EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

May 28, 2019, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run Eagle Mountain UT 84005

5:30 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. Advant Auto Body
A review of a future project, Advant Auto Body.
Advant Location

1.B. SilverLake South Preliminary Plat
A review of future projects
21-26 South and Central Areas Overview

1.C. Scenic Mountain Phase C Preliminary Plat
A review of upcoming projects
Scenic Mountain Phase C Preliminary Plat
Proposed Elevations

1.D. Brylee Estates Ph. B
Future Agenda Item

6:00 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. PLEDGE OF ALLEGIANCE

3. DECLARATION OF CONFLICTS OF INTEREST

4. APPROVAL OF MEETING MINUTES

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

4.A. April 23, 2019 Minutes
Regular Planning Commission Meeting
04.23.2019 PC Minutes - DRAFT

5. ACTION AND ADVISORY ITEMS

5.A. Carson Commercial Corner
The proposed application is located along Pony Express Parkway beginning on the corner of Porter's Crossing and Pony Express Pkwy going east to the west boundary of the Eagle Vision development. This property was zoned commercial with the Oak Hollow Master Development Agreement on May 3, 2016. It consists of 6.84 acres.
Pony Express Parkway Sub(2).pdf
Pony Express Parkway Traffic Impact Study.pdf
Eagle Vision Colored Elevations 05-18-2018 (1).pdf

5.B. Strides Pediatric Therapy
A proposed Conditional Use Permit, Site Plan, and Preliminary Plat for a Equine Assisted Therapy center located on approximately 10 acres (Parcel 59:051:0019).
Strides Traffic Memo
Brown BLA 5-19 signed.pdf
Preliminary Plat
Proposed Site Plan

5.C. Chapter 17.80 Sign Regulations and Sign Permits ("Fly Boys")
An applicant proposed code amendment to allow "fly boy" or temporary inflatable signs for special events.
Proposed Code Amendment

5.D. Code Amendment - 17.80.080 Off-premises ladder signs.
Approve code amendments
City Center Map
Ranches Map
Proposed 17.80.080 Code Changes 2019.4.10
EM Ladder Signs Staff Report 2019.4.19

5.E. Residential Zone & Residential Zone Bonus Density Entitlements Development Code Amendment
City-proposed development code amendments to chapters 17.25 and 17.30
Proposed Residential Code Amendments 5-24-19.pdf
Residential Land Use Chart 5-24-19.pdf
Residential Development Standards 5-24-19.pdf

6. DISCUSSION ITEMS

7. NEXT SCHEDULED MEETING

8. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **24th day of May, 2019,** on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MAY 28, 2019**
TITLE:	SilverLake South Preliminary Plat
ITEM TYPE:	Discussion
APPLICANT:	Flagship Homes

ACTION ITEM:
No

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PREPARED BY:
Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

Attachments:

21-26 South and Central Areas Overview

SILVERLAKE SOUTH (CENTRAL AREA) PRELIMINARY CONSTRUCTION PLANS

EAGLE MOUNTAIN, UTAH

prepared for:

SILVER LAKE LAND L.L.C.
170 SOUTH INTERSTATE PLAZA SUITE 250
LEHI, UT 84043
PHONE: (801)766-2592

prepared by:

TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

GENERAL NOTES:

1) AS-BUILT DRAWING, FORMATTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING GPS COORDINATES AND ELEVATIONS FOR UTILITIES.
2) ALL CONSTRUCTION IS TO BE DONE AS PER EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
3) CONTRACTOR TO ENSURE ALL ADA REQUIREMENTS ARE MET AND CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE EAGLE MOUNTAIN CITY STAFF, THE CONTRACTOR, ALL SUBCONTRACTORS AND THE PROPERTY OWNER.

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 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 grade rings (max) and no flat rings allowed. 12"of ¾"gravel required under manholes/boxes.

WATER–

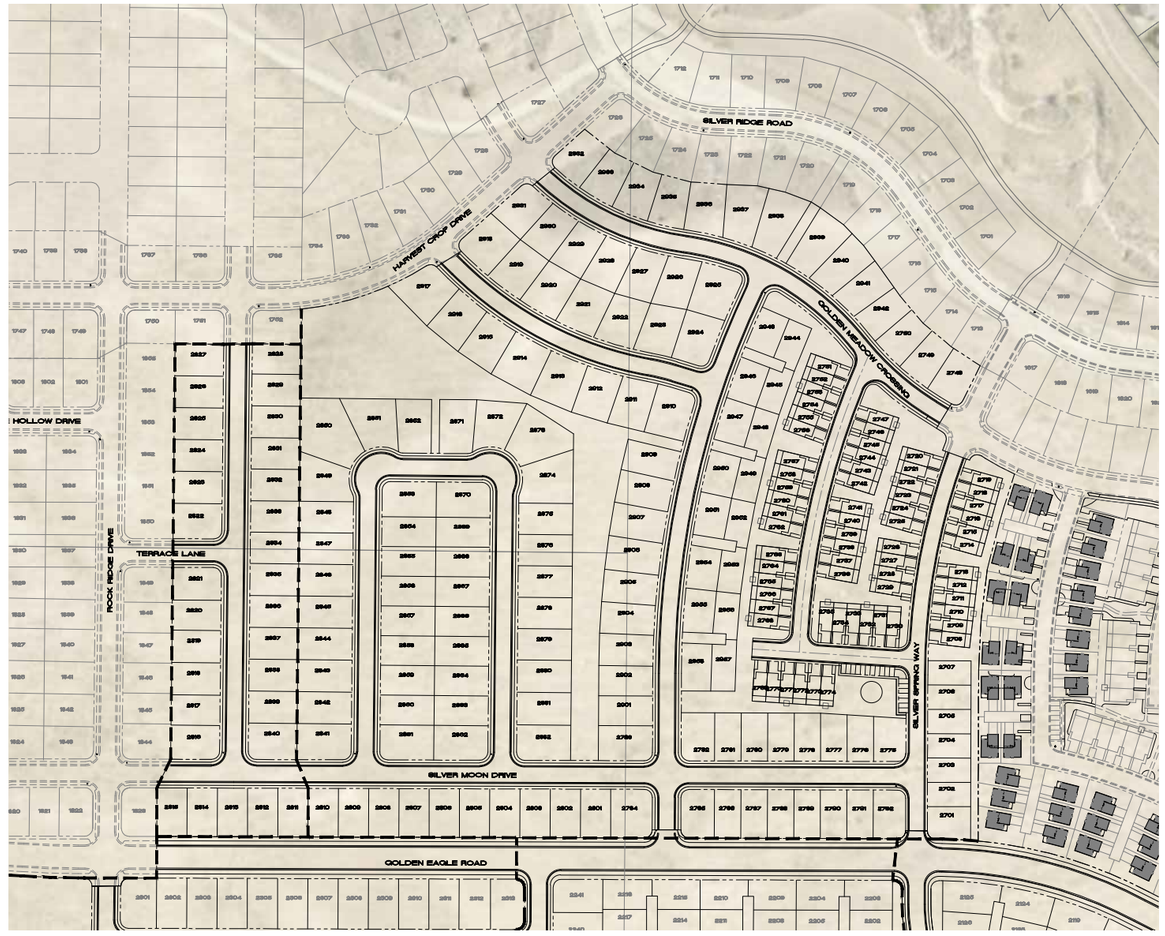
Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12"and larger to be butterfly valves.
Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12"above pipe (minimum).
Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation.
Services & 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.
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 before backfill.
Vertical separation: water main to maintain 12"minimum separation from storm drain or other obstacles/utilities.
Water line fittings: all fittings to have mega-lug followers.

STORM DRAIN–

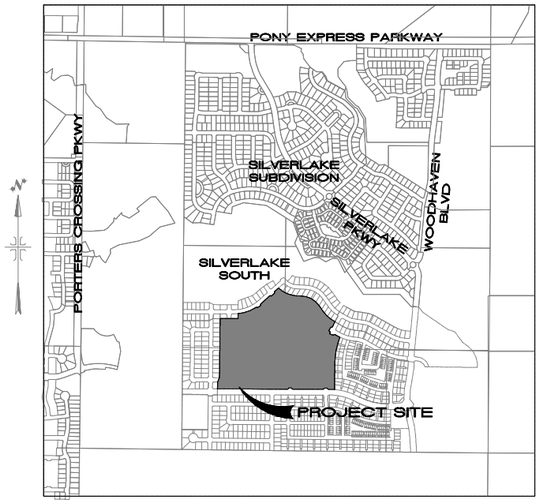
Bedding: ¾"gravel 6"below and on sides of pipe & 12"above pipe (minimum).
all ADS pipe to be "HP"brand.
Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & and post collar pour.
Man holes: manholes to be within 1' of finished grade. 12"of grade rings (max) and no flat rings allowed. 12"of ¾"gravel required under manholes/boxes

ROAD SECTION–

Proof rolls: proof roll required on all sections 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.
state spec. road base required for all roads, 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"monofilament) required for all street collars, Manhole covers and water valve towers to be ½"down from asphalt edge and concrete to be ¼"to 3/8"down from asphalt edge.



SITE MAP
NTS



VICINITY MAP

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	UTILITY PLAN SHEET 1
3	UTILITY PLAN SHEET 2
4	GRADING & DRAINAGE PLAN SHEET 1
5	GRADING & DRAINAGE PLAN SHEET 2
PLAT	CENTRAL AREA

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	WMS
CHECK BY:	TGT
DATE:	03/16/18
COGO FILE:	

J:\DAI\SILVERLAKE\dwg\South Side\Phase1B\01_COVER.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN, UTAH

SILVERLAKE SOUTH (CENTRAL AREA)
A RESIDENTIAL SUBDIVISION

COVER SHEET

JOB SL

SHEET NO. 1

SILVERLAKE SOUTH PLATS 21-26
PRELIMINARY CONSTRUCTION PLANS
EAGLE MOUNTAIN, UTAH

prepared for:

SILVER LAKE LAND L.L.C.
170 SOUTH INTERSTATE PLAZA SUITE 250
LEHI, UT 84043
PHONE: (801)766-2592

prepared by:

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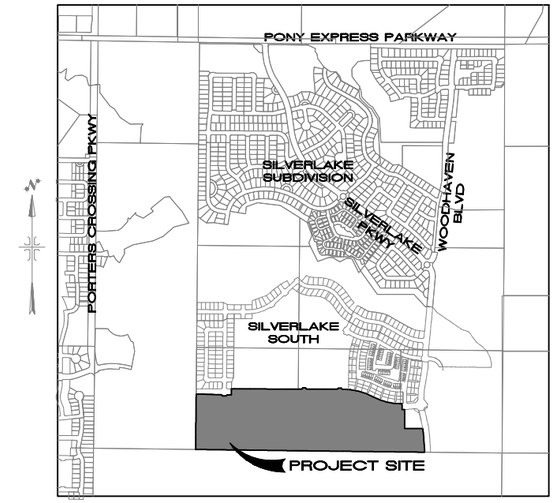
6	GOLDEN EAGLE PLAN AND PROFILE
7	LAKE CORNER DRIVE PLAN AND PROFILE
8	BREEZY PATCH ROAD PLAN AND PROFILE
9	RUSTIC RANCH WAY PLAN AND PROFILE
10	GOLDEN AUTUMN VIEW PLAN AND PROFILE
11	FLOWER POINT & GARDEN DRIVE PLAN AND PROFILE
12	ROCK RIDGE DRIVE & SPRING HILL LANE PLAN AND PROFILE
13	AMBER MEAD AVE. & MIDDLE MEAD TRAIL PLAN AND PROFILE
14	SILVER SPRING WAY & BROOK RIDGE PLAN AND PROFILE



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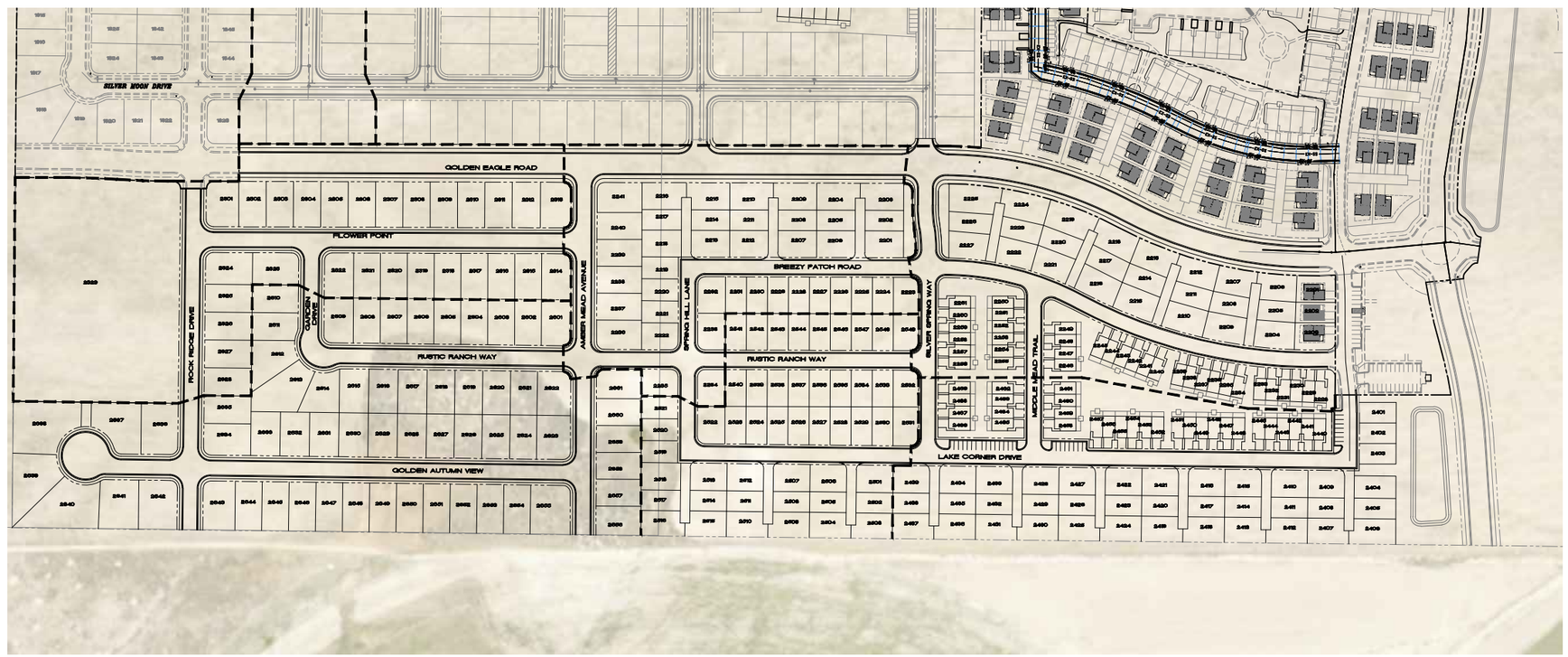

SITE MAP
NTS

REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
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2				CHECK BY:	TGT
3				DATE:	03/16/18
4				COGO FILE:	

J:\DAI\SILVERLAKE\dwg\South Side\Phase18\01_COVER.dwg

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN, UTAH

SILVERLAKE SOUTH PRELIMINARY PHASE 21–26
A RESIDENTIAL SUBDIVISION

COVER SHEET

JOB SL

SHEET NO. 1

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MAY 28, 2019**
TITLE:	Scenic Mountain Phase C Preliminary Plat
ITEM TYPE:	Discussion
APPLICANT:	Fieldstone Homes

ACTION ITEM:
No

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PREPARED BY:
Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

Attachments:
Scenic Mountain Phase C Preliminary Plat
Proposed Elevations

SCENIC MOUNTAIN
PHASE C
EAGLE MOUNTAIN CITY, UTAH

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:
1. PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
5. 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.
6. 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.

WATER:
1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. 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.
6. 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.
7. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
8. 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.
9. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
10. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
11. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 12" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
12. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.

STORM DRAIN:
1. BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
3. COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. 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:
1. 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.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (½" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¼" TO ½" DOWN FROM ASPHALT EDGE.

SCALE: 1"=60'

60 30 0 60

NORTH

VICINITY MAP

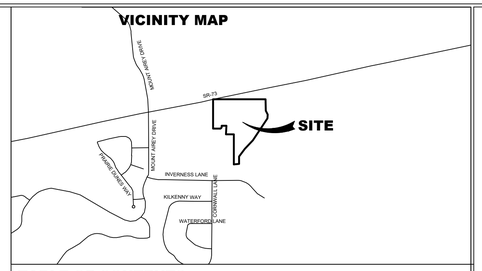

TABLE OF CONTENTS

1	COVER
2	LOT LAYOUT
3	UTILITY PLAN
4	GRADING PLAN
5	DETAILS

TABULATIONS

TOTAL ACREAGE:	5.88 ACRES
BUILDABLE ACREAGE:	5.88 ACRES
OVERALL DENSITY:	15.31 UNITS/ACRE
TOTAL # OF LOTS:	90 UNITS
TOTAL OPEN SPACE:	1.07 ACRES
PARKING REQUIRED:	210 SPACES
UNCOVERED PARKING:	126 SPACES
COVERED PARKING:	90 SPACES
TOTAL PROVIDED PARKING:	216 SPACES

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. ALL WATER TEES TO FLANGED WITH FLANGED VALVES.
6. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
7. NO DEFLECTIONS ALLOWED ON WATER LINES.
8. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
9. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
10. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
11. PHASE C TO BE COMPLETED IN 1 PHASE.

LEGEND

EXISTING
- WATER METER
- WATER — EX-W —
- WATER VALVE
- FIRE HYDRANT
- SEWER — EX-SS —
- SEWER MANHOLE
- STORM DRAIN — EX-SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- PI — EX-PI —
- PI VALVE
- FENCE — X —

PROPOSED
- WATER — W —
- WATER VALVE
- FIRE HYDRANT
- SEWER — SS —
- SEWER MANHOLE
- STORM DRAIN — SD —
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET

DEVELOPER / OWNER

FIELDSTONE HOMES
12896 S. PONY EXPRESS ROAD, SUITE 400
DRAPER, UTAH 84020
(801)233-8300

ENGINEER

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

PROJECT NAME

SCENIC MOUNTAIN

LEI
- 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

SCENIC MOUNTAIN - PHASE C PRELIMINARY PLAN
EAGLE MOUNTAIN, UTAH

COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0021
DRAWN BY: DSE-BJA
DESIGNED BY: BTG
SCALE: 1"=60'
DATE: 05/16/2019
SHEET: COVER

LEI
- A Utah Corporation -
ENGINEERS
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NOT FOR CONSTRUCTION

SCENIC MOUNTAIN - PHASE C PRELIMINARY PLAN

EAGLE MOUNTAIN, UTAH

LOT LAYOUT

REVISIONS
1 -
2 -
3 -
4 -
5 -

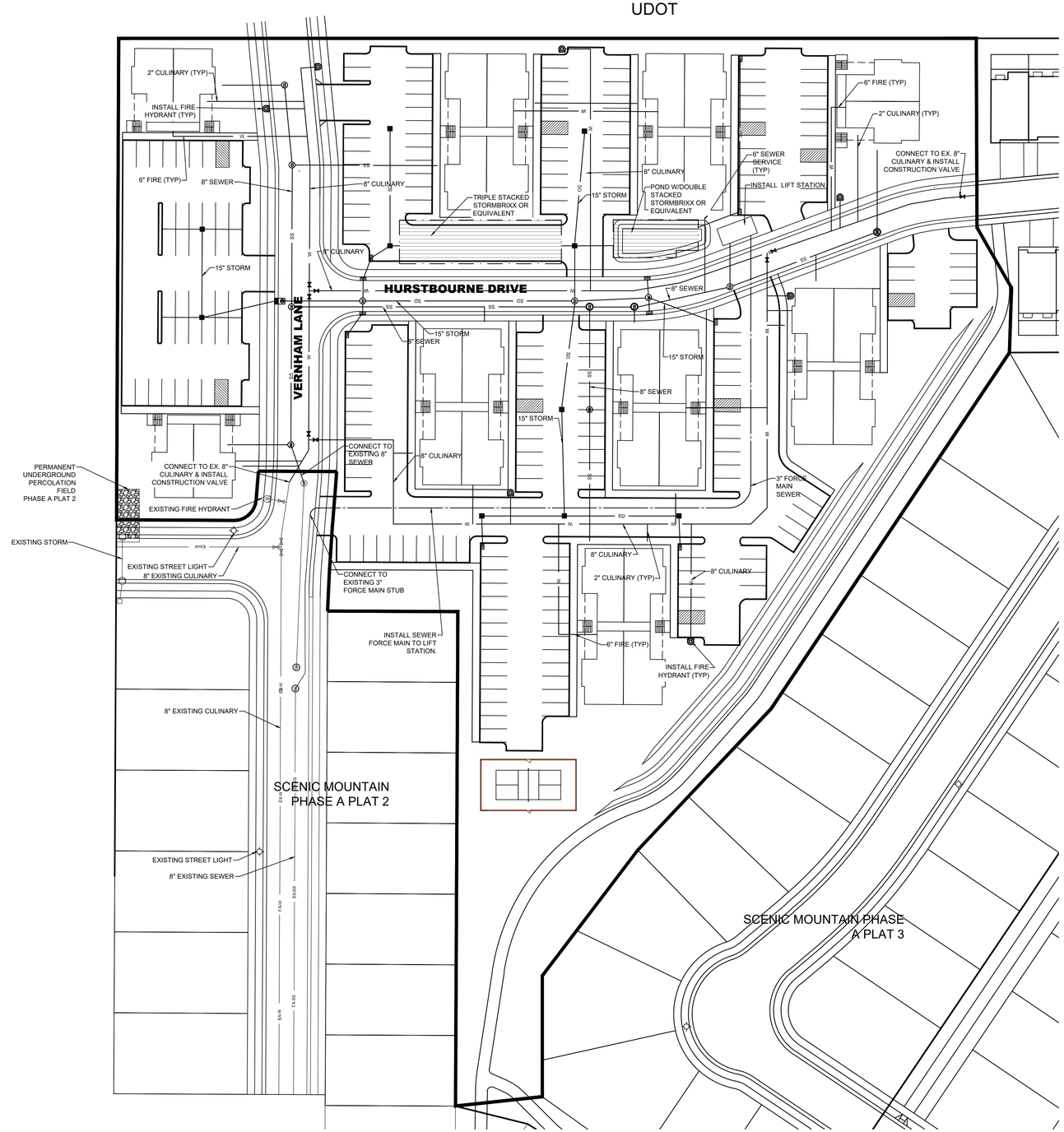
LEI PROJECT #: 2018-0021
DRAWN BY: DSE-BJA
DESIGNED BY: BTG
SCALE: 1" = 30'
DATE: 05/16/2019

SHEET
2

WATERLINE NOTE:
- WATERLINES SHALL BE EITHER POLYVINYL CHLORIDE (C-900 PVC FOR PIPES 8" TO 12" OR DIP (POLY WRAPPED) W/MIN PRESSURE CLASS OF 250 PSI FOR PIPES GREATER THAN 12".
- ALL WATER & STORM CROSSINGS SHALL MAINTAIN 12" MIN. VERTICAL SEPARATION.

