map] Amendments. The Planning Commission and Council should consider the health, safety, and welfare of the community when evaluating proposed General Plan Map Amendments. The criteria for approval for a rezone are listed in EMMC § 17.90.060 and are as follows:

17.90.060 Criteria for approval. There is no minimum parcel size or diversity of ownership required for rezoning of property. Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. Compliance with General Plan. The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan.

B. Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility.

C. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity.

D. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property.

E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values. [Ord. O-05-2016 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(1) § 18.6)].

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. EMP Rezone Ltr. to Property Owners

2. EMP Rezones (Round2) Map
3. Rezone Chart - Properties w Existing and Proposed Zones etc.
4. Future Land Use (and Master Transportation) Map



PLANNING

August 6, 2025

Owner Name
Address

Re: Formal Initiation of Process to Rezone Property

Dear Property Owner:

This courtesy letter is to inform you that since the Eagle Mountain Properties Master Development Plan (EMPMDP) has expired, at the request of the Eagle Mountain City Council, the City is formally initiating proceedings to consider amending the City Zoning Map for parcels originally included in the EMPMDP. The City Council has requested that affected and some nearby properties be assigned currently codified zones, and that those zones selected coordinate with the City's currently adopted Future Land Use Map (or that the Map be also amended as appropriate).

Notices of public hearings regarding rezoning will be forthcoming. Proposed Future Land Use Map Amendments and Rezones will be reviewed first by the Planning Commission who will make recommendations regarding the proposed changes, and then by the City's Council who will make final decisions respecting them.

Parcels Affected by Proposed Rezones

Properties involved in this proposed rezone process are identified in the table attached to this letter as well as depicted on the attached map exhibit. The table:

1. Calls out each parcel (by tax serial number and property owner name); and,
2. Identifies the Future Land Use Map designation or category presently assigned to each parcel; and,
3. Denotes the current zoning district (i.e., zone) assigned to each parcel; and,
4. Specifies any proposed changes to the Future Land Use Map designation or category for a given parcel; and finally,
5. States what zone(s) are proposed to be assigned to each parcel affected by the proposed rezone action.



PLANNING

The City's Future Land Use Map can be found at:



The City's Zoning Map can be found at:



City Code containing the zone requirements, standards, and provisions for each/all zoning district(s) can be found at:



Meetings to Consider Proposed Rezones

Public meetings and hearings are anticipated to be held to consider the proposed Future Land Use Map and Zoning Map changes as follows:

- Planning Commission Work Session – August 26th (parcels included on the attached exhibit on the Eagle Mountain Properties List, only), 5:30 PM, 1650 Stagecoach Run, Eagle Mountain, UT, 84005
- City Council Work Session – September 16th (parcels included on the attached exhibit on the Eagle Mountain Properties List, only), 4:00 PM, 1650 Stagecoach Run, Eagle Mountain, UT, 84005
- Planning Commission Public Hearing #1 – October 14th (parcels included on the attached exhibit on the Eagle Mountain Properties List, only), 6:30 PM, 1650 Stagecoach Run, Eagle Mountain, UT, 84005



PLANNING

- City Council Public Hearing #1 – November 5th (parcels included on the attached exhibit on the Eagle Mountain Properties List, only), 7:00 PM, 1650 Stagecoach Run, Eagle Mountain, UT, 84005

Written Objections

The owner of each parcel referenced on the attached exhibit may no later than 10-days after the day of the first public hearing, file a written objection to the inclusion of the owner's property in the proposed zoning map or map amendment. Each written objection filed with the City will be provided to the City's legislative body.

