



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

July 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, and Alternate Laura Jensen.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; David Salazar, Assistant City Engineer; Mickie Mills, 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.

1. Discussion Items

1.A. TRAINING – Rob's Trains

- Senior Planner Robert Hobbs presented his training on Trains.
- Robert discussed the historical significance of trains in America, comparing them to airliners and cars.
- He described the development and power of steam engines, including the Pennsylvania Railroad's last steam engine.
- Robert provided statistics on the weight, length, height, and horsepower of steam engines.
- He discussed the eventual replacement of steam engines by diesel engines due to cost and maintenance efficiencies.
- Robert discussed the potential for freight and passenger rail services in Eagle Mountain, and associated costs.
- He concluded with a summary of the potential benefits and challenges of implementing rail services in Eagle Mountain.

1.B. DISCUSSION – Temporary Use Standards

- Robert Hobbs presented the discussion on Temporary Use Standards.
- He provided examples of temporary uses observed in Eagle Mountain, such as shipping containers and food stands.
- Robert outlined the proposed temporary use code, including guidelines for property owner permission, site plan review, and operational standards.
- He discussed the potential benefits of regulating temporary uses to ensure fairness and maintaining community standards.
- Robert discussed the criteria for approving temporary uses, including property owner permission, site access, and sanitation.
- Commissioner Allen suggested creating designated areas for permanent food trucks to address the issue of temporary uses becoming permanent.
- Commissioner Hess thanked Robert for the presentation and acknowledged the need for City oversight of temporary uses.

Commissioner Hess adjourned the work session at 6:28 p.m.

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

2. Commissioner Hess called the policy session to order at 6:33 p.m., excusing Commissioners Free and DeCoursey.

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 July 14, 2026, Planning Commission meeting with the correction of changing Commissioner Hess' vote for the minutes from "YES" to "ABSTAIN." Commissioner Strong seconded the motion.*

Jason Allen	Yes
Bryan Free	Excused
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Excused
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 July 21, 2026.

7. Action and Advisory Items

7.A. Transportation Master Plan and Impact Fee Facilities Plan (IFFP)

Presentation Summary: Assistant City Engineer David Salazar presented the Transportation Master Plan and Impact Fee Facilities Plan. He discussed the efforts to push for funding for the Ranches Parkway project, including lobbying at the state level and meeting with the Senate and Mayor. He explained the current funding for Phase One of the Ranches Parkway project, including the removal of medians, adding travel lanes, and improving traffic signals and intersections. David also discussed the proposed layout for the Spring Run area, focusing on Wagstaff Way as the main thoroughfare to avoid bottlenecks at the Walmart intersection. He explained that the updated 2035 and 2050 cost estimates more accurately reflect the City burdens for infrastructure projects.

Discussion summary:

- Jason Allen questioned if citizens can help by contacting state senators and Congress members to support the project. David Salazar suggested that citizens can reach out to state senators and Congress members, and that lobbyists can help compile a list of contacts.
- Commissioner Hess mentioned the monthly transportation commission meetings that determine funding and the influence of political decisions on funding.
- David explained the model showing the expansion of Airport Road, and that it would pull some traffic off Ranches Parkway but would not significantly reduce the need for expansion of it.
- The immediate concern of the expansion of Ranches Parkway due to its current capacity issues were discussed.

- The Commission discussed Spring Run area development, including the proposed layout to improve traffic flow and avoid bottlenecks.
- The updated project list and classification map were discussed.

Commissioner Hess opened the public hearing at 7:06 p.m.

Eileen Miller from the Utah Valley Home Builders Association made a public comment.

Commissioner Hess closed the public hearing at 7:09 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.A., Transportation Master Plan and Impact Fee Facilities Plan (IFFP) with the noted changes made by David Salazar. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

7.B. Angel's Landing Lot Split

Presentation summary: Planner Mickie Mills presented the Angel's Landing Lot Split. A proposed lot split for 2333 N O St. Utah County Parcel Number 59:055:0011, that will create lots of approximately 10 acres each. The applicant would like to have one lot with the existing home, and the other lot would be used for business.

Discussion summary:

- Commissioners questioned what the lots would be used for and zoning.
- City Attorney, Marcus Draper, let the Commission know that their review needs to be on just the lot split and not future use.

Commissioner Hess opened the public hearing at 7:15 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to approve Item 7.B., Angel's Landing Lot Split. Commissioner Jensen seconded the motion.*

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

The motion passed with a unanimous vote.

7.C. EMMC 16.20.040 – Preliminary Plats

Presentation Summary Points: Senior Planner, David Stroud, presented Item 7.C., Preliminary Plats regarding street names.

Discussion summary points:

- Street names will continue when crossing through another street for less confusion.

- The Commission agreed with the proposed code change and forwarded a positive recommendation.

Commissioner Hess opened the public hearing at 7:21 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of Item 7.C., EMMC 16.20.040 – Preliminary Plats. Commissioner Allen seconded the motion.*

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

The motion passed with a unanimous vote.

7.D. EMMC 16.25.040 – Final Plats

Presentation Summary Points: Senior Planner, David Stroud, presented Item 7.D. with Item 7.C.

Discussion summary points:

- There was no discussion, and the Commission went forward with a positive recommendation.

