



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

DECEMBER 10, 2024, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

- 1.A. DISCUSSION - Eagle Mountain City Brand & Marketing Overview
- 1.B. DISCUSSION - Open Space Plan status update
- 1.C. DISCUSSION - Disposal of City Property, 3.30 code amendments
- 1.D. DISCUSSION - Open Space Goat Grazing proposal

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

- 5.A. November 26, 2024 Planning Commission Minutes

6. 2025 PLANNING COMMISSION CALENDAR

- 6.A. 2025 Planning Commission Calendar

7. STATUS REPORT

8. ACTION AND ADVISORY ITEMS

- 8.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.10.30 Definitions, 17.20.030 Permitted Uses, 17.48.030 Allowed Uses, and 17.75 Standards for Special Uses.

BACKGROUND: (Presented by Senior Planner, Robert Hobbs). A proposed code amendment to amend Title 17.10.030 Definitions by adding new terms and definitions related to power plants, battery storage systems and transmission lines; amending 17.20.030 to allow transmission lines and facilities in the AG Zone, amending 17.48.030 to allow battery energy storage systems, solar energy projects, electrical substations, natural gas power plants and transmission lines and facilities within the RTI Zone; amending 17.75 Standards for Special Uses to add allowances and standards for battery energy storage systems, natural gas power plants and solar energy projects.

- 8.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah,

Amending the Eagle Mountain Municipal Code 16.10.080 Criteria for Approval of MDA's.

BACKGROUND: *(Presented by Senior Planner, Robert Hobbs)*. A proposal to enact an ordinance amending by adding a new paragraph F and Title 17.90 by adding a new subsection 090 both requiring the Planning Director to initiate a rezone action when a [master] development agreement lapses or is terminated to address zoning of properties once made a part of or associated with, said agreement.

- 8.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.100.050 Site Plan Development Standards.

BACKGROUND: *(Presented by Senior Planner David Stroud)*. Amending the zoning code to define where distance separation of a driveway on a site plan and a right-of-way is measured.

- 8.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands known as Cedar Corners Phase 5.

BACKGROUND: *(Presented by Planner II, Steven Lehmitz)*. A proposed General Plan amendment of Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the Future Land Use Map from Neighborhood Residential 1 to Neighborhood Residential 2.

- 8.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Cedar Corners Phase 5.

BACKGROUND: *(Presented by Planner II, Steven Lehmitz)*. A proposed rezone of Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the zone from Residential to RC.

- 8.F. Fourth Amendment to Amended and Restated Master Development Agreement for Overland Development

9. DISCUSSION ITEMS

10. NEXT SCHEDULED MEETING

11. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this ____ day of ____, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was

emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2024**

TITLE:	Eagle Mountain City Brand & Marketing Overview
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	n/a
APPLICANT:	City initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

No

PREPARED BY

Tyler Maffitt, Communications
Manager

PRESENTED BY

Tyler Maffitt

RECOMMENDATION:

n/a

BACKGROUND:

The Eagle Mountain Planning Commission has previously requested more information and better understanding of the City's new brand. This presentation is designed to inform and guide decision-making while providing a high-level overview of the City's future marketing plans.

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2024**

TITLE:	Open Space Status Update
ITEM TYPE:	Communication Item
FISCAL IMPACT:	n/a
APPLICANT:	n/a

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	Multiple

PUBLIC HEARING

No

PREPARED BY

Todd Black, Wildlife
Biologist/Environmental Planner

PRESENTED BY

Nate Shumway

RECOMMENDATION:

n/a

BACKGROUND:

In December 2023, we hired a USU graduate student to work on creating an Open Space Plan for Eagle Mountain City as part of their thesis. This past summer, the student worked full-time looking at, evaluating, assessing, and classifying different types of open spaces we have in the City. The purpose of the plan is to give us guidance and provide direction to implement various best management practices, actions, and strategies across the many acres and types of open space we have in the City. We are optimistic it will help us as we implement and deal with vast amounts of open space in the City.

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

DISCUSSION ITEM

ATTACHMENTS:

1. emc-osp-11-25-24-DRAFT

Native Spaces

A Management Plan for Undeveloped Open Space in Eagle Mountain City

2025





Prepared for

City of Eagle Mountain, Utah
Planning Department

3726 E Campus Dr., Suites H
Eagle Mountain, UT 84005



Prepared by

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Environmental Planning Intern.

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Wildlife Biologist & Environmental
Planner.

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With Support from

Eagle Mountain Nature and Wildlife Alliance

<https://www.emwildlife.org>

PO Box 400, Cedar Valley, UT 84013



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Native Open Space Natural Resource Management Plan

Eagle Mountain City, Utah

Nov 25th, 2024

Introduction

Definitions

- **Native & Undeveloped Open Space** refers to publicly owned land that is preserved in its natural state, characterized by native vegetation, undisturbed ecosystems, and minimal human alteration. This land is managed to protect and maintain its ecological features, including plant communities, wildlife habitats, and natural landscapes, while providing opportunities for passive recreation, education, and conservation. Native Open Space is often designated to preserve the region's natural heritage, support biodiversity, and contribute to the ecological health of Eagle Mountain City.
- **Developed Open Space** refers to land that has been intentionally developed or altered for public use and enjoyment, incorporating landscaping, infrastructure, and amenities that enhance its functionality, accessibility, and aesthetic appeal. Unlike Native Open Space, which is preserved in its natural state, Improved Open Space is actively managed and maintained to support a variety of recreational, social, and community activities. This type of open space often includes features such as manicured lawns, walking paths, playgrounds, sports fields, and picnic areas, making it an integral part Eagle Mountain City.

Purpose and Use

This Native open Space Management Plan provides direction on the management strategies and subsequent actions to be taken regarding native and unimproved open spaces in Eagle Mountain City.

The purpose of this open space management plan is to provide an assessment of existing natural resources, and to guide resource management of city owned native open space parcels. More specifically, this management plan is also intended to achieve the following objectives:

1. Document existing conditions and resource management issues on the property.
2. Identify and prioritize strategies to address resource management issues and maintain the overall integrity of resources on the property

Coordination with other Plans

2018 Eagle Mountain City General Plan

2020 Eagle Mountain City Parks, Trails, & Open Space Master Plan

2018 West Traverse Sentinel Landscape Act

Goals

The goal of this undeveloped open space management plan is to outline actionable strategies and maintenance protocols tailored to the unique needs of the undeveloped open areas In Eagle Mountain City. Through focused management, the plan aims to preserve the structural and functional integrity of these spaces, ensuring they continue to fulfill their ecological roles, such as supporting biodiversity, providing wildlife habitat, and offering outdoor recreation opportunities.

Methodology

Data Gathering

- Site Visits
- Staff discussions / feedback with location professionals

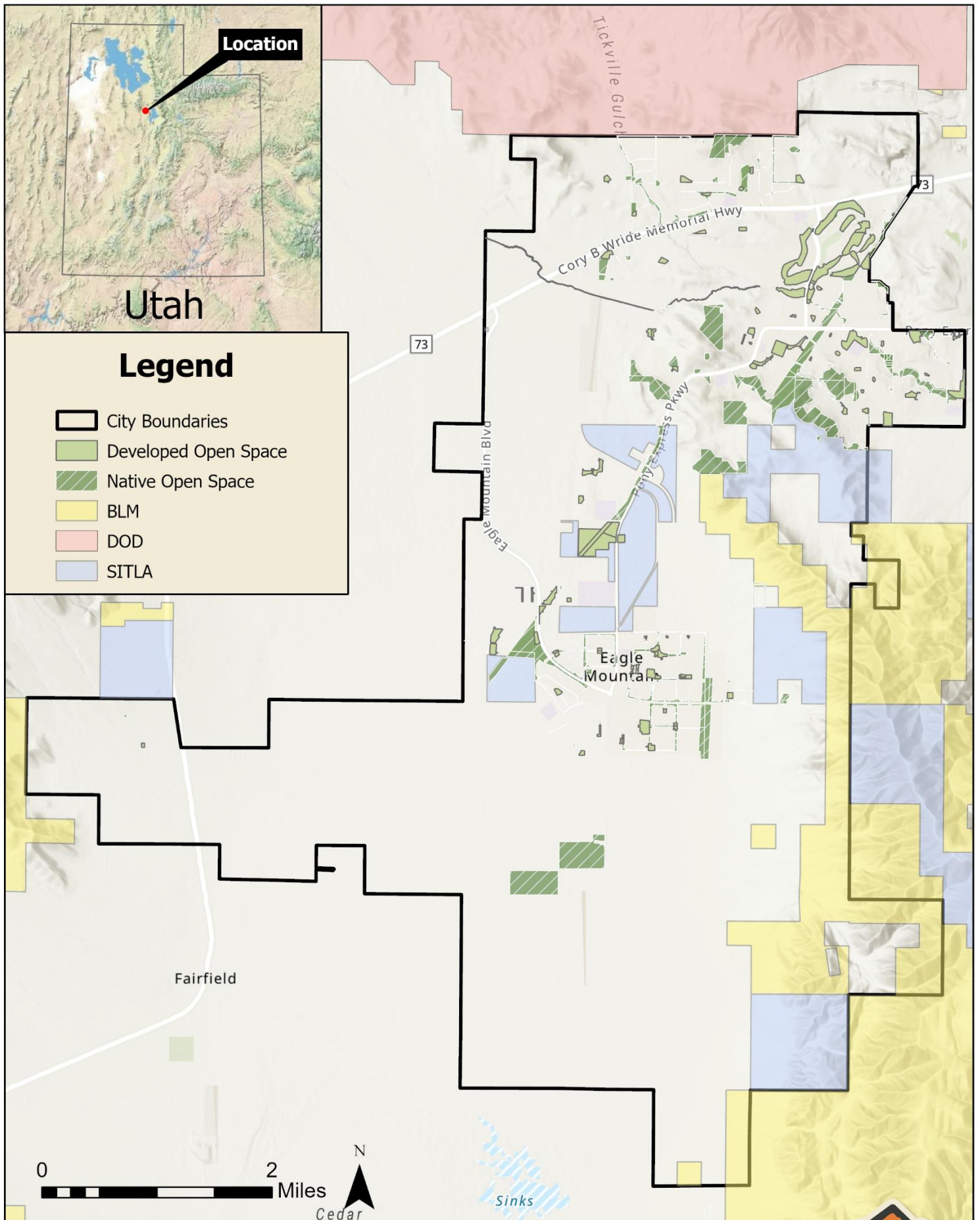
Community Engagement

- Public Survey
- Resident Employee Interviews

Undeveloped Open Space Management Areas

Overview

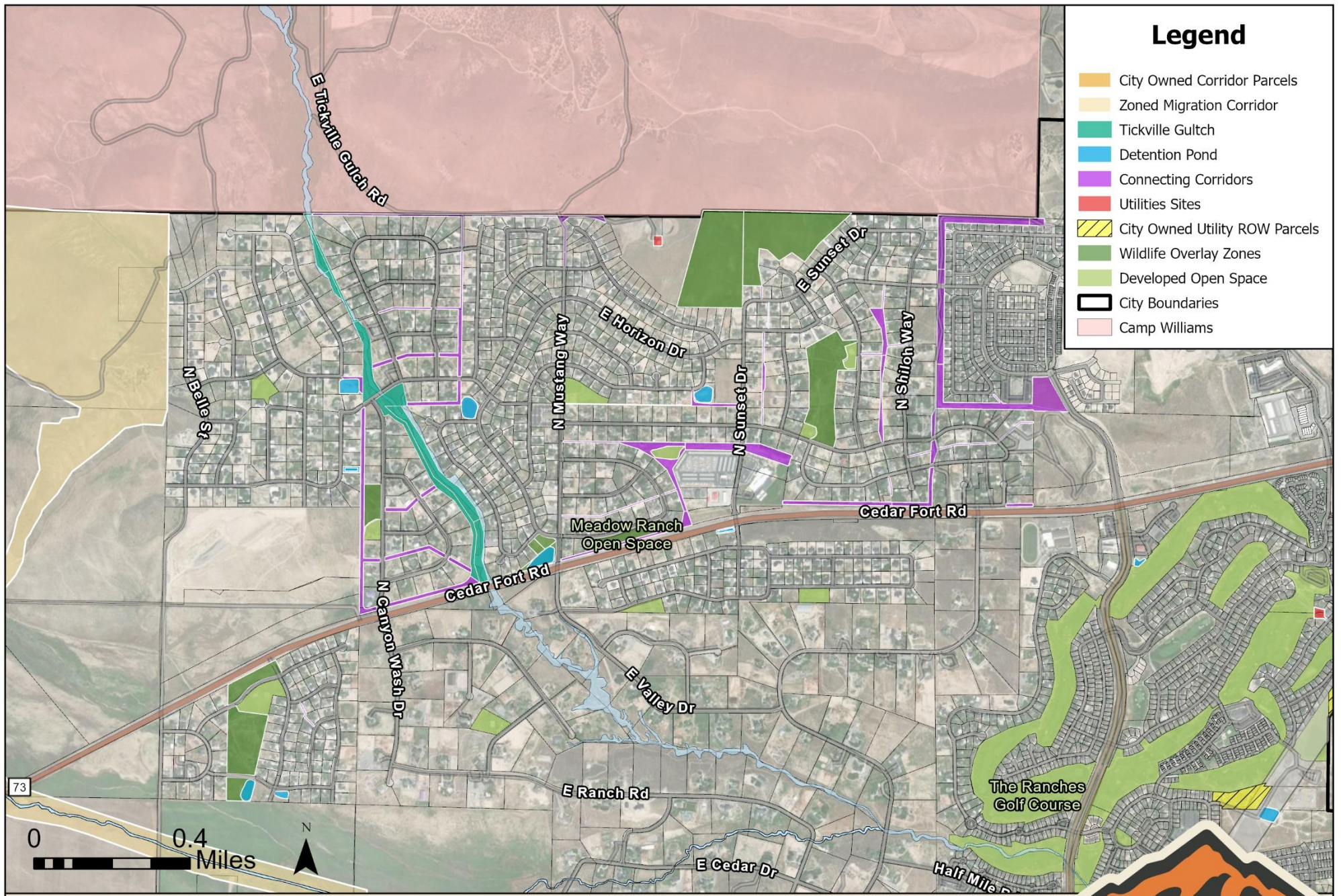
(Create hyperlinks that will take viewers to a high-resolution pdf version of the map.)



Property Location I

Native Open Space | Eagle Mountain City Open Space Management Plan

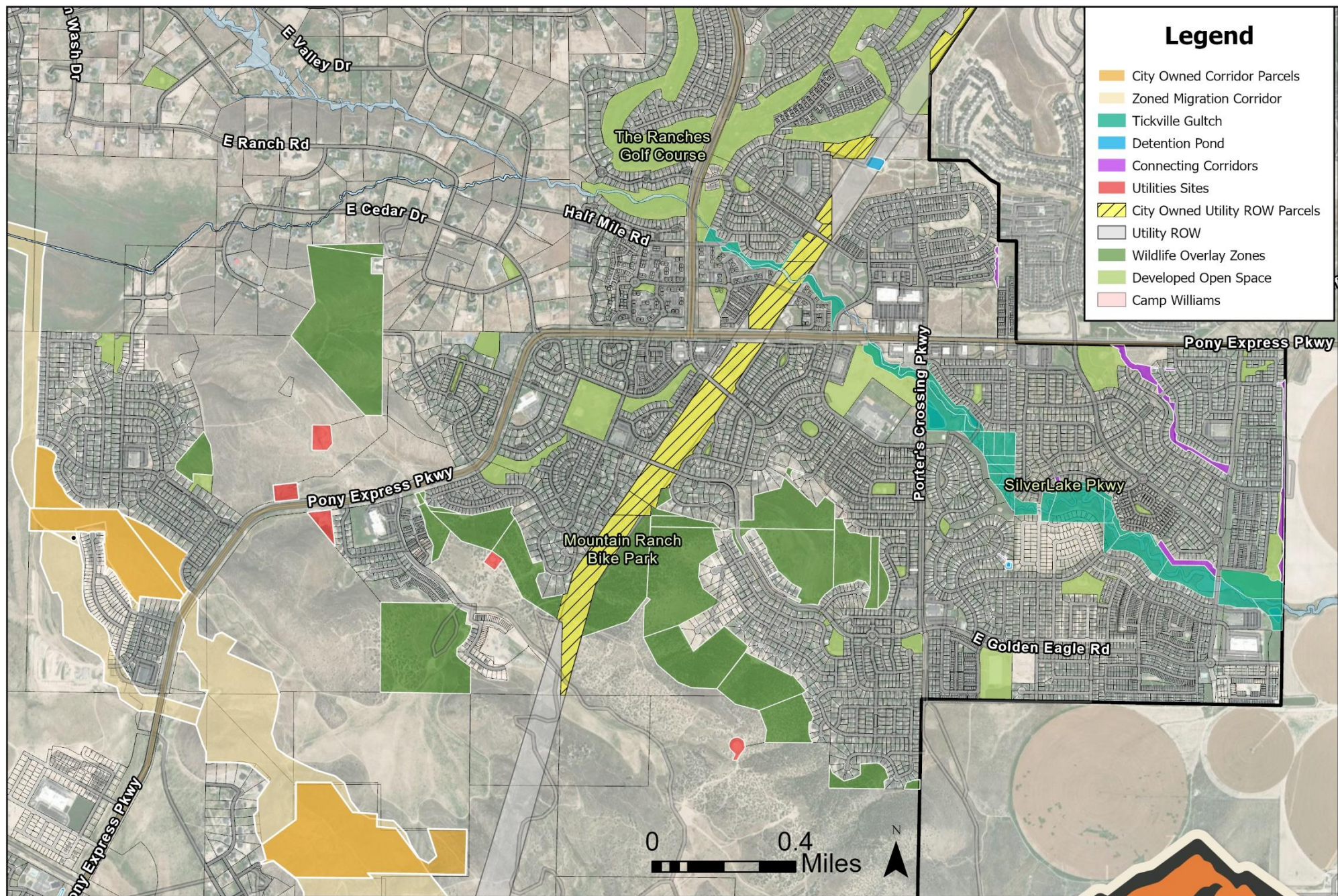




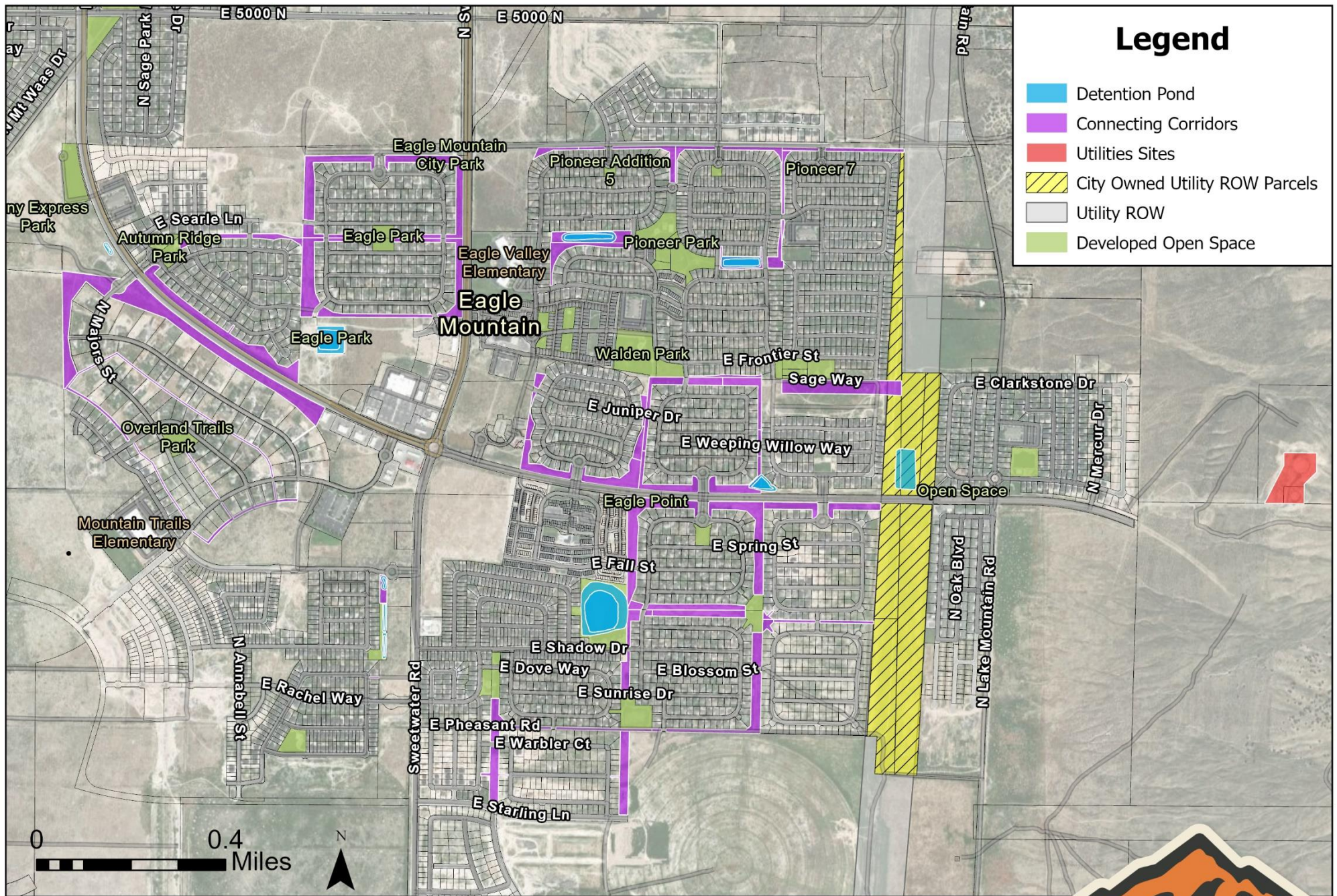
Specific Land Elements 1

Native Open Space | Eagle Mountain City Open Space Management Plan





Specific Land Elements 2



Specific Land Elements

Native Open Space | Eagle Mountain City Open Space Management Plan



Existing Conditions

Soil Resources

Water Resources

There are no creeks, lakes, or ponds located on these properties.

Vegetation Resources

Table 1. Summary of Plant Communities

Community	Acres	Quality
Sage Brush Shrub Land		
Pinyon Pine/Juniper Forest		

Table 2. Native Plant Species

Name	Scientific Name	Community
Sage Brush	<i>Artemisa, tridentata</i>	
Rabbit Brush	<i>Ericameria, nauseosus var. nauseosus</i>	
Sumac	<i>Rhus, aromatica</i>	

Noxious Weeds

- Russian Thistle (*Salsola tragus*)
- Russian Olive (*Elaeagnus angustifolia*)
- Tamarisk (*Tamarix ramosissima*)

- Phragmites (*Phragmites australis*)

Wildlife Resources

General Wildlife

Table 3. Summary of Wildlife Communities

Common Name	Scientific Name	Status	Habitat	

Recreation Resources

Trails and Trailheads

Other Amenities

Resource Management Plan

Implementing this management plan will involve identifying and prioritizing actions to ensure effective stewardship of the city's natural resources. These prioritized actions should be reviewed annually to establish yearly work programs, taking into account budget and staffing limitations. While many actions will be executed within the initial years, others may require a longer timeframe to complete. Some actions will be ongoing, while others will be short-term or long-term, requiring significant time and effort.

Resource Management Issues

Table 4. Resource Management Issues

Resource Management Issues

Vegetation Management

- **Noxious Weeds** - Invasive and noxious weed species, such as Russian thistle, Phragmites, and Tamarisk, pose a continual threat to the quality and diversity of native habitats in Eagle Mountain City, necessitating ongoing monitoring and management efforts.

Recreation Management

- **Unauthorized Recreation** - Unauthorized recreation and access to Tickville Gulch and other native open spaces have led to erosion, the creation of informal trails, and damage to vegetation.

Habitat Management

- **Mule Deer Migration Corridor Enhancement** – Eagle Mountain City is experiencing rapid growth leading to more difficult migration for mule deer and other wildlife species across the city.

City-Wide Management Strategies

Table 5. City-Wide Management Strategies

Management Strategies	Timing	Priority

Site-Specific Management Strategies

For the purpose of this section of the management plan, the following terminology applies,

Objective – Objectives are the outcomes that are intended to be achieved through management actions

Actions – Actions are specific tasks that the city can undertake to address issues and meet objectives

Timing recommendations are defined as follows:

- **ST** (short-term actions) – Should be completed within 1 year.
- **LT** (long-term actions) – Should be initiated or completed within 5 years.
- **O** (ongoing actions) – Should be completed on an ongoing annual basis indefinitely.

