



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

October 11, 2022, 6:30 PM

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

1. **Pledge of Allegiance**
2. **Declaration of Conflicts of Interest**
3. **Approval of Meeting Minutes**
 - 3.A September 27, 2022 Planning Commission Minutes
[09.27.22 PC DRAFT Minutes](#)
4. **Status Report**

Staff communication/review of City Council zoning related decisions on items previously heard by the Planning Commission
5. **Discussion Items**
 - 5.A [DISCUSSION ITEM -- Review of Proposed Draft Text Amendments Regarding the Wildlife Corridor Overlay Zone](#)

Commission consideration and discussion regarding possible changes to code language regarding EMMC 17.49 Wildlife Corridor Overlay Zone.
[17.49 Draft Amendments](#)
 - 5.B [DISCUSSION ITEM -- Pole Canyon Project Concept Update](#)

A presentation/update by the applicants of the Pole Canyon Master Development Plan
6. **Action and Advisory Items**
7. **Next scheduled meeting**
8. **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 accommodation 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.



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

September 27, 2022, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Jeremy Bergener, Christopher Pengra, Erin Wells, and Alternate Commissioner Brent Strong.

COMMISSION MEMBERS PRESENT ELECTRONICALLY: Commissioner Matthew Everett.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Colby Curtis, Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; and Robert Hobbs, Planning Manager.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

Commissioner Bergener called the meeting to order at 5:33 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – Draft Code Amendment to EMMC 17.80.080.C-E, H & I

Commissioner Everett said he will recuse himself from the discussions and recommendations for this item. Although he does not have a financial interest in the matter, as a member of the Board of Directors of the Eagle Mountain Chamber of Commerce he has a vested interest in the item.

Planning Manager Robert Hobbs explained the intent of the discussion item is to garner Planning Commission review and commentary regarding a proposal to amend certain subsections of EMMC 17.80.080 Off-Premise Ladder Signs respecting sign inserts, sign ownership, and billing and payment.

Director of the Eagle Mountain Chamber of Commerce Melissa Clark explained the request to allow for single or double-slatted signs is to offer a more affordable and a more visible option to businesses. Once merited by demand, she proposed providing double-sided signage with a different business visible to traffic traveling in opposite directions in relation to the location of the businesses. Twenty signs have been built, all but five slats of the 40 signs currently permitted by Municipal Code are reserved, and six additional businesses are on a waiting list for signage. The amendment proposes 60 locations; they would be in favor of adding additional locations rather than limiting businesses to single-slatted signs. Some small businesses and nonprofit organizations have requested alternative billing terms. Chamber billing processes have been updated to prevent

sign vacancies. They have created a map of existing, approved, and requested new locations and relocations for ladder signs. They welcome Commission and Council feedback regarding sign locations. About five or six businesses that conduct business within Eagle Mountain but have headquarters outside of the City have signage; however, the majority of the signs are utilized by businesses located in the City.

Commissioner Wells stated that she appreciates the prioritization of signage for Eagle Mountain businesses.

Commissioner Pengra asked if it would be beneficial to add a 30-day timeframe for the removal of signs for nonpayment to set an expectation and offer protection for both the City and the businesses, noting that the verbiage stipulates that signs *may* be removed rather than *shall* be removed.

Ms. Clark indicated that it would be beneficial to allow flexibility to create payment plans for businesses when merited; however, she would not object to a timeframe being added that leaves room for discretionary, individualized decisions. She requested to expedite the application to assist the Chamber with providing resources for small businesses combatting the impacts of the recession.

Commissioner Wells adjourned the work session at 5:56 p.m.

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

Commissioner Wells called the policy session to order at 6:31 p.m.

2. Pledge of Allegiance

Commissioner Wells led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. September 13, 2022 Planning Commission Minutes

Commissioner Wells requested a correction to Assistant City Administrator/Community Development Director Steve Mumford's title on page two.

Commissioner Bergener requested a correction to the tally of the vote count for the motion on page five to table the Porter's Crossing Town Center Master Development Agreement.

MOTION: *Commissioner Bergener moved to approve the September 13, 2022 minutes as amended. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
<i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
<i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
<i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
<i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
<i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>

The motion passed with a unanimous vote.

5. [Status Report](#)

Staff reviewed the items discussed and voted upon during the September 13, 2022 City Council meeting.

6. [Action and Advisory Items](#)

6.A. [ACTION ITEM/PUBLIC HEARING – Proposed Code Amendments to EMMC 17.75.081](#)

Planning Manager Robert Hobbs presented the applicant-proposed amendment request to allow vehicles to be kept on a storage lot indefinitely rather than a maximum of 180 days. The applicant submitted the following statement of intent, “B&H Land Holdings rezoned a portion of its property to residential with the promise that there would be future commercial or business park on the north end of the property. We are very aware of the commitment to develop the business campus area as such, but there currently isn’t demand on our property for such a use. As more of a temporary use, we thought a portion of the property could be used as a RV/recreation vehicle/boat storage lot. The current code only allows for vehicles to be stored for up to 180 days. I’ve proposed some additional verbiage to be added, but we are open to other ideas.” The proposed amendment retains the 180-day limitation for towing yards. The applicant’s property is located in The Pinnacles development and is indicated as Business Park/Light Industry on the General Plan Future Land Use Map.

Commissioner Pengra inquired regarding the impact of EMMC 17.75.081 on RVs and other recreational vehicles stored at commercial storage facilities.

Assistant City Administrator/Community Development Director Steve Mumford explained that the Commercial Storage Zone specifically addresses moving vehicles but those standards exclude a time limit.

Mr. Hobbs noted the difficulties in enforcing the 180-day time limitation and verified that commercial storage facilities can store vehicles from other cities.