SEWER LATERAL NOTES:
- INSTALL 4" SEWER LATERALS FOR FUTURE LOTS CONCURRENT WITH SEWER MAIN LINE.

UDOT



CEDAR DEVELOPMENT

SCENIC MOUNTAIN PHASE B PLAT 1

NORTH

SCALE : 1" = 40'

40 20 0 40

LEI
- 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

SCENIC MOUNTAIN - PHASE C PRELIMINARY PLAN

EAGLE MOUNTAIN, UTAH

UTILITY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0021
DRAWN BY: DSE-BJA
DESIGNED BY: BTG
SCALE: 1" = 40'
DATE: 05/16/2019

SHEET 3

NORTH

SCALE: 1" = 40'

40 20 0 40

GRADING LEGEND

4791 FG — APPROXIMATE FINISH GRADES

FLOW ARROWS

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SCENIC MOUNTAIN - PHASE C PRELIMINARY PLAN

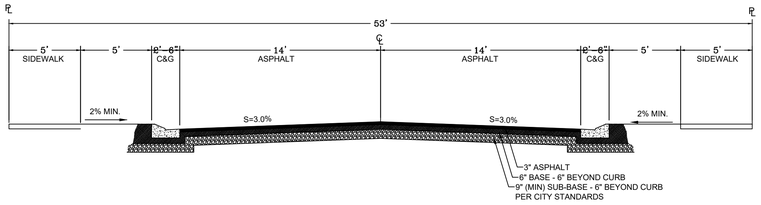
EAGLE MOUNTAIN, UTAH

GRADING PLAN

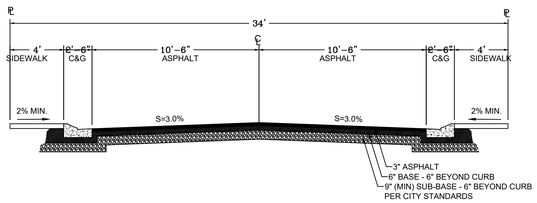
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0021
DRAWN BY: DSE-BJA
DESIGNED BY: BTG
SCALE: 1" = 40'
DATE: 05/16/2019

SHEET
4



53' ROW-(VERNHAM LANE)



34' ROW-(HURSTBOURNE DRIVE CONTINUATION)

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NOT FOR CONSTRUCTION

SCENIC MOUNTAIN - PHASE C PRELIMINARY PLAN

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2018-0021
DRAWN BY: DSE-BJA
DESIGNED BY: BTG
SCALE:
DATE: 05/16/2019

SHEET
5

FORUM
BUILDERS

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MAY 28, 2019**

TITLE:	Brylee Estates Ph. B
ITEM TYPE:	Conditional Use Permit, Site Plan, and Preliminary Plat
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
			Brylee Estates

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Michael Hadley, Planning

RECOMMENDATION:

BACKGROUND:
This is part of the Brylee Estates development that was rezoned last April 24 2018. It was rezoned to a single family residential component; a multi family component and a commercial component. The single family residential development has already begun development. This preliminary plat is for the multi family portion.

Attachments:

EAGLE MOUNTAIN
Planning Commission MEETING MINUTES

April 23, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

COMMISSION MEMBERS PRESENT: Matthew Everett, DeLin Anderson, Rich Wood, Brett Wright, and Jared Gray.

ELECTED OFFICIALS PRESENT: Councilmembers Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Michael Hadley, Planning Manager; Tayler Jensen, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:32 p.m.

Adjourn to a Closed Executive Session

MOTION: ***Commissioner Everett moved to adjourn into a closed executive session for the purpose of discussing reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Commissioner Wood seconded the motion. Those voting aye: DeLin Anderson, Rich Wood, Matthew Everett, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.***

The meeting was adjourned at 5:33 p.m.

6:00 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Everett called the meeting to order at 6:09 p.m.

1. Discussion Item

1.A. Residential Zone & Residential Zone Bonus Density Entitlements Development Code Amendment

This item was discussed after item 5.D.

Commissioner Wood stated he has talked with the Commissioners and City Councilmembers and the majority feel that even with staff's changes, the zones need further amendments. The following are Commissioner Wood's requested changes:

- The nomenclature of the zones needs to be changed as to differ from the General Plan Future Land Use Map;

- The orange colors need to be changed on the Future Land Use map as they are difficult to differentiate;
- Neighborhood Residential 1 needs to be expanded to three separate zones. The three zones will limit lot sizes to 6,500 square feet to 8,500 square feet, 8,501 square feet to 10,000 square feet, and 10,001 square feet to 14,500 square feet. The last zone noted is more appropriate in Neighborhood Residential 2, but there is not much land designated as such in the General Plan;
- Neighborhood Residential 2 needs to be split into two zones;
- Neighborhood Residential 3 needs to be split into four zones: Cottage lots in one zone, Multifamily 1 will include twin homes up to 6 dwelling units per acre, Multifamily 2 up to 12 dwelling units per acre, and Multifamily 3 includes condos, not to exceed 20 dwelling units per acre, even though the current draft notes higher density allowances; and
- Add a third Rural Residential zone: RR1 should be 0.5 to 1.5 acres, RR2 1.51 to 4.99 acres, and RR3 5+ acres.

Commissioner Wood said Euclidian zone are better than what staff has presented, and developers are more familiar with those types of zones. The City also needs to designate where multifamily projects go. He said he looked into six different city codes and they are in line with his recommendations. The Municipal Code needs to dictate how many units are allowed in each building, because the product looks awful when more than twelve units are in a building.

Planner Tayler Jensen explained the number of units per building is dictated through the connectivity code. For example, in Tier III developments, a road connection is required every 600 or 900 feet.

Commissioner Wood said the product at Scenic Mountain is different than the units behind Ridley's, those in Mount Airey, and those in Rock Creek. He said the zones need to be separated to not allow an inferior product to be built next to an upper-end product.

Commissioner Wood asked what a cottage lot is. Mr. Jensen said cottage lots are currently defined as cluster homes in the Municipal Code. They are detached homes that are generally located on a small lot near other detached cluster homes and common open space exists between the homes. He explained the single-family detached homes in SilverLake near the townhomes are a good example of cluster homes, as are the homes in Evans Ranch Plat K.

Commissioner Wood said his changes give greater prescriptive ability to determine what types of products are in specific areas of the City. These changes will alleviate the City Council's concerns, as they are not in favor of the current draft. The changes need to be made in order to move forward.

Commissioner Wood requested a work session with the City Council with the General Plan and topography maps in order to draw out the zone map. This needs to be done to determine the zones within each General Plan designation.

Mr. Hadley explained the zoning map is mostly agriculture, as development has not happened. The Planning Commission and City Council cannot rezone private properties. The proper time to rezone is when a rezone is approved by the City Council. A developer will be able to propose any of the zones that fit within the designations on the Future Land Use Map; once the rezone is approved, the zone map is updated.

Commissioner Wood said the Future Land Use Map needs to be changed. There is not an existing map that gives the direction the City wants. They are allowing the developers to choose what they are building. Mr. Hadley explained the map was recently updated. Staff, the City Council, the Planning Commission and City residents worked on the General Plan for two years. Commissioner Wood stated he knows that, but the Planning Commission and the City Council do not like the Future Land Use Map; they just approved it to move forward because they were not given any other option.

Mr. Jensen explained the appropriate venue for the current discussion is meeting with the Commissioners in person or communicating over the phone or via email.

Commissioner Gray asked how the City can make developers select a lower density zone than is allowed in the Future Land Use Map designations. Mr. Hadley said the developers can pick the appropriate zone for their projects, as long as the proposal aligns with the Future Land Use Map designation.

Mr. Jensen explained to the Commissioners that the cost to developers increases in line with density increases. Staff often sees developers reduce density in the planning stages to avoid installing required amenities such as swimming pools. The proposed zones offer balance that encourages a variety of lot sizes within the zones. Euclidian zones are present in many municipalities, but that structure eliminates lot size variety.

Commissioner Wood said the proposed zones influence the developers to increase density, which the City does not want. Commissioner Gray said instead of changing the Future Land Use Map, the requirements can be doubled in higher density projects.

Mr. Jensen explained staff understands the desire to limit density. The previous General Plan allowed up to twenty-two units per acre in the residential designation. The new map limits that to four units per acre, without a rezone. Commissioner Gray asked if that could be reduced to two units per acre.

Mr. Jensen explained zoning is a legislative decision. If a developer wishes to rezone a property, the application is presented to the Planning Commission and City Council. Those bodies have much latitude in approving rezones. He stated one of the applicants on the agenda at this meeting has applied for multiple rezones and has been denied. The proposed amendment allows the General Plan to be flexible over thirty years and guards against economic changes.

Mr. Jensen said Euclidian zoning creates developments with one size of lot, and takes flexibility away from the City to provide a variety of projects. Commissioner Wood said it only takes flexibility away from developers. He stated the amendment needs to remove the bonus density system which allows developers to build at high densities.

Mr. Hadley explained that the bonus density system has been included in the new zones, as it allows the City to require parks and open space amenities. Commissioner Wood said the City needs to research how the park maintenance will be funded. He said the City will not have the money to maintain pocket parks in every subdivision. Mr. Jensen explained that the City only takes over parks that are at least two acres, and does not maintain pocket parks. The City Council has adopted a Parks and Open Space Master Plan that requires parks in subdivisions.

Commissioner Wood said The Ranches Master HOA is now defunct and the City has to maintain those parks. He said most people in HOAs in the City believe their HOAs are likely to follow the same path at The Ranches Master HOA.

Commissioner Wright said he understands Commissioner Wood's and Commissioner Gray's concerns, but he likes the variety offered in the proposed zones. He said Commissioner Wood's recommendations are not widely varied in size within each zone. He said the proposed zone requires an average lot size, so the entire subdivision will not be 6,500 square foot-lots.

Commissioner Wood said developers will not build 15,000-foot lots unless it meets their needs. Commissioner Gray said he likes the variety in the proposed amendment, but expressed concerns that developers will always choose the higher density zones, as the Future Land Use Map does not designate where each density will be located within the City.

Commissioner Wood said the Future Land Use Map does not state specific zones. He said developers will choose NR3 for every subdivision and the City will be fighting against that density in all projects.

Commissioner Everett said the Planning Commission and City Council have the ability to decide what is appropriate for the City in the rezone process. Mr. Jensen agreed and said if a developer applies for a rezone to the NR3 zone, the Planning Commission and City Council can determine that NR2 is more appropriate for the developer's project. If a zoning map is created, the City is set with that density.

Commissioner Wood disagreed and said the City does need to designate the zones throughout the City. Commissioner Everett expressed concerns with that idea, as the current economic climate and state of the City will not necessarily match the state of the City in thirty years. Commissioner Wood said every city has a zoning map that is not set at the base density. Mr. Jensen explained most of the cities Commissioner Wood is describing are built out. They retroactively created zone maps based on existing

development. Eagle Mountain City is not in that place at this time. The City does not know what will be developed in the future.

Commissioner Gray asked how the Planning Commission can direct staff to allow development of specific zones in set areas in the City. Mr. Taylor explained the entire Municipal Code works together to encourage responsible growth. The City utilizes buffering codes, road and trail connectivity codes, and transitioning alongside the zoning ordinance.

Discussion ensued regarding the current densities within the City, and the changes staff has implemented to the zoning amendment based on the Planning Commission's previous feedback.

Regarding flagpole height amendments, Commissioner Gray stated he prefers 35 feet for American flags and 30 feet for other flags.

Commissioner Wood said he prefers limiting flagpoles to 20 feet in order to avoid commercial flags flying over homes. He said he would consider allowing the American flag to be ten feet above rooftops, with a maximum height of 35 feet.

Commissioner Everett said if the flagpole size is increased, it should be specifically for the American flag.

Commissioner Anderson said he would approve increasing the height of flagpoles for American flags, but not for other flags.

Mr. Hadley asked if the Commissioners wanted to address flagpoles specifically in the Municipal Code, versus amending the current designation of ancillary structures. He said the amendment can be placed in the sign code, with flagpole restrictions stated per zone.

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. April 9, 2019 Minutes

MOTION: ***Commissioner Wood moved to approve the April 9, 2019 Planning Commission meeting minutes. Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

5. Action and Advisory Items

5.A. Cedar Farms - Rezone and Preliminary Plat, Public Hearing

Mr. Jensen explained the applicant is proposing to rezone 5.47 acres from Agriculture to Residential. The preliminary plat is a two-lot subdivision with a minimum lot size of 2.5 acres. Items to consider include the General Plan designation, compatibility, impact on City services, traffic generation, property value impact, and lot frontage and zoning standards. Mr. Jensen explained the proposal complies with the General Plan, is compatible with surrounding land uses, complies with lot frontage and zoning standards, and is not anticipated to burden City services, have an impact on traffic or on property values.

Commissioner Gray asked if the powerline corridors are dedicated to the City as open space and if the future road is a concern regarding the utility corridors. Mr. Jensen said utility easements can be either dedicated to the City, or included in lots, and staff is not concerned with the future road as it is not included in this plan.

Applicant Karen Scott said most people cannot afford five acres of land, so they have decided to split the property into two lots to make them more affordable.

Commissioner Everett opened the public hearing at 6:13 p.m. As there were no comments, he closed the hearing.

Commissioner Everett asked where the powerlines are located. Mr. Jensen said they are in the rear of the property. Any building that takes place on the lots will be outside of the easements, but the lots still contain large building pads.

Commissioner Wood said he and Commissioner Gray visited the site, and it is important to note that a future road is planned on this property. Commissioner Gray also expressed concerns about the road. Mr. Jensen clarified that the future road will actually be west of the proposed rezone area.

Applicant Jeff Scott confirmed the future road will be approximately 100 feet behind the property, outside of the utility corridor.

Commissioner Anderson asked staff if they have concerns regarding the gas easements. Mr. Jensen said they do not as any future structures will need to comply with the gas company's requirements for building over easements.

Commissioner Wood stated City Attorney Jeremy Cook recommended against rezoning until the new residential zones are in place. He said since the City does not have a zoning map yet, there is no way to determine what requirements and setbacks will apply.

Mr. Jensen explained the proposed rezone does comply with the General Plan. The proposed setbacks follow the base density setbacks, which are not changing in the amended residential zones.

Commissioner Wright said details such as property setbacks and building envelopes are not defined as of yet.

Commissioner Gray said it may be June at the latest when the amended zones are approved. He recommended that the item be tabled until the new zones are in place.

MOTION: ***Commissioner Gray moved to table the Cedar Farms rezone and preliminary plat until the meeting directly following the City Council's approval of the new residential ordinance. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

5.B. Chapter 17.80 (Sign Regulations and Sign Permits) - Development Code Amendment, Public Hearing

Mr. Jensen said the applicant-proposed Development Code amendment will allow flagpoles up to 50 feet tall at model homes. The current Code allows flagpoles up to 20 feet tall.

Applicant Jessica Eddington with Edge Homes said homes stand up to 25 feet tall in the City, and they would like to be able to fly the American flag above the homes.

Commissioner Everett asked why she is proposing this for model homes only, and not for the entire City. Commissioner Gray stated the maximum square footage of the flag will remain at forty square feet for the American flag and fifteen square feet for all others.

Ms. Eddington said they are proposing the amendment in this portion of Municipal Code because it applies directly to Edge Homes as they would like to put American flags at their model homes.

Commissioner Wood said he is concerned that the proposed amendment does not limit flags on fifty-foot flagpoles specifically to the American flag. He expressed concerns that Edge homes may fly their flags on fifty-foot poles.

Commissioner Wright said model homes can install up to six flagpoles and expressed concern that the amendment would allow six fifty-foot flagpoles. Mr. Hadley clarified that the limitation is six flags.

Ms. Eddington said the American flag should be flown above all other flags, and the intention is not to fly Edge Homes flags as high as the American flag.

Commissioner Wood said he understands that, but as this is a City-wide amendment, other companies may not fly the American flag as Edge Homes will.

Commissioner Everett opened the public hearing at 6:30 p.m. As there were no comments, he closed the hearing.

Commissioner Wood said he would like to allow model homes to fly the American flag. He asked what happens to the flagpoles once model homes are sold.

Commissioner Gray explained the building code states that buildings cannot exceed 35 feet. He said 50 feet is too high for a flagpole. Since the American flag should fly higher than other flags, he would approve a height limit of 35 feet for American flags and 30 feet for other flags.

Mr. Jensen said flagpoles are defined as ancillary structures in Municipal Code. The height limits are different through the different densities and are typically 20 feet.

Discussion ensued regarding flag poles located at previous model homes in the City.

Commissioner Everett said he appreciates the desire to give prominence to the American Flag, but feels 50 feet is too tall. He expressed concern that this is specific to model homes and said it is appropriate to address this change in other sections of Municipal Code, as residents also desire to fly the American flag. He said a resident may choose to fly a flag that is offensive to other residents, although he would defend that resident's right to fly a flag of their choosing under their First Amendment rights. He asked if it is better to change the amendment to only apply to the American flag.

Commissioner Wood said it may be more appropriate to allow a larger flagpole at entrances to developments, but stated 50 feet is too tall. He said the model home portion of Municipal Code is the wrong section to amend.

Mr. Jensen said taller flags could be provided in parks, as other amenities can be proposed by developers. He said staff's opinion is that 50 feet is too tall in residential neighborhoods, especially as they don't know what will be flown after the model home is sold. Another staff concern is that using the American flag for advertising is against the United States Flag Code.

Discussion ensued regarding the height of existing flagpoles in surrounding cities, and the number of allowed flags in areas with multiple model homes.

Commissioner Gray said the American flag should be flown higher than other flags, and 35 feet is appropriate, with other flags at 30 feet. He said increasing the flagpole height is a legitimate change, and stated he would like the Municipal Code to require all but one flagpole need to be removed once a model home is sold.

Commissioner Wood said this is the wrong section in the Municipal Code for this amendment. He said there are more appropriate places to display the American flag, and the Code needs to designate a location on residential properties for flags.

Mr. Jensen said staff can bring additional changes to flag and flagpole restrictions to a future meeting.

Commissioner Wood said he is not in favor of approving the amendment and stated the City does not want to allow builders to fly flags over model homes. He said residential areas are not appropriate places for flags. Commissioner Gray recommended approving the amendment with changes stating the American flag can be flown on 35-foot flagpoles, other flags on 30-foot poles, and all but one flagpole must be removed at the sale of the model home. He said staff can create an amendment that applies to the remaining areas of the City.

Commissioner Wright stated he is not in favor of moving forward with the proposed amendment at this time, but is open to a well-researched staff-proposed amendment.

Mr. Hadley said the Planning Commission can table the item and direct the applicant to work with staff to adjust the proposed amendment according to the Commission's feedback. If the Commission recommends denial, the item will go to City Council for further consideration.

Discussion ensued regarding potential amendments to the Municipal Code regarding flags, and what the current Code requires regarding ancillary structures. Mr. Hadley recommended the Commissioners make a decision on the current item and allow the flag discussion to come back at a future meeting.

Commissioner Wright asked if they can table the item but allow one flagpole to be taller than currently allowed. Mr. Hadley explained the best way forward is to make a recommendation to the City Council based specifically on information the applicant has provided.