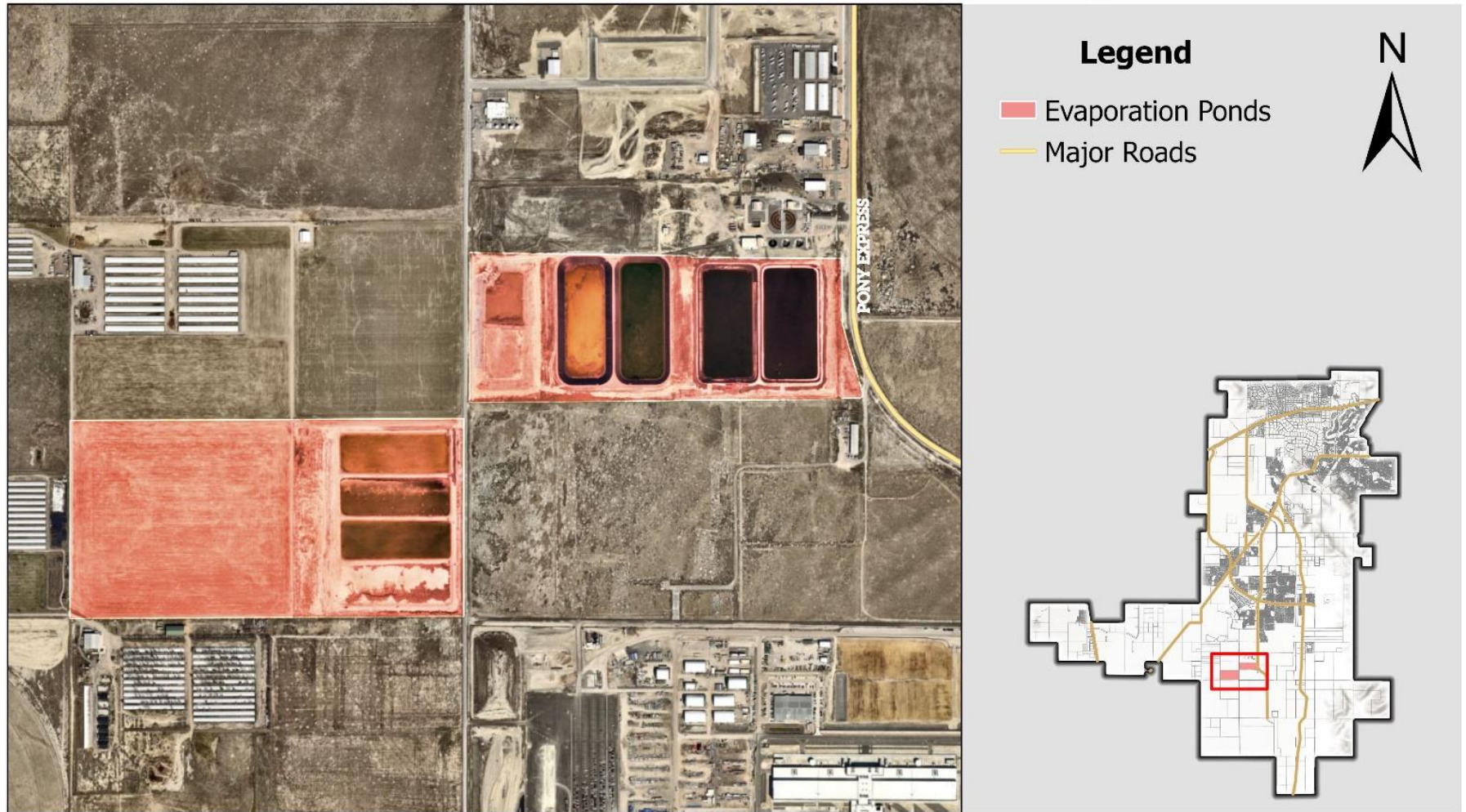
Priority recommendations are defined as follows:

- **H (high-priority actions)** – Should be accomplished first. These management actions are considered extremely important to the protection of resource values.
- **M (medium-priority actions)** – Considered important but not urgent and meets a combination of other objectives.
- **L (low-priority actions)** – Important but not crucial to resource protection needs. Low-priority management actions do not have to be completed in the immediate future and primarily fulfill a specific resource objective

Jump to

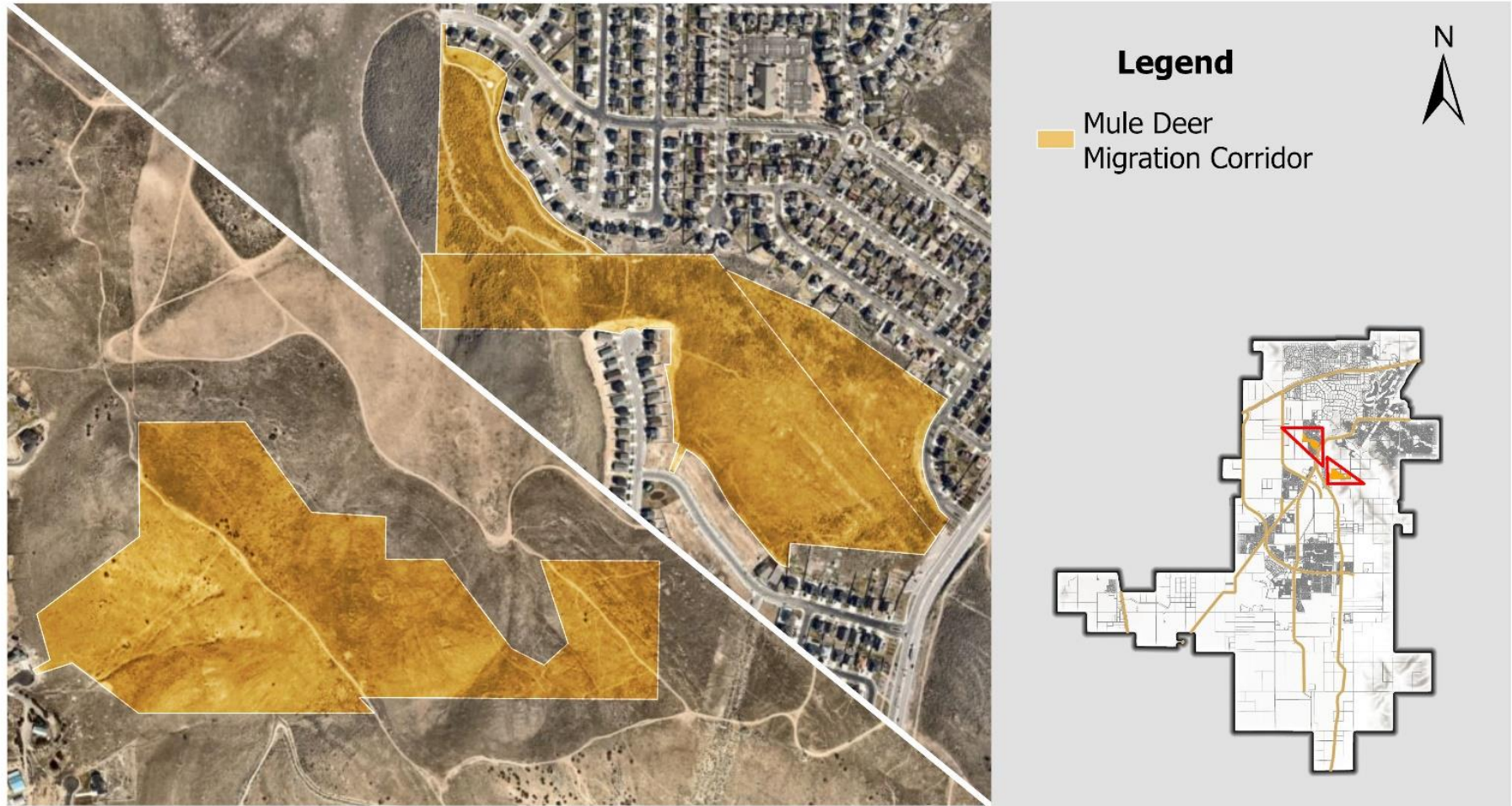
- Mule Deer Migration Corridor
- Tickville Gulch Management Area
- Utility Right-of-Way
- Wildlife Overlays & Nature Parks
- Eagle Mountain Bike Park
- Connecting Corridors
- Detention Pond Management Areas
- City Water Tanks
- Well Sites

Sewar Treatment Evaporation Ponds - Management Area



- Sewar Treatment Ponds

Mule Deer Migration Corridor - Management Area



Mule Deer Migration Corridor

Overview: Eagle Mountain City facilitates the safe and natural movement of mule deer (*Odocoileus hemionus*) and other wildlife species between critical habitats. The corridor is a collaboration between the City of Eagle Mountain, the Utah Division of Wildlife Resources, the Bureau of Land Management, UDOT, and private organizations like the Eagle Mountain Nature and Wildlife Alliance and the Mule Deer Foundation. This corridor is essential for the survival of various species, as it provides access to food, shelter, breeding grounds, and other resources necessary for maintaining healthy populations. The corridor is designed to mitigate the impacts of urban development on wildlife by preserving or restoring natural pathways that allow wildlife to move freely across fragmented landscapes.

(Reference: this corridor was identified by the DWR in 2018?. Reference this data from Todd) S.O. 3362

Secondary Purpose: The mule deer migration corridor offers residents recreational opportunities by incorporating a non-motorized single-track trail system which runs alongside or through this enclosed corridor.

Current Issues:

Management Objectives

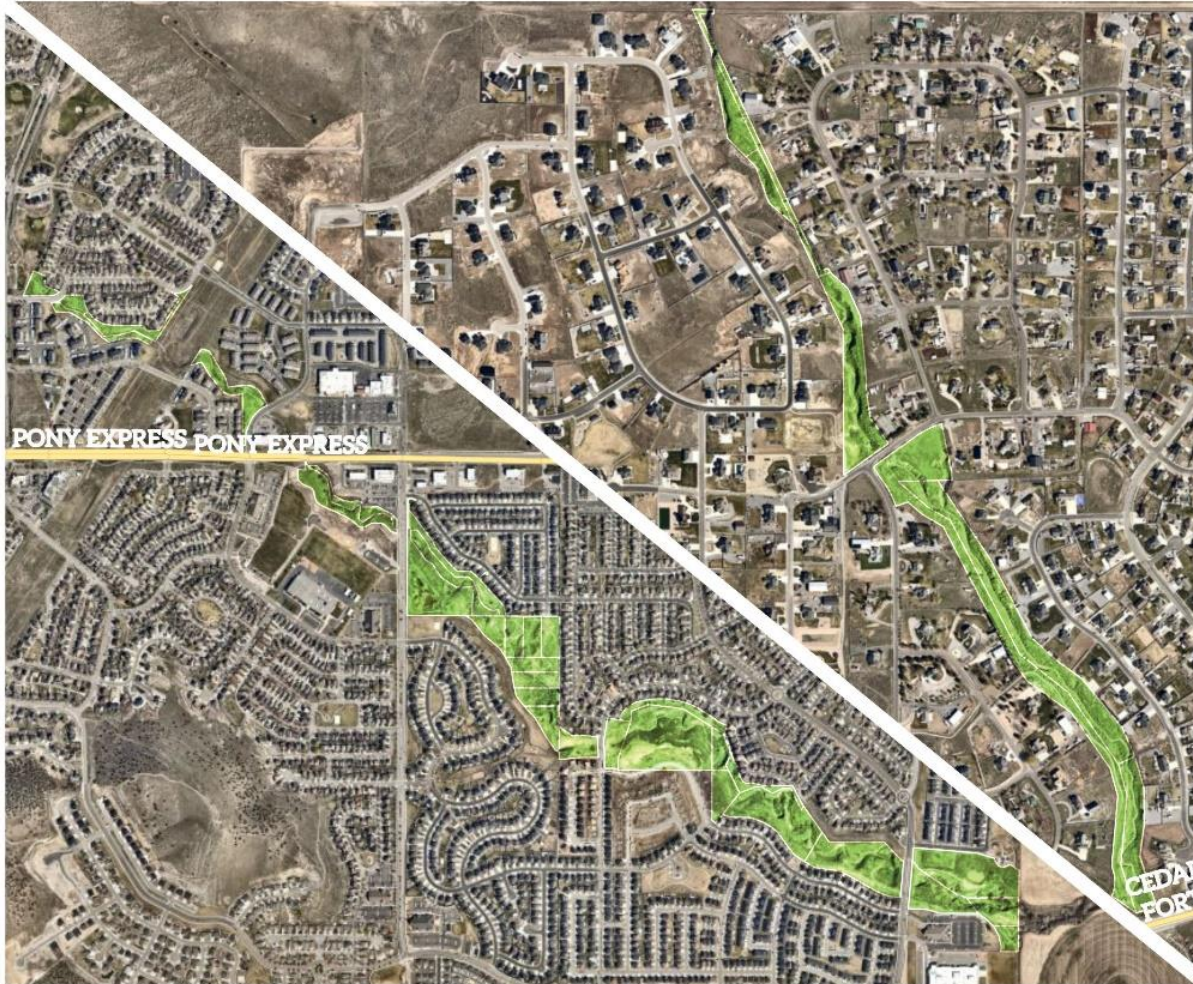
- Maintain fire break between corridor and private property boundaries.
- Observe that Deer fence is secure, especially around public access points.

Future Opportunities: Trails GIS Database Plan

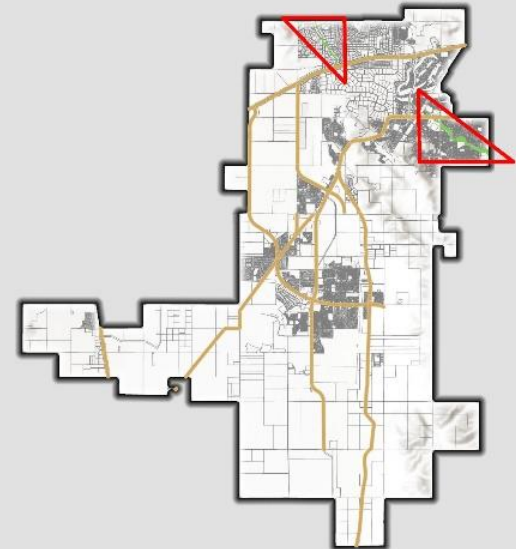
Table 6. Migration Corridor Management Strategies

Management Actions	Timing	Priority
Habitat Management		
Vegetation Management		
Recreation & Visitor Management		

Tickville Gultch - Management Area



- Legend**
- Tickville Gultch
 - Major Roads



Tickville Gulch Management Area

Overview: Tickville Gultch serves as a natural intermittent stormwater drainage pathway that temporarily conveys stormwater runoff during and immediately after precipitation events. Unlike perennial drainage systems, which carry water continuously, the Tickville drainage system only transport water during periods of significant rainfall, snowmelt, or other sources of surface runoff. This system is critical for managing stormwater in Eagle Mountain City where the water flow is intermittent, helping to prevent localized flooding, erosion, and sedimentation in downstream water bodies.

Secondary Purposes: Tickville Gultch also serves as a wildlife migration corridor through Eagle Mountain City. For this reason, it is crucial that Tickville...

Current Issues:

Management Objectives

- Removal of all invasive species within and on surrounding land of Tickville Gultch.
- To prevent further erosion, permanent obstruction of all recreational activity from within the wash.
- For bank stabilization, transplant and seed native vegetation within and on banks of the wash's length.
- Monitor / Survey the entire length of the Tickville Gultch three times a year (after spring runoff, after summer storm season, after first frost), identifying sites garbage, erosion, invasive plant species, and unpermitted recreation.

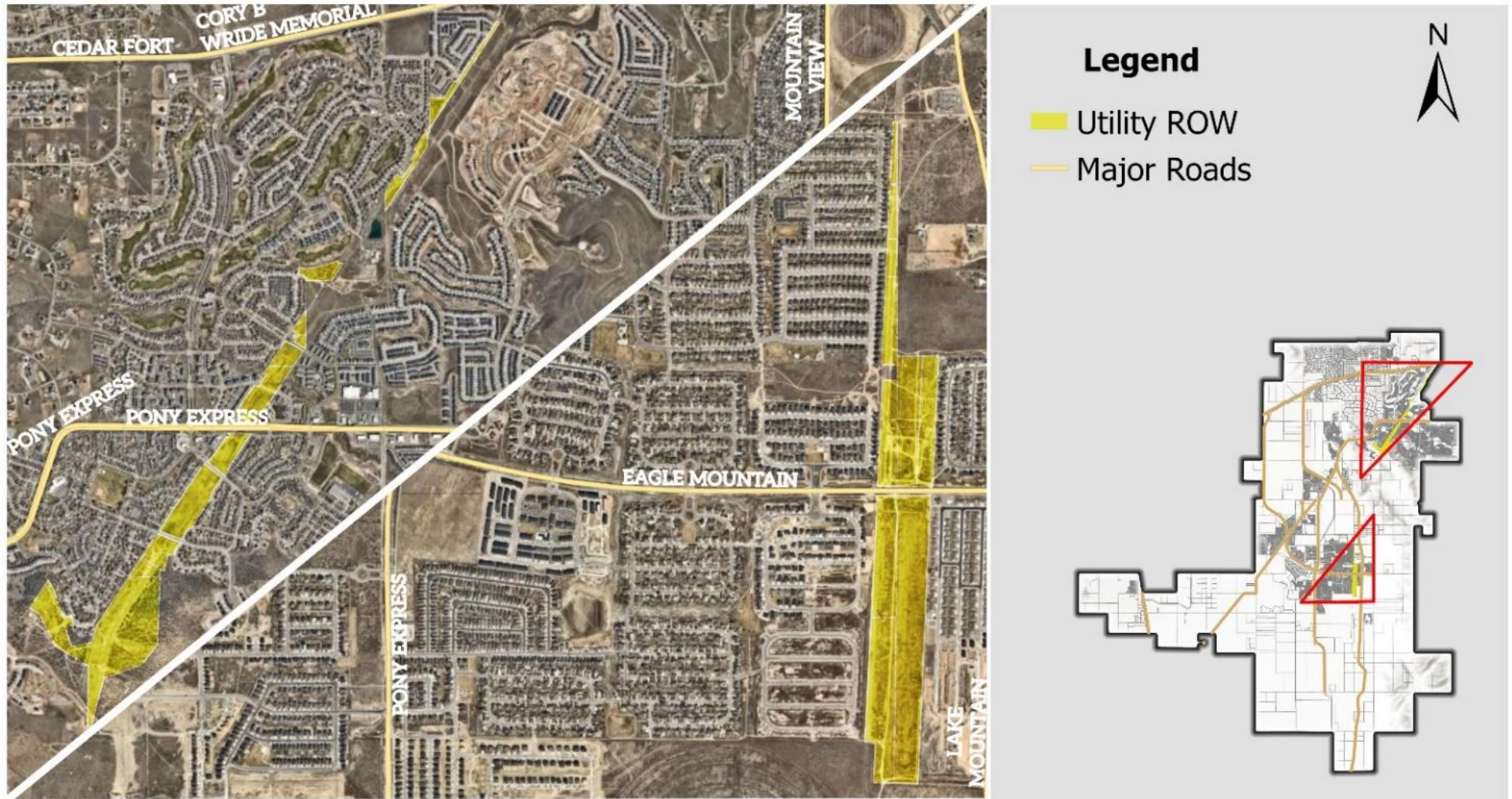
Future Opportunities

- [Tickville Gultch Natural Park Concept Plan](#)

Table 7. Tickville Gulch Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Recreation & Visitor Management		

Utility Right-of-Way - Management Area



Utility Right-of-Way

Overview: A utility right-of-way (ROW) is a legally designated strip of land that provides utility companies with the right to access, construct, operate, and maintain utility infrastructure such as power lines, pipelines, water mains, sewer lines, and communication cables. The right-of-way is established through an easement, which grants the utility company the necessary legal rights to use the land while allowing the city to retain ownership of the property. Utility rights-of-way are essential for the efficient and reliable delivery of utility services while ensuring safety and accessibility for maintenance and repair operations.

Secondary Purposes: The Utility ROW also serves as a break in development, allowing for wildlife habitat and native vegetation to grow. The ROW also serves as a travel corridor for active and motorized recreation travel on official trails.

Current Issues: The Utility ROW currently faces several issues from a management perspective, including large patches of invasive weeds, homeowner encroachment, unpermitted recreational use, garbage dumping, and fire hazards along property lines

Objectives

- Removal of all invasive plant species from within city-owned sections of the Utility ROW
- Create a fire break that is at least 10ft wide, between all city-owned sections of the ROW and adjacent private properties.
- Gate and fence or block all unpermitted vehicle entry points to the Utility ROW
- Designate official city trails within the ROW – close unofficial trails
- Manage trails and recreation within the ROW

Management Objectives

- Survey the length of the Utility ROW 3 times a year noting sites of invasive plant species, garbage, erosion, and unpermitted recreation.
- Survey the length of the wash, monitoring the integrity of the fire break

Future Opportunities:

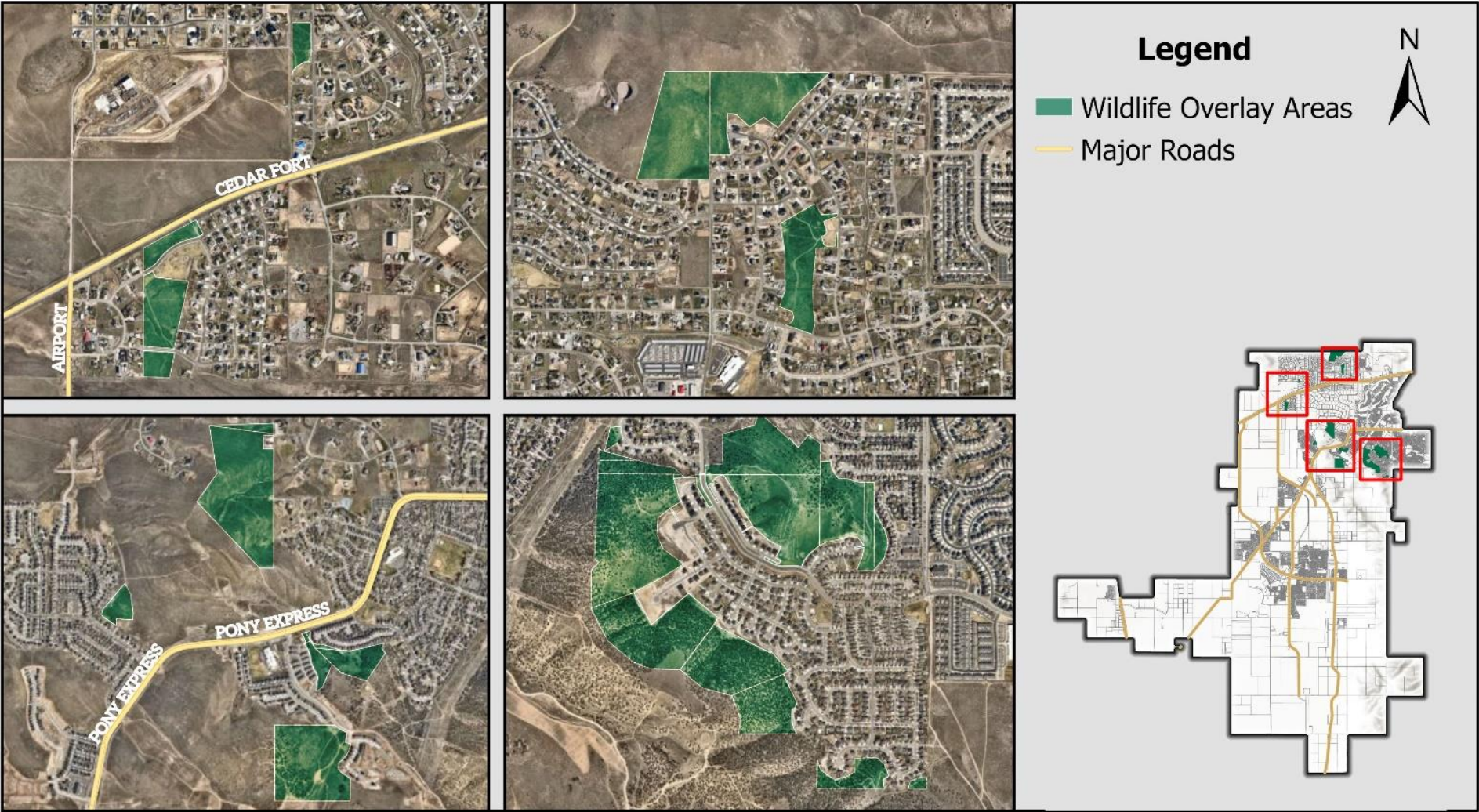
- Several opportunities exist within the Utility ROW. First, a paved commuter trail could stretch the length of the city through the ROW. Third, a double track dirt trail could stretch the length of the city to provide a transportation route for motorized off road recreational vehicles.
- Several opportunities exist within the Utility ROW. First, Trails could be created that run parallel to property lines on both the east and west sides of the Utility ROW. These trails would also serve as fire breaks, protecting homeowners from potential fire damage. One trail would be paved, and one trail would be unpaved to support multiple types of active transportation and recreational

equipment. Second, a retention pond on the north end of the ROW could be developed into a community fishery to provide fishing related recreation to residents.

Table 8. Utility ROW Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Recreation & Visitor Management		

Wildlife Overlays & Nature Parks - Management Area



Wildlife Overlays & Nature Parks

Overview: Wildlife Overlays and Nature Parks are a specialized type of land designation designed to protect and manage areas that are critical for wildlife, such as habitats, migration corridors, and breeding grounds. The primary purpose of these wildlife overlays and nature park areas is to ensure that development and land use activities within these areas are conducted in a manner that minimizes disruption to wildlife and preserves the ecological function of these sites. By imposing specific land use restrictions and development controls within these zones, Eagle Mountain can balance the needs of wildlife conservation with those of urban development, contributing to the overall sustainability and biodiversity of the city.