Mr. Mumford stated that a towing yard is defined in Municipal Code as “An establishment engaged in the temporary storage of vehicles that have been towed, carried, hauled or otherwise moved

from public or private property for impoundment in a public or private impound yard. This use includes vehicle transport companies engaged in similar activities. This use does not include vehicle rental or sales of new or used vehicles or parts (except for necessary sales of unclaimed impounded vehicles), vehicle repair, automobile wrecking yard, junk or salvage yard, or a freight terminal.” Vehicle storage yards are not currently defined in Municipal Code.

Applicant Andy Flamm explained that the commercial area was excluded from the master development agreement (MDA) for the Pinnacles. The vehicle storage yard is planned for 5 to 10 acres of the land currently zoned Agriculture on the north side of the residential development. Operational vehicles such as recreational trailers, boats, and motorhomes would be stored at the site.

Commissioner Wells noted that the required investment in the property to meet the screening requirements made her unsure of the viability of a temporary vehicle storage business.

Commissioner Wells opened the public hearing at 7:00 p.m. As there were no comments, she closed the hearing.

Commissioner Allen said as he is hopeful that the applicant would replace the vehicle storage with another commercial use once the area develops and due to the screening requirements, he is agreeable to permitting the business in this location. He is amenable to removing the storage time limitation for recreational vehicles and boats because the time they are not in use may exceed the allotted 180-days.

Commissioner Wells noted that the amendment would impact the entire City and should be a consideration in the Commission’s recommendation.

Commissioner Everett said although he does not object to storage facilities and recognizes the need, he is against the amendment because he is apprehensive about the potential impacts of the proposal. He feels a rezone request for the location to a zone that allows the desired use would be more appropriate.

Commissioner Bergener expressed concern with the wording of the amendment, particularly the lack of a definition of a vehicle storage yard and ambiguity about the types of vehicles that can and cannot be stored.

Commissioner Pengra stated he is opposed to the Municipal Code amendment because the City already has standards for commercial storage and is against the use in this location. Once a use is permitted, it is difficult for the City to compel the change to another use. Existing uses impact attracting businesses to an area.

Mr. Flamm explained his request for this amendment rather than a rezone is because he would also need a General Plan amendment. Storage yards are a permitted use in the Light Manufacturing/Distribution Zone which is a compatible zone for areas with a Business Park/Light Industry future land use designation. He has no objection to prohibiting the storage of non-operational vehicles.

Discussion ensued regarding the following:

- The demand for additional recreational vehicle storage in the City;
- Concerns with the use becoming permanent;
- Challenges with enforcing the 180-day storage limitation;
- Vagueness in the verbiage of the amendment; and
- Clarifying whether the timeframes in EMMC 17.75.081 apply to the Commercial Storage Zone.

Commissioner Everett verified that even if the Commission were to approve the proposed amendments, the applicant would still be required to submit a rezone request because vehicle storage yards are not a permitted or special use in the Agriculture Zone.

MOTION: *Commissioner Everett moved to recommend denial to the City Council of the proposed amendments to Eagle Mountain Municipal Code 17.75.081. Commissioner Pengra seconded the motion.*

Commissioner Everett explained his recommendation of denial is to allow the applicant to either withdraw the application or to take the application to the City Council with the negative recommendation from the Commission to determine the opinion of the Council on the request and obtain their feedback before applying for a rezone.

The Commission discussed whether to table the item to allow for changes to the amendment with consideration of the time and financial impacts to the applicant or to recommend denial of the application because staff can propose an amendment to address Commission concerns with the standards independent of the applicant.

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☐ <i>Jason Allen</i>	<i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
<i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
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☐ <i>Erin Wells</i>	<i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>

The motion passed with a vote of 3:2.

Commissioner Allen clarified that his dissention was due to his preference to table the item to ensure it returns to a future meeting to resolve the issues identified with the standards during the discussion and to provide the City Council with a more polished recommendation.

6.B. ACTION ITEM / PUBLIC HEARING – The Church of Jesus Christ of Latter-day Saints Meetinghouse Site Plan Review

Mr. Hobbs presented the item for a site plan approval for The Church of Jesus Christ of Latter-day Saints meeting house on a 3.555-acre parcel located at 7091 N. Silver Creek Way. Silverlake Plat

26 has a connecting pathway, Parcel A, 140.56 feet from the southwest corner that abuts the southern end of the church property. Connectivity to the path lot should be required of the applicant. The span and composition of that connection is a decision left to the Commission. Ideas discussed with the applicant have included a 9 to 20-foot wide cross-connection with a paved walking surface. Staff recommends for the Planning Commission to recommend approval to the City Council of the site plan with the conditions to include a pathway connection at the southern end of the property and for the parking lot light poles to be reduced to the maximum allowable height of 17 feet.

Commissioner Everett confirmed with staff that the headlight screening is compliant with Municipal Code requirements.

Applicant representative Chad Spencer stated that they submitted a revised plan that eliminates parking stalls to provide the requested ramp and path connection to the south; however, they would prefer not to add the connection due to liability concerns. They are amenable to installing shorter light poles.

Commissioner Wells expressed her preference for the removal of nonfunctional turf for this and all other projects in the City.

Commissioner Wells opened the public hearing at 7:43 p.m. As there were no comments, she closed the hearing.

Mr. Spencer explained that there is an existing chain-link fence between the school and church properties and two of the existing homes to the south have fences. They would install fencing between the path and the homes.

Discussion confirmed that the City owns the property intended for the path and that the developer has first rights of refusal if the City decided to sell the parcel. Should the developer decline to purchase the property, the land could be offered for purchase to the adjacent homeowners; however, the land disposal process is lengthy and can encounter difficulties with obtaining approval from the neighboring property owners for a plat amendment. An easement or maintenance agreement could possibly be reached with the residents should the land remain undeveloped.

Commissioner Pengra mentioned challenges with previous City land disposals. Due to the likelihood of the path being infrequently utilized, he feels that the path is the appropriate solution. Commissioner Everett concurred.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the Church of Jesus Christ of Latter-day Saints meetinghouse site plan with the following conditions:*

- 1. The site plan and Silver Lake 26 parcel A shall be connected using similar widths and including striping and an ADA-compliant ramp through the parking lot; and*
- 2. The light poles shall be compliant with Municipal Code.*

Commissioner Bergener seconded the motion.

