



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

May 23, 2023, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

- 1.A [DISCUSSION - PROPOSED CHANGES TO EMMC 17.35.030 & 17.35.040 FOR THE ATTRACTION OF HOTELS](#)
[Hotel Code Change_Letter of Support](#)
[Hotel Code Change](#)
- 1.B [DISCUSSION ITEM -- PROPOSED SUBDIVISION CODE AMENDMENTS](#)
Update and discussion of upcoming code amendments.

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

- 4.A April 25, 2023 Planning Commission Minutes
[PC 04.25.23 DRAFT Minutes](#)

5. Status Report

6. Action and Advisory Items

- 6.A [ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF THE EAGLE MOUNTAIN DATA CENTER SUBDIVISION](#)
A proposal to create a 11 RTI Overlay zone lots ranging from 5 acres to 98 acres and a single City utility lot of 0.06 acres.
[Eagle Mtn Subdivision Plat](#)
[Eagle Mtn Infrastructure](#)
- 6.B [ACTION ITEM -- PUBLIC HEARING: CODE AMENDMENTS TO TITLES 17.35.030, 17.40.040, AND 17.75.](#)

The proposed amendments include deleting footnote references to avoid contradiction, adding racetracks as a conditional use in the Industrial zone, outlining special use standards for automobile sales and racetrack uses, and allowing generators in conjunction with communication facilities and towers.

[Title 17 Code Amendments](#)

6.C [ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC TITLE 16 SUBDIVISIONS AND EMMC TITLE 17 ZONING](#)

Amendments to Title 16 Subdivisions and Title 17 Zoning, to make changes to the land use authority, public hearings, and appeal authority.

[Title 16 and 17 Tables](#)

[Title 16 text](#)

6.D [ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC CHAPTERS 17.10, 17.38, AND 17.40 REGARDING CARETAKER DWELLINGS](#)

A text amendment to allow a caretaker dwelling in certain zones or with certain uses, such as a self-storage development.

[Caretaker Dwelling](#)

6.E [ACTION ITEM -- PUBLIC HEARING: TITLE 16 & 17 AMENDMENTS PERTAINING TO STREET AND ALLEY VACATIONS, SERVICE DRIVES AND ADA PARKING STANDARDS](#)

Planning Commission review of a proposed set of municipal and zoning code amendments to Chapters 16.56, 17.10, 17.25, 17.72, and 17.55. An ordinance to be enacted by the Eagle Mountain City Council amending Title 16 by adding a new chapter 16.56, to allow for the vacation of public streets and alleys without having to execute a plat amendment, and amending various sections of Title 17 by adding definitions for alleys and service drives (17.10), adding fire department related access standards for single-family homes (17.25) and rear-loaded multi-family structures (17.72), adding service drive standards (17.55), and, revising ADA parking standards (17.55).

[May 2023 zoning code amendments; vacations, service drives, ADA, escape lanes, etc.](#)

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

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

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



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 23, 2023**

TITLE: DISCUSSION - PROPOSED CHANGES TO EMMC 17.35.030 & 17.35.040 FOR THE ATTRACTION OF HOTELS

ITEM TYPE: Discussion

APPLICANT: City - Economic Development Director

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

BACKGROUND:

Please reference the attached letter from Evan Berrett, the City's Economic Development Director.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

Please discuss the proposal and provide feedback in preparation for public noticing and the scheduling of this proposal for a public hearing at your next meeting.

ATTACHMENTS:

[Hotel Code Change_Letter of Support](#)

[Hotel Code Change](#)

Date: May 18, 2023

From: Evan Berrett, Economic Development Director

To: Eagle Mountain City Planning Commission

Re: Proposed Changes to 17.35.030 & 17.35.040 for the attraction of Hotels

Eagle Mountain City Planning Commission,

I wish to communicate the purpose for and recommendation of the proposed changes to EMCC 17.35.030 addressing building heights and 17.35.040 addressing extended use hotels. I will address these separately as their purpose is related but not the same.

17.35.030. Land Use Table.

Our code currently allows extended stay hotels with a requirement that some standard rooms be included (minimum of 30%). After much discussion about commercial development with City Council on a variety of topics, I do not believe that hotels offering primarily extended stay product is of interest to our elected officials.