Primary Purpose: Wildlife Habitat

Secondary Purpose: Recreation areas

Objectives:

- Create educational and recreational access to all city-owned n

Current Issues:

- Many parcels pose risks of wildfires.
- Many parcels have violations of property encroachment by residents.

Management Objectives:

Future Opportunities: Many of the parcels in the wildlife overlay category exist on steep hillsides and are protected by Eagle Mountain’s Mountain top and slope development ordinance. Therefore, an opportunity exists to create single track recreation trails that side slope across these hillsides.

Table 9. Wildlife Overlay Management Actions

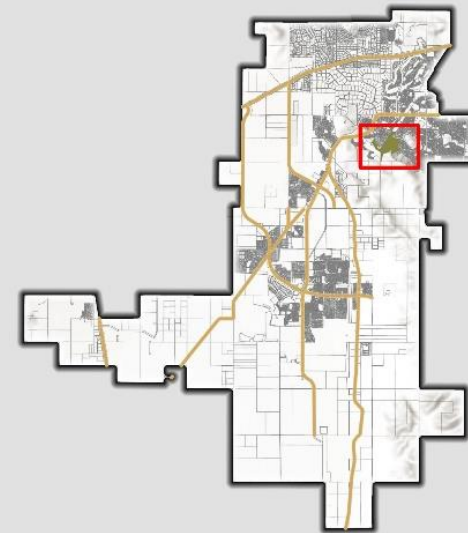
Management Actions	Timing	Priority
Vegetation Management		
Recreation & Visitor Management		

Bike Park - Management Area



Legend

- BikePark
- Major Roads



Eagle Mountain Bike Park

Overview:

(need determine actual “city official” boundaries of bike park) – Ask Brad about existing boundaries and if a designation is possible

Primary Purpose:

Current Issues:

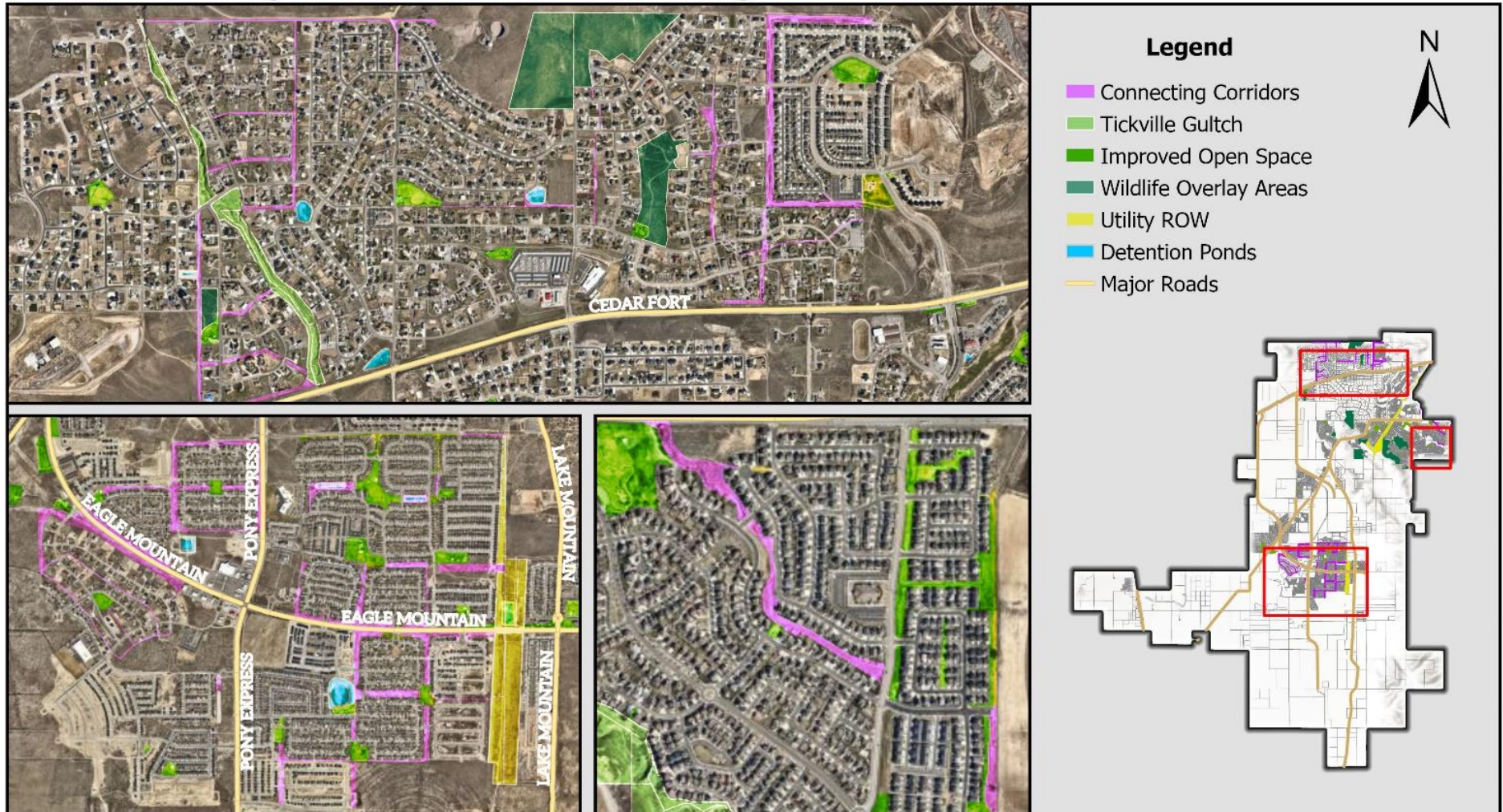
Management Objectives:

Future Opportunities:

Table 10. Eagle Mountain Bike Park Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Recreation & Visitor Management		

Connecting Corridors - Management Area



Connecting Corridors

Overview: Eagle Mountain City’s connecting corridors are designated areas of natural or semi-natural land that links parks, green spaces, and other natural habitats within an urban or suburban landscape. Connecting corridors enhance the urban environment by creating continuous green pathways that support both wildlife movement and human recreation, contributing to the overall ecological health and livability of the city. Additionally, Open space connecting corridors help preserve the continuity of natural landscapes, mitigate the effects of urban fragmentation, and enhance the aesthetic appeal of the urban environment.

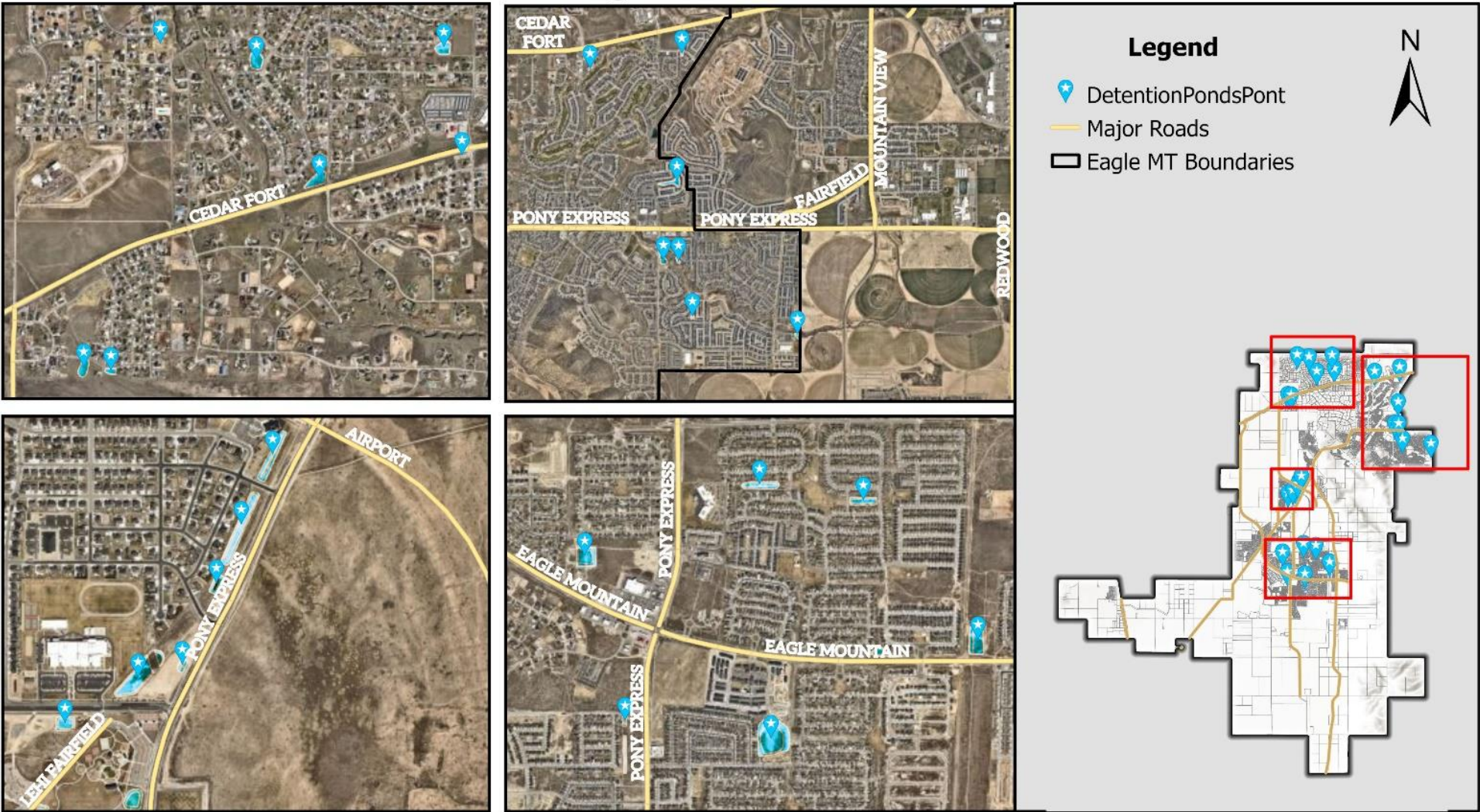
Current Issues

Management Objectives

Table 11. Connecting Corridors Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Access & Signage Management		

Detention Ponds - Management Area



Detention Pond Management Areas

Overview: A city utility detention pond is an engineered basin designed to temporarily store and manage stormwater runoff during and after storm events. The primary purpose of a detention pond is to reduce peak runoff rates, mitigating flood risks by releasing stored water at a controlled rate into downstream water bodies or stormwater systems. Unlike retention ponds, detention ponds are designed to dry out between storms and do not maintain a permanent pool of water.

Area Descriptions: Eagle Mountain city manages (#) detention ponds, (approximately percentage) of which contain vegetative buffers that both protect against basin erosion and filter water pollution.

Current Issues: Currently many detention ponds in Eagle Mountain are host to invasive and noxious weeds, shrubs and trees. (add unauthorized recreation, erosion, dumping)

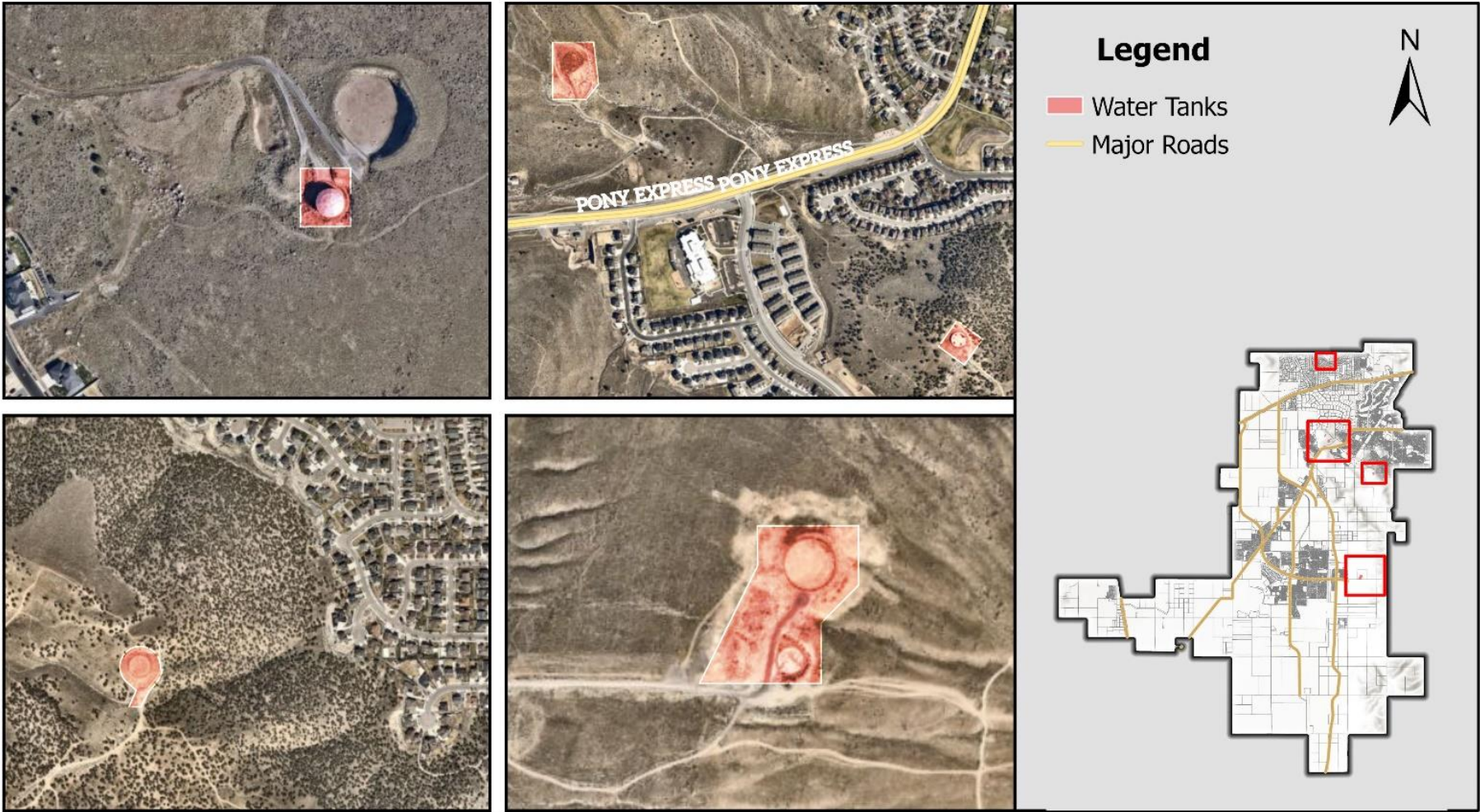
Management Objectives:

- Fence off all detention ponds to provide control over entry)

Table 12. Detention Pond Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Utility & Parameter Management		

Water Tanks - Management Area



City Water Tanks

Overview: A city utility water tank is a critical component of municipal water distribution systems. It serves as a storage facility for potable water, ensuring a steady supply to meet demand fluctuations, provide emergency reserves, and maintain system pressure. These tanks can be located above ground, underground, or elevated, depending on the specific needs and topography of the service area.

Area Description: Water Tank areas are small city-owned parcels containing water tanks that store water for future residential use. These water tanks include a fenced off perimeter. Currently there are seven water tanks in Eagle Mountain City. These management areas are accessible by dirt roads and are adjacent to private property.

Current Issues: land around these the water tanks is considered native open space but is not being managed. These sites become hot spots for invasive weed species taking advantage of the disturbed ground around the water tanks.

Management Objectives:

- Control the spread of invasive and undesirable plant species. Manage planted trees and pollinator plants – water, fertilize, protect from problematic pests. Make sure the fence line is secure.
- Eradicate all invasive plant species from Water Tank Management areas
- Create 3ft wide foot paths all the way around fenced area on both sides to allow for tank maintenance and to maintain integrity of fence.
- Keep the water tank entry area free of all vegetation and debris.
- Plant native trees and shrubs in open space around fenced areas to provide bank stabilization and to beautify the area.

Future Opportunities: An opportunity exists to create pollinator gardens around the fenced areas of the water tanks and within some of the larger fenced enclosures.

Table 13. City Water Tank Sites Management Actions

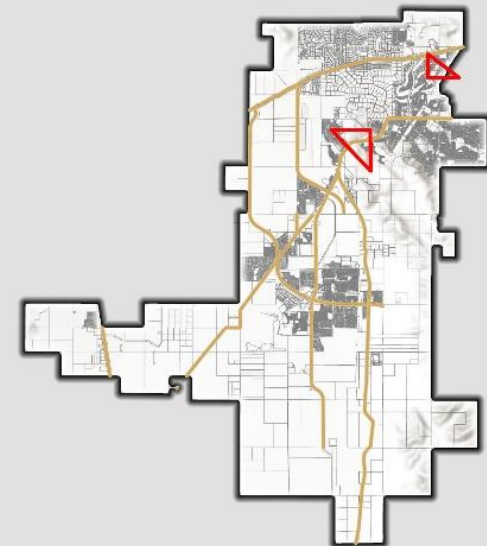
Management Actions	Timing	Priority
Vegetation Management		
Utility & Parameter Management		

Municipal Well Sites - Management Area



Legend

- Well Sites
- Major Roads



Well Sites

Overview: A city utility well site is a designated location where groundwater is extracted for municipal water supply purposes. The well site typically includes a drilled well, a pump system, and associated infrastructure to withdraw, treat, and deliver groundwater to the city's water distribution system. These sites are critical components of a city's water supply network, providing a reliable source of potable water for residential, commercial, and industrial use.

Current Issues

Management Objectives

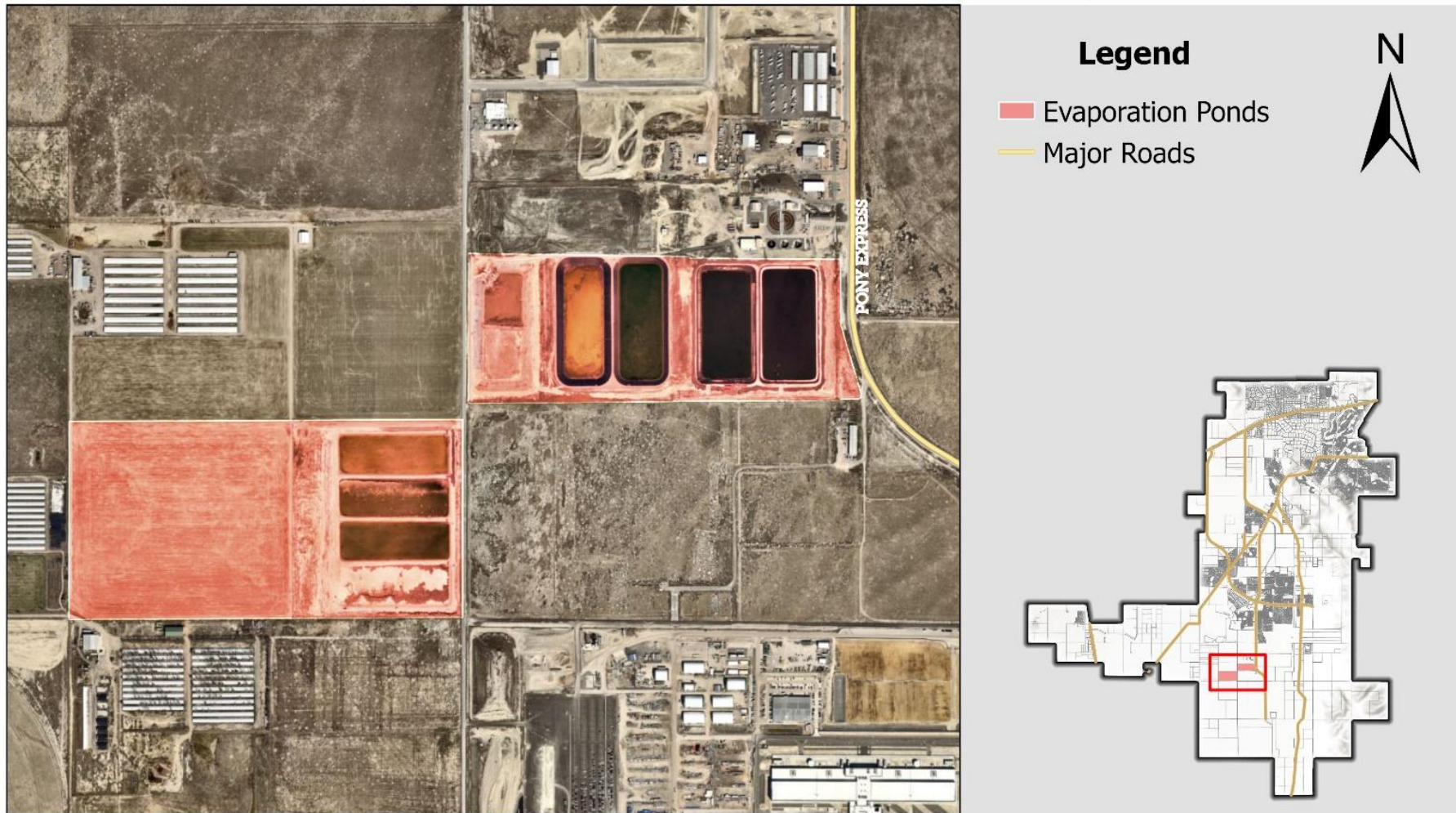
- create foot paths around inside and outside of fences
- Stretch fences to perimeter of city property to prevent improper use of city property
- Control the spread of invasive and undesirable plant species.
- Control the spread of problematic animal species such as voles.
- Create and manage pollinator gardens.

Future Opportunities: An opportunity exists to create pollinator gardens at these sites. Pollinator gardens will help prevent the spread of invasive plant species in the disturbed soil around the buildings.

Table 14. Well Sites Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Utility and Parameter Management		

Sewar Treatment Evaporation Ponds - Management Area



Sewar Treatment Ponds

Overview: A city utility evaporation pond is an engineered basin designed for the disposal of wastewater through the process of natural evaporation. The pond allows for the concentration and eventual removal of wastewater, often from treatment processes, stormwater runoff, or industrial effluents, by harnessing natural evaporative forces.

Current Issues:

Management Objectives:

Future Opportunities: An opportunity exists to introduce wetland vegetation around evaporation ponds. Vegetation can provide wildlife habitat as well as beautify the surrounding area.

Table 15. Sewar Treatment Ponds Management Actions

Management Actions	Timing	Priority
Vegetation Management		
Utility & Parameter Management		

Strategies and General Management Actions

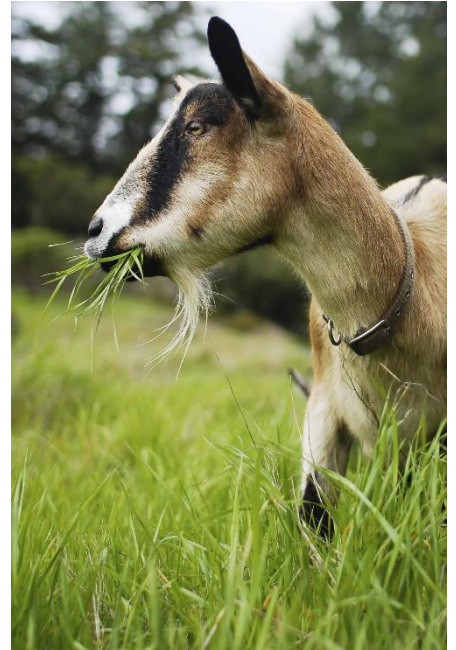
Integrated Pest Management (IPM)

Goats for Ecological Management of Invasive Plants

Many open space parcels within Eagle Mountain contain large patches of invasive plant species. Traditional treatment of invasive plant species involves many man hours of mowing and herbicide application. A viable alternative to traditional management practices is goat defoliation. Goats will eat just about any vegetation in site including undesirable invasive plant species such as Phragmites and scotch thistle.

How it would work

Prior to the goat's arrival on site, a temporary electric fence would be set up by the Open Space crew, around the desired grazing grounds. Following completion of fence set up, goats would be delivered to the grazing ground where they would remain for 4-7 days. During the length of their stay, a second fence would be set up at the next site. When the goats have completed their grazing at the first site, they would be transported by the goat owner to the second site. After the goats are finished grazing at any site, the Open Space crew would apply herbicide to the left-over stumps of all invasive and undesirable plant species, limiting the chances of their regrowth.



Benefits

Benefits of goat management for invasive plant species and mowing needs include

- Reduction in diesel fuel usage.
- Reduction in man hours spent on mowing, weeding, and herbicide application.
- Supporting local agricultural businesses.
- Naturally applied fertilizer to native plant areas.

Noxious Weed Removal Strategies

Table 16. Noxious Weed Removal Strategies

Name	Scientific Name	Removal Strategy
Tamarisk / Salt Cedar	Tamarix ramosissima	Cut the shrub down to the stump and treat it with herbicide.
Russian Olive	Elaeagnus angustifolia	Cut tree down to the stump and treat with herbicide within ten minutes to reduce regrowth rate.
Scotch Thistle	Onopordum acanthium	
Phragmites	Phragmites australis	1. In year one, mow, cut, or intensively graze in June, at least 1 month before herbicide application, to prevent seed production. 2. Spray with glyphosate in August-September. 3. If patch was un-mowed in summer, or grew back significantly, mow, cut, trample, or burn <i>Phragmites</i> in fall or winter (allowing 1 month for herbicide to take effect first). 4. Repeat for 3 consecutive years, spot treating the regrowth. Following year 3, monitor <i>Phragmites</i> in treated area, and continue spot treating as needed. (https://extension.usu.edu/wetlands/research/how-to-restore-phragmites-invaded-wetlands#:~:text=Phragmites%20grows%20in%20tall%2C%20dense,to%20wildlife%20and%20humans%20alike.)