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
<i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
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<i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>

The motion passed with a unanimous vote.

6.C. PUBLIC HEARING – Amendments to Chapter 9 of the City's Adopted General Plan

Mr. Hobbs presented the item. The State of Utah legislature revised their list of approved strategies to facilitate low/moderate income housing throughout the State when they passed House Bill 462. That bill's production represented "A collaborative effort among numerous stakeholders, including the Commission on Housing Affordability, the Utah League of Cities and Towns, Wasatch Front Regional Council and Mountainland Association of Governments, Property Rights Coalition, Division of Housing and Community Development, the Utah Transit Authority, and various other public and private sector organizations, to help Utah to address its significant challenges on housing availability and affordability."

The bill modified and expanded the strategy types available to cities to further the cause of facilitating the presence of low/moderate income housing in communities. It required that municipalities review and update their moderate income housing plans and update items with implementation elements by October 1, 2022, rather than the original December reporting deadline. Further, it caused implementation elements to be assigned a timeframe that has specific benchmarks for each strategy chosen for use by a city; however, it provides some flexibility to a municipality to make adjustments. It also increased the number of menu strategies from which municipalities may select to fulfill the goal of providing additional opportunities for the introduction of low/moderate income housing. The number of strategies required to be adopted by the City remains at three, six are currently noted in the General Plan. However, if the plan includes five or more then the City receives prioritization for transportation funding and ARPA funding by the State. Also, the Department of Workforce Services has been made responsible to create a moderate income housing database and providing housing data to Utah jurisdictions.

Following the objective statements, Section 9.4 of Chapter 9 contains six strategies worded to explain how the City will implement its intended effort to meet the goals and objectives facilitating the inclusion of low/moderate income housing within the municipality. They are given as follows:

1. Carefully monitor affordability in the City during rapid growth spurts to ensure affordable housing needs are anticipated.
2. Designate areas in the future land use framework where multifamily development will be permitted. Support a range of multifamily housing types including townhomes, row-

- homes, and duplexes, which appeal to a variety of population demographics, including younger and older individuals.
3. Streamline development processes to allow a range of development types to occur in order to provide a diversity of housing options as the City grows.
 4. Introduce and integrate rental units into neighborhoods by allowing for multi-family or townhome mixed-use development to function as buffers between commercial and single-family residential areas.
 5. Continue to support the integration of small lot sizes into developments to offer a mix of housing within the same neighborhood.
 6. Allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods.

Mr. Mumford explained that several months ago, the City Council approved a contract with Lewis, Young, Robertson, and Burningham, Inc. (LYRB) to draft an Affordable Housing Plan. However, the project was delayed awaiting the completion of the Economic Development Plan to utilize the data and goals from that plan to generate the Affordable Housing Plan. LYRB estimates the Affordable Housing Plan will be completed within three months. Should the City decide to not submit a report to meet the October 1st deadline, the State will issue a letter of noncompliance and the City will have 90 days to come into compliance. Alternatively, the Commission could select noncontroversial affordable housing options to submit by the deadline to demonstrable progress and amend the General Plan with the new strategies after the deadline. Staff is willing to take direction from the Commission and Council as to whether to submit a temporary plan or to wait until the Affordable Housing Plan can be completed. Because the General Plan cannot be amended prior to the October 1st deadline, the City will be partially out of compliance with State requirements regardless of submitting affordable housing strategies. He recommended delaying submitting the strategies to the State until the Affordable Housing Plan is completed and the General Plan is amended and submitting a letter to the State explaining the situation and that the City is in process of becoming compliant.

Commissioner Wells opened the public hearing at 8:07 p.m. As there were no comments, she closed the hearing.

Commissioner Wells stated although she agrees with the hesitancy in drafting a temporary plan, she is concerned with Eagle Mountain City being singled out for not being in compliance given the environment at the State level surrounding affordable housing resulting in additional legislative action impacting cities.

Mr. Mumford explained that the City is required to have a minimum of three strategies. Two of the six existing strategies in the General Plan align with the updated State-approved practices:

- #2 – Designate areas in the future land use framework where multifamily development will be permitted. Support a range of multifamily housing types including townhomes, row-homes, and duplexes, which appeal to a variety of population demographics, including younger and older individuals, and
- #6 – Allow for accessory dwelling units, including detached units, to be integrated into residential neighborhoods.

Funding preference is given to cities that implement five or more strategies. One of the main reasons for updating the Affordable Housing Plan is to determine the allocation of the affordable housing funds from the Tyson, Facebook, and Google community reinvestment area projects; those funds are not allowed to be spent on infrastructure.

Discussion ensued regarding potentially adopting the following strategies in the temporary plan:

- B: Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
- E: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- H: Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- I: Amend land use regulations to allow for single room occupancy developments;
- J: Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;
- K: Reduce, waive, or eliminate impact fees related to moderate income housing;
- O: Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
- P: Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
- R: Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a 530; and
- S: Create a program to transfer development rights for moderate income housing.

Commissioner Pengra said he feels that the Commission is unable to provide meaningful recommendations at this time. He is willing to defer to staff as to whether to continue selecting State-approved strategies or to wait until LYRB has finished their draft of the plan.

Commissioner Everett expressed his frustration and disappointment with the project being rushed, failures in oversight, and the inadequate timeframe given for cities to update their plans. He is adamantly opposed to creating a temporary plan that could be exploited between implementation and the approval of the finalized plan. He suggested a joint Planning Commission and City Council meeting to work together to select the right strategies and to prevent staff from having to revise the Commission's recommendations if the Council raises objections to the proposal. He requested for the item to be tabled to allow the Commissioners to study the available strategies and to have

individual conversations with staff to develop sound policies regardless of being out of compliance with the State deadline.