Protests or objections should be in writing, directed to the Eagle Mountain City Council and be delivered to:

Eagle Mountain City Council
C/O: Eagle Mountain Recorder's Office
1650 Stagecoach Dr.
Eagle Mountain, UT 84005

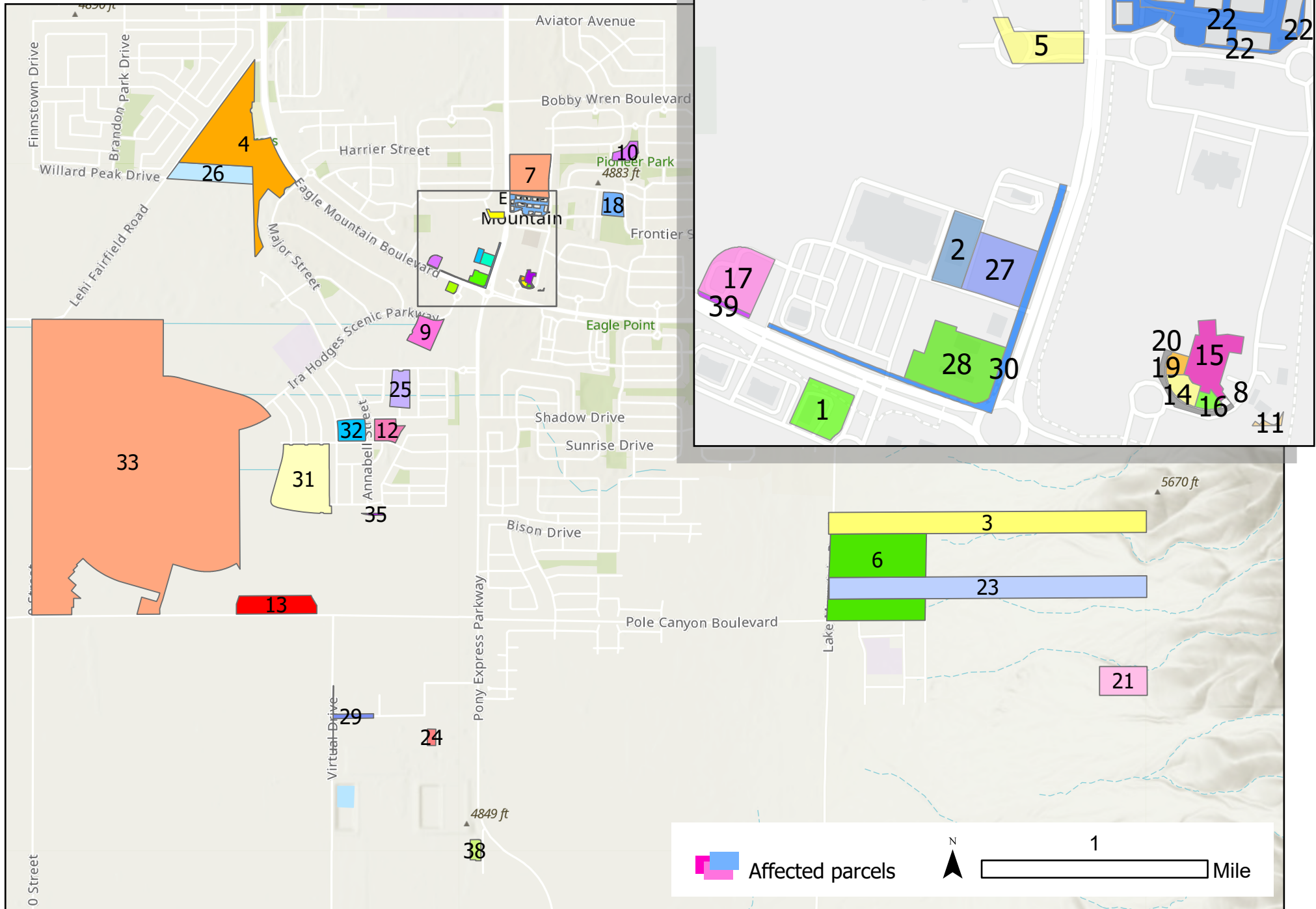
You may direct questions regarding this proposal to Robert Hobbs (see contact information below).

