



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

August 11, 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, Chad DeCoursey, and Alternate Commissioner Laura Jensen.

ELECTED CITY OFFICIALS PRESENT: Council Member Melissa Clark.

CITY STAFF PRESENT: 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 Hess called the meeting to order at 5:31 p.m.

1. Discussion Items

1.A. TRAINING – Site Plans

- Steven Lehmitz introduced the training session on Site Plans and emphasized a hands-on approach.
- Steven explained that the purpose of the training is to practice reviewing site plans and to identify issues.
- Codes frequently referred to for Site Plans were discussed including Chapters 17.35 for Commercial zoning, 17.100 for site plans, 17.55 for parking, 17.56 for lighting, and 17.60 for landscaping.
- Utility and grading plans were discussed, along with the need for detailed topography maps.
- Steven emphasized the importance of following codes and the potential for requirements to be modified by development agreements.

Commissioner Hess adjourned the work session at 6:22 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 July 28, 2026, Planning Commission meeting with the correction of adding Commissioner Hess to Item 7.A. as the Commissioner who made the motion. Commissioner Hess seconded the motion.

Jason Allen

Abstain

Bryan Free	Abstain
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Abstain
Laura Jensen	Yes

The motion passed with 3 yes and 3 abstentions.

6. Status Report

Planner, Steven Lehmitz, reviewed the planning items discussed and voted upon during the City Council meeting on August 4, 2026.

Rob also presented a report on the Scenic Mountain rezone.

7. Action and Advisory Items

7.A. Pinnacles Rezone and Master Development Plan/Master Development Agreement Amendment

Presentation Summary: Senior Planner, Robert Hobbs, presented the Pinnacles Rezone and MDA Amendment, a rezone request for a parcel to be zoned agriculture. Robert explained the applicant's intent to receive a tax break until commercial development interest is expressed.

Discussion summary:

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

Commissioner Hess opened the public hearing at 6:40 p.m. As there were no comments, he closed the hearing at 6:41 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Pinnacles Rezone and Master Development Plan Agreement Amendment. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for August 25, 2026.

6. Adjournment

MOTION: *Commissioner Allen moved to adjourn the meeting at 6:43 p.m. Commissioner DeCoursey seconded the motion.*

Jason Allen	Yes
Bryan Free	Yes
Rod Hess	Yes
Brent Strong	Yes
Chad DeCoursey	Yes

Laura Jensen

Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 6:43 p.m.

Approved by the Planning Commission on August 25, 2026.

Brandon Larsen

Brandon Larsen (Aug 26, 2026 13:21:24 MDT)

Brandon Larsen

Community Development Director

8.11.2026 Apporved PC Meeting Minutes

Final Audit Report

2026-08-26

Created:	2026-08-26
By:	Shawna Ellis (sellis@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvMuuir2XW0-tNF4p0LI-IE5Qo-JXe4fH

"8.11.2026 Apporved PC Meeting Minutes" History

-  Document created by Shawna Ellis (sellis@emcity.org)
2026-08-26 - 6:41:14 PM GMT
-  Document emailed to Brandon Larsen (blarsen@eaglemountain.gov) for signature
2026-08-26 - 6:41:18 PM GMT
-  Email viewed by Brandon Larsen (blarsen@eaglemountain.gov)
2026-08-26 - 6:45:13 PM GMT
-  Document e-signed by Brandon Larsen (blarsen@eaglemountain.gov)
Signature Date: 2026-08-26 - 7:21:24 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-08-26 - 7:21:24 PM GMT