MOTION: *Commissioner Everett moved to table the amendments to Chapter 9 of the City's adopted General Plan and task the Planning Commission and staff to research the strategies for discussion at a future meeting. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
<i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
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<i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>

The motion passed with a unanimous vote.

Mr. Mumford stated that he will work with the City Administrator and Economic Development Director on an amendment and will explore the possibility of a joint meeting with the City Council, Planning Commission, and LYRB.

7. [Discussion Items](#)

8. [Next scheduled meeting](#)

The next Planning Commission meeting is scheduled for October 11, 2022.

9. [Adjournment](#)

MOTION: *Commissioner Pengra moved to adjourn at 8:40 p.m. Commissioner Bergener seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
<i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
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<i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>

The motion passed with a unanimous vote.

The meeting was adjourned at 8:40 p.m.

Approved by the Planning Commission on October 11, 2022.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director

DRAFT



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 11, 2022**

TITLE:	DISCUSSION ITEM -- Review of Proposed Draft Text Amendments Regarding the Wildlife Corridor Overlay Zone		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	City of Eagle Mountain		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY City-Wide

PUBLIC HEARING:
No

PREPARED BY:
Todd Black, Planning

PRESENTED BY:
Todd Black

RECOMMENDATION:
n/a

BACKGROUND:
Todd Black, the City's Wildlife Biologist / Environmental Planner, has been drafting amendments to improve the overlay zone, clearing up ambiguity, clarifying definitions and regulations, etc. He has been working closely with the Eagle Mountain Nature and Wildlife Alliance throughout the drafting process. The amendments are now ready for discussion with the Commission, and will be presented at the meeting.

ITEMS FOR CONSIDERATION:
n/a

REQUIRED FINDINGS:
n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:
n/a

ATTACHMENTS:

17.49.010 Purpose and objective

This chapter allows for the creation of wildlife overlay zones within Eagle Mountain City limits and sets forth regulations and protections from development that may adversely impact wildlife and their habitat. Further, this chapter is created to set forth criteria to establish and manage these wildlife overlay zones. This chapter does not change the underlying zone but gives standards, requirements, and procedures as to what can occur within these areas where there is overlap with an existing zone and a wildlife overlay zone.

Additionally, this chapter provides a means to reduce the continuing loss and fragmentation of wildlife corridors and wildlife habitat while simultaneously accommodating acceptable/appropriate improvements to the area. Although wildlife overlay zones primarily support fauna in the region, they may also provide recreation opportunities, open space preservation, potential tourism, and outreach and education opportunities. The preservation of these corridors, along with fencing and safe crossings, will also help to reduce vehicle-animal collisions.

Natural open spaces and wildlife corridors function to preserve and connect wildlife habitats allowing for movement, migration, foraging, breeding, dispersal of flora and fauna, and connectivity of habitats throughout their entire home range. Fragmentation and loss of habitat from development and other anthropogenic disturbances, such as roads, structures, excessive noise, and/or excessive movements can alter wildlife from their daily movement patterns within their home range, which often leads to human-wildlife conflict. All fauna species need to be able to move about their home range to access forage, thermal cover, shelter, and escape cover to preserve species diversity and localized populations. These habitats and open spaces also help provide areas for flora to persist, which are essential for pollinators, food production, and have intrinsic value to the public.

17.49.015 Definitions

Agriculture activities refers to activity within a wildlife overlay zone engaging in farming (raising crops) or ranching (raising livestock) practices are being conducted.

Anthropogenic refers to things that have been caused or produced from human activities.

City Council refers to the City of Eagle Mountain Utah elected governing board.

Critical mule deer migration corridor refers to the mule deer migration corridor within Eagle Mountain City. The minimum width of this corridor shall be 330'.

Connectivity of habitats refers to how and to what degree distinct patches of habitat are connected to each other which can influence species preservation.

Conservation nonprofit organization refers to a private organization operating under Section 501(c)(3) of the U.S. Internal Revenue Code with the primary purpose of preserving and protecting land in its natural, scenic, historical, recreational, or open space condition.

City Council refers to the City of Eagle Mountain City, City council.

Coverage refers to a raster or vector layer in a GIS that may contains objects such as points, lines, and polygons.

Development refers to any practice within a wildlife overlay zone, excluding normal agricultural activities, which changes the basic character and or function of the landscape. Meaning; construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; mining, excavation, landfill, or substantial land disturbance; and any use or extension of the use of land.

Critical mule deer migration corridor refers to the mule deer migration corridor within Eagle Mountain City. The minimum width of this corridor shall be 330'.

Fauna refers to all the animal life present in a particular region and/or during a specific time period. The words wildlife and fauna are interchangeable in this chapter.

Flora refers to all the plant life present in a particular region and/or during a specific time period.

Fragmentation refers to the process where large and contiguous habitats are divided into smaller, isolated ones. This process directly impacts all flora/fauna species, community structure, and the overall ecosystem within those isolated fragments.

Home range refers to the geographic area where fauna spend their lifetime, where all their resources needed to survive and reproduce are readily available.

Landscape refers to the relationships between ecological processes in the environment and a particular ecosystem across a given area and period of time.

Motorized machine refers to any machine, vehicle, or equipment that uses or is activated by any power source.

Mule deer migration season is the time of year the mule deer migrate between their winter and summer ranges through the wildlife migration corridor. This season is defined by the Utah Division of Wildlife Resources based on best available science. The mule deer typically migrate through Eagle Mountain City bi-annually between March 15th and April 30th and December 1st and January 15th annually.

Natural arroyo or wash refers to a dry creek bed where water can flow upon sufficient moisture through the creek. These often have narrow and steep sides marking the course or a fast-moving stream. Washes typically have flowing water during normal spring runoff and/or rainstorms.

Natural open space refers to any open piece of land that is undeveloped within a wildlife overlay zone. These spaces can include green space that is partly or completely covered with grass, trees, shrubs, or other vegetation, or space mostly covered with native/natural flora.

