



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

February 10, 2026, 5:30 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Brent Strong, Bryan Free, Mandy Lane, and Chad Decoursey.

ELECTED OFFICIAL PRESENT: Jared Gray, Mayor; and Melissa Clark, Councilmember.

CITY STAFF PRESENT: Steve Mumford, Deputy City Manager; Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; David Stroud, Senior Planner; Steven Lehmitz, Planner; Mickie Mills, Planner; Evan Berrett, Director of Legislative and Strategic Services; Abby Ivory, Economic Development Director; and Megan Green, Planning Secretary.

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

Commissioner Allen called the meeting to order at 5:32 p.m. He welcomed the City's two new Planning Commissioners, Mandy Lane and Chad Decoursey. Commissioner Hess was excused.

1. Discussion Items

1.A. CONCEPT PLAN - Eagle Mountain Chapel Addition

Planner Steven Lehmitz presented the Eagle Mountain Chapel Concept Plan and asked for feedback from the Commissioners. Lehmitz explained the proposal to convert a private recreational facility into a church and the need to split the lots for separate primary uses. The proposal includes extensive landscaping, lighting, and parking requirements, with a preliminary estimate of 191 parking stalls needed. Lehmitz discussed the challenges of the site, including shared access points and the need for City property disposal. The Commissioners asked questions about the trail access, zoning changes, and parking requirements, with concerns about future growth and traffic impacts. Jacob Baker, representing the applicants, explained the need for a larger facility to accommodate their growing congregation and the benefits of the proposed church. Baker addressed concerns about parking, stating that they only need 105 parking stalls based on current usage and future projections. He also confirmed that most neighbors are supportive and will be using the facility. Commissioner Strong highlighted the potential traffic issues and the need for proper parking management. Commissioner Decoursey supported the project, emphasizing the importance of religious freedom and the need for proper access and infrastructure.

2.B. AGENDA REVIEW

Community Development Director, Brandon Larsen, presented Agenda Item 7.F., The Wildland Urban Interface Amendment for Chapter 15.95, Eagle Mountain Municipal Code. Larsen introduced the WUI code and the need for Eagle Mountain to adopt and enforce it due to House Bill 48. The Commissioners discussed the proposed WUI Map, which includes areas with high wildfire exposure scores, and the need for updates every three years. Larsen clarified that the State's high-risk WUI Map is used by insurance companies to determine rates, not the city's map. Larsen explained the importance of the map for enforcing the Wildland-Urban Interface code and ensuring fire suppression activities are funded.

Commissioner Allen adjourned the work session at 6:29 p.m.

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

2. Commissioner Allen called the policy session to order at 6:39 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 Strong moved to approve the minutes of December 9, 2026, Planning Commission meeting. Commissioner Free seconded the motion.*

Jason Allen	Yes
Mandy Lane	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

MOTION: *Commissioner Free moved to approve the minutes of January 13, 2026, Planning Commission meeting with the correction of Commissioner Allen leading the Pledge of Allegiance to Commissioner Hess. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Mandy Lane	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	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 February 3, 2026, City Council meeting.

7. Action and Advisory Items

7.A. One Call Auto Site Plan

Presentation Summary: Senior Planner David Stoud presented to the Planning Commission the One Call Auto Site Plan. The location is just west of Corey Wride Park. Street and building elevations were presented, along with landscaping and lighting. Staff are recommending a positive recommendation to City Council.

Applicant’s statements summary: Mitchell Menlove representing One Call Auto stated that they are excited to open a second location and that everything was covered in presentation of the Site Plan.

Discussion summary: Design of the signage was discussed. Commissioner Lane questioned the applicant about the size of the gate and whether it will be big enough to accommodate larger trucks, fork lifts, etc. for deliveries. Matt Rich, the owner of One Call Auto, clarified that the gate and storage area will only be for vehicles awaiting repair. He also mentioned that when tires are delivered, they are only delivered by an average-sized truck and never a semi or similar vehicle. Rich also mentioned they do not service RVs, large trailers, etc. Overall, the Commissioners appreciate the owner’s bringing in a nice clean project to the City.