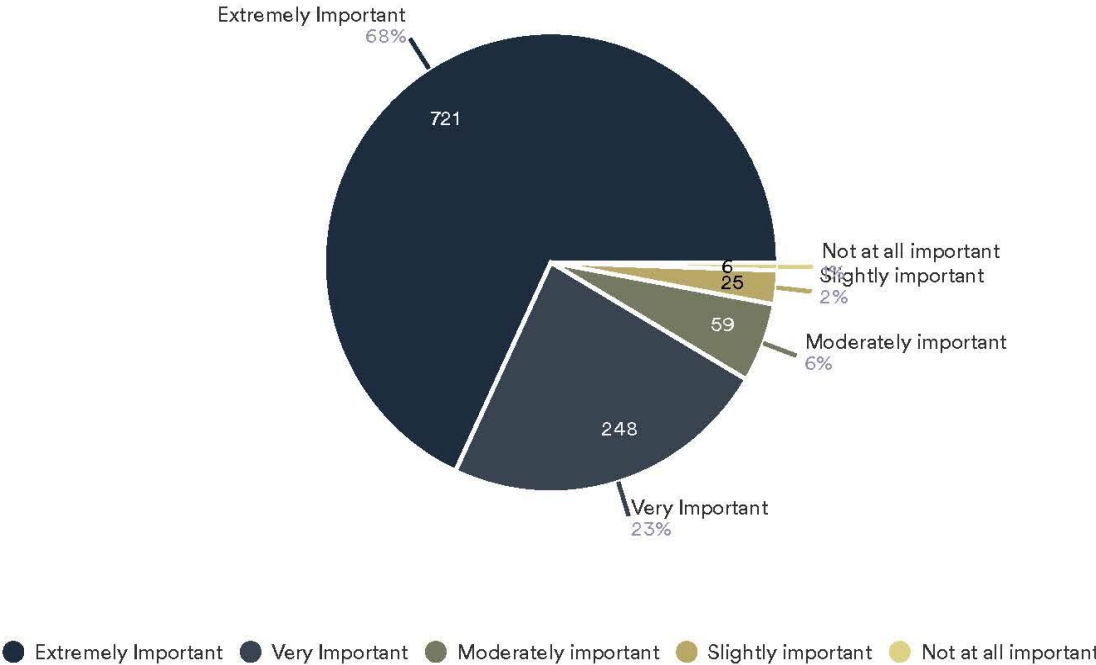
Appendix

Eagle Mountain 2024 Open Space Survey



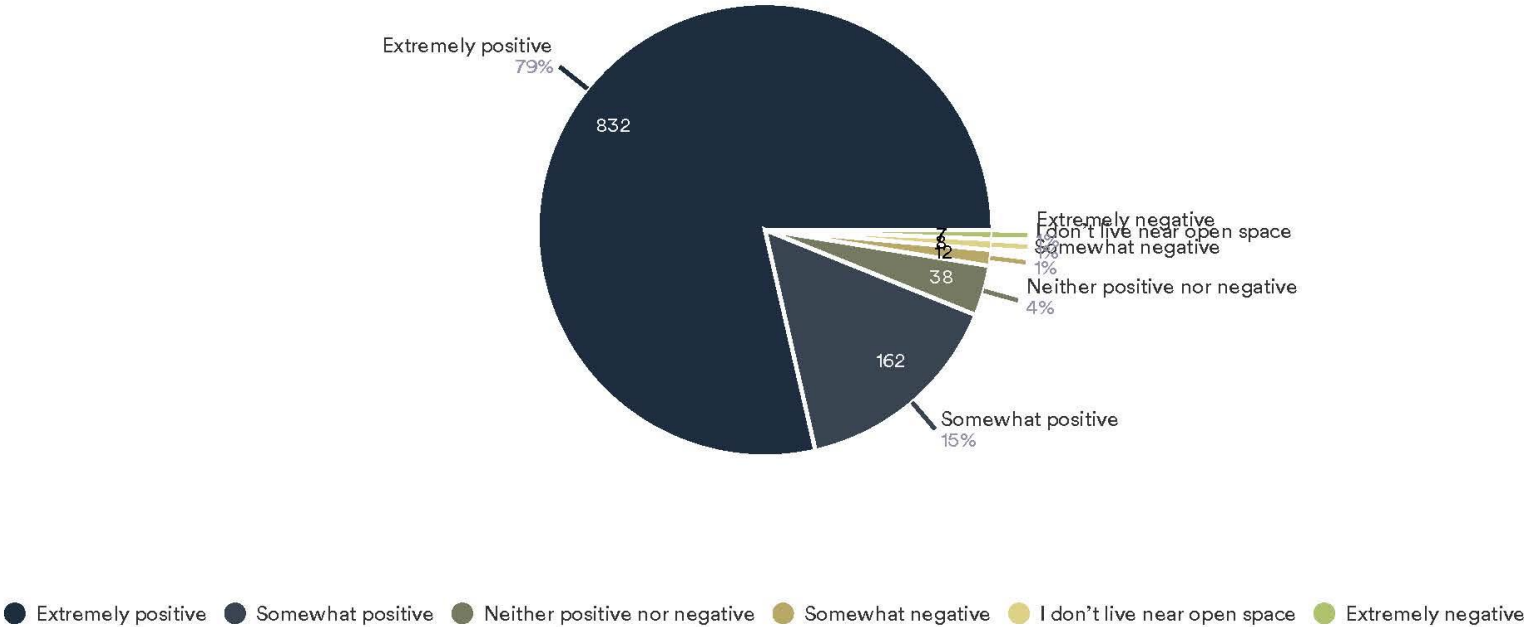
How important is open space to you?

1059 Responses



Does proximity to open space have a positive or negative impact on your household's quality of life?

1059 Responses



What type of transportation do you use to access open space areas?

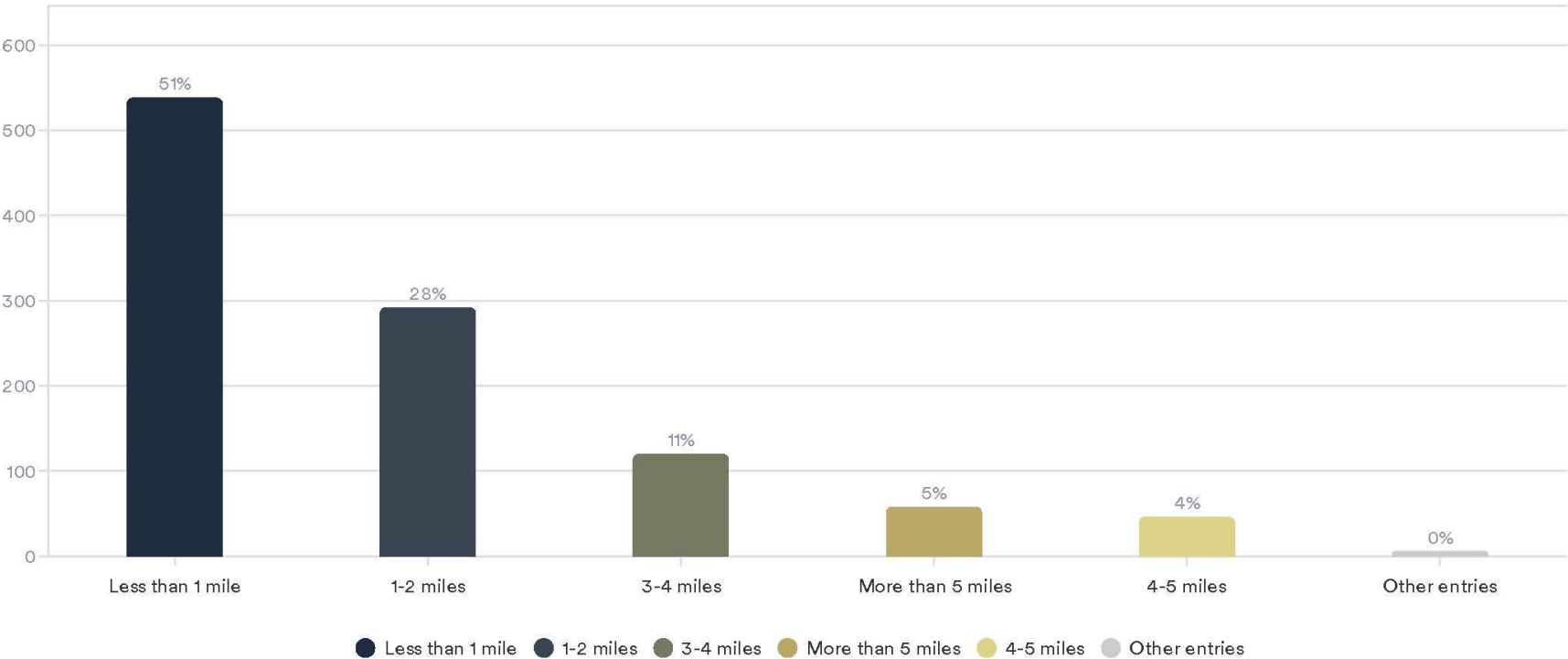
1055 Responses



Data	Response	%
On foot	400	38%
Car	317	30%
Dirt bike / four-wheeler	145	14%
Bicycle	143	14%
Horseback	33	3%
Other entries	17	2%

How far do you have to travel to access open space areas?

1056 Responses



What types of open space do you visit the most? Select Two

2470 Responses- 1 Empty

Data	Response	%
Improved city parks with grass and amenities	624	25%
Natural open space areas (natural parks)	488	20%
Paved running/walking/biking trails	477	19%
Public Land (Bureau of Land Management or State Institutional Trust La...	416	17%
Unpaved running/walking/biking trails	409	17%
Golf Course	56	2%

Best Response

Improved city parks with grass and amenities

25%

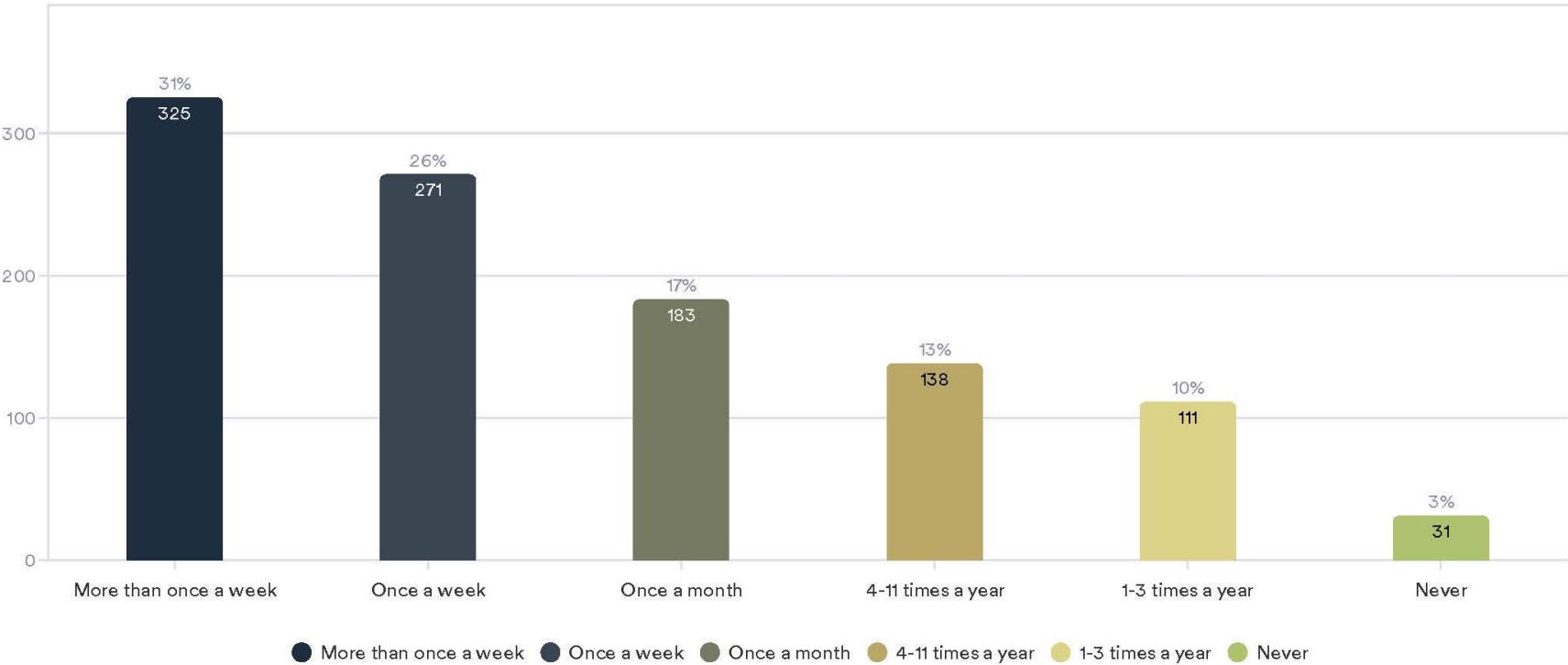
Percentage

2470

Responses

How often do you visit city owned natural open space areas?

1059 Responses



What natural open spaces do you visit? Select up to Three

2392 Responses- 1 Empty

Best Response

Lake Mountain

27%

Percentage

2392

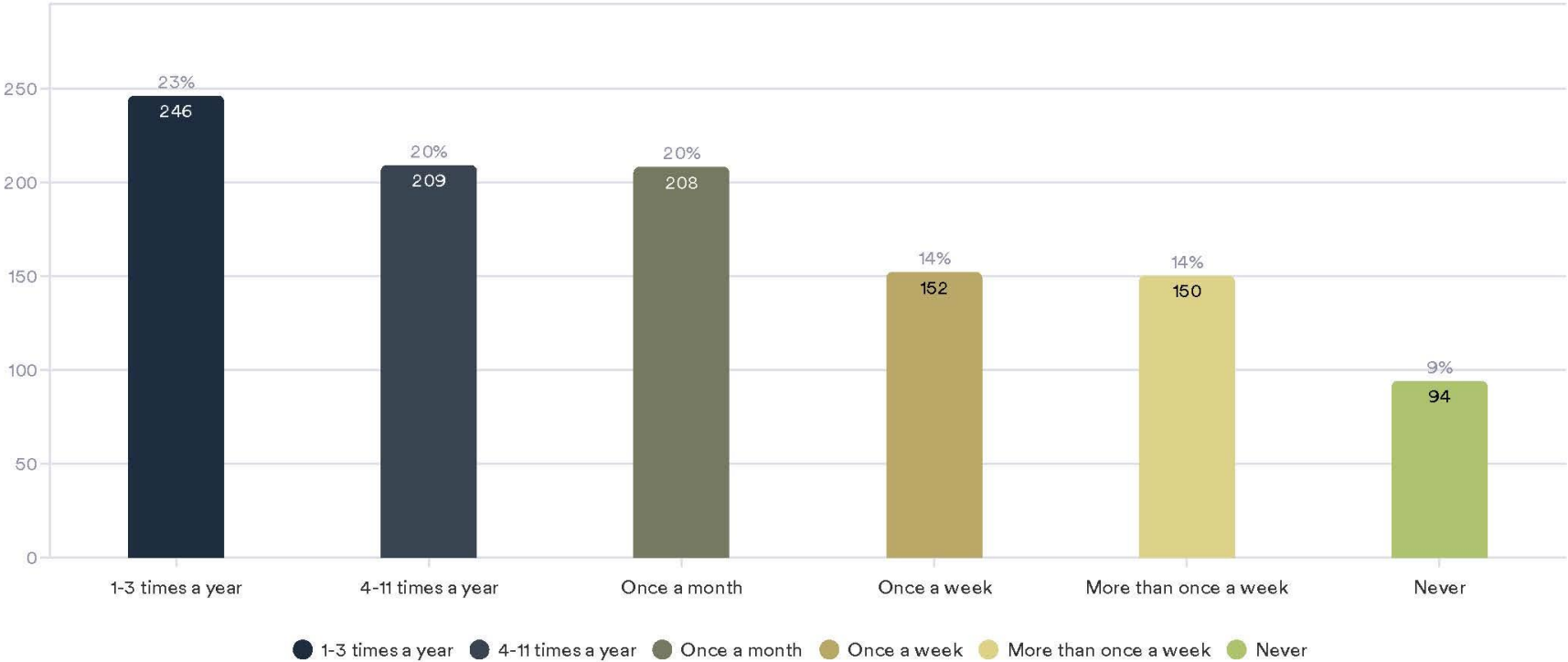
Responses

Data	Response	%
Lake Mountain	648	27%
BLM land within city limits	561	23%
Eagle Mountain Bike Park	394	16%
Turtle Peak	303	13%
Tickville Gulch	210	9%
Three Warriors Petroglyph	125	5%
None	13	1%
Other entries	40	2%

Eagle Mountain 2024 Open Space Survey

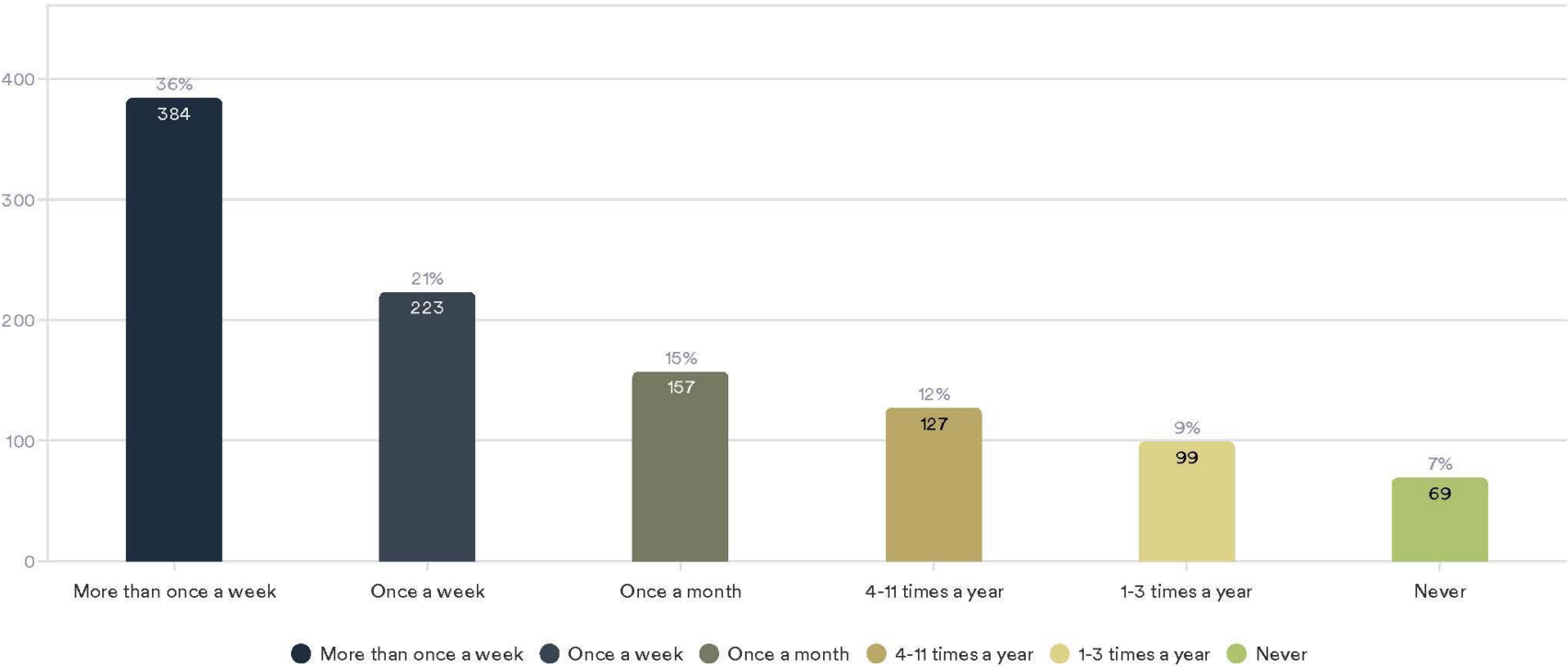
How often do you visit nearby Public Lands (Bureau of Land Management / State Institutional Trust Lands) - See Image Below

1059 Responses



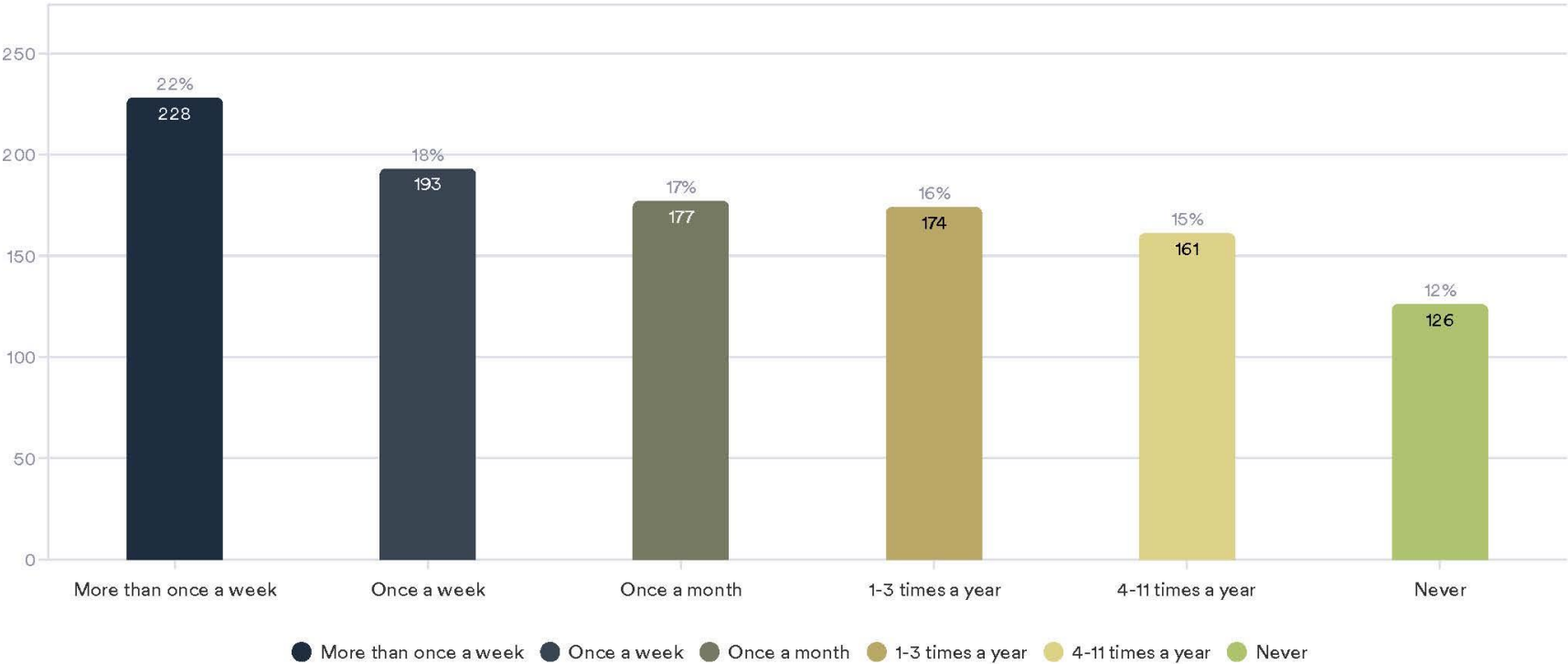
How often do you use paved running / biking trails?

1059 Responses



How often do you use unpaved running / biking trails?

