



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

November 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, Brent Strong, Craig Whiting, and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Steven Lehmitz, Planner; Elizabeth Fewkes, Long-Range 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 5:37 p.m., noting that Commissioner Fox was excused.

1. Discussion Items

1.A. DISCUSSION ITEMS - ANNEXATION POLICY DECLARATION - Public Meeting for Affected Entities

- Community Development Director Brandon Larsen presented the Annexation Policy Plan and explained that it is a part of the General Plan update. Larsen outlined the three main goals of the Annexation Plan: energy, water, and transportation.
- The plan includes six (6) unique annexation areas.
- City Attorney Marcus Draper explained that the plan identifies areas where annexation might occur in the future, not committing to any immediate actions and that annexation would allow the City to guide development and control water resources.
- The long-term costs of infrastructure and the importance of prioritizing areas for annexation were discussed, along with considerations for employment, water, transportation, energy, commercial and recreational opportunities, and environmental protection.
- Commissioners Whiting and Strong suggested extending the plan to Utah Lake, mentioning potential long-term transportation benefits.
- The importance of coordination with neighboring municipalities, including Cedar Fort, Fairfield, and Saratoga Springs were discussed.
- Larsen encouraged affected entities to provide feedback during the 10-day comment period.

2.A. DISCUSSION ITEMS – LIGHTING CONCERNS AND CODE COMPLIANCE

- Commissioner Whiting raised concerns about new streetlights being too bright and potentially conflicting with the City's dark sky ordinance.
- Brandon Larsen mentioned that Zach Hilton, the streets crew manager, has reached out to a resident to address the concerns.
- Adding deflectors/shields to the lights versus changing the lights out were discussed.

Commissioner Allen adjourned the work session at 6:33 p.m.

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

2. Commissioner Allen called the policy session to order at 6:38 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 October 28, 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

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. General Plan Amendment – Moderate Income Housing

Presentation Summary: On January 3, 2023, Eagle Mountain City amended the General Plan, Chapter 9, Moderate Income Housing, to incorporate State-required strategies. The inserted text inadvertently excluded the word “other” from Strategy 5. During the review of the 2025 Moderate Income Housing report, the State discovered and requested a correction of the error to fulfill the requirement for the strategies to use the exact wording found in Utah Code and to prevent misinterpretation. As Eagle Mountain City had followed the intent of Utah Code and requirements, the report was found to be in compliance despite the error.

This amendment updates Moderate Income Housing Strategy 5 to reflect Utah Code 10-9a- 403(2)(b)(iii)(W): “Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.”

Discussion summary:

- Long-Range Planner Elizabeth Fewkes explained the need for a small fix to the Moderate Income Chapter of the General Plan due to an inadvertent exclusion of a word, and that the amendment involves adding the word "other" to clarify that it's the implementation of any “other” program.
- Commissioners agreed the amendment is straight forward and moved to forward a positive recommendation to City Council.

Commissioner Allen opened the public hearing at 6:42 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., General Plan Amendment – Moderate Income Housing. Commissioner Hess 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. Alternative Animal Management Plans and Other Zoning Provisions

Presentation summary: On October 21, 2025, the City Council remanded the code amendment proposal back to the Planning Commission for their review. Staff was directed to make changes to Table 6.10.080 regarding the number of animals permitted on larger lots, to add language ensuring that the City Council was notified of the Planning Commission's decisions on alternative animal management plans, and to provide an avenue for structures housing animals to potentially be closer to neighboring properties with an approved alternative animal management plan.

Discussion summary:

- Planner, Steven Lehmitz discussed changes to the Residential Development Zoning Standards, including adding a quarter acre as another division of lots and removing the need for an Animal Management Plan.
- Commissioner Whiting suggested a clerical change to the revocation authority language.
- The Commissioners discussed the Utah Division of Water Right's standards and whether they should be considered before recommending approval.
- City Attorney Marcus Draper clarified that residents are already obligated to comply with State law/code, and that the City is seeking to update its own land use code.

Commissioner Allen opened the public hearing at 6:49 p.m.

Mayor of Fairfield Hollie McKinney made a public comment suggesting considering state recommendations for water usage per animal to avoid water shortages.

Commissioner Allen closed the public hearing at 6:52 p.m.

MOTION: *Commissioner Whiting moved to recommend approval to the City Council of Item 7.B., Alternative Animal Management Plans and Other Zoning Provisions, with the change that the Planning Commission is the revocation authority instead of the planning director or the code enforcement officer. Commissioner Free seconded the motion.*

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

The motion passed with a 4-1 vote.

8. DISCUSSION ITEM – ANNEXATION POLICY DECLARATION - Public Meeting for Affected Entities

- Mayor of Fairfield Hollie McKinney expressed her concerns about the Annexation Policy Declaration, including increased traffic, solar array disposal issues, and that Eagle Mountain has seen Fairfield's Annexation Policy and proposes to overlap theirs by over 50%.
- McKinney explained the impact of solar fields on Fairfield's roads and infrastructure and emphasizes the need for careful planning and consideration of Fairfield's interests and other municipalities.
- The preference for energy sources like modular nuclear plants or gas-powered plants were discussed in relation to solar.

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for November 25, 2025.

10. Adjournment

MOTION: *Commissioner Strong moved to adjourn the meeting at 7:17 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 7:17 p.m.

Approved by the Planning Commission on

Brandon Larsen

Brandon Larsen (Dec 1, 2025 11:15:59 MST)

Brandon Larsen
Community Development Director

11.12.2025 PC Meeting Minutes Draft

Final Audit Report

2025-12-01

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