



EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

MARCH 24, 2026, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. TRAINING - What Every Planning Commissioner Should Know About Health

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. March 10, 2026 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.72.040 HVAC Screening for Multi-Family Buildings.

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) A proposed amendment to Eagle Mountain Code section 17.72.040 replacing the same with more specific standards for the screening of outdoor HVAC condenser units installed for multi-family buildings.

8. DISCUSSION ITEMS

9. AGENDA REVIEW

10. NEXT SCHEDULED MEETING

11. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

Planning Commission

What Every Planning Commissioner Should Know
About Health
Training



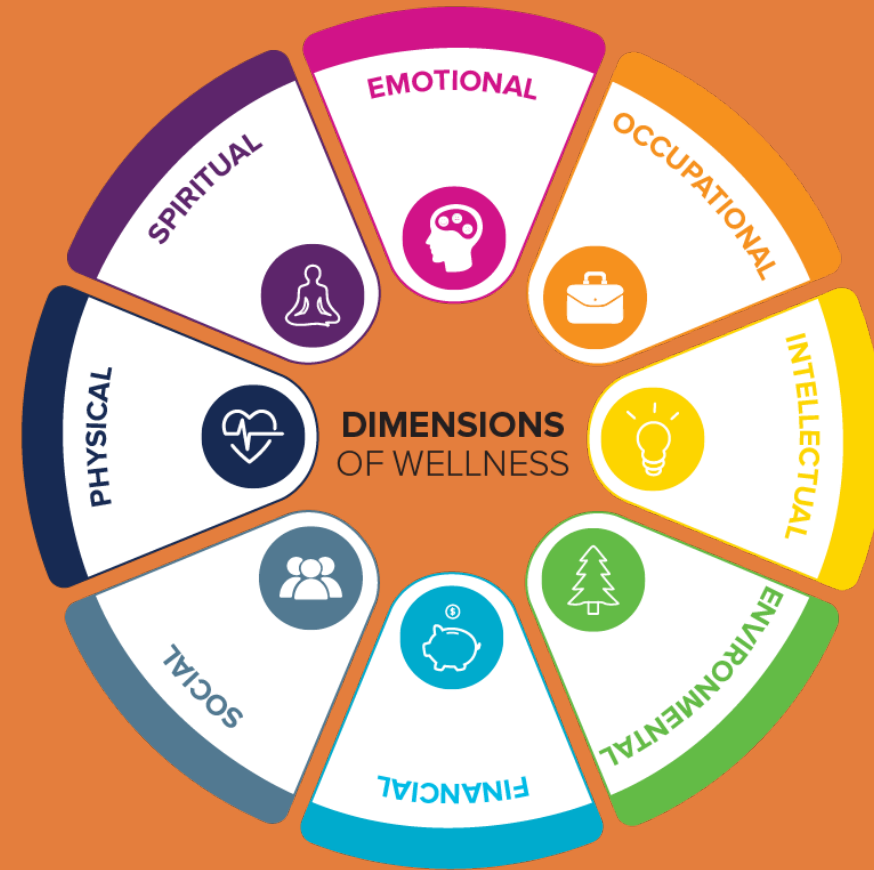
What is health?

- Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity. It is divided into realms or dimensions of health. (World Health Organization [WHO], 1948: 100).



There are 8 realms/dimensions of Health

- Physical
- Social
- Financial
- Intellectual
- Occupational
- Environmental
- Spiritual
- Emotional/Mental



Tonight.....