Natural surface trails refer to trails where the predominant surface is ground, and the trail is designed and managed for ground-based travel.

Nesting season refers to the period of the year in which birds, both raptors and songbirds, are building nests and raising young. The term includes any nesting period for documented bird species within a wildlife overlay zone.

Riparian refers to semiterrestrial/semiaquatic transition areas that are influenced by fresh water. These usually extend from the edges of water bodies to the edges of upland communities.

Sensitive areas refer to areas that include migration routes, nesting grounds/boxes, natural wash, recently planted seedlings/habitat improvements, and other regions deemed sensitive by Eagle Mountain City, Utah Division of Wildlife Resources (DWR), or other public agencies.

Species of concern refers to an informal term used to refer species that need proactive protection, but for which insufficient information is available to indicate a need to list the species as endangered.

Wildlife corridor refers to areas designed to move wildlife safely across the landscape. These are often referred to as habitat corridors, migration routes, or green corridors. These are areas of habitat connecting wildlife populations.

Wildlife crossing structures refers to a structure such as a culvert, bridge, or underpass which could contain features which enhance its suitability for use by wildlife to safely cross human-made barriers such as roads or highways. Examples of such features include the presence of vegetation providing cover or habitat near the entrances and/or natural light visible at the opposite entrance.

Wildlife habitat refers to the combination of food, water, shelter, and space arranged to meet the needs of wildlife.

Wildlife impermeable fencing refers to an eight-foot fence or wall, other than a retaining wall, which prevents various species of wildlife from freely passing through with little or no interference.

Wildlife migration route refers to the geographic path along which wildlife customarily migrate.

Wildlife overlay zone refers to an area(s) identified within a geographical information system designated primarily for wildlife and wildlife habitat preservation and/or connection to other habitats.

Wildlife impermeable fencing refers to an eight-foot fence or wall, other than a retaining wall, which prevents various species of wildlife from freely passing through.

Wildlife permeable fencing refers to a wildlife-friendly fence visible to ungulates and birds, allows wildlife to jump safely over or crawl under, and provides wildlife access to essential habitats and travel corridors.

17.49.020 Area(s) of designation

Areas identified as a wildlife overlay zone shall be digitized in a Geographical Information System (GIS) coverage, housed on a server with Eagle Mountain City, and be made available to the public. Areas may be added to this layer over time as well as adjusted to accommodate change over time through a public hearing process and must meet one more of the following criteria:

- A. An area or areas identified by the U.S. Fish and Wildlife Services as designated 'critical habitat' for a threatened or endangered species.
- B. Essential wildlife corridors, wildlife habitat, and/or landscape linkages.
- C. Areas of significant seasonal habitat use within the home range of an individual species (See Figure 1, crucial winter and summer range for mule deer (*Odocoileus hemionus*)).
- D. Areas where data and or research using best available science/methods show a significant use of a particular geographic location. (E.g., mule deer migration corridor the 'wildlife overlay zone') by a species of concern.
- E. Natural geographic or topological areas such as gulches, washes, riparian areas, drainages, ridge tops or other significant habitats used to connect and/or safeguard habitats. These may include watering areas and/or micro habitats such as natural riparian areas or traditional/historic nesting locations. (E.g., Tickville Gulch)
- F. Areas of wildlife habitat that are unique, and or of intrinsic value to Eagle Mountain City, State of Utah, Division of Wildlife Resources (UDWR), Bureau of Land Management (BLM), State Institutional Trust Lands (SITLA) or other governmental agencies who have holdings within Eagle Mountain City limits [Ord. O-06-2021 § 2 (Exh. A)].