The proposed change would require at least 55% of the hotel be made up of standard rooms which would still allow the extended stay product, but simply emphasizes that any hotels should be majority standard hotel rooms. I do not believe that hotels exist that have the exact 55%/45% ratio, the percentages were selected simply to establish that standard rooms should be the majority of rooms.

17.35.040. Commercial Development Standards

Eagle Mountain City for at least two years now has been courted by hotel operators but in each case, the company conducted research and then left without a trace. Staff believes that Eagle Mountain City can support smaller hotels currently and larger hotels in the future, and that hotels will support the vision of Eagle Mountain through providing new economic opportunities in tourism, events, commercial and industrial development, and more.



To improve our chances with future hotel operators (three smaller operators and one larger operator are currently reviewing our market), we have had discussions with site selectors and real estate professionals who work with various hotel brands to learn about what may be strengths or weaknesses in the Eagle Mountain trade area. One frequent observation was our height restrictions. Hotel operators are now looking at designs with a smaller footprint and four stories as the most viable product in markets like ours.

Staff completed analysis of four-story hotel designs and found that, on average, hotels that are four stories are about 60 feet in height, 10 feet above our current 50-foot limit. To remove this as a barrier to hotel development without opening the door for four-story commercial in a broader sense, language is recommended to specify that hotels, and hotels only, may be built at heights greater than 50 feet to achieve four stories. I believe this will be very beneficial in demonstrating to hotel operators that we are very interested in hotels in our City and are willing to adapt to what markets are indicating.

I believe that is in the interest of the City to do what we can to both ensure that hotels can and would like to locate in Eagle Mountain, but that those hotels also align with the City's vision and support our goals and ambitions. Please reach out with any questions at any time. Thank you.

Sincerely,



17.35.030 Land use table.

This land use table contains the various land uses that are permitted, special, and prohibited uses in the commercial 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.)

S = Special (Special uses are permitted uses that must also 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	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
RESIDENTIAL USES			
Assisted Living Facility (12+ residents)		S	
Assisted Living Facility (up to 12 residents)	P	P	
Bed and Breakfast	P	P	
Caretaker/Security Guard Dwelling Unit			
Residential Juvenile Group Home; Residential Facility for Persons with a Disability; Residential Rehabilitation and Treatment Facility		S	
Skilled Nursing Facility; Transitional Care Facility		P	
CIVIC/INSTITUTIONAL			
Cultural and Entertainment Uses (theaters, museums, galleries, libraries, performing arts studios, movies, etc.)		P	P
Schools (Public/Charter/Private)	S	S	
Public/Civic Buildings and Facilities (city owned)	P	P	P
Public Parks, Plazas, Trails, and Open Space	P	P	P
Religious or Cultural Meeting Halls	P	P	P
Sports Facilities/Arenas/Fields (indoor)		P	P
Transit Stop (bus, light-rail)	P	P	P
COMMUNICATION AND UTILITIES			

Land Use Table			
LAND USE	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
Communication Facilities and Towers	S ⁵	S ⁵	S ⁵
Electrical Substations and Power Transmission Lines		S ⁵	S ⁵
Public and Private (with franchise agreement) Utility Underground Lines, Utility Buildings, and Other Above Ground Structures	S ⁵	S ⁵	S ⁵
Public and Private Utility Equipment and Inventory Storage, Fenced or Enclosed	S ⁵	S ⁵	S ⁵
COMMERCIAL/NONRESIDENTIAL USES			
Adult Group Care Facility (nonresidential)		P	
Animal Care Service		S ⁵	S ⁵
Athletic Instruction, Including Dance, Gymnastics, Martial Arts, etc.	P	P	P
Automobile Gas/Service Stations	S	S	S
Automobile Sales and/or Minor Service		S	S
Automobile Service and Repair (minor)		P	P
Automobile Service and Repair (including auto body)		P	P
Banks and Credit Unions	P	P	P
Brewery (ancillary to a restaurant)		P	P
Car Wash		P	P
Car Wash (ancillary to a gas/service station)	S ⁵	P	P
Check Cashing and Deferred Deposit Lenders ³			S ⁵
Child Day Care Center or Preschool	P	P	P
Construction and Equipment Sales/Rental			P
Convenience Store; Corner Market	P	P	P
Dialysis Center		P	P
Fitness Center	P	P	P
Flex Office/Retail/Warehouse			P
Grocery Store, Small/Neighborhood (generally < 30,000 sq. ft.)	P	P	P
Grocery Store, Medium/Community (generally 30,000 – 75,000 sq. ft.)		P	P