- Social Determinants of Health, what they are, how they relate to Planning
- 5 Planning decisions that most affect Health
- Possible red flags to watch for in proposals



Social Determinants of Health

- Non-medical factors that influence health outcomes
- Born, grow, live, work, and age
- Broader forces and systems



SOCIAL DETERMINANTS OF HEALTH ARE



ECONOMIC STABILITY

- Employment
- Income
- Expenses
- Debt



EDUCATION ACCES AND QUALITY

- Literacy
- Language
- Higher Education



HEALTHCARE ACCESS & QUALITY

- Access to healthcare
- Access to health insurance
- Quality of care



NEIGHBORHOOD & BUILT ENVIRONMENT

- Housing
- Transportation
- Ability to reach jobs
- Schools
- Food
- Healthcare



SOCIAL & COMMUNITY CONTEXT

- Social integration
- Support systems



“Planning decisions can either reduce or compound health risks-often for decades”



5 Planning Decisions that most affect Health

- Land Use and Zoning
- Transportation and Street Design
- Housing Type, Density & Location
- Open Space, Parks, & Tree Canopy
- Environment Exposure & Climate Resilience



Land Use and Zoning

Health Impacts are:

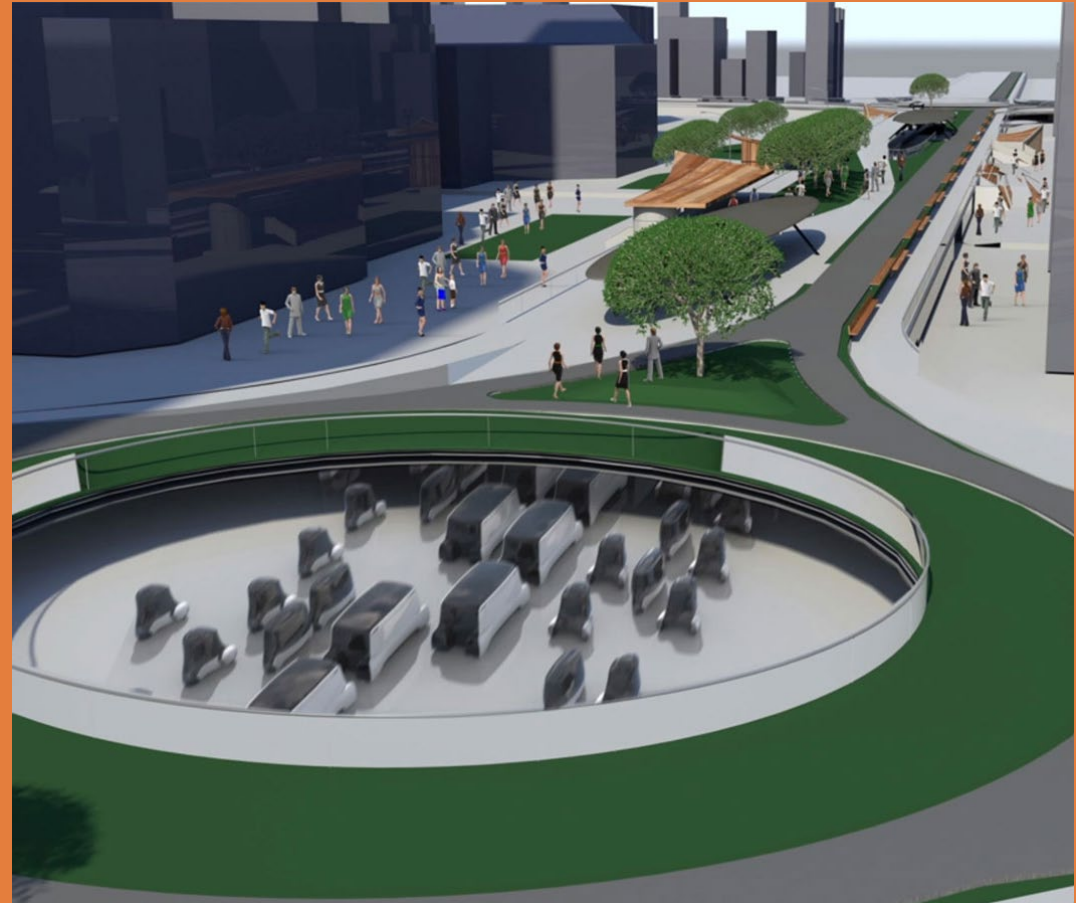
- Proximity
- Separation of housing
- Mixed-use-zoning
- What to watch for



