



## EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

November 25, 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.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; David Salazar, Assistant City Engineer; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Mickie Mills, 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 5:39 p.m.

1. Discussion Items

1.A. DISCUSSION ITEMS – White Hills Country Estates Rezone

Steven Lehmitz and the Commissioners discussed the White Hills Country Estates Rezone including:

- The size and current use of the parcels.
- The cost of rezoning and future growth.
- Overlay zones for White Hills to maintain previous animal rights, grandfathering, and non-conforming uses.

1.B. AGENDA REVIEW – Agenda Items for the Planning Commission Policy Session were discussed.

Commissioner Allen adjourned the work session at 6:22 p.m.

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

2. Commissioner Allen called the policy session to order at 6:31 p.m. noting that Commissioner Free was excused.

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 November 12, 2025, Planning Commission meeting with 2 corrections, that the Policy Session start time is changed to the correct time and that on Item 7.A. Commissioner Fox's vote is changed from "no" to "excused". Commissioner Strong seconded the motion.*

|                      |                |
|----------------------|----------------|
| <b>Jason Allen</b>   | <b>Yes</b>     |
| <b>Robert Fox</b>    | <b>Abstain</b> |
| <b>Rod Hess</b>      | <b>Yes</b>     |
| <b>Brent Strong</b>  | <b>Yes</b>     |
| <b>Craig Whiting</b> | <b>Yes</b>     |
| <b>Bryan Free</b>    | <b>Excused</b> |

*The motion passed with 4 yes and 1 abstention 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. Master Site Plan - Firefly NPA 9 Phase A**

**Presentation Summary:** In 2023, the Pole Canyon 2010 era Master Development Plan and Master Development Agreement were amended and re-stated to recompose the project into the Firefly planned community. The changeover included a collection of changes to layout and building design concepts. Submittal of the Master Site Plan made the subject of this report comes on the heels of the City's approval of the Firefly project. Firefly NPA 9 Phase A is one among various anticipated site plans (with associated plats) to be submitted to the City for review and approval. It is the first to come forward since the project was re-entitled with condos — which are allowed for by the community's approved build-out plan. It is shown on the development's Land Use Master Plan as being slated for 370 units on some [projected] 32 acres overall.

**Applicants Statements:** David V Tech from Candlelight Homes and the community of Firefly provided updates on the community and the development. The applicant also explained their ideas behind the Galaxy themed park.

**Discussion summary:**

- Robert Hobbs presented the Firefly development Master Site Plan and Preliminary Plat.
- The plan includes apartment-style stacked condos and a Galaxy themed park.
- The Commissioners expressed appreciation for the architectural design.

*Commissioner Allen opened the public hearing at 6:48 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.A., Master Site Plan - Firefly NPA 9 Phase A, with the noted recommendations from Staff included in the Agenda. Commissioner Whiting seconded the motion.*

|                      |                |
|----------------------|----------------|
| <b>Jason Allen</b>   | <b>Yes</b>     |
| <b>Robert Fox</b>    | <b>Yes</b>     |
| <b>Rod Hess</b>      | <b>Yes</b>     |
| <b>Brent Strong</b>  | <b>Yes</b>     |
| <b>Craig Whiting</b> | <b>Yes</b>     |
| <b>Bryan Free</b>    | <b>Excused</b> |

*The motion passed with a unanimous vote.*

**7.B. Firefly NPA 9 Phase A Preliminary Plat**

**Presentation summary:** In 2023, the Pole Canyon 2010 era Master Development Plan and Master Development Agreement were amended and re-stated to recompose the project into the Firefly planned community. The

changeover included a collection of changes to layout and building design concepts. Submittal of the Master Site Plan made the subject of this report comes on the heels of the City's approval of the Firefly project. Firefly NPA 9 Phase A is one among various anticipated site plans (with associated plats) to be submitted to the City for review and approval. It is the first to come forward since the project was re-entitled with condos — which are allowed for by the community's approved build-out plan. It is shown on the development's Land Use Master Plan as being slated for 370 units on some [projected] 32 acres overall.

**Discussion summary:**

- Commissioner Hess questioned the Applicant on the native seed mix that is being used and if it will be irrigated to be established.
- Who is responsible for maintaining the grass and parks were discussed.
- If an amphitheater will be included in the Community one day was also discussed.