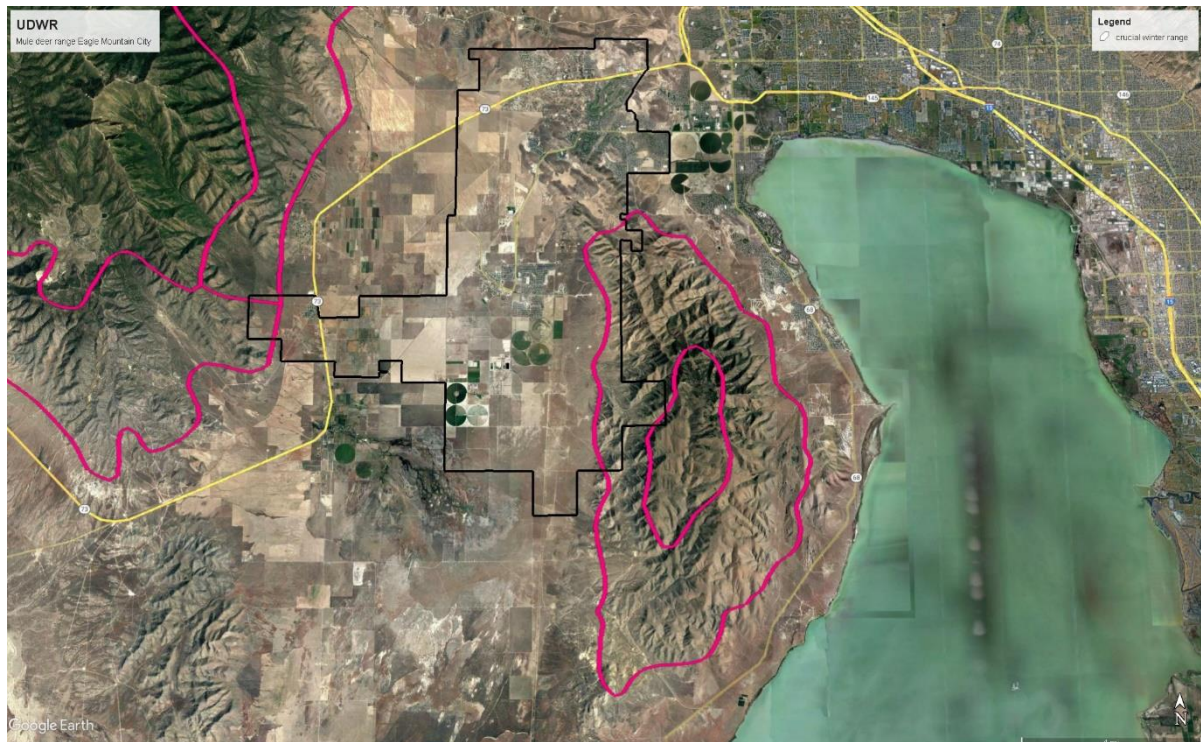


Figure 1. A map showing crucial winter and summer range of mule deer within Eagle Mountain City municipal boundary (show in fuchsia). From Utah Division of Wildlife Resources, see [Utah Mule Deer Habitat | Utah Mule Deer Habitat | DWR Data \(arcgis.com\)](#)

17.49.030 Applicability

- A. Partial Coverage. If a portion of a development plat is located within a wildlife overlay zone, the standards, requirements, and procedures of this chapter shall only apply to the portion of the property that is located inside a wildlife overlay zone.
- B. Natural washes. When applying a wildlife overlay zone to any linear features such as washes, streams, gulches, or creeks (source and web page here), shall include a 150' buffer on both sides of the wash. This 150' buffer shall be determined from measuring out from the top of the bank. Existing MDA and parcels are excluded from this requirement. This setback adds an additional buffer to; 1) minimize erosion, 2) prevent property loss, 3) discourages property owner from building in highly erodible soils, 4) helps with bank stabilization, 5) prevents and/or minimize water pollution, and 6) protects sensitive flora, fauna, and sensitive habitat (Figure 2).
- C. Eagle Mountain wildlife mule deer migration corridor width. The minimum width for this corridor shall be 330 feet wide. Peer reviewed research has shown that this

width is a suitable width for migration corridors to accommodate wildlife movement through the area. [See highway wildlife crossing handbook.](#)

1. Road crossings may require a reduced speed and/or width for short distances to better funnel wildlife to avoid vehicle collisions.
2. In areas where any street or street systems (see [16.35.070](#)) are deemed necessary, wildlife crossing structures shall be constructed using the best available science. [See highway wildlife crossing handbook.](#)

17.49.040 Land use regulations

The land use regulations shall be those of the underlying zoning with which a wildlife overlay zone is combined unless modified or replaced by a wildlife overlay zone [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.050 Conflict regulations

Where any provision of federal, state, county, or city statutes, codes, or laws that conflict with any provision of this chapter, the more restrictive shall govern unless enforcement will result in a violation of the federal, state, county, or city statutes, codes, or laws. [Ord. [O-06-2021](#) § 2 (Exh. A)]

17.49.060 Development standards and regulations

Development or disturbances of any kind within any wildlife overlay zone shall be prohibited unless.

- A. It restores fauna or flora habitat.
- B. It installs safety measures for wildlife and/or pedestrians.
- C. It performs maintenance on existing trails or public amenities.
- D. The City Council deems installing a public amenity is in the best interest of residents and doesn't negatively impact wildlife and its habitat or obstruct/fragment the mule deer migration corridor.
 - a. The Eagle Mountain City Wildlife Biologist Environmental Planner and City Council need to confirm and approve that the construction area will not impede the migration or nesting of animals or adversely impact fauna or their habitat. If the Eagle Mountain City Wildlife Biologist Planner position no longer exists, city staff or city council will contact the Utah Department of Wildlife Resources Wildlife & Habitat Specialist for the Central Region to confirm the development/disturbance will not impact migration or nesting.

In areas where development within a wildlife overlay zone is deemed necessary and, in the public's best interest, the following development standards are designed to ensure the resources comprising a wildlife overlay zone are impacted to the least possible extent. These standards ensure the landscape will remain connected and the resources can function in their natural state.

The following standards are applicable to all development activities or disturbances that occur within a wildlife overlay zone:

A. Open Space Credit/Density Transfer.

1. The developer may be awarded amenity points toward the requirements of EMMC [16.35.105](#) for public trails, observation structures, kiosks, and other passive recreation improvements built within the overlay zone as approved by the City Council.
2. The developer may be granted credit for an improved open space area for significant buildable property made unbuildable by this overlay zone as approved on a case-by-case basis by the City Council.
3. The City Council may utilize other tools to aid in the application of the overlay zone on property, as approved on a case-by-case basis by the City Council.

B. Fragmentation. To avoid any fragmentation of a wildlife overlay zone, any necessary development shall be designed and planned to maintain ecological functions, the connection of habitat to protect critical resources, and species preservation. Obstructions within a wildlife overlay zone created by development any kind, other than City Council approved roadways, public amenities, or underground utility lines are not permitted. These restrictions include, but is not limited to, non-utility lines, buildings, human made structures and wildlife impermeable fencing unless under conditions stated in 17.49.060 of this chapter.

C. Construction/development. To avoid disturbance of wildlife, no construction or development within a wildlife overlay zone or 90' adjacent to a wildlife overlay zone will occur during mule deer migration or bird nesting seasons. Exceptions may be granted by obtaining a variance from the City Council after consulting with the Eagle Mountain City wildlife biologist/environmental planner, or other qualified individual or governmental agency identified by the city that specializes in wildlife management, stating that the construction area will not impede the activities of wildlife during the mule deer migration or bird nesting seasons.

D. Re-vegetation of a wildlife overlay zone.

1. Eagle Mountain City's approved seed mix will be used to mitigate any soil disturbance within a wildlife overlay zone. A georeferenced digital layer (Arc/Map Arc/GIS) of the proposed disturbed footprint of the construction project must be submitted as part of the construction application process. Any areas where the topsoil is disturbed within a

wildlife overlay zone that is not to be developed shall be reseeded with the City's seed mix and planting guidelines.