Transportation and Street Design

Health impacts:

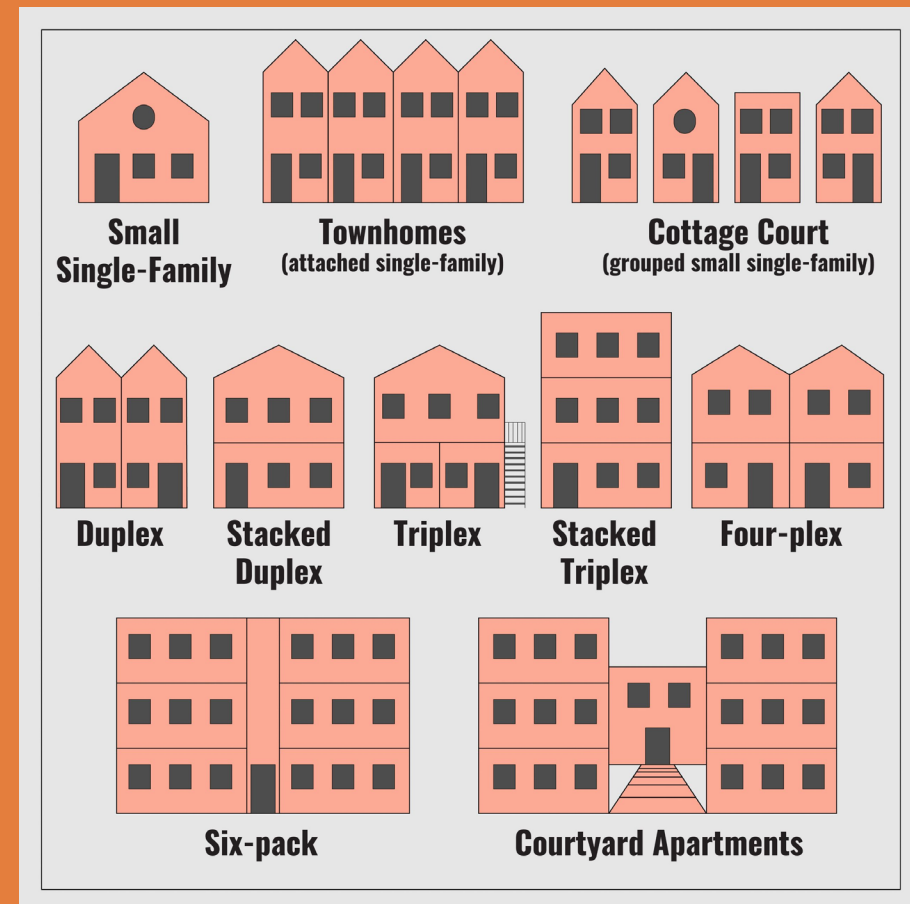
- Walkable streets
- Traffic speed and volume
- Transit access
- What to watch for



Housing Type, Density, & Location

Health impacts:

- Housing near jobs
- Density supports transit
- Quality of housing
- What to watch for



Open Space, Parks, and Tree Canopy

Health impacts:

- Heat reduction
- Mental Health
- Physical Activity
- What to watch for



Environmental Exposure & Climate Resilience

Health impacts:

- Flooding
- Heat
- Air Quality
- What to watch for



Some red flags



Site and Context Red Flags

- Freeway location
- High heat
- Flood risk
- Loss of affordable housing



Design Red Flags

- No sidewalks
- Unsafe pedestrian access
- Blank walls
- Poor lighting
- Large parking footprints



Equity and Access Red Flags

- No affordable units
- Lack of access to groceries
- Burdened communities



Process Red Flags

- Health impacts being dismissed
- No engagement with affected residents
- Generic mitigation language