1059 Responses



Do you visit open space for any of the following reasons? Select your top 3

3174 Responses

Best Response

To enjoy nature

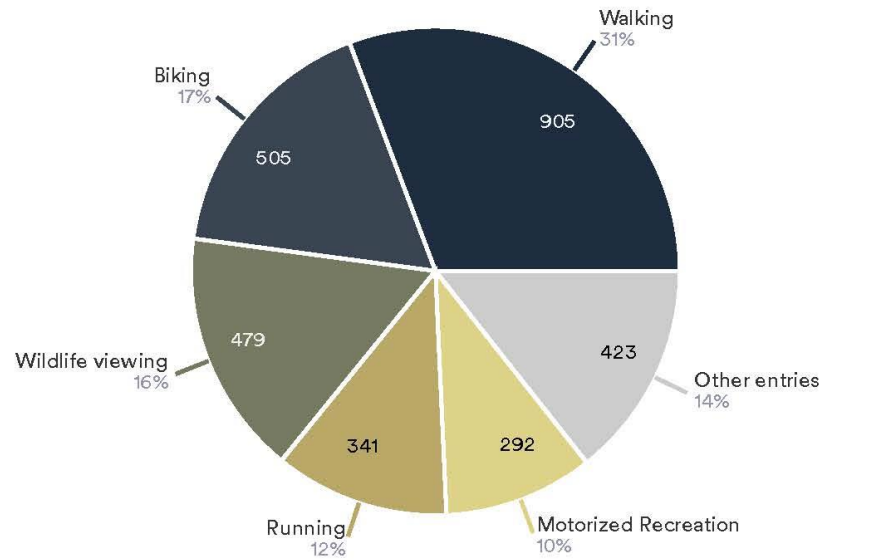
30%
Percentage

3174
Responses

Data	Response	%
To enjoy nature	967	30%
For recreation	901	28%
To get exercise	866	27%
To enjoy the company of others	271	9%
For education / to learn about nature	87	3%
For spiritual / religious reasons	61	2%
Other entries	21	1%

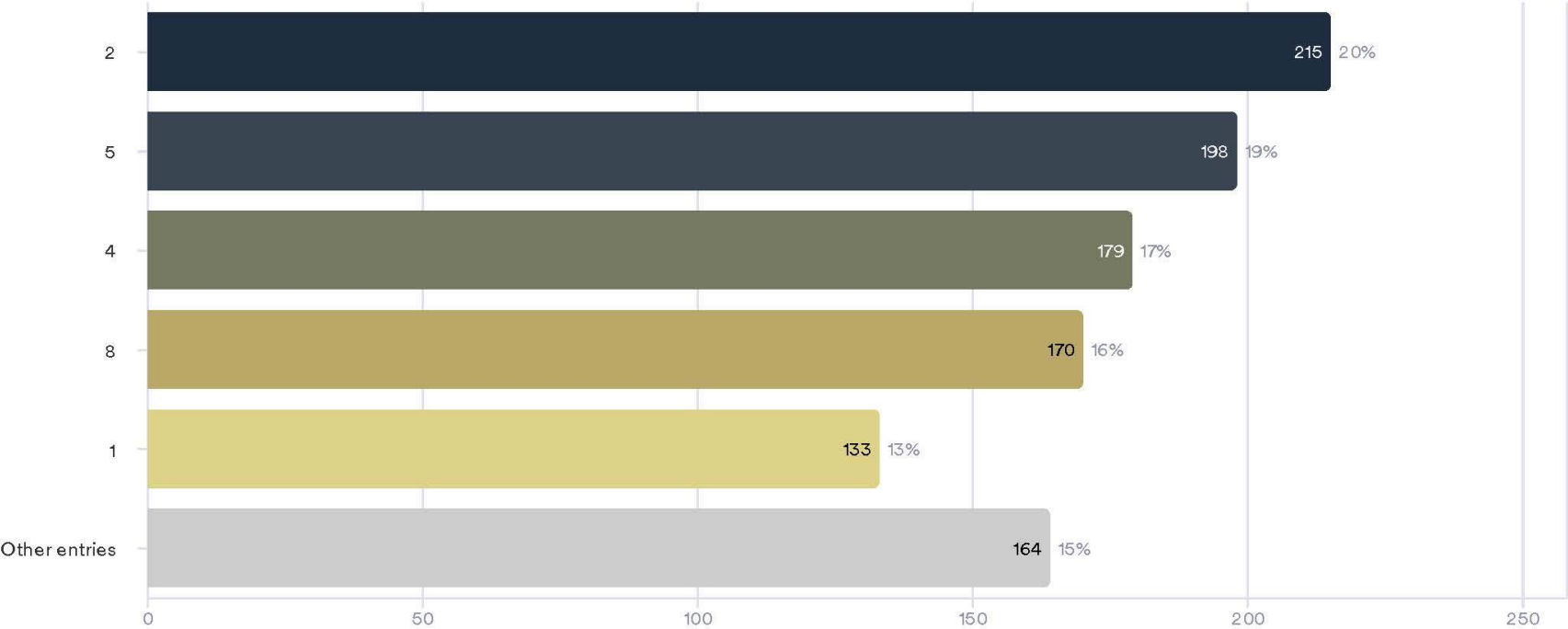
Do you visit open space for any of the following activities? Select your top 3

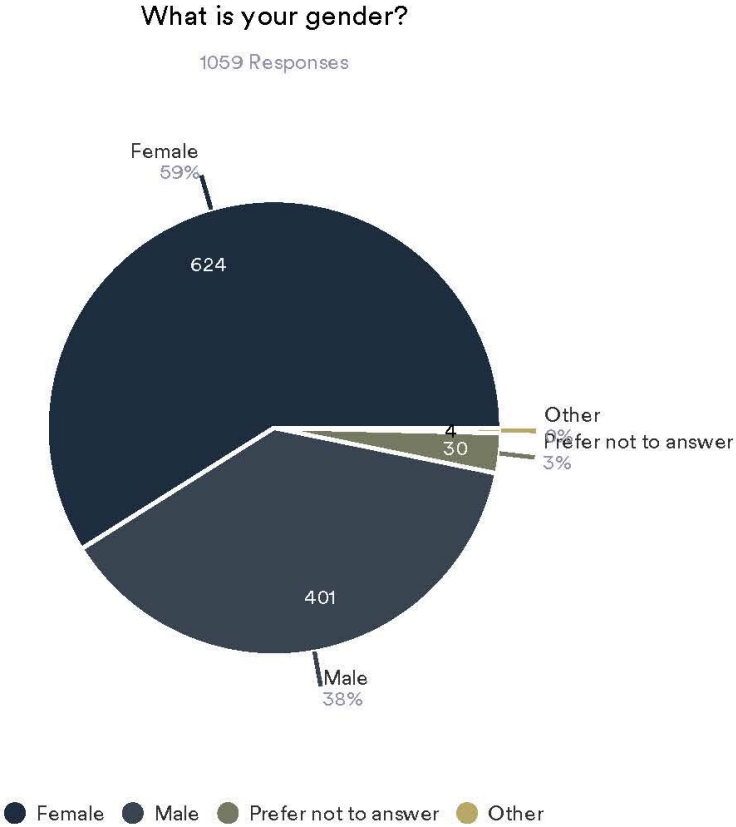
2945 Responses



Which general area in Eagle Mountain City do you live? See Map Below

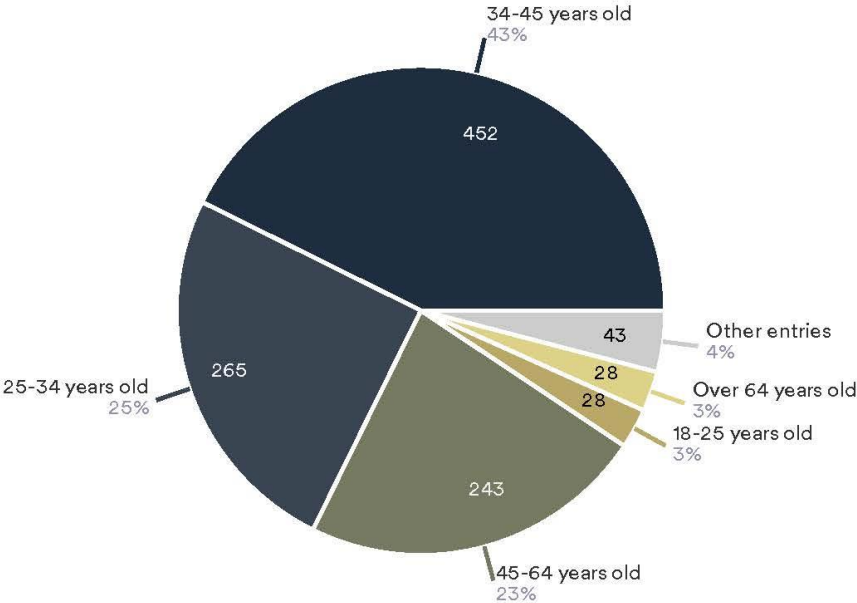
1059 Responses





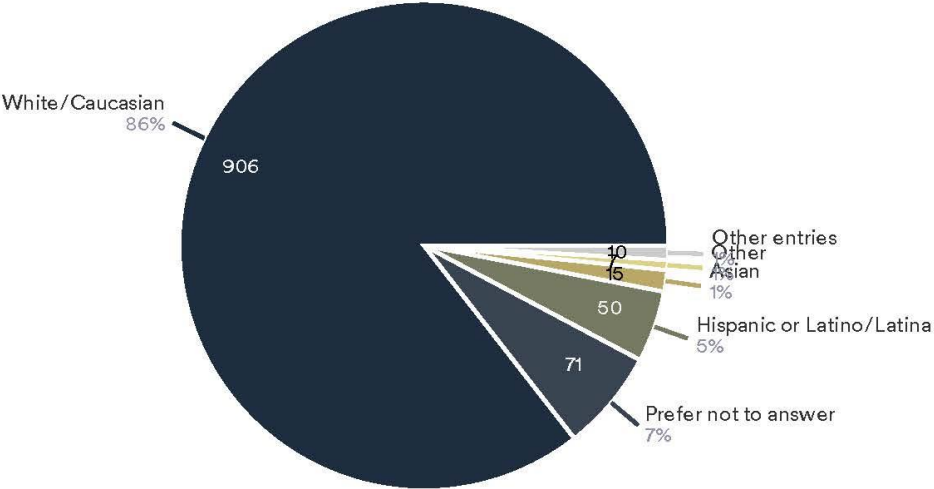
What age group do you belong to?

1059 Responses



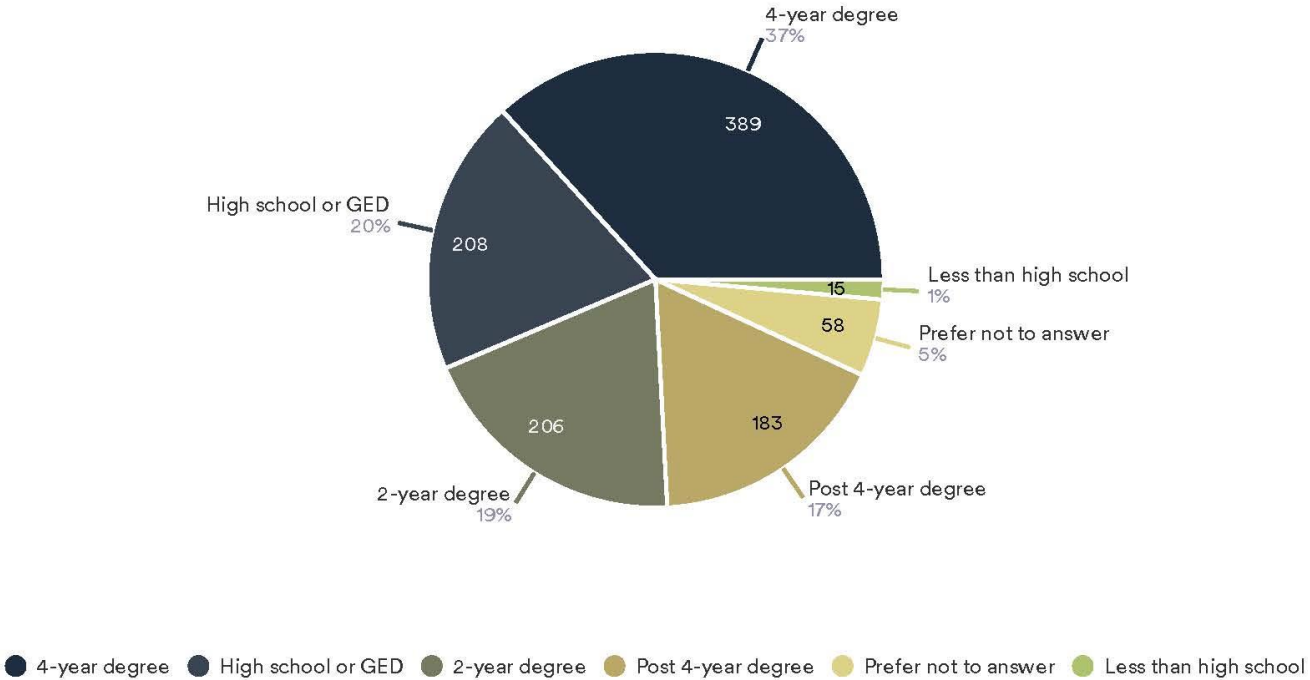
What category best describes your race or ethnicity?

1059 Responses



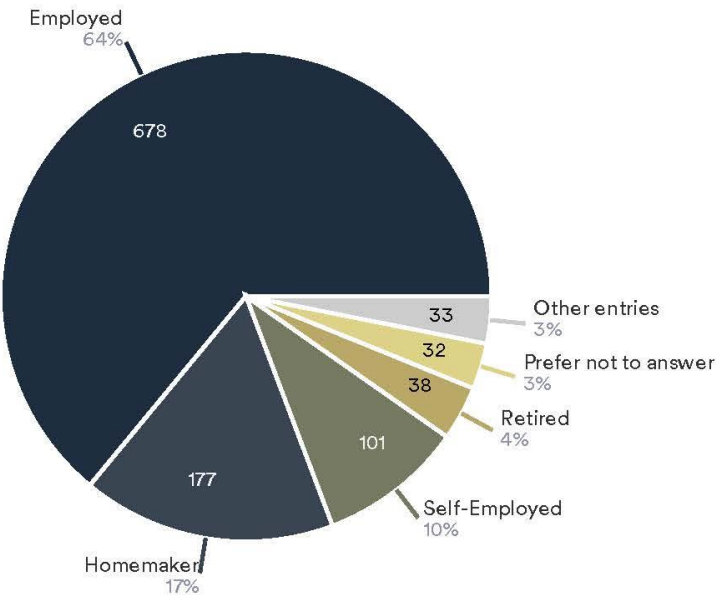
What is the highest level of education you have received?

1059 Responses



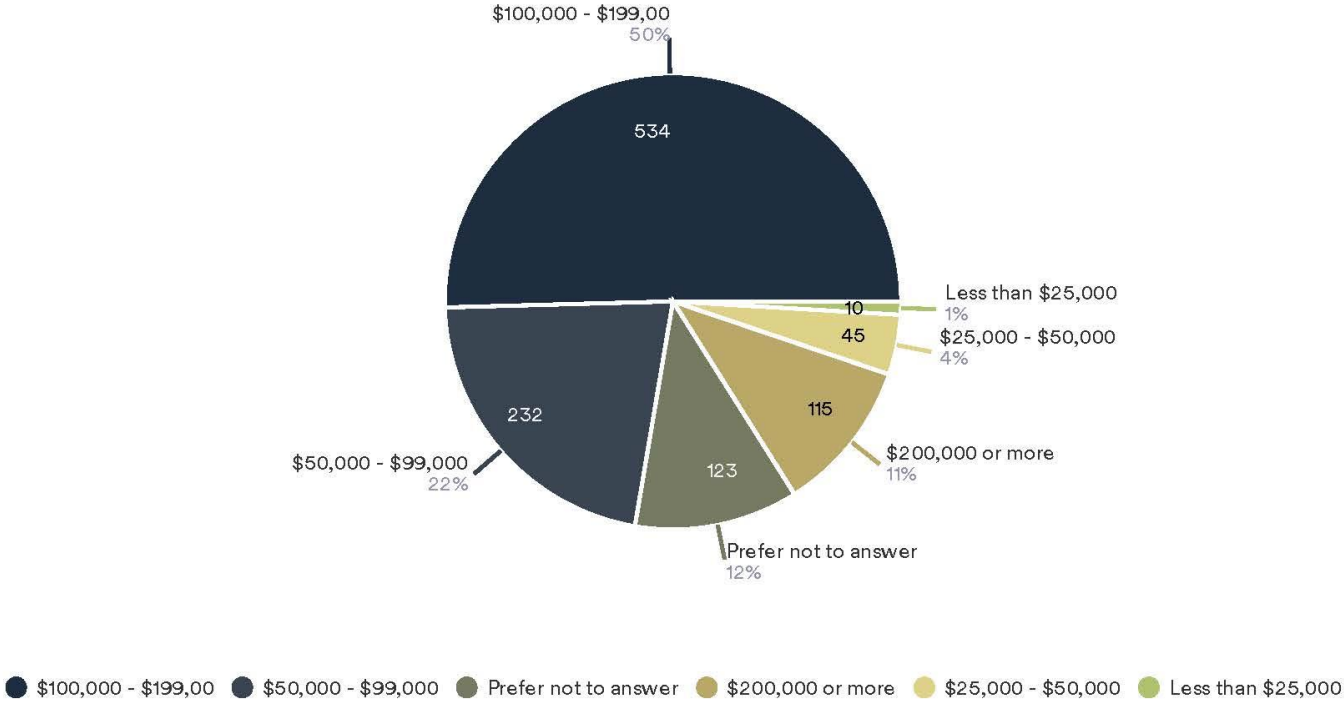
Which of the following best describes your employment status?

1059 Responses



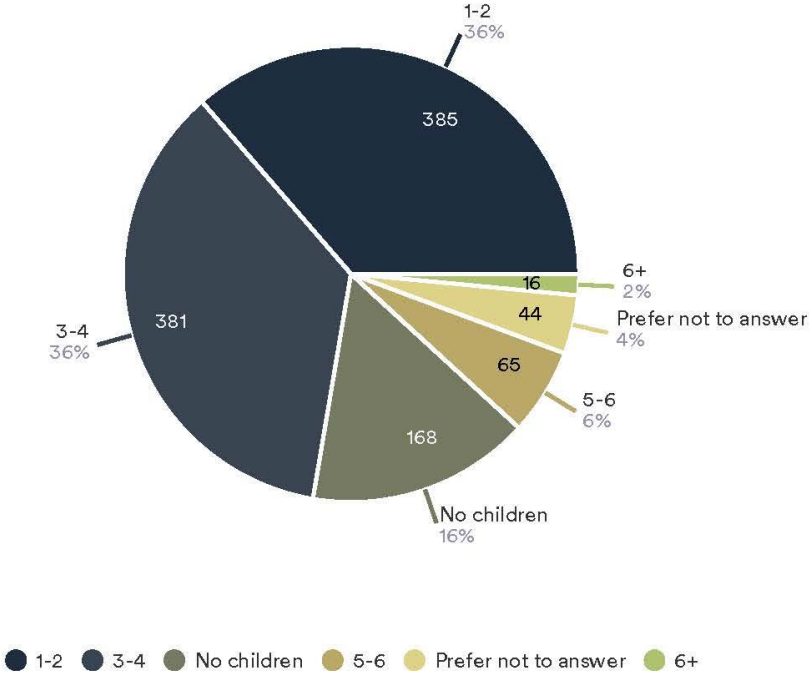
Which category best represents your household's annual gross income?

1059 Responses



How many children, if any, live in your household?

1059 Responses



Report End

Eagle Mountain 2024 Open Space Survey



Appendix



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2024**

TITLE:	Code Amendments 3.30.020 Land disposal application
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	Disposal will generate income
APPLICANT:	n/a

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	TBD

PUBLIC HEARING

No

PREPARED BY

Todd Black, Wildlife
Biologist/Environmental Planner

PRESENTED BY

Todd Black

RECOMMENDATION:

n/a

BACKGROUND:

Eagle Mountain City has several hundred acres of open space -- both “improved” and “native”. Many of the improved land areas are our maintained parks. Much of our native open space is in various stages of use and appearance. To assess many of these areas, City Staff and selected council members have met several times over the past four months to determine: whether parcels or portions of parcels could be disposed of, how they might be improved, what actions code enforcement needs to administer, if they need to be surveyed, and, needed management actions.

This discussion item will brief PC on the direction we are going and will be presented to the City Council for approval along with potential (forthcoming) code amendments (see attached draft).

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

Discussion item and update

ATTACHMENTS:

1. Reviewed-final-decisions-11-25-24
2. chapter30.3-2024-codeammendments
3. openspace-document-11-25

Folder
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10/18/2024	Fenced-Take
10/19/2024	Fenced-Take
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11/20/2024	Fenced-Take
11/20/2024	Fenced-Take
11/20/2024	Fenced-Take
11/20/2024	No Fence-Take
11/20/2024	No Fence-Take
11/20/2024	No Fence-Take
11/20/2024	No Fence-Take
11/20/2024	No Fence-Take

file name	dispose Y/N	Lease agreement Y/N
3543 N Canary Way - on 2009 dispose list	Y	Y
Exhibit 1 - golf course	Y	N
Exhibit 10- golf course	Y	N
Exhibit 11-golf course	Y	N
Exhibit 12-golf course	Y	N
Exhibit 14-golf course	Y	N
Exhibit 15-golf course	Y	N
Exhibit 16-golf course	Y	N
Exhibit 17-golf course	Y	N
Exhibit 18-golf course	Y	N
Exhibit 19	Y	N
Exhibt 2 & 3 golf course	Y	N
Exhibt 20	Y	N
Exhibit 21-golf course	Y	N
Exhibt 22-North Round Rock Circle	Y	N
Exhibit 4-golf course	Y	N
Exhibit 5-golf course	Y	N
Exhibit 6 - golf course	Y	N
Exhibit 7 - golf course	Y	N
Exhibit 8 - golf course	Y	N
Exhibit 9 - golf course	Y	N
3545 N. Canary Way	Y	N
4404 North Maple Dr	Y	N

1019 E Hunter Ln	
1033 E Hunter Ln	
1195 E Hunter Ln	
1207 E Hunter Ln	
1441 E Falcon Ln	Maybe
Falcon Ln	
Falcon Ln	
Falcon Ln	
1756 E Pinion Circle	Y
1766 E Pinion Circle	Y
1774 E Pinion Circle	Y
1784 E Pinion Circle	Y
1825 E Boulder Street	Y
Boulder Street	
Boulder Street	
1878 E Pinion Circle	N
1910 E Pinion Circle	
1912 E Pinion Circle	
1919 E Boulder St	
1964 E Ranch View Dr	
2108 E Frontier St	Y
2112 E Frontier St	Y
Frontier St	Y
Frontier St	Y
2216 E Frontier St	Y
2306 E Dugway Dr	Y
2506 E Dugway Dr	N
2677 E Sunset Dr	

2934 East Harvest Ln.

2934 sunset dr.
 3008 east harvest ln
 3234 east oxberg
 3250 east oxberg
 3274 stonecourt
 3275 East Wheatfield ln
 3302 east oxberg
 3302 east oxberg
 3318 east oxberg
 3592 E Royal Troon Drive
 8299 N Royal Troon Drive
 3732 E Gullane Road
 3746 E Gullane Road
 4144 E Cherokee Street
 4126 E Cherokee Street
 4138 E Cherokee Street
 4402 Eagle Park Entry

4429 N Osprey Way
4485 N Boulder Street
4497 N Boulder Street
4503 N Boulder Street
1825 E Boulder Street
4489 N Osprey Way
4517 N Osprey Way
4526 N Silver Spur Way
4617 E Brookwood Drive
4637 E Brookwood Drive
4625 E Brookwood Drive
all on Kestrel Way
all on East Silver Ridge Rd
Sagebrush Ln
Lexi Loop
7595 Silver Ranch Rd
7859 -7887 Sagebrush Ln
9226 Mtn Airey
9274 N 3377 E
9322 N Shiloh Way
All on Spring BRG
9865 N Timp View and others on Timpview
1427 E Falcon LN, as well as near by properties
Eagle Park
Eagle Point
1496 Osprey
2714 E Autumn Way and immediate area

Evacuate Y/N	Recommendations

dispose--offer to home owner--already fenced

Finn to work with County, Go through disposal to give to the golf course

Finn to work with County, Go through disposal to give to the golf course

Finn to work with County, Go through disposal to give to the golf course

Dispose give to golf course BUT keep city emergency access per deed restrictions

course? Or sell to homeowner with an easement for the golf course.

Finn to work with County, Go through disposal to give to the golf course

City to keep this one due to access to well is preferred BUT could be disposed and given to golfcourse with an access easment.

Finn to work with County, Go through disposal to give to the golf course

Finn to work with County, Go through disposal to give to the golf course

sale appropriate size for building lot

Dispose give to golf course BUT keep city emergency access per deed restrictions

Dispose, offer to homeowners--expand back/side yards already using it.

Finn to work with County, likely GIS/digitizing effort, Go through disposal to give to the golf course

Offer to homeowners--expand back yards; Dispose at highest and best value.

Offer to homeowners--expand back yards; Dispose at highest and best value.

Do a plat amendment, split lot, offer to homeowners, and require them to retain it and fix it on their side.

Finn to work with County, Go through disposal to give to the golf course

Finn to work with County, Go through disposal to give to the golf course

Finn to work with County, Go through disposal to give to the golf course

Finn to work with County, Go through disposal to give to the golf course

Already agreed to dispose (see above)

Finn to work with County, Go through disposal to homeowners.

