



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

August 26, 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.

ELECTED OFFICIAL PRESENT:

CITY STAFF PRESENT: Brandon Larsen; Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Senior 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 – Eagle Mountain Properties, Phase 2, Part 1, Rezone of 39 Properties

- Senior Planner, Robert Hobbs, presented a chart and table detailing the 39 properties, emphasizing the need to update old, uncoded zones to current land use zones.
- The Planning Commission debated the merits of rezoning parcels to agriculture versus more specific zones. They also considered the impact on property values and future development. Specific parcels were reviewed, with recommendations for zoning and future land use categories.
- The Planning Commission proposed revising zoning for Parcel #3 to Foothill Residential, Parcels #5 and #30 to Open Space Improved, Parcel #13 to Commercial Neighborhood, and Parcel #31 to Residential R2.
- It was decided that the chart be updated with the Planning Commission's recommendations and brought to City Council.

Commissioner Allen adjourned the work session at 6:28 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 of the August 12, 2025 Planning Commission meeting. 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.

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 Consolidated Fee Schedule.

Presentation Summary Points: 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.

Discussion Summary Points:

- Planning Director Brandon Larsen presented a proposed amendment to increase fees for illegal dumping to \$1,000 per violation per day.
- Commissioner Fox questioned whether there would be signs placed in those areas where there has been illegal dumping indicating that there would be a fine of \$1,000.
- The Planning Commission agrees that the increase and enforcing it will curb the incidents of illegal dumping.

Commissioner Allen opened the public hearing at 6:40 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.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Consolidated Fee Schedule. 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 September 2, 2025, at 12:30 p.m.

10. Adjournment

MOTION: *Commissioner Whiting moved to adjourn the meeting at 6:44 p.m. 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.

The meeting was adjourned at 6:44 p.m.

Approved by the Planning Commission on

Brandon Larsen

Brandon Larsen (Sep 10, 2025 12:22:50 MDT)

Brandon Larsen
Planning Director

8.26.2025 Approved PC Meeting Minutes

Final Audit Report

2025-09-10

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