Commissioner Hess opened the public hearing at 7:23 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.D., EMMC 16.25.040 – Final Plats. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

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

Presentation Summary Points: Planner, Steven Lehmitz, presented the Eagle Mountain Chapel and Recreation Building Development Agreement. This Agreement would facilitate the development of the proposed Eagle Mountain Chapel and Recreation Building Site Plan.

Applicant's statements summary: Jacob Baker expressed his excitement for being able to worship close to home in his own community and start the process of building the chapel. He also thanked Steven for all of his hard work on the project.

Discussion summary points:

- The Development Agreement includes provisions for pedestrian access, height standards, and the construction of a sewer line.

Commissioner Hess opened the public hearing at 7:32 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.E., Eagle Mountain Chapel and Recreation Building Development Agreement. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

7.F. Eagle Mountain Chapel and Recreation Building – Site Plan

Presentation Summary Points: Planner, Steven Lehmitz, presented the Eagle Mountain Recreation Building – Site Plan. This Site Plan proposal would demolish two residential dwellings, renovate and expand the current accessory building into a religious and cultural meeting hall, and construct an accessory recreation building.

Discussion summary points:

- The site plan includes a lighting plan that exceeds the number of lumens, which will be adjusted to meet requirements.
- Staff recommends the Commission forward a positive recommendation with noted changes to meet City code.

Commissioner Hess opened the public hearing at 7:33 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Jensen moved to recommend approval to the City Council of Item 7.F., Eagle Mountain Chapel and Recreation Building – Site Plan, with the following recommendations from staff:*

1. *Approval be contingent on the Development Agreement for the project being approved.*
2. *The applicant works with staff to bring the lighting plan into compliance.*

Commissioner Hess seconded the motion.

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

The motion passed with a unanimous vote.

7.G. EMMC 17.60.12C. Barbed Wire Fencing

Presentation Summary Points: Senior Planner Robert Hobbs presented the Barbed Wire Fencing Code Amendment proposal that will allow barbed wire fencing in the RTI Overlay Zone and clarify that chain link fencing, where allowed in industrial areas, shall not be topped with barbed wire.

Discussion summary points:

- The Commission was in favor of the proposed code amendment and went forward with a positive recommendation.

Commissioner Hess opened the public hearing at 7:41 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.G., EMMC 17.60.12C Barbed Wire Fencing with the following clerical errors being corrected:*

1. *The original "C." Roman numeral five will read: Chain link fencing as specified in this title around industrial zoned properties.*

2. *The second change is the proposed Roman numeral five under "C." will be revised to Roman numeral six.*

Commissioner Strong seconded the motion.

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

The motion passed with a unanimous vote.

7.H. EMMC 17.24.040 – Residential Standards Table

Presentation Summary Points: Senior Planner Robert Hobbs presented the proposed code amendment on Residential Standards. He explained the need for the amendment is to avoid creating nonconforming lots and to clarify zoning requirements.

Discussion summary points:

- The Commission had no questions or concerns about the proposed amendment and went forward with a positive recommendation.

Commissioner Hess opened the public hearing at 7:54 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of Item 7.H., EMMC 17.24.040 – Residential Standards Table. Commissioner Jensen seconded the motion.*

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

The motion passed with a unanimous vote.

7.I. EMMC – 17.100.040 – Master Site Plans

Presentation Summary Points: Planner Robert Hobbs presented Item 7.I. on Master Site Plans. A proposed code amendment to clarify when a Master Site Plan or standard Site Plan is required.

Discussion summary points:

- The Commission was in favor of the proposed amendment and went forward with a positive recommendation.

Commissioner Hess opened the public hearing at 8:00 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Jensen moved to recommend approval to the City Council of Item 7.I., EMMC 17.100.404 – Master Site Plans. Commissioner Hess seconded the motion.*

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

The motion passed with a unanimous vote.

7.J. Pinnacles Rezone

Presentation Summary Points: Senior Planner Robert Hobbs presented Item 7.J., proposed Pinnacles Rezone. This rezone would change the identification and zoning of two parcels of land from Neighborhood Commercial to Agricultural.

Applicant's statements summary: Andy Flamm explained the history of the project and the need to rezone the property from Commercial to Agriculture to avoid high taxes.

Discussion summary points:

- Robert Hobbs clarified to the public that the typical process would involve a public hearing for any future rezoning.

Commissioner Hess opened the public hearing at 8:11 p.m.

Austin Thornhill made a public comment.

Commissioner Hess closed the public hearing at 8:14 p.m.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of Item 7.J., Pinnacles Rezone. Commissioner Jensen seconded the motion.***

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

The motion passed with a unanimous vote.

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for August 11, 2026.

6. Adjournment

MOTION: ***Commissioner Hess moved to adjourn the meeting at 8:17 p.m. Commissioner Strong seconded the motion.***

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

The motion passed with a unanimous vote.

The meeting was adjourned at 8:17 p.m.

Approved by the Planning Commission on August 11, 2026.

J. Brandon Larsen
J. Brandon Larsen (Aug 13, 2026 12:43:19 MDT)

Brandon Larsen
Community Development Director

07.28.2026 Approved PC Meeting Minutes

Final Audit Report

2026-08-13

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