MOTION: ***Commissioner Wood moved to recommend denial to the City Council of the Eagle Mountain City Municipal Code Chapter 17.80 (Sign Regulations and Sign Permits). Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

Ms. Eddington asked if she were to return with a revised proposal, would that proposal follow the same process regarding Planning Commission and City Council hearings, or if there was an option to expedite the process. Commissioner Gray said the Commission is interested in amending the regulations regarding flagpoles. He recommended she work with staff to help move an amendment forward regarding flags throughout the City, not just at model homes.

5.C. Eagle Heights Village - Conditional Use Permit

MOTION: ***Commissioner Wood moved to approve the findings of fact and conclusions of law supporting the Planning Commission's previous approval of the conditional use permit with the condition that the eastern row of homes be changed to single-family detached homes, according to current Municipal Code. Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

5.D. Chapter 8.25 (Explosives) - Development Code Amendment, Public Hearing

Mr. Jensen said the staff-proposed amendment adds an appeals process for blasting permits to allow the process to be in line with Utah State statute regarding appeal authorities. Commissioner Wood asked why the City Council is not the appeal authority on blasting permits. Mr. Hadley said the City Council is the approval authority on blasting permits within a certain distance of existing homes. This amendment adds a layer between the City Council and District Court. The added appeal authority will be a hearing officer. This will be a third-party who has entered into a contact with the City to serve an appeals hearing officer.

Discussion ensued regarding the current appeals process.

Commissioner Gray asked why this item was being presented to the Planning Commission. Mr. Hadley said the City Attorney felt it was necessary to bring the amendment to the Planning Commission, even though it is not required in Municipal Code.

Commissioner Wright clarified the blasting permit process. A developer first submits an application to the City Engineer. If the City Engineer denies the permit, the City Council is the appeal body. If the blasting will take place close to existing residences, the permit is presented to the City Council after the City Engineer review. The third-party attorney will be the appeal authority after the City Council.

Commissioner Everett opened the public hearing at 7:05 p.m. As there were no comments, he closed the hearing.

Discussion ensued regarding the Municipal Code appeal authority table. The areas where the City Attorney was the appeal authority have been amended to Hearing Officer, and Hearing Officer has been added between the City Council and District Court.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council the amendment to Eagle Mountain City Municipal Code Chapter 8.25 (Explosives). Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

6) Next scheduled meeting – May 14, 2019

7) Adjournment

MOTION: ***Commissioner Gray moved to adjourn the meeting at 8:00 p.m. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.***

Approved by the Planning Commission on May 14, 2019.

_____

Steve Mumford
Community Development Director

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MAY 28, 2019**

TITLE:	Carson Commercial Corner		
ITEM TYPE:	Preliminary Plat & Site Plan		
FISCAL IMPACT:	N/A		
APPLICANT:	Dan Ford/Larry Carson		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Community Commercial	Commercial	6.84	Ranches

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:
Master Site plans (17.100.040) address the following items:
Land use - For this site plan land use will be commercial, a variety of types are allowed under commercial code (17.38.030&040).
Open space - There is no open space required for this master site plan. There will be landscaped areas required for each lot as future development is submitted.
Architectural guidelines - No architectural guidelines are proposed with this application. The Eagle Vision site plan is a part of this commercial area. Any future submittals will need to be similar and compatible with those approved elevations. This requirement will be fulfilled with each individual site plan submitted. As future site plans are submitted they will be required to all have compatible design standards.
Buildable square footage - the proposed building footprints are shown on this plan. The buildable area may vary as future development is submitted.
Parking requirements - This plan shows the parking for the development located in the rear of each individual lot, this complies with city code. The specific number of parking stalls will be decided as the lots are developed.

RECOMMENDATION:
Staff Recommends the following motions:

I move that the Eagle Mountain Planning Commission recommend approval of the Master Site Plan and Preliminary Plat for the Carson Commercial Corner with no conditions

I move that the Eagle Mountain Planning Commission recommend approval of the Carson Commercial Corner Master Site Plan and Preliminary Plat to the City Council with the following conditions:

1) Street lights will need to be installed by developer.
2) Updated Master Site Plan is submitted.
3) The access off of Bridleway Dr needs to be moved further east and away from the intersection of Porter's Crossing and Bridleway.
4) Any conditions the PC feel are appropriate.

BACKGROUND:
The proposed application is located along Pony Express Parkway beginning on the corner of Porter's Crossing and Pony Express Pkwy going east to the west boundary of the Eagle Vision development. This property was zoned commercial with the Oak Hollow Master Development Agreement on May 3, 2016. It consists of 6.84 acres. This proposal is for a Master Site Plan which also acts as a Preliminary Plat. City Code 17.100.040 (D) states:

"Master Site Plans Serving as Preliminary Plat. The preliminary plat process described in Chapter 16.20 EMMC may not be required if a master site plan, while going through the initial approval process, complies with the following criteria:
1. A preliminary arrangement of larger blocks of land – later to be subdivided during the final plat process – is included.
2. All required utilities, storm drainage, landscaping, access and circulation

Access and Circulation - There are 4 separate accesses to the project. The site plan shows 3 accesses off of Pony Express Pkwy these accesses will need to align with the development to the north. The access off of Bridleway Dr needs to be moved further east and away from the intersection of Porter's Crossing and Bridleway. There is adequate circulation within the project, this will also be addressed specifically with each individual application.

Phasing and timing of improvements - Major off site improvements have been installed there is access to all wet and dry utilities. Each individual lot will be responsible for its own hook-ups to utilities.

Project monument sign locations - this project would be allowed one combined monument sign structure per street frontage (17.80.070(B)). As businesses come in, each business will be allowed to have its own individual signage.

Storm drainage and all preliminary calculations for infrastructure improvements - All have been installed with the Pony Express Pkwy road project that was completed.

Traffic impact study - Included in your packet There are no mitigation's required.

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Michael Hadley, Planning

requirements, and other aspects of the eventually built-out project are addressed sufficiently with the master site plan.

3. The city is not responsible if, over time, the project is unable to service a possible user due to undersized utilities, roadways, or other infrastructure. If upgrades to such facilities are necessary, they will be borne solely by the applicant."

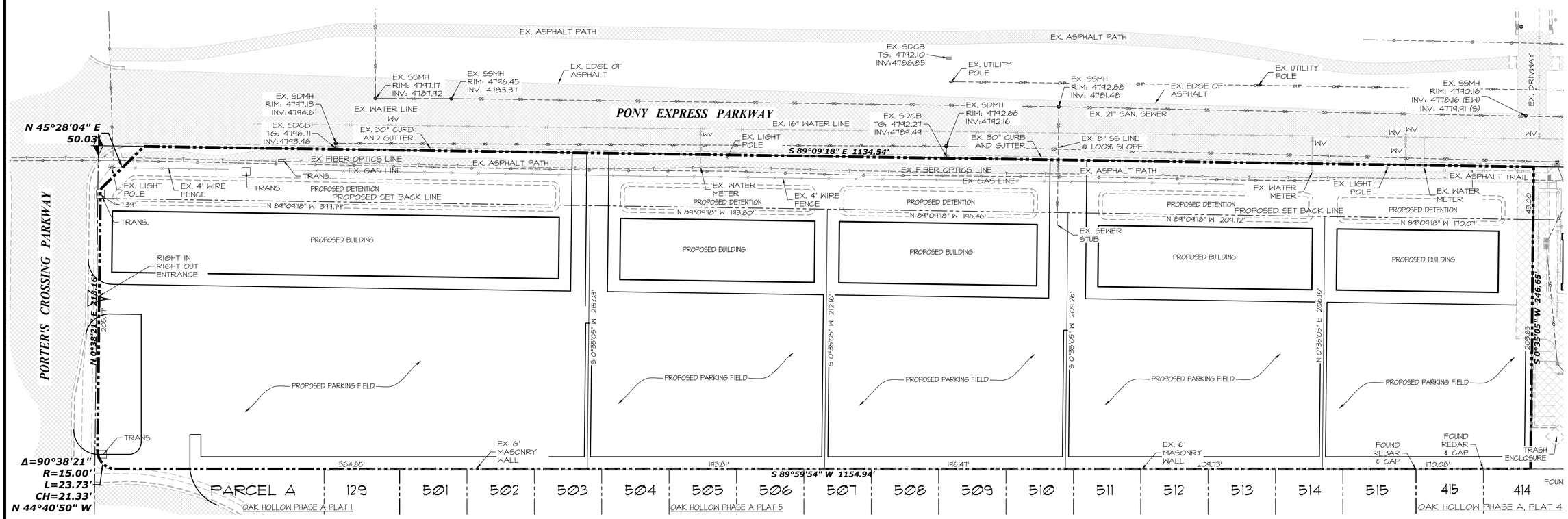
It is the intent of this application to also act as the preliminary plat. The proposal addresses the overall site. Future development for this project will require each individual lot to submit a site plan application and follow the site plan application process for approval.

Attachments:

Pony Express Parkway Sub(2).pdf

Pony Express Parkway Traffic Impact Study.pdf

Eagle Vision Colored Elevations 05-18-2018 (1).pdf



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- NEW IRRIGATION LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW SECONDARY WATERLINE
- NEW CULINARY WATERLINE
- EX. IRRIGATION LINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4250 EG CONTOUR MINOR
- 4250 EG CONTOUR MAJOR
- 4250 FG CONTOUR MINOR
- 4250 FG CONTOUR MAJOR
- NEW ASPHALT PER DETAIL 1/C3.1
- EXISTING ASPHALT
- EXISTING CURB & GUTTER
- 30" HIGH BACK CURB PER DETAIL 2/C3.1
- 30" RELEASE GUTTER PER DETAIL 3/C3.1

VICINITY MAP

PLAT CALCULATIONS

TOTAL ACREAGE:	6.841 AC.
TOTAL ACREAGE IN LOTS:	5.701 AC.
AVERAGE LOT SIZE:	1.140 AC.
LARGEST LOT SIZE:	2.000 AC.
SMALLEST LOT SIZE:	0.800 AC.
OVERALL DENSITY:	1.368 LOTS/ AC.
TOTAL # OF LOTS:	5 LOTS

NOTES:

1- SPECIFIC ARCHITECTURAL DESIGNS FOR PROPOSED BUILDINGS WILL BE ADDRESS AT THE SITE PLAN APPLICATION FOR EACH LOT.

2- INDIVIDUAL SITE PLANS FOR EACH LOT WILL MEET THE PARKING REQUIREMENTS FOR THE ZONE.

3- STORMWATER CALCULATIONS AND ONSITE DETENTION/RETENTION WILL BE ADDRESSED WITH THE SITE PLAN APPLICATION FOR EACH LOT.

0 40 80 160

HORIZONTAL SCALE: 1"=40'

MASTER SITE PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SEAL:

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
SILVERPEAK ENGINEERING
WWW.SILVERPEAKENG.COM
STRUCTURAL CIVIL SURVEY

LSC PONY EXPRESS PARKWAY
APPROX 4200 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN UTAH

DATE: 2/12/2019
PROJECT: 19-024
DRAWN BY: JTF
REVISIONS:

MASTER SITE PLAN

SHEET NUMBER:
C200

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

To: Larry Carson
LSC Real Estate, LLC

From: Kevin Croshaw, P.E.
Horrocks Engineers

Date: April 19th, 2019

Subject: Traffic Impact Study: Pony Express Property at Porter's Crossing

The purpose of this memorandum is to show the findings regarding the Traffic Impact Study (TIS) for the subject property located on the corner of Porter's Crossing and Pony Express Parkway in Eagle Mountain, UT. This study discusses the study area, traffic impact on Pony Express Parkway and access to the subject property.

Study Area:

The study area includes the proposed project accesses and the following intersections:

- Porter's Crossing Parkway and Pony Express Parkway
- Clydesdale Drive and Pony Express Parkway
- Two project accesses on Pony Express Parkway
- One project access on Bridleway Road

Traffic Impact on Pony Express Parkway:

Existing Traffic Conditions
Horrocks used traffic count data collected in February 2016 to use as existing conditions on Pony Express. Currently, there is a total of 955 vehicles traveling on Pony Express in the AM Peak hour, with 342 vehicles traveling west and 613 traveling east. During the PM peak hour there is a total of 1,105 vehicles traveling on Pony Express, with 748 vehicles traveling west and 357 vehicles traveling east. The 2010 Highway Capacity Manual suggest using a capacity of 1,750 pc/hr/ln for areas with a population less than 250,000. Since Eagle Mountain falls under that range, a lane capacity of 1,750 pc/hr/ln will be appropriate to use for future reference. With Pony Express being a five lane roadway it can handle a total of 7,000 vehicles per hour, with 3,500 vehicles in each direction. In existing conditions, the lane capacity of Pony Express is only 14% in the AM peak hour and 16% in the PM peak hour, as shown in **Table 1**.

Table 1: Existing Lane Capacity

Peak Hour	Existing Conditions (veh/hr)	Roadway Capacity (veh/hr)	% Capacity
AM	955	7,000	14%
PM	1,105	7,000	16%

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Pleasant Grove, UT 84062
Tel: 801.763.5100
Fax: 801.763.5101

Trip Generation:

The number of vehicle trips estimated to be generated by the new development was calculated using the methodology found in the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th edition. The following land uses were used:

- *Shopping Center* — A group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store.
- *Office Space*— A space where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants providing professional services.

The proposed project is estimated to generate approximately 2,080 new external daily trips with 76 trips occurring in the AM peak hour and 214 in the PM peak hour, as shown in **Table 2.**

Table 2: Project Trip Generation

Pony Express Parkway Sub										
Variable	Quantity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Shopping Center (ITE 820)		**37.75**	50%	50%	**0.94**	62%	38%	**3.81**	48%	52%
1000 Sq. Ft. GFA	48	1,826	913	913	45	28	17	184	88	96
Office Space (ITE 710)		**9.74**	50%	50%	**1.16**	86%	14%	**1.15**	16%	84%
1000 Sq. Ft. GFA	26	255	127	127	30	26	4	30	5	25
Total New Trips		**2,080**	**1,040**	**1,040**	**76**	**54**	**22**	**214**	**93**	**121**

ITE Trip Generation 10th Edition

Distributing this traffic onto Pony Express shows little impact on Pony Express Parkway, increasing the volume by 1% and 3% in the AM and PM peak hours, respectively, as shown in **Table 3**. There are no mitigations required on Pony Express.

Table 3: Existing plus Project Lane Capacity

Peak Hour	Existing Plus Project Conditions	Roadway Capacity	% Capacity
AM	1,031	7,000	15%
PM	1,319	7,000	19%

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Site Access:

Between Porter's Crossing Parkway and Clydesdale Drive there is a distance of 1200 ft. Site access is shown in **Figure 1**. There is an approved full access at Clydesdale Drive (Access 1). Access 2 and Access 3 are located on Pony Express evenly spaced at 400 ft. from Porter's Crossing and Clydesdale Drive. Access 2 will be a full access with Access 3 as a Right-in, Right-out with its proximity to the Porter's Crossing intersection. Access 4 will be located on Bridleway Road and utilize the City owned property to access the site on the south side of the site. **Figure 2** shows a conceptual design of the access.

An access on Porter's Crossing Parkway rises some conflicts on the road. The spacing between Porter's Crossing/Pony Express and Porter's Crossing/Bridleway Rd is around 310 feet, which creates tight spacing to include right turn queuing and a right-in, right-out access. To minimize access conflicts with the right turn pocket on Porter's Crossing, it is recommended to provide an access on Bridleway Road as shown in Figure 1 and Figure 2.

Figure 1: Project Accesses

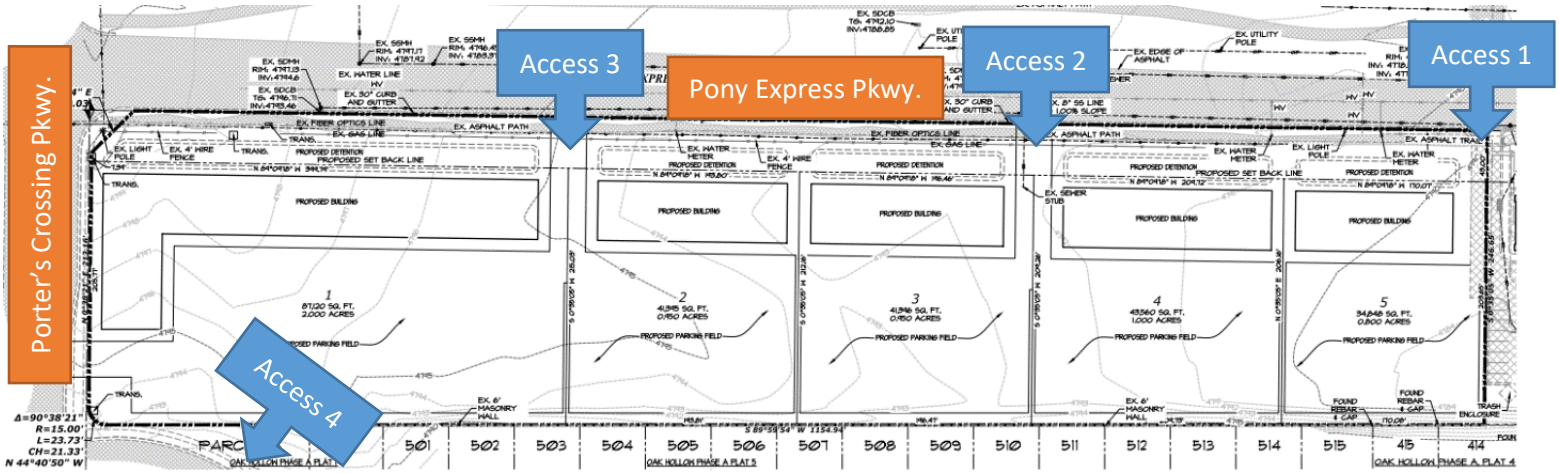

Figure 2: Project Access on Bridleway Rd

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Summary:

- Pony Express Pkwy has a capacity of 7,000 vehicles per hour, 3,500 vehicles in each direction.

- The proposed development is estimated to generate approximately 2,080 new external daily trips with 76 trips occurring in the AM peak hour and 214 in the PM peak hour

- With project traffic, Pony Express will have 1,031 and 1,319 vehicles during the AM and PM peak hours respectively.
    - No mitigations are required on Pony Express Parkway

- Project accesses are recommended in the following locations:
    - One access at Clydesdale Drive and Pony Express Parkway
    - Two accesses on Pony Express Parkway
    - One access on Bridleway Road

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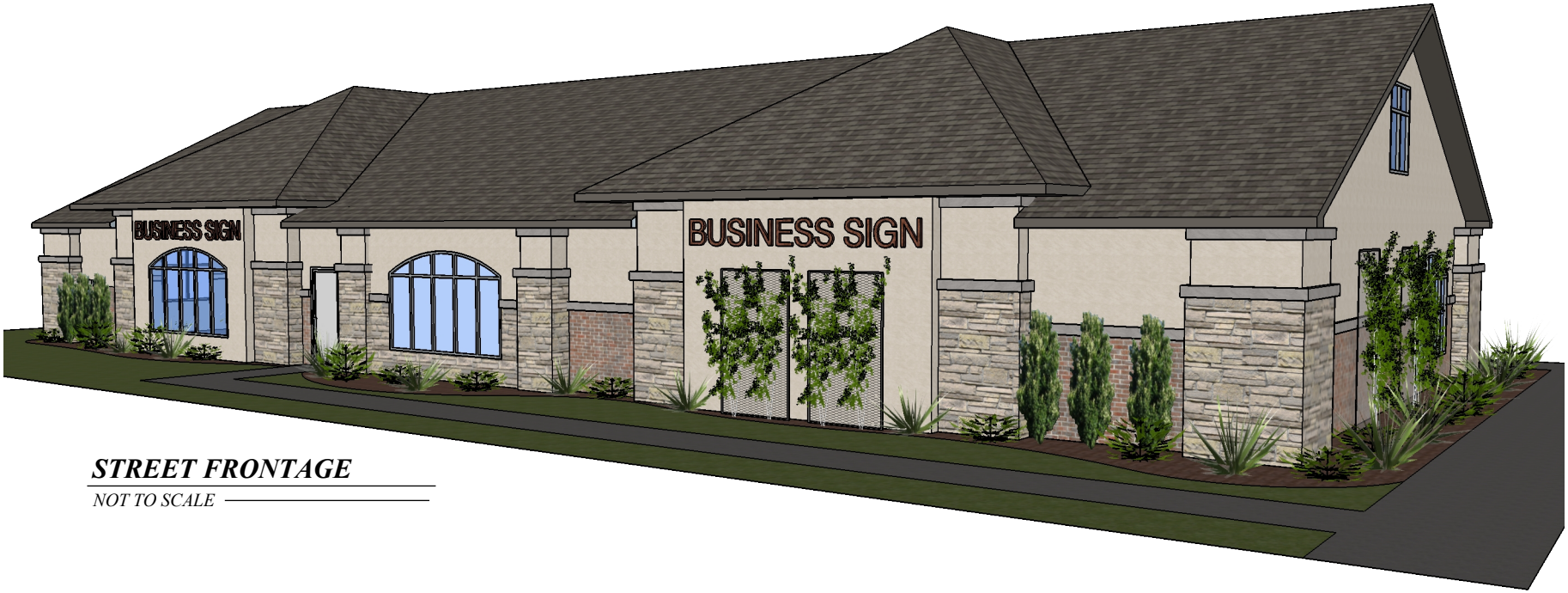

STREET FRONTAGE

NOT TO SCALE

PARKING LOT FRONTAGE

NOT TO SCALE

DATE: 05-18-2018
PROJECT: 18-047
DRAWN BY: C.D.

