EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

July 14, 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, and Bryan Free.

ELECTED OFFICIAL PRESENT: Council Member, Melissa Clark.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; 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 5:32 p.m., excusing Commissioner DeCoursey and Jensen.

1. Discussion Items

1.A. TRAINING - Architecture: The Value of Constructing Buildings to Last

- Senior Planner David Stoud presented the training on "The Value of Constructing Buildings to Last," starting with the 1893 Chicago World's Fair.
- David Stroud explained the impact of the Fair on modern city planning and the City Beautiful movement.
- The City Beautiful movement is credited to the Fair, emphasizing integrated design and beautification.
- David Stroud mentioned the ongoing World Expo and its various themes, including conservation and horticulture.
- The training transitioned to modern architecture, discussing various buildings in Utah and beyond.
- Buildings mentioned include American Fork City Hall, Box Elder County Courthouse, and the Utah County Courthouse.
- The discussion included examples of well-preserved buildings in other states, like the Metropolitan Museum of Art and Huntington City Hall (West Virginia).
- David Stroud emphasized the importance of building structures that last and contribute to the City's character.

1.B. Agenda Review

- The Commission and City staff reviewed the upcoming items on the Agenda for the Policy Session.

Commissioner Hess adjourned the work session at 6:07 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 Strong moved to approve the minutes of June 23, 2026, Planning Commission meeting. Commissioner Allen seconded the motion.***

Jason Allen	**Yes**
Bryan Free	**Yes**
Rod Hess	**Abstain**
Brent Strong	**Yes**
Chad DeCoursey	**Excused**
Laura Jensen	**Excused**

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 July 7, 2026.

7. Action and Advisory Items

7.A. Scenic Mountain Rezone

Presentation Summary: Senior Planner, Robert Hobbs, presented the Scenic Mountain Rezone. Robert explained the rezoning process, focusing on properties with outdated zoning codes. The rezoning aims to harmonize with current land use plans and provide predictable property rights. The discussion included the impact of the rezoning on property values and the potential for future code changes.

Discussion summary:

- Commissioner Hess and other Commissioners asked questions about the process and the specific properties involved.
- All Commissioners agreed on recommending approval to the City Council.

Commissioner Hess opened the public hearing at 6:44 p.m. As there were no comments, he closed the hearing at 6:45 p.m.

MOTION: ***Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Scenic Mountain Rezone. Commissioner Strong seconded the motion.***

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

The motion passed with a unanimous vote.

7.B. Eagle Mountain Chapel and Recreation Building Site Plan

Presentation summary: City Staff recommended Item 7.B., Eagle Mountain Chapel and Recreation Building Site Plan, be tabled due to incomplete information.

MOTION: ***Commissioner Hess moved to table Item 7.B., Eagle Mountain Chapel and Recreation Building Site Plan. Commissioner Strong seconded the motion.***

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

The motion passed with a unanimous vote.

7.C. Eagle Mountain Chapel and Recreation Building Development Agreement

Presentation Summary Points: City Staff recommended Item 7.C., Eagle Mountain Chapel and Recreation Building Development Agreement, be tabled due to incomplete information.

MOTION: ***Commissioner Strong moved to table Item 7.C., Eagle Mountain Chapel and Recreation Building Development Agreement. Commissioner Free seconded the motion.***

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

The motion passed with a unanimous vote.

7.D. Wright Retaining Wall Variance

Presentation Summary Points: Planner, Steven Lehmitz, presented the Wright Retaining Wall Variance request, explaining the criteria for approval. Staff recommended denial stating they do not believe the criteria for approving a variance has been met.

Applicant's statements summary: The applicant's representative discussed the need for a 12-foot retaining wall. He explained the impact of the retaining wall on the property's usability and safety concerns. They argued that the wall is necessary for the property's intended use, pointing out that a tiered retaining wall would cause them to lose roughly 30 feet of land. He stated that the original site plan was approved and that there are already 12**-foot** retaining walls on the property. Scott Hazard, representing the Arrival HOA, provided additional context and support for the retaining wall.