*Commissioner Allen opened the public hearing at 6:48 p.m. As there were no comments, he closed the hearing.*

**MOTION:** *Commissioner Strong moved to approve Item 7.B., Firefly NPA 9 Phase A Preliminary Plat, with the noted recommendations from Staff included in the Agenda. Commissioner Fox seconded the motion.*

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

*The motion passed with a unanimous vote.*

**7.C. Spring Run Plaza MDP and Rezone**

**Presentation Summary Points:** The Applicants for Spring Run Plaza are proposing a Master Development Plan for a 27.35-acre parcel located on the northeast corner of Spring Run Parkway and SR-73. The first phase of the project (8.15 acres) would be rezoned to Commercial Community and likely subdivided into six lots (see page 4 of the attached plan set). The current proposal would leave the zoning as Commercial on the rest of the parcel (being proposed as two lots) with the understanding that when it is ready for development, this MDP and the associated MDA would be amended. Since the City Council meeting on February 18, 2025, the Applicants have worked with Staff, elected officials, and neighboring property owners to determine the width and alignment of Road A. Road A will be classified as a minor arterial (122' right-of-way), though only a portion of it will be constructed with the Spring Run Plaza development (see page 7 of the attached plan set). It is anticipated that Road A will be widened as needed, either due to further development of the property or the ability to create a connection elsewhere.

**Applicant's statements summary:** Jason Thompson with AWA Engineering explained the changes in the development plan, including the elimination of one lot.

**Discussion summary points:**

- Steven Lehmitz presented the Spring Run Plaza development plan.
- Commissioners discussed the rezoning of roads to agriculture and the overall development plan.
- Commissioner Hess questioned the inconsistency in zoning public rights-of-way as agriculture. Marcus Draper explained the process and cost implications of rezoning public rights-of-way.

*Commissioner Allen opened the public hearing at 6:56 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.C, Spring Run Plaza MDP and Rezone, with rights-of-way containing roads A and B, be rezoned as agriculture. Commissioner Strong seconded the motion.*

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

*The motion passed with a unanimous vote.*

Commissioner Hess stated that he strongly recommends the City consider being unique. Commercial areas will be just like every other new suburban development, because drive-thrus are great for business. It's not anti-business. He believes it is poor land planning on Eagle Mountain's part.

#### **7.D. Ordinance Amending Noticing Requirements in EMMC 16.05, 16.55, and 17.05**

**Presentation Summary Points:** This code amendment effectively removes all newspaper noticing requirements and instead requires a notice on the public noticing website to match current practices.

**Discussion summary points:**

- Mickey Mills presented the code amendment to remove newspaper noticing requirements.
- Commissioners discussed the benefits of the amendment and approve it with a positive recommendation.

*Commissioner Allen opened the public hearing at 7:00 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.D., Ordinance Amending Noticing Requirements in EMMC 16.05, 16.55, and 17.05. Commissioner Strong seconded the motion.*

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

*The motion passed with a unanimous vote.*

#### **7.E. White Hills Rezone**

**Presentation Summary Points:** When the City's Zoning Map was adopted on February 20, 2024, it was determined that some areas of the City would be labeled as Under Review since it wasn't fully known what the zoning was in those areas. The White Hills area was one of those areas. This rezone proposal seeks to officially rezone properties within this area with current zones. The Future Land Use Map would be amended to maintain compatibility with the proposed rezones.

Proposed Zoning:

**Agriculture:** These properties are around ten or more acres. It was deemed as the best zone for properties of this size.

**Commercial Neighborhood (CN):** The two parcels proposed as Commercial Neighborhood are shown on the Future Land Use Map as Community Commercial, making the rezone compatible with the Future Land Use Map.

**Public Facilities:** These two parcels are owned by the City and contain a well house.

**Residential 1 (R1):** These lots are 1/4 acre in size. The R1 zone seems to be the best fit for these lots.

**Rural Agricultural 1 (RA1):** These are 5+ acre properties with the majority of them containing residential dwellings.

**Discussion summary points:**

- Steven Lehmitz explained the proposed zoning changes for White Hills and White Hills Country Estates.
- Commissioners discussed the impact of the changes on property owners and the need for consistency.
- Commissioner Whiting reviewed the zones, noting a strong consensus among property owners to allow subdividing.
- Commissioners Allen and Whiting discussed the minimum lot size requirements in RA2 zones.
- Commissioner Strong and Allen agreed on maintaining a decent lot size while allowing subdivision.

*Commissioner Allen opened the public hearing at 7:06 p.m.*

Duane Webber, Woodruff Berry, Joe Watterson, and Troy Furse made public comments.

