



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

SEPTEMBER 23, 2025, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

PLANNING COMMISSION MEMBERS PRESENT: Chair Jason Allen, Commissioner Rod Hess, and Alternate Commissioner Bryan Free. Commissioners Robert Fox, Brent Strong, and Craig Whiting were excused.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner, Carson Stapley, IT Manager; and Gina Olsen, City Recorder.

5:30 PM WORK SESSION – CITY COUNCIL CHAMBERS

Chair Allen called the meeting to order at 5:32 PM. He noted Commissioners Robert Fox, Brent Strong, and Craig Whiting were excused from the meeting.

1. DISCUSSION ITEMS

1.A. TRAINING - Open Meetings and Ethics Training

City Attorney Marcus Draper provided annual required training to the Planning Commission on the Utah Open and Public Meetings Act (OPMA) and the Utah Municipal Officers' and Employees' Ethics Act. The training covered the legal requirements for open meetings, recordkeeping, conflicts of interest, and ethical standards, emphasizing transparency, accountability, and integrity in public service.

The Work Session was adjourned at 6:16 PM.

6:30 PM POLICY SESSION – CITY COUNCIL CHAMBERS

2. CALL TO ORDER

Chair Allen called the meeting to order at 6:30 PM.

He noted that Commissioners Robert Fox, Brent Strong, and Craig Whiting were excused.

3. PLEDGE OF ALLEGIANCE

Commissioner Allen led the Pledge of Allegiance.

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

- 5.A. September 2, 2025 Special Planning Commission Minutes
- 5.B. September 9, 2025 Planning Commission Minutes

MOTION: *Commissioner Allen moved to table the September 2, 2025, Special Planning Commission Minutes and the September 9, 2025, Planning Commission Minutes. Commissioner Hess seconded the motion.*

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

The motion passed with a unanimous vote of 3:0.

6. STATUS REPORT

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting.

7. ACTION AND ADVISORY ITEMS

7.A. PUBLIC HEARING / RECOMMENDATION - Meritage Homes Development Agreement

Presentation Summary: Meritage Homes purchased land from the Harmony Subdivision developer covering three plats. Two of those plats have lots that abut arterial and/or collector roads. Pursuant to the Harmony Development Agreement and City Code, privacy fencing is required on the property lines of those lots at the time the subdivision infrastructure is installed and prior to the issuance of a building permit.

City Attorney Marcus Draper noted the applicant has some scheduling conflicts and requested this item be continued to the next Planning Commission meeting.

The public hearing was not opened.

MOTION: *Commissioner Allen moved to table Item 7.A., Meritage Homes Development until October 14, 2025. Commissioner Hess seconded the motion.*

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

The motion passed with a unanimous vote of 3:0.

7.B. PUBLIC HEARING / MINOR SITE PLAN - Hidden Hollow Clubhouse Amenity Swap

Presentation Summary: Senior Planner, Robert Hobbs, outlined a request by Cadence Homes to amend an approved site plan pertaining to the Hidden Hollow clubhouse amenity. They are proposing the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow Phase C Plat 5 (County parcel/serial # 68:202:0536) at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way in Eagle Mountain, UT 84005.

Applicant's statements summary: Hunter Smith, the applicant's representative, presented a plan to swap out the pool for some other amenities. They sent out a survey to 83 residents in townhomes and received 44 responses back that they are willing to share if needed. Overwhelming responses were that they requested a large playground or pickleball court, clubhouse with enough meeting area for gatherings, and a gym over a swimming pool. They would add an outdoor gathering space with a patio and BBQ grill. At buildout there will be 130 townhomes, all rentals. The goal is to provide something that could be used beyond summertime and allow year round use.

Discussion summary: The Commissioners discussed code requirements regarding the minimum 1500 square feet for the clubhouse, Mr. Smith stated that they have double the required space. Commissioners commented favorably about the applicants contacting current residents with a survey to see what is recommended in the area. City Attorney Marcus Draper outlined the requirements from the codes, including that the approval authority should consider the type and size of the units, and other amenities. Commissioner Allen stated that a pool is more universally accessible compared to something like a gym. The Commissioners believe that both plans are equally good, but that there is nothing unique about the new site plan to justify changing it per the code.

Commissioner Allen opened the public hearing at 6:52PM. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Hess moved to recommend the City Council DENY Item 7.B., Minor Site Plan for the Hidden Hollow Clubhouse Amenity Swap. Commissioner Allen seconded the motion.***

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

The motion passed with a unanimous vote of 3:0.

- 7.C. PUBLIC HEARING / RECOMMENDATION** – A Proposed Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code sections 6.05.260, 6.10.080, and creating Chapter 6.15 for establishing standards for alternative animal management plans. It also amends Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c), as well as sections 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050.

Presentation summary: Planner, Steven Lehmitz, reviewed a proposal to amend EMMC 6.05.260, 6.10.080, and create Chapter 6.15 for establishing standards for alternative animal management plans. The proposed amendment will also amend 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 to address 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). Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c) are being amended to coincide with the other proposed changes.

Discussion Summary: Commissioner Hess questions if any of the animals listed need State registrations to own them. City Attorney Marcus Draper clarified that the City does not deal with that in our City code and does not believe that the State regulates land use in that way. The Commissioners agree that an ostrich or emu should not be allowed on quarter acre to half acre lots, and to change that line item.

****NOTE:** *The Public Hearing for this item was opened and closed on July 22, 2025, and the item was tabled to allow staff to make additional modifications.*

MOTION: *Commissioner Allen moved to recommend the City Council adopt a proposed Ordinance Amending the Eagle Mountain Municipal Code sections 6.05.260, 6.10.080, and creating Chapter 6.15 for establishing standards for alternative animal management plans. It also amends Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c), as well as sections 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 with the following changes:*

1. Not allow ostrich/emu on quarter acre to half acre lots; and to change buffalo to bison. Commissioner Free seconded the motion.

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

The motion passed with a unanimous vote of 3:0.

21. DISCUSSION ITEMS

APA Conference for several members. Reach out to Brandon if you want to attend so he can take care of the registration.

21. NEXT SCHEDULED MEETING

22. ADJOURNMENT

MOTION: *Commissioner Hess moved to adjourn the meeting at 7:21 PM. Commissioner Allen seconded the motion.*

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

The motion passed with a unanimous vote of 3:0.

The meeting was adjourned at 7:21 PM.

Approved by the Planning Commission on _____, 2025.



Brandon Larsen (Oct 15, 2025 11:09:08 MDT)

Brandon Larsen
Community Development Director






Approved 09.23.2025 PC Meeting Minutes

Final Audit Report

2025-10-15

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