



## EAGLE MOUNTAIN PLANNING COMMISSION

### MEETING MINUTES

June 23, 2026, 5:30 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Brent Strong, Bryan Free, Chad DeCoursey, and Alternate Commissioner Laura Jensen.

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

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

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

#### 1. Discussion Items

##### **1.A. TRAINING – Highest and Best Use Analysis**

- Commissioner Bryan Free presented the Highest and Best Use Training and emphasized its relevance to appraisers and developers.
- Commissioner Free explained that the process of making decisions about zoning changes is described as a highest and best use analysis.
- Examples were given, such as changing agricultural land to the Foothill Residential Zone or zoning for commercial hubs.
- The importance of understanding the highest and best use of property was highlighted, including the potential for schools, Smith's Marketplace, or more homes.
- Commissioner Free defined Highest and Best Use as the reasonably probable use of a property that is legally permissible, physically possible, financially feasible, and results in the highest value.
- Case studies and examples were shown to the Commissioners.

##### **1.B. Agenda Review**

- Brandon Larsen provided an overview of the Annexation Policy Plan, explaining its purpose and the process of updating it.
- The plan includes areas for access to Utah Lake, energy and transportation corridors, and strategic resources.
- The importance of considering the boundaries of special service districts and the efficient delivery of services was highlighted.
- Brandon Larsen outlined the steps for the public hearing and the recommendation process for the plan.
- The proposed changes to the Annexation Policy Plan, focusing on Area Seven, were presented.

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

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

#### 2. Commissioner Strong called the policy session to order at 6:32 p.m.

#### 3. Pledge of Allegiance

Commissioner Strong 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 June 9, 2026, Planning Commission meeting. Commissioner Free seconded the motion.*

|                |         |
|----------------|---------|
| Jason Allen    | Yes     |
| Bryan Free     | Yes     |
| Rod Hess       | Excused |
| Brent Strong   | Yes     |
| Chad DeCoursey | Yes     |
| Laura Jensen   | 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 June 16, 2026.

7. Action and Advisory Items

**7.A. Annexation Policy Plan**

**Presentation Summary:** Community Development Director, Brandon Larsen, presented the Annexation Policy Plan. Eagle Mountain City is proposing an updated annexation policy plan. The plan identifies seven (7) areas of unincorporated Utah County that Eagle Mountain City would potentially consider for annexation. The document contains a map of these areas in relation to the current city boundaries. A series of criteria and considerations are included in the document to facilitate analysis and decision-making for annexation proposals. Staff recommended approval of the proposed Annexation Policy Plan to the Council.

**Discussion summary:**

- Brandon Larsen briefly reviewed many of the points discussed in the Work Session regarding the Annexation Policy Plan.

*Commissioner Strong opened the public hearing at 7:00 p.m. As there were no comments, he closed the hearing at 7:01 p.m.*

**MOTION:** *Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Annexation Policy Plan. Commissioner DeCoursey seconded the motion.*

|             |     |
|-------------|-----|
| Jason Allen | Yes |
| Bryan Free  | Yes |

|                |         |
|----------------|---------|
| Rod Hess       | Excused |
| Brent Strong   | Yes     |
| Chad DeCoursey | Yes     |
| Laura Jensen   | Yes     |

*The motion passed with a unanimous vote.*

#### **7.B. Triumph Master Development Agreement 2nd Amendment**

**Presentation summary:** Senior Planner, Robert Hobbs, explained the Development Agreement Amendment with Eagle Mountain City, Utah, and the Triumph Master Plan. The amendment includes four different pods, each about four and a half acres in size, aimed at affordable housing. The proposal includes smaller road widths, reduced lot sizes, and the foregoing of park space to keep costs down.

**Applicant's statements summary:** Colby Webb, the Real Estate Group representative, explained the pilot program aimed at creating attainable housing for older and younger community members. Webb described the proposed homes, including single-family detached units with three to four bedrooms and unfinished basements. The homes will be priced around \$350,000, including appliances, blinds, landscaping, and fencing. The proposal includes deed restrictions to ensure affordability, such as no rentals and a purchase price cap tied to the average median income.

**Discussion summary:**

- Jason Allen and other commissioners asked questions about parking, road widths, and the impact on utilities and water.
- Scot Hazard, the developer, explained the road widths and snow removal plans, emphasizing the need for smaller roads to keep costs down.
- Commissioners discussed the potential impact on the community, including the need for visitor parking and the benefits of mixed demographics in the neighborhood.
- Commissioners emphasized that they believe this will help people feel invested in the Community.
- The Commissioners discussed the importance of balancing affordability with community needs and the potential for future adjustments based on the success of the pilot project.

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

**MOTION:** *Commissioner Allen moved to recommend approval to the City Council of Item 7.B., Triumph Master Development Agreement 2nd Amendment. Commissioner Free seconded the motion.*

|                |         |
|----------------|---------|
| Jason Allen    | Yes     |
| Bryan Free     | Yes     |
| Rod Hess       | Excused |
| Brent Strong   | Yes     |
| Chad DeCoursey | Yes     |
| Laura Jensen   | Yes     |

*The motion passed with a unanimous vote.*

#### **7.C. EMMC 17.75.052 - Accessory Recreation Buildings**

**Presentation Summary Points:** Planner, Steven Lehmitz, presented the proposed amendment for Accessory Recreation Buildings. Staff were asked to draft a code amendment that establishes "special use" standards for recreation buildings that are an accessory use to religious or cultural meeting halls. The amendment allows for up to five feet more height than the current zoning limit, with criteria for necessary use and visual impact.