177 E ANTELOPE DR #B
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PHONE: (801) 499-5054
FAX: (801) 499-5065

SILVERPEAK ENGINEERING

EAGLE VISION
4490 PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT

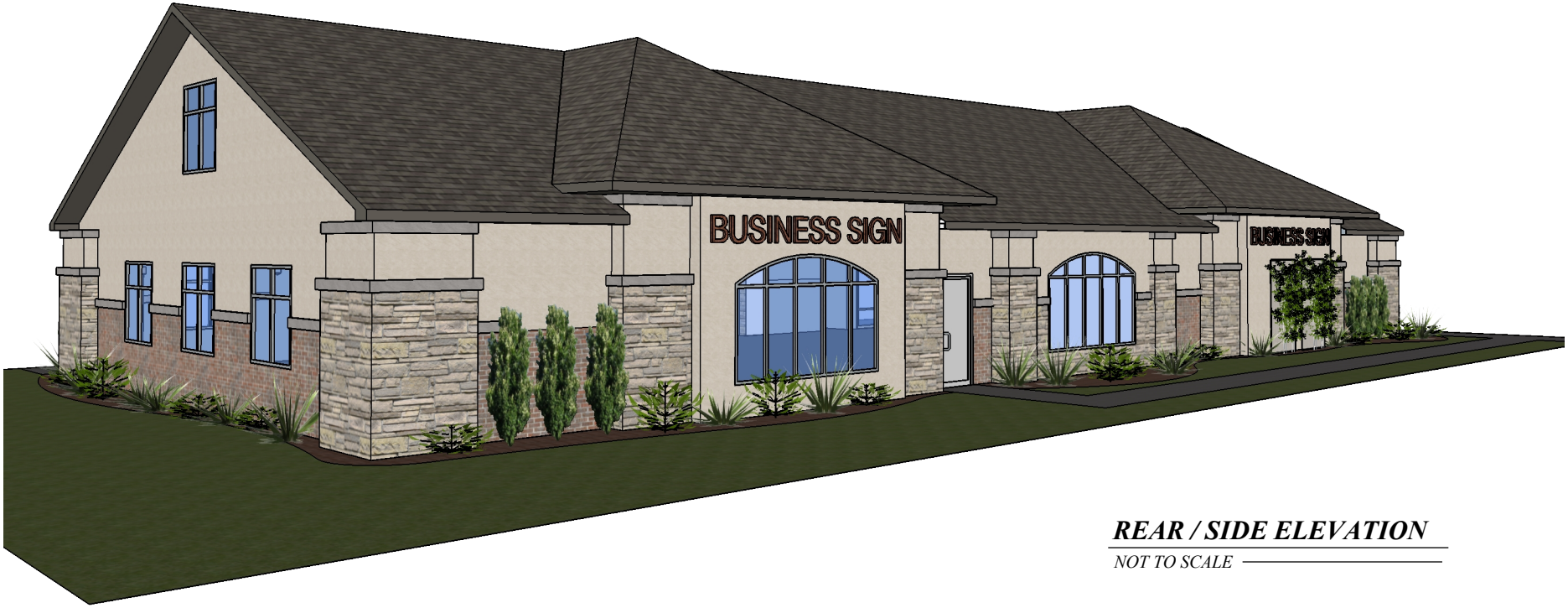
34

SHEET NUMBER

A1

FRONT / SIDE ELEVATION

NOT TO SCALE



REAR / SIDE ELEVATION

NOT TO SCALE

DATE: 05-18-2018
PROJECT: 18-047
DRAWN BY: C.D.

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SILVERPEAK ENGINEERING

EAGLE VISION
4490 PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT

35

SHEET NUMBER

A2

STREET FRONTAGE

NOT TO SCALE

PARKING LOT FRONTAGE

NOT TO SCALE

DATE: 05-18-2018
PROJECT: 18-047
DRAWN BY: C.D.

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LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SILVERPEAK ENGINEERING

EAGLE VISION
4490 PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT

SHEET NUMBER

A2

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MAY 28, 2019**
TITLE:	Strides Pediatric Therapy
ITEM TYPE:	Conditional Use Permit, Site Plan, and Preliminary Plat
APPLICANT:	Marley Juarez

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:
The Applicant has applied for a conditional use permit for an Equine Assisted Therapy Center located on an agricultural zoned lot, (lot formerly known as the Lee Brown Barn). Equine Assisted Therapy Centers are Conditional uses within the Agriculture Zone.

The applicant is proposing to pave the road accessing the barn, paving a road around the barn, paving a parking area, constructing office/building space to conduct therapy sessions, they will be required to bring the barn in compliance with building and fire codes. The proposal is to have Equine Assisted Therapy rides within the barn, and other therapy within the to be built structures.

The proposed use is located within an agricultural neighborhood and will be bringing a large barn that is currently out of compliance into compliance with codes. The proposed use is consistent with code and the neighborhood and will provide a service which will contribute to the well-being of the community, complies with Health, Safety, welfare, compliance with title, and the general plan, thus it is in compliance with 17.95.060 A – D.

The proposed location is appropriate and adequate,

BACKGROUND:
On April 16th 2019 the Eagle Mountain City Council approved a definition for "Equine Assisted Therapy Center" and added it as a conditional use permit in the Agriculture Zone.

On January 9th 2018 you (the Planning Commission) approved a conditional use permit for the "Lee Brown Barn" to allow for an Equestrian Center, Commercial Riding Arena, and Stables.e Mr. Brown never used the barn under his conditional use permit.

The applicant is in the process of purchasing the Barn and property, and is applying for a conditional use permit, site plan, and preliminary plat to allow for an Equine Assisted Therapy Center as allowed by code.

ITEMS FOR CONSIDERATION:
17.100.060 and 17.72 define architectural standards, the applicant shall provide elevations for the proposed buildings showing that the to be constructed buildings comply with design standards. Due to the agricultural character of the area staff recommends that office buildings be designed to approximate the look of ranch style single family homes if the Planning Commission and City Council finds that to be appropriate.

RECOMMENDATION:
Staff Recommends the following motions:

I move that the Eagle Mountain Planning Commission approve the Conditional Use Permit for the Strides Pediatric Therapy Center with no conditions

I move that the Eagle Mountain Planning Commission recommend approval of the Strides Pediatric Therapy Center Site Plan and Preliminary Plat to the City Council with the following conditions:

#1) Elevations for new structures are provided showing they appear like ranch style single family homes
#2) Building and Fire Codes are met

screening is compliant with code, and no negative impacts are anticipated for neighboring properties. Traffic and impact has been addressed, thus the proposal is compliant with Conditional Use Standards in 17.95 and a Conditional Use Permit should be issued without conditions.

The proposal complies: with the standards of 17.100.050 Site Plan Development Standards

The applicant has provided a traffic study, and has shown compliance with Lighting, Grading, Drainage, and Landscaping plans.

The proposed preliminary plat conforms with preliminary Plat standards

PREPARED BY:
Tayler Jensen, Planning

#3) White Crest Drive to be paved to the property
#4) Any other conditions the PC feel are appropriate

Attachments:
Strides Traffic Memo
Brown BLA 5-19 signed.pdf
Preliminary Plat
Proposed Site Plan

MEMORANDUM

Date: May 9, 2019

To: Eagle Mountain City

From: Hales Engineering

Subject: Eagle Mountain Strides Pediatric Therapy TGS

UT19-1471

This memorandum discusses the trip generation study completed for the proposed Strides Pediatric Therapy in Eagle Mountain, Utah. A vicinity map of the proposed development is shown in Figure 1.

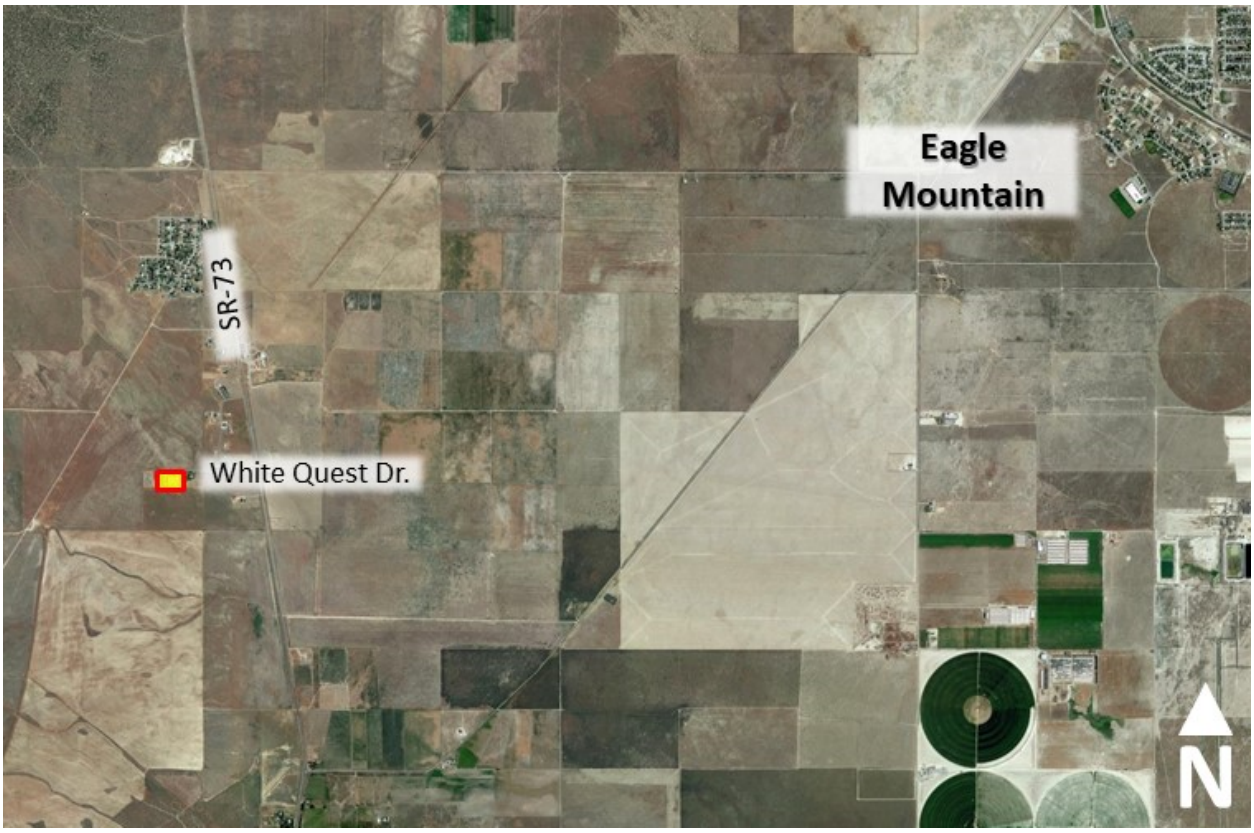


Figure 1: Vicinity map of the proposed development in Eagle Mountain, Utah

Background

The proposed development is located west of SR-73 on White Quest Drive in Eagle Mountain. The project includes a pediatric therapy clinic that will offer physical therapy, occupational therapy, speech therapy, and psychotherapy. The clinic will use horses in some of the therapy sessions. The clinic will utilize an existing horse boarding structure that has a 30,000 square-foot footprint and will add a small 1,500 square-foot office building.

The facility is planning to have seven (7) therapists working between 20 and 35 hours per week. There will also be another employee working the front desk. Appointments may be offered between 8:00 a.m. and 7:00 p.m. Monday through Saturday. However, it is not anticipated that every hour of the day will have a patient scheduled for all therapists. Appointments will last for one hour per patient. Therefore, there may be up to 35 patients per week per therapist. Being a pediatric therapy clinic, it is anticipated that all patients will be driven by a parent/guardian to and from the site.

Trip Generation

Trip generation for the development is normally calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (10th Edition, 2017)*. However, ITE does not have a land use similar enough to the Strides Pediatric Therapy land use. Therefore, trip generation for the project was estimated using the given facility information.

Though the trip generation will vary by how many appointments are scheduled, Hales Engineering assumed a busy day scenario for a conservative trip generation estimate. The following assumptions were made to estimate the trip generation:

- All seven (7) therapists and one (1) front desk employee arrive during morning peak hour and leave during the evening peak hour.
- Each therapist has eight (8) appointments set during the day.
- A parent/guardian brings each patient, waits on site during the appointment, and then takes the patient home.
- There are existing trips associated with the horse boarding facility on-site that were not included in the new trip generation. It is anticipated that many of these existing trips will continue with the proposed clinic.

Details regarding trip generation are shown in Appendix A. Trip generation for the proposed development is anticipated to be as follows:

- Daily: 128 trips (64 entering, 64 exiting)
- Morning Peak Hour: 15 trips (all entering)
- Evening Peak Hour 15 trips (all exiting)

Trip Distribution

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. It is anticipated that all of the project traffic will come from SR-73 with the following distribution:

To/From Project:

- 95% North
- 5% South

Conclusions

The following are the conclusions of this trip generation study:

- The proposed project includes a pediatric therapy clinic with seven (7) therapists and one (1) front desk employee. It is anticipated that the clinic will operate between 8:00 a.m. and 7:00 p.m. Monday through Saturday. Therapy sessions may occur in the proposed office space or outside with the horses.
- Assuming a busy day with eight (8) patients per therapist, it is anticipated that the project will generation the following new trips:
    - Daily: 128 trips (64 entering, 64 exiting)
    - Morning Peak Hour: 15 trips (all entering)
    - Evening Peak Hour 15 trips (all exiting)
- There are existing trips associated with the horse boarding facility on-site that were not included in the new trip generation. It is anticipated that many of these existing trips will continue with the proposed clinic.
- With only 15 new peak hour trips projected on busy days at the proposed project, it is anticipated that the project will have minimal traffic impact on the adjacent roadway network.

If you have any questions regarding this memorandum, please call us at 801.766.4343.

APPENDIX A

Detailed Trip Generation

Eagle Mountain Strides Pediatric Therapy TGS
Scenario: Daily Distribution

Trip Generation							
Assumption:	*8 staff members*		*56 patients*		**TOTAL**		
Time	**Staff**		**Patients**				
	IN	**OUT**	**IN**	**OUT**	**IN**	**OUT**	**SUM**
7:00 AM	8		7		**15**	**0**	**15**
8:00 AM			7		**7**	**0**	**7**
9:00 AM			7	7	**7**	**7**	**14**
10:00 AM			7	7	**7**	**7**	**14**
11:00 AM			3	7	**3**	**7**	**10**
12:00 PM			4	7	**4**	**7**	**11**
1:00 PM			7	3	**7**	**3**	**10**
2:00 PM			7	4	**7**	**4**	**11**
3:00 PM			7	7	**7**	**7**	**14**
4:00 PM				7	**0**	**7**	**7**
5:00 PM		8		7	**0**	**15**	**15**
6:00 PM					**0**	**0**	**0**
7:00 PM					**0**	**0**	**0**
TOTAL	**8**	**8**	**56**	**56**	**64**	**64**	**128**
	16		**112**		**128**		

Current Parcel 2 Description:

A parcel of land lying and situate in the Southeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Comprising 7.35 acres, the 6.80 acres of land contained in that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 170081:2007 of the Utah County Records and a 0.45 acre portion of that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 176235:2008 of said County Records. Basis of Bearing for Subject Parcel being Geodetic NORTH as determined by GPS or North 89°42'52" East 5339.92 feet coincident with the south line of the North Half of said Section 19. Subject Parcel being more particularly described as follows:

Commencing at the West Quarter corner of said Section 19, thence North 89°42'52" East 4009.29 feet coincident with said Quarter Section line; Thence North 00°00'16" West 975.50 feet to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence North 00°00'16" West 359.24 feet to the Sixteenth Section Line and a found rebar and cap stamped "FLINT LS 160156"; Thence North 89°56'17" East 733.69 feet coincident with said sixteenth section line to a number 5 rebar and cap stamped "PLS 356548"; Thence departing said sixteenth section line North 00°07'41" East 33.00 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°56'17" East 600.00 feet to a point on the east line of said Section 19 and a number 5 rebar and cap stamped "PLS 356548"; Thence South 00°07'41" West 33.00 feet coincident with said east section line to a point on the aforestated sixteenth section line; Thence South 89°56'17" West 512.49 feet coincident with said sixteenth section line to a number 5 rebar and cap stamped "PLS 356548"; Thence departing said sixteenth section line South 00°09'20" West 362.36 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°50'33" West 820.19 feet to the point of beginning.

Current Parcel 1 Description:

A parcel of land lying and situate in the Southeast Quarter of the Northeast Quarter of Section 19, and the Southwest Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Comprising the remaining 48.13 acres of that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 170082:2007 of the Utah County Records. Basis of Bearing for Subject Parcel being Geodetic NORTH as determined by GPS or North 89°42'52" East 5339.92 feet coincident with the south line of the Northwest Quarter of said Section 19. Subject Parcel being more particularly described as follows:

Commencing at the West Quarter corner of said Section 19, North 89°42'52" East 4009.29 feet coincident with said Quarter Section line; Thence North 00°00'16" West 975.50 feet to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 89°50'33" East 820.19 feet along a fence line to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°49'26" East 843.43 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 00°02'28" West 477.34 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°50'46" East 952.02 feet to the westerly right of way line of SR-73 and a number 5 rebar and cap stamped "PLS 356548"; Thence South 09°16'09" East 495.66 coincident with said right of way to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°47'15" West 1364.44 feet coincident with the south line of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the West Quarter Corner thereof; Thence South 89°42'52" West 1330.63 feet coincident with the south line of the Northeast Quarter of said Section 19 to a number 5 rebar and cap stamped "Flint LS 160156"; Thence North 00°00'16" West 975.50 feet to the point of beginning.

Adjusted Parcel 2 Description (59-051-0019):

A parcel of land lying and situate in the Southeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Comprising 10.25 acres, the 7.25 acres of land contained in that particular parcel of land described in that certain Parcel Line Adjustment recorded as Entry 23908:2019 of the Utah County Records and a 3.00 acre portion of "Adjusted Parcel 59:051:0020" described in that certain Parcel Line Adjustment recorded as Entry 96749:2017 of said County Records, (currently known as Tax Parcel 59:051:0023) Basis of Bearing for Subject Parcel being Geodetic NORTH as determined by GPS or North 89°42'52" East 5339.92 feet coincident with the south line of the North Half of said Section 19. Subject Parcel being more particularly described as follows:

Commencing at the West Quarter corner of said Section 19, thence North 89°42'52" East 4009.29 feet coincident with said Quarter Section line; Thence North 00°00'16" West 816.10 feet to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence North 00°00'16" West 518.64 feet to the Sixteenth Section Line and a found rebar and cap stamped "FLINT LS 160156"; Thence North 89°56'17" East 733.69 feet coincident with said sixteenth section line to a number 5 rebar and cap stamped "PLS 356548"; Thence North 00°07'41" East 33.00 feet; Thence North 89°56'17" East 600.00 feet; Thence South 00°07'41" West 33.00 feet; Thence South 89°56'17" West 512.50 feet; Thence departing said sixteenth section line South 00°09'20" West 521.79 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°50'33" West 816.10 feet to the point of beginning.

