



## 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 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: 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, binding, 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 made the subject of this report 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 Vtech representing Candlelight Homes and the Firefly community presented Firefly's project. He clarified that there will not be painted parking lines on the streets. Firefly has started 252 homes and they had their 160<sup>th</sup> closing today. Vtech 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 review 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 screens.

*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 News with focus consulting representing Ivory Homes sent Brad Mackey's apologies for not being able to make it to the meeting and 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 City's current standards are stricter than other jurisdictions, which can deter businesses was discussed.
- 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 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 Dutie, with the condition to provide information 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 March 24, 2026.

*Brandon Larsen*

Brandon Larsen (Mar 25, 2026 08:29:17 MDT)

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**Brandon Larsen**  
Community Development Director






# 3.10.2026 Approved Meeting Minutes

Final Audit Report

2026-03-25

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