Sincerely,

Robert Hobbs
Senior Planner
Eagle Mountain City
801-789-6682
rhobbs@eaglemountain.gov



Rezoning Notice

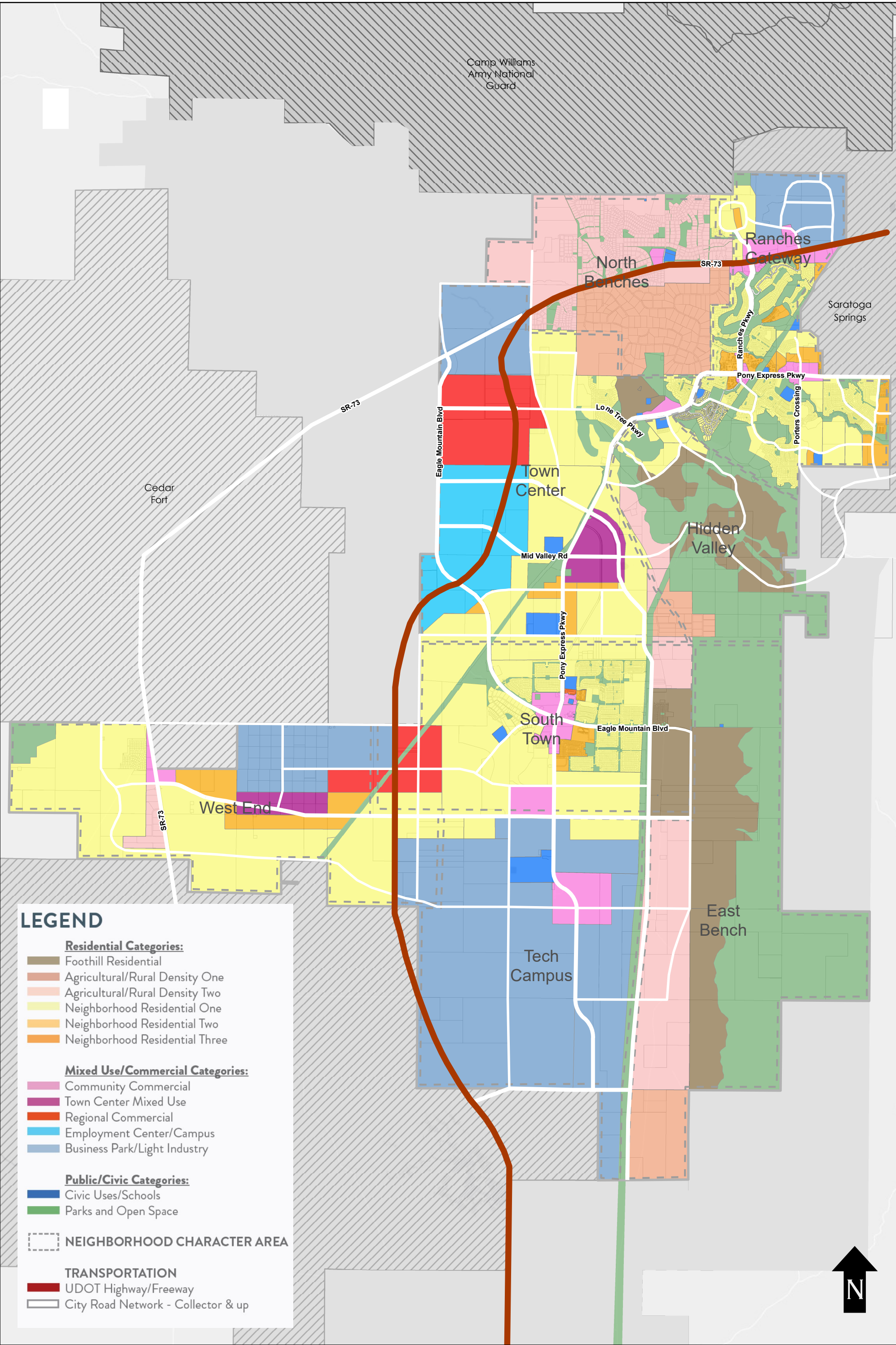


Property Number	Parcel ID	Acreage	Owner	Current Future Land Use Map Category	Current Zone	Proposed Future Land Use Map Category	Proposed New Zone
1	65:579:0001	0.709013	AC EAGLE LLC	Community Commercial	Commercial C-1	Commercial Community	Commercial Community
2	67:122:0008	0.650438	EM COMMERCIAL DEVELOPMENT LLC	Community Commercial	Commercial C-2	Commercial Community	Commercial Community
3	59:017:0005	50.11364	MONTE VISTA RANCH LC	Foothill Residential	Mixed-Use Residential/Commercial	Agriculture	Agriculture
4	59:043:0047	43.04701	EAGLE MOUNTAIN CITY	Parks & Open Space	n/a	OS-I	OS-I
5	59:044:0503	0.792276	EAGLE MOUNTAIN CITY	Community Commercial	Commercial C-2	Agriculture	Agriculture
6	59:018:0015	45.867	MONTE VISTA RANCH LC	Foothill Residential	Mixed-Use Residential/Commercial	Agriculture	Agriculture
7	59:044:0070	12.00234	ALPINE SCHOOL DISTRICT	Civic Uses/Schools	Make PF?	Public Facilities	Public Facilities
8	53:228:0009	0.02	TOWN OF EAGLE MOUNTAIN	Community Commercial	Town Center Commercial C-3	Community Commercial	Commercial Neighborhood
9	42:050:0001	5.232	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	Community Commercial	Commercial C-1	Public Facilities	Public Facilities
10	49:500:0144	2.362	EAGLE MOUNTAIN CITY	Parks & Open Space	Make PF?	OS-I	OS-I
11	59:044:0135	0.029767	TOWN OF EAGLE MOUNTAIN	Community Commercial	Town Center Commercial C-3	Community Commercial	Commercial Neighborhood
12	68:022:0301	3.90934	CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS THE	NR-1	n/a	Civic Uses/Schools	RC