Land Use Table			
LAND USE	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
Grocery Store, Large/Regional (generally > 75,000 sq. ft.)			P
Hospital			P
Hotel ⁴		P	P
Indoor Shooting Range		S	S
Laundry Services (no on-site dry cleaning)	P	P	P
Mortuary		P	P
Office (medical, health care, professional)	P	P	P
Outdoor Sales and Display (including storage of materials, products, and equipment incidental to an allowed use)	S ⁵	S ⁵	S ⁵
Parking Garage		S ⁵	P
Pawn Shop			P
Pharmacy (retail)	P	P	P
Plant and Tree Nursery/Garden Center (with outside display; min. 1 acre lot)	S ⁵	P	P
Plasma, Blood Collection			P
Race Tracks for Go-Carts, ATVs, and Other Motorized Sports Recreational Facilities			S ⁵
Reception/Conference/Meeting Center	S ⁵	S ⁵	S ⁵
Recreation (indoor)		P	P
Recreational Vehicle Sales/Rentals		P	P
Restaurant or Bakery	P	P	P
Retail Sales, General ¹		P	P
Retail Sales, Neighborhood (generally < 5,000 sq. ft.) ²	P	P	P
Retail Sales, Regional (generally > 55,000 sq. ft.)			P
Salon (hair, nails, etc.)	P	P	P
State Liquor Store		P	P
Temporary Sales (Christmas tree lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)	S ⁵	S ⁵	S ⁵
Tobacco Specialty Business		S ⁵	S ⁵

- ¹ Includes arts and crafts sales, body art facility, electronic media rental and sales, hardware and home improvement, pet store, and uses deemed similar or appropriate by the city.
- ² Includes bookstore, copy center or postal center, floral sales, ice cream or dessert shop, and uses deemed similar or appropriate by the city.
- ³ Check cashing and deferred deposit lenders include any business that must register in accordance with Section [7-23-101](#) et seq., Utah Code Annotated.
- ⁴ Hotels offering extended stay must include a mix of extended stay and standard rooms (maximum ~~70~~ 45 percent extended stay).
- ⁵ These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter [17.75](#) EMMC

17.35.040 Commercial development standards.

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

Commercial Development Standards			
Zone Designation	CN (Commercial Neighborhood)	CC (Commercial Community)	CR (Commercial Regional)
Maximum Height of Structures	35' ¹	50' ¹	50' ¹
Minimum Setback Requirements ²			
Front	10' Min; 25' Max	10' Min; 25' Max	10' Min
Rear	20'	20' (35' ³)	20' (35' ³)
Side	None (20' ³)	None (Equal to building height ³)	None (Equal to building height ³)

- 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. **Hotels may be permitted above 50' to achieve a maximum of four stories.**

² The approval authority may approve alternative setbacks if, in its judgment, the setbacks comply with the following:

1. Does not interfere with the use, enjoyment, and character of adjacent properties;
2. The success of the business necessitates the setbacks, proven by data or research;
3. The setbacks are not solely to provide space for parking between the building and the street;
4. Topography or natural features make it impossible or impracticable to place the building within the setback.

* Maximum setback does not apply to anchor buildings if pad sites are provided which comply with this standard.

³ If adjacent to residential.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 23, 2023**

TITLE: DISCUSSION ITEM -- PROPOSED SUBDIVISION CODE AMENDMENTS

ITEM TYPE: Discussion

APPLICANT: City-initiated

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Discussion of proposed subdivision code amendments.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

Discussion item only.