*Commissioner Allen closed the public hearing at 7:14 p.m.*

**MOTION:** *Commissioner Allen moved to recommend approval to the City Council of Item 7.E., White Hills Rezone, with the Staff condition as noted and changing parcels in White Hills County Estates A to RA2, and J & J Ranches be changed to Agriculture. Commissioner Whiting seconded the motion.*

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

*The motion passed with a unanimous vote.*

Commissioner Whiting reminded the public to come to the City Council meeting on December 16, 2025. He also recommended the City Council look closely at what the rights are with the White Hills quarter-acre lots so they can make it right for those residents.

**7.F. Amending the General Plan for Eagle Mountain's Annexation Policy Declaration**

**Presentation Summary Points:** In conjunction with Eagle Mountain City's General Plan update process, the City is proposing an updated annexation policy plan. This key document identifies areas of unincorporated Utah County

from which the City is willing to consider annexation requests.

The plan identifies six (6) annexation areas, which are described and highlighted in the document. Each description of a given area identifies the benefits and challenges associated therewith. This proposal was presented at a Planning Commission meeting especially for affected entities on November 12, 2025. Affected entity is defined in the "Items for Consideration" section. This proposal was also presented to the Council on November 18, 2025. Based on feedback received, the Council appeared to be generally supportive. One revision or addition that was proposed, which seemed to be supported by multiple members of Council, is identifying key desirable or undesirable land uses for each of the six (6) areas.

**Discussion summary points:**

- Brandon Larsen presented the current and proposed annexation plans, highlighting areas of interest for energy, transportation, and recreation.
- Commissioners Allen and Whiting discussed the overlap with neighboring cities' Annexation Plans, collaboration with neighboring cities, and healthy competition.
- Commissioner Hess raised concerns about the City's ability to meet current needs and the potential impact of annexation on funding.
- Commissioner Fox clarified that the Annexation Plan is a proposal, not a binding decision, and emphasized the property owners' rights.
- Commissioners Strong and Whiting discussed the potential benefits and risks of including small modular reactors in the Annexation Plan.

*Commissioner Allen opened the public hearing at 8:02 p.m.*

Todd Crowther, Joy Rasmussen, Hollie Mckinney, and Michael Weber make public comments.

*Commissioner Allen closed the public hearing at 8:16 p.m.*

**MOTION:** *Commissioner Allen moved to recommend approval to the City Council of Item 7.F., Amending the General Plan for Eagle Mountain's Annexation Policy Declaration, with the recommendation of extending Area 1 to Utah Lake. Commissioner Strong seconded the motion.*

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

*The motion passed with a unanimous vote.*

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for December 9, 2025.

6. Adjournment

**MOTION:** *Commissioner Whiting moved to adjourn the meeting at 8:34 p.m. Commissioner Strong seconded the motion.*

|             |     |
|-------------|-----|
| Jason Allen | Yes |
| Robert Fox  | Yes |
| Rod Hess    | Yes |

|                      |                |
|----------------------|----------------|
| <b>Brent Strong</b>  | <b>Yes</b>     |
| <b>Craig Whiting</b> | <b>Yes</b>     |
| <b>Bryan Free</b>    | <b>Excused</b> |

*The motion passed with a unanimous vote.*

The meeting was adjourned at 8:34 p.m.

Approved by the Planning Commission on



Brandon Larsen (Dec 11, 2025 15:17:40 MST)

Brandon Larsen  
Community Development Director

# PCPH 11.25.2025 Approved Meeting Minutes

Final Audit Report

2025-12-11

|                 |  |
|-----------------|--|
| Created:        | 2025-12-11                                   |
| By:             | Shawna Ellis (sellis@emcity.org)             |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAANIEh5taTZa_PiTonyK_vxiJjBeWz74t3 |

## "PCPH 11.25.2025 Approved Meeting Minutes" History

-  Document created by Shawna Ellis (sellis@emcity.org)  
2025-12-11 - 2:18:29 PM GMT
-  Document emailed to Brandon Larsen (blarsen@eaglemountain.gov) for signature  
2025-12-11 - 2:18:33 PM GMT
-  Email viewed by Brandon Larsen (blarsen@eaglemountain.gov)  
2025-12-11 - 10:17:17 PM GMT
-  Document e-signed by Brandon Larsen (blarsen@eaglemountain.gov)  
Signature Date: 2025-12-11 - 10:17:40 PM GMT - Time Source: server
-  Agreement completed.  
2025-12-11 - 10:17:40 PM GMT



Adobe Acrobat Sign