Some question you can ask



Thank you



Planning Commission

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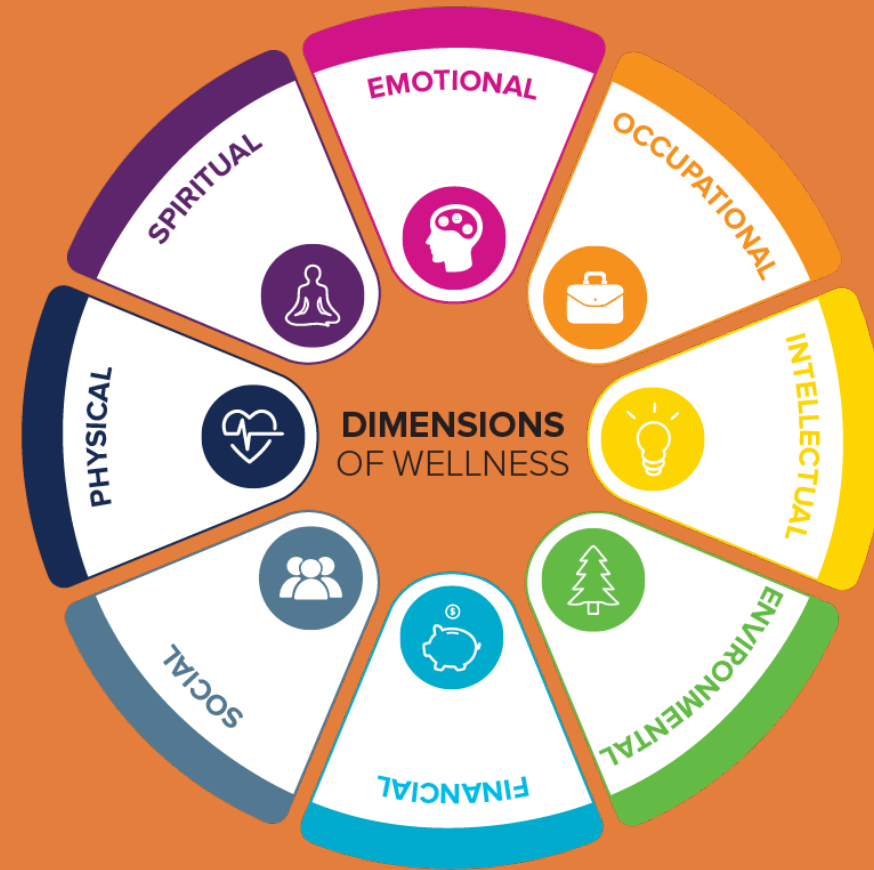
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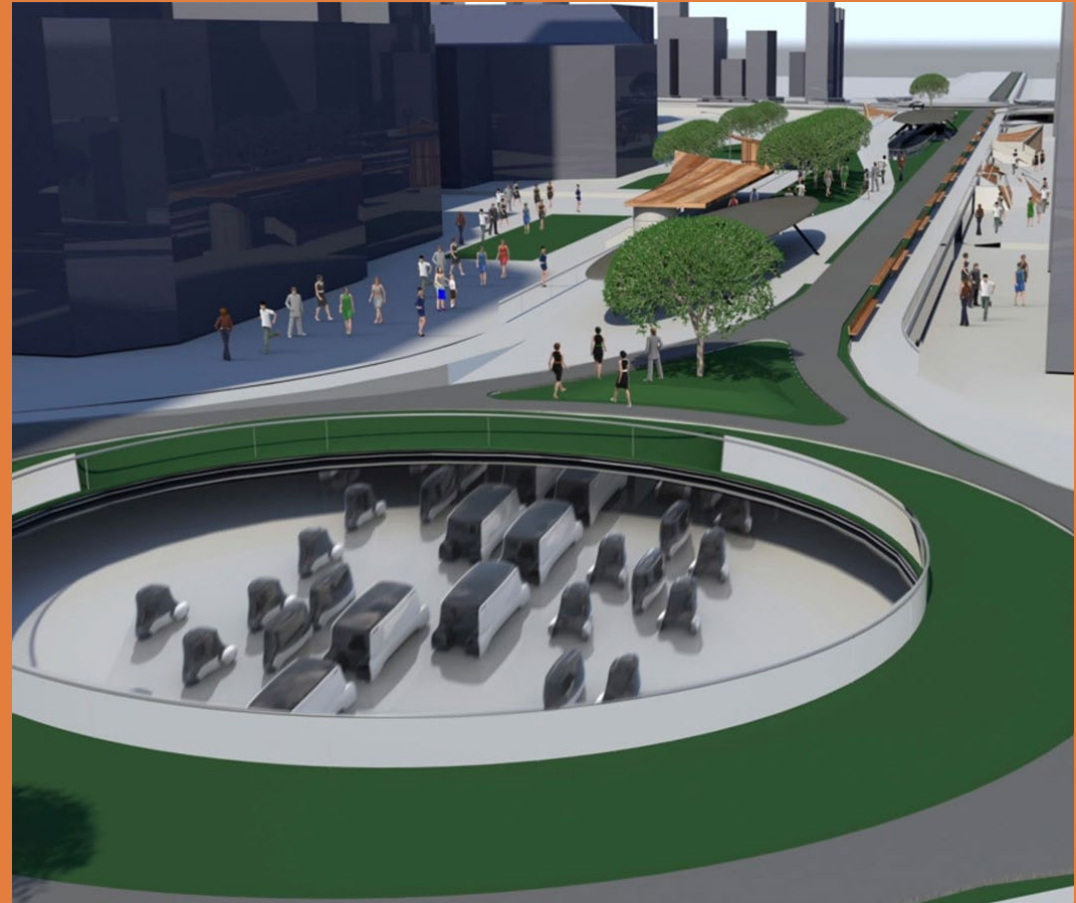