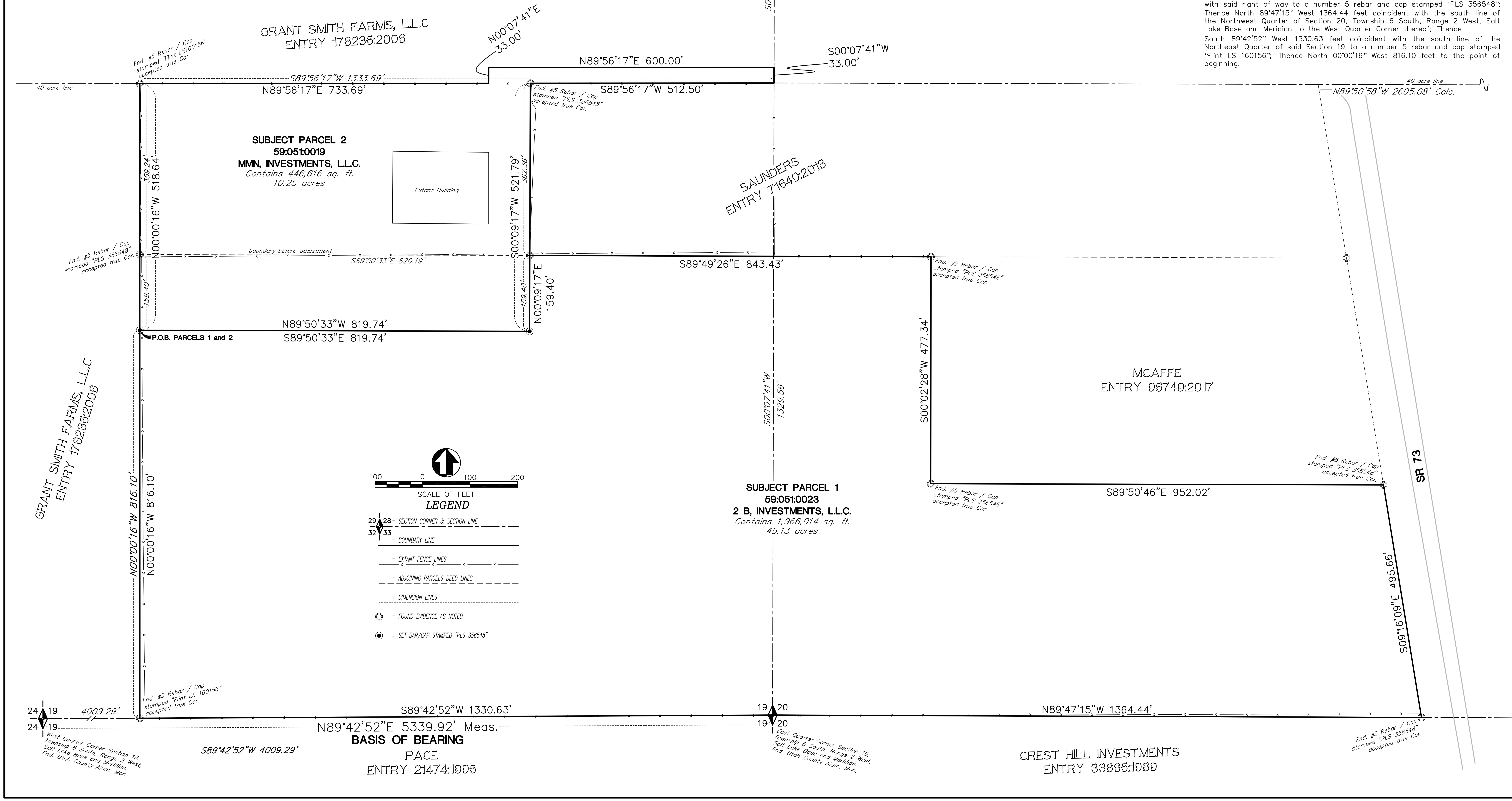
NARRATIVE:

Boundary Consultants was retained by Twin Peaks, P.C., Agent for the owner to perform a boundary survey and adjust the parcel lines of the subject parcels.
This survey was carried out using a Trimble S6 Total Station and a Trimble 5800 GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4356.58 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS.

Adjusted Parcel 1 Description (59-051-0023):

A parcel of land lying and situate in the Southeast Quarter of the Northeast Quarter of Section 19, and the Southwest Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Comprising the remaining 45.13 acres of that particular parcel of land described in that certain Parcel Line Adjustment recorded as Entry 96748:2017 of the Utah County Records. Basis of Bearing for Subject Parcel being Geodetic NORTH as determined by GPS or North 89°42'52" East 5339.92 feet coincident with the south line of the Northwest Quarter of said Section 19. Subject Parcel being more particularly described as follows:

Commencing at the West Quarter corner of said Section 19, North 89°42'52" East 4009.29 feet coincident with said Quarter Section line; Thence North 00°00'16" West 816.10 feet to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 89°50'33" East 819.74 feet along a fence line to a number 5 rebar and cap stamped "PLS 356548"; Thence North 00°09'17" East 159.40 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°49'26" East 843.43 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 00°02'28" West 477.34 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°50'46" East 952.02 feet to the westerly right of way line of SR-73 and a number 5 rebar and cap stamped "PLS 356548"; Thence South 09°16'09" East 495.66 coincident with said right of way to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°47'15" West 1364.44 feet coincident with the south line of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the West Quarter Corner thereof; Thence South 89°42'52" West 1330.63 feet coincident with the south line of the Northeast Quarter of said Section 19 to a number 5 rebar and cap stamped "Flint LS 160156"; Thence North 00°00'16" West 816.10 feet to the point of beginning.



RECORD OF SURVEY AND PARCEL ADJUSTMENT OF TAX PARCELS 59:051:0023 AND 59:051:0019

LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX

DESIGNED: SSC
DRAFTED: DEH
CHECKED: SSC

DATE: PLOT DATE: 05-21-19
SCALE: 1"=100'
PROJECT NUMBER: 1725002

LICENSED PROFESSIONAL LAND SURVEYOR No. 356548 DAVID E. HAWKES STATE OF UTAH

SHEET 1 OF 1

When Recorded Return To:
Lee Van Brown
P.O. Box 230
Cedar Valley, Utah 84103

PARCEL LINE ADJUSTMENT – BOUNDARY LINE AGREEMENT

Pursuant to **Utah Code Ann. § 10-9a-523**, and in conformance with **Utah Code Ann. § 57-1-45**, We, 2 B, Investments, LLC, located at P.O. Box 230, Cedar Valley, Utah 84103, Owners of Tax Parcel **59:051:0023** of the Utah County Records, and we MMN, Investments, LLC located at P.O. Box 230, Cedar Valley, Utah 84103, Owners of Tax Parcel **59:051:0019** of the Utah County Records desire to change the parcel line configuration of the two (2) aforestated parcels.

The descriptions of both the original parcels, two in number, and the parcels in their new configuration, two in number, are set forth in **Exhibit A**, and depicted in **Exhibit B,** made a part hereof by this reference.

The new boundaries of the parcels are depicted on that certain Record of Survey and Parcel Line Adjustment of Tax Parcels 59:051:0023 and 59:051:0019, performed by Boundary Consultants, Inc. certified by David E. Hawkes, P.L.S., dated May 20, 2019, filed in the Office of the Utah County Surveyor as File Number _____, are set forth in Exhibit B.

Dated this _____ day of _____, 2019.

2 B, Investments, LLC

_____
Lee Van Brown, Manager

MMN, Investments, LLC

_____
Lee Van Brown, Manager

ACKNOWLEDGEMENT

On the _____ day of _____, 2019, personally appeared before Lee Van Brown, Manager of both MMN, Investments, LLC and 2 B, Investments, LLC who being sworn, acknowledged before me that he executed the foregoing document for the purposes stated therein.

Notary Public, State of Utah: _____

My Commission Expires: _____

Commission Number: _____

EXHIBIT A

Legal Descriptions

EXTANT DESCRIPTIONS:

TAX PARCEL 59:051:0023: PARCEL LINE ADJUSTMENT; 96748:2017:

A parcel of land lying and situate in the Southeast Quarter of the Northeast Quarter of Section 19, and the Southwest Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Comprising the remaining 48.13 acres of that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 170082:2007 of the Utah County Records. Basis of Bearing for Subject Parcel being Geodetic NORTH as determined by GPS or North 89°42'52" East 5339.92 feet coincident with the south line of the North Half of said Section 19. Subject Parcel being more particularly described as follows:

Commencing at the West Quarter corner of said Section 19, thence North 89°42'52" East 4009.29 feet coincident with said Quarter Section line; Thence North 00°00'16" West 975.50 feet to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 89°50'33" East 820.19 feet along a fence line to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°49'26" East 843.43 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 00°02'28" West 477.34 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°50'46" East 952.02 feet to the westerly right of way line of SR-73 and a number 5 rebar and cap stamped "PLS 356548"; Thence South 09°16'09" East 495.66 coincident with said right of way to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°47'15" West 1364.44 feet coincident with the south line of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the West Quarter Corner thereof; Thence South 89°42'52" West 1330.63 feet coincident with the south line of the Northeast Quarter of said Section 19 to a number 5 rebar and cap stamped "Flint LS 160156"; Thence North 00°00'16" West 975.50 feet to the point of beginning.

TAX PARCEL 59:051:0019: QUIT CLAIM DEED; 170081:2007:

A parcel of land in the Northeast Quarter of Section 19, Township 6 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point N 00°30'42" E 970.10 feet along the Section Line and WEST 512.69 feet from the East Quarter Corner pf Section [19], Township 6 South, Range 2 West, Salt Lake Base and Meridian; Thence N 89°27'42" W 820.20 feet to the 16th line; Thence N 00°22'48" E 359.24 feet along said 16th line; Thence S 89°40'45" E 821.20 feet along the 16th line; Thence S 00°32'18" W 362.36 feet to the point of beginning.

NEW DESCRIPTIONS:

ADJUSTED PARCEL 1 (59:051:0023):

A parcel of land lying and situate in the Southeast Quarter of the Northeast Quarter of Section 19, and the Southwest Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Comprising the remaining 45.13 acres of that particular parcel of land described in that certain Parcel Line Adjustment recorded as Entry 96748:2017 of the Utah County Records. Basis of Bearing for Subject Parcel being Geodetic NORTH as determined by GPS or North 89°42'52" East 5339.92 feet coincident with the south line of the Northwest Quarter of said Section 19. Subject Parcel being more particularly described as follows:

Commencing at the West Quarter corner of said Section 19, North 89°42'52" East 4009.29 feet coincident with said Quarter Section line; Thence North 00°00'16" West 816.10 feet to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 89°50'33" East 819.74 feet along a fence line to a number 5 rebar and cap stamped "PLS 356548"; Thence North 00°09'17" East 159.40 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°49'26" East 843.43 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 00°02'28" West 477.34 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°50'46" East 952.02 feet to the westerly right of way line of SR-73 and a number 5 rebar and cap stamped "PLS 356548"; Thence South 09°16'09" East 495.66 coincident with said right of way to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°47'15" West 1364.44 feet coincident with the south line of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the West Quarter Corner thereof; Thence South 89°42'52" West 1330.63 feet coincident with the south line of the Northeast Quarter of said Section 19 to a number 5 rebar and cap stamped "Flint LS 160156"; Thence North 00°00'16" West 816.10 feet to the point of beginning.

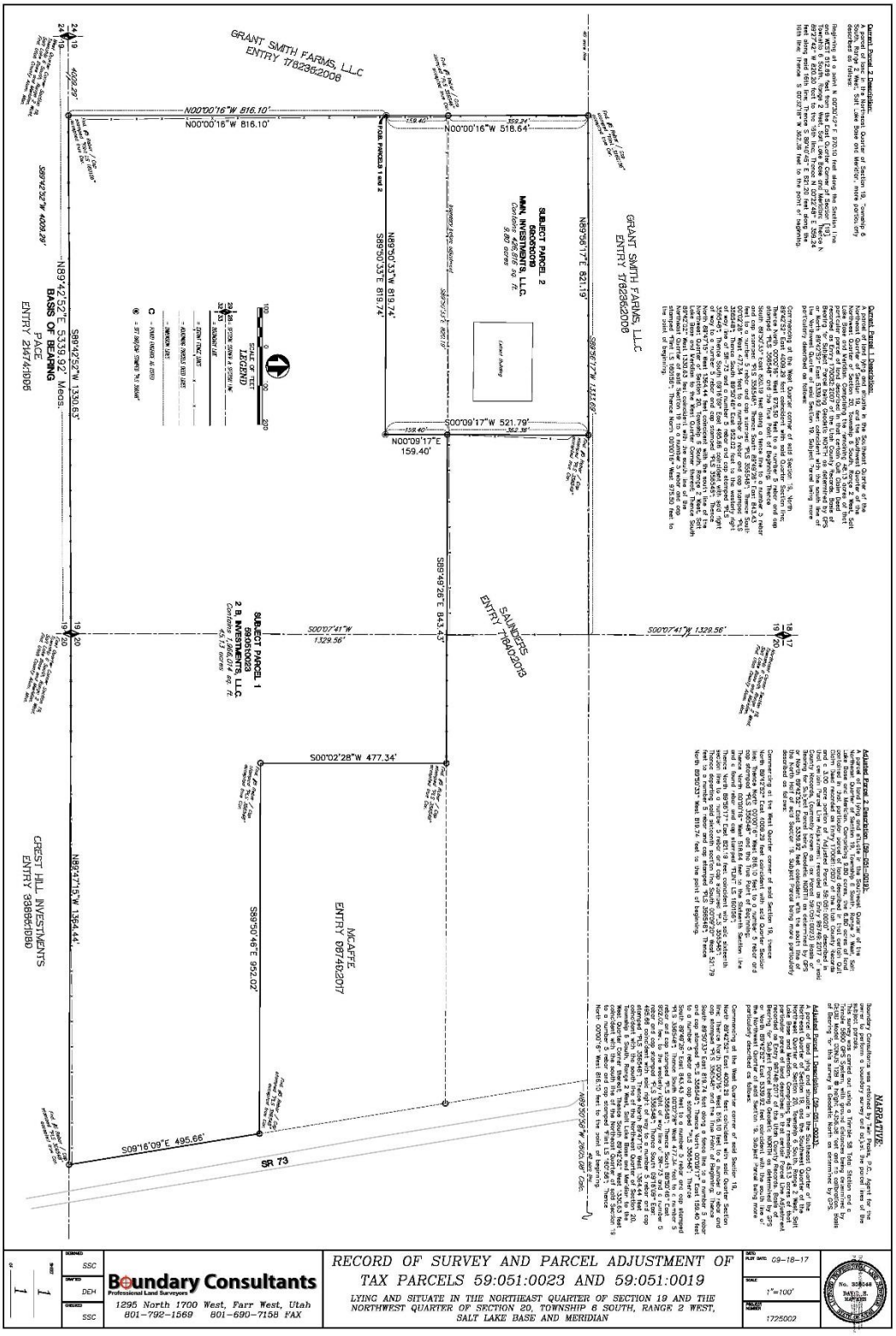
ADJUSTED PARCEL 2 (59:051:0019):

A parcel of land lying and situate in the Southeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Comprising 9.80 acres, the 6.80 acres of land contained in that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 170081:2007 of the Utah County Records and a 3.00 acre portion of "Adjusted Parcel 59:051:0020" described in that certain Parcel Line Adjustment recorded as Entry 96749:2017 of said County Records, (currently known as Tax Parcel 59:051:0023) Basis of Bearing for Subject Parcel being Geodetic NORTH as determined by GPS or North 89°42'52" East 5339.92 feet coincident with the south line of the North Half of said Section 19. Subject Parcel being more particularly described as follows:

Commencing at the West Quarter corner of said Section 19, thence North 89°42'52" East 4009.29 feet coincident with said Quarter Section line; Thence North 00°00'16" West 816.10 feet to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning;

Thence North 00°00'16" West 518.64 feet to the Sixteenth Section Line and a found rebar and cap stamped "FLINT LS 160156"; Thence North 89°56'17" East 821.19 feet coincident with said sixteenth section line to a number 5 rebar and cap stamped "PLS 356548": Thence departing said sixteenth section line South 00°09'20" West 521.79 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°50'33" West 816.10 feet to the point of beginning.

EXHIBIT B


GRANT SMITH FARMS, LLC
ENTRY 1782352008
N00°00'16"W 816.10'
N00°00'16"W 816.10'
159.40'
N00°00'16"W 518.64'
269.24'
N89°36'17"E 821.19'
S89°36'17"W 1313.60'
SUBJECT PARCEL 2
BOUNDARY
MAN INVESTMENTS, LLC.
Contains 426,816 sq. ft.
9.80 acres
Lower Building
S00°09'17"W 521.79'
362.38'
159.40'
N00°09'17"E
159.40'
N89°50'33"W 818.74'
S89°50'33"E 818.74'
S89°49'25"E 843.43'
SAUNDERS
ENTRY 1784022013
S00°07'41"W
1329.56'
S00°07'41"W 1329.56'
SUBJECT PARCEL 1
BOUNDARY
2 B. INVESTMENTS, LLC
Contains 1,966,014 sq. ft.
45.13 acres
S00°02'28"W 477.34'
S89°50'48"E 952.02'
MCAFFE
ENTRY 1874012017
S09°16'09"E 495.66'
SR 73
N89°47'15"W 1364.44'
GREST HILL INVESTMENTS
ENTRY 3386861180
N89°42'52"W 4009.29'
N89°42'52"E 5339.92' Meas.
BASIS OF BEARING
PACE
ENTRY 2147419186
S89°42'52"W 1330.63'
4009.29'
LEGEND
SCALE OF TEST
SCALE: 1" = 100'
Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX
RECORD OF SURVEY AND PARCEL ADJUSTMENT OF
TAX PARCELS 59:051:0023 AND 59:051:0019
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 19 AND THE
NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
SSC
DEH
SSC
09-18-17
1"=100'
1725002
No. 336346
DAVID E. HAMPTON
STATE OF UTAH

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4895.04'

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
THE RANCH AT POLE CANYON, LLC
13417 SOUTH AINTREE AVENUE
DRAPER, UTAH 84020

CONTACT:

PHONE: 801-433-2453

THE RANCH AT POLE CANYON

WHITE CREST DRIVE
POLE CANYON, UTAH

PROFESSIONAL ENGINEER
No. 7809970-2202
RILEY FORD
5 / 24 / 19
STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER	PRINT DATE
9002	5/24/19
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-100

811 Know what's below. Call before you dig.

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BENCHMARK

NORTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

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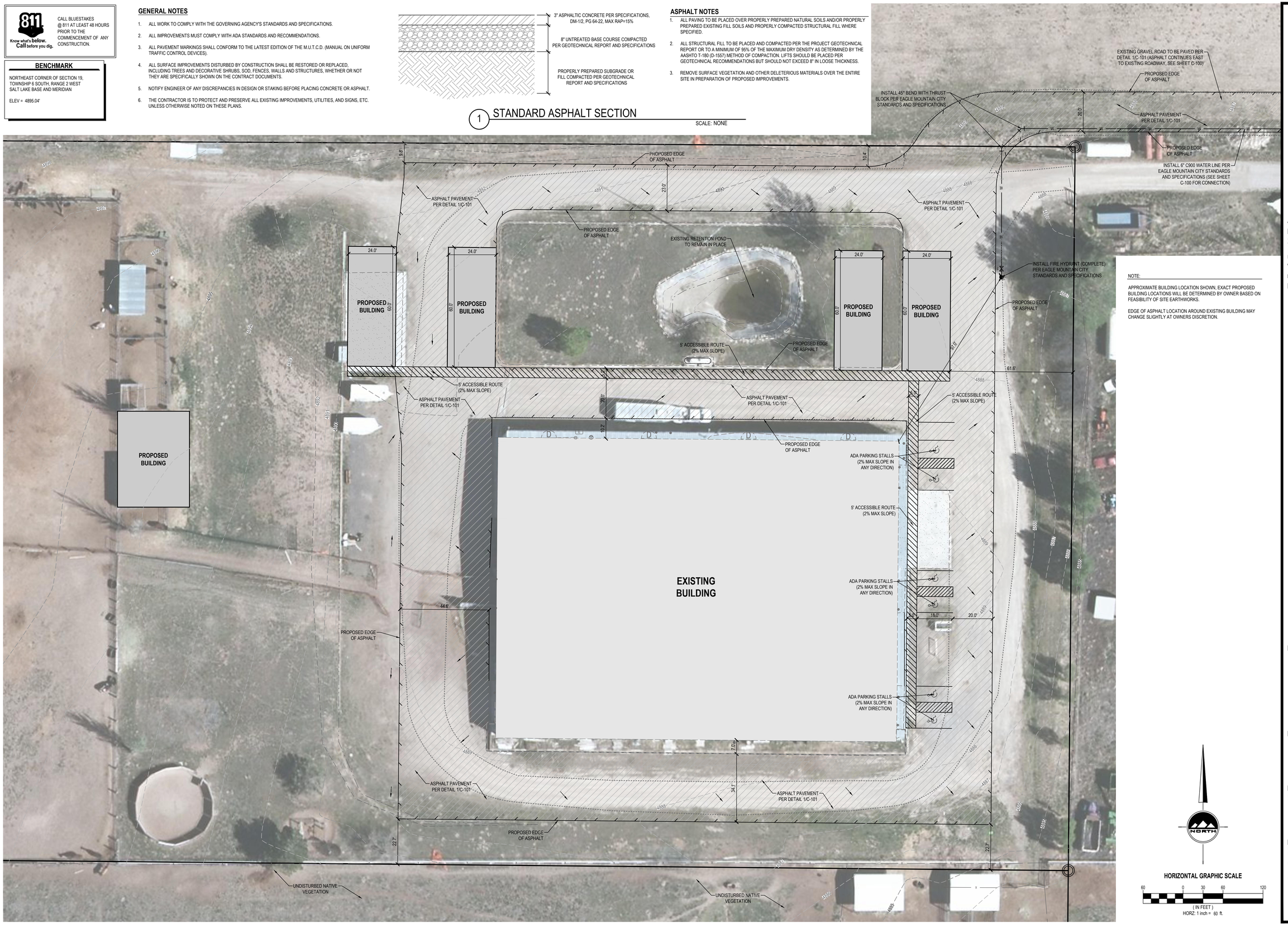
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

1 STANDARD ASPHALT SECTION

SCALE: NONE

ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



NOTE:

APPROXIMATE BUILDING LOCATION SHOWN. EXACT PROPOSED BUILDING LOCATIONS WILL BE DETERMINED BY OWNER BASED ON FEASIBILITY OF SITE EARTHWORKS.

EDGE OF ASPHALT LOCATION AROUND EXISTING BUILDING MAY CHANGE SLIGHTLY AT OWNERS DISCRETION.