Discussion summary points:

- Commissioner Strong and other Commissioners expressed concerns about the height of the retaining wall and its compliance with current codes.
- The Commission evaluated the variance criteria, including the impact on buildable areas and public interest.
- Marcus Draper emphasized the importance of evaluating the request based on legal standards and existing codes.
- The discussion included the possibility of reducing the wall height or using tiers to meet code requirements.
- The discussion highlighted the challenges of balancing code compliance with practical property needs.
- Steven Lehmitz acknowledged the property's unique topography but argued it's not the only one with slope.
- Jason Allen and Marcus Draper discussed the impact of the variance on public interest, including aesthetics and safety.
- Commissioner Hess summarized the findings of staff and the recommendations to deny the variance.

- Brandon Larsen mentioned ongoing staff discussions about proposing a code amendment related to retaining walls.

This Item is not a Public Hearing.

MOTION: ***Commissioner Hess moved to deny Item 7.D., Wright Retaining Wall Variance, based on the following criteria:***

1. ***There is enough buildable area on the property to build a tiered wall, that would meet the City's standards for retaining walls. It is not an unreasonable hardship if there is still buildable area available for use. Having sloped land does not make the subject property unique and is a general condition to the neighborhood.***
2. ***The property is not deprived of privileges granted to other properties in the same district.***
3. ***It may be in the public interest to have tiered retaining walls that blend better with the natural topography.***

Commissioner Strong seconded the motion.

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

The motion passed with a unanimous vote.

7.E. Brylee Townhomes Development Agreement First Amendment

Presentation Summary Points: Steven Lehmitz presented the history and context of the Brylee Townhomes, Phase B Development Agreement. Steven explained the proposal to count four purchased units towards the 40-unit requirement and change the open space process.

Applicant's statements summary: Greg Wall from Landex Development explained the due diligence process and the need to reinstate the Development Agreement. Greg clarified the language of the Development Agreement and the need for clarification. He discussed the purchase of four lots, the construction of a model home, and the best option is to build the homes then finish the parks and open space.

Discussion summary points:

- Jason Allen clarified that the proposal does not change the total number of townhomes.
- Commissioner Hess confirmed the focus on revising the land and open space process.

This item is not a public hearing.

MOTION: ***Commissioner Strong moved to recommend approval to the City Council of Item 7.E., Brylee Townhomes Development Agreement First Amendment. Commissioner Allen seconded the motion.***

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

The motion passed with a unanimous vote.

7.F. Stadion Development Agreement First Amendment

Presentation Summary Points: Marcus Draper, City Attorney, presented the amendment to the Stadion Development Agreement. He explained the original agreement and the proposed amendment to standardize landscaping standards. Marcus mentioned the removal of a small portion of the property sold to Rocky Mountain Power.

Discussion summary points:

- The Commission had no comments or concerns and moved to forward a positive recommendation.

This Item is not a public hearing.

MOTION: ***Commissioner Allen moved to recommend approval to the City Council of Item 7.F., Stadion Development Agreement First Amendment. Commissioner Strong seconded the motion.***

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

The motion passed with a unanimous vote.

8. Discussion Items

Brandon Larsen reminded Commissioners about the reduced cost for attending the APA Conference, and that the registration fee will be covered.

9. Next Scheduled Meeting

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

10. Adjournment

MOTION: ***Commissioner Hess moved to adjourn the meeting at 7:40 p.m. Commissioner Allen seconded the motion.***

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

The motion passed with a unanimous vote.

The meeting was adjourned at 7:40 p.m.

Approved by the Planning Commission on

Brandon Larsen (Jul 29, 2026 19:54:19 MDT)

Brandon Larsen
Community Development Director

07.14.2026 Approved PC Meeting Minutes

Final Audit Report 2026-07-30

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