



EAGLE MOUNTAIN PLANNING COMMISSION

MEETING MINUTES

October 13, 2026, 5:30 p.m.

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIAL PRESENT: Councilmember Melissa Clark.

CITY STAFF PRESENT: City Attorney, Marcus Draper; Senior Planner, David Stroud; Planner Steven Lehmitz; Planner, Mickie Mills; and Megan Green, Planning Secretary.

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

Commissioner Hess called the meeting to order at 5:30 p.m. excusing Commissioner Allen.

1. Discussion Items

1.A. DISCUSSION – Deer Run Concept Plan

- Senior Planner David Stroud presented Ivory Homes' Deer Run concept plan in the Foothill Residential zone, proposing 93 lots, open space, detention areas, a wildlife corridor, and a mid-block connection.
- Discussion focused on retaining two City-owned parcels, access options, cul-de-sac connectivity, commercial or business uses near the UDOT highway, wash ownership, drainage access, and a proposed setback reduction from the code standard to 20 feet from the top of the wash.
- Commissioners emphasized emergency access, a possible public easement, restrictions on fencing within the wash, and updated wildfire or wildlife-corridor specifications. The plan remained subject to further development-agreement and City Council review.

Commissioner Hess adjourned the work session at 6:00 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. excusing Commissioner Allen and Community Development Director Brandon Larsen.

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 Free moved to approve the minutes of September 22, 2026, Planning Commission meeting. Commissioner Strong seconded the motion.*

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

The motion passed with a unanimous vote.

6. Status Report

Planner Steven Lehmitz reviewed the planning items discussed and voted upon during the City Council meeting on October 6, 2026.

7. Action and Advisory Items

7.A. UCCU Express

Presentation Summary: Planner Mickie Mills presented a commercial community Site Plan for UCCU Express, which is located near Trailhead and Pony Express Parkway. The plan meets landscaping and parking requirements and requests a minor variation for 8.5-foot drive-up lanes with a 10-foot escape lane.

Applicant's statements summary: Abe Dietz representing UCCU addressed the reasoning for the 8.5ft wide drive through lane, and that their main concern is their members. He also stated that this is the same width they have at their other locations, and that larger vehicles can use the outside lane which allows more room.

Discussion summary:

- Commissioners discussed the width of the drive through lane, and if it was sufficient enough to accommodate larger vehicles.
- Commissioner Hess questioned the applicant on whether or not the outside lane will always be open and available for service.
- Landscaping and street trees were discussed. Commissioner Hess brought up the City's Street Tree Guide, and that according to the guide the trees along Pony Express Parkway do not meet code.
- Commissioners forward a positive recommendation with two conditions.

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 Hess moved to recommend approval to the City Council of Item 7.A., UCCU Express with the following conditions:*

1. *Along Pony Express Parkway street trees are selected from the Class II list in the Street Tree Guide.*
2. *Added signage directing larger vehicles to the outside lane.*

Commissioner Jensen seconded the motion.

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

The motion passed with a unanimous vote.

7.B. Oak Hollow and Parkway Crossroads Rezone

Presentation summary: Planner Mickie Mills presented the Oak Hollow and Parkway Crossroads Rezone. Since the Eagle Mountain City Zoning Map was adopted, some properties have been listed with historic zoning designations. The Eagle Mountain City Council has asked that these properties be assigned updated zoning that coincides with current zoning designations. They also want to make sure the zoning fits with the City's Future Land Use Map, updating the map if needed.

Discussion summary:

- Oak Hollow residential properties would be aligned with the RC zone, while Parkway Crossroads properties would transition from Village Core Commercial to current Commercial zoning.
- The amendments maintain General-Plan compatibility and do not change property rights or entitlements.
- Commissioners agree and forward a positive recommendation.

Commissioner Hess opened the public hearing at 7:06 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.B., Oak Hollow and Parkway Crossroads Rezone. Commissioner Free seconded the motion.*

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

The motion passed with a unanimous vote.

7.C. Artificial Turf and rear yard Landscaping

Presentation Summary Points: Senior Planner David Stroud presented the proposed artificial turf and rear yard landscaping code amendments. EMMC does not contain standards regarding the installation of artificial turf. Staff was directed to draft code to address standards needed to regulate the use of artificial turf. An amendment is also proposed to eliminate rear yard landscaping requirements as state code does not permit municipalities to regulate such landscaping. Proposed standards address a no-fade warranty, minimum 1.5-inch pile height, 50-ounce weight, 19-inch-per-hour water permeability, tree clearance, organic or mineral infill, stormwater retention, and 50% living-plant coverage.

Discussion summary points:

- Commissioners had concerns about the 50% live-plant coverage being too much.
- They also discussed the clarifying language concerning the required distance between any tree and where the artificial turf can be installed.

Commissioner Hess opened the public hearing at 7:14 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner DeCoursey moved to recommend approval to the City Council of Item 7.C., Artificial Turf and rear yard Landscaping, clarifying that artificial turf must remain at least 2.5 feet from the outer edge of an existing tree trunk. Commissioner Strong seconded the motion.*

Jason Allen	Excused
Bryan Free	Yes
Rod Hess	Yes

Brent Strong	Yes
Chad DeCoursey	Yes
Laura Jensen	Yes

The motion passed with a unanimous vote.

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for October 27, 2026.

9. Adjournment

MOTION: ***Commissioner Jensen moved to adjourn the meeting at 7:38 p.m. Commissioner DeCoursey seconded the motion.***

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

The motion passed with a unanimous vote.

The meeting was adjourned at 7:38 p.m.

Approved by the Planning Commission on October 27, 2026.

Brandon Larsen

Brandon Larsen (Oct 28, 2026 09:37:31 MDT)

Brandon Larsen
Community Development Director

10.13.2026 Approved PC Meeting Minutes

Final Audit Report

2026-10-28

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