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

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FOR:
THE RANCH AT POLE CANYON, LLC
13417 SOUTH AINTREE AVENUE
DRAPER, UTAH 84020

CONTACT:

PHONE: 801-433-2453

THE RANCH AT POLE CANYON

WHITE CREST DRIVE
POLE CANYON, UTAH

PROFESSIONAL ENGINEER
No. 12809970-2202
RILEY FORD
5 / 24 / 19
STATE OF UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
9002	5/24/19
DRAWN BY	CHECKED BY
PROJECT MANAGER	

C-101

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MAY 28, 2019**
TITLE:	Chapter 17.80 Sign Regulations and Sign Permits ("Fly Boys")
ITEM TYPE:	Development Code Amendment
APPLICANT:	Isaac Patterson

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:

PREPARED BY:
Tayler Jensen, Planning

BACKGROUND:
This is an applicant proposed amendment to the sign code.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

Attachments:
Proposed Code Amendment

Proposal for code amendment:

17.80.130 Prohibited signs.

The following signs as defined in EMMC 17.80.160 shall be prohibited: visible moving, revolving, or rotating parts signs, sign twisters signs, snipe/bootleg signs, vehicular signs including unlicensed, inoperable or immovable vehicles or trailer signs (but not including actively used construction trailers not functioning solely as signs), pole signs, inflated signs (except as permitted in 17.80.120), ribbons, balloons and billboards. In addition, any signs that emit sound, smoke or steam are prohibited. Staff may make an exception for memorial and honorarium ribbons. [Ord. O-03-2018 § 2 (Exh. A); Ord. O-08-2016 § 2 (Exh. A); Ord. O-02-2016 § 2 (Exh. A); Ord. O-02-2012 § 2 (Exh. A); Ord. O-06-2010 § 2 (Exh. A); Ord. O-12-2009 § 2 (Exh. A); Ord. O-26-2008 § 2 (Exh. A § 16.11); Ord. O-18-2008 § 2 (Exh. A § 16.11); Ord. O-17-2006 § 2 (Exh. 1 § 16.11); Ord. O-23-2005 § 3 (Exh. 1(1) § 16.10). Formerly 17.80.120].

17.80.120 Exempt signs.

All signs exempt from the permit process shall comply with the general provisions of this chapter except traffic signs approved by the city engineer. No sign permits shall be required for the following signs:

K. Special Event Signs. On-premises special event signage such as flags, banners, temporary inflatables or other signs for the purpose of advertising business openings or other special events; provided, that such signage does not exceed 32 square feet in size and is posted for a period not to exceed 60 days. Businesses located in Commercial, Business Park, Commercial Storage, or Industrial Zones, separated by greater than 150 feet from residential neighborhoods, shall be eligible to run special events and display special event signs for a period of 15 days each calendar quarter.

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MAY 28, 2019**
TITLE:	Code Amendment - 17.80.080 Off-premises ladder signs.
ITEM TYPE:	Development Code Amendment
APPLICANT:	Administration

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:

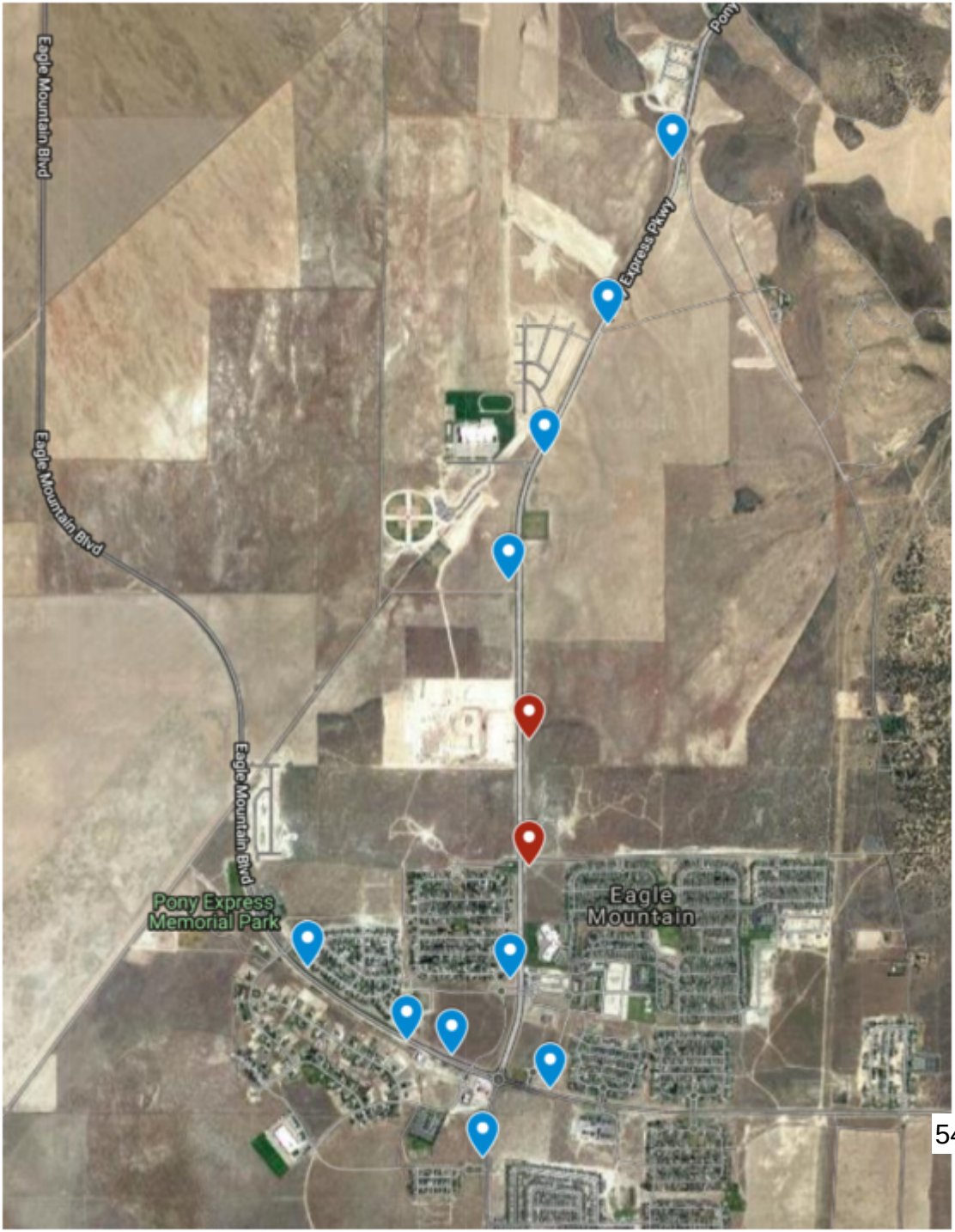
PREPARED BY:
Aaron Sanborn, Admin

BACKGROUND:
For around a decade, Eagle Mountain City has allowed businesses to advertise on select ladder signs throughout the City. This was managed by the Lehi Area Chamber of Commerce (LACC), through a con-cession agreement, for that time period. In 2018, with the creation of the Eagle Mountain Chamber of Commerce (EMCC), staff determined that we needed to manage those signs again and use the proceeds for the benefit of the EMCC. The proposed code amendments addresses location of signs, approval of new signs, total number ladder signs, and similar items.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:
Approve code amendments

Attachments:
City Center Map
Ranches Map
Proposed 17.80.080 Code Changes 2019.4.10
EM Ladder Signs Staff Report 2019.4.19


Pony
Express Pkwy
Eagle Mountain
Eagle Mountain Blvd
Eagle Mountain Blvd
Eagle Mountain Blvd
Pony Express
Memorial Park

W Cedar Fort Rd
Maverik
Direct Communications
Apple and Pie
CEDAR PASS RANCH
West Canyon Wash
Le Petite Grooming Salon
Royal Rut Hunting Preserve
Wilson Cottage Condos
Eagle Mountain Fire North Station
Kelly's Family Market
Pizza Pie
Clayton
Village Park
Glenmoor Eagle Mountain
The Church of Jesus Christ of Latter
Ranches Academy
Pony Express Elementary
Eagle Mountain Ranches Park
Hidden Hollow Elementary School
Google Maps
SILVER LAK

17.80.080 Off-premises ladder signs.

Directional off-premises double-faced ladder signs located in the shoulder of the city's right-of-way (ROW) along city streets are only permitted as this chapter allows. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter. These ladder signs are intended to direct traffic to a business with an active city business license, subdivision or development project, model home, neighborhood, city facility or park, or not-for-profit entity. Ladder signs and sign inserts/slats shall comply with the following requirements:

A. Allowed Signs. Ladder signs are intended to direct people to, and/or advertise for, a licensed business, model home, new subdivision, city facility or park, not-for-profit entity, neighborhood, or community event. All advertisers must have an active Eagle Mountain City business license (if required to obtain a license) and be current members of the Eagle Mountain Chamber of Commerce. Advertising priority shall be given in the following order:

    a. Commercial or home-based businesses located within Eagle Mountain City & non-profits with primary operations within Eagle Mountain City

    b. Residential or commercial developers advertising for active projects within Eagle Mountain City

    c. Commercial or home-based businesses located within Eagle Mountain City & non-profits with primary operations outside Eagle Mountain City

    d. Residential or commercial developers advertising for active projects outside Eagle Mountain City

B. Application. Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to be added to a waitlist for advertising space on ladder signs. Application shall include:

    a. Business name, address, and business type

    b. Eagle Mountain City business license number (if required)

    c. Proof of Eagle Mountain Chamber of Commerce membership

    d. Signage requested

    e. Preferred location of sign

C. Sign Inserts. The sign slats or inserts should be consistent in background color and design and may contain advertising along with directional information. Sign copy shall be readable from 30 feet (minimum of 3” tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo. There are three allowable slat sizes on each ladder sign: single (16”x72”), double (32”x72”), or full slats (80”x72”). The total advertising area must equal 80”x72”. Advertisers may reserve a maximum of two (2) full slat signs throughout the city and any additional space would be limited to a single slat. All advertising copy shall be approved by the Community Development Director and Economic Development Director or designee.

D. Sign Ownership. The city shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs. The city may place directional signs leading to city facilities in any appropriate right-of-way location.

E. Billing and Payment. Eagle Mountain City may bill advertisers on a monthly or annual basis. Signs may be removed for non-payment.

F. Maintenance. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition.

G. Location. Signs may be located on Arterial or Collector roads throughout the city, and generally sapced at least 1,000 feet apart, excluding any ladder signs used exclusively for City facilities. Within business areas and near major intersections the signs may be spaced closer together, but no less than 300 feet apart. No onsite or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on an approved map. In all cases, the placement of signs shall not create a traffic hazard.

H. New Signs. The Community Development Director and Economic Development Director or designee shall determine which signs from the approved map should be constructed. Business shall be drawn from the waitlist. Existing signs should be filled before new signs are added.

I. Maximum Number. Excluding any directional ladder signs to city facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is 40.

EAGLE MOUNTAIN CITY

PLANNING COMMISSION STAFF REPORT

APRIL 19TH, 2019

Project: Eagle Mountain Ladder Signs

Background

For around a decade, Eagle Mountain City has allowed businesses to advertise on select ladder signs throughout the City. This was managed by the Lehi Area Chamber of Commerce (LACC), through a concession agreement, for that time period. In 2018, with the creation of the Eagle Mountain Chamber of Commerce (EMCC), staff determined that we needed to manage those signs again and use the proceeds for the benefit of the EMCC.

The ladder signs are currently managed in the City Code in Chapter 17.80.080. It states:

> Directional off-premises double-faced ladder signs located in the shoulder of the city's right-of-way (ROW) along city streets are only permitted through an exclusive concessions agreement with the city. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter. These ladder signs are intended to direct traffic to a business with an active city business license, subdivision or development project, model home, neighborhood, city facility or park, or not-for-profit entity. Ladder signs and sign inserts/slats shall comply with the following requirements:
>
> **A. Allowed Signs**. Ladder signs are intended to direct people to, and/or advertise for, a licensed business, model home, new subdivision, city facility or park, not-for-profit entity, neighborhood, or community event.
>
> **B. Sign Inserts**. The sign slats or inserts should be consistent in background color and design and may contain advertising along with directional information. The logo at the top of each sign shall be the approved Eagle Mountain City logo. Slats do not require separate approval.
>
> **C. Sign Ownership**. The city shall maintain ownership of all signs, and may contract out the maintenance and management of the signs. The city may place directional signs leading to city facilities in any appropriate right-of-way location.
>
> **D. Maintenance**. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition.
>
> **E. Location**. Ladder sign locations are designated in an exclusive concessions agreement. In all cases, the placement of signs shall not create a traffic hazard.
>
> **F. Maximum Number**. Excluding any directional ladder signs to city facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is 30.

The concessions agreement with the LACC included key details such as how additional signs would be approved, spacing of signs, as well as some additional details on where ladder signs could be located. These details include:

> **4.02 Location of Signs.** Signs may be located on Arterial or Collector roads throughout the city, and generally spaced at least 1000 feet apart, excluding any ladder signs used exclusively for City facilities. Within business areas and near major intersections, such as the intersection of Pony Express Parkway and Ranches Parkway, the signs may be spaced closer together. No onsite or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. The City may require relocation of a sign if it poses a traffic hazard or blocks any onsite business sign. New signs or relocation of signs shall be reviewed for approval by the Planning Director or designee prior to installation.
>
> **4.05 Commercial Businesses have Priority**. Priority shall be given to commercial businesses with a store front, business building, or commercial rental space in Eagle Mountain City, especially near business areas. All businesses with a current City business license will have opportunity to advertise on a first come first serve basis, provided that they meet The Chamber's use agreement requirements. Eagle Mountain businesses shall have first rights to sign space, including upon renewal of any business lease on a first come first serve basis. If space is vacant and available, LACC member businesses may lease a sign. Political signs are not permitted.
>
> **4.07 Sign Content**. No sign may contain vulgar, offensive, or otherwise inappropriate language or graphics. Any such sign shall be immediately removed by The Chamber.

Currently, there are 19 ladder signs throughout the City, with one replacement needed due to a sign mistakenly being removed near Porter's Crossing and Pony Express Parkway. Based on current advertisers, the ladder signs will generate $48,720 annually in revenue.

Recently, we have seen a surge in interest in purchasing space on the ladder signs from local businesses and residential home builders. Because the City Code does not specify where or how new signs need to be approved, staff felt it appropriate to propose changes to the code.

Purpose

Staff believes that the current City Code regarding the ladder signs, does not adequately provide for the sign program to be operated and potentially expanded. It does not speak to important items such as how future signs are approved, where those signs may be located, nor does it provide enough clarity about who can advertise and what content the signs may have.

Due to this, we would like to update the code to allow for the following changes to the ladder sign program:

- Establish an approval process for adding new ladder signs
- Establish an approval process for accepting new advertisers on the ladder signs
- Establish likely locations for new signs
- Changing the allowable cap on the total signs allowed
- Clarify policies regarding who can advertise on the ladder signs

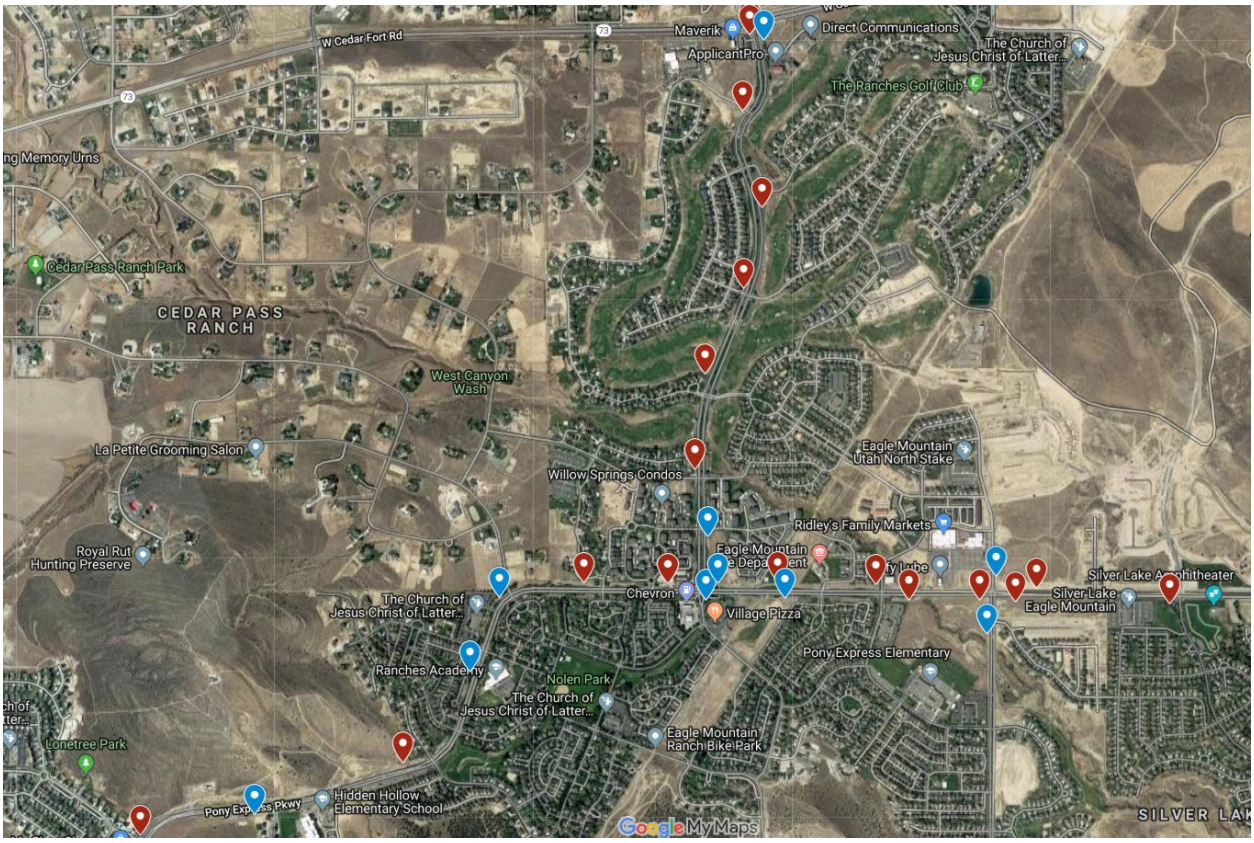
Recommendations

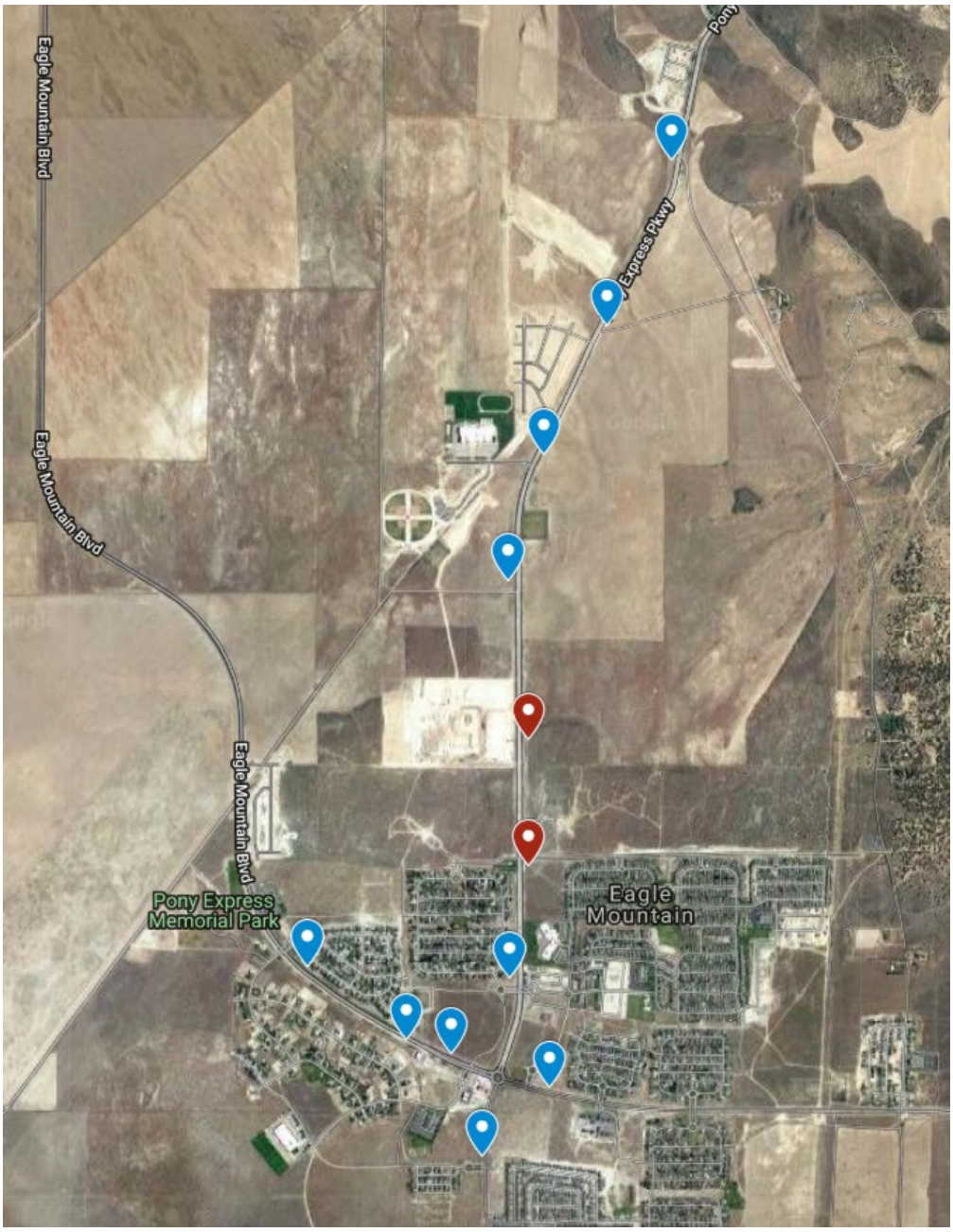
Sign Locations & Cap

Currently, the Code allows for a maximum of 30 ladder signs to be in the City and we have a total of 20 signs already in place. We recommend that we raise the total cap to 40 signs. This would allow us room to grow as our needs grow. We would want to ensure that every current space is taken, before adding new signs so that we do not have vacancies. We feel that the City Center area of the City will need to add more signs as now there are only two signs in that area and much of the growth, business and residential, will be coming in that area.