13	59:046:0003	10.34461	SIEVERS, A KENT & DEBRA C	NR-1	Commercial C-2	Agriculture	Agriculture
14	53:228:0002	0.198	MONTE VISTA RANCH LC	Community Commercial	Town Center Commercial C-3	Community Commercial	Commercial Neighborhood
15	53:228:0004	0.73	MONTE VISTA RANCH LC	Community Commercial	Town Center Commercial C-3	Community Commercial	Commercial Neighborhood
16	53:228:0001	0.108	MONTE VISTA RANCH LC	Community Commercial	Town Center Commercial C-3	Community Commercial	Commercial Neighborhood
17	67:183:0001	0.935855	MOUNTAIN AMERICA FEDERAL CREDIT UNION	Community Commercial	Commercial C-2	Commercial Community	Commercial Community
18	53:245:0001	3.472	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	NR-1	?	Civic Uses/Schools	Public Facilities
19	53:228:0500	0.174	EAGLE MOUNTAIN CITY	Community Commercial	Town Center Commercial C-3	Community Commercial	Commercial Neighborhood
20	53:228:0003	0.123	MONTE VISTA RANCH LC	Community Commercial	Town Center Commercial C-3	Community Commercial	Commercial Neighborhood
21	59:020:0007	9.994567	AZUSA BUSINESS TRUST	AG/RD2	Mixed-Use Residential/Commercial	Agriculture	Agriculture
22	53:541:0067	3.193328	COMMON AREA	NR-3?	?	Community Commercial	MF-1
23	59:017:0004	50.11364	MONTE VISTA RANCH LC	Foothill Residential	Mixed-Use Residential/Commercial	Agriculture	Agriculture
24	59:056:0018	0.996726	SANDERSON, BRENT	BP/LI	Industrial	Industrial	Industrial
25	59:045:0038	5.003635	RESIDENTIAL CONSTRUCTION MANAGEMENT LLC (ET AL)	NR-1	Residential	RC	RC
26	59:043:0036	10.061	EAGLE MOUNTAIN CITY	Parks & Open Space	Parks & Open Space	OS-I	OS-I
27	67:122:0005	1.051833	AMERICA FIRST FEDERAL CREDIT UNION	Community Commercial	Commercial C-2	Commercial Community	Commercial Community

