



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

June 27, 2023, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

1.A DISCUSSION ITEM -- WASH SETBACKS

Planning Commission review and comment on the meaning of "significant setbacks" (EMMC 17.25.050 [G]) in relation to washes.

[Significant Setbacks for Washes](#)

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A June 13, 2023 Planning Commission Minutes

[PC 06.13.23 DRAFT Minutes.docx](#)

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF "PARKWAY FIELDS D"

Planning Commission action on a Request for Approval of/for Preliminary Plat D associated with 240 single-family detached residential houses on 71.31 acres of land within the Parkway Fields (formerly "Founders' Square" & "Ault Farms") Master Planned Development.

[Parkway Fields D Preliminary Plat](#)

6.B ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF "PARKWAY FIELDS E"

Planning Commission action on a Request for Approval of/for Preliminary Plat E associated with 275 single-family detached residential houses on 82.60 acres of land

within the Parkway Fields (formerly "Founders' Square" & "Ault Farms") Master Planned Development.

[Parkway Fields E Preliminary Plat](#)

6.C [ACTION ITEM -- PUBLIC HEARING: AMENDING SECTION 17.60.120 GENERAL FENCING PROVISIONS](#)

Recommendation of the adoption of standards to regulate safety netting on properties adjacent to a golf course.

[17.60.120 Golf Course Netting](#)

6.D [ACTION ITEM -- PUBLIC HEARING: AMENDING SECTION 17.70.030 ACCESSORY DWELLING UNIT STANDARDS](#)

Recommendation of an amendment to clarify that the City does not require internal connections between the primary unit and the attached accessory dwelling unit.

[17.70.030 Accessory Dwelling Unit Standards - Redlines](#)

6.E [ACTION ITEM -- PUBLIC HEARING: AMENDING SECTION 17.76.070 SOLAR ENERGY DEVICES \(PANELS AND COLLECTORS\)](#)

Recommendation of the adoption of standards to require a skirt or netting between the edges of solar panel arrays and the roof on which they are mounted.

[17.76.070 Solar Energy Devices \(Panels or Collectors\)](#)

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

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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 CITY
PLANNING COMMISSION MEETING
JUNE 27, 2023**

TITLE: DISCUSSION ITEM -- WASH SETBACKS

ITEM TYPE: Discussion

APPLICANT: City-initiated

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Todd Black, Planning

BACKGROUND:

Staff would like to discuss what "significant setback" (EMMC 17.25.050 [G]) means when referring to the washes found within the City. This may lead to future code amendments.

ITEMS FOR CONSIDERATION:

N/A

REQUIRED FINDINGS:

N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

[Significant Setbacks for Washes](#)

The below code references are simply for informational purposes that may help with a discussion about the meaning of “significant setbacks”.

17.25.050 Generally Applicable Provisions

G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters [15.80](#) and [17.62](#) EMMC, other applicable city codes, and approved by the approval authority for preliminary plats. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters [15.80](#) and [17.62](#) EMMC. **Development near natural washes must include significant setbacks from the edge of the wash to any structure.** Utility corridors shall be preserved and deeded to the city whenever possible for trails and open space corridors. Lots in the RA1 and RA2 zones shall include a buildable footprint of at least 20,000 square feet, which generally includes enough area for a home, two accessory buildings (garages or animals), and a horse corral. Lots in the RD1 zone shall include a buildable footprint of at least 15,000 square feet.

17.49.030 Applicability

C. Natural Wash. When applying the overlay zone, any natural wash within the corridor should include a 50-foot area on both sides of the wash within the overlay zone. This additional area is measured from the top of the bank of the natural wash. This adds a buffer to minimize erosion; stabilize the wash banks; prevent pollution; protect sensitive animals, plants, and riparian habitat; and protect property owners from building on highly collapsible soil. [Ord. [O-06-2021](#) § 2 (Exh. A)].

17.10.030 Definitions

“Unbuildable land” means land with slopes in excess of 25 percent, land restricted by power lines, utility corridors, canyons and washes, streams, alluvial discharge areas, storm drain retention/detention areas, floodplains and floodways, geologically sensitive areas that require special engineering considerations for safe habitation, and wetlands. For the purpose of determining what land may qualify as improved open space only, unbuildable land is any land with slopes in excess of 15 percent.



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

June 13, 2023, 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, Matthew Everett, Christopher Pengra, and Brent Strong. Alternate Commissioner Robert Fox was excused.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; and Jed Shum, Planner.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 5:36 p.m.

1. Discussion Items

1.A. SUNSET FLATS E CONVERSION

Planning Manager Robert Hobbs introduced the applicant representative.

Applicant representative Norm Avery with Ridgpoint Management Group reviewed the packet materials of their proposal for a Citadel mini storage complex located in Phase E of the Sunset Flats Master Plan. The City requested to extend Aviator Road through their project to connect with Old Airport Road which would require the removal or reduction in size of 5 to 8 residential lots in Phase C of the development. When researching a solution, they found that Eagle Mountain has the lowest number of storage units per capita in the State of Utah. This proposal financially offsets the loss of the lots to provide the road connection by replacing some of the half-acre lots in Phase E with a storage facility. The storage units will be placed along Old Airport Road. Old Airport Road and the utility corridor would serve as a buffer and transition between the power substation and storage facility and the homes. This plan would mitigate the financial impact on the developer and the City as they would not seek compensation from the City for the road improvements. The proposed color scheme and materials for the building would blend in with the community and be aesthetically pleasing.

Discussion explored:

- The lot sizes and the lack of an average lot size requirement in the current agreement;
- The General Plan Future Land Use Map designations for this area, Agricultural/Rural Density Two, and the remainder of the project to the west, Neighborhood Residential One; and

- The possibility of including a clause in a development agreement for the zoning to revert to residential or to restrict commercial uses should the storage facility be permitted but later cease operation.

Commissioner Pengra said that although he appreciates the quality of the appearance of the storage units, he is unsure if this is the appropriate area for them given the intended land use for the benches area despite the power substation being in the vicinity.

Commissioner Everett concurred with Commissioner Pengra, especially where the storage facility would remove or reduce several large lots from the overall project.

Commissioner Allen stated that he approves of the appearance of the units and does not object to having the storage facility near the power corridor. However, the open space between the homes and the units could attract undesirable behaviors and garbage, especially if an enclosed corridor were created by fencing along the residential lots. He encouraged the applicant to be diligent in maintaining those areas.

Mr. Avery explained that the open space buffer was only included because it is required by Municipal Code standards and he is willing to consider other options if permitted.

Commissioner Strong expressed concern with the plan meeting transitioning standards. While he agrees that the storage units look attractive and there is a need for more storage options in the City, residents with half-acre and acre lots generally have sufficient area to store their belongings. A storage facility located near multifamily development would cause him less concern and would better serve the community.

Commissioner Bergener noted that approval of the proposal would require a master development plan amendment, General Plan Future Land Use Map amendment, rezone, and conditional use permit and advised the applicant to have a well thought out explanations and justifications for the changes. The plan could also encounter difficulties with meeting the requirements for transitioning from residential to commercial uses.

Discussion ensued regarding the approvals required for the project and the unlikelihood of the proposal receiving a favorable recommendation from the majority of the Planning Commission.

1.B. DISCUSSION ITEM(S) – CODE AMENDMENT(S)

Planning Manager Robert Hobbs presented proposed changes to Eagle Mountain Municipal Code 17.10.030, 16.50.020, and 16.55.040(E) in response to recent legislative changes in HB 406.

Discussion clarified the State requirements, definitions, and potential applications of lot line adjustments and the benefits of amending Municipal Code to reflect Utah Code even though State statutes automatically govern in cases of conflict.

Commissioner Pengra expressed concerns with 16.55.040(E), “Exception(s): Subdivision amendment approval shall not be required for a lot line adjustment between a single lot and an

adjoining lot or parcel – even if it alters the outside boundary of the subdivision between [the] two properties,” as he is unsure if it was the intent of the State requirements and it would alter the boundaries of recorded plats for the subdivisions without subdivision amendments.

In response to Commissioner Pengra’s concerns, City Attorney Marcus Draper cited, Utah Code 10-9a-103(67)(b), “‘Subdivision amendment’ does not include a lot line adjustment, between a single lot and an adjoining lot or parcel, that alters the outside boundary of the subdivision.”

Commissioner Everett adjourned the work session at 6:43 p.m.

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

Commissioner Everett called the policy session to order at 6:44 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. May 23, 2023 Planning Commission Minutes

MOTION: *Commissioner Pengra moved to approve the May 23, 2023 minutes. Commissioner Everett seconded the motion.*

Those Voting Yes

☒ ***Jason Allen***

☒ ***Jeremy Bergener***

☒ ***Matthew Everett***

☒ ***Chris Pengra***

☒ ***Brent Strong***

Those Voting No

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☐ ***Matthew Everett***

☐ ***Chris Pengra***

☐ ***Brent Strong***

Those Abstaining

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☐ ***Matthew Everett***

☐ ***Chris Pengra***

☐ ***Brent Strong***

Those Absent

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☐ ***Matthew Everett***

☐ ***Chris Pengra***

☐ ***Brent Strong***

The motion passed with a unanimous vote.

5. Status Report

Staff reviewed the planning items discussed and voted upon during the June 6, 2023 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – ORDINANCE/PUBLIC HEARING: AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY'S GENERAL PLAN FUTURE LAND USE MAP AND REZONING OF CERTAIN LANDS KNOWN AS THE EAGLE MOUNTAIN BENCHES

Planning Manager Robert Hobbs presented and reviewed the history of the item. On April 25, 2023, the Planning Commission voted to recommend denial to the City Council on an amended request for a General Plan Future Land Use Map amendment and associated rezone for the eastern portion of their property. However, following input during their May 16, 2023 hearing on the matter, the City Council voted to remand the item to the Planning Commission to consider all the applicants' land equaling about 107.68 acres, including the property to the west that already has an approval for one-acre lot sizes, for a recommendation with a minimum average lot size of between 1.1 to 1.9 acres. Staff suggests the following conditions of approval:

1. As the new addition to the applicants' original application already has a vestiture of 1-acre minimum-sized building lots and the "Residential" Zone is no longer a codified district, Staff recommends that the RD1 Zone be applied to parcels 59:006:0054 and 59:006:0042 as well as a previously not considered portion of parcels 59:006:0046 and 59:006:0055 that lie west of the powerline corridor and to parcels 59:006:0046, 59:006:0047 and formerly considered portions of parcels 59:006:0046 and 59:006:0055.
2. Of primary concern to the City Council is a minimum required building lot average for future build-out of the applicants' overall property. The applicants would prefer the number to be as close to 1.0 as possible. A lot size average of between 1.5 and 1.75 were considered by Council during their May 16th meeting. Council seeks the Planning Commission's recommendation respecting this issue.
3. Staff recommends that the requested waiver of a Conceptual Master Development Plan (MDP) be granted given the nature of this application.
4. Staff withholds any opinion regarding the Lake Mountain land dedication proposal voiced in writing by their representative as the road may be one that would be acquired by forced dedication and improvement anyway in the future at such point in time as the applicants' land is proposed for platting, development, and build-out.

Mr. Hobbs stated that Rocky Mountain Power informed him that they allow structures within the utility corridor that are under 12 feet in height. The applicants have been in communication with City staff regarding plans for a trail through the utility corridor. The property is impacted by a 320-foot-wide powerline corridor easement, additional powerlines to the east, and the Kerns gas lines partially located outside of the originally contemplated utility easement. He believes that the applicants desire to connect the project to the sewer system rather than installing septic tanks.

Applicant Karen Scott spoke about her history with the City and their family's personal struggles that impacted their need to sell the property. The companies they have spoken with are only interested in developing one-acre or smaller parcels.

Applicant representative Dan Landon spoke in support of the Scotts' request and the recommendations presented in the staff report.

Commissioner Everett opened the public hearing at 7:17 p.m.

Commissioner Everett noted that the Planning Commission received emails from Nate Brusik and Nathan Polatis in favor of the item.

Greg Jepson advocated for the land to be developed with five-acre lots in a way that preserves the plant life and wildlife habitat in the area and is in harmony with existing homes. He expressed concern about allowing septic tanks that could endanger the City's water supply.

Commissioner Everett closed the public hearing at 7:24 p.m.

Discussion considered the zoning of adjacent properties, the intent of the City Councils' remanding the item to the Planning Commission, and the restrictions applied to other developments impacted by the powerline corridor easement.

Deputy City Administrator/Community Development Director Steve Mumford stated that the current approval for a one-acre lot minimum on the property west of the powerline corridor combined with the 2.5-acre lot minimum on the property east of the powerline corridor would result in an average lot size for the entire project of approximately 1.76 acres.

Commissioner Everett stated that he has a major concern with the way the application was sent back to the Planning Commission. The responsibility of the Planning Commission is to apply Municipal Code as currently written. At present, the standards lack a zone with an average lot size of 1.1 to 1.9 acres. The zones for lots of one acre or larger exclude an average lot size and those with minimum lot sizes under an acre have average lot sizes of $\frac{3}{4}$ -acres or lower. He is adamantly opposed to writing code during a meeting at anyone's request whether it be an applicant, the City Council, or staff. He is unable to find Municipal Code standards that meet the objective of recommending an average lot size of 1.1 to 1.9 acres. The closest applicable zoning would be the RD1 Zone with a minimum lot size of 1 acre and no average lot size or the RD2 Zone with a minimum lot size of $\frac{1}{2}$ acre and an average lot size of $\frac{3}{4}$ acre.

Mr. Hobbs noted that EMMC 17.90.070, "In order to ensure that future development is compatible with surrounding neighborhoods, and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any rezone application approval which restrict or specifically designate the land uses, dwelling unit density, building square footage, lot sizes, or height of structures. The approved conditions will be on record at the city recorder's office. Any deletion of or change to a zoning condition shall be considered a rezone application and shall be subject to the requirements of this chapter," allows some flexibility with approvals.

Mr. Draper explained that where EMMC 17.90.070 does not specify minimum lot sizes, it could be interpreted to allow setting a lot size averages or median.

Commissioner Everett said he is uncomfortable sending a recommendation with a lot size average and would be more comfortable recommending an existing zone. He agrees with concerns regarding septic tank usage and advocated for remaining consistent with the approved General Plan future land use designations. He recommended the RD1 Zone with a restriction that the

powerline corridor easement not be included in any lot parcels to maintain the integrity and usability of the full lot.

Mr. Draper explained that septic systems are generally prohibited and only the City Council or the Chief Building Official can allow them. Nevertheless, the Planning Commission can include their recommendation on whether the approval bodies should allow septic tanks.

Commissioner Bergener said the way the item has come back to the Commission has caused him confusion and he is unsure if they should recommend the RD1 Zone with a lot size average of around 1.76 acres or if they should again recommend denial.

Commissioner Pengra said that while he acknowledges and has compassion for the challenges faced by and impacts of the land use decision on the applicants, the situation has not changed since the previous approvals by the City for the property and he feels that zoning is appropriate. The Planning Commission is tasked with making recommendations based on existent standards in Municipal Code.

Commissioner Allen agreed that nothing has really changed with the application but he would be willing to consider RD1 for the entire parcel and a lot size average around 1.76 acres.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of a rezone of certain lands known as the Eagle Mountain Benches to the RD1 Zone with the following conditions:*

- 1. No property that is within the utility easement shall be included in a residential lot;*
 - 2. No septic tanks shall be permitted on any property within the Eagle Mountain Benches; and*
 - 3. A waiver of the conceptual master development plan shall be granted.*
- Commissioner Bergener seconded the motion.*

Commissioner Everett withdrew the motion to address the General Plan Future Land Use Map amendment prior to the rezone.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the City's General Plan Future Land Use Map amendment for certain lands known as the Eagle Mountain Benches to Agricultural/Rural Density Two. 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>
☒ <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>Brent Strong</i>	☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a vote of 3:2.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of a rezone of certain lands known as the Eagle Mountain Benches to the RD1 Zone with the following conditions:*

- 1. No property that is within the utility easement shall be included in a residential lot;*
 - 2. No septic tanks shall be permitted on any property within the Eagle Mountain Benches; and*
 - 3. A waiver of the conceptual master development plan shall be granted.*
- Commissioner Bergener seconded the motion.*

Those Voting Yes

☒ *Jason Allen*
☒ *Jeremy Bergener*
☒ *Matthew Everett*
☐ *Chris Pengra*
☐ *Brent Strong*

Those Voting No

☐ *Jason Allen*
☐ *Jeremy Bergener*
☐ *Matthew Everett*
☒ *Chris Pengra*
☒ *Brent Strong*

Those Abstaining

☐ *Jason Allen*
☐ *Jeremy Bergener*
☐ *Matthew Everett*
☐ *Chris Pengra*
☐ *Brent Strong*

Those Absent

☐ *Jason Allen*
☐ *Jeremy Bergener*
☐ *Matthew Everett*
☐ *Chris Pengra*
☐ *Brent Strong*

The motion passed with a vote of 3:2.