ATTACHMENTS:



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

April 25, 2023, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, Brent Strong, and Alternate Commissioner Robert Fox.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Marcus Draper, City Attorney; Evan Berrett, Economic Development Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

1. Eagle Mountain City Planning Commission Work Session

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

2. Legislative Update

This item was discussed after item 3.B.

Deputy City Administrator/Community Development Director Steve Mumford explained amendments to Municipal Code to come into compliance with recent State Legislative actions including SB 174, HB 364, HB 406, and SB 199.

3. Discussion Item

3.A. DISCUSSION ITEM – Upcoming Code Amendments

This item was discussed after item 8.C. during the policy session.

Senior Planner David Stroud explained the proposed amendments to EMMC 17.75., 17.38., and 17.40.

Discussion clarified the definition of an accessory sales activity listed in 17.75.073(C)(3).

Commissioner Everett suggested adding a timeframe to the submission of evidence of compliance in 17.38.040(D) and directed staff to add the amendments as action items on a future agenda.

3.B. DISCUSSION ITEM – Axio #1 Concept Plan

This item was discussed first.

Planner Steven Lehmitz presented the item. Axio #1 is an automobile sales lot proposed at 3677 E. Campus Drive. The lot is zoned commercial and is 1.34 acres. The proposed building is 5,077 square feet. The recorded plat for this property and the Commercial Community zone lists the front setback as a minimum of 10 feet and a maximum of 25 feet. The proposed structure is outside of that setback range. The City Council can approve alternative setbacks per EMMC 17.35.040. Four buildings exist on Campus Drive with front setbacks that range from 50 feet to 140 feet. The Planning Commission may provide feedback related to the setback requirements.

Applicant representative Travis Johnson provided background information on his history and the business. He explained that a right-in, right-out access is preferred for customers test driving unfamiliar vehicles but he is also amenable to closing off that access and increasing the parking. The business would sell quality, used vehicles. The site is desirable due to its visibility and high traffic counts. They are looking at purchasing additional property adjacent to the site. Their advertising excludes previous popular car dealership trends that some cities find objectionable; however, they are required to use signage provided by the car manufacturers for sales events and utilize temporary tents for paintless dent repair (PDR) work. The building will be placed towards the north side of the property adjacent to Wride Memorial Parkway. Its design was patterned after a Starbucks in Draper west of I-15 with a lounge-inspired style. The proposed location for the Beto's dumpster and cross-lot access would impede the functionality of their property.

Commissioner Everett noted that the Commission had previously discussed a Municipal Code amendment to allow alternative front setbacks for uses such as gas stations and thinks the proposed location for the building is appropriate for this use. He would prefer to retain the access on Ranches Parkway as it would assist with traffic flow and this use will not produce high traffic counts.

Commissioner Allen concurred with the consideration of the use and functionality of lot design when approving front setbacks.

Mr. Mumford explained that the traffic signal at Stonebridge Lane and Ranches Parkway is scheduled to go out to bid in the near future and a free right on Wride Memorial Highway would be the next step to road improvements in this area followed by a high-t intersection at Ranches Parkway and Wride Memorial Highway which has yet to be designed or budgeted.

Commissioner Fox noted that this use would produce less traffic volume than the previously contemplated gas station. Nevertheless, he believes an access off Campus Drive would be more advantageous.

Commissioner Strong confirmed with the applicant that connectivity is planned to the adjacent lot which would allow the site to be accessed from Campus Drive through a shared access with the neighboring property.

Discussion ensued regarding access and maintenance of the City-owned property between the north side of the site and Wride Memorial Highway.

Commissioner Everett adjourned the work session at 6:34 p.m.

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

Commissioner Everett called the policy session to order at 6:34 p.m.

4. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

5. Declaration of Conflicts of Interest

Although not a conflict of interest, for transparency, Commissioner Allen disclosed that his father serves on the Board of Directors for Mountain America Credit Union.

6. Approval of Meeting Minutes

6.A. April 11, 2023 Planning Commission Minutes

MOTION: *Commissioner Bergener moved to approve the April 11, 2023 minutes. Commissioner Pengra seconded the motion.*

Those Voting Yes

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

Those Voting No

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

Those Abstaining

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

Those Absent

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

The motion passed with a unanimous vote. As Commissioner Everett was absent during the April 11, 2023 meeting, Commissioner Everett abstained and Alternate Commissioner Fox voted to approve the minutes as he had voted during the meeting due to Commissioner Everett's absence.

