



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

January 13, 2026, 5:30 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Rod Hess, Brent Strong, and Bryan Free.

ELECTED OFFICIAL PRESENT: Mayor, Jared Gray

CITY STAFF PRESENT: Assistant City Manager, Steve Mumford; Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Zac Hilton, Assistant Public Works Director; Ben Reeves, City Manager; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Elizabeth Fewkes, Long-range Planner; and Megan Green, Planning Secretary.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Hess called the meeting to order at 5:32 p.m.

1. Discussion Items

1.A. DISCUSSION ITEMS – Parks, Trails and Open Space Master Plan and IFFP

Vince Alcott with MHTN Architects introduced the updated Parks, Trails, and Open Space Master Plan and IFFP to the Planning Commission. Vince explained the Plan's purpose, the coordination with other city plans, and the vision statement guiding the update. He outlined the Project's process, including community engagement and feedback, including a survey with 249 respondents which revealed that maintaining existing parks and trails was the top priority for respondents. Vince went over the updated Open Space classifications: developed, undeveloped, naturalized, and conservation open spaces. The City currently has 6.16 acres of park per 1000 people, down from 8.79 in 2020 due to population growth. Proposed strategies include focusing on community and regional parks, improving existing parks, and addressing speed and mode conflicts on trails. The Plan recommends developing official volunteer programs, improving signage, and increasing awareness of park and trail resources.

Commissioner Hess adjourned the work session at 6:21 p.m.

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

2. Commissioner Hess called the policy session to order at 6:30 p.m. stating that Commissioner Allen was excused.

3. Pledge of Allegiance

Commissioner Hess led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: *Commissioner Strong moved to table the minutes of December 9, 2025, Planning Commission meeting. Commissioner Hess seconded the motion.*

Jason Allen	Excused
Rod Hess	Yes
Brent Strong	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 December 16, 2025, City Council meeting.

7. Action and Advisory Items

7.A. Slope Development Code Amendment

Presentation Summary: Robert Hobbs presented the Slope Development Code Amendment. Staff was asked to prepare a code amendment to specify that slopes 25% or greater may not be graded or otherwise physically altered.

Discussion summary: The amendment includes defining slope, reformatting code language for clarity, and introducing a new definition for slope. Commissioners discussed the importance of clear and consistent language in the code and the need for proper implementation.

Commissioner Hess opened the public hearing at 7:08 p.m. As there were no comments, he closed the hearing at 7:09 p.m.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of Item 7.A., Slope Development Code Amendment. Commissioner Hess seconded the motion.*

Jason Allen	Excused
Rod Hess	Yes
Brent Strong	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7.B. City Parks, Trails and Open Space Master Plan ordinance

Presentation summary: Eagle Mountain has contracted with MHTN to update the Parks, Trails and Open Space Plan. This effort includes a comprehensive inventory of the City's existing parks and recreational assets, an evaluation of current conditions, and an analysis of level of service to identify gaps and opportunities. The plan also outlines strategic recommendations to guide parks development and improvements over the next several years, including project prioritization based on community needs, service equity, and long-term buildout. An updated and associated Impact Fee Facilities Plan (IFFP) is also proposed.

Discussion summary: Vince Alcott with MHTN Architects briefly went through the Parks, Trails and Open Space Master Plan and IFFP. The plan was previously discussed during the Work Session of the Planning Commission meeting. Commissioners discussed the Plan's recommendations, including the importance of maintaining existing parks and addressing maintenance needs. The Plan's alignment with the City's overall transportation and development plans were also highlighted. The need for clear communication and outreach to residents about the plan and its implementation was emphasized.

Commissioner Hess opened the public hearing at 6:58 p.m. As there were no comments, he closed the hearing at 6:59 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.B., City Parks, Trails and Open Space Master Plan ordinance. Commissioner Strong seconded the motion.*

Jason Allen	Excused
Rod Hess	Yes
Brent Strong	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7.C. Overland Village 2 Phase B Concept Plan

Presentation Summary Points: Overland Village is guided by the initial Development Agreement and subsequent amendments. Village 2A consists of a school and several residential plats, containing single-family and townhome units. The second area to develop, Phase B contains single-family dwellings. A "Medium Park or Club Ivory" is contained in Village 2B and is required to be constructed prior to recording the plat containing the 400th residential unit.

Applicant's statements summary: Brad Mackey from Ivory Homes presented the Overland Village Phase 2B Concept Plan. Mackey agreed with Commissioner Hess on the importance of larger street trees for a canopy effect and compliance with the Code and applicable standards. The Concept Plan includes detailed landscaping guidelines and trail systems. The Plan also includes a requirement to construct a park before reaching a certain unit count. Mackey explained the development phases, including the paved road to Airport Road and the planned park, park access, and trail connections.

Discussion summary points: Commissioner Strong and David Stroud discussed the development phases and the reason for dead-ending roads, with input from the Fire Marshal Devoogd. Commissioner Hess asked about a connection to Airport Road, and Mackey confirmed the location of a four-way stop. Trail construction was discussed, and how it will be built with the roads in each phase. Overall the Commissioners were in favor of the Plan.

This Item was not a Public Hearing.

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for February 10, 2026.

9. Adjournment

MOTION: *Commissioner Strong moved to adjourn the meeting at 7:35 p.m. Commissioner Hess seconded the motion.*

Jason Allen	Excused
Rod Hess	Yes
Brent Strong	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 7:35 p.m.

Approved by the Planning Commission on

Brandon Larsen

Brandon Larsen (Feb 11, 2026 10:25:34 MST)

Brandon Larsen
Community Development Director

1.13.26 PCHP Approved Meeting Minutes

Final Audit Report

2026-02-11

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