6.B. ACTION ITEM – PUBLIC HEARING: AMENDING VARIOUS SECTIONS OF TITLE 16, SUBDIVISIONS

Senior Planner David Stroud and Mr. Hobbs reviewed proposed amendments to Eagle Mountain Municipal Code Title 16. Recent State Code changes, including SB 174, require cities to amend their code, if applicable, to remove preliminary plat approval from the review by the City Council. This recent State Code change is only applicable to single-family, two-family, and townhome subdivision plats. Staff is proposing, due to the administrative nature of plats, that all preliminary plats be approved by the Planning Commission. Staff will continue to approve final plats. The changes mandated by State Code have an implementation date of February 1, 2024. The current public hearing held by the Planning Commission is also proposed to be eliminated. If a preliminary plat meets the platting and zoning standards, it must be approved by the City. State code states, "If a preliminary subdivision application complies with the applicable municipal ordinances and the requirements of this section, [10.9a.604.1] the administrative land use authority shall approve the preliminary subdivision application." State Code does not require a public hearing regarding preliminary plat approval.

Staff confirmed that the proposed amendments incorporate legislative changes in SB 174 and HB 406.

Commissioner Pengra stated that where the City is implementing State changes, he is comfortable recommending approval based on staff's proposal.

Commissioner Strong expressed concern about amending the public noticing distance from 600 to 300 feet in EMMC 16.55.040(B)(1) because of the existence of larger lots in the City and inquired regarding the reason for the change.

Staff explained that the recommendation for public notification of property owners within 300 feet of the subject property was not a part of the State changes but is based on practices in other cities, the availability of other forms of communication such as social media, and the impact on staff time that is needed for other projects. Increasing the minimum number of residents contacted from 25 to 30 would help to ensure the impacted residents living in areas with larger lots are contacted.

Mr. Stroud clarified that the appeal panel would consist of one individual chosen by the City, one individual chosen by the applicant, and one individual agreed upon by both parties.

Commissioner Everett opened the public hearing at 8:22 p.m. As there were no comments, he closed the hearing.

Discussion ensued regarding the requirement for the staff report draft to be transmitted to the developer and the Planning Commission not less than four working days before the scheduled meeting and whether the City's practice of providing the packet materials on Friday was in compliance and what timeframe is appropriate and sufficient for public and Commission review.

Mr. Draper explained that "is in the public interest" is being stricken from EMMC 16.20.050(E) because it is an unlawful requirement as State law grants the developers the right to approval if the application meets Municipal Code requirements.

Mr. Stroud confirmed that waterproof tracing cloth is being removed from EMMC 16.25.040(A)(1) because it is no longer used.

Commissioner Everett suggested adding Comcast to 16.25.040(A)(1)(P) or amending the verbiage to reflect the type of utility rather than the specific name of the utility company and adding "or designee" as an approval authority in 16.45.050.

Mr. Draper concurred with the wisdom in using less specific language so that the standards will not require amendments in the cases of utility company name or contract changes.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Title 16 Subdivisions with the following changes:*

- 1. Amend 16.25.040(A)(1)(P) to "Signature blocks for approval by the city council, city engineer, city attorney, applicable gas utility provider, electric utility provider, applicable telecommunications utility provider, and applicable cable television provider;*
- 2. Staff shall correct any minor formatting issues;*
- 3. "Or designee" shall be added to instances in Chapter 16.45 Lot Splits that list the Planning Director.*

Commissioner Pengra seconded the motion.

Commissioner Pengra suggested the addition of “and other utility providers as agreed upon or as required by State law,” to 16.25.040(A)(1)(P) and advocated for excluding the applicable cable television provider because they are not required by State law.

AMENDED MOTION: *Commissioner Everett moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code Title 16 Subdivisions with the following changes:*

- 1. Amend 16.25.040(A)(1)(P) to “Signature blocks for approval by the city council, city engineer, city attorney, applicable gas utility provider, electricity utility provider, applicable internet utility provider, and any other private utilities providers as required by State Law or as agreed upon by the City;*
- 2. Staff shall correct any minor formatting issues; and*
- 3. “Or designee” shall be added to instances in Chapter 16.45 Lot Splits that list the Planning Director.*

Commissioner Pengra 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>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

7. Discussion Items of Draft Code Amendments Continued (as needed)

7.A. WORK SESSION ITEMS CONTINUED – CODE AMENDMENT(S)

Mr. Hobbs presented and explained the staff-recommended changes to Eagle Mountain Municipal Code fencing and screening requirements in 17.10.030 – Definitions – Fence and Privacy Screen, Residential, 17.60.110 – Required Buffering Widths and Improvements, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing in response to residents complaints regarding the location of chicken enclosures and fencing, to be proactive in preventing concerns with screening heights and fencing materials, and to provide more specific definitions of items.

Commissioner Everett recognized resident Erin Wells and allowed her to comment on the item. She suggested allowing composite panel, metal wire, steel cable, gabion, wood and wire, or wrought iron fencing; allowing wire for animal enclosures; and permitting animals to be seen from the road in certain areas of the City.

Commissioner Pengra noted that the definition of dwelling container references modular home; however, the standards include a definition for a modular building but not a modular home.

Discussion ensued regarding the setback distances for animal enclosures.

Mr. Stroud presented suggested amendments to golf course fencing and netting standards in response to safety concerns and damage to solar panels of adjacent residences caused by golf balls despite existing fencing and netting. The Commission could also require property owners to have insurance policies to cover damage caused by structures intended to protect their property from golf balls if desired.

Discussion considered the benefits and challenges of requiring insurance and determined to exclude an insurance requirement.

Planner Steven Lehmitz presented an update to EMMC 17.70.030(D) in response to SB 174 to clarify that an internal connection to the primary dwelling unit is not required for accessory dwelling units. The City has not previously required a connection.

8. Next Scheduled Meeting

The Planning Commission has been invited by the Eagle Mountain Nature and Wildlife Alliance to attend a tour and luncheon the June 24th. Commissioner Allen said he will attend. As the other Commissioners would be unable to attend, a quorum will not be formed and the event will not need to be publicly noticed.

The next Planning Commission meeting is scheduled for June 27, 2023.

Commissioner Pengra stated that he has given his notice to the Mayor and the next meeting will be his last serving as a Commissioner due to time constraints making it difficult for him to fulfill his professional and Commission duties.

9. Adjournment

MOTION: *Commissioner Pengra moved to adjourn at 9:23 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>
☒ <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>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

The meeting was adjourned at 9:23 p.m.

Approved by the Planning Commission on June 27, 2023.

Steve Mumford, AICP
Deputy City Administrator/Community Development Director

DRAFT



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 27, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF "PARKWAY FIELDS D"

ITEM TYPE: Preliminary Plat

APPLICANT: Flagship Homes as Owner/Developer with Bronson Tatton as Applicant and representative

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Applicant(s) is/are petitioning to subdivide a portion of the Ault Farms Master Development approved by Council in December of 2021 in the southeast quadrant/region of the City. The development continues the platting of that master development now using "Parkway Fields" as its name. Phase D proposes 240 single-family home sites and 3 common parcels on 71.31 acres of land. The building lots' dimensions and arrangement are designed to conform to the RC, R1, R2 and R3 Zones, as well as the approved master plan for the project.

ITEMS FOR CONSIDERATION:

Preliminary Plat (EMMC § 16.20)

The Project has been reviewed by the DRC Committee and suggested "redline" corrections incorporated into plat drawings (currently in Bluebeam electronic files). The plat's present configuration is not yet quite in full conformance with platting & site plan standards belonging to the RC, R1, R2 and R3 Zones associated with the pre-approved Ault Farms Master Development Plan.

Provided/proposed Plat D calculations:

Total Acreage -- 71.31

Land Use Zone(s) -- RC, R1, R2 & R3

Total Lot Count -- 240 (with 3 additional open space parcels)

Total Acreage in Lots -- 48.7

Total Open Space Provided -- 5.45 acres

Asphalt Pavement Area -- 402,044.28 sq. ft.

Regarding RC Zoned Lots:

Reqd. Min. Lot Size RC Zone: 4,500 sq. ft.
Proposed Min. Lot Size -- 6,090 sq. ft.
Reqd. Avg. Lot Size RC Zone: 6,000 sq. ft.
Proposed Avg. Lot Size -- 6,781 sq. ft.
Proposed Max. Lot Size -- 15,132 sq. ft.

Regarding R1 Zoned Lots:

Reqd. Min. Lot Size R1 Zone: 10,890 sq. ft.
Proposed Min. Lot Size -- 12,749 sq. ft.
Reqd. Avg. Lot Size R1 Zone: 14,250 sq. ft.
Proposed Avg. Lot Size -- 13,506 sq. ft.¹
Proposed Max. Lot Size -- 19,162 sq. ft.

Regarding R2 Zoned Lots:

Reqd. Min. Lot Size R2 Zone: 8,000 sq. ft.
Proposed Min. Lot Size -- 11,199 sq. ft.
Reqd. Avg. Lot Size R2 Zone: 10,890 sq. ft.
Proposed Avg. Lot Size -- 11,979 sq. ft.
Proposed Max. Lot Size -- 15,853 sq. ft.

Regarding R3 Zoned Lots:

Reqd. Min. Lot Size R3 Zone: 6,500 sq. ft.
Proposed Min. Lot Size -- 7,440 sq. ft.
Reqd. Avg. Lot Size R3 Zone: 8,500 sq. ft.
Proposed Avg. Lot Size -- 8,914 sq. ft.
Proposed Max. Lot Size -- 14,863 sq. ft.

Notes:

1. A Condition of Approval is herewith suggested -- that the plat be revised such that the minimum collective average lot size of those properties proposed in the R1 portion of the subdivision be held to at least 14,250 sq. ft. This necessitates a plat revision.
2. Lots 128, 154, 155 at the intersection of Hummingbird and Blackbird Drives need to be re-arranged such that their position/dimensions conform to the approved Ault Farms Master Plan and its associated zoning pattern. A proposed Condition of Approval addresses the required correction(s).
3. Lots 113 and 114 along Kingbird Drive need to be re-arranged such that their position/dimensions conform to the approved Ault Farms Master Plan and its associated zoning pattern. A proposed

Condition of Approval addresses the required correction(s).

4. Per Design Review Committee (DRC) review of the plat, there are miscellaneous corrections to the plat drawings that are needful not already stated.

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(l): All open space is intended to be maintained by a future HOA. Required open space area based on proposed preliminary plan pre-correction(s): 4.70 acres. Proposed open space area: 5.45 acres -- balance is in other phases of Parkway Fields as approved during the master plan stage.

ROW:

Right-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project, as are the housing "blocks", and, common parcel positions and dimensions.

Screening: Privacy fencing (6') is required along Parkway Fields Boulevard (a 77' wide "collector") [as] per EMMC § 17.60.120.

Correspondence:

Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat and site plan application set, or, be geared towards recommending Conditions of Approval for Phase D should it be approved.

REQUIRED FINDINGS:

Plat and site plan approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC § 16.20.

RECOMMENDATION:

As pertaining to the Preliminary Plat for Parkway Fields D, Staff recommends that either:

a) The Planning Commission forward a positive recommendation to the City Council, contingent upon Applicant(s)/project compliance with the following recommended Condition(s) of Approval [preferable given sequencing of Plat D with its companion Plat E]:

1. Applicant(s) shall reconfigure proposed building lots within the R1 area of the plat such that their collective average size exceeds 14,520 sq. ft. (1/3 acre); and,
2. Applicant(s) shall reconfigure the zoning pattern shown on page 9/sheet 501 (Phasing Plan/Lot Plan) of the Parkway Fields D plan set submitted to the City such that it matches the approved Ault Farms Master Plan and zoning pattern shown by Exhibit therein.
3. In association with Condition No. 2 above, Applicant(s) shall rearrange lots 113, 114, 128, 154, 155 in Phase D, Plat 1 to conform to the subdivision's approved zoning pattern as noted in DRC redlined plans provided [back] to the Applicant(s).
4. Applicant(s) shall add a notation to proposed plans that 6' privacy fencing (compliant with code) shall be emplaced along Parkway Fields Boulevard.
5. All parcels shall be labeled with a designator (e.g., "A", "B", etc.), and, have a description of the nature of the parcel (e.g., "trail", "pathway", "park", etc.).
6. Applicant(s) shall make all other corrections and clarifications to proposed plans in accordance with City's DRC redline corrections noted on said plans.
7. <Any conditions adopted by the Planning Commission...>
8. A revised plat, with all required DRC, PC and Staff corrections incorporated thereon, shall be submitted to the City prior to application for a final plat against/within Plat D.

Or,

b) Table the plat to provide the Applicant(s) time to make corrections thereto (especially the R1 lot averaging shuffle effect) as identified during the DRC review process.

ATTACHMENTS:

[Parkway Fields D Preliminary Plat](#)

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN CITY, UTAH



VICINITY MAP

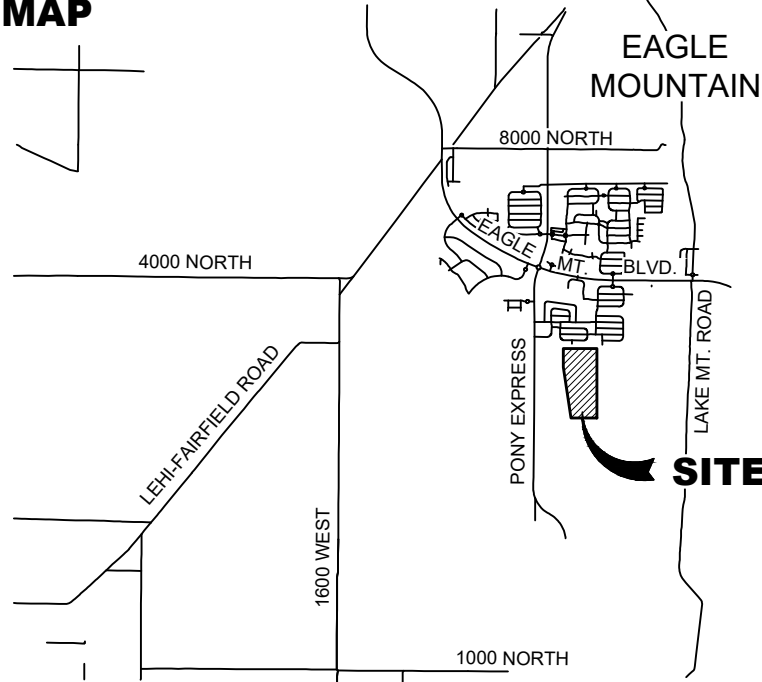


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101	COVER
201	LOT LAYOUT 1
202	LOT LAYOUT 2
203	LOT LAYOUT 3
301	UTILITY PLAN 1
302	UTILITY PLAN 2
303	UTILITY PLAN 3
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	71.31 ACRES
TOTAL ACREAGE IN LOTS:	48.7 ACRES
TOTAL OPEN SPACE:	5.45 ACRES
OVERALL DENSITY:	3.37 LOTS/ACRE
TOTAL # OF LOTS:	240 LOTS
ASPHALT PAVEMENT AREA:	402,044.28 SF

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	11199 S.F. (0.26 AC.)	7440 S.F. (0.17 AC.)
AVERAGE LOT SIZE	6781 S.F. (0.16 AC.)	13506 S.F. (0.31 AC.)	11979 S.F. (0.28 AC.)	8914 S.F. (0.20 AC.)
LARGEST LOT SIZE	15132 S.F. (0.35 AC.)	19162 S.F. (0.45 AC.)	15853 S.F. (0.36 AC.)	14863 S.F. (0.34 AC.)

