



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

April 14, 2026 5:30 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Rod Hess, Jason Allen, Brent Strong, Bryan Free, Mandy Lane, and Alternate Commissioner Chad DeCoursey.

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

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; David Stroud, Senior Planner; Steven Lehmitz, Planner; and Megan Green, Planning Secretary.

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

Planning Commission Work Session was cancelled.

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

1. Commissioner Hess called the policy session to order at 6:33 p.m.

2. Pledge of Allegiance

Commissioner Hess led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

5.A.

MOTION: *Commissioner Free moved to approve the minutes of March 24, 2026, Planning Commission meeting with the correction of Commissioner Hess leading the Pledge of Allegiance. 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.

5. Status Report

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting on April 7, 2026.

6. Action and Advisory Items

6.A. PRELIMINARY PLAT - Spring Run Plaza

Presentation Summary: Staff recommended that the Planning Commission table the application until their April 28, 2026, meeting when it can be discussed in coordination with the project's Development Agreement. The Applicants for the Spring Run Plaza are proposing a Preliminary Plat for a 27.35-acre parcel located on the northeast corner of Spring Run Parkway and Cory B. Wride Memorial Highway. The first phase of the project (8.15 acres) would be subdivided into six lots. The current proposal would leave lots 7 and 8 undeveloped with the understanding that when they are ready for development, the master development documents would be amended.

MOTION: *Commissioner Strong moved to table Item 6.A., Preliminary Plat-Spring Run Plaza, until the next Planning Commission meeting on April 28, 2026. 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.

6.B. Brandon Park Rezone

Presentation summary: Staff recommended that the Planning Commission forward a positive recommendation respecting the proposed Zoning Map and Future Land Use Map amendments to the City Council. Since the Eagle Mountain City Zoning Map was adopted, some properties have been listed with historic zoning designations. The Eagle Mountain City Council has asked that these properties be assigned updated zoning that coincides with current zoning designations. They also want to make sure the zoning fits with the City's Future Land Use Map, updating that map if needed.

Discussion summary:

- Planner Steven Lehmitz explained the history and rationale behind the rezone, including the current zoning and proposed changes.
- The Commissioners discussed the implications of the rezone on property taxes and zoning rights.
- Steven Lehmitz and Marcus Draper clarified that the rezone should not affect property taxes or zoning rights.
- Commissioner Hess and other Commissioners discussed the unique zoning practices in the City and the rationale behind them.
- The Commissioners vote unanimously to recommend a positive recommendation to the city council for the ordinance amendment.

Commissioner Hess opened the public hearing at 6:45 p.m.

Email from Adam Alberico was read for the record. Erik Van Oranan and Todd Crowther made public comments.

Commissioner Hess closed the public hearing at 6:50 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 6.B., Brandon Park Rezone. 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.

6.C. EMMC 17.72 Drive-through and structured parking text Code Amendment

Presentation Summary Points: Staff recommended that the Planning Commission recommend approval of the text amendment regarding drive-through and structured parking standards. In October 2025, the City Council approved a substantial text amendment to the design standards regarding commercial and multifamily development. One of the changes proposed by the consultant was to prohibit drive-through lanes from being located between a building and a public right-of-way. Drive-throughs were shown to be possible to the side or rear of a building and not between the building and right-of-way.

Discussion summary points:

- Commissioner Hess suggested strongly recommending that no drive-through businesses are permitted in the commercial neighborhood zone.
- The Commissioners debated the balance between business flexibility and City planning goals, ultimately recommending clearer language to discourage drive-throughs adjacent to public streets.
- The strategy aims to balance traffic flow and maintain a small-town feel while accommodating business needs.
- Commissioner Strong agreed, emphasizing the need for strategic planning to avoid overcrowding.



Commissioner Hess opened the public hearing at 7:39 p.m. As there were no comments, he closed the hearing at 7:40 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 6.C., EMMC 17.72, Drive-through and structured parking text Code Amendment as presented. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	No
Brent Strong	Yes
Mandy Lane	Yes
Chad DeCoursey	Not Voting - Alternate

The motion passed with a 4-1 vote.

Item 6.D. was considered and voted upon before Item 6.C.

6.D. EMMC 17.55 and 17.60Landscape and buffering text Code Amendment

Presentation Summary Points: Staff recommended the Planning Commission forward a positive recommendation to the City Council. A complaint from a resident regarding vehicle lights caused Staff to review the code and propose changes to the landscape standards. The current code requires a landscape buffer at least 3.5 feet high to block headlights. However, EMMC only requires shrubs to be 1-gallon at planting, which is an immature plant that will likely take a few years to reach maturity and then successfully screen headlights. The proposed change requires plants that are used as a screen to be evergreen, 3-gallon in size, and the minimum height at planting to provide the minimum screen wall from the start. Shrubs that will not be used as a headlight screen may continue to be 1-gallon at planting.

Discussion summary points:

- Planner David Stroud explained the issues with current landscape screening requirements and the proposed changes to ensure immediate screening of headlights.
- Commissioner Hess suggested revising the language to require a minimum three-foot-tall, continuous vegetative barrier to screen headlights.
- The Commissioners discussed the importance of evergreen plants and the need for clear, enforceable language in the ordinance.

Commissioner Hess opened the public hearing at 7:23 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 6.D., EMMC 17.55 and 17.60, Landscape and buffering text Code Amendment, with the language under 17. 60.110C be revised or amended as such:*

Provide perennial and evergreen plant material, including trees, shrubs, ornamental grasses or perennials, in a configuration at the time of planting that will provide a minimum 3.5-foot tall, continuous vegetative barrier to screen headlights.

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.

6.E. Flagship Master Development Agreement

Presentation Summary Points: The City is proposing to enter into a Development Agreement with BCP Development LLC dba Flagship Homes regarding a portion of the Harmony development. Eagle Mountain Municipal Code requires builders to install privacy fencing along the rear lot lines of homes abutting arterial and collector roads prior to the construction of any homes along those roads. The City would allow Flagship to bond for the fencing and begin construction of the fence within nine (9) months of the effective date of the agreement.

Applicant's statements summary: Cameron Spencer with Flagship Homes explained the reason why the fencing needs to go in after the road is complete.

Discussion summary points:

- City Attorney Marcus Draper explained the Development Agreement with Flagship Homes, allowing them to bond for fencing installation at a later date.
- Commissioner Strong and Marcus Draper discussed the bonding process and the developer's dispute over fencing type.
- Brandon Larsen and other Commissioners agree that delaying the fencing installation is beneficial.

Commissioner Hess opened the public hearing at 8:03 p.m. As there were no comments, he closed the hearing at 8:05 p.m.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of Item 6.E., Flagship Development Agreement. Commissioner Lane seconded the motion.*

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

The motion passed with a unanimous vote.

7. Discussion

- The Commissioners discussed the Planning Commission work session along with different ideas for topics of discussion and trainings during those sessions.
- Commissioner Strong suggested early review of future zoning and road maps to inform commissioners better. Commissioner Strong also emphasized the importance of early information to make informed decisions.
- Jason Allen mentioned an upcoming economic development event and the need to notify the City if more than three commissioners plan to attend.

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for April 28, 2026.

9. Adjournment

MOTION: ***Commissioner Allen moved to adjourn the meeting at 8:13 p.m. Commissioner Stornig 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 8:13 p.m.

Approved by the Planning Commission on April 28, 2026.

Brandon Larsen
Brandon Larsen (Apr 29, 2026 09:40:11 MDT)

Brandon Larsen
 Community Development Director






Approved 04.14.2026 PC Meeting Minutes (002)

Final Audit Report

2026-04-29

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