Finn to work with County to verify; then Survey to verify if
Finn to work with County to verify; then Survey to verify if
Finn to work with County to verify; then Survey to verify if
Finn to work with County to verify; then Survey to verify if
Survey to verify; Potential Lease to purchase (with payments over
time?) Possibly dispose of more so the buildings meet setbacks

Finn to review
Finn to review
Finn to review
Finn to review
Survey to verify, appraisal, dispose, with a fine

Survey, Enforce & require removal
Survey, then make a decision
Survey, then make a decision
Survey, then make a decision
Survey, then make a decision; We probably need to keep it for
connectivity
Survey, then dispose, with a fine

Finn to review
Finn to review
Enforce & require removal; Utility located there? Verify
Not owned by City yet. Camp Williams to give it to us.
letter to remove privately owned shed trees etc.
encroachment agreement
encroachment agreement
encroachment agreement with letter to remove property
remove fence remove property of and then encroachment agreement
Offer to homeowners--expand back yards; Dispose at highest and best
remove fence remove landscaping get off...
remove fence remove property of and then encroachment agreement
remove fence remove property of and then encroachment agreement
remove fence remove property of and then encroachment agreement
Work with Recorder Office - Deed restrict with no structures along
encroachment agreement
Todd Review - Dispose if not significant
Todd Review - Dispose if not significant
Todd Review - Dispose if not significant
Todd Review - Dispose if not significant
Todd Review - Dispose if not significant
Offer to homeowners--expand back yards; Dispose at highest and best

Survey - remove if necessary - Potential for sale

Get off or get together as residents need to purchase - All need to

Get off or get together as residents need to purchase - All need to

Get off or get together as residents need to purchase - All need to

Get off or get together as residents need to purchase - All need to

Survey - remove if necessary - Potential for sale

Survey - remove if necessary - Potential for sale

Finn to review

Dispose at premium price; get onboard with neighbors and acquire p

Plat amendment; all three property owners need to agree replat; Fi

See 2 previous properties

Survey, and make a determination; replat and dispose

Survey, and make a determination; replat and dispose

Survey, and make a determination; replat and dispose

Todd, Finn, follow up

Todd is working with owners on this one

Survey, and make a determination; replat and dispose

Dispose

Dispose

They survey, and make a determination; replat and dispose

Survey, and make a determination; replat and dispose or remove you

Survey, and make a determination; replat and dispose or remove you

Survey, and make a determination; replat and dispose

Survey, and make a determination; replat and dispose; nobody has e

Survey, and make a determination; replat and dispose; nobody has e

Delete; taken care of

Keep path or ROW that 60'

Reviewer	
	Key staff met on 8/7 (chris t. donna b, brad h. Finn k, steve m, todd B) exhibits in the "dispose" folder, their final recommendations are in red 8/8/24
Group agrees	
Group agrees	
Group agrees	
Group agrees	
Group agrees	
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t value.

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t value. or move stuff

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o be completed at same time
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o be completed at same time

roperty
nn will work with them

r fences and stuff
r fences and stuff

ncroached, but city is willing to sell; Donna is going to talk residents who back on open s
ncroached, but city is willing to sell

and reviewed all
l bold text. Tblack

Code Amendments October 2024

3.30.020 Land disposal application.

A request for the disposal of land owned by the city shall be initiated by submitting a complete land disposal application **form** to the city recorder see Exhibit 2 of the ordinance codified in this chapter). The application shall state whether the land is- requested for disposal is classified as mapped as "Significant-Critical Land" or "Insignificant-Non- Critical Land" and state the name and address of the applicant, the real property subject to the request for disposal with reasonable certainty and contain a map or sketch of the property identifying its dimensions, acreage, and or gross square **footage** foot-total, and location within the city. If the land is **classified** mapped as "Non-Critical Insignificant Land," the application shall include a survey of the parcel subject to the application and a copy of the lot plat of the applicant's adjacent lot. The applicant must be an adjacent **landowner** and is responsible for gathering all required application materials. Where applicable, any **disposal** disposition of city property that creates additional parcel(s) shall be required to consolidate any and all separate parcels into the applicant's original adjoining property to eliminate random isolated parcels.

A. No application proposals shall be processed without all **the** required supporting application materials required by this chapter.

B. The city recorder shall evaluate the proposal and determine whether or not the property subject to the proposal for disposition is **classified** mapped and qualified as "Critical Significant Land" **by** of the city and or pre-approved **for disposal** by this chapter as "Non-critical Insignificant Land" and shall provide written notice of the application to each recorded owner of land adjoining the parcel described in the application at the address on file in the city offices, at other owner-requested notice addresses if any, or in the office of the Utah County treasurer. If the application is for disposal of "Non-Critical Insignificant Land," the notice shall state that the application will be considered favorably unless an adjacent owner or the applicant objects to the proposed disposal in writing within 10 days of the mailing date of the notice of the application.

C. The city recorder shall present each application for "Non Critical Insignificant Land" **disposal** as designated on Exhibit 3 of the ordinance codified in this chapter together with any objections to the application received by the city recorder with a formal recommendation to the mayor or designee for approval, approval with modifications or disapproval. The city recorder's formal recommendations shall include the proposed valuation of the property for payment to the city and a recommendation as to whether the application should be granted, modified to accommodate concerns of adjoining owners or denied. The valuation of the property for disposal should be calculated based on the average per acre value of unimproved agricultural land on the records of the Utah County recorder located within a five-mile radius of the land proposed for disposal.

D. The city recorder shall notify the applicant for disposition of the property and each party objecting to the application and provide the applicant and objecting property owners with an opportunity to appear before the mayor or the mayor's designee and present the position of the interested parties with respect to the disposition of the subject property. [Ord. [O-03-2009](#) § 2].

3.30.030 Decision on application.

Commented [TB1]: Finn can we make Exhibit 2 a hyperlink as a .pdf file---does the form need to be updated?

Commented [TB2]: deleted and location within city due to redundancy.

Commented [TB3]: This is all unclear to me what this means, why are these requirements different than a map sketch of the property and square footage, why not just include these above. This seems redundant and unclear to me.

Commented [TB4]: again, in this day and age, this ought to be a .pdf or a fillable document hosted somewhere on our web page--it would be nice to have it hyperlinked in this section of code.

Commented [TB5]: is it the treasurers office or the recorders office at the county?

Commented [TB6]: would it be wise to say/state here that if the parcel desired for disposal is/has been classified by the city as critical, it will not be considered for disposal by the city? Can we state that?

Commented [TB7]: we need to re-number exhibits. We now have 5 classification maps to cover the city.

Commented [TB8]: The last couple i've seen/been a part of were pitched at council. This makes it just sound like the Mayor can decide this. Does this need to be clarified/changed?

Upon receipt of the recommendation from the city recorder in favor of or in opposition to the disposition of the property and after notice as required by this chapter, the mayor or the mayor's designee shall act on the application for disposal. If the mayor or designee approves the application for disposal, the city recorder shall proceed with the transfer of the property as approved. If the mayor or designee does not approve the application, the applicant and other interested parties shall be promptly notified of the action. The mayor shall notify the city council members of each action taken to approve or disapprove an application for disposal of public land.

Commented [TB9]: same comment as above here... IS this a mayor decision or a council decision to make and act upon?

A. Appeal of Decision. The applicant, and any landowner adjacent to the parcel proposed for disposition or other interested party appearing before the mayor prior to the mayor's decision on the application, may appeal the mayor's decision to the city council by filing a notice of appeal in writing with the city recorder not later than 30 days after the date of the notice of the mayor's action required in this section. Each notice of appeal shall be in writing and shall state the reasons why the party appealing the action (the "appellant") believes the action by the mayor violated the terms or intent of this chapter.

Commented [TB10]: If its just a Mayor decision, why have these request gone before council in the past few years?

B. Hearing on Appeal. The city council shall place the notice of appeal on the next regularly scheduled meeting agenda of the city council and shall consider a presentation by the appellant on the grounds and reasons for the appeal and by the original applicant or other members of the public and review the actions of the mayor which are the subject of the appeal. The council may affirm or reverse the decision of the mayor or consider and approve a motion to direct the mayor to reconsider the application with specific findings concerning the matters for reconsideration as found by the city council.

C. Re-Appeal of Decision. A party who qualified as an appellant in the initial action of the mayor on a land disposal matter which was appealed to the city council may appeal any subsequent decision of the mayor with respect to the same land parcel; provided, however, that if a second appeal to a decision of the mayor is taken, the decision on the second appeal shall be final and no further appeal shall be considered by the city council. [Ord. [O-03-2009](#) § 3].

3.30.040 Definition of disposal or disposition.

As used in this chapter, the term "disposition of city property" shall mean the transfer of control of city-owned property to another by any means including, but not limited to, sale, lease or other type of conveyance of such property. [Ord. [O-03-2009](#) § 4].

3.30.050 Payment.

Every disposition of city property shall require the payment to the city of a sum equal to the estimated fair market value of the property calculated by the city recorder as set forth in EMCC 3.30.020(C) or other current appraisal authority in considering the fair value of the property. [Ord. [O-03-2009](#) § 5].

3.30.060 Critical Significant land disposal.

Any person wishing to purchase a parcel of "Critical Land" significant real property may submit an application to the office of the city recorder requesting that the city consider disposing of a parcel of significant real property. The application shall include a map and legal description (or a parcel number for a subdivided parcel), and may include such information as the applicant's proposed use of the parcel, the availability of access and utilities, unique conditions of the

parcel, or an estimate on the value of the property. The application shall be reviewed by each city department and the city manager. The city council shall hold a public hearing to consider the possible disposition of the property after providing written notice of the application and the date of the required public hearing on the application to all adjoining landowners as provided in EMMC [3.30.020](#)(B), and after 14 days' published notice of the application for disposal. The applicant shall be required to pay compensation to the city to reimburse the city for the cost of processing the application and all notices. If the city council determines that the disposal may be appropriate, the city council shall determine the best method to dispose of the property to maximize the value to the city, such as retaining a real estate professional to market and sell the property, auctioning the property, or direct sale to the applicant. The city council may also condition the disposition of the property on such factors as a minimum sale amount, specific uses that benefit the city or surrounding area, or other factors that the city council deems appropriate. [Ord. [O-21-2024](#) § 2 (Exh. A); Ord. [O-08-2018](#) § 2 (Exh. A); Ord. [O-03-2009](#) § 6].

3.30.070 Cost acknowledgment.

All applicants are required to execute a written acknowledgment which states that they understand the probable and potential costs which are involved in completing the disposal process. All costs are to be paid solely by the applicant and not by the city. A list of possible costs in terms of time and money is included in the ordinance codified in this chapter as Exhibit 1*. [Ord. [O-03-2009](#) § 7].

Commented [TB11]: Again I just ask a stupid question here.... If we/the city have already go through a process/even a public process when we are all said and done have classified the parcel as Critical--why do we need to/why should we even have to consider a request for disposal and go through the process? Seems like a waste of time and resources.

Eagle Mountain City has several hundred acres of both open space both “improved” and “native”. Many of the improved areas are our maintained parks. Much of our native open space is in various stages of use and appearance. To assess many of these areas, city staff and selected council members have met several times over the past four months to determine: whether parcels or portions of parcels could be disposed of, how they might be improved, what actions code enforcement needs to administer, if they need surveyed, and needed management actions.

This discussion item will brief PC on the direction we are going and will be presented to the City Council for approval along with potential (forth coming) code amendments (attached draft).



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2024**

TITLE:	Goats as Open Space Management Tools
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	n/a
APPLICANT:	City initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	40+

PUBLIC HEARING

No

PREPARED BY

Todd Black, Wildlife
Biologist/Environmental Planner

PRESENTED BY

Todd Black

RECOMMENDATION:

Eagle Mountain City is currently struggling with what the best management practices to implement on many of the City's open spaces, including detention ponds, native areas, public utility sites and rights-of-way areas. Many City properties are not developable, existing as sites only suitable for recreation such as hiking and biking. A possible low cost, "green" and sustainable solution for land management and ecological health is to allow goats to graze in such areas. Goat grazing presents a unique opportunity to use natural processes for vegetation (including weed) control, landscape maintenance, and community engagement. To be discussed: the benefits, implementation strategy, and considerations for introducing goat grazing on Eagle Mountain City's open spaces.

BACKGROUND:

Benefits of Goat Grazing

1. **Natural Weed Control:** Goats are browsers and will eat a wide variety of weeds, including tough ones that might resist other control methods.
2. **Soil Health:** Their grazing can improve soil structure and promote healthier ecosystems by aerating the soil and spreading manure.
3. **Cost-Effective:** Compared to chemical treatments or mechanical mowing, goats can be a more economical option over time.
4. **Reduced Chemical Use:** Utilizing goats helps minimize reliance on herbicides, promoting environmental sustainability.
5. **Targeted Grazing:** Goats can be managed to target specific areas, making it easier to control invasive species.
6. **Best Practices for Goat Grazing**
7. **Select the Right Breeds:** Certain breeds, like Boer goats or Nubians, are particularly good at

browsing.

8. **Grazing Management:** Implement rotational grazing to prevent overgrazing and allow for recovery of vegetation.
9. **Monitor Health:** Regularly check goats for health and well-being, ensuring they're not overgrazing or consuming harmful plants.
10. **Create Fencing:** Secure fencing is essential to keep goats in designated areas and away from desired plants.
11. **Supplemental Feeding:** In times of drought or low forage, consider providing supplemental feed to keep goats healthy.
12. **Observe Impact:** Keep track of which weeds are being consumed and the overall effectiveness of the grazing strategy.

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. EMC-goatgraze25-28

2025—2028 Eagle Mountain City Goat Grazing Experimental Project

Introduction

Eagle Mountain City is currently struggling with what best management practices to implement on many of the city's open spaces including detention ponds, native areas, public utility and row areas and many of the city's properties that are undevelopable and exist as sites suitable for recreation such as hiking and biking. One possible low cost, "green" and sustainable solution for land management and ecological health is grazing goats in these areas. Goat grazing presents a unique opportunity to utilize natural processes for vegetation control, landscape maintenance, and community engagement. This proposal outlines the benefits, implementation strategy, and considerations for integrating goat grazing into Eagle Mountain City's open spaces. Goat grazing is an effective and sustainable method for weed management. Here are some key points to consider:

Benefits of Goat Grazing

1. **Natural Weed Control:** Goats are browsers and will eat a wide variety of weeds, including tough ones that might resist other control methods.
2. **Soil Health:** Their grazing can improve soil structure and promote healthier ecosystems by aerating the soil and spreading manure.
3. **Cost-Effective:** Compared to chemical treatments or mechanical mowing, goats can be a more economical option over time.
4. **Reduced Chemical Use:** Utilizing goats helps minimize reliance on herbicides, promoting environmental sustainability.
5. **Targeted Grazing:** Goats can be managed to target specific areas, making it easier to control invasive species.
6. **Best Practices for Goat Grazing**
7. **Select the Right Breeds:** Certain breeds, like Boer goats or Nubians, are particularly good at browsing.
8. **Grazing Management:** Implement rotational grazing to prevent overgrazing and allow for recovery of vegetation.
9. **Monitor Health:** Regularly check goats for health and well-being, ensuring they're not overgrazing or consuming harmful plants.
10. **Create Fencing:** Secure fencing is essential to keep goats in designated areas and away from desired plants.
11. **Supplemental Feeding:** In times of drought or low forage, consider providing supplemental feed to keep goats healthy.
12. **Observe Impact:** Keep track of which weeds are being consumed and the overall effectiveness of the grazing strategy.

Study area

Multiple open space sites within the City of Eagle Mountain were selected by Todd Black and Larry Diamond and were reviewed by potential contractors. See figures 1-5. A total of five subunits and 21 sites were selected within these subunits, comprising nearly 60 acres in 3 categories: detention ponds (N=8, light blue in maps), native open space (N=10 yellow/orange in map), Utility/ROW (N=3, orange in map). See table 1 below.



Figure 1. Arrival, Sage Park, and Meadow ranches grazing subunit.

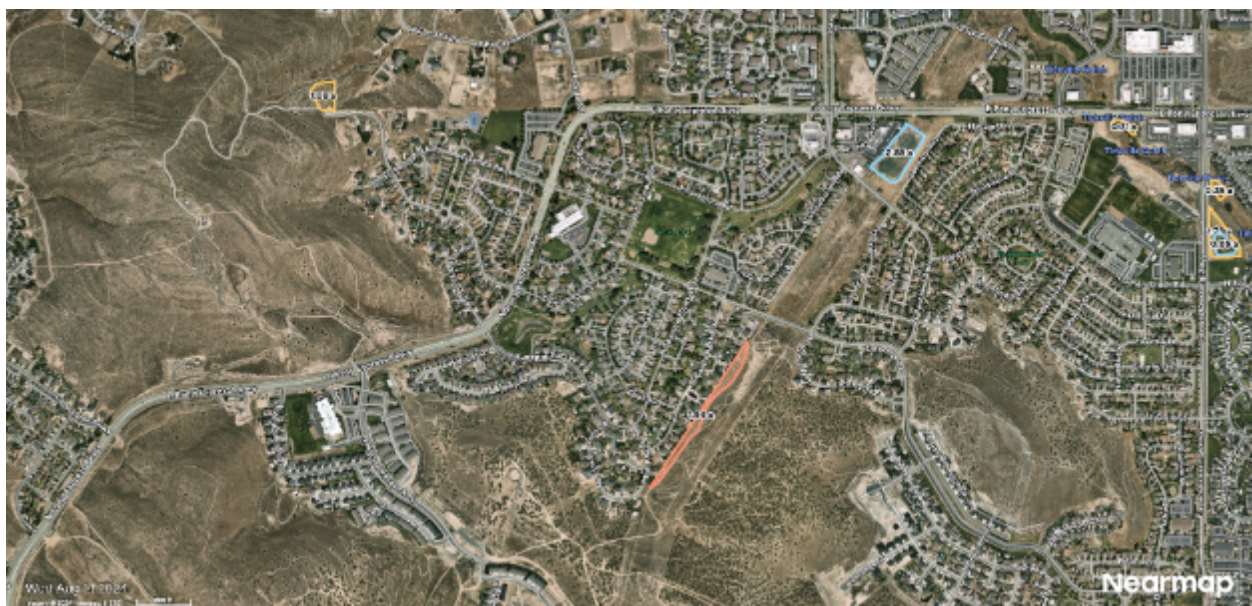


Figure 2. The Ranches and utility ROW subunit.

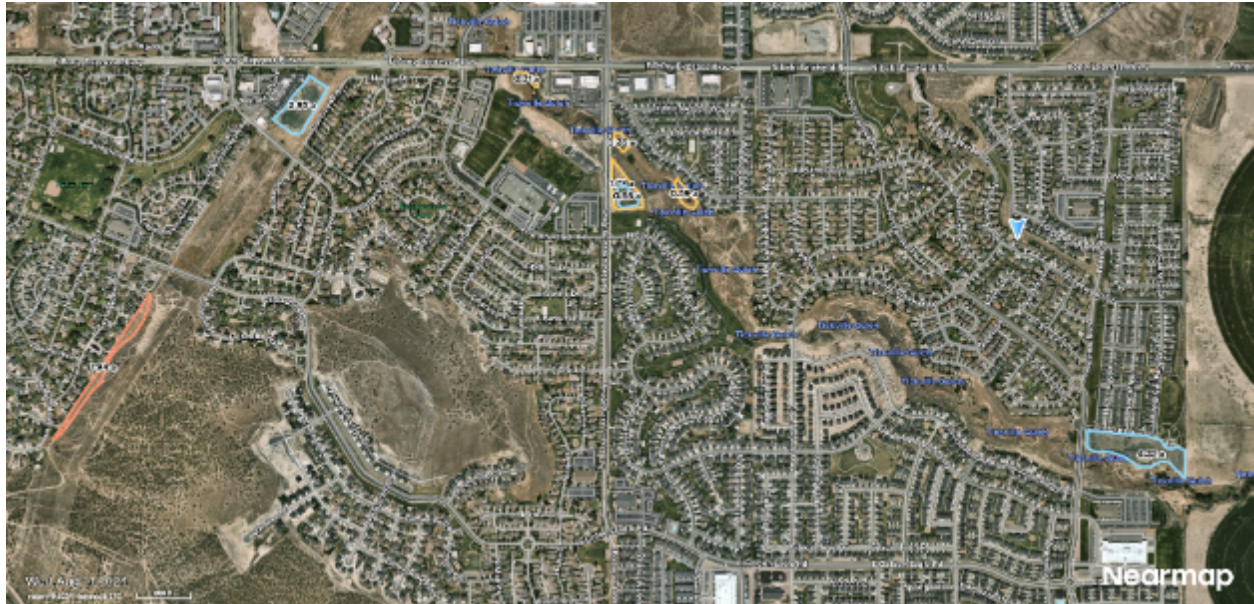


Figure 3. Tickville, Silverlake subunit.

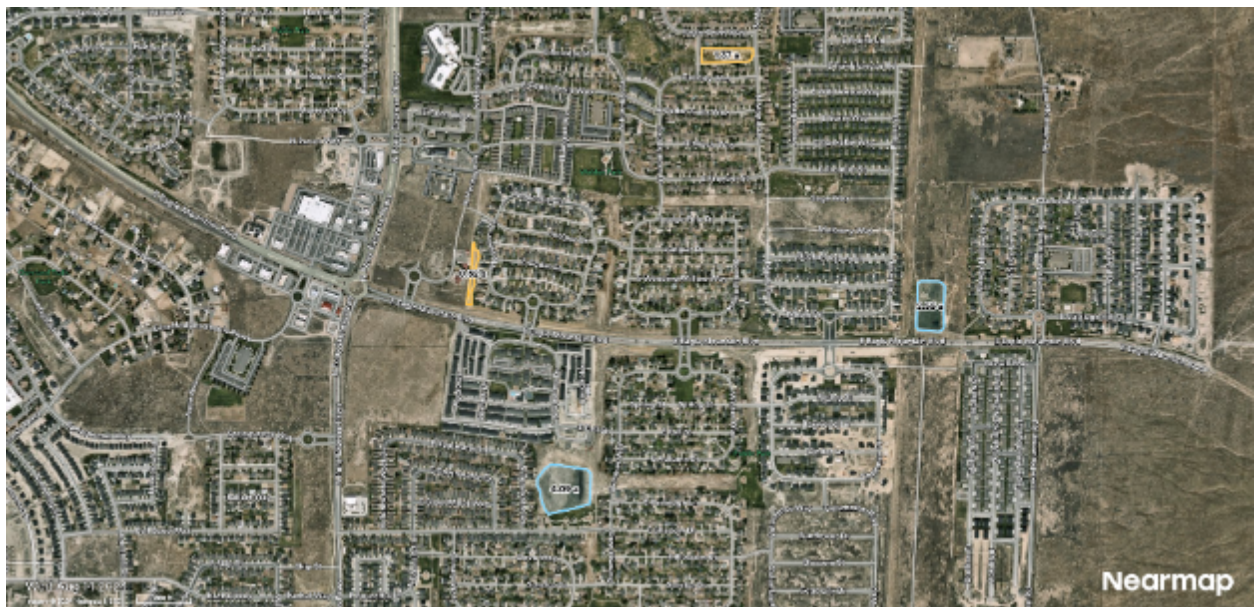


Figure 4. City Center subunit.



Figure 5. Public works subunit.

Table 1. Grazing site, acres, stocking rate and approximate dates on/off.

Site#	Area	acres	stocking rate	~date on	~date off
1	North sewer ponds	14	60+	3/15/2025	TBD
2	Eagle Point ROW	2.55	60+	4/1/2025	4/7/2025
3	Wood Haven-Tickville	4.32	60+	4/8/2025	4/31/25
4	Sr. Center East	0.52	60+	5/1/2025	5/3/2025
5	Sage Valley Retention pond	2.56	60+	5/4/2025	5/11/2025
6	Tickville-Porters Xing	1.78	60+	5/12/2025	5/18/2025
7	ROW-Pond @Parkway Xroads	2.85	60+	5/19/2025	5/31/2025
8	Park @Lakeview estates	0.61	60+	6/1/2025	6/4/2025
9	Sage Valley-SR73	3.04	60+	6/5/2025	6/20/2025
10	Bike park north	1.94	60+	6/21/2025	6/31/25
11	Circle 5 hill east	1.08	60+	7/1/2025	7/7/2025
12	Frizbee Disk Park west	1.37	60+	7/8/2025	7/21/2025
13	Sweet water DP	4.09	60+	7/22/2025	8/15/2025
14	Sage Park 3 DP	0.5	60+	8/16/2025	8/21/2025
15	Valley View DP	1.64	60+	8/22/2025	9/5/2025
16	Arrival (one or both of them)	2	60+	9/6/2025	9/20/2025
17	Dougway DP	1.62	60+	TBD	TBD
18	Tickville east porters	0.35	60+	ALT	
19	Tickville-Pony express culvert	0.31	60+	ALT	
20	Oakhollow Tickville	0.59	60+	ALT	
21	RIB ponds	10.6	60+	9/21/2025	TBD

Methods

1-Site assessment and pre-treatment monitoring

- a) **Ecological Survey:** Open space manager to conduct pre-treatment monitoring to include photo points, place 20 Daubenmire points at random within the selected site to determine species diversity and abundance, and evaluate plant species, invasive species presence, and overall ecosystem/site health.
- b) **Land Use Analysis:** Identify how the area is used by the public and the potential impacts of grazing.

2-Grazing plan

- c) **Grazing Rotation:** Sites may be grazed more than one time during the grazing season (March—September). A rotational grazing system will be utilized to allow vegetation recovery. The areas to be grazed are divided into 5 subunits (see figures 1-5).
- d) **Grazing Intensity:** Appropriate stocking rates (intensity) will be determined in year one. 50-75 adult goats will be utilized to achieve the desired outcomes in the shortest amount of time. Time and duration will be influenced by vegetation type and density.

3. Infrastructure Setup

- e) **Fencing:** Four feet tall webbed electrical fencing will be used as the primary tool to keep goats in grazing sites. This will be temporary fencing and moved throughout the grazing season to protect sensitive areas, keep the public out, and manage goat movements. Grazed areas will be appropriately signed. See figures 6 and 7.
- f) **Water Access:** To ensure goats have access to fresh water and shade, especially in hot climates, a portable water tank will be placed at each site.