Commissioner Allen opened the public hearing at 6:50 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of 7.A., One Call Auto Site Plan. Commissioner Lane seconded the motion.*

Jason Allen	Yes
Mandy Lane	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7.B. Consolidated Fee Schedule for Site Plan Amendment

Presentation Summary: The City Council recently approved a text amendment to administer approval of a Minor Site Plan Amendment. Because the nature of such a request does not typically require a lengthy review, the fee should be commensurate with the level of review. In discussion with the Finance Director, it was determined that a fee of \$250 for a Staff-level Administrative Site Plan review and approval is sufficient. The proposed fee is in line with the fee other municipalities charge for a similar request.

Discussion summary: All Commissioners were in favor of the Amendment. Brandon Larsen stated that \$250 is quite a bit less than the other applications, because they are usually smaller applications that are processed quickly.

Commissioner Allen opened the public hearing at 6:53 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of Item 7.B., Consolidated Fee Schedule for Site Plan Amendment. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Mandy Lane	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7.C. Fence Code Amendment

Presentation Summary: This code amendment was requested by Eagle Mountain City resident, Katie Elliott. It adds “pre- weathered weathering steel” as an approved material type for residential perimeter fencing and adds a definition for “pre-weathered weathering steel fences.” Corten steel is a brand name for weathering steel.

Applicant’s statements summary: Eagle Mountain Resident, Katie Elliott, stated that other options of fencing were either very expensive or required a lot of maintenance, for example, re-staining wood.

Discussion summary points: The Commissioners discuss the fence code amendment, expressing concerns about maintenance and aesthetic consistency. The cost to the City, method of removing stains from sidewalks, and the frequency of fences against city sidewalks were also discussed. Commissioner Allen noted that well-maintained wood and vinyl fences do not cause damage to city property, suggesting differentiation in the ordinance.

Commissioner Allen opened the public hearing at 7:01 p.m.

Commissioner Allen closed the public hearing at 7:02 p.m.

MOTION: ***Commissioner Free moved to forward a negative recommendation to the City Council of Item 7.C., Fence Code Amendment. Commissioner Strong seconded the motion.***

Jason Allen	Yes
Mandy Lane	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7.D. Overland Master Development Agreement

Presentation Summary Points: In 2017, the City entered into an Amended and Restated Master Development Agreement with SITLA and Ivory Homes for the Overland Development. Ivory and SITLA have sold a 53-acre parcel within the commercial area of development to a commercial developer working with Kroger for the development of a commercial shopping center. The parcel is located north of Mid-Valley Road and east of Pony Express Parkway. The shopping center would include Smith's Marketplace, another major big box retailer, 4 other smaller anchors adjacent to the Smith's, and numerous pad sites. To make the project financially feasible, the Agreement includes tax incentives for the cost of infrastructure to support the development. The Agreement would allow the developer to develop the property consistent with the vested historic commercial zone. It also allows a few other permitted uses consistent with a Smith's anchored commercial marketplace.

Applicant's statements summary: Brett Wallen with AWA spoke on behalf of the applicant. He discussed the development of a Smith's Marketplace and Lowe's Home Improvement Store. He shared that these are the types of projects that bring the sales tax and services that communities need. Wallen highlights the significance of the project, including full arterial roads and pedestrian safety measures. Wallen also addressed concerns about lighting and signage, emphasizing the need for adequate lighting for security and compliance with city code.

Discussion summary points: Commissioner Allen and Commissioner Strong discussed the need for traffic signals and speed limit adjustments to ensure pedestrian safety. Brett Wallen reassured the Commissioners that the project will comply with the Dark Sky Initiative and work with City staff to address lighting concerns. The Commissioners emphasized the importance of balancing security and compliance with city code. Commissioners feel this is a great project that will be a huge benefit to the City.

Commissioner Allen opened the public hearing at 7:26 p.m.

Public comments were submitted by Joy Rasmussen and Todd Crowther.

Commissioner Allen closed the public hearing at 7:28 p.m.

MOTION: *Commissioner Free moved to recommend approval to the City Council of Item 7.D., Overland Master Development Agreement, with the request to look at lighting requirements and get them closer to City Code. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Mandy Lane	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad Decoursey	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7.E. QTS-SCL 2 Rezone

Presentation Summary Points: QTS owns the eight parcels in this request, which encompass 524 acres. The approved Development Agreement states that any property acquired by QTS is subject to the approved Agreement. From Section 4.8 of the Agreement: "This Agreement is hereby adopted and approved by the City to apply to any real property within the municipal limits of the City that is adjacent and contiguous to the property (or that is separated from the Property only by roads, public rights of way, easements, or similar land rights or uses) that the Company or affiliate of the Company may from time to time acquire following the effective date..." The properties need to be rezoned to the RTI zone in order to utilize the standards of the zone (in addition to the Agreement's standards). Evan Berrett Director of Legislative and Strategic Services clarifies that the Development Agreement with QTS includes energy production, but not nuclear power. Berrett also explained that QTS prefers to get power from the grid and uses on-site generation as a last resort.

Applicant's statements summary: Ryan Lee from QTS, emphasized the importance of economic development for the city and the company's commitment to environmental stewardship. Lee reassured that QTS works with utilities to secure power and that the company is one of the only, if not the only company, which uses closed-loop water cooling systems to conserve water. Lee explained that this water can be recycled for up to 10 years.

Discussion summary points: Commissioner Free raised concerns about the impact of data centers on the power grid and the need for alternative energy sources. Commissioner Strong questioned the applicant about the percentage of makeup water needed for the closed-loop system, and Ryan Lee estimates it to be minimal. The applicant also wanted to point out that they fall under the 1980 Clean Air Act. They must follow very strict guidelines for air quality; they will be abiding by EPA standards.

Commissioner Allen opened the public hearing at 7:53 p.m.

Joy Rasmussen, Elane and Troy Wariner, and Lana Wariner sent in public comments. Todd Crowther and Jeff Ruth made public comments.

Commissioner Allen closed the public hearing at 7:58 p.m.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of Item 7.E., QTS-SCL 2 Rezone. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Mandy Lane	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

7.F. Code Amendment for the Wildland Urban Interface Area Map

Presentation Summary Points: Community Development Director, Brandon Larsen, summarized the the need for the proposed Wildland Urban Interface Area Map. Larsen presented the code amendment during the Planning Commission Work Session. Staff recommended the Planning Commission forward a positive recommendation to the City Council regarding the Wildland Urban Interface Area Map.

Discussion summary points: Commissioners expressed their gratitude for the Staff's work on the project and supported the Amendment.

Commissioner Allen opened the public hearing at 8:17 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner DeCoursey moved to recommend approval to the City Council of Item 7.F., code amendment for the Wildland Urban Interface Area Map. Commissioner Lane seconded the motion.*

Jason Allen	Yes
Mandy Lane	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

- 8. Discussion Items
- 9. Agenda Review
- 10. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for February 24, 2026. Commissioners Free and Strong will be out of town.

- 11. Adjournment

MOTION: *Commissioner Strong moved to adjourn the meeting at 8:21 p.m. Commissioner Lane seconded the motion.*

Jason Allen	Yes
Mandy Lane	Yes
Rod Hess	Excused
Brent Strong	Yes
Chad DeCoursey	Yes
Bryan Free	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 8:21 p.m.

Approved by the Planning Commission on

Brandon Larsen

Brandon Larsen (Feb 26, 2026 12:26:06 MST)

Brandon Larsen
Community Development Director

2.10.2026 Approved PC Meeting Minutes

Final Audit Report

2026-02-26

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