# EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

May 26, 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, Chad DeCoursey, and Alternate Commissioner Laura Jensen.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Steven Lehmitz, 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 5:34 p.m., he excused Commissioner Free and welcomed Laura Jensen, the City's new Planning Commissioner.

1. **Discussion Items**

**1.A. TRAINING – Impact Fees**

- Brandon Larsen presented the Impact Fees Training.
- Brandon explained the importance of impact fees in offsetting the costs of new development, including impacts on roads, utilities, and public safety.
- The six types of impact fees: culinary water, wastewater, parks and trails, public safety, storm water, and transportation were highlighted.
- The City has special budget funds for each type of impact fee, with significant funds allocated to public safety.
- Brandon discussed the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA), which are required to establish impact fees.
- The IFFP identifies existing and proposed levels of service for public facilities and the capacity to accommodate future growth.
- The IFA determines the legally supportable fee amount for each new development.
- Brandon provided examples from the IFFP and IFA, emphasizing the City's intent to maintain existing levels of service and the need for additional parks and trails facilities.
- The City has recently adjusted transportation impact fees to attract new commercial establishments, particularly for buildings under 10,000 square feet.

Commissioner Hess adjourned the work session at 6:24 p.m.

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

2. Commissioner Hess called the policy session to order at 6:31 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 May 12, 2026, Planning Commission meeting. Commissioner Strong seconded the motion.***

| | | |
|---|---|---|
| **Jason Allen** | **Yes** | |
| **Bryan Free** | **Excused** | |
| **Rod Hess** | **Yes** | |
| **Brent Strong** | **Yes** | |
| **Laura Jensen** | **Excused** | ***Not Voting*** |
| **Chad DeCoursey** | **Yes** | |

***The motion passed with a unanimous vote.***

6. Status Report

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting on May 19, 2026.

7. Action and Advisory Items

**7.A. VARIANCE - Pony Express Business Park**

**Presentation Summary:** Steven Lehmitz presented the variance request for the Pony Express Business Park, explaining the five approval criteria for variances. The applicant seeks variances for permanent structures within 75 feet of the center of the flow line of the wash, retaining wall height, and drive-through escape lane. Steven provided detailed information on the property, including the flow line, top of the bank, and proposed retaining wall height. The staff is recommending denial of the variance, citing the property's buildable area and the public interest in protecting the wash.

**Discussion summary:**

- Commissioners discussed the variance request, considering the property's buildable area and the public interest in protecting the wash.
- Commissioner Allen emphasized that the property can still be developed with one building, and granting the variance would set a precedent.
- Commissioners agreed that the request does not meet the requirements for a variance.

**MOTION:** ***Commissioner DeCoursey moved to deny Item 7.A., Variance – Pony Express Business Park with the following findings:***

1. **The property appears to retain reasonable buildable area, and a viable commercial use without the requested variances.**
2. **Denial does not deprive the property of rights possessed by similarly situated properties.**
3. **The public interest may be better served through compliance with the wash setback retaining wall and drive-through circulation standards.**

***Commissioner Strong seconded the motion.***

| | | |
|---|---|---|
| **Jason Allen** | **Yes** | |
| **Bryan Free** | **Excused** | |
| **Rod Hess** | **Yes** | |
| **Brent Strong** | **Yes** | |
| **Laura Jensen** | **Excused** | ***Not Voting*** |
| **Chad DeCoursey** | **Yes** | |

***The motion passed with a unanimous vote.***

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for June 9, 2026.

9. Adjournment

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

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|---|---|---|
| **Jason Allen** | **Yes** | |
| **Bryan Free** | **Excused** | |
| **Rod Hess** | **Yes** | |
| **Brent Strong** | **Yes** | |
| **Laura Jensen** | **Excused** | ***Not Voting*** |
| **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

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Brandon Larsen
Community Development Director