Figure 6 above shows example if wire mesh electrical netting used with goats. Figure 7 to the right shows signage that will be posted around fencing.



4. Community Engagement

- g) **Public Education:** Inform the community about the benefits of goat grazing and how it fits into local environmental management.
- h) **Volunteer Programs:** Involve community members in monitoring and data collection.

5. Post-Grazing Evaluation

- i) **Ecosystem Impact Assessment:** Evaluate the ecological outcomes, including changes in plant diversity and health.
- j) **Feedback Loops:** Use data collected to refine and improve grazing methodologies for future years.

6. Partnerships

- k) **Collaborate with Local Organizations:** Work with environmental groups, Utah Department of Agriculture and Food, and USU extensions for expertise and resources.

By implementing these methodologies, municipalities can effectively utilize goats for open space management while promoting sustainability and community involvement.

Management Applications

Goat grazing can be a valuable tool for integrated weed management. By using goats thoughtfully, you can reduce weed populations while supporting biodiversity and improving soil health. Consideration should be given to the following:

1. **Seasonal Availability:** Goats may be less effective during certain seasons when preferred forage is abundant.
2. **Nutritional Needs:** Ensure that goats receive a balanced diet, especially if their primary food source is weeds.
3. **Invasive Species:** Some weeds may not be palatable to goats, necessitating additional management strategies.

Deliverables

Contractor Will:

1. Supply appropriate number of goats at grazing sites to accomplish the desired results in shortest amount of time.
2. Work with EMC on a grazing plan prior to implementation; to include approximate dates on and dates off as well as stocking rates.

3. Work with EMC BUT oversee moving logistics and fence set up and take down at grazing sites.
4. Provide any water tanks and shelter devices at grazing sites.
5. Oversee setting up fences, water needs, wellness checks and taking down fences.

Eagle Mountain City Will:

1. Collect pre and post grazing vegetation measurements and photos at selected grazing sites.
2. Assist under the direction of the contractor with grazing area fence set up, water needs and wellness checks on goats, moving logistics, and taking down fencing.
3. Provide project management and give guidance on grazing duration.
4. Provide outreach education needs with the public.
5. Provide water supply tank at grazing sites.
6. Provide and place signage at grazing sites.

Conclusions

Goat grazing can be an effective and sustainable land management strategy when implemented thoughtfully and adaptable to local conditions and management needs. While there are clear benefits, such as natural weed control and soil enrichment, careful management is crucial to avoid overgrazing and ecosystem imbalance. With proper practices, goats can be an asset in agricultural, urban/municipal settings, and environmental contexts.



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

November 26, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT WORK SESSION: Commissioners Jason Allen, Rod Hess, Robert Fox; and Alternate Commissioner Bryan Free.

COMMISSION MEMBERS PRESENT POLICY SESSION: Commissioners Rod Hess, Robert Fox; and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; David Stroud, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Heather Lamb, Planning Secretary; Vince Hogge, City Engineer; and Lianne Pengra, City Deputy Recorder.

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

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

1. Discussion Items

1. A. DISCUSSION ITEM – JDH Concept Plan

Senior Planner David Stroud presented the plan to develop 507 residential single-family and townhomes on 130-acre Parcel 58:048:0090.

Planning Commission Discussion Points:

- Concerns about how the proposal affects wildlife corridors,
- HOA vs City Code,
- Connection of roads, and
- Ratio vs Density.

1.B. DISCUSSION ITEM – Amending the Consolidated Fee Schedule Section 13.1 Building Permit Fee

Discussion Item: Amending the Consolidated Fee Schedule Section 13.1 Building Permit Fee is on the Agenda under Action and Advisory Items 7.E. Commissioners and Staff were agreeable to move the item to the Work Session for presentation and discussion.

Finance Director, Kimberly Ruesch presented a proposal to Amend the Consolidated Fee Schedule Section 13.1 Building Permit Fees to adopt a resolution amending the Eagle Mountain City Consolidated Fee Schedule to add Flat fees for permits not subject to square footage valuation, provide additional clarifying language for valuation table and modify the building permit fee table to increase the rate for projects over 1,000,000 in valuation.

Planning Commission Discussion Points:

- The proposal modifies the building permit fee table to increase rates for projects over \$5,000,000 in valuation. Fees for basement finishes and inspections only were considered.

1. C. DISCUSSION ITEM – Communications

General discussion of communication on how to effectively provide information and resources to the public.

Commissioner Allen adjourned the work session at 6:07 p.m.

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

2. Call to Order

As Commission Chair Jason Allen was not in attendance during the policy session, Commission Vice Chair Rod Hess conducted the meeting.

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. November 12, 2024, Planning Commission Minutes

MOTION: *Commissioner Fox moved to approve the November 12, 2024, meeting minutes. Commissioner Free seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

6. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting.

7. Action and Advisory Items

7.A. Rose Ranch Master Development Plan

Marcus Draper, City Attorney presented the Rose Ranch Master Development Plan ("MDA") for the Rose Ranch Subdivision. The Planning Commission previously reviewed the Master Development Plan ("MDP") for the Rose Ranch subdivision. On September 17, 2024, the City Council approved the MDP, with some amendments. EMMC 16.10.060 requires the execution of a Master Development Agreement ("MDA") which sets the standards and other requirements to develop the property. Pursuant to the City code, Staff uses the MDP approval as the basis for preparing the MDA. The MDA for Rose Ranch contains provisions governing the infrastructure, parks and open space, and benchmarks for the development.

Planning Commission Discussion Points:

- Article 3 - Term of Agreement,
- Section: 5.2.3,
- Section: 5.3.1,
- Article 7: Benchmarks.

Brandon Watson, representing Edge Homes stated final plat application has been filed and will close at the end of the year regarding water. Applicant agreed to proposed changes in language regarding starting and completing times/dates.

Commissioner Hess opened the public hearing at 6:47 p.m.

The following individual spoke during the public comment period: Laura Whitney.

Commissioner Hess closed the public hearing at 6:48 p.m.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of The Rose Ranch MDA. Commissioner Fox seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

7. B. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.46 Transfer of Development Rights overlay Zone.

Marcus Draper, City Attorney explained the City adopted the creation of a transfer of development rights code as one of its moderate-income housing strategies. The proposed code creates an overlay zone to allow for increased density in the receiving zone in exchange for a conservation easement in the sending zone. This allows the City to preserve open space and sensitive lands without having to use taxpayer funds, while simultaneously allowing for more housing in other less sensitive areas.

Planning Commission Discussion Points:

- Conservation Easement Management would be offered to the City first, if the City declines the management of the Conservation Easement it would then be offered to a Non-Profit, and lastly, if a Non-Profit declines management, management then would be offered to Land Trust,
- Discussion of 17.43.030 Paragraph A, and
- 17.46.04 Determination of Transferable Development Rights line B.1.

Commissioner Hess opened the public hearing at 7:02 p.m. As there were no comments, he closed the hearing at 7:02 p.m.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the TDR Code Amendment. Commissioner Hess seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

7. C. Ordinance of Eagle Mountain City, Utah Amending the Eagle Mountain Municipal Code 13.20.250 Developments into the City.

Marcus Draper, City Attorney presented that on January 16, 2024, the City Council approved an amendment to Table 16.35.130(a) Residential Water Rights Requirements. The table is also located in Section 13.20.250 Developments, but the previously mentioned amendment did not update this code section. The proposed amendment replaces the table in Section 13.20.250 with a reference to Table 16.35.130(a).

Commissioner Hess opened the public hearing at 7:04 p.m. As there were no comments, he closed the hearing at 7:04 pm.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the Ordinance of Eagle Mountain City, Utah Amending the Eagle Mountain Municipal Code 13.20.250 Developments into the City. Commissioner Free seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

7.D. Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25.060 Projections into Setbacks.

Steve Lehmitz, Planner presented on the Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25.060 Projections into Setbacks.

Commissioner Hess opened the public hearing at 7:11 p.m. As there were no comments, he closed the hearing at 7:11 p.m.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.25.060 Projections into Setbacks. Commissioner Hess seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

7.E. Amending the Consolidated Fee Scheduled

This item was presented by Finance Director Kimberly Ruesch and discussed in the Planning Commission Work Session following item 1. A.

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

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Amending the Consolidated Fee Scheduled. Commissioner Fox seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

8. Discussion Items

- Brandon Larsen, Planning Director discussed the upcoming Planning Meeting and *possible* Agenda items.

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for December 10, 2024.

10. Adjournment

MOTION: *Commissioner Hess moved to adjourn the meeting at 7:24 p.m. Commissioner Free seconded the motion.*

Jason Allen	Absent
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Absent
Craig Whiting	Absent
Bryan Free	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 7:24 p.m.

Approved by the Planning Commission on

Brandon Larsen
Planning Director

EAGLE MOUNTAIN PLANNING COMMISSION

2025 MEETING SCHEDULE

Eagle Mountain City Planning Commission, 1650 E. Stagecoach Run, Eagle Mountain, Utah

Work Sessions : 5:30 p.m.

Policy Sessions 6:30 p.m.

January 14, 28

February 11, 25

March 11, 25

April 8, 22

May 13, 27

June 10, 24

July 8, 22

August 12, 26

September 9, 23

October 14, 28

November 25 (11th is Veteran's Day holiday)

December 9

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PLANNING COMMISSION MEETINGS.

If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801.789.6610. Open portions of the meeting can be viewed at <https://eaglemountaincity.com/city-recorder/city-meetings-portal>.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2024**

TITLE:	
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	n/a
APPLICANT:	City initiated - cooperative with Holland and Hart, Adrienne Bell representing

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

Yes

PREPARED BY

PRESENTED BY

RECOMMENDATION:

That the Planning Commission advance a positive recommendation to the City Council respecting the proposed amendment(s)...

BACKGROUND:

Receipt by the City of an application for a battery storage facility (and associated future solar arrays) required review and recommendation of a rezone request. Public testimony and Planning Commission discussion during the ensuing public hearing suggested the need for the City to expeditiously author, review and adopt an ordinance to address solar power plants and solar farms. A draft ordinance that borrowed heavily from Fairfield city's adopted ordinances, modified to fit with our city's code, was reviewed.

Subsequently, legal counsel and Staff began working with the proponents of the battery storage business to craft a revised code amendment that would address their proposed use and associated future accessory solar farm plans. That effort expanded as their legal counsel offered their own help in writing a code draft. Interest in adding standards for natural gas and micro-nuclear energy plants expanded the scope of the effort. The resultant attached code amendment document is hereto attached. It is largely the product of the applicants' outside counsel -- edited over time to respond to Staff's earlier draft elements and suggestions for revisions following discussions with City representatives.

ITEMS FOR CONSIDERATION:

In reviewing the code draft, the Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Power Plants and Subsystems Draft Code Amendment

Proposed Zoning Amendments

Working Draft – December 2, 2024

1. New Defined Terms.

a) Amend Chapter 17.10.030 of the Code to add the following new definitions:

“Battery Energy Storage System(s) (BESS)” means one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle, together with all Battery Energy Storage System Facilities. A battery energy storage system may be comprised of more than one storage battery technology in a room or enclosed area and may include Power Lines.

“Battery Energy Storage System (BESS) Facilities” means all related equipment, devices, associated appurtenances and facilities, such as transformers, substations, electric power transmission and distribution lines of any capacity, and any related site improvements used in connection with or to facilitate, the storage, transmission, delivery or furnishing of the electric energy stored in a Battery Energy Storage System.

“Electrical Substation” means a facility containing electric supply equipment for the purpose of switching, regulating, transforming, or otherwise modifying the characteristics of electricity, including electrical equipment, such as transformers, circuit breakers, voltage regulating equipment, buses, switches, and other related equipment.

“Natural Gas Power Plant” means a facility designed and used for converting natural gas into electricity, together with all ancillary systems and infrastructure for cooling, emissions controls, and the delivery and storage of natural gas. A Natural Gas-Fired Power Plant does not include facilities for the extraction or refinement of natural gas but may include Power Lines.

“Solar Energy Project” means a project that generates electric energy by converting sunlight, whether by solar devices or other conversion technology, for the sale, delivery, transmission, or consumption of the generated energy by more than one end-user or by an end-user other than the owner or operator of the property on which the solar energy system is constructed and operated. A Solar Energy Project may include one or more Battery Energy Storage Systems, Electrical Substations, and/or Power Lines.

“Small Modular Reactor” means a compact nuclear fission reactor that generates up to 300 megawatts of power.

“Power Lines” means transmission and/or distribution lines (of any capacity), wires, conductors, structures, towers, and cables, together with ancillary systems (such as, without limitation, switchgear, transformers, and control systems), and all related equipment and fixtures used in the transmission of electric power. Power Lines do not include Electrical Substations.

2. Proposed Amendments to the AG Zone

a) *Amend Chapter 17.20.030 to include the following uses as permitted uses within the AG Zone, as follows:*

C. Power Lines

3. Proposed Amendments to the RTI Overlay Zone

a) *Amend Chapter 17.48.030 to include the following uses as permitted uses within the RTI Overlay Zone, as follows:*

I. Battery Energy Storage Systems

J. Solar Energy Projects

K. Electrical Substations

L. Natural Gas Power Plants

M. Small Modular Reactors

M. Power Lines

4. Proposed Amendments to Chapter 17.75 Standards for Special Uses

a) *Revise Chapter 17.75.XXX to include the following development standards for Battery Energy Storage Systems:*

Development and operation of a BESS Facility must be found to conform to the following requirements:

A. A building permit and an electrical permit shall be required for installation of all Battery Energy Storage Systems.

B. Battery Energy Storage Systems shall comply with the setback requirements of the underlying zoning district for principal structures.

C. Battery Energy Storage Systems shall comply with the building height limitations for principal structures of the underlying zoning district.

D. Battery Energy Storage Systems shall be appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.

E. Lighting of BESS Facilities shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

F. Battery Energy Storage Systems shall be secured from unauthorized access by a fence, wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design

standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Battery Energy Storage System.

G. Battery Energy Storage Systems and equipment shall be listed by a Nationally Recognized Testing Laboratory or equivalent.

H. The building area of the site shall provide adequate space for the distribution or transmission system-level interconnects.

I. Battery Energy Storage Systems shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Battery Energy Storage Systems shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal;

2. Access to the Battery Energy Storage Systems shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department; and

3. Battery Energy Storage Systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure.

J. BESS Facility components and equipment shall comply with all applicable City noise and nuisance codes.

K. Applicant shall comply with the special approval process set forth in EMMC 17.48.020 and shall prepare and submit the following materials prior to obtaining a building permit for a BESS Facility:

1. A site plan prepared in accordance with the RTI site plan requirements.
2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.
3. Weed and dust control plan that address proposed mitigation measures during construction and operations.
4. An emergency operations plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. In the event of any inconsistency between landscaping or buffer requirements under the code and the emergency operation plan, as approved by

the fire marshal, the provisions of the fire safety and protection plan shall prevail. The emergency operations plan shall include the following information:

(a) Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions;

(b) Procedures for inspection and testing of associated alarms, interlocks, and controls;

(c) Procedures to be followed in response to notifications from the Battery Energy Storage System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed-upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure;

(d) Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire;

(e) Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required;

(f) Procedures for dealing with Battery Energy Storage System equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged Battery Energy Storage System equipment from the facility; and

(g) Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

5. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the BESS Facility. The decommissioning plan shall include:

(a) A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Battery Energy Storage Systems components, structures, equipment, security barriers, and transmission lines from the site;

(b) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

- (c) The anticipated life of the Battery Energy Storage Systems;
- (d) The estimated decommissioning costs and how said estimate was determined;
- (e) The method of ensuring that funds will be available for decommissioning and restoration;
- (f) The method by which the decommissioning cost will be kept current;
- (g) The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Battery Energy Storage System, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
- (h) A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

b) Revise Chapter 17.75.XXX to include the following development standards for Natural Gas Power Plants:

Chapter 17.75.XXX Natural Gas Power Plants

Development and operation of a Natural Gas Power Plant must be found to conform to the following requirements:

A. All principal structures comprising a Natural Gas Power Plant shall be set back at least 50 feet from all exterior project boundary lines. Access roads, fencing, utility lines, and driveways may be located within such required setback. For purposes of this Section, an “exterior project boundary line” means the perimeter boundary line of the lot or lots that, taken together, comprise a Natural Gas Power Plant project.

B. Natural Gas Power Plants shall be secured from unauthorized access by a fence or wall of appropriate height that incorporates, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Natural Gas Power Plant.

C. Natural Gas Power Plants shall be maintained in safe working order and in accordance with industry standards, including the following:

- 1. Areas around Natural Gas Power Plants shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe

zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal; and

2. Access to the Natural Gas Power Plants shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department.

D. Natural Gas Power Plant components and equipment shall comply with all applicable City noise and nuisance codes.

E. Lighting of Natural Gas Power Plants shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

F. The Applicant shall comply with all applicable federal and state laws, rules, and regulations and shall provide evidence of all federal and state permits and approvals required to operate a Natural Gas Power Plant prior to the issuance of a certificate of occupancy.

G. Applicant shall comply with the special approval process set forth in EMMC 17.48.020 and shall prepare and submit the following materials prior to obtaining a building permit for a Natural Gas Power Plant:

1. A site plan prepared in accordance with the RTI site plan process.
2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.
3. Weed and dust control plan that address proposed mitigation measures during construction and operations.
4. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.
5. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Natural Gas Power Plant, together with a proposal for coordinating such approvals with the City.

Chapter 17.75.XXX Small Modular Reactors

Development and operation of a Small Modular Reactor must be found to conform to the following requirements:

A. A Small Modular Reactor shall comply with the residential setback, site planning and emergency planning zone recommendations of the U.S. Nuclear Regulatory Commission (NRC) and the Environmental Protection Agency (EPA) for Small Modular Reactors.

B. A Small Modular Reactor shall be secured from unauthorized access by a fence, wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Small Modular Reactor.

C. A Small Modular Reactor shall be maintained in safe working order and in accordance with industry standards and all NRC regulations.

D. Applicant shall comply with all applicable federal and state laws, rules, and regulations, including, without limitation, all applicable requirements of the NRC and EPA, and shall provide evidence of all federal and state permits and approvals required to construct a Small Modular Reactor prior to the issuance of a building permit.

E. Lighting of Small Modular Reactors shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

F. Applicant shall comply with the special approval process set forth in EMMC 17.48.020 and shall prepare and submit the following materials prior to obtaining a building permit for a Small Modular Reactor:

1. A site plan prepared in accordance with the RTI site plan process.
2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.
3. Weed and dust control plan that address proposed mitigation measures during construction and operations.
4. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders

5. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Small Modular Reactor, together with a proposal for coordinating such approvals with the City.

c) *Revise Chapter 17.75 Standards for Special Uses to include the following development standards for Solar Energy Projects.*

17.15.XX Solar Energy Projects

Development and operation of a Solar Energy Project must be found to conform to the following requirements:

A. Structures constructed at, or as part of, a Solar Energy Project shall be comply with the following setbacks: (a) at least 50 feet from all exterior project boundary lines that abut a residentially zoned district; and (b) from public road rights-of-way, at least the distance required by the base zone in which the Solar Energy Project is established, or, twenty-five feet, or one and one-half times the height of the nearest structure to a right-of-way, whichever is greater. Access roads and driveways may be located within any required setback. For purposes of this Section, an “exterior project boundary line” means the perimeter boundary line of the lot or lots that, taken together, comprise a Solar Energy Project.

B. A Solar Energy Project shall be fully fenced and secured with locked gates. Fences shall be no less than 6 feet and no more than 8 feet in height and constructed of chain link or other durable material. Knox key lock boxes and keys shall be provided at locked entrances to allow emergency personnel access. For any portions of the site located adjacent to a public right of way, such fencing shall include additional screening elements (such as slatted chain link or other solid fencing material). Exterior fencing shall not be required along any portion of a Solar Energy Project that is contiguous to and part of a similar project located outside the boundaries of Eagle Mountain City. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Solar Energy Project.

C. Subject to the provisions of the fire safety and protection plan described below, a Solar Energy Project shall incorporate the applicable landscaping requirements of the underlying zoning district for the portion(s) of the project site located adjacent to public rights of way. However, if the project site is not currently served by culinary or irrigation water lines or systems, a Solar Energy Project shall not be required to comply with applicable landscaping requirements of the underlying zoning district. Additionally, no landscaping shall be required within the fenced area of the project site. The Solar Energy Project owner/operator shall comply with all applicable weed control requirements set forth in this Code.

D. There is not, nor shall be, imposed a minimum parking standard or open space requirement for a Solar Energy Project. If parking is provided however, parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. If, however, a Solar Energy Project includes an operations and maintenance or other enclosed building, at least two (2) off-street parking spaces shall be provided, one of which shall comply with ADA requirements.

E. Solar Energy Project components and equipment shall comply with all applicable City noise and nuisance codes.

F. Lighting of Solar Energy Projects shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

G. All photovoltaic panels of a Solar Energy Project shall be restricted to a maximum height of twenty (20) feet when orientated at a maximum tilt, as measured from the existing grade. All other buildings or structures comprising a Solar Energy Project shall comply with the height requirements of the underlying zoning district.

H. Applicant shall comply with the special approval process set forth in EMMC 17.48.020 and shall prepare and submit the following materials prior to obtaining a building permit for a Solar Energy Project:

1. A site plan prepared in accordance with the RTI site plan process.
2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.
3. Weed and dust control plan that address proposed mitigation measures during construction and operations.
4. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail.
5. Decommissioning plan that addresses the anticipated life of the project; the estimated cost to remove, dismantle, and dispose of project improvements, less the salvage value of such improvements, as determined by a licensed professional engineer; the manner in which the project will be decommissioned and site reclamation obligations.
6. Decommissioning bond in the form of a cash bond, an irrevocable letter of credit issued in favor of the City in the amount of 100% of the estimated costs to decommission the site, or other financial assurances as reviewed and approved by the City Attorney, as set forth in the decommissioning plan. The amount of the decommissioning bond shall be updated every five (5) years to reflect current estimated decommissioning costs, which estimate shall be prepared by a licensed professional engineer and submitted to the City.
7. Once decommissioning has occurred as to a portion of the site, the financial assurances provided for such portion of the site will no longer be required and any

remaining financial assurances will be adjusted or returned to the Solar Energy Project owner/operator accordingly. Following full decommissioning of the site, any funds not utilized by the City as provided in Section H below shall be returned the Solar Energy Project owner/operator.

I. Should any portion of the Solar Energy Project be deemed abandoned by the City as provided herein, that portion of the site shall be removed in accordance with the decommissioning plan. If the Community Development Director or its designee finds that some or all of the Solar Energy Project has been abandoned, the Community Development Director or its designee shall provide written notice of such finding of partial or total abandonment to the property owner and the Solar Energy Project owner/operator. Within (60) days after receipt of such notice, the property owner and/or Solar Energy Project owner/operator may provide the City a written response disputing such finding of abandonment and/or requesting an extension of additional time to repair and restore operations of the Solar Energy Project or to commence decommissioning of such portion of the Solar Energy Project. The Community Development Director shall consider any such written response by the property owner and/or the Solar Energy Project owner/operation at a public hearing as provided for in EMMC Section [REDACTED]. The final decision of the Community Development Director issued following such public hearing may be appealed to the applicable land use appeal authority in accordance with the Code.

If, following a final decision of the Community Development Director that some or all of the Solar Energy Project is abandoned and the Solar Energy Project owner/operator fails to repair or decommission such abandoned portion of the Solar Energy Project within the time frame set forth in the decommissioning plan (or as otherwise approved by the Community Development Director as provided herein) or fails to file a timely appeal with the land use appeal authority on the City's finding that some or all of Solar Energy Project is abandoned, this failure will be deemed as sufficient cause for the City to utilize the decommissioning bond provided to the City pursuant to EMMC Section [REDACTED] and to remove the Solar Energy Project and implement the decommissioning plan prepared by the Solar Energy Project owner/operator.

A Solar Energy Project is considered "abandoned" when some or all of its improvements remain non-functional or inoperative, meaning it is not being used to generate energy or is not maintained in compliance with the terms of an approved building permit, for a continuous period of one (1) year. A Solar Energy Project that is, in whole or in part, nonfunctional or inoperative for any period of time as a result of an emergency or force majeure event, any maintenance, repair, or repowering of the Solar Energy Project by the owner/operator, and/or curtailment by an end user or power purchaser, or any other periods of nonuse that are planned or scheduled by the Solar Energy Project owner/operator or otherwise required by the power purchaser or transmission provider shall not be deemed abandoned for purposes of this ordinance.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2024**

TITLE:	Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.10.080 Criteria for Approval of MDA's
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	n/a
APPLICANT:	City initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

That the Planning Commission advance a positive recommendation to the City Council respecting the proposed amendment(s)...