2. Property used for any agriculture activity purposes are exempt from this requirement unless the landowner grants the city or other organization permission to restore the land to its natural habitat.
3. Development adjacent to a wildlife overlay zone are encouraged to use the seed mix mentioned in #1 (see above).

E. Underground Utility Construction. The construction of underground utility lines involving installation, maintenance or repair shall be subject to the following criteria:

1. Trenches within the construction site shall be no more than $\frac{1}{2}$ of the width of a wildlife overlay zone and not to exceed 165' and are not to remain open more than 48 hours.
2. During periods when active construction is not occurring, trenches shall be:
 - a. Covered to prevent wildlife access or include an impermeable fence or.
 - b. Include escape ramps, with slopes of 45% or less at the either ends of the trench.
3. Where consistent with safety and space considerations, excavated material is to be placed on the uphill side of trenches.
4. Trench dewatering devices shall discharge in a manner that will not adversely affect flowing streams, drainage systems, or off-site property.

F. Fencing and Walls. The following fencing and walls are permitted within and adjacent to the overlay zone

1. Wildlife impermeable fencing is not permitted within a wildlife overlay zone unless used in conjunction with a wildlife road crossing, temporarily during periods of underground utility construction, or when installed along the outer perimeter of the Eagle Mountain Wildlife Mule Deer Migration Corridor to discourage or hinder wildlife from exiting the corridor into developed, urban areas of the city.
2. In areas where wildlife impermeable fencing is deemed necessary to exclude fauna for public safety purposes, the following criteria shall be followed:
 - a. A fence or wall greater than or equal to eight feet above grade shall be installed. The wildlife impermeable fencing should safely and effectively prohibit fauna from traversing the landscape on the other side of the fence. Depending on the

type of targeted species, some areas may require wire to be buried belowground.

3. Wildlife permeable fencing for agricultural purposes that permit wildlife movement through a wildlife overlay zone is allowed.
 - a. Where wildlife-friendly fencing is deemed necessary to allow wildlife to move through the area, the following fencing criteria shall be followed:
 - i. The to follow NRCS landowner wildlife friendly fencing guidelines will be followed. See [A Landowner's Guide to Wildlife Friendly Fence](#)
 - ii. Existing fencing currently used for agricultural purposes is exempt from the above requirements.
4. All other fences or walls are prohibited unless the Eagle Mountain City Wildlife Biologist and the City Council approve the fencing or wall.
5. All other fences or walls are prohibited unless approved by the City Council.

G. Natural surface trails Are permitted within a wildlife overlay zone to provide public use, access, and education; however, these trails and use of these trails must be planned to mitigate any negative impacts to flora or fauna as best as possible. These trails may include the trail itself, trailheads, trailhead parking, restrooms, and pavilions so long as these features do not impede normal wildlife movements or disturb, obstruct/fragment habitat within the 330-foot critical mule deer migration corridor. The Eagle Mountain City wildlife biologist/environmental planner and City Council must approve all trails and amenities located within a wildlife overlay zone. If a trail is approved within the 330-foot critical mule deer migration corridor, the trail must be located along its perimeter.

H. Wildlife Crossing Structures. Wildlife crossing structures are permitted and encouraged over and under roads and highways. Wildlife crossing structures ensure habitat connectivity and minimize wildlife-vehicle collisions. Public use of these structures may be restricted seasonally due to migrating fauna and to avoid human-wildlife conflicts.

1. Feasibility. In situations where a wildlife crossing structure over or under a road is not possible, an alternative at-grade wildlife crossing is required.
2. At-Grade Crossings. The preferred at-grade wildlife crossing is a combination of impermeable wildlife fencing on both sides of the crossing opening and an advance animal detecting system located in the wildlife crossing, alerting drivers of animals possibly crossing the road. At a minimum, wildlife impermeable fencing or an advanced animal detecting system shall be installed. When installing an at-grade crossing, the following design criteria from the US Highway Administration will be followed.

3. When installing any wildlife crossings structures devices, technologies, minimum standards from the following wildlife crossing hand book need to be followed: [See highway wildlife crossing handbook.](#)

- I. **Light Pollution.** Lighting is prohibited within a wildlife overlay zone unless approved by the City Council for safety reasons.
 1. If the city council deems lighting is necessary for safety reasons, the following requirements must be met in addition to complying with Chapter [17.56](#) EMMC, Outdoor Lighting Standards :
 - a. Color and Brightness. Any outdoor lighting shall use lighting that does not affect wildlife or attract insects by limiting the color temperature and brightness:
 - i. Color temperature should not exceed 3,000 Kelvin.
 - ii. Light output of individual fixtures should not exceed 850 lumens.
 2. Outdoor Recreation Lighting. Lighting for outdoor recreational facilities shall not be mounted any higher than 15 feet above the ground.
 3. Exceptions. The following items are exempt from the above requirements:
 - a. Temporary lighting for construction. Lighting is permissible during active construction hours but shall be turned off otherwise.
 - b. Temporary emergency lighting.
 - c. Wireless communication facilities. Lighting should not exceed the minimum requirements established by the Federal Aviation Administration. [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.49.070 Development recommendations adjacent to the overlay zone

Land greater than 150' adjacent to the overlay zone is encouraged to be developed with the following considerations:

- A. **Consultation.** Property owners and developers of land adjacent (bordering) a wildlife overlay zone shall consult with Eagle Mountain City wildlife biologist/environmental planner or other qualified wildlife biologist for guidance on appropriate development adjacent to a wildlife overlay zone.