**Applicant's Statement Summary:** Jacob Baker was the applicant for the chapel extension that could also be used as a recreational building. He explained that Council Member Wood preferred to see a code amendment over a

variance. It was suggested that Jacob investigate what the gym heights were on the middle schools and high schools in the area. Jacob provided the information to the Planning Commission.

**Discussion summary points:**

- The Commissioners discussed the potential for future applications and the importance of maintaining visual aesthetics.
- Jason Allen expressed support for the code amendment, noting the flexibility it provides for the City to assess visual impact.
- The Commissioners discussed the potential for future applications and the importance of balancing flexibility with clear standards.

*Commissioner Strong opened the public hearing at 8:02 p.m. As there were no comments, he closed the hearing at 8:03 p.m.*

**MOTION:** *Commissioner Free moved to recommend approval to the City Council of Item 7.C., EMMC 17.75.052 – Accessory Recreation Buildings. Commissioner Allen seconded the motion.*

|                |         |
|----------------|---------|
| Jason Allen    | Yes     |
| Bryan Free     | Yes     |
| Rod Hess       | Excused |
| Brent Strong   | No      |
| Chad DeCoursey | Yes     |
| Laura Jensen   | Yes     |

*The motion passed with a 4 to 1 vote.*

**7.D. EMMC 17.10.030, 17.80.120, and 17.160 - Seasonal and Political Signs**

**Presentation Summary Points:** Planner, Steven Lehmitz, presented the proposed amendment for Seasonal and Political Signs. The passing of H.B. 33 during the State's 2026 General Legislative Session requires the City to amend its Code relating to political signs, mainly to allow political signs in park strips, to identify where removed political signs will be safeguarded after disposal, and when the signs may be disposed of. The Code is also being amended to allow and provide standards for seasonal use signs.

**Discussion summary points:**

- The Commissioners discussed the importance of clear standards and the potential impact on community signage.
- Commissioners expressed support for the code amendment, noting the clarity it provides for political and seasonal signs.

*Commissioner Strong opened the public hearing at 8:15 p.m. As there were no comments, he closed the hearing at 8:16 p.m.*

**MOTION:** *Commissioner DeCoursey moved to recommend approval to the City Council of Item 7.D., EMMC 17.10.030, 17.80.120, 17.160 – Seasonal Political Signs with the correction of a small clerical error. Commissioner Jensen seconded the motion.*

|                |         |
|----------------|---------|
| Jason Allen    | Yes     |
| Bryan Free     | Yes     |
| Rod Hess       | Excused |
| Brent Strong   | Yes     |
| Chad DeCoursey | Yes     |
| Laura Jensen   | Yes     |

*The motion passed with a unanimous vote.*

## 7.E. EMMC 16.20, 16.25, and 17.100 – Cost Estimate

**Presentation Summary Points:** Brandon Larsen presented the Cost Estimate code amendment. He explained the proposed code amendment to require cost estimates for preliminary and final plats and site plans. The amendment aims to improve the development process and ensure public infrastructure costs are considered upfront.

**Discussion summary points:**

- The Commissioners discussed the importance of clear requirements and the potential impact on development applications.
- All Commissioners were in favor of the code amendment.

*Commissioner Strong opened the public hearing at 8:24 p.m. As there were no comments, he closed the hearing.*

**MOTION:** *Commissioner Free moved to recommend approval to the City Council of Item 7.E., EMMC 16.20, 16.25, 17.100 – Cost Estimate. Commissioner Allen seconded the motion.*

|                |         |
|----------------|---------|
| Jason Allen    | Yes     |
| Bryan Free     | Yes     |
| Rod Hess       | Excused |
| Brent Strong   | Yes     |
| Chad DeCoursey | Yes     |
| Laura Jensen   | Yes     |

*The motion passed with a unanimous vote.*

## 5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for July 14, 2026.

## 6. Adjournment

**MOTION:** *Commissioner Jensen moved to adjourn the meeting at 8:29 p.m. Commissioner DeCoursey seconded the motion.*

|                |         |
|----------------|---------|
| Jason Allen    | Yes     |
| Bryan Free     | Yes     |
| Rod Hess       | Excused |
| Brent Strong   | Yes     |
| Chad DeCoursey | Yes     |
| Laura Jensen   | Yes     |

*The motion passed with a unanimous vote.*

The meeting was adjourned at 8:29 p.m.

Approved by the Planning Commission on July 14, 2026.

Brandon Larsen  
Brandon Larsen (Jul 20, 2026 16:04:12 MDT)

Brandon Larsen  
Community Development Director

# 6.23.2026 Approved PC Meeting Minutes

Final Audit Report

2026-07-20

|                 |                                              |
|-----------------|----------------------------------------------|
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