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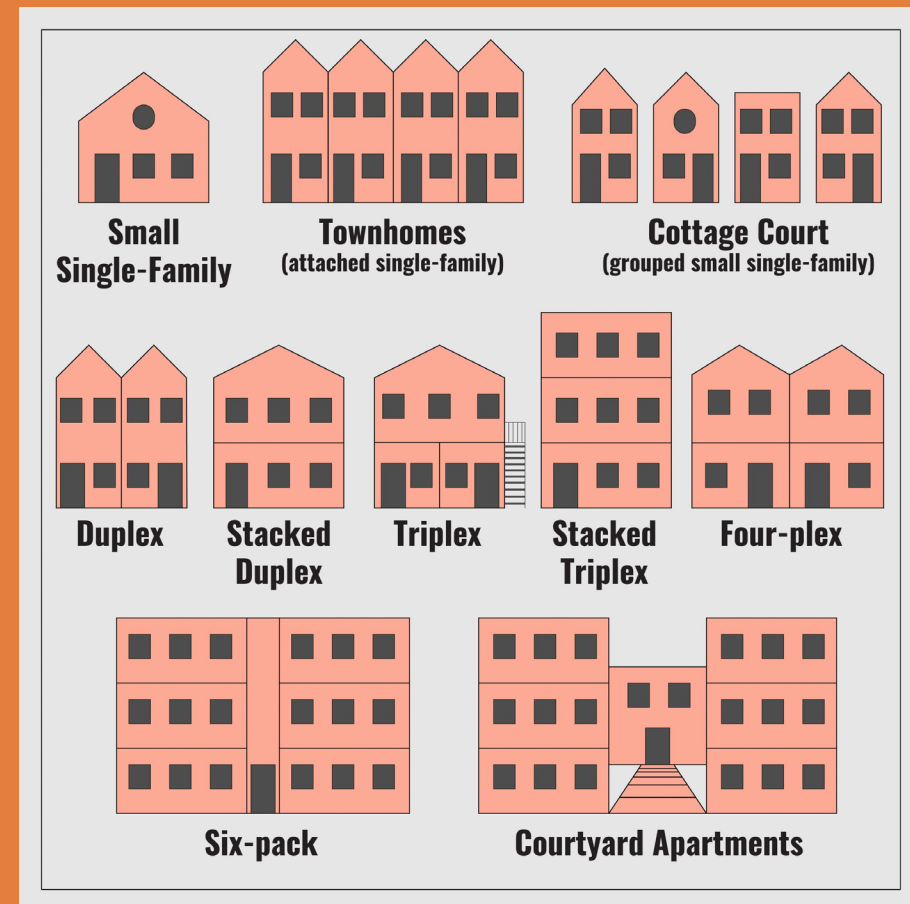
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**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 24, 2026**

