



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

October 14, 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, Craig Whiting; and Alternate Commissioner Bryan Free. Commissioner Brent Strong was excused.

CITY STAFF PRESENT: Steve Mumford, Deputy City Manager; Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Kiara Polee, Affordable Housing Coordinator; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, 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. He noted Commissioner Brent Strong was excused from the meeting.

1. Discussion Items

1.A. DISCUSSION - Utah Housing Strategic Plan Update

Kiara Polee Affordable Housing Coordinator and Elizabeth Fewkes City Planner presented the Utah Housing Plan Update. Statewide challenges within the housing market were discussed with key objectives in the plan to address these challenges including, but not limited to, expanding access to quality housing options for every household budget, fostering diverse housing choices, coordinating housing growth with essential infrastructure, planning for growth that reflects local priorities, and collaborating across all levels of government to create lasting housing solutions. Elizabeth Fewkes shared Eagle Mountain's population demographics, housing needs for the City, policy and procedural impacts to the City, legislative impacts to the City, State investment and support, economic development opportunities, and projected timelines. Commissioner Whiting was glad to hear that the State is doing a robust study into these issues but would like the State to also consider age in the analysis and focus on income as well as cost of housing. He also has concerns about broadening the sales tax among other things. Commissioner Allen believes that the State needs to study and take into consideration not just limits to growth with water supply constraints, but other factors in Eagle Mountain including infrastructure, being geographically landlocked, etc. The State is looking for detailed feedback from the Planning Commissioners that Kiara Polee and Elizabeth Fewkes will pass along.

1.B. DISCUSSION - Water Use and Preservation Plan

Rachel Valek from Bowen Collins & Associates presented the Water Use and Preservation Plan including the City's supply and demand projections, effects of permitted development, impact of land use on water demands, and policy levers. The main goals of the plan include developing a sustainable water source plan, identifying opportunities to most effectively use water, and provide information to decision-makers regarding impact of land use on water management. Rachel also went over element requirements. The Commissioners agreed that before adopting the plan that the water demand Table numbers need to be adjusted to reflect the correct population numbers that we currently have in Eagle Mountain.

Commissioner Allen adjourned the work session at 6:39 p.m.

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

2. Commissioner Allen called the policy session to order at 6:47 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 September 2, 2025, Planning Commission Meeting. Commissioner Allen seconded the motion.*

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

The motion passed with 4 affirmative votes and one abstention.

MOTION: *Commissioner Whiting moved to approve the minutes of the September 9, 2025, Planning Commission Meeting. Commissioner Hess seconded the motion.*

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

The motion passed with 4 affirmative votes and one abstention.

MOTION: *Commissioner Hess moved to approve the minutes of the September 23, 2025, Planning Commission Meeting. Commissioner Fox seconded the motion.*

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

The motion passed with 4 affirmative votes and one abstention.

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. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Amending the General Water and Preservation Plan.

Presentation Summary: (Presented by Community Development Director, Brandon Larsen) Required by Utah Code 10-9a-403, this proposal provides information to be incorporated into the General Plan in fulfillment of State requirements to address the effect of permitted development or patterns of development on water demand and water infrastructure, methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify its operations to eliminate practices or conditions that waste water.

Discussion summary:

- Brandon Larsen discussed the need to address the implementation of the land use element and water use and preservation element, particularly their impact on water distribution, planning, and the Master Plan.
- Commissioner Allen and Whiting raised concerns regarding the population projections in the Water Use and Preservation Plan and would like the charts updated to reflect the City's latest data.
- It was also recommended not accepting development based solely on paper water rights and considering a water budget for future development.
- Commissioner Allen and Brandon Larsen discussed the constraints of the end-of-year timeline and the potential need to schedule an additional Planning Commission meeting.

Commissioner Allen opened the public hearing at 7:02 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., An Ordinance of Eagle Mountain City, Utah Amending the General Water and Preservation Plan with the following recommended updates that address the following:*

- *That population tables be updated to reflect current population and projections.*
- *How implementation of the land use element and water use and preservation element may affect water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans. How implementation of the land use element and the water use and preservation element may affect the Great Salt Lake.*
- *How the plan is affected by water that is to be purchased by residential developers and brought to the city, since they will not be purchasing City owned water.*

Commissioner Allen seconded the motion.

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

The motion passed with a unanimous vote.

7.B. John Hancock Charter School - Master Site Plan

Presentation summary: Robert Hobbs presents the traffic study for the John Hancock Charter School, noting the need for right-of-way dedication and water shares validation. Staff recommended the following: 1. That right-of-way

dedication sufficient to cause Lake Mountain Road, from its intersection with Pole Canyon Boulevard be provided to the City and that such dedication create a right-of-way at least 59' wide; and, 2. That the project comply with approved plans.

Applicant's statements summary: Craig Frank from John Hancock Charter School presented the school's plans to expand. He explained the school's efforts to manage traffic through bus routes and other measures. He explained that they met and worked with Alpine School District to cross coordinate their efforts and meeting demands with the growth in the City.

Discussion summary:

- Commissioners questioned the level of service E rating for Pole Canyon Boulevard and Lake Mountain Road, expressing concern about traffic issues.
- Robert Hobbs noted that the Fire Marshal did indicate that as far as they are concerned, the site, configuration, layout, frontage improvements, etc, are agreeable.

Commissioner Allen opened the public hearing at 7:18 p.m.

A public comment from Michael Alexander expressed concerns about the current road configuration and the impact on traffic and public safety.

Commissioner Allen closed the public hearing at 7:20 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.B., John Hancock Charter School-Master Site Plan with the second condition that the project comply with approved plans. Commissioner Free seconded the motion.*

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

The motion passed with a unanimous vote.