One area of control we feel necessary to maintain is determining the location of future signage. This will prevent conflicts with landscaping, road expansion, residential growth, and commercial growth. To accommodate this, we have prepared these maps with suggested locations that would work well for future ladder signs. As the need grows, we would then be able to select a location from this map and work with interested businesses to advertise.

Sign Locations (Current signs indicated by red dots, future signs by blue dots)





We feel that the signs should continue to be at least 1,000 feet apart throughout most of the City. This keeps the signs from becoming a distraction and becoming an eyesore. Where possible, signs on opposite sides of the road should be staggered. We propose that there be an exception for major intersections and commercial zones where the Community Development Director and Neighborhood Improvement Officer could approve signs to be closer together.

If a new development comes in and has a sign approved with that development, we would need to move any existing ladder signs to not conflict with approved signs.

We recommend that the signs continue to be limited to just arterial and collector roads. This allows signs to be along Ranches Parkway, Eagle Mountain Boulevard, Pony Express Parkway, Bobby Wren Boulevard, Lone Tree Parkway, Silverlake Parkway, Golden Eagle Road, West Haven, and Aviator Avenue. These roads would easily be able to meet the demand for future sign growth.

The proposed sign locations are largely limited only to Pony Express Parkway, Ranches Parkway, and Eagle Mountain Boulevard.

Allowed Advertisers

Our recommendation is to establish the following priority tiers for advertising space:

1. Commercial or home-based businesses located within Eagle Mountain City & non-profits with primary operations within Eagle Mountain City
2. Residential or commercial developers advertising for projects within Eagle Mountain City
3. Commercial or home-based businesses not located within Eagle Mountain City & non-profits with primary operations outside Eagle Mountain City
4. Residential or commercial developers advertising for projects outside Eagle Mountain City

In addition, we recommend that:

1. All advertisers have a current Eagle Mountain City business license. If not required to acquire a business license.
2. All advertisers be current members of the EMCC (give current advertisers a one-year grace period to join the EMCC).
3. Advertisers be limited to a total of 2 complete signs, and if they want more space, they would be reserved to a "single slat:

Approved Content

We recommend that we adopt several policies regarding approved content on the ladder signs. Specifically:

- Political signs are not permitted.
- Sign copy must be readable from 30 feet.

Approval Process

Our recommendation is to establish the following policies for future advertisers:

1. If advertising space is not available, staff will create a waiting list, based on when they were contacted about advertising on the signs. In order to be placed on the waiting list, businesses would need to provide an application which would include:
    a. Business name
    b. Business type
    c. Business address
    d. Point of contact for billing
    e. Eagle Mountain City business license number (if required)
    f. Signage requested
    g. Preferred location of sign
    h. Design of sign
2. Once advertising space comes available, staff will contact those first on the waiting list with the space that is available and proceed down the list.
3. Once payment is received, staff and companies will work with the sign contractor to construct the new signs according to the approved design.

There may be occasions where all current space is filled and there is interest in adding new signs. Once there are enough advertisers on the waiting list (signage would fill a new ladder sign) our recommendation is to allow staff to select a new ladder sign location from map of pre-approved locations.

Additionally, we will directly invoice the businesses for their advertising renewals. We would provide the businesses 30 days in which to pay their invoice or face removal of their sign. If a business opts to not pay, we will make that space available to those on the waiting list. To assist smaller businesses with advertising, we can explore the potential of billing monthly to spread the cost over a longer period of time.

Ladder Sign Sizes

Single -16”x72” Double-sided print

Double - 32”x72” Double-sided print

Full – 80”x72” Double-sided print

Ladder signs allow for a total of 80”x72” of space

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **PLANNING COMMISSION MEETING** **MAY 28, 2019**
TITLE:	Residential Zone & Residential Zone Bonus Density Entitlements Development Code Amendment
ITEM TYPE:	Development Code Amendment
APPLICANT:	Planning Staff

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:
Code amendments are legislative actions and shall be valid if reasonably debatable and not illegal.

PREPARED BY:
Steve Mumford, Planning

BACKGROUND:
Last year the City Council approved the Eagle Mountain City General Plan 2018, and since that time we have been working to implement the goals and strategies set forth in the plan. In order to implement the General Plan's land use strategies, we need to amend our Residential Zone and Residential Zone Bonus Density Entitlements. This proposal has been discussed by the Planning Commission in various forms multiple times, including but not limited to a joint meeting with the City Council on October 9th, 2018, as well as Planning Commission discussions and/or public hearings on March 26th, April 9th, and April 23rd. Since then we have coordinated the latest draft closely with Commissioner Wood and Commissioner Wright, and are presenting it for your review and recommendation to the City Council.

ITEMS FOR CONSIDERATION:
While reviewing this code amendment, please note the following significant items:
(1) This proposal removes the bonus density and tier system completely and instead creates 12 residential zones of differing lot sizes, densities, and standards.
(2) It includes a land use table that specifies permitted, conditional, special, and prohibited uses by zone.
(3) It includes a table containing a majority of the residential development standards by zone, including but not limited to setbacks, building heights, lot sizes, open space requirements, units per building in multi-family zones, lot frontage, dwelling size minimums, and more. We were able to remove many sections of the chapter and consolidate them instead into this single table. It will be much easier to interpret by developers, builders, the general public, the planning staff, and the PC/CC.
(4) Generally applicable provisions have been included that address the following items:
- Minimum architectural standards
- Yard landscaping
- Open space and trails
- Parking and garage dimensions
- Buffers and transitions

- Minimum architectural standards
- Hillside development and sensitive lands
- Lighting
- Rural infrastructure
- Street trees
- Landscaped entryways and monument signs
- Clubhouse, swimming pool, and hot tub

(5) Projections into setbacks are still being updated to match the currently drafted zones. We hope to have them updated in time for the meeting. If we're not able to complete those changes, you can direct us to update them in time for the City Council meeting.

RECOMMENDATION:

Although we could spend several more months perfecting these code amendments, we feel that, with a few minor modifications, they are ready for a recommendation of approval to the City Council. If you feel that this proposal resolves a majority of your concerns and properly implements the goals and strategies of the General Plan, please recommend approval to the City Council along with any additional changes that are necessary. We would make the requested changes as soon as possible, and would likely present the proposal to the City Council in approximately 3 weeks. We understand that additional code amendments will need to take place to fine tune these residential zone development standards, and we will begin working on those right away, but we believe it is important to have these new zones and standards in place as soon as possible.

Recommended Motion:

I move that the Planning Commission recommends approval of the Development Code Amendments to Chapters 17.25 and 17.30 of the Eagle Mountain Municipal Code as proposed (or with the following changes & direction to staff...).

Attachments:

Proposed Residential Code Amendments 5-24-19.pdf
Residential Land Use Chart 5-24-19.pdf
Residential Development Standards 5-24-19.pdf

Chapter 17.25
RESIDENTIAL ZONES

Sections:

17.25.010 What this Chapter Does

17.25.020 Future Land Uses and Residential Zones

17.25.030 Land Use Table

17.25.040 Residential Development Standards

17.25.050 Generally Applicable Provisions

17.25.060 Projection into Setbacks

17.25.010 What this chapter does.

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the City's General Plan, the city is divided into various zones, including a number of residential zones. This chapter establishes the land use regulations for the residential zones in Eagle Mountain City, including permitted and conditional uses, minimum land use standards, and other development provisions.

17.25.020 Future Land Uses and Residential Zones.

All land planned for residential use in Eagle Mountain City is located within one of the following future land use categories and must be located within one of the following residential zoning districts:

1. Future Land Use: Agricultural/Rural Density One
    a. Zone: **RR1-1**. The RR1-1 zone is for large lot residential developments that preserve open space, animal rights, and a semi-rural character. To achieve these goals the minimum lot size is 5 acres (217,800 square feet).
    b. Zone: **RR1-2**. The RR1-2 zone is for large lot residential developments that preserve open space, animal rights, and a semi-rural character, as well as providing a transition area between 5-acre-lot neighborhoods and 1-acre-lot neighborhoods. To achieve these goals the minimum lot size is 2.5 acres (108,900 square feet).
2. Future Land Use: Agricultural/Rural Density Two
    a. Zone: **RR2-1**. The RR2-1 zone is for large lot residential developments that preserve open space, animal rights, a semi-rural character, and provide a proper transition from large lots, hillsides, or other natural areas to more suburban neighborhoods. The minimum lot size is 1 acre (43,560 square feet).

b. Zone: **RR2-2.** The RR2-2 zone is for single-family large lots in traditional suburban neighborhoods with parks, trails, and other open space. The minimum lot size is ½ acre (21,780 square feet).

3. Future Land Use: Foothill Residential
    a. Zone: **Foothill Residential (FR)**. The Foothill Residential (FR) zone is for single-family residential view lots, generally on hillsides or foothills. Lots should be arranged to protect open space areas, ridgelines, hillsides, wildlife habitat, and provide useable open space or trail access to useable open space. The minimum lot size is ¼ acre (10,890 square feet), and an average lot size of ½ acre (21,780 square feet) is required.
4. Future Land Use: Neighborhood Residential One
    a. Zone: **R1.** The R1 zone is for large single-family homes on medium-sized lots arranged in walkable suburban neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is ¼ acre (10,890 square feet) and an average lot size of at least 1/3 acre (14,520 square feet) is required.
    b. Zone: **R2.** The R2 zone is for medium to large single-family homes on medium-sized lots arranged in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is 8,500 square feet, and an average lot size of at least ¼ acre (10,890 square feet) is required.
    c. Zone: **R3.** The R3 zone is for single-family homes on small lots arranged in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is 6,500 square feet, and an average lot size of at least 8,500 square feet is required.
5. Future Land Use: Neighborhood Residential Two
    a. Zone: **RC**. The RC zone is for single-family homes on small lots, sometimes defined as cottage or cluster lots, in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. These neighborhoods can provide a transition between multi-family developments and neighborhoods with medium-sized lots. The minimum lot size is 5,500 square feet.
    b. Zone: **MF1**. The MF1 zone is for single family homes, twin homes, duplexes, triplexes, and townhomes with no more than 4 units per building, with common/shared open space between buildings, and a home owners' association that maintains the open space. .
6. Future Land Use: Neighborhood Residential Three
    a. Zone: **MF2**. The MF2 zone is for townhomes with no more than 6 units per building. Developments in this zone should be within walking distance of a park, retail/office development, transit facilities, or adjacent to major roadways or intersections.
    b. Zone: **MF3**. The MF3 zone is for condominiums and apartments with no more than 18 units per building. Developments in this zone should be within walking distance of

retail/office development, transit facilities, a major recreation facility or park, or adjacent to major roadways or intersections.

17.25.030 Land Use Table.

This land use table contains the various land uses that are permitted, conditional, special, and prohibited uses in the residential zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)
C = Conditional (Due to their unique characteristics or negative effects that may not be compatible without conditions to mitigate or eliminate the detrimental impacts. Must comply with Chapter 17.95 EMMC)
S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)
Blank = Prohibited

Land Use Table

Land Use	RR1-1	RR1-2	RR2-1	RR2-2	FR	R1	R2	R3	RC	MF1	MF2	MF3
Home Businesses in compliance with Ch. 17.65 EMMC	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling (single-family)	P	P	P	P	P	P	P	P	P	P		
Dwelling (multi-family)										P ≤ 4 units / building	P ≤ 6 units / building	P ≤ 18 units / building
Assisted Living Facility	S	S	S							S	S	S
Public Parks, Trails, & Recreation	P	P	P	P	P	P	P	P	P	P	P	P
Public & Private Utility Structures or Facilities	S	S	S	S	S	S	S	S	S	S	S	S
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P	P
Religious or Cultural Meeting Halls	S	S	S	S	S	S	S	S	S	S	S	S
Public/Charter School	S	S	S	S	S	S	S	S	S	S	S	S
Private School	S	S	S									
Radio, Microwave, or other Transmission Towers	S	S	S	S	S	S	S	S	S	S	S	S
Detached Accessory Apartments in compliance with Ch 17.70 EMMC	P	P	P	P ≥ 1 Acre Lot	P ≥ 1 Acre Lot							
Accessory Apartments within the Primary Residence in compliance with Ch 17.70 EMMC	P	P	P	P	P	P	P					
Residential Facility for Persons with a Disability (up to 4 unrelated adults)*	P	P	P	P	P	P	P	P	P	P	P	P
Plant and Tree Nursery / Garden Center	S	S	S									
Chickens	P	P	P	P	P	P	P	P				
Livestock / Farm Animals (see Section 6.10.090)	P	P	P	P								
Riding Arena (Commercial)	C	C										
Stables (Commercial)	C	C										
Equestrian Center	C	C										
Animal Care Service	S	S	S									
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P	P
Model Home Sales Office	P	P	P	P	P	P	P	P	P	P	P	P

17.25.040 Residential Development Standards.

This Development Standards table contains required standards for each residential zone in the city. More details and clarification are included as footnotes and as generally applicable provisions later in this chapter.

Residential Development Standards

General Plan Residential Category	Rural Residential 1		Rural Residential 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3	
Zone designation	**RR1-1**	**RR1-2**	**RR2-1**	**RR2-2**	**FR**	**R1**	**R2**	**R3**	**RC**	**MF1**	**MF2**	**MF3**
Type of housing	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached (Small Lot)	SF Detached, MF 2-4 units/building	MF 4-6 units/building	MF ≤ 18 units/building
Minimum Residential Lot Sizes	5+ Acres (217,800 sq ft)	2.5 Acres (108,900 sq ft)	1 Acre (43,560 sq ft)	1/2 acre (21,780 sq ft)	1/4 Acre (10,890 sq ft)	1/4 Acre (10,890 sq ft)	8,500 sq ft	6,500 sq ft	5,500 sq ft			
Minimum Average Lot Sizes					1/2 Acre (21,780 sq ft)	1/3 Acre (14,520 sq ft)	1/4 Acre (10,890 sq ft)	8,500 sq ft	6500 sq ft			
Required Improved Open Space (in compliance with Section 16.35.105)				500 sq ft per lot	750 sq ft per lot	750 sq ft per lot	900 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per 3bd, 750 sq ft per 2bd	1,000 sq ft per 3bd, 750 sq ft per 2bd	1,000 sq ft per 3bd, 750 sq ft per 2bd
Primary Structure Maximum Height[1]	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
Accessory Structure Maximum Height	35	35	35'	25'	20'	20'	20'	20'	20'	20'	20'	20'
Ancillary Structure Maximum Height	10' above primary structure											
Minimum Lot Frontage[2]	150'	150'	125'	100'	90'	85'	85'	62' (30% ≥ 70')	58'			
Minimum Lot Frontage (Cul-de-sac or circle)	100'	100'	75'	40'	50'	45'	40'	20'	20'			
Minimum Dwelling Size	2800 sq ft	2800 sq ft	2800 sq ft	2800 sq ft	2400 sq ft	2400 sq ft	2400 sq ft	2000 sq ft	2000 sq ft	1800 sq ft	1300 sq ft	900 sq ft for 2bd, 1200 sq ft for 3bd
Minimum Setbacks for Primary Structures[3]												
Front	35'	35'	30'	25'	25'	25'	25'	15'	15'	15'	15'	15'
Front Garage	45'	45'	40'	30'	25'	25'	25'	22'	22'	22'	22'	22'
Rear	35'	35'	35'	35'	35'	25'	20'	20'	20'	30' between buildings		
Side	20'	20'	15'	10'	10'	10'	8'	8'	8'	15' between buildings		20' between buildings
Garage Side	20'	20'	15'	15'	10'	10'	10'	10'	10'	15' between buildings		20' between buildings
Street Side	25'	25'	25'	25'	15'	15'	15'	15'	15'	15'	15'	15'
Maximum Size of Accesory Structures				75% of residential dwelling footprint[4]	50% of residential dwelling footprint[4]							
Minimum Setbacks for Accessory Structures												
Front	Same as prinicipal structure											
Rear	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'	5'
Side	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'	5'
Street Side	Same as prinicipal structure											
Distance from a Residential Dwelling	Structures housing animals: 50' from neighboring residences; 6' for all other structures					6'	6'	6'	6'	6'	6'	6'
Site Plan Approval Required (see Chapter 17.100 EMMC)										Yes	Yes	Yes

[1] Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures.
[2] Lot Frontage is measured at the street property line. Lot frontage shall vary by at least 5 feet every 3 or 4 lots in the R3 and RC zones.
[3] Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10% variation in setbacks may be approved by the Planning
[4] Square footage of the footprint of the residential dwelling, including attached garage

17.25.050 Generally applicable provisions.

All development projects within the residential zones in this chapter shall conform to the following general requirements:

A. Yard Landscaping. The front and side yards must be improved prior to occupancy of each home in accordance with the approved yard landscaping plan approved in conjunction with the Final Plat for the development. Improvements shall include sod, irrigation, trees, and shrubs, and may include some water wise landscaping. In cases of inclement weather, the builder or property owner may pay a $2,000 cash escrow per lot to the City and shall complete the landscaping no later than six months after the issuance of the certificate of occupancy.

B. Open Space & Trails. Lots and roads shall be arranged to best protect contiguous open space areas, ridgelines, hillsides, drainages, wildlife habitat, and provide useable open space or trail access to useable open space. Rather than including large areas of unbuildable land in lots, developers are encouraged to preserve and dedicate these areas as public open space. The approval authority may require the developer to pay a fee in lieu according to EMMC 16.35.105(A)(11), or may consider, at their discretion, alternative open space plans. Alternative plans will be evaluated based upon the benefit to the neighborhood/community, proximity to existing amenities or natural features, and the unique nature of the

site, and may include additional trails, preservation/dedication of additional open space areas, and unique improvements/amenities. Alternative plans may include a proposed “buy-down” of open space acreage with additional amenities at a rate of 150 points per acre (required acreage x 100 points + “bought-down” acreage x 150 points). Parks and trails must be improved as required by the standards set forth in Chapter 16.35 EMMC. Common open space areas within multi-family projects shall not count towards the open space requirement, unless a large area is planned that meets the criteria found in Section 16.35.105 EMMC. Land in excess of 15 percent slope shall be ineligible for inclusion in improved open space requirements unless the planning commission recommends and the city council approves specific improvements on land in excess of 15 percent slope which these bodies determine to be an approved amenity. In this case, only the acreage of land in excess of 15 percent slope which is improved will be considered towards the improved open space requirements.

C. Parking & Garage Dimensions. Projects shall comply with the off-street parking standards found in EMMC 17.55, which includes standards for enclosed parking, covered parking, and visitor parking. Two-car garages shall provide a minimum of 22 feet wide by 22 feet deep of useable parking area, excluding stairs, cantilevers, or other encroachments. Two-car garage door openings shall be a minimum of 16 feet wide by 8 feet tall. Single-car garages shall be a minimum of 10 feet wide by 20 feet deep of useable parking area. Single-car garage door openings shall be a minimum of 9 feet wide by 8 feet tall.

D. Driveways. Residential driveways shall not exceed grades of 12 percent. The building official may approve driveway slopes that exceed 12 percent in circumstances that are deemed necessary because of the topographical conditions. Residential driveways, when feasible, shall not be permitted in the clear vision triangle at local streets as described in this title. Residential driveways shall be a minimum of 22 feet in length from the property line. Driveway length exceptions for multi-family developments may be requested and considered at the discretion of the approval authority with a preliminary plat.

E. Buffers and Transitions Between Developments and Uses. All residential zone developments shall comply with the transitioning and buffering requirements as set forth in Chapter 17.60 EMMC.If commercial development is allowed as a conditional use in a residential zone, the more restrictive of the residential or commercial buffering and transitioning requirements shall apply.