- B. **Open space.** Property owners and developers of land adjacent (bordering) a wildlife overlay zone are encouraged to use Eagle Mountains seed mix to revegetate disturbed areas not being developed see 17.49060.
- C. **Light Pollution.** In addition to compliance with Chapter [17.56](#) EMMC, Outdoor Lighting Standards, property adjacent to the overlay zone is encouraged to consider the following:
 - a. Color and Brightness. Outdoor lighting should use lighting that does not affect wildlife or attract insects by limiting the color temperature and brightness:
 - b. Color temperature should not exceed 3,000 Kelvin.
 - c. Light output of individual fixtures should not exceed 850 lumens.
 - d. Outdoor Recreation Lighting. Lighting for outdoor recreational facilities directly adjacent to a wildlife overlay zone is recommended to be mounted no higher than 15 feet above the ground.
 - e. Exceptions. The following items are exempt from these recommendations:
 - I. Temporary lighting for construction. Permissible during construction hours but shall be turned off otherwise.
 - II. Temporary emergency lighting.
 - III. Wireless communication facilities. Lighting should not exceed the minimum requirements established by the Federal Aviation Administration.

17.49.80 Wildlife overlay zone protection

A **Conservation and Stewardship.** Land within the overlay zone may receive further protected status using any of the three methods listed here:

1. **Dedication for public use.** The land may be dedicated to a well-established third-party land conservation organization or land trust or to The City of Eagle Mountain.
2. **Private land conservation easement.** Any private land, whole or a portion of, may apply for a conservation easement on that land.
3. **Homeowners' association.** Every preliminary plan that includes natural or improved open space within that development shall be accompanied by a conservation easement which protects that portion of the development as open space and proposed articles of

incorporation and covenants for a homeowners' association in which all lot owners shall be members, and which is responsible for the maintenance, monitoring the terms of the easement, and preservation of natural and improved open space required by this chapter. These documents shall be recorded with the final plat, upon their approval.

- B **Motorized machines.** Except for the use on existing paved roads, paved trails, or paved parking lots, motorized vehicles, equipment, or machines can be excluded from a wildlife overlay zone for any purpose during a specific time period(s).

Exceptions:

- I. To perform maintenance on public or private amenities/utilities.
 - II. Where a wildlife corridor bisects or is included on private land. Private landowners can continue to use motorized machines to perform needed maintenance on their land and/or perform agricultural activities in accordance with this chapter.
 - III. For general public safety issues.
- C **New roads.** Unless the road is annotated on the Transportation Master Plan approved in 2022, no new roads shall be constructed in a wildlife overlay zone
- D **Off-highway vehicle trails.** No new off-road vehicle trails are allowed in the critical mule deer migration corridor.
- E **Seasonal closures and/or limited hours.** To ensure the success of a wildlife overlay zone, and minimize human-animal conflict, the City of Eagle Mountain may temporarily close or limit the hours of operation of any public amenity or trail. [Ord. O-06-2021
- E **Domesticated animals.** To ensure there are minimal conflicts with wildlife in areas where domesticated animals (livestock, pets) are kept within a wildlife overlay zone. Homeowners and/or landowners must obtain a special use permit from the City which outlines uses of these areas of potential conflict. These restrictions are to be determined with City staff and the homeowner/landowner and must clearly articulate what these restricted use(s) will be. These may include seasonal restrictions, densities of animals per area, or other restricted of domesticated animal uses.

17.49.090 Noncompliance with a wildlife overlay zone.

Any person or entity violating this chapter's rules, regulations, or ordinances shall, upon notice by a representative of the City, immediately cease all activities on the parcel until the violation has been resolved and the disturbed area has been restored to an acceptable natural state as approved by the Eagle Mountain Wildlife Biologist and City Council.

The Wildlife Biologist shall notify the City Engineers and City Council of any violation of this chapter and provide sufficient detail for understanding the scope and severity of the violation. The violating person or entity shall consult with the Wildlife Biologist, City Council, and City Engineers to develop and submit a plan to bring about successful remediation and restore the disturbance or area of violation to an acceptable natural state.

If a responsible person or entity fails to submit a detailed remediation plan to the City of Eagle Mountain for approval by the City Council to bring a violation into compliance as determined by the City Wildlife Biologist and City Council and complete the remediation work within *10 (ten)* business days of service of the notice of violation, civil penalties shall be owed to the City at a rate of \$5,000 per day but not more than \$25,000 per day for each day of violation. Each day of violation shall constitute a separate violation. These fines shall be exclusively used for conservation and land stewardship purposes.

A. **Measuring Civil Penalties.** In assessing any monetary penalty, the City of Eagle Mountain may consider:

1. The harm done to the public health or the environment.
2. Whether the penalty imposed will be a substantial economic deterrent to the illegal activity.
3. The economic benefit gained by the violator;
4. The amount of effort put forth by the violator to remedy this violation;
5. Any unusual or extraordinary enforcement costs incurred by the municipality;
6. The amount of penalty established by ordinance or resolution for specific categories of violations; and
7. Any equities of the situation which outweigh the benefit of imposing any penalty or damage assessment.

B. **Recovery of Damages and Costs.** In addition to the civil penalty above, the municipality may recover all damages proximately caused by the violator to the City of Eagle Mountain, which may include any reasonable expenses incurred in investigating violations of and enforcing compliance with this chapter or any other actual damages caused by the violation.

C. **Other Remedies.** The municipality may bring legal action to enjoin the continuing violation of this chapter, and the existence of any other remedy, at law or equity, shall be no defense to any such actions.

- D. **Remedies Cumulative.** The remedies outlined in this section shall be cumulative, not exclusive, and it shall not be a defense to any action, civil or criminal, that one or more of the remedie



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
OCTOBER 11, 2022**

TITLE:	DISCUSSION ITEM -- Pole Canyon Project Concept Update		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	DAI		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE	ACREAGE	COMMUNITY Pole Canyon

PUBLIC HEARING:

No

RECOMMENDATION:

n/a

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Open discussion of the current status of the Pole Canyon project as presented by the developer(s). No material has been recently provided to attach to this report. Discussion will expectedly be open-ended after the developers' presentation.

PRESENTED BY:

DAI representatives

ITEMS FOR CONSIDERATION:

n/a

REQUIRED FINDINGS:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS: