



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

JUNE 24, 2025, 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 - Future Land Use Map (FLUM)

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. June 10, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ORDINANCE/PUBLIC HEARING - Transportation Master Plan/IFFP

BACKGROUND: *(Presented by Assistant City Engineer, David Salazar)* Eagle Mountain City has contracted with Horrocks Engineering to update the Transportation Master Plan and IFFP. With the tremendous growth in the City, it is important to review and update the Plan and associated IFFP.

7.B. ANIMAL MANAGEMENT PLAN/PUBLIC HEARING - Richards Animal Management Plan

BACKGROUND: *(Presented by Planner, Ashley Swensen)* A proposed Animal Management Plan by Ashley Richards for her property located at 18423 W Carter Cir. Parcel #: 55:158:0009.

7.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.05.260, Table 6.10.080, and creating Chapter 6.15 for establishing standards for alternative animal management plans. It also amends Table 17.05.200(a), 17.65.050, 17.65.100, 17.70.040, and 17.105.050.

BACKGROUND: *(Presented by Planner, Steven Lehmitz)* A proposal to amend EMMC Chapter 6.05.260, Table 6.10.080, and create Chapter 6.15 for establishing standards for alternative animal management plans. It also amends Table 17.05.200(a), 17.65.050, 17.65.100, 17.70.040, and 17.105.050 to remove exceptions to home

business license and accessory dwelling unit standards, as well as eliminating public hearings for variances and land use appeals pursuant to UCA 10-9a-701(5).

RECOMMENDATION: Table hearing item to the July 08, 2025 Planning Commission meeting.

7.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.55.040 E.

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) A proposal to amend Title 17.55.040.E regarding parking lot proximity to uses by specifying a minimum distance between a parking lot and the building which it serves; and, 17.55.100 regarding shared parking by reducing the amount of shared parking allowed between businesses, making the City Council the approval authority for shared parking arrangements, to require a users' maintenance agreement with any approved shared parking agreement, and, to provide standards affecting approval of shared parking agreements.

7.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.35.050 Drive-Thru Lanes.

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) A proposal to amend Title 17.35.050 regarding drive-thru lanes to refer to standards in 17.55.130, to amend 17.55 by adding a new subsection 130 "Drive-Thru Regulations", preserving existing and setting forth new standards for drive-thrus (primarily by requiring minor escape lanes) and deleting 17.75.069 "Restaurant with drive-through services" in its entirety.

7.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17 and 10.030 Structure Definition.

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) A proposal to amend Title 17, Chapter 10.030 by adding a definition for a "structure", and, Title 17.25.040 the "Residential Development Standards Table" to better clarify that structures housing livestock are to be kept 50' from neighboring residences and 6' from all other structures in the RA1, RA2, RD1, RD2 and FR Zones, and, that structures housing livestock shall be kept 6' away from all structures (including neighboring residences) in the R1, R2, R3, RC, MF1 and MF2 Zones. Also, to amend footnote number 3 under the Table to specify that setback(s) for structures not requiring a building permit shall not be required -- save for those that house livestock.

7.G. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17 and 10.030 Definitions.

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) A proposal to amend Title 17, Chapter 10.030. Definitions by revising the definition of "lot frontage" and adding one for "Property width" for a "structure", and, Title 17.25.040 the "Residential Development Standards Table" by denoting that townhouse lots in the MF-1 and MF-2 zones require street frontage to be buildable and that apartments in those zones also require street frontage, but may have their parking areas accessed via service drives.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. 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 801-789-6611. 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.