7.C. Granite Credit Union Sign Variance

Presentation Summary Points: On September 17, 2024, the City Council approved the Site Plan Application for a Granite Credit Union to be constructed at 3569 E Maverik Lane (Parcel No. 71:034:0002). A building permit was issued on July 8, 2025, and construction has begun. The applicant, on behalf of Granite Credit Union, is applying for a Variance from EMMC 17.80.070(D). They would like the wall signs to be permitted to take up to 15% of the wall face instead of the 10% currently allowed by code.

Applicant's statements summary: Preston Pauole from Signarama--Sandy representing Granite Credit Union, confirmed the sign size and the reasons for the variance request.

Discussion summary points:

- Steven Lehmitz presented the variance request for the Granite Credit Union sign, explaining the criteria for granting the variance.
- The Commissioners discussed the sign on the building would be plenty visible from the highway and there is nothing that deems a hardship on the property.
- Commissioner Whiting pointed out that the applicant was aware of the location and the City codes before construction.

This Item is not a Public Hearing.

MOTION: *Commissioner Whiting moved to deny Item 7.C., Granite Credit Union Sign Variance with the given findings:*

- *Relative to Criteria 1 - There doesn't appear to be a unreasonable hardship because they already knew the location of the building on the site. They knew what the visibility would look like according to current codes at the time that they were constructing, and there is no unreasonable hardship experienced here.*
- *Relative to Criteria 2 - Here they would need to meet the burden of proving that there are special circumstances attached to the property that do not generally apply to other properties in the same district. That's just not true. The code applies ubiquitously throughout and they're not experiencing undue hardship.*
- *Relative to Criteria 3 - Granting the variance is essential to enjoyment of substantial property right possessed by other property in the district. They had the right to choose this location. They understood what the code was regarding the signage. They have the same right as anybody else to be able to put up the signage per code.*
- *Relative to Criteria 4 and 5 – Granite Credit Union's point is probably well taken regarding point number four and five. Commissioners do not have any commentary on those but believe points one through three are sufficient to merit denial.*

Commissioner Allen seconded the motion.

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

The motion passed with a unanimous vote.

7.D. Development Agreement -- Meritage Homes Privacy Screening

Presentation Summary Points: 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. Meritage Homes and Harmony have been disputing what material is required to be used for the privacy fencing. To resolve the dispute, the parties are proposing a Development Agreement specific to the Meritage parcels that would allow Meritage to receive building permits prior to installing the fence and they would bond for it. Meritage would have to start the installation within six months and proceed with reasonable diligence to completion

Applicant's statements summary: Leeza Evenson, representing Meritage, discussed that the agreement allows bonding for the infrastructure prior to building permits and sets deadlines for completion. She stated that it only involves 10 lots.

Discussion summary points:

- Marcus Draper explained the development agreement between the City and Meritage Homes regarding privacy screening along arterial and collector roads.
- Commissioner Whiting questioned the impact of the agreement on the City's position and the potential delay for homeowners.
- Materials required by the code to build the privacy screening were discussed.

Commissioner Allen opened the public hearing at 7:44 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of Item 7.D., Development Agreement – Meritage Homes Privacy Screening. Commissioner Hess seconded the motion.*

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

The motion passed with a unanimous vote.

7.E. Development Agreement -- Stadion LLC

Presentation Summary Points: Stadion LLC is seeking to expand its data center project to land immediately south of the existing data center. This property is already zoned with the RTI overlay. The attached Development Agreement establishes the right of Stadion LLC to expand to the property to the south, establishes what infrastructure needs to be installed to support the data center, and generally establishes the rights and responsibilities of the parties. It is largely modeled after the existing development agreement between the parties.

Applicant’s statements summary: a representative from Stadion LLC discusses the Development Agreement and stated that there are no plans for a nuclear energy facility in the future of any kind. They are looking in Eagle Mountain and other areas to expand. He explained that Meta is in a position where they’re not able to get the amount of energy they need from Rocky Mountain Power and so on-site generation will be required for this expansion to be able to go forward. The Development Agreement on language is meant to just give them options.

Discussion summary points:

- Marcus Draper presented the development agreement for Stadion LLC's data center expansion, highlighting the expected financing and infrastructure requirements.
- Commissioner Hess questioned the energy options and the City's role in approvals for energy-related projects.
- Stadion LLC is exploring on-site energy generation options and the Development Agreement provides flexibility for future expansions.
- Commissioners discussed the pros and cons of a potential nuclear energy facility and although there are no plans for one, it is in the Development Agreement language.

Commissioner Allen opened the public hearing at 7:57 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of 7.E., Development Agreement – Stadion LLC. Commissioner Fox seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Excused
Craig Whiting	No
Bryan Free	Yes

The motion passed with a 4 to 1 vote.

8. Discussion Items – Planning Conference

Commissioner Free shared insights from the recent planning conference, emphasizing the importance of creating unique destinations and promoting non-car transit options. Mitchell Silver's presentation on designing experiences and the importance of longevity in building materials is highlighted. The discussion included the potential for creating more pedestrian-friendly and bike-friendly areas in Eagle Mountain.

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for October 28, 2025.

6. Adjournment

MOTION: *Commissioner Hess moved to adjourn the meeting at 8:13 p.m. Commissioner Whiting seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was adjourned at 8:13 p.m.

Approved by the Planning Commission on

Brandon Larsen

Brandon Larsen (Oct 29, 2025 13:45:57 MDT)

Brandon Larsen
Community Development Director






10.14.25 PC Approved Meeting Minutes_

Final Audit Report

2025-10-29

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"10.14.25 PC Approved Meeting Minutes_" History

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