NOTES

- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
- ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- NO DEFLECTIONS ALLOWED ON WATER LINES.
- ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
- STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
- SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
- GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4x4' CATCH BASIN
---	---	3x3' CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45\"/>
---	---	22.5\"/>
---	---	11.25\"/>
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR/VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45\"/>
---	---	22.5\"/>
---	---	11.25\"/>
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR/VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

PARKWAY FIELDS

PRELIMINARY DESCRIPTION

A parcel of land located in the Southeast Quarter and the Northeast Quarter of Section 13, Township 6 South, Range 2 West, and the Southwest Quarter and the Northwest Quarter of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N89°54'05\"/>

Contains: ±71.31 Acres
3,106,073 Sq. Ft.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

- PIPE BEDDING: 3/4\"/>
- DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4\"/>
- SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10\"/>
- SEWER Y'S: 3\"/>
- LATERAL STUBS: A) STUBS MUST EXTEND 15\"/>
- MANHOLES: MANHOLES TO BE WITHIN 1\"/>

WATER:

- VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12\"/>
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6\"/>
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4\"/>
- SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3\"/>
- SETTERS: ALL SETTERS TO BE 21\"/>
- WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1\"/>
- WATER CAN: THE WATER CAN FOR THE 3/4\"/>
- HYDRANTS: HYDRANTS TO BE 5\"/>
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15\"/>
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18\"/>

STORM DRAIN:

- BEDDING: 3/4\"/>
- ADS: ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1\"/>

ROAD SECTION:

- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4\"/>



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ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

1	-	
2	-	
3	-	
4	-	
5	-	
6	-	

LEI PROJECT #: 2019-0046

DRAWN BY: BR

DESIGNED BY: BCT

SCALE: 1\"/>

DATE: 07/21/2022

SHEET

101

NOT FOR
CONSTRUCTION

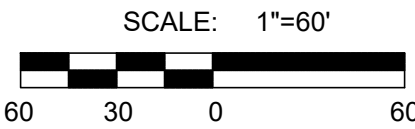
PARKWAY FIELDS PRELIMINARY PHASE D
EAGLE MOUNTAIN, UTAH
LOT LAYOUT 1

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

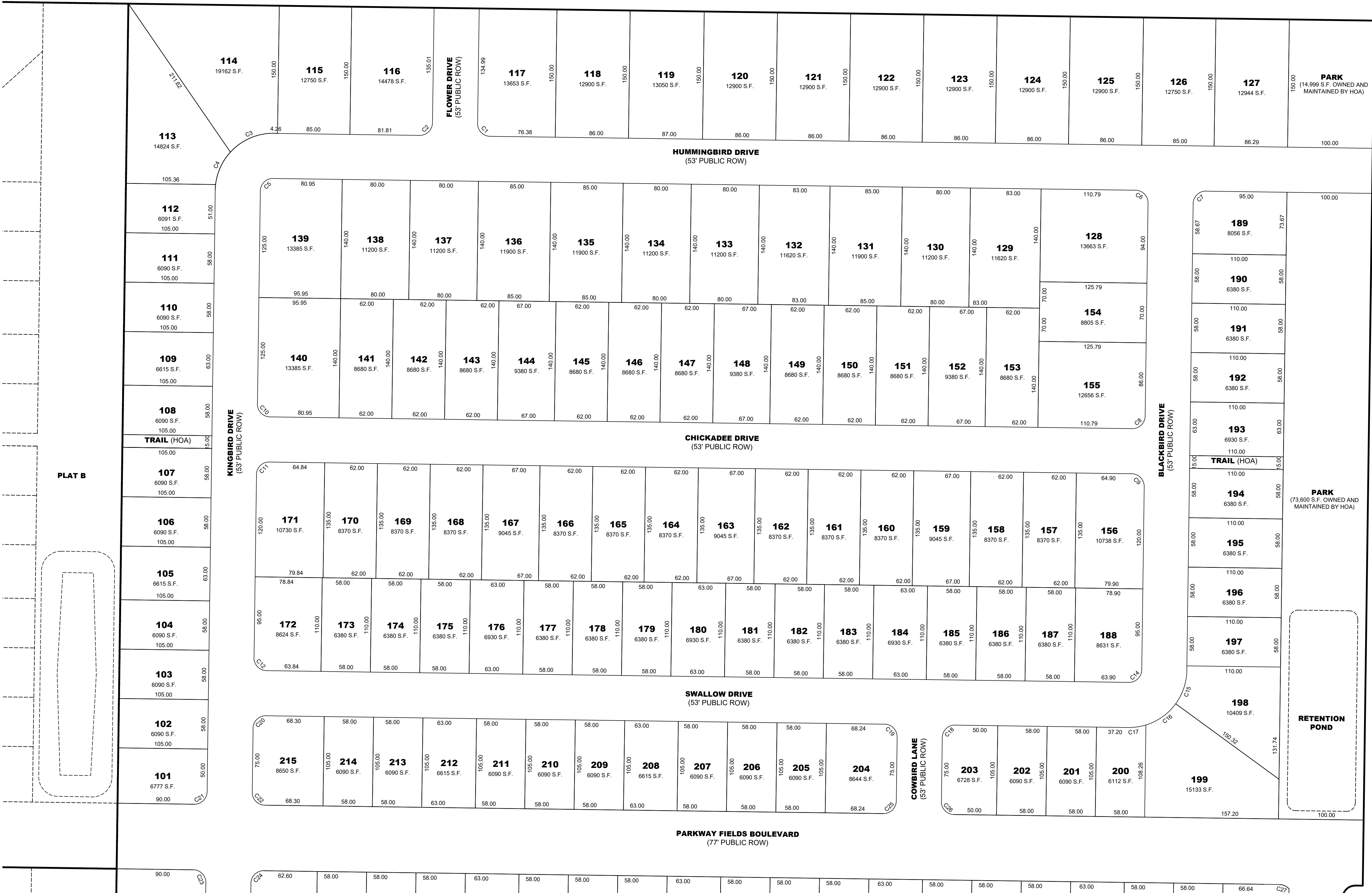
LEI PROJECT #:
2019-0046
DRAWN BY:
BR
DESIGNED BY:
BCT
SCALE:
1"=60'
DATE:
07/21/2022

SHEET
201

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°0'153"	23.57	S44°12'27"E 21.22
C2	15.00	89°58'07"	23.55	N45°47'33"E 21.21
C3	68.00	48°14'45"	57.26	S66°39'14"W 55.58
C4	68.00	35°50'44"	42.54	S24°36'30"W 41.85
C5	15.00	90°0'00"0"	23.56	S45°46'37"W 21.21
C6	15.00	90°0'00"0"	23.56	N44°13'23"W 21.21
C7	15.00	90°0'00"0"	23.56	S45°46'37"W 21.21
C8	15.00	90°0'00"0"	23.56	N45°46'37"E 21.21
C9	15.00	90°0'00"0"	23.56	N44°13'23"W 21.21
C10	15.00	90°0'00"0"	23.56	S44°13'23"E 21.21
C11	15.00	90°0'00"0"	23.56	S45°46'37"W 21.21
C12	15.00	90°0'00"0"	23.56	S44°13'23"E 21.21
C14	15.00	90°0'00"0"	23.56	N45°46'37"E 21.21
C15	68.00	35°22'52"	41.99	N18°28'03"E 41.33
C16	68.00	36°48'21"	43.68	N54°33'40"E 42.93
C17	68.00	17°48'46"	21.14	N81°52'14"E 21.06
C18	15.00	90°0'00"0"	23.56	S45°46'37"W 21.21
C19	15.00	90°0'00"0"	23.56	N44°13'23"W 21.21
C20	15.00	90°0'00"0"	23.56	S45°46'37"E 21.21
C21	15.00	90°0'00"0"	23.56	N45°46'37"E 21.21
C22	15.00	90°0'00"0"	23.56	S44°13'23"E 21.21
C23	15.00	90°0'00"0"	23.56	N44°13'23"E 21.21
C24	15.00	90°0'00"0"	23.56	S45°46'37"W 21.21
C25	15.00	90°0'00"0"	23.56	N45°46'37"E 21.21
C26	15.00	90°0'00"0"	23.56	S44°13'23"E 21.21
C27	15.00	47°17'08"	12.38	S65°34'49"E 12.03
C28	976.00	0°47'26"	13.47	S0°52'01"W 13.47
C29	1235.37	3°54'32"	84.28	S2°41'16"W 84.27
C30	21.00	28°10'22"	10.33	S76°41'26"W 10.22
C31	15.00	90°0'00"0"	23.56	S44°13'23"E 21.21
C32	15.00	90°0'00"0"	23.56	S45°46'37"W 21.21
C33	15.00	90°0'00"0"	23.56	N44°13'23"W 21.21
C34	15.00	90°0'00"0"	23.56	S45°46'37"E 21.21
C35	15.00	26°12'39"	6.86	S76°07'04"E 6.80
C36	1263.50	5°26'34"	120.03	N9°55'01"E 119.98
C37	15.00	90°0'00"0"	23.56	N45°46'37"E 21.21
C38	15.00	90°0'00"0"	23.56	S44°13'23"E 21.21
C39	15.00	90°0'00"0"	23.56	N45°46'37"E 21.21
C40	15.00	90°0'00"0"	23.56	S44°13'23"E 21.21
C42	1263.50	8°04'18"	178.00	N16°40'27"E 177.85
C43	15.00	13°53'05"	3.63	N82°08'22"W 3.63
C44	1026.50	4°13'41"	78.94	N77°24'04"W 78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W 79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W 79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W 68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W 159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W 21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W 142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W 8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W 54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W 64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E 21.20





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SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	
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C3	68.00	48°14'45"	57.26	S66°39'14"W	55.58
C4	68.00	35°50'44"	42.54	S24°36'30"W	41.85
C5	15.00	90°00'00"	23.56	S45°46'37"W	21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W	21.21
C7	15.00	90°00'00"	23.56	S45°46'37"W	21.21
C8	15.00	90°00'00"	23.56	N45°46'37"E	21.21
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C10	15.00	90°00'00"	23.56	S44°13'23"E	21.21
C11	15.00	90°00'00"	23.56	S45°46'37"W	21.21
C12	15.00	90°00'00"	23.56	S44°13'23"E	21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E	21.21
C15	68.00	35°22'52"	41.99	N18°28'03"E	41.33
C16	68.00	36°48'21"	43.68	N54°33'40"E	42.93
C17	68.00	17°48'46"	21.14	N81°52'14"E	21.06
C18	15.00	90°00'00"	23.56	S45°46'37"W	21.21
C19	15.00	90°00'00"	23.56	N44°13'23"W	21.21
C20	15.00	90°00'00"	23.56	S45°46'37"W	21.21
C21	15.00	90°00'00"	23.56	N45°46'37"E	21.21
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C25	15.00	90°00'00"	23.56	N45°46'37"E	21.21
C26	15.00	90°00'00"	23.56	S44°13'23"E	21.21
C27	15.00	47°17'08"	12.38	S65°34'49"E	12.03
C28	976.00	0°47'26"	13.47	S0°52'01"W	13.47
C29	1235.37	3°54'32"	84.28	S2°41'16"W	84.27
C30	21.00	28°10'22"	10.33	S76°41'26"W	10.22
C31	15.00	90°00'00"	23.56	S44°13'23"E	21.21
C32	15.00	90°00'00"	23.56	S45°46'37"W	21.21
C33	15.00	90°00'00"	23.56	N44°13'23"W	21.21
C34	15.00	90°00'00"	23.56	S45°46'37"W	21.21
C35	15.00	26°12'39"	6.86	S76°07'04"E	6.80
C36	1263.50	5°26'34"	120.03	N0°55'01"E	119.98
C37	15.00	90°00'00"	23.56	N45°46'37"E	21.21
C38	15.00	90°00'00"	23.56	S44°13'23"E	21.21
C39	15.00	90°00'00"	23.56	N45°46'37"E	21.21
C40	15.00	90°00'00"	23.56	S44°13'23"E	21.21
C42	1263.50	8°04'18"	178.00	N16°40'27"E	177.85
C43	15.00	13°53'05"	3.63	N62°08'22"W	3.63
C44	1026.50	4°31'40"	78.94	N77°24'04"W	78.92
C45	1026.50	4°27'48"	79.97	N81°50'10"W	79.95
C46	1026.50	4°27'49"	79.97	N86°17'58"W	79.95
C47	973.50	4°00'48"	68.19	N87°12'59"W	68.18
C48	973.50	9°24'00"	159.49	N80°30'58"W	159.32
C49	15.00	28°51'05"	7.55	N61°23'49"W	7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W	68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W	73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W	21.20
C56	15.02	89°56'12"	23.57	S45°48'31"W	21.22
C58	1821.92	4°28'07"	142.09	S31°50'10"W	142.06
C59	21.00	21°57'03"	8.05	N80°42'52"W	8.00
C60	726.50	4°15'40"	54.03	N72°47'02"W	54.02
C61	726.50	5°04'01"	64.25	N77°26'52"W	64.23
C62	726.50	5°17'09"	67.03	N82°37'28"W	67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W	49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E	13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E	102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E	105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W	7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W	139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W	139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W	4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W	87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W	87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W	24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E	96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W	4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E	106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W	21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E	21.20



PARKWAY FIELDS PRELIMINARY PHASE D

EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

REVISIONS

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LEI PROJECT #:

2019-0046

DRAWN BY:

BR

DESIGNED BY:

BCT

SCALE:

1"=60'

DATE:

07/21/2022

SHEET

202

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PARKWAY FIELDS PRELIMINARY PHASE D
EAGLE MOUNTAIN, UTAH
LOT LAYOUT 3

REVISIONS

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LEI PROJECT #:

2019-0046

DRAWN BY:

BR

DESIGNED BY:

BCT

SCALE:

1"=60'

DATE:

07/21/2022

SHEET

203

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

SCALE: 1"=60'



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°01'53"	23.57	S44°12'27"E 21.22
C2	15.00	89°58'07"	23.55	N45°47'33"E 21.21
C3	68.00	48°14'45"	57.26	S66°39'14"W 55.58
C4	68.00	35°50'44"	42.54	S24°36'30"W 41.85
C5	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C6	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C7	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C8	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C9	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C10	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C11	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C12	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C14	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C15	68.00	35°22'52"	41.99	N18°28'03"E 41.33
C16	68.00	36°48'21"	43.68	N54°33'40"E 42.93
C17	68.00	17°48'46"	21.14	N81°52'14"E 21.06
C18	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C19	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C20	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C21	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C22	15.00	90°00'00"	23.56	S44°13'23"E 21.21
C23	15.00	90°00'00"	23.56	N44°13'23"W 21.21
C24	15.00	90°00'00"	23.56	S45°46'37"W 21.21
C25	15.00	90°00'00"	23.56	N45°46'37"E 21.21
C26	15.00	90°00'00"	23.56	S44°13'23"E 21.21
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C34	15.00	90°00'00"	23.56	S45°46'37"W 21.21
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C36	1263.50	5°26'34"	120.03	N9°55'01"E 119.98
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C49	15.00	28°51'05"	7.55	N61°23'49"W 7.47
C50	1262.13	3°05'56"	68.26	S24°46'57"W 68.26
C51	1262.13	3°20'12"	73.50	S28°00'02"W 73.49
C55	15.00	89°56'12"	23.55	N44°11'29"W 21.20
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C62	726.50	5°17'09"	67.03	N82°37'28"W 67.00
C63	726.50	3°53'33"	49.35	N87°12'49"W 49.35
C68	673.50	1°06'26"	13.01	S88°36'30"E 13.01
C69	673.50	8°42'28"	102.36	S83°42'03"E 102.26
C70	673.50	8°57'56"	105.39	S74°51'51"E 105.28
C71	15.00	27°45'06"	7.27	N56°46'38"W 7.19
C72	1836.50	4°20'32"	139.18	S25°40'36"W 139.15
C73	1836.50	4°21'09"	139.51	S21°19'46"W 139.48
C74	15.00	17°20'46"	4.54	N81°25'28"W 4.52
C75	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C76	393.50	12°50'02"	88.14	N79°10'06"W 87.96
C77	393.50	3°34'27"	24.55	N87°22'21"W 24.54
C78	340.50	16°17'00"	96.77	S81°01'05"E 96.44
C79	15.00	18°15'09"	4.78	N63°45'01"W 4.76
C80	1036.50	5°54'29"	106.88	N13°20'28"E 106.83
C81	15.00	90°03'48"	23.58	S45°48'31"W 21.22
C82	14.98	90°03'48"	23.55	S44°11'29"E 21.20



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UTILITY PLAN 1

[illegible]

