



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

September 22, 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, Bryan Free, and Chad DeCoursey.

ELECTED OFFICIAL PRESENT: Councilmember Melissa Clark.

CITY STAFF PRESENT: Ben Reeves, City Manager; Steve Mumford, Deputy City Manager; Marcus Draper, City Attorney; Abby Ivory, Economic Development Director; David Stroud, Senior Planner; Elizabeth Fewkes, Long Range Planner; Natalie Winterton, Assistant to City Manager; Jason Hall, Recreation Manager; 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 - Sports and Recreation

- Recreation Manager Jason Hall presented the training discussion on Sports and Recreation.
- Jason reported strong growth in youth and adult programs, including more than 800 fall soccer registrations, but described limits from staffing, gym space, fields, parking, and school rental availability.
- City-run programs include Jr. Jazz, soccer, baseball, track, cross country, youth pickleball, softball, and STEM programming. Potential additions include science, chess, astronomy, futsal, and expanded hockey facilities.
- The Commission discussed planning for regional parks, multipurpose facilities, open-space partnerships, field preservation, and recreation needs in the general plan.

Commissioner Hess adjourned the work session at 6:02 p.m.

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

2. Commissioner Hess called the policy session to order at 6:30 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 September 8, 2026, Planning Commission meeting. Commissioner DeCoursey seconded the motion.*

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

The motion passed with a unanimous vote.

6. Status Report

Community Development Director Brandon Larsen was excused and will follow up in the next Planning Commission meeting.

7. Action and Advisory Items

7.A. Wildland Urban Interface Standards

Presentation Summary: Long Range Planner, Elizabeth Fewkes, presented the potential Wildland Urban Interface (WUI) standards. Staff presented and discussed potential wildland urban interface (WUI) standards with the Planning Commission on April 28, 2026, and the City Council on May 19, 2026, and July 21, 2026, in response to Utah Code § 10-20-619(6) (amended by 2026 HB 215) requirements and WUI setback recommendations from fire officials.

Discussion summary:

- The Commission unanimously recommended approval of amendments concerning Wildland-Urban Interface landscaping and vegetation removal, with staff to consider technical language clarifications.

Commissioner Hess opened the public hearing at 6:37 p.m. As there were no comments, he closed the hearing at 6:38 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.A., Wildland Urban Interface Standards. Commissioner Free seconded the motion.*

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

The motion passed with a unanimous vote.

7.B. Creating Archery Zoning in Eagle Mountain City

Presentation summary: Assistant to City Manager Natalie Winterton presented standards based on USA Archery and the existing shooting overlay zone. At the request of the City Council, Staff drafted an amendment to the Eagle Mountain Municipal Code to establish a framework for the safe and legal practice of archery within the City. Currently, archery is prohibited throughout Eagle Mountain City, and there are no established archery ranges or clear regulations governing the development of such facilities.

Discussion summary:

- Commissioner DeCoursey stated that he is in favor of encouraging safe archery within City limits.
- The Commission unanimously recommended approval of an archery amendment incorporating USA Archery safety standards into the existing shooting overlay zone.

Commissioner Hess opened the public hearing at 6:46 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., Creating Archery Zoning in Eagle Mountain City. Commissioner DeCoursey seconded the motion.*

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

The motion passed with a unanimous vote.

7.C. Corrigan Farms Rezone

Presentation Summary Points: Senior Planner, David Stroud, presented the proposed plan for the Corrigan Rezone. The Applicant represents the Corrigan Farms property owners and request the subject property be rezoned with the RTI Overlay Zone. The property is adjacent to the north, east, and south, to existing RTI. Property to the west is subject to Utah County zoning standards. The property is currently used by QTS as the location of their operational trailers or "trailer city."

Applicant's statements summary: Regan Beck, landowner and resident of Eagle Mountain, described the family-owned property, existing agricultural use, lack of a current buyer or end user, and intent to control future development standards. He explained that they have their own well and water rights. The owners are surrounded by existing RTI zones and are being proactive in requesting the rezone while hiring consultants to help them through the process.

Discussion summary points:

- Commissioners agreed that it makes sense to have the RTI Overlay Zone when the parcel is surrounded by RTI and existing data centers. Framing it as "completing the pattern" rather than introducing RTI into a new area.
- They discussed property owners rights vs residents concerns, and that it would be hard to deny the rezone considering the location and neighboring RTI parcels.
- The Commission acknowledged residents concerns of long term impacts of industrial/RTI and the perception of the land being sold off.

Commissioner Hess opened the public hearing at 7:00 p.m.

Teresa Edwards and Elba Maria Perez made public comments. Katherine Seiber and Clare T. emailed comments to the Planning Commission.

Commissioner Hess closed the public hearing at 7:07 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.C., Corrigan Farms Rezone. Commissioner Hess seconded the motion.*

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

The motion passed with a unanimous vote.

7.D. Corrigan Farms Development Agreement

Presentation Summary Points: City Attorney Marcus Draper presented the proposed plan for the Corrigan Farms Development Agreement. Marcus explained the proposed agreement, infrastructure obligations, administrative approval process, impact fees, road-maintenance reimbursement, tax provisions, vested rights, and confidential business information.

Applicant's statements summary: Applicant made statements for Item 7.C., Corrigan Farms Rezone.

Discussion summary points:

- The 20-year term and whether there should be a shorter term or milestones with triggers/extensions was discussed.
- Impact fees were discussed along with time of the agreement vs time of the building permit.
- Commissioners asked about the business confidentiality clause and how it interacts with GRAMA and public concerns. Marcus explained it protects trade secrets and similar information from competitors.
- Commissioners indicated they saw the Development Agreement as consistent with prior RTI/data center agreements, valued the absence of tax incentives in the current draft, and relied on state law, GRAMA, and DRC review to manage water and transparency issues.

Commissioner Hess opened the public hearing at 7:32 p.m. As there were no comments, he closed the hearing at 7:33 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of Item 7.D., Corrigan Farms Development Agreement. Commissioner Hess seconded the motion.*

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

The motion passed with a unanimous vote.

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for October 13, 2026.

9. Adjournment

MOTION: *Commissioner Free moved to adjourn the meeting at 7:36 p.m. Commissioner DeCoursey seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was adjourned at 7:36 p.m.

Approved by the Planning Commission on October 13, 2026.


Brandon Larsen (Oct 14, 2026 11:34:33 MDT)

Brandon Larsen
Community Development Director

9.22.2026 Aproved PC Meeting Minutes

Final Audit Report

2026-10-14

Created:	2026-10-14
By:	Shawna Ellis (sellis@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-xT2i_e0n3QYI5QA0puDxQqMFVfesZWf

"9.22.2026 Aproved PC Meeting Minutes" History

-  Document created by Shawna Ellis (sellis@emcity.org)
2026-10-14 - 3:42:40 PM GMT
-  Document emailed to Brandon Larsen (blarsen@eaglemountain.gov) for signature
2026-10-14 - 3:42:50 PM GMT
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2026-10-14 - 5:34:05 PM GMT
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