TITLE:	N/A
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Megan Green, Planning
Secretary

PRESENTED BY

RECOMMENDATION:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. 3.10.2026 Meeting Minutes Draft (1)



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

March 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, Rod Hess, Brent Strong, Bryan Free, Mandy Lane, and Alternate Commissioner Chad DeCoursey.

ELECTED OFFICIAL PRESENT: Melissa Clark, Councilmember.

CITY STAFF PRESENT: Steve Mumford, Deputy City Manager; Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Long Range Planner; Abby Ivory, Economic Development Director; Natalie Winterton, Assistant to City Manager; and Megan Green, Planning Secretary.

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

Commissioner Allen called the meeting to order at 5:30 p.m.

1. Discussion Items

1.A. TRAINING - Planning Commission General Powers and Duties

- Community Development Director Brandon Larsen presented the Planning Commission General Powers and Duties Training.
- Identifying whether the Planning Commission is the recommending body vs the approving body was discussed.
- Larsen explained that after each Utah League of Cities and Towns (ULCT) land use training session a slide deck will be uploaded and published to the city website so Commissioners and the public can access it.
- Larsen explained the two main types of applications the Planning Commission typically sees are legislative and administrative. Legislative actions include recommendations for the City Council, such as zone map amendments and adopting a general plan. Administrative applications involve subdivision approvals and executing the law, ensuring proper processing and review of plats.
- Decisions by the Planning Commission, the importance of record keeping, including, but not limited to video and meeting minutes, vested rights, exceptions, zoning ordinance change, zoning estoppel, conditions of approval, exactions, due process, appeals, Commissioner ethics, and conflicts of interest, were also topics discussed in the training.

Commissioner Allen adjourned the work session at 6:30 p.m.

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

2. Commissioner Allen called the policy session to order at 6:42 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Election

5.A. Election of Chair and Vice Chair

CHAIR VOTE: *Commissioner Free nominated Commissioner Hess for Planning Commission Chair. Commissioner Allen seconded the nomination.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Not Voting - Alternate

The motion passed with a unanimous vote.

VICE CHAIR VOTE: *Commissioner Strong nominated to be Planning Commission Vice Chair. Commissioner Allen seconded the nomination.*

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

The motion passed with 5 yes and 1 abstention.

6. Approval of Meeting Minutes

6.A.

MOTION: *Commissioner Allen moved to approve the minutes of February 24, 2026, Planning Commission meeting. Commissioner Lane seconded the motion.*

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

The motion passed with 4 yes and 2 abstentions.

7. Status Report

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting on March 3, 2026.

8. Action and Advisory Items

8.A. Site Plan Review — Firefly NPA 8 Phase B Plat 4 Townhomes

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 comes on the heels of the City's approval of the Firefly project. Firefly project "NPA 8 Phase B Plat 4" is one among various anticipated site plans (with associated plats) to be submitted to the City for review and approval.

Applicant's statements summary: David Vitek representing Candlelight Homes, and the Firefly community, presented Firefly's project. He clarified that there will not be painted parking lines on the streets, as was shown in a conceptual rendering. Firefly has started 252 homes and they had their 160th closing today. Vitek also shared Firefly's mission to live life "unplugged" to get the kids and community involved with outdoor activities and service.