LEI PROJECT #:
2019-0046

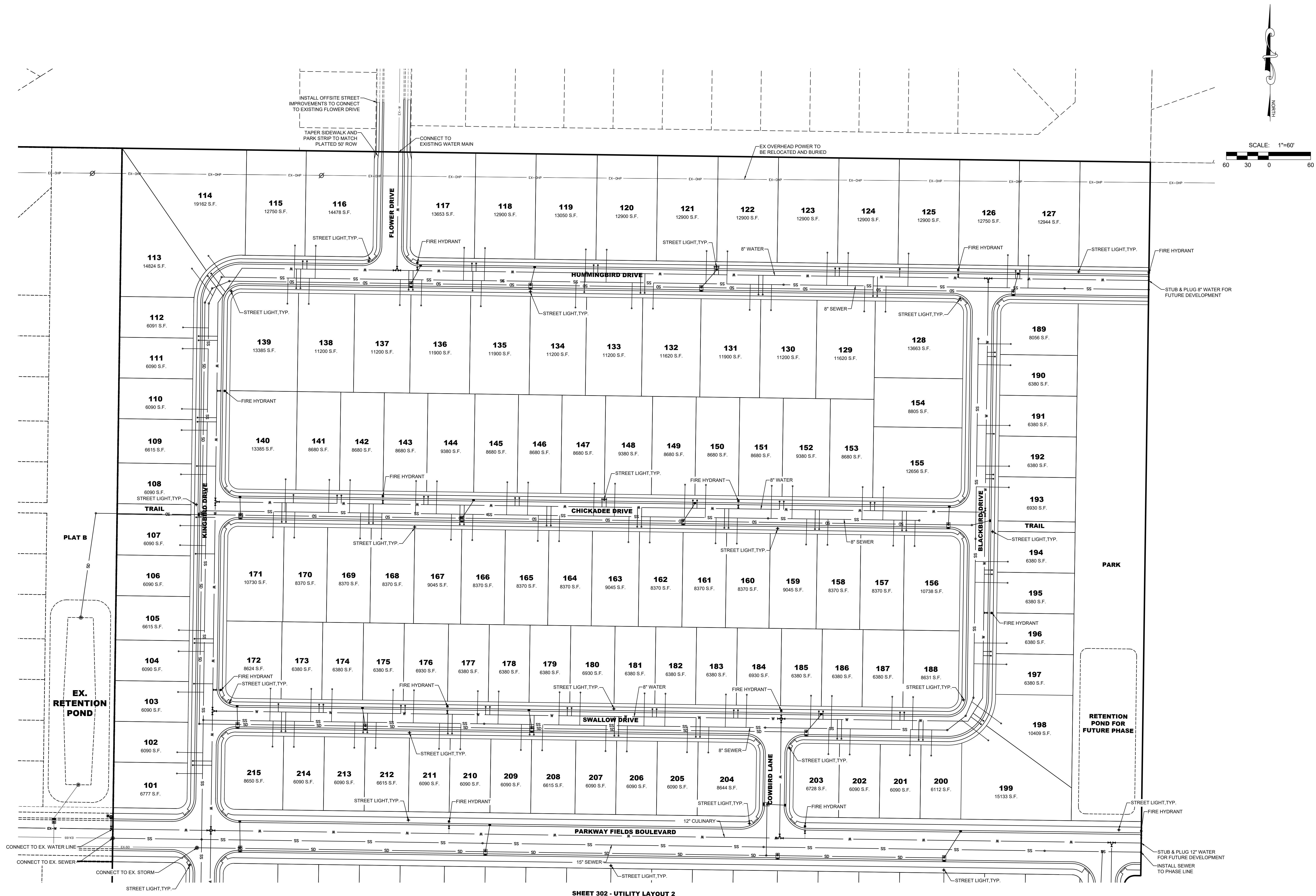
DRAWN BY:
BR

DESIGNED BY:
BCT

SCALE:
1"=60'

DATE:
07/21/2022

301



SHEET 302 - UTILITY LAYOUT 2

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PARKWAY FIELDS PRELIMINARY PHASE D
EAGLE MOUNTAIN, UTAH
UTILITY PLAN 2

REVISIONS	
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LEI PROJECT #:
2019-0046
DRAWN BY:
BR
DESIGNED BY:
BCT
SCALE:
1"=60'
DATE:
07/21/2022

SHEET
302

SHEET 301 - UTILITY LAYOUT 1



SCALE: 1"=60'
60 30 0 60





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PARKWAY FIELDS PRELIMINARY PHASE D
EAGLE MOUNTAIN, UTAH
UTILITY PLAN 3

REVISIONS	
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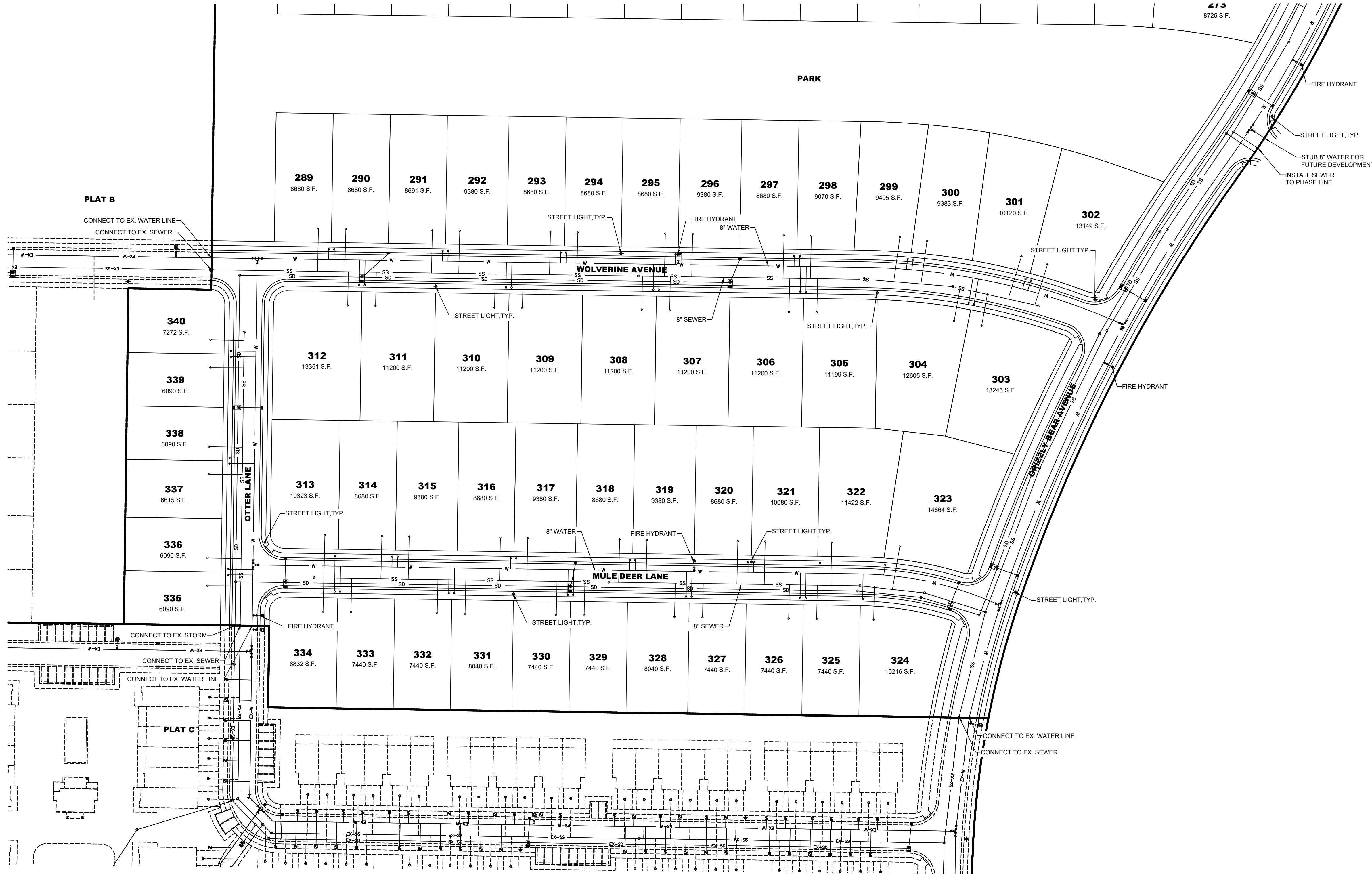
LEI PROJECT #:
2019-0046
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DESIGNED BY:
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SCALE:
1"=60'
DATE:
07/21/2022

SHEET
303

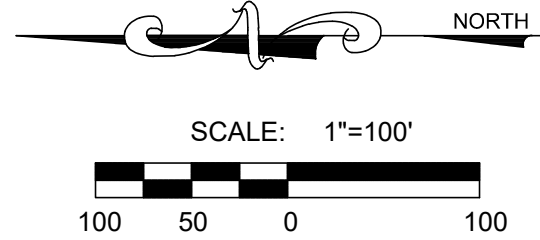


SCALE: 1"=60'
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SHEET 302 - UTILITY LAYOUT 2



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PARKWAY FIELDS PRELIMINARY PHASE D
EAGLE MOUNTAIN, UTAH
GRADING PLAN

REVISIONS	
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LEI PROJECT #:
2019-0046
DRAWN BY:
BR
DESIGNED BY:
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SCALE:
1"=100'
DATE:
07/21/2022

SHEET
401



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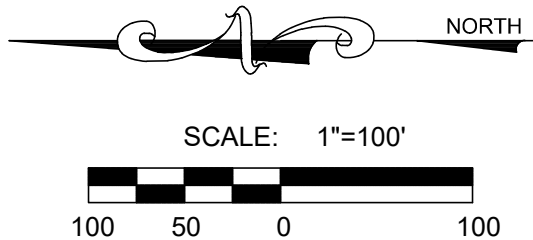
PARKWAY FIELDS PRELIMINARY PHASE D
EAGLE MOUNTAIN, UTAH
PHASING PLAN/LOT PLAN

REVISIONS	
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LEI PROJECT #:
2019-0046
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DESIGNED BY:
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SCALE:
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DATE:
07/21/2022

SHEET
501

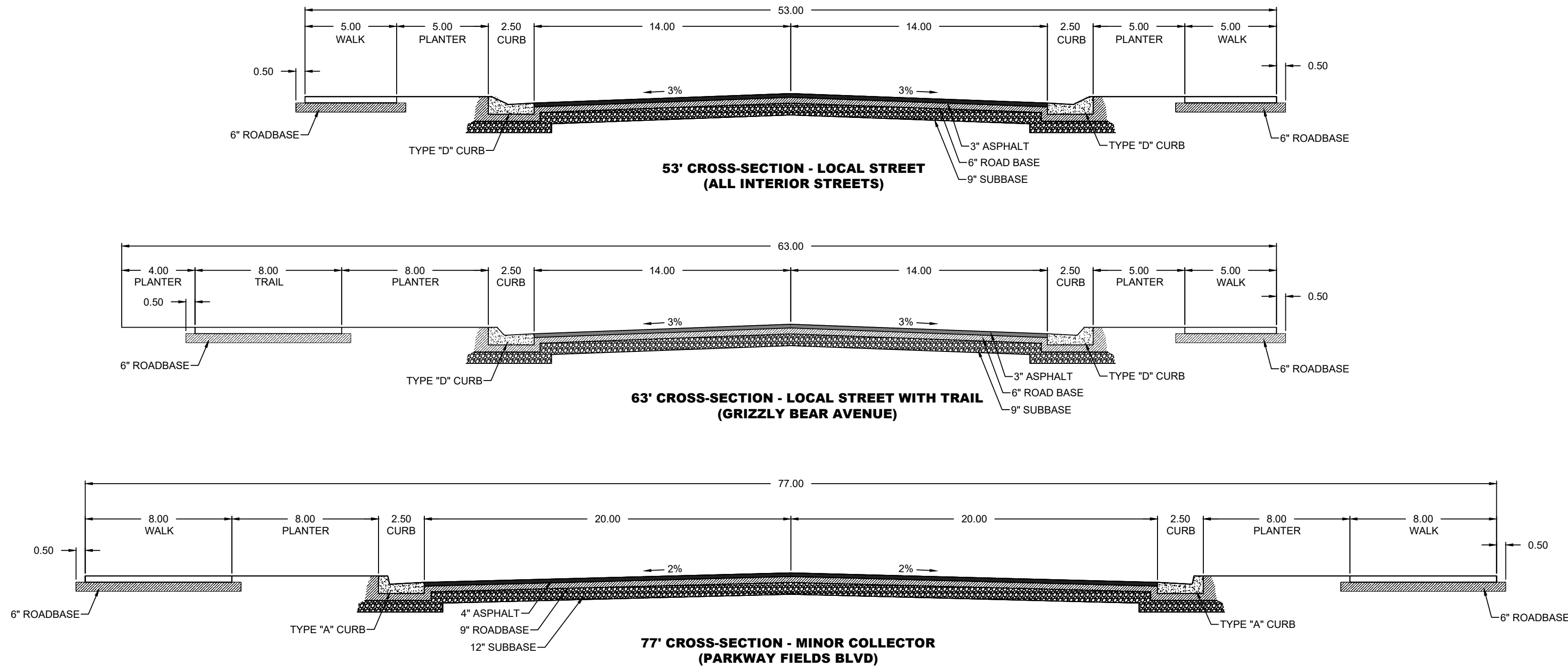
LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	11199 S.F. (0.26 AC.)	7440 S.F. (0.17 AC.)
AVERAGE LOT SIZE	6781 S.F. (0.16 AC.)	13506 S.F. (0.31 AC.)	11979 S.F. (0.28 AC.)	8914 S.F. (0.20 AC.)
LARGEST LOT SIZE	15132 S.F. (0.35 AC.)	19162 S.F. (0.45 AC.)	15853 S.F. (0.36 AC.)	14863 S.F. (0.34 AC.)



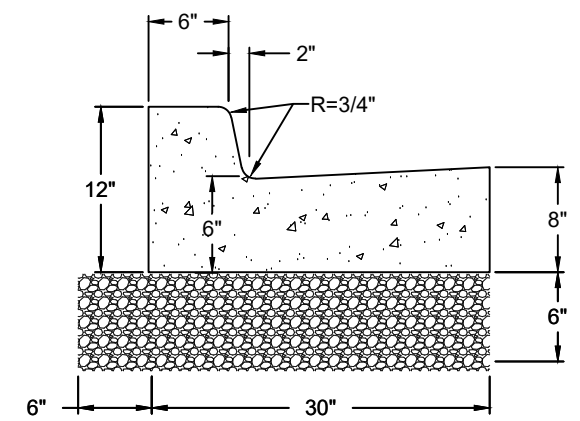
LOT TYPE LEGEND	
	RC (89 LOTS)
	R1 (14 LOTS)
	R2 (35 LOTS)
	R3 (102 LOTS)
TOTAL LOTS = 240	



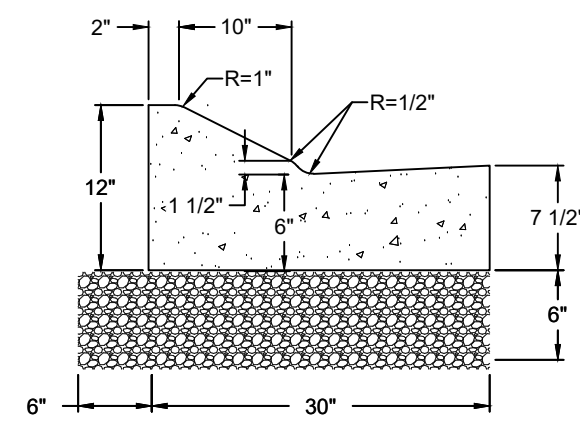
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1 ROADWAY CROSS SECTIONS

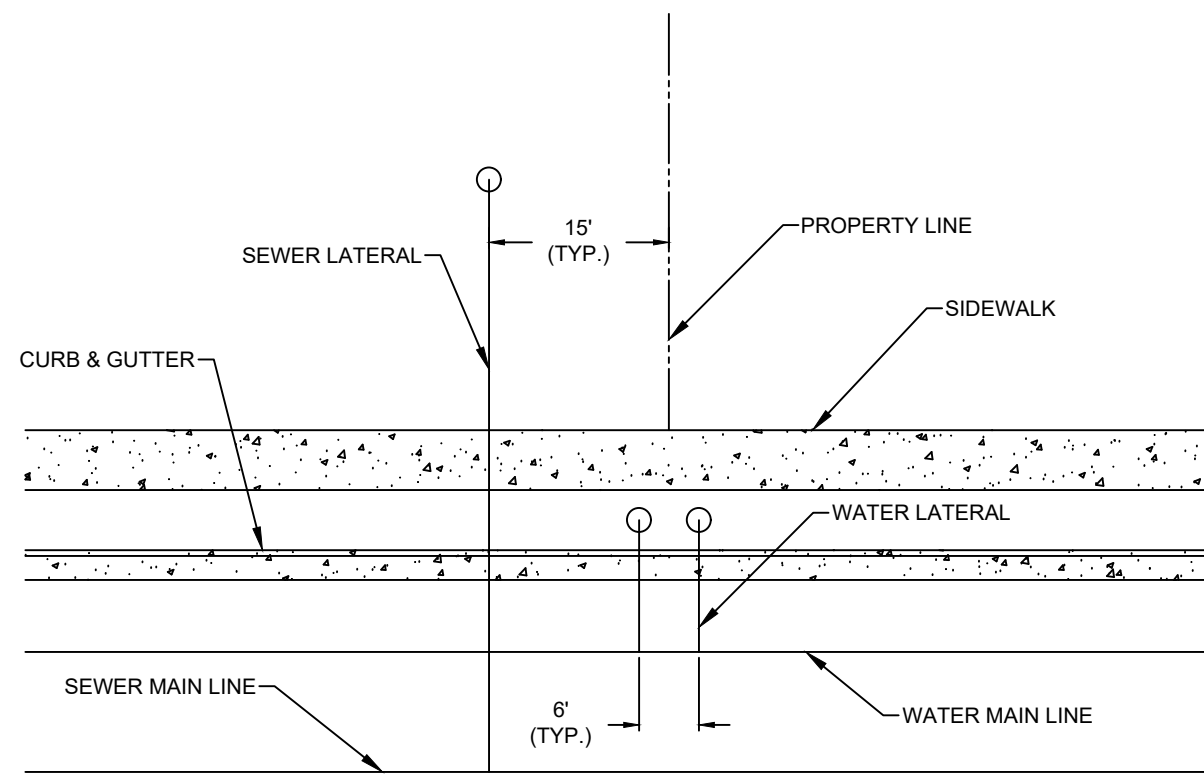


TYPE A



TYPE D

2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL



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PARKWAY FIELDS PRELIMINARY PHASE D
EAGLE MOUNTAIN, UTAH
DETAILS

REVISIONS	
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LEI PROJECT #:
2019-0046
DRAWN BY:
BR
DESIGNED BY:
BCT
SCALE:
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DATE:
07/21/2022

SHEET
502



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 27, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF "PARKWAY FIELDS E"

ITEM TYPE: Preliminary Plat

APPLICANT: Flagship Homes as Owner/Developer with Bronson Tatton as Applicant and representative

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Applicant is petitioning to subdivide a portion of the Ault Farms Master Development approved by Council in December of 2021 in the southeast quadrant/region of the City. The development continues the platting of that master development now using "Parkway Fields" as its name. Phase E proposes 275 single-family home sites, a well lot, and, 4 common parcels on 82.60 acres of land. The building lots' dimensions and arrangement are designed to in accordance with the RC, R1, R2 and R3 Zones as well as the approved master plan for the project.

ITEMS FOR CONSIDERATION:

Preliminary Plat (EMMC § 16.20)

The Project has been reviewed by the DRC Committee and suggested "redline" corrections incorporated into plat drawings (currently in Bluebeam electronic files). The plat's present configuration is not yet quite in full conformance with platting & site plan standards belonging to the RC, R1, R2 and R3 Zones associated with the pre-approved Ault Farms Master Development Plan.

Provided/proposed Plat E calculations:

Total Acreage -- 82.60

Land Use Zone(s) -- RC, R1, R2 & R3

Total Lot Count – 276 (with 4 additional open space parcels)

Total Acreage in Lots – 59.66

Total Open Space Provided – .14 acres

Asphalt Pavement Area -- 557,743.21 sq. ft.

Regarding RC Zoned Lots:

Reqd. Min. Lot Size RC Zone: 4,500 sq. ft.

Proposed Min. Lot Size -- 6,090 sq. ft.

Reqd. Avg. Lot Size RC Zone: 6,000 sq. ft.

Proposed Avg. Lot Size -- 6,477 sq. ft.

Proposed Max. Lot Size -- 14,950 sq. ft.

Regarding R1 Zoned Lots:

Reqd. Min. Lot Size R1 Zone: 10,890 sq. ft.

Proposed Min. Lot Size -- 12,749 sq. ft.

Reqd. Avg. Lot Size R1 Zone: 14,250 sq. ft.

Proposed Avg. Lot Size -- 14,709 sq. ft.

Proposed Max. Lot Size -- 27,579 sq. ft.

Note: Per the plat, "Lot 179 is intended to be used as a site for a new well. It is not counted as a lot in the average lot size calculations for R1 lots."

Regarding R2 Zoned Lots:

Reqd. Min. Lot Size R2 Zone: 8,000 sq. ft.

Proposed Min. Lot Size -- 8,000 sq. ft.

Reqd. Avg. Lot Size R2 Zone: 10,890 sq. ft.

Proposed Avg. Lot Size -- 11,518 sq. ft.

Proposed Max. Lot Size -- 17,161 sq. ft.

Regarding R3 Zoned Lots:

Reqd. Min. Lot Size R3 Zone: 6,500 sq. ft.

Proposed Min. Lot Size -- 6,820 sq. ft.

Reqd. Avg. Lot Size R3 Zone: 8,500 sq. ft.

Proposed Avg. Lot Size -- 8,528 sq. ft.

Proposed Max. Lot Size -- 14,214 sq. ft.

Notes:

1. Lots 32 and 33 at the intersection of Hummingbird and Goldfinch Drives need to be re-arranged such that their position/dimensions conform to the approved Ault Farms Master Plan and its associated zoning pattern. A proposed Condition of Approval addresses the required correction(s).

3. Lots 21 and 22 along Tanager Drive need to be re-arranged such that their position/dimensions conform to the approved Ault Farms Master Plan and its associated zoning pattern. A proposed Condition of Approval addresses the required correction(s).

3. Lots 205 and 206 along Beaver Drive need to be re-arranged such that their position/dimensions conform to the approved Ault Farms Master Plan and its associated zoning pattern. A proposed Condition of Approval addresses the required correction(s).

4. Per Design Review Committee (DRC) review of the plat, there are miscellaneous corrections to the plat drawings that are needful not already stated.

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(l): All open space is intended to be maintained by a future HOA. Required open space area based on proposed preliminary plan pre-correction(s): 5.99 acres. Proposed open space area: .14 acres -- balance is in other phases of Parkway Fields as approved during the master plan stage.

ROW:

Right-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project, as are the housing "blocks", and, common parcel positions and dimensions.

Screening: Privacy fencing (6') is required along Parkway Fields Boulevard (a 77' wide "collector") [as] per EMMC § 17.60.120.

Correspondence:

Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat and site plan application set, or, be geared towards recommending Conditions of Approval for Phase E should it be approved.

REQUIRED FINDINGS:

Plat and site plan approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC § 16.20.

RECOMMENDATION:

As pertaining to the Preliminary Plat for Parkway Fields E, Staff recommends that the Planning Commission forward a positive recommendation to the City Council, contingent upon Applicant(s)/project compliance with the following recommended Condition(s) of Approval:

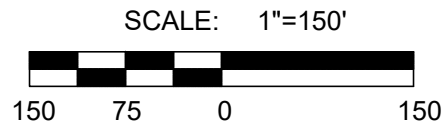
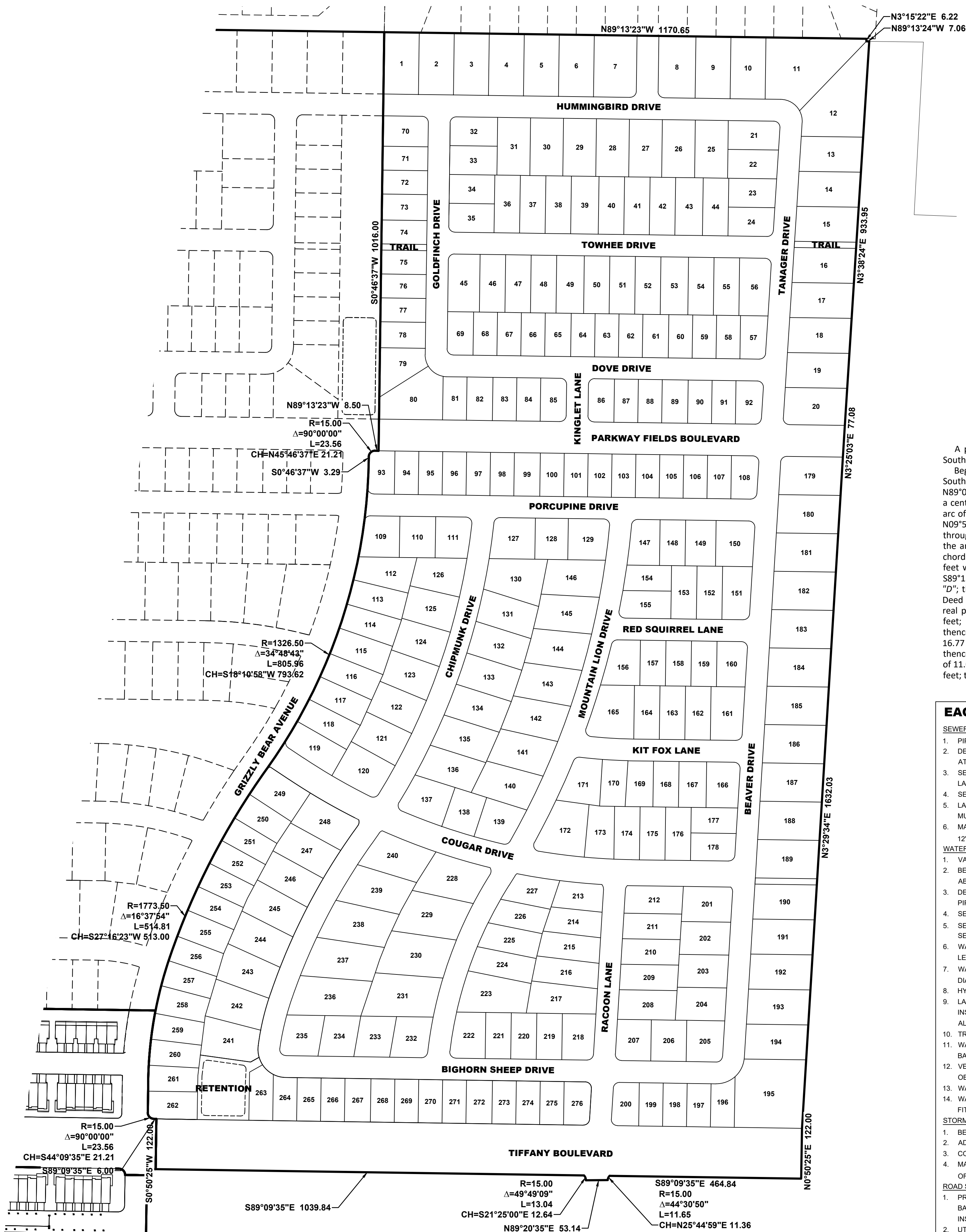
1. Applicant(s) shall reconfigure the zoning pattern shown on page 9/sheet 501 (Phasing Plan/Lot Plan) of the Parkway Fields E plan set submitted to the City such that it matches the approved Ault Farms Master Plan and zoning pattern shown by Exhibit therein.
2. In association with Condition No. 2 above, Applicant(s) shall rearrange lots 21, 22, 32, 33, 205 & 206 in Phase E, Plats 1 & 2 to conform to the subdivision's approved zoning pattern as noted in DRC redlined plans provided [back] to the Applicant(s).
3. Applicant(s) shall add a notation to proposed plans that 6' privacy fencing (compliant with code) shall be emplaced along Parkway Fields Boulevard.
4. All parcels shall be labeled with a designator (e.g., "A", "B", etc.), and, have a description of the nature of the parcel (e.g., "trail", "pathway", "park", etc.). The well lot (179) shall be designated as such on the plat and its ownership maintenance called out by note thereon.
5. Applicant(s) shall make all other corrections and clarifications to proposed plans in accordance with City's DRC redline corrections noted on said plans.
6. <Any conditions adopted by the Planning Commission...>

ATTACHMENTS:

[Parkway Fields E Preliminary Plat](#)

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN CITY, UTAH



VICINITY MAP

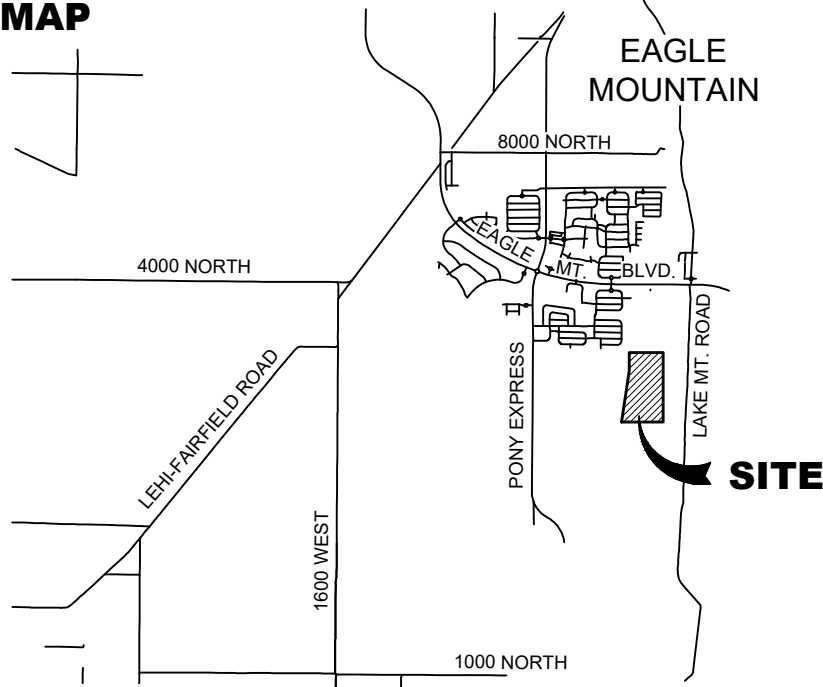


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303	UTILITY PLAN 3
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	82.6 ACRES
TOTAL ACREAGE IN LOTS:	59.66 ACRES
TOTAL OPEN SPACE:	0.14 ACRES
OVERALL DENSITY:	3.34 LOTS/ACRE
TOTAL # OF LOTS:	276 LOTS
ASPHALT PAVEMENT AREA:	557,743.21 SF

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	8000 S.F. (0.18 AC.)	6820 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6477 S.F. (0.14 AC.)	14709 S.F. (0.33 AC.)	11518 S.F. (0.26 AC.)	8528 S.F. (0.19 AC.)
LARGEST LOT SIZE	14950 S.F. (0.34 AC.)	27579 S.F. (0.63 AC.)	17161 (0.39 AC.)	14214 S.F. (0.32 AC.)

NOTES

- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
- ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- NO DEFLECTIONS ALLOWED ON WATER LINES.
- ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
- STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
- SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
- GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4x4' CATCH BASIN
---	---	3x3' CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

PARKWAY FIELDS

PRELIMINARY DESCRIPTION

A parcel of land located in the Southwest Quarter and the Northwest Quarter of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point located S89°54'05"E along the Section Line 612.76 feet and North 64.64 feet from the Southwest Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°09'35"W 6.00 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N44°09'35"W 21.21 feet; thence N00°50'25"E 76.09 feet; thence along the arc of a curve to the right 307.82 feet with a radius of 973.50 feet through a central angle of 18°07'01", chord: N09°53'55"E 306.54 feet; thence along the arc of a curve to the right 514.81 feet with a radius of 1773.50 feet through a central angle of 16°37'54", chord: N27°16'23"E 513.00 feet to a point of reverse curve; thence along the arc of a curve to the left 805.96 feet with a radius of 1326.50 feet through a central angle of 34°48'43", chord: N18°10'58"E 793.62 feet; thence N00°46'37"E 3.29 feet; thence along the arc of a curve to the right 23.56 feet with a radius of 15.00 feet through a central angle of 90°00'00", chord: N45°46'37"E 21.21 feet; thence S89°13'23"E 8.50 feet; thence N00°46'37"E 1016.00 feet to the South line of EAGLE POINT SUBDIVISION PLAT "D"; thence S89°13'23"E along said South line 1170.65 feet to the East line of that real property described in Deed Entry Number 92249:2019; thence S03°15'22"W along said real property 6.22 feet to the North line of that real property described in Deed Entry Number 92396:2019; thence along said real property S89°13'24"E 7.06 feet; thence S03°38'24"W 933.95 feet; thence S03°25'03"W 77.08 feet; thence S03°29'34"W 1632.03 feet; thence S00°50'25"W 122.00 feet; thence N89°09'35"W 454.64 feet; thence along the arc of a curve to the left 16.77 feet with a radius of 11.00 feet through a central angle of 87°20'51", chord: S47°10'00"W 15.19 feet; thence S89°53'09"W 61.12 feet; thence along the arc of a non-tangent curve to the left 17.79 feet with a radius of 11.00 feet through a central angle of 92°39'09", chord: N42°50'00"W 15.91 feet; thence N89°09'35"W 1029.65 feet; thence N00°50'25"E 122.00 feet to the point of beginning.

Contains: 182.61 Acres
3,598,397 Sq. Ft.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

- PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
- DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4" OF COVER (MINIMUM) FROM FINISHED GRADE, 3" MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10" SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
- SEWER Y'S: 3" MINIMUM SEPARATION BETWEEN SEWER Y'S.
- LATERAL STUBS: A) STUBS MUST EXTEND 15" INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLE/BOXES.

WATER:

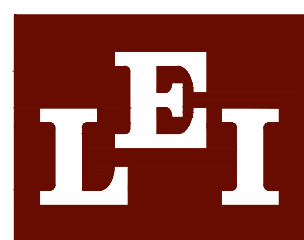
- VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4" COVER FROM FINISHED GRADE (MINIMUM), 3" MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3" MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
- SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN: THE WATER CAN FOR THE ¾" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 ½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
- HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15" INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
- WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

- BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS: ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARS: ALL COLLARS TO BE 1' DEEP BY 1" DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ¾" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¾" TO ¾" DOWN FROM ASPHALT EDGE.



A Utah Corporation
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

1	-
2	-
3	-
4	-
5	-
6	-
7	-

LEI PROJECT #:

2019-0046

DRAWN BY:

BR

DESIGNED BY:

BCT

SCALE:

1"=150'

DATE:

10/27/2022

SHEET

101

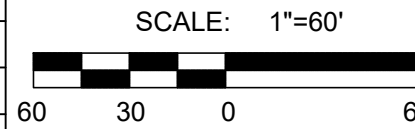
NOT FOR
CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
LOT LAYOUT 1

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

LEI PROJECT #:
2019-0046
DRAWN BY:
BR
DESIGNED BY:
BCT
SCALE:
1"=60'
DATE:
10/27/2022

201



CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	S44°13'23"W 21.21	C91	1233.50	0°35'06"	12.60	S88°55'50"E 12.60
C2	15.00	90°00'00"	23.56	N45°46'37"E 21.21	C92	1233.50	2°52'49"	62.01	S87°11'52"E 62.00
C3	15.00	90°00'00"	23.56	N45°46'37"E 21.21	C93	1233.50	2°33'17"	55.00	S84°28'49"E 55.00
C4	15.00	90°00'00"	23.56	N44°13'23"W 21.21	C94	15.00	74°21'10"	19.47	N59°37'15"E 18.13
C5	15.00	92°51'47"	24.31	S42°47'30"E 21.74	C95	1972.50	3°00'07"	103.35	N23°56'43"E 103.34
C6	53.00	60°29'33"	55.96	N58°58'37"W 53.39	C96	1972.50	3°20'40"	115.14	N27°07'07"E 115.12
C7	53.00	32°22'14"	29.94	N12°32'43"W 29.55	C97	15.00	109°12'14"	28.59	N25°48'40"W 24.45
C8	15.00	90°00'00"	23.56	N44°13'23"W 21.21	C98	1473.50	4°18'41"	110.88	N62°34'08"W 110.85
C9	15.00	87°08'13"	22.81	S47°12'30"W 20.68	C99	1473.50	2°48'25"	72.19	N86°07'41"W 72.18
C10	15.00	92°51'47"	24.31	S42°47'30"E 21.74	C100	1473.50	1°41'30"	43.51	N88°22'38"W 43.50
C11	15.00	90°00'00"	23.56	N45°46'37"E 21.21	C101	15.00	87°17'03"	22.85	S47°08'06"W 20.70
C12	53.00	31°38'17"	29.27	N15°02'32"W 28.90	C102	15.00	49°52'57"	13.06	S21°26'54"E 12.65
C13	53.00	48°51'39"	45.20	N55°17'30"W 43.84	C103	15.00	44°27'02"	11.64	N25°43'05"E 11.35
C14	15.00	90°00'00"	23.56	N44°13'23"W 21.21	C104	15.00	47°01'03"	12.31	S20°00'57"E 11.97
C15	15.00	90°00'00"	23.56	N44°13'23"W 21.21	C105	15.00	65°29'09"	17.14	S0°32'02"E 16.23
C16	15.00	90°00'00"	23.56	N45°46'37"E 21.21	C106	1536.50	3°49'53"	102.75	S84°37'56"E 102.73
C17	15.00	87°08'13"	22.81	S47°12'30"W 20.68	C107	1536.50	3°54'50"	104.96	S80°45'34"E 104.94
C18	15.00	92°51'47"	24.31	S42°47'30"E 21.74	C108	15.00	26°39'14"	6.98	N44°50'50"E 6.92
C19	15.00	92°51'47"	24.31	N42°47'30"W 21.74	C109	15.00	36°31'49"	9.56	N52°44'33"E 9.40
C20	15.00	87°08'13"	22.81	S47°12'30"W 20.68	C110	1536.50	5°06'28"	136.98	S73°44'46"E 136.93
C21	15.00	90°00'00"	23.56	N44°13'23"W 21.21	C111	1536.50	5°13'24"	140.07	S68°34'50"E 140.02
C22	15.00	90°00'00"	23.56	N45°46'37"E 21.21	C112	15.00	55°33'32"	14.55	N7°11'32"E 13.98
C23	15.00	90°00'00"	23.56	N45°46'37"E 21.21	C113	1513.50	2°08'22"	56.52	N34°31'09"E 56.51
C24	15.00	92°42'57"	24.27	S42°51'54"E 21.71	C114	1483.42	5°11'12"	134.29	N61°06'25"W 134.24
C25	15.00	87°17'03"	22.85	N47°08'06"E 20.70	C115	1536.50	2°14'56"	60.31	S57°28'44"E 60.30
C26	15.00	87°17'03"	22.85	S47°08'06"W 20.70	C116	1773.50	2°20'47"	72.63	N34°21'00"E 72.63
C27	15.00	93°03'51"	24.36	N42°41'28"W 21.77	C117	1773.50	1°50'18"	56.90	S31°54'10"W 56.90
C28	15.00	83°22'40"	21.83	N49°05'17"E 19.95	C118	1773.50	2°01'46"	62.82	S29°58'08"W 62.81
C29	15.00	95°38'59"	25.04	S41°23'54"E 22.23	C119	1773.50	2°01'46"	62.82	S27°56'22"W 62.81
C30	15.00	84°38'05"	22.16	N48°27'35"E 20.20	C120	1773.50	2°01'46"	62.82	S25°54'36"W 62.81
C31	15.00	94°39'34"	24.78	S41°53'36"E 22.06	C121	1773.50	2°01'46"	62.82	S23°52'50"W 62.81
C32	15.00	85°32'08"	22.39	N48°00'33"E 20.37	C122	1773.50	2°11'35"	67.88	S21°46'10"W 67.88
C33	15.00	92°42'57"	24.27	S42°51'54"E 21.71	C123	1773.50	1°42'56"	53.11	S19°48'54"W 53.10
C34	1326.50	3°47'19"	87.71	N9°17'37"E 87.70	C124	973.50	3°44'17"	63.51	S16°30'37"W 63.50
C35	1326.50	2°27'54"	57.07	N12°25'13"E 57.07	C125	973.50	4°02'22"	68.64	S12°37'17"W 68.62
C36	1326.50	2°38'04"	60.99	N14°58'13"E 60.99	C126	973.50	3°44'17"	63.51	S8°43'58"W 63.50
C37	1326.48	2°38'04"	60.99	N17°36'17"E 60.99	C127	973.50	3°44'17"	63.51	S4°59'41"W 63.50
C38	1326.52	2°50'49"	65.91	N20°20'44"E 65.91	C128	973.50	2°17'08"	38.83	S1°58'59"W 38.83
C39	1326.52	2°38'04"	60.99	N23°05'10"E 60.99	C129	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C40	1326.50	2°38'04"	60.99	N25°43'15"E 60.99	C130	15.00	87°20'51"	22.87	N47°10'00"E 20.72
C41	1326.50	2°38'04"	60.99	N28°21'19"E 60.99	C131	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C42	1326.50	2°12'01"	50.94	N30°46'22"E 50.94	C132	68.00	3°10'26"	3.77	N5°04'48"E 3.77
C43	15.00	88°13'38"	23.10	N12°14'27"W 20.88	C133	68.00	41°41'31"	49.48	N27°30'46"E 49.40
C44	1473.50	3°07'46"	80.48	N57°55'09"W 80.47	C134	68.00	42°28'53"	50.42	N69°35'58"E 49.27
C45	1473.50	4°09'02"	106.74	N61°33'33"W 106.72	C135	15.00	87°20'51"	22.87	N47°10'00"E 20.72
C46	15.00	84°39'44"	22.16	S74°02'04"W 20.20	C136	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C47	1586.50	2°54'22"	80.47	S30°15'02"W 80.46	C137	68.00	30°05'40"	35.72	N48°11'07"W 35.71
C48	1586.50	3°10'20"	87.83	S27°12'41"W 87.82	C138	68.00	16°58'09"	20.14	N24°39'13"W 20.07
C49	1586.50	3°10'19"	87.83	S24°02'22"W 87.82	C139	68.00	24°17'57"	28.84	N4°01'10"W 28.62
C50	1586.50	3°10'21"	87.85	S20°52'02"W 87.83	C140	610.82	3°31'36"	37.60	N8°58'49"E 37.59
C51	1586.50	3°10'21"	87.84	S17°41'41"W 87.83	C141	610.82	7°30'40"	80.08	N14°29'57"E 80.02
C52	1586.50	3°10'19"	87.83	S14°31'21"W 87.82	C142	1513.50	2°22'36"	62.78	N20°08'44"E 62.78
C53	1586.50	3°28'10"	96.07	S11°12'07"W 96.05	C143	1513.50	3°01'44"	80.01	N22°50'54"E 80.00
C54	1586.50	3°02'28"	84.19	S7°56'49"W 84.18	C144	1513.50	3°01'44"	80.01	N25°52'38"E 80.00
C55	1639.50	3°02'31"	87.04	N7°39'48"E 87.03	C145	1513.50	3°01'44"	80.01	N28°54'22"E 80.00
C56	1639.50	2°37'47"	75.25	N10°29'56"E 75.24	C146	1513.50	3°01'44"	80.01	N31°56'06"E 80.00
C57	1639.50	2°48'13"	80.23	N13°12'56"E 80.22	C147	1460.50	2°23'18"	60.88	N34°23'41"E 60.88
C58	1639.50	2°47'49"	80.03	N16°00'58"E 80.03	C148	1460.50	3°58'00"	101.11	N31°13'02"E 101.09
C59	1639.50	2°47'49"	80.03	N18°48'46"E 80.02	C149	1460.50	3°58'00"	101.11	N27°15'02"E 101.09
C60	1639.50	2°48'12"	80.22	N21°36'47"E 80.21	C150	1460.50	3°58'00"	101.11	N23°17'02"E 101.09
C61	1639.50	2°46'01"	80.60	N24°25'23"E 80.60	C151	1460.50	2°20'36"	59.74	N20°07'44"E 59.73
C62	1639.50	2°50'15"	81.19	N27°15'01"E 81.18	C152	660.50	7°14'16"	83.44	N11°44'57"E 83.38
C63	1639.50	2°40'58"	76.76	N30°00'37"E 76.76	C153	15.00	97°17'24"	25.47	N40°30'53"W 22.52
C64	15.00	98°16'13"	25.73	N17°47'00"W 22.69	C154	15.00	84°21'49"	22.09	S48°39'30"W 20.14
C65	1473.50	4°00'54"	103.26	N68°55'34"W 103.24	C155	1026.50	4°48'25"	86.12	S8°52'48"W 86.10
C66	1473.50	3°11'04"	81.89	N72°31'33"W 81.88	C156	1026.50	5°27'29"	97.79	S14°00'45"W 97.75
C67	1473.50	2°52'07"	73.77	N75°33'08"W 73.76	C157	1026.50	5°27'29"	97.79	S19°28'15"W 97.75
C68	15.00	73°26'02"	19.22	S66°17'47"W 17.94	C158	1026.50	5°27'29"	97.79	S24°55'44"W 97.75
C69	1919.50	2°33'46"	85.86	S28°17'53"W 85.85	C159	1026.50	4°33'03"	81.53	S29°56'00"W 81.51
C70	1919.50	2°43'25"	91.25	S25°39'17"W 91.24	C160	973.50	2°18'31"	39.23	N31°10'09"E 39.22
C71	1919.50	2°43'25"	91.25	S22°55'52"W 91.24	C161	973.50	3°48'40"	64.75	N28°06'33"E 64.74
C72	1919.50	2°43'25"	91.25	S20°12'26"W 91.24	C162	973.50	3°44'42"	63.63	N24°19'52"E 63.62
C73	1919.50	2°43'25"	91.25	S17°29'01"W 91.24	C163	973.50	3°41'51"	62.83	N20°36'35"E 62.81
C74	1919.50	2°43'25"	91.25	S14°45'36"W 91.24	C164	973.50	6°06'28"	103.78	N15°42'25"E 103.73
C75	1919.50	2°43'25"	91.25	S12°02'11"W 91.24	C165	973.50	5°41'12"	96.62	N9°48'35"E 96.58
C76	1919.50	2°43'25"	91.25	S9°18'45"W 91.24	C166	15.00	96°07'34"	25.17	N41°05'48"W 22.32
C77	1919.50	2°30'52"	84.24	S6°41'37"W 84.23	C167	15.00	87°20'51"	22.87	S47°10'00"W 20.72
C78	1972.50	2°50'16"	97.69	N6°39'37"E 97.68	C168	15.00	92°39'09"	24.26	N42°50'00"W 21.70
C79	1972.50	1°49'11"	62.64	N8°59'20"E 62.64	C169	15.00	87°20'51"	22.87	S47°10'00"W 20.72
C80	1972.50	1°27'07"	49.99	N10°37'29"E 49.98	C170	1332.36	3°11'32"	74.23	N2°14'28"E 74.22
C81	15.00	100°34'25"	26.33	N38°56'10"W 23.08	C171	68.00	25°55'38"	30.77	N76°11'46"W 30.51
C82	15.00	87°17'03"	22.85	S47°08'06"W 20.70	C173	15.00	45°17'20"	11.86	N58°10'04"E 11.55
C83	15.00	92°42'57"	24.27	S42°51'54"E 21.71					
C84	15.00	76°58'54"	20.15	N52°17'10"E 18.67					
C85	1972.50	2°57'07"	101.62	N15°16'16"E 101.61					
C86	1972.50	3°13'15"	110.88	N18°21'27"E 110.87					
C87	15.00	104°13'18"	27.29	N32°08'34"W 23.68					
C88	1180.50	4°58'10"	102.39	N86°44'18"W 102.36					
C89	15.00	87°17'03"	22.85	S47°08'06"W 20.70					
C90	15.00	92°42'57"	24.27	S42°51'54"E 21.71					

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'





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3302 N. Main Street
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office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
LOT LAYOUT 2

REVISIONS	
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LEI PROJECT #:
2019-0046
DRAWN BY:
BR
DESIGNED BY:
BCT
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10/27/2022

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Spanish Fork, UT 84660
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PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
LOT LAYOUT 3

REVISIONS	
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LEI PROJECT #:
2019-0046
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BR
DESIGNED BY:
BCT
SCALE:
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10/27/2022

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PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
UTILITY PLAN 1

REVISIONS

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LEI PROJECT #:
2019-0046

DRAWN BY:
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10/27/2022

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PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
UTILITY PLAN 2

REVISIONS

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2019-0046

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DESIGNED BY:

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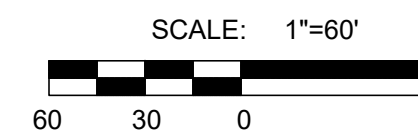
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STUB & PLUG 12\"/>

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PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
UTILITY PLAN 3

REVISIONS	
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2019-0046
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10/27/2022

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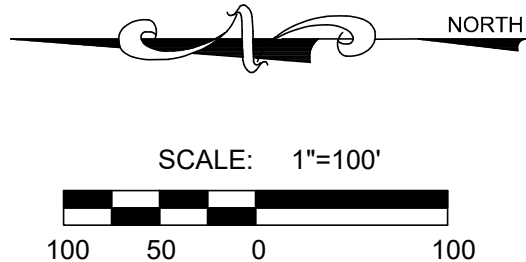
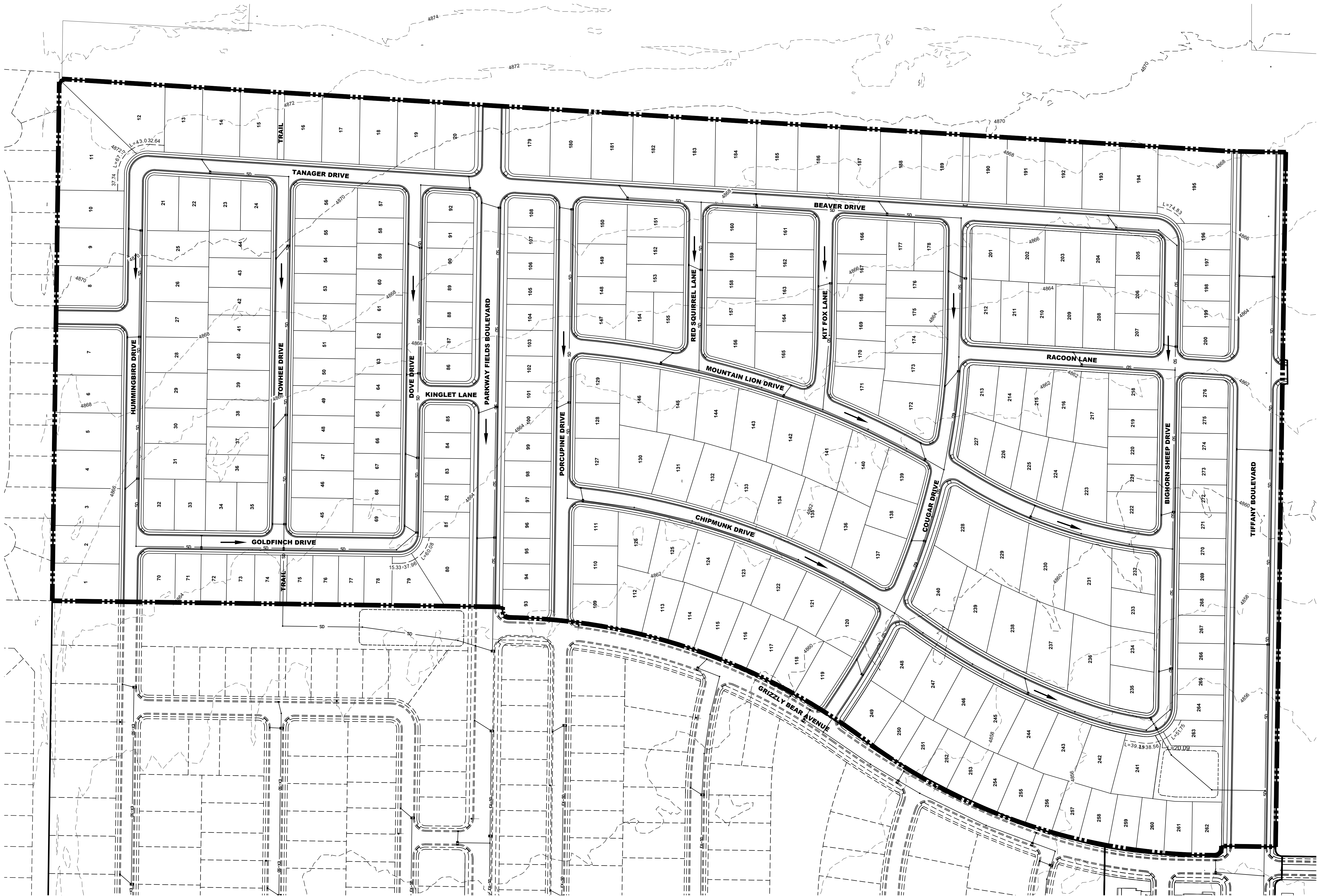


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3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
GRADING PLAN

REVISIONS	
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LEI PROJECT #:
2019-0046
DRAWN BY:
BR
DESIGNED BY:
BCT
SCALE:
1"=100'
DATE:
10/27/2022



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3302 N. Main Street
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PARKWAY FIELDS PRELIMINARY PHASE E
EAGLE MOUNTAIN, UTAH
PHASING PLAN/LOT PLAN

REVISIONS

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LEI PROJECT #:

2019-0046

DRAWN BY:

BR

DESIGNED BY:

BCT

SCALE:

1"=100'

DATE:

10/27/2022

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501



SCALE: 1"=100'
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LOT TYPE LEGEND

	RC (71 LOTS)
	R1 (37 LOTS)
	R2 (59 LOTS)
	R3 (109 LOTS)

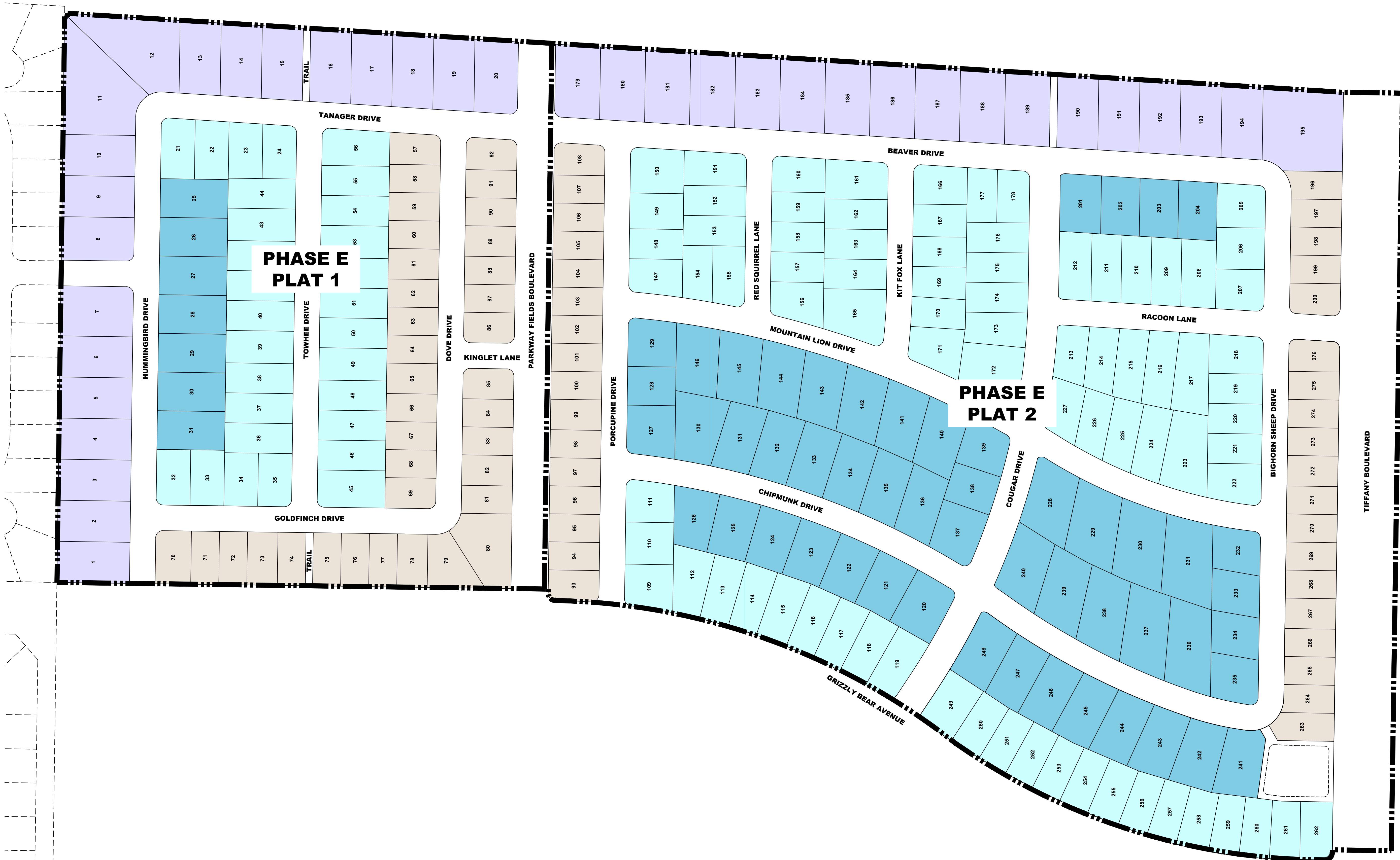
TOTAL LOTS = 276

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12749 S.F. (0.29 AC.)	8000 S.F. (0.18 AC.)	6820 S.F. (0.15 AC.)
AVERAGE LOT SIZE	6477 S.F. (0.14 AC.)	14709 S.F. (0.33 AC.)	11518 S.F. (0.26 AC.)	8528 S.F. (0.19 AC.)
LARGEST LOT SIZE	14950 S.F. (0.34 AC.)	27579 S.F. (0.63 AC.)	17161 (0.39 AC.)	14214 S.F. (0.32 AC.)

LOT 179 IS INTENDED TO BE USED AS A SITE FOR A
NEW WELL. IT IS NOT COUNTED AS A LOT IN THE
AVERAGE LOT SIZE CALCULATION FOR R1 LOTS.

PHASE E
PLAT 1

PHASE E
PLAT 2





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Phone: 801.798.0555
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PARKWAY FIELDS PRELIMINARY PHASE E

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS

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LEI PROJECT #:

2019-0046

DRAWN BY:

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DESIGNED BY:

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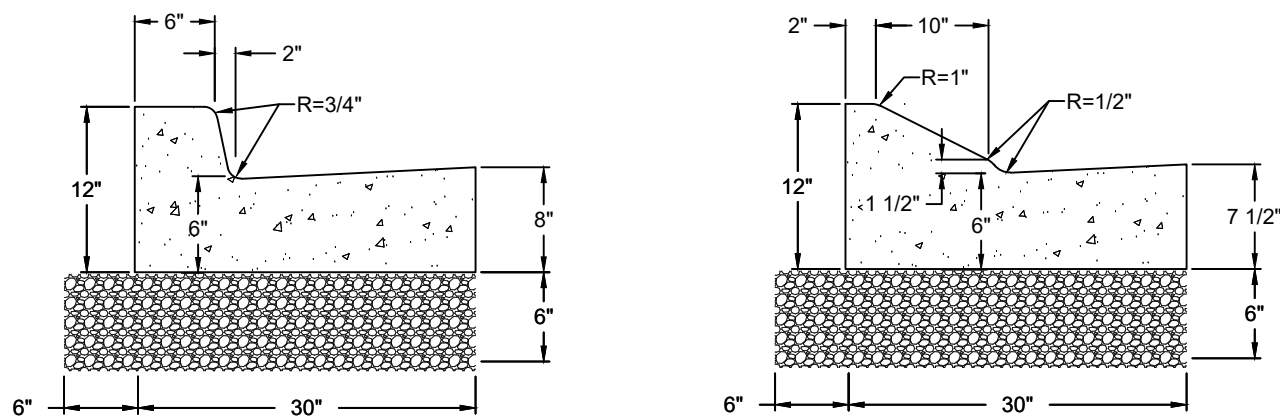
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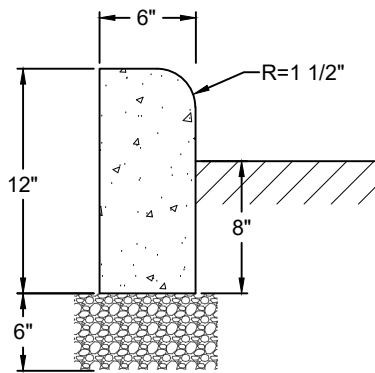
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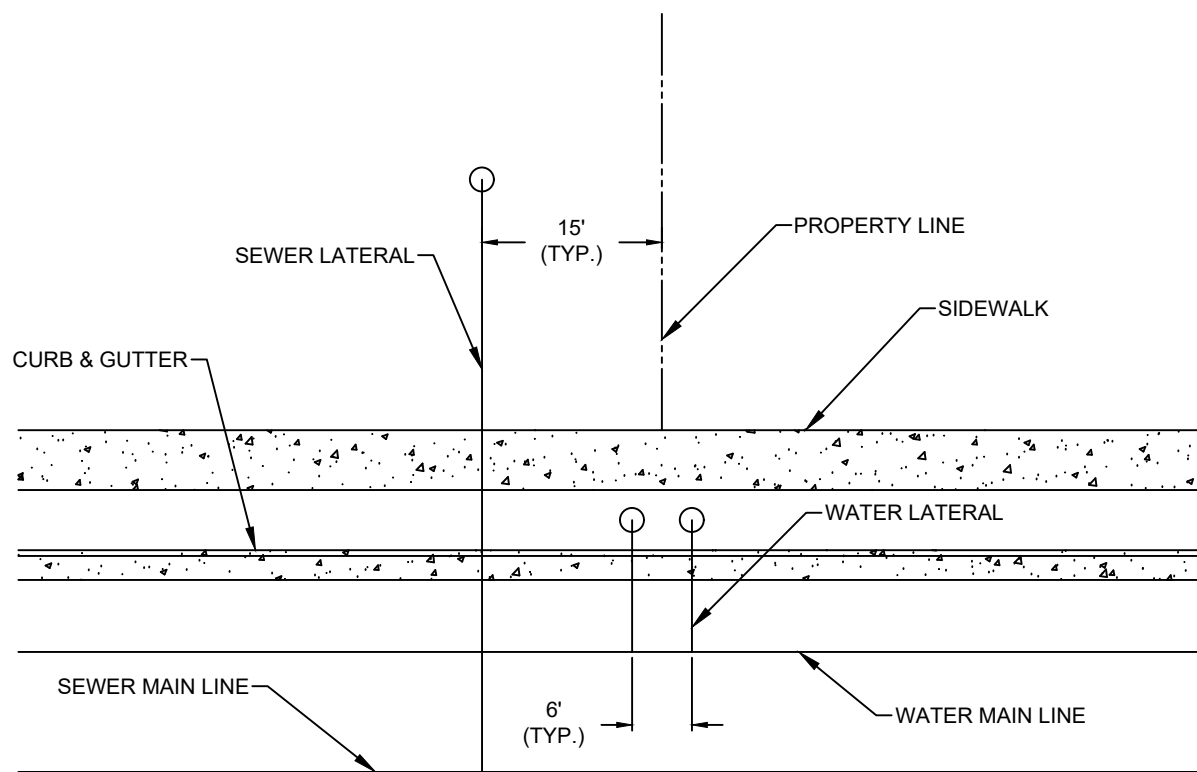
TYPE A

