



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

February 24, 2026, 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, Mandy Lane, and Alternate Commissioner Chad DeCoursey.

ELECTED OFFICIAL PRESENT: Council member, Melissa Clark.

CITY STAFF PRESENT: Deputy City Manager, Steve Mumford; Community Development Director, Brandon Larsen; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; 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 5:31 p.m.

1. Discussion Items

1.A. DISCUSSION ITEMS – Setback Exception for OpenGov Application PLGA-266-8

- Planner Mickie Mills presented and explained the Setback Exception Request, noting that the applicant, Kimberly Ekins, seeks lenient setbacks due to the small size of her property and existing easements.
- The property is located in the Sweetwater industrial overlay zone, which allows for setback exceptions.
- Kim Ekins and her husband, Justin, explained their business, Wholesale Vinyl Fence, and their need for efficient truck access.
- The aesthetics, landscaping requirements, and the site's access road and its impact on setback requirements were discussed. Noting that industrial zones do not require side setbacks if bordering industrial properties.
- Commissioner Allen and Community Development Director Brandon Larsen discuss the possibility of revisiting the code for landscaping between lots in light industrial areas and variances.

2.A. DISCUSSION ITEMS – Future Land Use Map

- Brandon Larsen introduced Erika Chmielewski, who presented the future land use map.
- Erika explained the map's purpose as a strategic, long-term vision for land development, differentiating it from the zoning map, and that the map focuses on a 10-year timeframe, with near-term and long-term opportunity areas identified.
- The map includes potential future developments like education campuses, healthcare campuses, and resort amenities.
- The map's legibility, the use of "ag" as a placeholder for future land use, and the need for more specific designations along major corridors were discussed.
- Commissioner Hess suggested clarifying the map to indicate open space and future development areas more clearly.
- Commissioner Allen and other Commissioners discussed the need for more proactive planning along major transportation corridors.

Commissioner Allen adjourned the work session at 6:25 p.m.

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

2. Commissioner Allen called the policy session to order at 6:34 p.m. noting that Commissioners Brent Strong and Bryan Free are 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 Lane moved to approve the minutes of February 10, 2026, Planning Commission meeting with the date correction in the footer. Commissioner Allen seconded the motion.*

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

The motion passed with 3 in favor and one abstention.

6. Status Report

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the February 10, 2026, City Council meeting.

7. Action and Advisory Items

7.A. Williams Development Agreement

Presentation Summary: City Attorney Marcus Draper introduced the Development Agreement for a natural gas power plant by Williams, an independent power producer. Draper explained that the plant will support the expansion of data centers on the Meta site, requiring additional power. The agreement includes provisions for a 10-foot fence, noise exceptions, and above-ground distribution lines within the parcel.

Applicant's Statements Summary: Andrew Johns from Williams presented the project, named Project Aquila, a 286-megawatt generating facility. The project includes a half-mile overhead power delivery line to Meta's facility. The facility will be behind the meter, separated from Rocky Mountain Power, and will supply power to Meta's data centers.

Discussion summary:

- Commissioner Hess questioned the enforcement of noise exceptions, and Marcus Draper explained the process for handling complaints.

- The Commissioners asked questions about the turbine type, power lines, and the rationale for overhead lines.
- The Commissioners discussed the proximity of the power plant to residential areas and the need for clear communication with the public.
- Wastewater treatment, disposal methods, flood plain studies, smell, noise, and how much water the plant will require were discussed.
- City Attorney Marcus Draper explained that Williams must follow Federal and State regulations and will abide by EPA standards.

Commissioner Allen opened the public hearing at 7:09 p.m.

Public comments were made by Reagan Peck, Jeff Ruth, Amanda Mendenhall, and Jason Boal.

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

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.A., Williams Development Agreement. Commissioner DeCoursey seconded the motion.*

Jason Allen	Yes
Mandy Lane	No
Rod Hess	Yes
Brent Strong	Excused
Chad DeCoursey	Yes
Bryan Free	Excused

The motion passed with 3 in favor and 1 against.

8. Next Scheduled Meeting

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

9. Adjournment

MOTION: *Commissioner Hess moved to adjourn the meeting at 7:44 p.m. Commissioner Lane seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was adjourned at 7:44 p.m.

Approved by the Planning Commission on

Brandon Larsen

Brandon Larsen (Mar 12, 2026 10:35:57 MDT)

Brandon Larsen
Community Development Director






2.24.2026 Approved Meeting Minutes

Final Audit Report

2026-03-12

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