28	67:122:0003	1.48152	MAVERICK INC	Community Commercial	Commercial C-2	Commercial Community	Commercial Community
29	66:797:0003	1.435748	EAGLE MOUNTAIN CITY	Civic Uses/Schools	Airpark	Agriculture	Agriculture
30	67:122:0010	0.797837	EAGLE MOUNTAIN CITY	Community Commercial	Commercial C-2	Agriculture	Agriculture
31	59:045:0511	39.62822	EMH DEVELOPMENT LLC	Residential	Residential	NR1/NR2	R3/RC
32	59:045:0155	5.027553	ZJT MANAGEMENT LLC	Residential	Residential	RC	RC
33	59:046:0031	379.9286	ZJT MANAGEMENT LLC	Residential	Residential	Agriculture	Agriculture
34	59:044:0186	18.33892	MONTE VISTA RANCH LC	Community Commercial	Commercial C-2	Commercial Community	Commercial Community
35	59:045:0136	0.262989	ZJT MANAGEMENT LLC	Residential	Residential	Agriculture	Agriculture
36	59:045:0144	14.3984	BCP DEVELOPMENT INC	Residential	Residential	MF-2	MF-2
37	59:046:0027	7.541805	BCP DEVELOPMENT INC	Residential	Residential	R3	R3
38	59:056:0022	1.624467	SOS PUMPING SERVICES LLC	BP/LI	Airpark	Industrial	Industrial
39	67:183:0002	.066983	EAGLE MOUNTAIN CITY	Community Commercial	Commercial C-2	Agriculture	Agriculture

FUTURE LAND USE & TRANSPORTATION MAP





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 26, 2025**

TITLE:	August 12, 2025, Planning Commission meeting minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Megan Green, Planning
Secretary

PRESENTED BY

RECOMMENDATION:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. PC Draft Minutes 8.12.2025



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

August 12, 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: Steve Mumford, Deputy City Administrator; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Megan Green, Planning Secretary.

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

Planning Commission Work Session was cancelled.

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

2. Commissioner Allen called the policy session to order at 6:30 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 Strong moved to approve the minutes of the July 22, 2025, Planning Commission Meeting. Commissioner Hess 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 5 votes and one abstention.

6. Status Report

Senior Planner, Robert Hobbs, reviewed the planning items discussed and voted upon during the City Council meeting.

7. Action and Advisory Items

7.A. Monument Signs on Commercial Properties Fronting SR-73

Presentation summary points: Staff recommend that the City Council discuss the adoption of an ordinance amending Chapter 17.80. of the Eagle Mountain City Code to create monument sign standards for commercial properties along SR-73.

Applicant's statements summary: Carlos Vasquez, City Management Intern, presented the project on commercial signs for SR 73, explaining the research done on other cities' approaches. Carlos also presented various sign designs and regulations, including UDOT's concerns and the proposed city code amendments.

Discussion summary points:

- Commissioner Hess questioned the inclusion of electronic billboards and the need for setbacks from sidewalks and curbs.
- The potential of noise/sound walls going up and affecting sign visibility were discussed.
- There were concerns about the height of the proposed signs with a maximum height of 30 feet. Suggestions were made for a maximum height of 20 feet.
- Carlos Vasquez agreed to adjust the proposal based on the commissioners' feedback and mentions the project will continue with staff after his internship ends.

Commissioner Allen opened the public hearing at 6:57 p.m. As there were no comments, he closed the hearing.

MOTION:

Commissioner Strong moved to table Item 7.A. Monument Signs on Commercial Properties Fronting SR-73, until the next Planning Commission meeting to give staff more time to work on the project. 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.B. Redemption Hill Parking Exception

Presentation Summary points: Staff recommends that the Planning Commission grant an exception to Redemption Hill Church to deviate from EMMC Table 17.55.120(c), thus allowing them to expand their main assembly space up to 4,980 square feet.

Discussion summary points:

- Commissioner Strong and Commissioner Fox expressed concerns about the potential for parking issues and the impact on other tenants in the building.
- City Attorney, Marcus Draper, explained the potential legal implications of denying the parking exception under the Religious Land Use and Institutional Persons Act.
- Commissioner Whiting supported the parking exception, citing the church's need for additional space, the other tenants/businesses not operating on Sundays, and the City's ability to manage potential parking issues.