Discussion summary:

- Senior Planner Robert Hobbs discussed the recent adoption of a new design standards code for commercial and multi-family structures. The code requires mechanical equipment to be screened, so it is not visible from public or private streets. Screening can include walls, landscaping, parapets, or a combination.
- Commissioner Strong raised concerns about the maintenance of green screens if they die.
- In Firefly, landscaping is maintained by the HOA, so the HOA would be responsible for replacing dead landscaping.

Commissioner Hess opened the public hearing at 7:12 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 8.A., Firefly NPA 8 Phase B Plat 4, Townhomes Site Plan, with the noted condition in the staff report. Commissioner Lane seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Not Voting - Alternate

The motion passed with a unanimous vote.

8.B. Overland Village 2 Phase B Preliminary Plat

Presentation summary: Senior Planner David Stroud presented the Overland Village 2 Phase B Preliminary Plat. 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, is proposed with 270 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: Ben Duzett with Focus Engineering-- representing Ivory Homes--sent Brad Mackey's apologies for not being able to make it to the meeting. He stated that was happy to answer any questions the Commission might have on the project.

Discussion summary:

- The development will include trails, a park, and various trees.
- The Commission discussed the need for street names and the relocation of some inlet boxes.

Commissioner Hess opened the public hearing at 7:25 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Strong moved to approve Item 8.B., Overland Village 2 Phase B Preliminary Plat, with the conditions that correct street names and inlet box re-locations be added. Commissioner Hess seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Not Voting - Alternate

The motion passed with a unanimous vote.

8.C. EMMC Section 8.15 Noise Amendment

Presentation Summary Points: Long Range Planner Elizabeth Fewkes presented the proposed Noise Amendment. The current restricted-hours maximum of 65 dBA in industrial areas may be prohibitive for businesses considering locating within the City, which can impact the City's competitiveness for certain industrial uses.

Discussion summary points:

- Commissioner Allen supported the changes, especially for industrial areas.
- The Commission discussed how the City's current standards are stricter than other jurisdictions, which can deter businesses.
- The Commission discussed the potential impact on residential areas and the importance of clear enforcement.

Commissioner Hess opened the public hearing at 7:48 p.m. As there were no comments, he closed the hearing at 7:49 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 8.C., EMMC Section 8.15 Noise Amendment, with condition #2: The following language shall be added as 8.15.070(B)(5) Future Zoning Changes: "Compliance with the maximum permissible sound levels established in Table 8.15.070(1) shall be determined based on the zoning classifications of adjacent properties in effect at the time of approval of the development that creates the sound source. A development that complies with the standards in effect at the time of approval shall not be required to modify or mitigate sound due solely to a subsequent zoning change on an adjacent property. If an adjacent property is subsequently rezoned to a zoning classification with a more restrictive maximum permissible sound level, the property subject to the rezoning shall be responsible for implementing any necessary mitigation to meet the applicable standards. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Not Voting - Alternate

The motion passed with a unanimous vote.

8.D. EMMC 17.15 (Roles and Duties)

Presentation Summary Points: Natalie Winteron presented this proposed amendment to EMMC 17.15. Traditionally, all appointments to the various city boards have occurred in January, with terms ending in December. However, January is traditionally a very busy time for the city and for elected officials. For example, January is when

new city elected officials take office. It is also when the state legislature begins its session. This, and many other new-year tasks, place an extra burden on Staff time. As such, it is recommended that the terms for city boards run from April 1–March 31. This eases Staff burden and allows for increased stability as changes in resident appointments will be spread out from changes in elected offices.

Discussion summary points:

- The Commission discussed the impact on current terms and the potential need for temporary replacements.
- Whether other municipalities do something like what is being proposed or not was also discussed.
- City Attorney Marcus Draper clarified that the appointments would happen in March and not interfere with the possibility of Commissioners being out of town with Spring break.