F. Architectural Design Standards. All multi-family buildings shall comply with Chapter 17.72 EMMC. Single-family developments should produce diverse yet compatible homes with equal design quality on all sides, including at least three exterior materials (fiber cement siding, board and batten or vertical siding, stone, brick, stucco). All elevations that face a public road shall include additional architectural detailing, and may include decorative shutters, bay windows, popouts, trellis or arbor structures, decorative gables, dormer windows, balconies, decorative trim and moldings, window grids, etc. Elevations that face a public

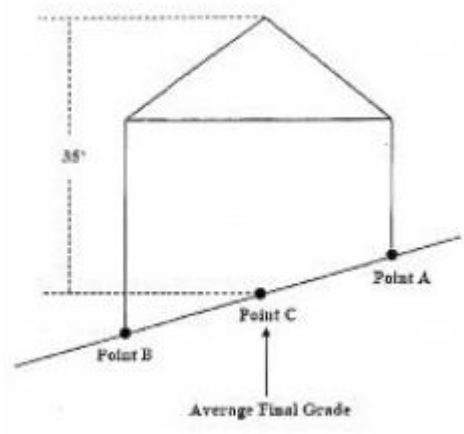
road shall not consist of 100% stucco. All residential dwellings shall include windows and main entry doors on the front elevation. If a floor plan is to be repeatedly built within a development, a minimum of five elevation schemes shall be developed. Elevation schemes shall be approved by the planning director or his/her delegated representative. Houses sited on adjacent lots, or directly across the street (sharing frontage) shall have different floor plans or elevations and different color schemes. Prefabricated metal carports are prohibited in front yards.

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, 17.62, 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 Chapters15.80 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.

H. Lighting. All exterior lighting, including parking lot lights, building lights, and other lighting must comply with the standards found in Chapter 17.56 EMMC. Streetlights are required to be paid for by developers and installed by the City's contractor along all roads in and surrounding a project, in accordance with Section 15.10.390 EMMC.

I. Infrastructure. At their discretion the approval authority may exempt projects in the RR1-1, RR1-2, and RR2-1 zones from installing curb, gutter, and streetlights. Equestrian trails that adjoin each lot may be required by the approval authority when the subdivision is designed to accommodate horse raising and keeping. Streetlights are still required along all collector and arterial roads.

J. Street Trees. Developers are encouraged to plant trees in park strips along all public streets, in accordance with the City's street-tree planting guide. Planting shall be done along with the front yard landscaping and in accordance with the standards found in EMMC 16.35.080. Street trees are required along all collector and arterial roads.



K. Landscaped Entryways and Monument Signs. All developments shall provide a landscaped entryway and neighborhood/project monument sign at each main entrance to the neighborhood. This may consist of a water feature, sculpture, or monument sign with the name of the project. The ongoing maintenance of the landscaped entryway shall be by the project's homeowners' association. This feature shall be approved along with a preliminary plat, site plan, or master development plan. At their discretion, the approval authority may approve an alternative amenity or improvement in place of this requirement.

L. Clubhouse, Swimming Pool, & Hot Tub. All multi-family developments in the MF2 and MF3 zones shall include a swimming pool and hot tub in addition to the clubhouse. The approval authority of a preliminary plat or site plan may consider and approve alternatives to these improvements if the improvements are considered comparable or equivalent in cost and in benefit to the future residents. For this determination they should consider the size of units, the type of units, the proximity to other recreational amenities, and any unique attributes of the property.

1. Clubhouse or Community Center. A clubhouse facility that is centrally located in the development is intended to provide a recreational and social amenity to residents. Clubhouses or community centers shall be a minimum of 1,500 square feet (not including leasing office area) and accommodate at least 7.5 square feet of clubhouse area per residential unit being served by the clubhouse. Developments may provide multiple clubhouses to fulfill this requirement. The clubhouse does not count towards fulfilling the amenity requirements found in Chapter 16.35 EMMC.

a. Clubhouse Improvements & Completion. Clubhouses shall include food serving facilities, large gathering areas suited to community meetings and events, restroom facilities, and amenities that may include exercise equipment, multimedia equipment, facilities to accommodate the arts, indoor recreation (basketball, volleyball, etc.), or upgraded food preparation or service facilities. The clubhouse shall be adjacent to the pool. The approval authority shall review and approve the clubhouse structure during the site plan review process. Construction of the clubhouse shall commence prior to issuing the 31st building permit in the project or a cash or improvement bond shall be placed with the City

to cover the cost of construction. Applicants shall submit a building permit application prior to constructing this improvement. If multiple clubhouses are being provided in a development the additional clubhouses shall begin construction along with the phase of development that includes the clubhouses.

2. Swimming Pool. An in-ground swimming pool that is centrally located in the development is intended to provide a recreational and social amenity to residents. The pool shall be a minimum of 1,000 square feet in size and must accommodate at least 4 square feet of pool space per residential unit being served by the pool. Developments may be required to provide multiple pools to fulfill this requirement, depending on the number of units served and overall project densities and layout. It shall also include a concrete patio, patio furniture, a non-sight-obscuring fence, and comply with all required building codes (including a building permit). The swimming pool does not count towards fulfilling the amenity requirements found in EMMC 16.35. The approval authority shall review and approve the swimming pool facility during the site plan review process. The construction of the pool shall commence prior to the 31st building permit being issued in the development, or a cash or improvement bond shall be placed with the City to cover the cost of construction. If multiple pools are being provided in a development the additional pools shall begin construction along with the phase of development that includes the pools.

17.25.060 Projection into setbacks. ***We are still working on updating this section***

A. Residential Setbacks. The minimum distance measured from the property line to the outer foundation wall of a structure. Setbacks are defined in Chapter 17.10 EMMC (Definitions) and setback requirements for the various residential zones are found in Section 17.25.040 (Residential Development Standards) EMMC.

Table 17.25.110(A) Residential Setbacks

Setbacks				
Zone	**Minimum Front Yard**	**Minimum Rear Yard**	**Minimum Side Yard**	**Minimum Street Side Yard (Corner)**
RR1	25'	25'	20'	20'
RR2	25'	25'	15'	15'
FR	15'/22'***	20'	8' & 10' on Garage Side	15'
NR1	15'/22'***	20'	5'* & 10' on Garage Side	15'
NR2	15'/22'***	20'	5'* & 10'** on Garage Side	15'
Distance Between Multifamily Housing Structures				
NR3 (Multifamily)		20' Council may approve a standard that differs		
** if a structure is constructed with less than an eight-foot setback, piping or other approved drainage system shall be installed in that side yard prior to occupancy, sending the water at least 10 feet downhill away from the foundation (in conformance to the current International Residential Code).*				
*** A minimum of 15 feet is required between single-family attached buildings*				
**** Driveway length exceptions for townhomes may be requested and considered at the discretion of the approval authority with a preliminary plat*				

B. Allowed Projection into Setbacks.

1. Awnings and Canopies. Over the windows, no wider than 12 inches beyond edges of window or door.

Projecting Feature	Allowed Projection into Setbacks									
	RR1 and RR2 Front Yards	RR1 and RR2 Rear Yards	RR1 and RR2 Side Yards	FR Front Yards	FR Rear Yards	FR Side Yards	NR1 & NR2 Front Yards	NR1 and NR2 Rear Yards	NR1 & NR2 Side Yards	Nearest Property Line
Awnings/Canopies	5'	5'	5'	5'	5'	5'	3'	3'	2'	3'*

2. Balconies – Open and Unenclosed.

Projecting Feature	Allowed Projection into Setbacks									
	RR1 and RR2 Front Yards	RR1 and RR2 Rear Yards	RR1 and RR2 Side Yards	FR Front Yards	FR Rear Yards	FR Side Yards	NR1 & NR2 Front Yards	NR1 and NR2 Rear Yards	NR1 & NR2 Side Yards	Nearest Property Line
Balconies (Unenclosed)	2'	2'	2'	2'	2'	2'	2'	2'	2'	3'*

3. Bay Windows. Width of window shall not exceed 10 feet in front or rear yards, or seven feet in side yards.

Projecting Feature	Allowed Projection into Setbacks									
	RR1 and RR2 Front Yards	RR1 and RR2 Rear Yards	RR1 and RR2 Side Yards	FR Front Yards	FR Rear Yards	FR Side Yards	NR1 & NR2 Front Yards	NR1 and NR2 Rear Yards	NR1 & NR2 Side Yards	Nearest Property Line
Bay Windows	3'	3'	3'	3'	3'	3'	3'	3'	2'	3'*

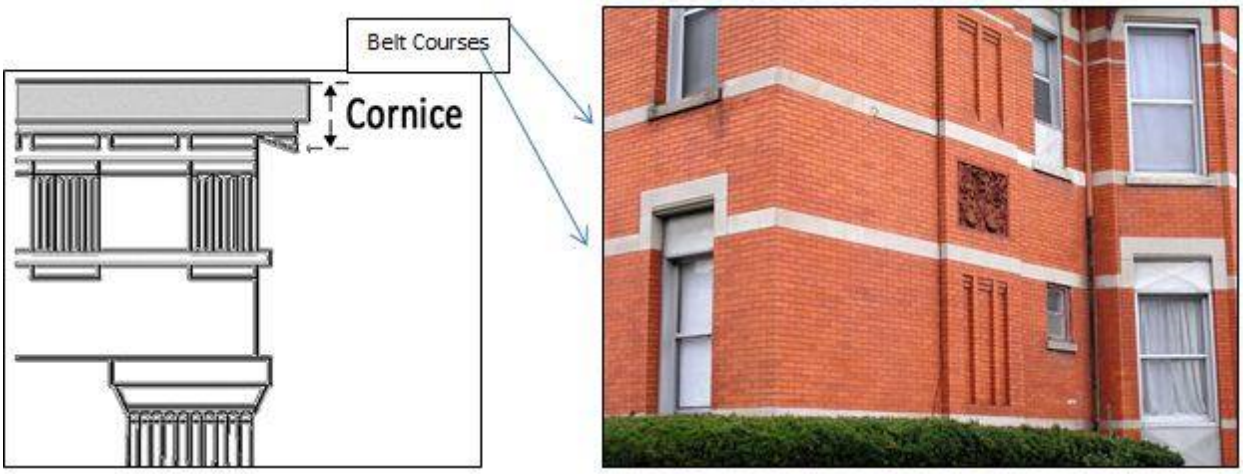
4. Cantilevered Building Projections. Also known as micro-additions, or pop-outs. Shall not exceed eight feet in length.

Projecting Feature	Allowed Projection into Setbacks									
	RR1 and RR2 Front Yards	RR1 and RR2 Rear Yards	RR1 and RR2 Side Yards	FR Front Yards	FR Rear Yards	FR Side Yards	NR1 & NR2 Front Yards	NR1 and NR2 Rear Yards	NR1 & NR2 Side Yards	Nearest Property Line
Cantilever	2'	2'	2'	2'	2'	2'	2'	2'	2'	3'*

5. Chimney or Fireplace.

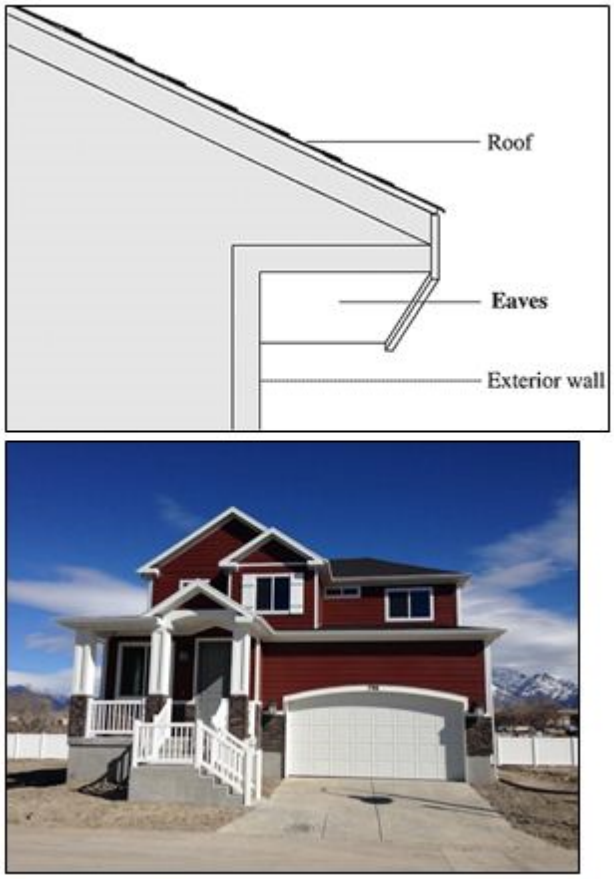
Projecting Feature	Allowed Projection into Setbacks									
	RR1 and RR2 Front Yards	RR1 and RR2 Rear Yards	RR1 and RR2 Side Yards	FR Front Yards	FR Rear Yards	FR Side Yards	NR1 & NR2 Front Yards	NR1 and NR2 Rear Yards	NR1 & NR2 Side Yards	Nearest Property Line
Chimney/Fireplace	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'*

6. Cornices, Belt Courses. And similar architectural features.



Projecting Feature	Allowed Projection into Setbacks									
	RR1 and RR2 Front Yards	RR1 and RR2 Rear Yards	RR1 and RR2 Side Yards	FR Front Yards	FR Rear Yards	FR Side Yards	NR1 & NR2 Front Yards	NR1 and NR2 Rear Yards	NR1 & NR2 Side Yards	Nearest Property Line
Cornices, Belt Courses	1'	1'	1'	1'	1'	1'	1'	1'	1'	n/a

7. Eaves, Roof Overhangs.



Projecting Feature	Allowed Projection into Setbacks									
	RR1 and RR2 Front Yards	RR1 and RR2 Rear Yards	RR1 and RR2 Side Yards	FR Front Yards	FR Rear Yards	FR Side Yards	NR1 & NR2 Front Yards	NR1 and NR2 Rear Yards	NR1 & NR2 Side Yards	Nearest Property Line
Eaves, Roof Overhangs	3'	3'	3'	3'	3'	3'	3'	3'	3'	n/a

8. Porch, Deck, Landing.

a. Uncovered.

b. Covered.

Projecting Feature	Allowed Projection into Setbacks									
	RR1 and RR2 Front Yards	RR1 and RR2 Rear Yards	RR1 and RR2 Side Yards	FR Front Yards	FR Rear Yards	FR Side Yards	NR1 & NR2 Front Yards	NR1 and NR2 Rear Yards	NR1 & NR2 Side Yards	Nearest Property Line
Eaves, Roof Overhangs	3'	3'	3'	3'	3'	3'	3'	3'	3'	n/a
Porch, Deck, Landings (Uncovered)	10'	10'	10'	5'	5'	3'	5'	5'	-	n/a
Porch, Deck, Landings (Covered)	6'	6'	6'	5'	5'	3'	5'	5'	-	n/a

Table 17.25.110(B)

Projecting Feature	Allowed Projection into Setbacks									
	RR1 and RR2 Front Yards	RR1 and RR2 Rear Yards	RR1 and RR2 Side Yards	FR Front Yards	FR Rear Yards	FR Side Yards	NR1 & NR2 Front Yards	NR1 and NR2 Rear Yards	NR1 & NR2 Side Yards	Nearest Property Line
Awnings/Canopies	5'	5'	5'	5'	5'	5'	3'	3'	2'	3'*
Balconies (Unenclosed)	2'	2'	2'	2'	2'	2'	2'	2'	2'	3'*
Bay Windows	3'	3'	3'	3'	3'	3'	3'	3'	2'	3'*
Cantilever	2'	2'	2'	2'	2'	2'	2'	2'	2'	3'*
Chimney/Fireplace	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'*
Cornices, Belt Courses	1'	1'	1'	1'	1'	1'	1'	1'	1'	n/a
Eaves, Roof Overhangs	3'	3'	3'	3'	3'	3'	3'	3'	3'	n/a
Porch, Deck, Landings (Uncovered)	10'	10'	10'	5'	5'	3'	5'	5'	-	n/a
Porch, Deck, Landings (Covered)	6'	6'	6'	5'	5'	3'	5'	5'	-	n/a
** At least one five-foot access must be maintained from the front yard to the rear yard through a side yard*										

[Ord. O-02-2018 § 2 (Exh. A); Ord. O-16-2016 § 2 (Exh. A); Ord. O-05-2016 § 2 (Exh. A)].

Residential Land Uses

Land Use	RR1-1	RR1-2	RR2-1	RR2-2	FR	R1	R2	R3	RC	MF1	MF2	MF3
Home Businesses in compliance with Ch. 17.65 EMMC	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling (single-family)	P	P	P	P	P	P	P	P	P	P		
Dwelling (multi-family)										P ≤ 4 units / building	P ≤ 6 units / building	P ≤ 18 units / building
Assisted Living Facility	S	S	S							S	S	S
Public Parks, Trails, & Recreation	P	P	P	P	P	P	P	P	P	P	P	P
Public & Private Utility Structures or Facilities	S	S	S	S	S	S	S	S	S	S	S	S
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P	P
Religious or Cultural Meeting Halls	S	S	S	S	S	S	S	S	S	S	S	S
Public/Charter School	S	S	S	S	S	S	S	S	S	S	S	S
Private School	S	S	S									
Radio, Microwave, or other Transmission Towers	S	S	S	S	S	S	S	S	S	S	S	S
Detached Accessory Apartments in compliance with Ch 17.70 EMMC	P	P	P	P ≥ 1 Acre Lot	P ≥ 1 Acre Lot							
Accessory Apartments within the Primary Residence in compliance with Ch 17.70 EMMC	P	P	P	P	P	P	P					
Residential Facility for Persons with a Disability (up to 4 unrelated adults)*	P	P	P	P	P	P	P	P	P	P	P	P
Plant and Tree Nursery / Garden Center	S	S	S									
Chickens	P	P	P	P	P	P	P	P				
Livestock / Farm Animals (see Section 6.10.090)	P	P	P	P								
Riding Arena (Commercial)	C	C										
Stables (Commercial)	C	C										
Equestrian Center	C	C										
Animal Care Service	S	S	S									
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P	P
Model Home Sales Office	P	P	P	P	P	P	P	P	P	P	P	P

Residential Development Standards

General Plan Residential Category	Rural Residential 1		Rural Residential 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3	
Zone designation	**RR1-1**	**RR1-2**	**RR2-1**	**RR2-2**	**FR**	**R1**	**R2**	**R3**	**RC**	**MF1**	**MF2**	**MF3**
Type of housing	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached (Small Lot)	SF Detached, MF 2-4 units/building	MF 4-6 units/building	MF ≤ 18 units/building
Minimum Residential Lot Sizes	5+ Acres (217,800 sq ft)	2.5 Acres (108,900 sq ft)	1 Acre (43,560 sq ft)	1/2 acre (21,780 sq ft)	1/4 Acre (10,890 sq ft)	1/4 Acre (10,890 sq ft)	8,500 sq ft	6,500 sq ft	5,500 sq ft			
Minimum Average Lot Sizes					1/2 Acre (21,780 sq ft)	1/3 Acre (14,520 sq ft)	1/4 Acre (10,890 sq ft)	8,500 sq ft	6,500 sq ft			
Required Improved Open Space (in compliance with Section 16.35.105)				500 sq ft per lot	750 sq ft per lot	750 sq ft per lot	900 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per 3bd, 750 sq ft per 2bd	1,000 sq ft per 3bd, 750 sq ft per 2bd	1,000 sq ft per 3bd, 750 sq ft per 2bd
Primary Structure Maximum Height[1]	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
Accessory Structure Maximum Height	35	35	35'	25'	20'	20'	20'	20'	20'	20'	20'	20'
Ancillary Structure Maximum Height	10' above primary structure											
Minimum Lot Frontage[2]	150'	150'	125'	100'	90'	85'	85'	62' (30% ≥ 70')	58'			
Minimum Lot Frontage (Cul-de-sac or circle)	100'	100'	75'	40'	50'	45'	40'	20'	20'			
Minimum Dwelling Size	2800 sq ft	2800 sq ft	2800 sq ft	2800 sq ft	2400 sq ft	2400 sq ft	2400 sq ft	2000 sq ft	2000 sq ft	1800 sq ft	1300 sq ft	900 sq ft for 2bd, 1200 sq ft for 3bd
Minimum Setbacks for Primary Structures[3]												
Front	35'	35'	30'	25'	25'	25'	25'	15'	15'	15'	15'	15'
Front Garage	45'	45'	40'	30'	25'	25'	25'	22'	22'	22'	22'	22'
Rear	35'	35'	35'	35'	35'	25'	20'	20'	20'	30' between buildings		
Side	20'	20'	15'	10'	10'	10'	8'	8'	8'	15' between buildings		20' between buildings
Garage Side	20'	20'	15'	15'	10'	10'	10'	10'	10'	15' between buildings		20' between buildings
Street Side	25'	25'	25'	25'	15'	15'	15'	15'	15'	15'	15'	15'
Maximum Size of Accesory Structures				75% of dwelling footprint[4]	50% of dwelling footprint[4]							
Minimum Setbacks for Accessory Structures												
Front	Same as prinicipal structure											
Rear	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'	5'
Side	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'	5'
Street Side	Same as prinicipal structure											
Distance from a Residential Dwelling	Structures housing animals: 50' from neighboring residences; 6' for all other structures					6'	6'	6'	6'	6'	6'	6'
Site Plan Approval Required (see Chapter 17.100 EMMC)										Yes	Yes	Yes

[1] Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures.

[2] Lot Frontage is measured at the street property line. Lot frontage shall vary by at least 5 feet every 3 or 4 lots in the R3 and RC zones.

[3] Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10% variation in setbacks may be approved by the Planning

[4] Square footage of the footprint of the residential dwelling, including attached garage