TYPE D

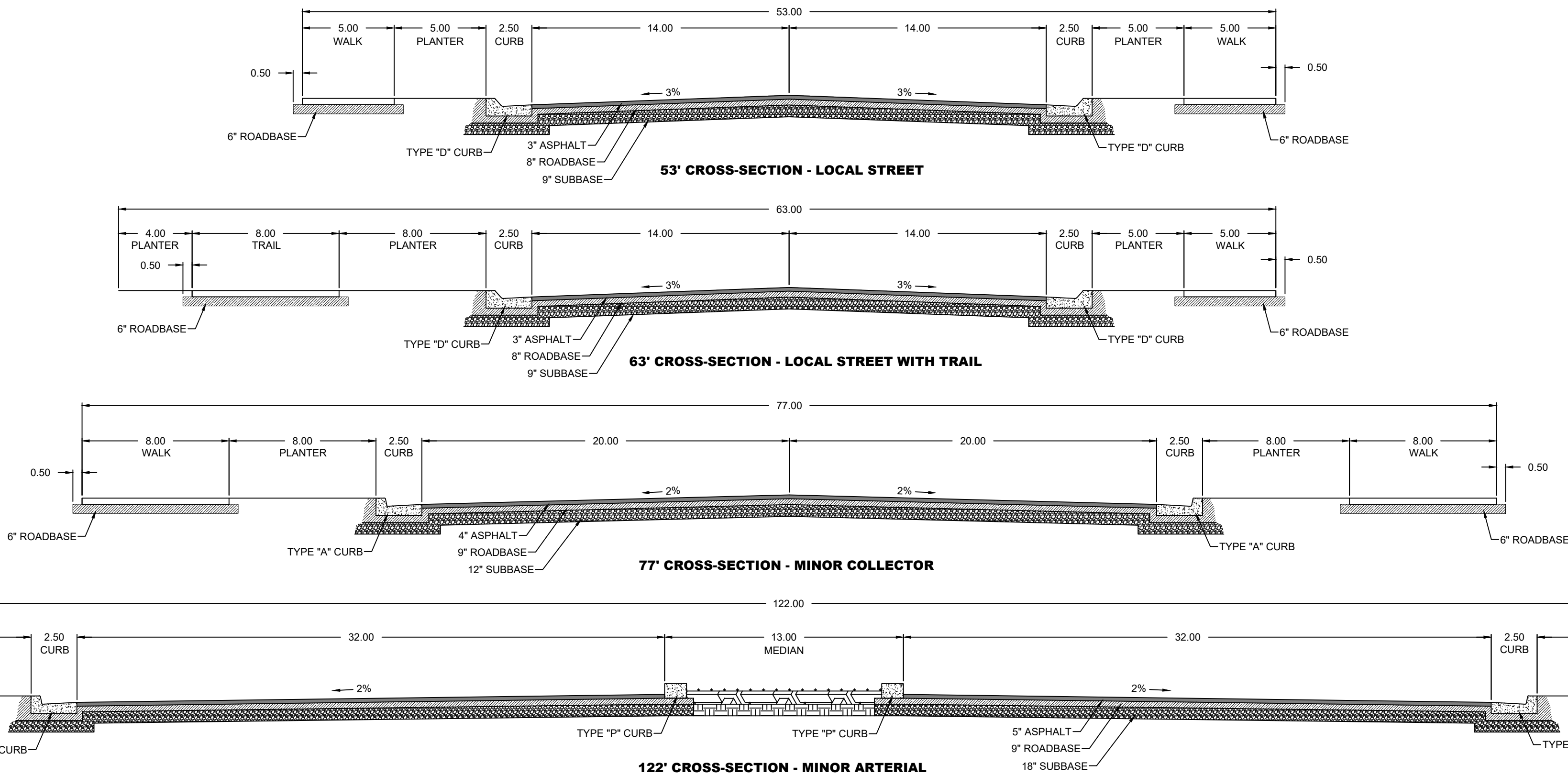


TYPE P

2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL



1 ROADWAY CROSS SECTIONS



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 27, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: AMENDING SECTION 17.60.120 GENERAL FENCING PROVISIONS

ITEM TYPE: Development Code Amendment

APPLICANT: City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

The City has been approached by commercial and residential property owners wishing to construct netting on their property adjacent to the golf course. This is to protect personal property as well as reducing conflict of golf balls and people. Some property owners have already installed netting to provide a measure of protection but the City does not have a current ordinance to regulate such use.

ITEMS FOR CONSIDERATION:

The construction of homes adjacent to a golf course will always lead to a conflict between structures and errant golf balls. Several factors come into play to create such conflict. Among these are proximity of the structure to the golf course, layout of the course, and skill of the golfer. Standard policy with golf courses is the golfer and not the course owner is the responsible party for any private property damage.

Municipalities with golf course netting standards is very limited. Palm Springs is known for the high number of courses in the area (100+) with many existing side by side with residential development. I contacted a planner in Palm Springs and was informed the City does not have a specific code to regulate netting. St. George has a netting regulation that is minimal in scope by only requiring any netting over 6 feet high to be approved through a building permit. The extent of St. George's standard is as follows: *Safety nets are permitted along the side and rear property lines, where a property is adjacent to a golf course. Safety nets that exceed six feet (6') in height require a permit issued by the building department.*

Staff visited with a property owner on Clubhouse Lane (Highlands on the Green 3A) who has netting up to 30 feet high and still finds golf balls in their yard. The solar panels on their house have been hit several times and are now inoperable. Netting code can be viewed as similar to other zoning codes to protect the value and enjoyment of one's property. From the Utah State Ombudsman Office: *All property is subject to reasonable control and regulation by government entities. Local governments regulate the uses and improvements of property to protect and promote the health, safety, and welfare of the public. Proper zoning ordinances promote economic growth and help maintain strong and vibrant communities.*

REQUIRED FINDINGS:

Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend EMMC Chapter 17.60.120 regarding golf course netting.

ATTACHMENTS:

[17.60.120 Golf Course Netting](#)

17.60.120 General fencing provisions.

The following fencing provisions shall be adhered to:

A. Property Lines. Property owners should only install fencing on their property. If the property lines are not clearly marked, the property owner shall have a surveyor determine and mark the property lines.

B. Residential Fence Height. No residential sight-obscuring fence shall be higher than four feet between the front wall of the home and the street. Residential fencing cannot exceed six feet in height.

C. Residential Alley Fencing. Fences along alleys or residential service drives may be no higher than six feet and must follow the clear vision triangle regulations (see Diagram 17.60.170(c)).

D. Commercial Fence Height. Fencing in commercial areas shall not exceed eight feet in height. See EMMC [17.60.130](#) for chain link fencing regulations.

E. Industrial Fence Height. Fencing in industrial areas shall not exceed eight feet in height. See EMMC [17.60.130](#) for chain link fencing regulations.

F. Miscellaneous Properties/Uses. Fencing height and setbacks for other uses shall be determined by the planning director based on compatibility with the neighborhood and adjacent uses. Security fencing for public facilities, such as power substations, may exceed height and material restrictions, based on compatibility and safety.

G. Public View. Finished side slats shall be on the street side or public view side of the fence railing.

H. Fire Hydrants and Utility Boxes. Fire hydrants and utility boxes shall not be fenced into a yard. A three-foot clear space shall be maintained around the circumference of all fire hydrants and utility boxes. Some utility boxes are not visible above ground. Blue Stakes should always be contacted and appropriate staking/markings should occur prior to installing a fence.

I. Retaining Walls. Retaining walls that are over four feet in height shall obtain a building permit in accordance with the International Building Code or the International Residential Code. All retaining walls shall comply with hillside site development standards found in Chapter [15.80](#) EMMC.

J. Sport Courts. Fencing for sport court (tennis, basketball, etc.) may be chain link, and is exempt from the height restrictions of this chapter. Sport Court fencing may not be used as exterior property-line fencing.

K. Golf Course Netting. Netting along a golf course to reduce conflict of golf balls and personal property or residents may be constructed with the following standards:

1. Maximum height shall be 75 feet in commercial zones and 50 feet in residential zones.
2. Netting shall have the ability to be removed or lowered during the non-playable winter months.
3. Issuance of a building permit prior to construction.
4. Shall not be located in a Public Utility Easement.
5. Shall be maintained in a safe condition.
6. Permitted on property when next to a golf course and placed within 20 feet of the common property line of the golf course and the adjacent property.
7. May extend 50 feet along a side property line as measured from the rear property netting location.

~~KL~~. Public Utility Easement. Fencing may be installed over a public utility easement, but retaining walls shall not.

~~LM~~. Meters. Fencing shall not obstruct access to gas and electric meters. If meters are in a fenced area, there must be an unlocked entrance to access these meters.

~~MN~~. Clear Vision Triangles. All clear vision triangles as described in this chapter shall be preserved. Diagram 17.60.170(c), Alleyway Fencing, also gives additional information for maintaining the clear vision triangles with fencing. All property owners shall maintain a clear vision triangle for neighboring driveways as depicted in Diagram 17.60.170(a).

~~NO~~. Barbed Wire. Barbed wire or wire fences shall be allowed only in conjunction with approved animal uses, unless otherwise approved by the planning commission.

~~OP~~. Razor Fences. Razor fences shall be prohibited.

~~PQ~~. Additional Restrictions. Many of the covenants, conditions, and restrictions (CC&Rs) recorded with property contain restrictions on fencing. Property owners shall refer to these standards and discuss the proposed fencing with the appropriate architectural review committee, as applicable, prior to installation.

~~QR~~. Refuse Areas. All refuse areas shall be screened by approved solid fencing materials. Chain link fences and fencing with vinyl slats are prohibited.

RS. Collector and Arterial Fencing. All fencing adjacent to a collector or arterial road shall comply with standards in EMMC [16.35.090](#), Privacy fencing.

SI. Collector and Arterial Fencing Standards. It shall be the responsibility of the property owner and/or developer to build and the responsibility of the property owner or HOA to maintain at their own expense a wall or fence consistent with the standards found in this chapter and EMMC [16.35.090](#) for side and rear property lines along collector and arterial roadways.

1. Residential developments designed with rear or side lot lines abutting an arterial road or collector road right-of-way shall install privacy fencing consistent with the Eagle Mountain collector and arterial fencing standards found in this title and EMMC [16.35.090](#) along the rear and/or side lot lines abutting an arterial or collector road. Developer applicants are required to install privacy fencing prior to any building permits being issued in that phase of development. After fencing is installed it shall be maintained in good repair and a consistent manner by the property owner.

2. Commercial or industrial developments with rear or side lot lines abutting an arterial or collector road right-of-way shall install privacy fencing or a privacy wall of consistent height (no less than six feet), material, color, and durable quality as defined by EMMC [16.35.090](#). Developer applicants are required to install privacy fencing prior to a final inspection for the project. The city council shall be authorized to require a specific material and color for the fencing/wall in a site plan approval. After fencing is installed it shall be maintained in good repair and a consistent manner by the property owner.

3. Residential Arterial and Collector Road Fencing Standards. All arterial and collector road residential fencing shall be built with a durable quality fence/wall as defined by EMMC [16.35.090](#). Acceptable material and design examples are outlined in EMMC [17.60.110](#)(B).

4. Nonconforming existing fencing may be maintained in current styles and configurations as legal nonconforming fencing. Legal nonconforming fencing that becomes damaged or destroyed may be rebuilt or repaired within six months of the damage occurring without having to comply with this standard. Existing homes or lots without fencing shall also be classified as legal nonconforming and thus not required to install fencing. [Ord. [O-33-2020](#) § 2 (Exh. A); Ord. [O-22-2018](#) § 2 (Exh. A); Ord. [O-18-2017](#) § 2 (Exh. A); Ord. [O-05-2008](#) § 2 (Exh. A § 12.12); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 12.12)].



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 27, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: AMENDING SECTION 17.70.030 ACCESSORY DWELLING UNIT STANDARDS

ITEM TYPE: Development Code Amendment

APPLICANT: City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Steven Lehmitz, Planning

BACKGROUND:

It is currently the City's practice to not require an internal connection from the primary unit to an attached or basement ADU, though it is not referenced in Code. The passing of Senate Bill 174, during the most recent Utah State Legislative Session, amended USC 10-9a-530 to make it so municipalities could not restrict internal connectivity for attached ADUs. The purpose of this amendment is to better align the City Code with Utah State Code to clearly reflect that we will not require internal connections of attached ADUs.

ITEMS FOR CONSIDERATION:

A common concern with attached ADUs is that without an internal connection requirement, they can easily become duplexes. However, it is challenging to police whether an internal connection is initially constructed or maintained. Staff realized this and why it has been the practice to not require the internal connections during the internal ADU application review. Approval of this amendment clarifies our compliance with the changes brought forth in Senate Bill 174.

REQUIRED FINDINGS:

Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend EMMC Chapter 17.70.030 to clarify that the City does not require an internal

connection of an internal ADU.

ATTACHMENTS:

[17.70.030 Accessory Dwelling Unit Standards - Redlines](#)

Chapter 17.70 ACCESSORY DWELLING UNITS

17.70.030 Accessory Dwelling Unit Standards.

D. Location and Type. Accessory dwelling units may be allowed within or attached to the main single-family residential dwelling (basement or addition), over the garage (attached or detached), or in a detached accessory structure (cottage home, casita, guest house), where permitted by EMMC [17.25.030](#).

1. ADU – Basement. An accessory dwelling unit in a basement must have a separate exterior entrance located on either the side or the rear of the building. An internal connection to the primary dwelling is not required.
2. ADU – Attached. Accessory dwelling units attached to the primary dwelling as an addition shall meet all minimum setback standards required for the primary dwelling, as found in EMMC [17.25.040](#). Attached ADUs must have a separate entrance located on the side or in the rear of the building. An internal connection to the primary dwelling is not required.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JUNE 27, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: AMENDING SECTION 17.76.070 SOLAR ENERGY DEVICES (PANELS AND COLLECTORS)

ITEM TYPE: Development Code Amendment

APPLICANT: City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Todd Black, Planning

BACKGROUND:

Staff began noticing an increase in the number of pigeons using and going under solar panel arrays to nest. A local pest control company was asked if they have seen this as well. The response was that they have seen this, leading to large deposits of fecal matter under the panels and in rain gutters. Staff has also fielded many calls from residents expressing their displeasure with the amount of pigeon feces on their properties, coming from pigeons nesting under solar panels on neighboring properties.

ITEMS FOR CONSIDERATION:

Solar panels are becoming increasingly popular as a supplemental energy source for individual properties. As they continue to be constructed, it would be beneficial to have a control in place that discourages birds from nesting/roosting under the panels. Birds nesting under panels decreases the longevity of a roof and can cause damage to the solar panels (i.e. shorting out). Staff will update any relevant material to reflect this new requirement and inspections will be conducted to ensure proper installation and maintenance.

REQUIRED FINDINGS:

Ordinances pertaining to development code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive

recommendation to the City Council to amend EMMC Chapter 17.76.070 regarding solar panel skirts/netting.

ATTACHMENTS:

[17.76.070 Solar Energy Devices \(Panels or Collectors\)](#)

Chapter 17.76 SMALL WIND AND SOLAR ENERGY CONVERSION SYSTEMS

17.76.070 Solar Energy Devices (Panels or Collectors)

A. Allowed Areas. Solar energy devices may be installed upon the roof of the primary structure or an accessory structure within any zone upon compliance with this section.



B. Design Standards. All solar energy devices shall comply with the following standards.

1. Collectors shall not extend beyond the lower or upper roofline, or beyond a parapet wall on a flat roof.
2. Collectors on a flat commercial or industrial roof shall be screened so as not to be visible from any public street. Screens shall be aesthetically incorporated into the design of the building and shall conform to the color and materials of the primary building.
3. Collectors on sloped rooftops shall maintain the same angle as the roof, mounted parallel to and flush with the roof slope, and shall not be propped up on one side.

4. Collectors on rooftops shall have a skirt/netting installed around the entire panel array and maintained in good repair. These must be attached below the panels and above the roof to prevent birds from getting under the panel and nesting and/or roosting.



45. Measures shall be taken to minimize sunlight reflection into neighboring windows and rights-of-way. Collectors may be required to be removed if proven to be a safety hazard.

56. The ends of the panel arrays shall be covered and mounting brackets shall blend with the roof.

67. The piping shall blend with the surface to which it is attached.

78. The color of collector frames shall be as compatible as possible with the roof color.

89. Subdivision Covenants, Conditions, and Restrictions (CC&Rs). Some CC&Rs may contain restrictions on solar energy devices. The more restrictive of the city code and the subdivision CC&Rs shall apply.

C. Maintenance. All solar energy devices shall be maintained in good condition and in accordance with all requirements of this section.

D. Building Permit Application. The applicant shall submit a building permit application to the city building department. Additional application requirements apply as per the building department.

E. Inspections Required. All solar energy devices require a building permit and proper inspections by the city building department. No device may be connected to the power grid until the Eagle Mountain City power department or other utility company providing electric service has inspected and approved the system.

F. Net Metering. The owner of the device must sign a net metering agreement with Eagle Mountain City prior to connecting to the power grid. Failure to do so may result in a fine and/or permit revocation.

G. Approval. Approval shall be given by the building department based upon compliance with the standards of this section and requirements of the city building department, the International Building Code, the National Electrical Code, and approval by the planning director (or designee) and energy department director (or designee). [Ord. [O-11-2010](#) § 2 (Exh. A)].