



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

April 28, 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, and Alternate Commissioner Chad DeCoursey.

ELECTED OFFICIAL PRESENT: Melissa Clark, Councilmember.

CITY STAFF PRESENT: Marcus Draper, City Attorney; Steven Lehmitz, Planner; Elizabeth Fewkes, Long Range Planner; and Megan Green, Planning Secretary.

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

Commissioner Hess called the meeting to order at 5:31 p.m. Commissioner Lane was excused from the meeting.

1. Discussion Items

1.A. Planning Commission Meetings policies and procedures.

- Commissioner Hess suggested the Commission go over procedures during meetings for consistency.

1.B. Agenda Review

- The Commission reviewed the items on the upcoming Policy Session of the Planning Commission meeting.
- Long Range Planner Elizabeth Fewkes presented item 7.A., Wildlife Urban Interface Code Amendment.
- Commissioner Hess noted that Item 7.B., EMMC Chapter 16.15 – Concept Plans, will be tabled.
- Planner Steven Lehmitz presented Item 7.C., Preliminary Plat for Spring Run Plaza.

Commissioner Hess adjourned the work session at 6:06 p.m.

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

2. Commissioner Hess called the policy session to order at 6:30 p.m.

3. Pledge of Allegiance

Commissioner Hess led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: *Commissioner Allen moved to approve the minutes of April 14, 2026, Planning Commission meeting. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

6. Status Report

Planner Steven Lehmitz reviewed the planning items discussed and voted upon during the City Council meeting on April 21, 2026.

7. Action and Advisory Items

7.A. Wildlife Urban Interface Code Amendment

Presentation Summary: Long Range Planner Elizabeth Fewkes presented the proposal for a 30-foot rear setback for homes abutting undeveloped open space. During discussions with representatives from the Unified Fire Authority (UFA) and the Utah Division of Forestry, Fire, and State Lands (FFSL) regarding recent legislative updates to Wildland Urban Interface (WUI) requirements and mapping, Staff explored opportunities for the City to enhance fire safety standards. Fire officials recommended establishing a minimum 30-foot rear setback for properties abutting the WUI boundary. This amendment adds language to Eagle Mountain Municipal Code Chapter 17.10.030 Definitions and incorporates WUI setback standards into the 17.25.040 Residential Development Standards table to implement that recommendation.

Discussion summary:

- Commissioner Hess and Elizabeth Fewkes discussed the flexibility of the setback based on geographical and topographical challenges.
- Commissioner Jason Allen suggested including accessory structures in the setback requirement.
- Applicability of the setback to side lots and the definition of a WUI boundary lot were discussed.

Commissioner Hess opened the public hearing at 6:39 p.m. As there were no comments, he closed the hearing at 6:40 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Wildlife Urban Interface Code Amendment, with the following changes:*

1. Remove the language of rear setback and have it apply to the setback that's next to the WUI boundary.
2. That the code also be applied to primary and accessory structures.

Commissioner Free seconded the motion.

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

The motion passed with a unanimous vote.

7.B. EMMC Chapter 16.15 - Concept Plans

Presentation summary: Staff recommended Item 7.B. be tabled until May 12, 2026.

Commissioner Hess opened the public hearing at 6:42 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Strong moved to table Item 7.B., EMMC Chapter 16.15 – Concept Plans, until the May 12, 2026 Planning Commission meeting. Commissioner Allen seconded the motion.*

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

The motion passed with a unanimous vote.

7.C. PRELIMINARY PLAT - Spring Run Plaza *(Presented, discussed, and voted on after Item 7.D.)*

Presentation Summary Points: 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. Road A will be classified as a minor arterial (122' right-of-way), though only a portion of it will be constructed with Phase 1. It is anticipated that Road A will be widened as needed, either due to further development of the property or the ability to create a connection elsewhere.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Spring Run Plaza Preliminary Plat with the following condition:

1. The Spring Run Plaza Master Development Agreement is approved and executed.

Applicant's statements summary: Jason Thompson with AWA Engineering represented Spring Run Plaza was present at the meeting.

Discussion summary points:

- Commissioners discussed the importance of widening Road A to accommodate future growth and improve traffic flow.
- Commissioner Hess suggested extending the right turn lane to the service drive as a practical solution.
- The timing of the next steps for development, with potential construction starting as early as August were discussed.

Commissioner Hess opened the public hearing at 7:08 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.C., Preliminary Plat – Spring Run Plaza, with the following conditions:*

- 1. The Master Development Agreement is approved and executed.*
- 2. The right turn lane be extended to the service drive.*

Commissioner Allen seconded the motion.

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

The motion passed with a unanimous vote.

7.D. Spring Run Plaza Master Development Agreement *(Presented, discussed, and voted on before Item 7.C.)*

Presentation Summary Points: The City has negotiated a Master Development Agreement with Spring Run Parkway Partners II, LP and RCA65, LLC regarding a commercial development located on Spring Run Parkway across the street from Walmart. The Master Development Agreement implements the Master Development Plan approved on December 2, 2025. The property is being developed in accordance with the Commercial Community Zone. The Agreement provides for some exceptions to the zoning requirements and governs infrastructure improvements that are necessary to support the development.

Applicant’s statements summary: Jason Thompson with AWA Engineering addressed the concerns regarding traffic, stating that collaboration and traffic studies were done, and that the roadway should be more than efficient to handle the 27 acres. They are open to discussion on the intersection with timing of the light signal and phasing to help out if necessary.

Discussion summary points:

- Commissioners discussed the importance of planning for future road widening to accommodate growth.
- Commissioners agreed to recommend widening the right-hand turning lane in their recommendation to the City Council.

Commissioner Hess opened the public hearing at 6:59 p.m. As there were no comments, he closed the hearing at 7:00 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.D., Spring Run Plaza Master Development Agreement, with the recommendation that the right turn lane be extended to the service drive. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for May 12, 2026.

Commissioner Hess let the Commission know he will be unable to attend the next meeting.

6. Adjournment

MOTION: *Commissioner Allen moved to adjourn the meeting at 7:13 p.m. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was adjourned at 7:13 p.m.

Approved by the Planning Commission on May 12, 2026.

Brandon Larsen

[Brandon Larsen \(May 14, 2026 15:55:58 MDT\)](#)

Brandon Larsen
Community Development Director






04.28.2026 Approved PC Meeting Minutes

Final Audit Report

2026-05-14

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