Commissioner Hess opened the public hearing at 8:00 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 8.D., EMMC 17.15 Roles and Duties, with the condition to provide information to the Council on how other cities handle appointments. Commissioner Lane seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Not Voting - Alternate

The motion passed with a unanimous vote.

9. Discussion

- Commissioner Hess reminded the Commission of their responsibilities, including attending meetings, communication if anyone is out of town, and ensuring a quorum.

10. Next scheduled meeting

The next Planning Commission meeting is scheduled for March 24, 2026.

10. Adjournment

MOTION: *Commissioner Lane moved to adjourn the meeting at 8:07 p.m. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 8:07 p.m.

Approved by the Planning Commission on

Brandon Larsen
Community Development Director

DRAFT



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 24, 2026**

TITLE:	Ordinance Amending EMMC 17.72.040. HVAC Screening Requirements
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

That the Planning Commission advance a positive recommendation respecting the proposed code amendment(s) as presented, subject to any recommended edits proposed by the Commission.

BACKGROUND:

Staff was directed to prepare a code amendment to propose more detailed ground-mounted HVAC screening requirements for multi-family residential buildings. That code change draft has been completed and is attached for review.

The draft language incorporates consideration for hiding equipment from multiple view points, controlled screening size/appearance, and clearance for maintenance access.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Draft Amendment
2. Powerpoint Presentation Slides

Chapter 17.72

COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

Sections:

- 17.72.010 What this chapter does.
- 17.72.020 Purpose.
- 17.72.030 Definitions.
- 17.72.040 Commercial Design Standards.
- 17.72.050 Commercial Site Design Standards.
- 17.72.060 Commercial Architectural Standards.
- 17.72.070 Multi-Family Design Standards.
- 17.72.080 Multi-Family Site Design.
- 17.72.090 Multi-Family Architectural Standards.
- 17.72.100 Appendix A: Commercial Downtown Diagrams.
- 17.72.110 Appendix B: Commercial Neighborhood Diagrams.
- 17.72.120 Appendix C: Commercial Community & Regional Diagrams.
- 17.72.130 Appendix D: Business Park Diagrams.
- 17.72.140 Appendix E: Multi-Family Diagrams.
- 17.72.150 Appendix F: Commercial Zoning Addition.

17.72.040 Architectural standards.

~~L. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be aesthetically incorporated into the design of the building and shall conform to the color and materials of the primary building. Screening includes walls, landscaping, parapet walls, or a combination. All electrical service equipment should be painted to match the wall color or screened to blend with the surrounding terrain.~~

L. Mechanical Equipment.

1. Ground mounted: Shall have a screen wall compliant with the following standards:

a. View block: Shall be a L-shaped, sight-obscuring screen placed against the equipment pad, set such that one side/face is parallel to the property's frontage from which the condenser units may be viewed and the other side facing the closest side (or street side as relevant), property line.

Illustration:



b. Height of screen(s): No less nor taller than 6” above the height of the highest mechanical unit being hidden with the bottom most board/slats/paneling being no closer than 6” to the ground; and,

c. Length/width of screen(s): No less than the width of any unit, or units set together, plus 18” to each end/side; and,

d. Screen gap to unit(s): No closer, nor farther away, than allowed by adopted building code and the equipment manufacturer(s) specification(s) as required for access to the unit(s) – whichever is more restrictive, or, 18” (save where power cord and supply/return lines are located). The “side’ of the unit(s) where those lines/cord connect to the condenser(s) shall remain unscreened and readily accessible for maintenance purposes; and,

e. Aesthetics: Screens shall be made of either vinyl or wood, painted or stained to match the primary color of the building(s) which they serve.

Exception: The City Council may authorize the use/planting of a landscape screen (i.e., hedge) in lieu of a material view block for the purpose of screening. Where shrubs are used, minimum sizing at planting shall be 5 gallons.

2. Wall mounted: (A) unit(s) shall be painted to match the wall color to which they attached.

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