Commissioner Allen opened the public hearing at 7:12 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Whiting moved to approve Item 7.B., Redemption Hill Parking Exception. Commissioner Hess 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.

7.C. Ranches Academy Addition Site Plan

Presentation summary points: Ranches Academy is proposing a few additions to the existing school building, located at 7789 N Tawny Owl Circle. Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

Applicant's Statement Summary: Ricky Parkinson, representing the Ranches Academy, explained the addition will provide updated spaces for the school, including a better library, specialty classrooms, and more parking.

Discussion summary points:

- Commissioner Hess questioned the loss of open space with the addition, which leaves the school with roughly an acre. Ricky Parkinson confirmed the remaining open space is sufficient for the school's needs.
- The commissioners discussed the adequacy of open space and the need for the addition to support the school's growth.

Commissioner Allen opened the public hearing at 7:29 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.C., Ranches Academy Addition Site Plan. 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. ASD Elementary 133 Preliminary Plat and Site Plan

Presentation Summary Points: Alpine School District is proposing the construction of an additional elementary school in Eagle Mountain, located on Parcel No. 59:034:0186, directly north of the Pinnacles residential development.

MOTION: *Commissioner Allen moved to table Item 7.D., ASD Elementary 133 Preliminary Plat and Site Plan, until they are ready to come back with a rezone. 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.E. Horizon Master Community

Presentation Summary Points: Recommend tabling pending re-noticing as a Development Agreement/Preliminary Plat request (no MDP or Rezone).

MOTION: ***Commissioner Allen moved to table Item 7.E., Horizon Master Community, until it is re-noticed as a development agreement. 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.

7.F. John Hancock Charter School - Master Site Plan Revisit

Presentation Summary Points: Recommendation to table [again] - pending resolution of Lake Mountain Road's proposed improvement installation process and documentation of water supply (shares) to the site being provided to Staff.

MOTION: ***Commissioner Allen moved to table Item 7.F., John Hancock Charter School-Master Site Plan Revisit. 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.G. Culinary Water Master Plan and IFFP

7.H. Wastewater Master Plan and IFFP

Presentation Summary Points: City Engineer, Vince Hogge, presented the Culinary Water and Wastewater Master Plans. Vince stated that he has been working with a couple of different engineering firms, JWO and Psomas Engineering, for these plans and they are ready to get them in place. Vince explained the purpose of the plan in guiding future development and planning for capital projects.

Discussion Summary Points:

- The commissioners discussed the challenges of managing private lift stations and the city's role in supporting them in emergency situations.
- Vince mentioned that City code says there should not be any private lift stations, but in the past, there have been exceptions given.

- The commissioners discussed the importance of master plans in ensuring efficient growth and managing future infrastructure needs.

Commissioner Allen opened the public hearing at 7:42 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of Item 7.G., Culinary Water Master Plan and IFFP, and Item 7.H., Wastewater Master Plan and IFFP. Commissioner Hess 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 August 26, 2025.

10. Adjournment

MOTION: *Commissioner Hess moved to adjourn the meeting at 7:44 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 7:44 p.m.

Approved by the Planning Commission on

Brandon Larsen
Planning Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
AUGUST 26, 2025**

TITLE:	Consolidated Fee Schedule Minor Amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

Favorable recommendation to City Council

BACKGROUND:

This proposed amendment to the Consolidated Fee Schedule addresses concerns about illegal dumping. 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).

Staff believes that establishing stiffer fines for illegal dumping will help to deter bad actors in the future. Violations related to illegal dumping would have an early and consistent deterrent of \$1000 per violation per day. Staff believes that 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.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Eagle Mountain City Consolidated Fee Schedule, Dumping, 8.26.25 (1)

9. ORDINANCE ENFORCEMENT FINES

...

9.3. | ILLEGAL DUMPING

Last Revision: 093/1621/20253

~~First Violation~~.....\$250*
~~Second-First~~ and Subsequent Violations\$1,000
~~per day~~*

**Plus the cost to remove any illegally dumped materials.*

...