BACKGROUND:

Following passage of the historic code [patch], the benefit and desire arose to have a trigger, *per se*, in our code that would cause Staff to initiate a rezone process on land(s) once zoned by action of a [master] development agreement once that agreement sunsets. The attached minor amendment language implements the necessary code to codify that intent.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. MDA Expiration Auto Initiate Rezone.Dec 2024

Chapter 16.10

MASTER DEVELOPMENTS

Sections:

- 16.10.010 Purpose.
- 16.10.020 Master development approval required.
- 16.10.030 General considerations.
- 16.10.040 Application.
- 16.10.050 Waivers.
- 16.10.060 Review and approval process.
- 16.10.070 Criteria for approval of MDPs.
- 16.10.080 Criteria for approval of MDAs.
- 16.10.090 Master development amendments.
- 16.10.100 Expirations and extensions of approvals.

16.10.080 Criteria for approval of MDAs.

The MDA shall include the following elements to ensure the method, timing, and requirements of construction throughout all phases of the master development. The MDA shall be a standard template originated by the city and modified as needed through the review process.

A. Development Rights and Responsibilities. The MDA shall include the approved development rights of the project and responsible parties for completion of project elements including but not limited to:

1. Vesting granted to the property;
2. Phasing of the development;
3. Construction and maintenance of public improvements;
4. Special conditions relating to lot design, necessary off-site conditions or improvements, open space and parks, location of utilities, physical characteristics of the property; and
5. Any other conditions or methodologies necessary for the master development's buildout.

B. Benchmarks. The applicant shall be required to take measurable action, upon the execution of the MDA, through performance benchmarks including but not limited to:

1. A set time limit to apply for the first site plan and/or preliminary plat;
2. A set time limit from the approval of the first site plan and/or preliminary plat to begin site work;
3. A set time limit from the approval of the first site plan and/or preliminary plat for all phases of curb, gutter, and road completion; and
4. A set time limit from the approval of the first site plan and/or preliminary plat for all phases of open space, park, and/or trail completion.

C. Expiration of the Master Development. Master development approvals shall expire six months from the date of approval by the city council if an MDA has not yet been approved and signed by all applicable parties. MDAs shall:

1. Include an expiration of terms of the agreement with a set time limit determined at the approval of the MDA; and
2. Not extend longer than six years from the signing of the agreement.

D. General Plan Compliance. A compatibility statement that confirms compliance with the city's future land use map, master transportation plan, and general plan documents.

E. Amendments and Extensions of Time. The MDA shall include sections for amendments and extensions of time to the MDA based on the requirements and allowances in this chapter at the time of the MDA approval. [Ord. [O-32-2020](#) § 2 (Exh. A)].

F. Expired or Otherwise Terminated Agreements: Upon expiration or termination of a master development agreement, or a development agreement that zoned property, the Planning Director shall initiate proceedings to rezone the land once made a part of that agreement to one or more current, appropriate zones.

Chapter 17.90

REZONING OF PROPERTY

Sections:

- 17.90.010 What this chapter does.
- 17.90.020 Purpose of rezoning of property.
- 17.90.030 Property eligibility for rezoning.
- 17.90.040 Application.
- 17.90.050 Approval process.
- 17.90.060 Criteria for approval.
- 17.90.070 Conditions of approval.
- 17.90.080 Disapproval/denial of rezoning applications.
- 17.90.090 Rezone initiation post development agreement expiration or termination

17.90.090 Rezone Initiation Post Development Agreement Expiration or Termination.

Expired or Otherwise Terminated Agreements: Upon expiration or termination of a master development agreement, or a development agreement that zoned property, the Planning Director shall initiate proceedings to rezone the land once made a part of that agreement to one or more current, appropriate zones.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2024**

TITLE:	Eagle Mountain Municipal Code 17.100.050 Site Plan Development Standards.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	n/a
APPLICANT:	City initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed text amendment.

BACKGROUND:

EMMC requires a driveway from commercial development that exits onto a public right-of-way to have a separation of at least 100 feet to an intersection. The text change makes clarification as to the location of the measurements.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. EMMC 17.50.100.C.1

17.100.050 Site plan development standards.

The following are standards required for all site plans in any zoning district:

A. Use of Property. The entire parcel area shall be built upon, landscaped or paved in accordance with the zoning district's open space requirements and other generally applicable development standards.

B. Screening Requirements. Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. Required walls or fences shall not be less than six feet in height, unless a wall or fence of a different height is approved by the city council. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. All developments shall have the minimum number of trees as required by Chapter [17.60](#) EMMC, Landscaping, Buffering, Fencing and Transitioning, to provide for shade and visual relief.

C. Access Requirements.

1. Access Onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from a public right-of-way intersection or another driveway intersection on the same side of the street. This shall be measured from the curblane of the driveway at the point of intersection with the public right-of-way to the curblane or nearest point of the public right-of-way, whichever is greater. In the instance of driveway to driveway separation, the measurement shall be from closest curblane to closest curblane at the point of intersection with the public right-of-way. When a parcel has less than 200 feet of frontage on a public right-of-way, then all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common ingress and egress straddling the common property line.

2. Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way.

3. Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.

4. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on arterials and collectors when deemed necessary by the city engineer.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2024**

TITLE:	Cedar Corners Phase 5 General Plan Amendment
ITEM TYPE:	General Plan Amendment & Rezone
FISCAL IMPACT:	N/A
APPLICANT:	Tamarak Homes, Inc., Eric Yergensen

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Neighborhood Residential One Zone: Residential	1.44 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:

This property (Parcel No. 59:007:0092) was originally part of the Cedar Corners residential development. The preliminary plat for the project was approved on January 16, 2007, and showed this section being subdivided into seven lots. The rest of the project has been completed as originally approved. The applicant is seeking to amend the General Plan Future Land Use Map to Neighborhood Residential 2, thus making an associated rezone request to RC zoning compatible.

ITEMS FOR CONSIDERATION:

There are no code specific approval criteria for General Plan amendments.

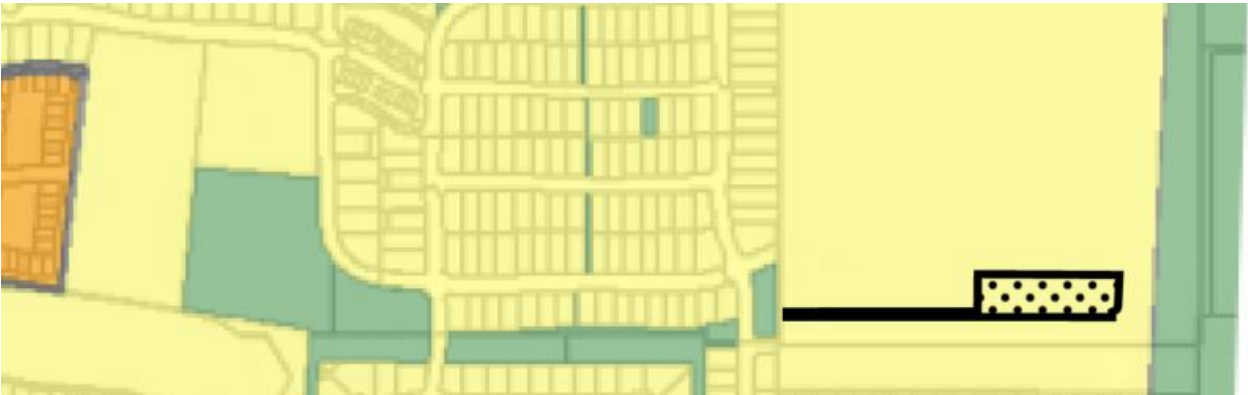
PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission was amenable to the idea of this project when it came before them as a concept plan during the August 13, 2024, Planning Commission meeting.

ATTACHMENTS:

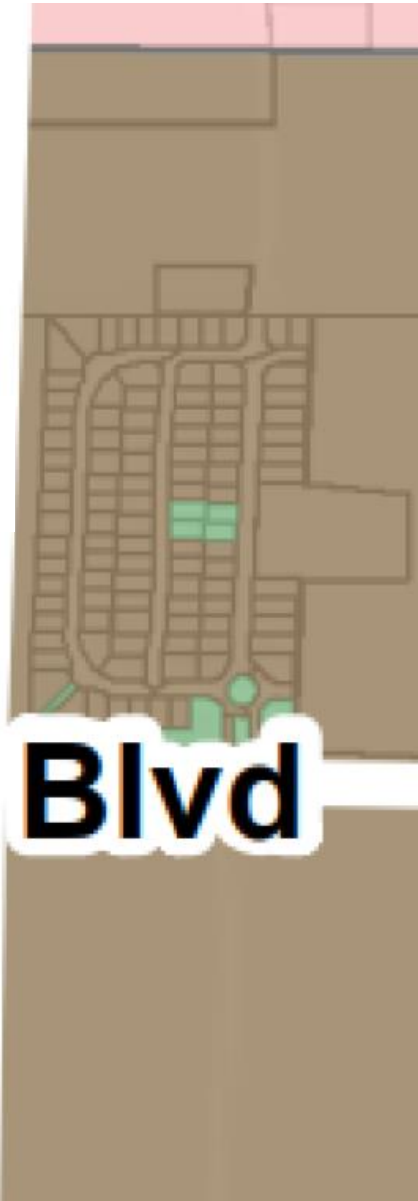
1. General Plan Amendment - Cedar Corners Phase 5
2. Concept Plan - Cedar Corners Phase 5

Cedar Corners Phase 5 General Plan Amendment Proposal



From Neighborhood Residential One
to Neighborhood Residential Two

Eagle Mountain Blvd



LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

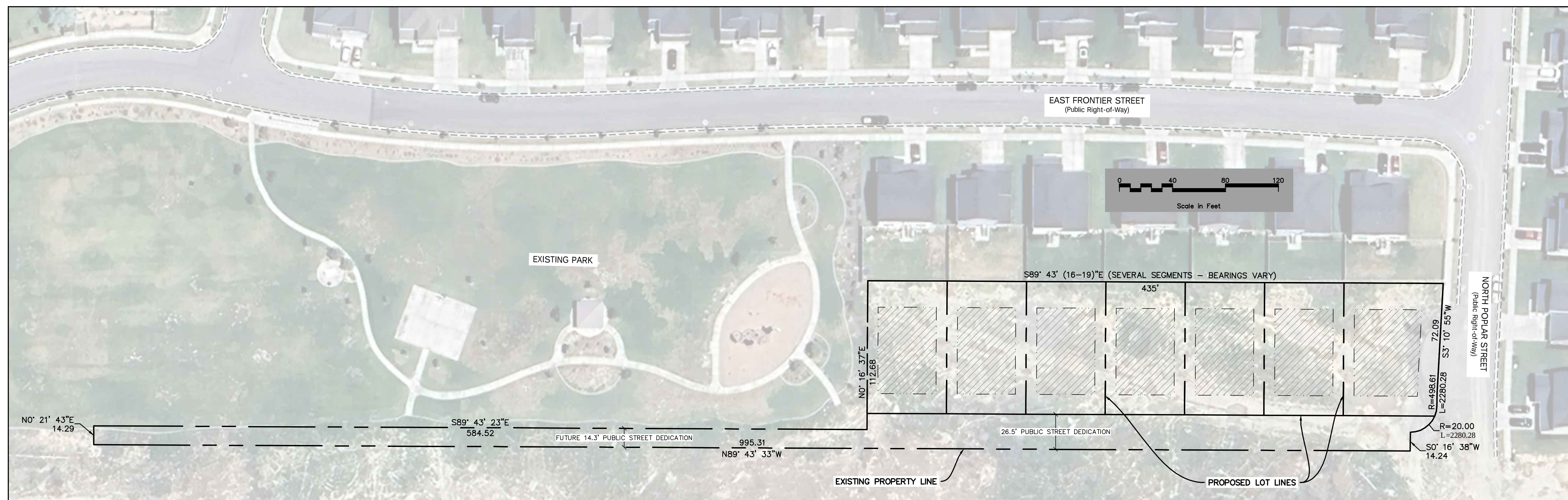
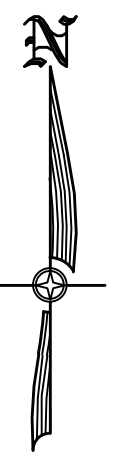
NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

- UDOT Highway/Freeway
- City Road Network - Collector & up



TOTAL AREA=20.76 ACRES
88 LOTS=11.89 ACRES
OVERALL DENSITY=4.24 LOTS/ACRE
SMALLEST LOT SIZE=5,258 SQ. FT.
LARGEST LOT SIZE=7,366 SQ. FT.
AVERAGE LOT SIZE=5,883 SQ. FT.
ROW DEDICATION=4.09 ACRES
OPEN SPACE=4.78 ACRES





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2024**

TITLE:	Cedar Corners Phase 5 Rezone
ITEM TYPE:	General Plan Amendment & Rezone
FISCAL IMPACT:	n/a
APPLICANT:	Tamarak Homes, Inc., Eric Yergensen

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Neighborhood Residential One Zone: Residential	1.44 Acres

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:

This property (Parcel No. 59:007:0092) was originally part of the Cedar Corners residential development. The preliminary plat for the project was approved on January 16, 2007, and showed the property being subdivided into seven lots. The rest of the project has been completed as originally approved. The applicant is seeking to rezone the property to the RC zone, thus allowing seven lots to be constructed. After meeting with Staff, it was determined that the applicant would complete a half-width road across the south end of their property and the adjacent park in conjunction with development.

ITEMS FOR CONSIDERATION:

The criteria for approval for a Rezone are listed in EMMC 17.90.060.

A. **Compliance with General Plan:** The RC zone is not compatible with the Neighborhood Residential 1 category, which is why the applicant is also proposing to amend the General Plan Future Land Use Map to Neighborhood Residential 2.

B. **Compatibility Determination:** The proposed RC zone could be viewed as being compatible with the adjacent land uses as it is all residential with similar lot sizes to what is being proposed.

C. **City Services:** Public services are available to the property and will not overburden capacity.

D. **Traffic Generation:** The size of the property (1.44 acres) will limit the number of lots possible, so there will not be a significant increase in traffic.

E. **Property Values:** It is not expected that the rezone will negatively impact surrounding property values.

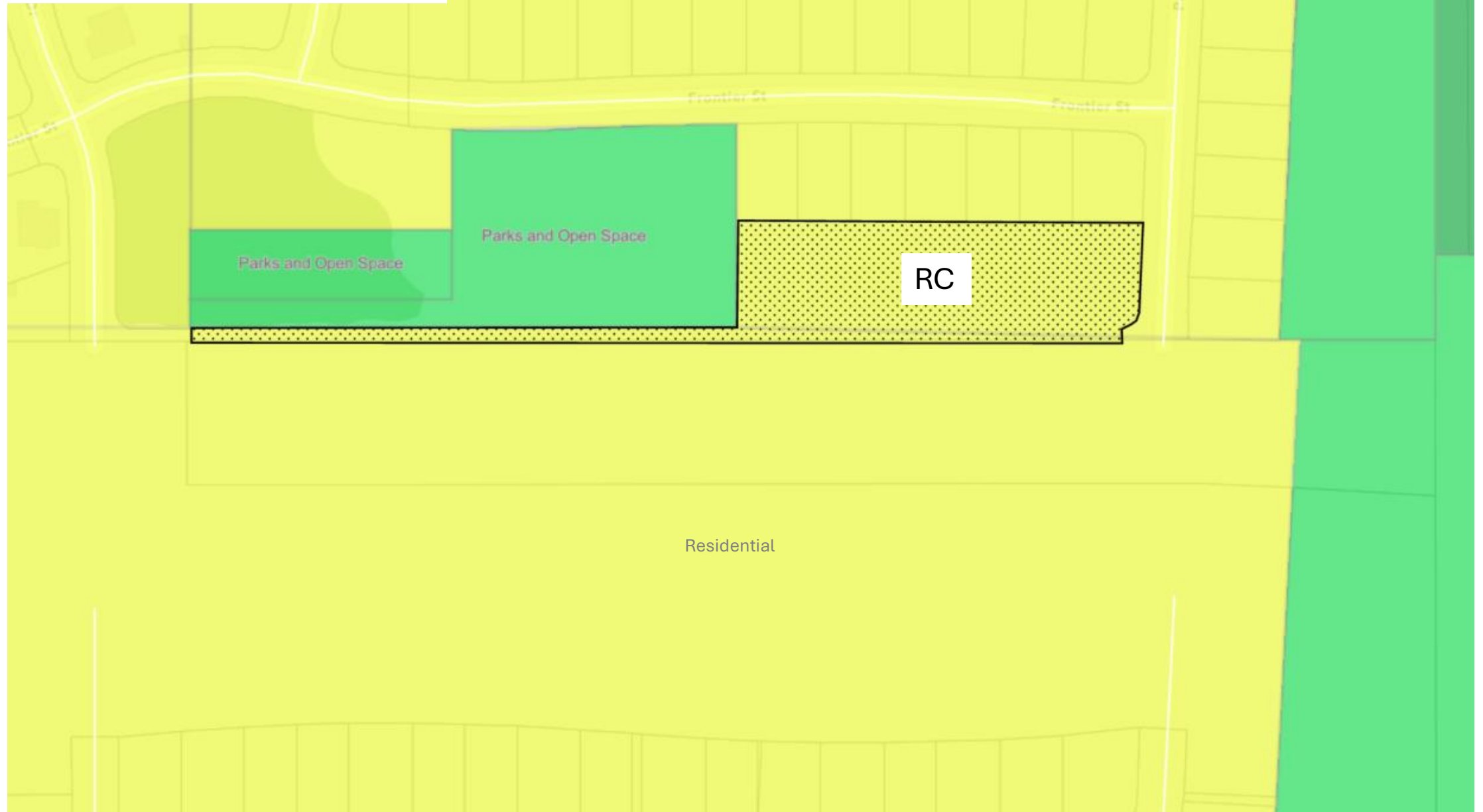
PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission was amenable to the idea of this project when it came before them as a concept plan during the August 13, 2024, Planning Commission meeting.

ATTACHMENTS:

1. Rezone Exhibit - Cedar Corners Phase 5 GP
2. Concept Plan - Cedar Corners Phase 5

Cedar Corners Phase 5 Rezone Exhibit





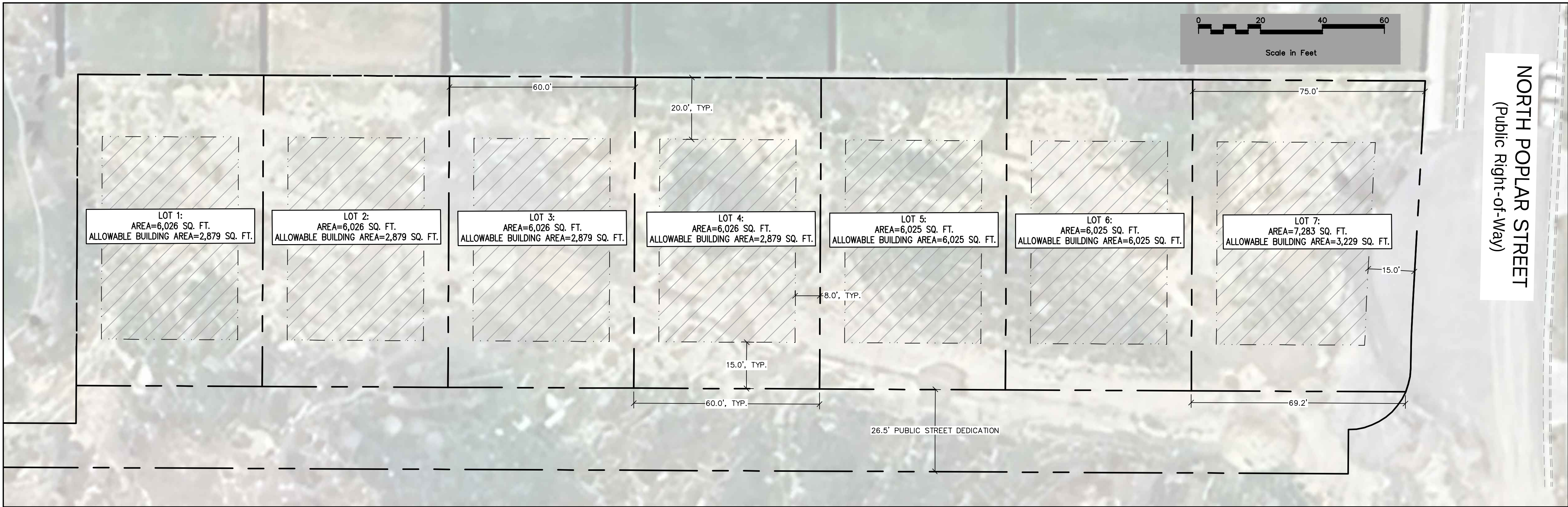
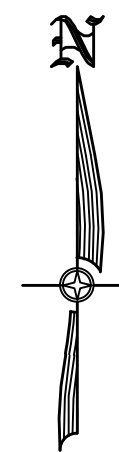
VICINITY MAP
NOT TO SCALE

SITE INFORMATION TABLE:

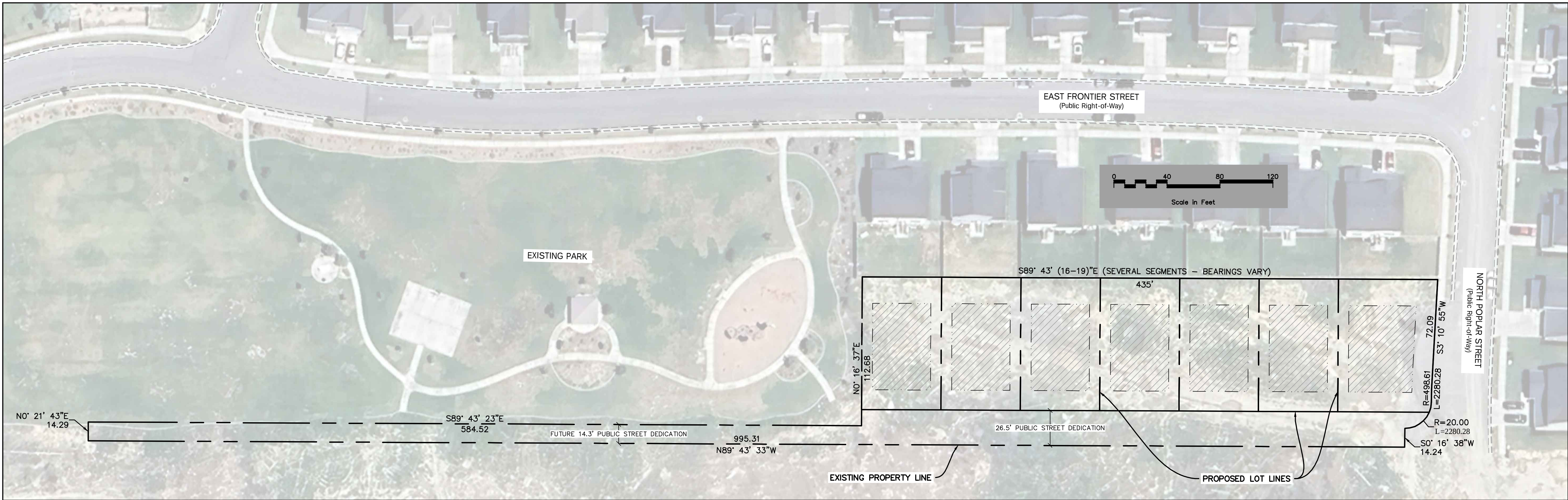
OVERALL PROPERTY=62,831 SQ. FT. (1.44 ACRES)
PUBLIC ROW DEDICATION=19,393 SQ. FT. (0.44 ACRES (PROPOSED AND FUTURE))
CURRENT ZONING: RESIDENTIAL
PROPOSED ZONING: RC
FRONT SETBACK=15' (PER RC ZONE)
SIDE SETBACK=8' (PER RC ZONE)
REAR SETBACK=20' (PER RC ZONE)
MINIMUM LOT SIZE=4,500 SQ. FT. (PER RC ZONE)
MINIMUM LOT SIZE=6,025 SQ. FT. (PROPOSED)
LARGEST LOT SIZE=7,283 SQ. FT.
AVERAGE LOT SIZE=6,000 SQ. FT. (PER RC ZONE)
AVERAGE LOT SIZE=6,205 SQ. FT. (PROPOSED)
MINIMUM LOT FRONTAGE=58' (PER RC ZONE)
MINIMUM LOT FRONTAGE=60' (PROPOSED)

CEDAR CORNERS – PHASE A PLAT 4:
(EXISTING SUBDIVISION NORTH OF PROJECT AREA)

TOTAL AREA=20.76 ACRES
88 LOTS=11.89 ACRES
OVERALL DENSITY=4.24 LOTS/ACRE
SMALLEST LOT SIZE=5,258 SQ. FT.
LARGEST LOT SIZE=7,366 SQ. FT.
AVERAGE LOT SIZE=5,883 SQ. FT.
ROW DEDICATION=4.09 ACRES
OPEN SPACE=4.78 ACRES



NOT FOR
CONSTRUCTION





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
DECEMBER 10, 2024**

TITLE:	Fourth Amendment to Amended and Restated Master Development Agreement for Overland Development
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	n/a
APPLICANT:	City and Ivory Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

No

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

Recommend approval of the proposed amendment to the City Council

BACKGROUND:

The City and Ivory Homes have negotiated an amendment to the Overland ARMDA. In exchange for the City reducing Ivory's obligation to build neighborhood parks in various parts of the development, Ivory has agreed to dedicate 13.94 acres of land adjacent to Cory Wride Park for expansion.

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

None