7. Status Report

Staff reviewed the planning items discussed and voted upon during the April 11, 2023 City Council meeting.

8. Action and Advisory Items

8.A. ACTION ITEM – PUBLIC HEARING: Eagle Mountain Benches Zoning

Planning Manager Robert Hobbs presented the item. Planning Commission review of a request for a General Plan Future Land Use Amendment from Agricultural/Rural Density 1 to Agricultural/Rural Density 2 and an associated rezone from RA2 and AG Residential, as per the City Council minutes from July 17, 2018, to RD1; pertaining to 47.517 acres of land across Utah County Parcels Numbers: 59:006:0055, 59:006:0054, 59:006:0047, 59:006:0046 & 59:006:0042 east of the Rocky Mountain Power powerlines in anticipation of potential, future single-family residential development. The applicants propose to change the requirement that lots east of the powerline corridor within the area shown for rezoning on the maps that follow be allowed to be one acre in size – rather than 2.5 acres, to allow a portion of the lot to reside within the Rocky Mountain Power easement with a 12-foot height cap for underlying improvements, and reduction or elimination of the 150-foot open space buffer requirement imposed in 2018 along the south of their land.

Applicant representative Karen Scott said that they had intended to submit the plan earlier but were unable due to hardship. She hopes that the City is favorable of the request at this time. She said that when developers attempted to design the area with 2 ½ acre lots, they were unable to configure the property in a feasible layout and that would not have resulted in millions of dollars of infrastructure improvements.

Mr. Hobbs explained that the City plans to have a regional trail through the powerline corridor; however, specific plans and designs have not yet been completed.

Commissioner Everett opened the public hearing at 6:56 p.m.

Commissioner Everett noted that the Commission received emails from Jody Hooley and Mike Kiefer regarding the item.

Commissioner Everett closed the public hearing at 6:57 p.m.

Staff confirmed that the application has been before the Commission and Council several times previously and their reason for not approving the request was due to concerns with allowing one-acre lots instead of 2 1/2-acre lots on the eastern side of the project.

Discussion ensued regarding the requested lot sizes, buffering, and transitions.

Commissioner Bergener expressed concern with the request to amend the General Plan land use designation for the property.

Commissioner Everett stated that he is not concerned about the rezone and General Plan amendment; however, he does have significant concerns with the concept plan and would not be favorable of a site plan submitted with the same design.

Commissioner Allen concurred with Commissioner Everett and feels the proposal would provide adequate lot size transitioning.

Commissioner Pengra noted that the area has been preserved for large lots and the proposal does not work well because of the power corridor as it would be unadvisable and problematic to develop the land under the powerlines for residential uses.

Commissioner Strong agreed that the development is problematic because of the power lines, especially when the additional utility lines outside of the main corridor are taken into account.

Discussion ensued regarding the proposed and possible lot layouts.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the General Plan Amendment and rezone for Utah County Parcels Numbers: 59:006:0055, 59:006:0054, 59:006:0047, 59:006:0046, and 59:006:0042. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☐ <i>Jeremy Bergener</i>	☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☐ <i>Chris Pengra</i>	☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☐ <i>Brent Strong</i>	☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion failed with a vote of 3:2.

MOTION: *Commissioner Bergener moved to recommend denial to the City Council of the General Plan Amendment and rezone for Utah County Parcels Numbers: 59:006:0055, 59:006:0054, 59:006:0047, 59:006:0046, and 59:006:0042. Commissioner Pengra seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☐ <i>Jason Allen</i>	☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☐ <i>Matthew Everett</i>	☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a vote of 3:2.

8.B. ORDINANCE – An Ordinance of Eagle Mountain City, Utah Amending the Eagle Mountain Municipal Code, Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions and Chapter 17 Zoning.

Grants Coordinator/Management Analyst Natalie Winterton and Finance/Management Analyst Terrence Dela Pena presented the item. Changes made based upon feedback from the September

6, 2022 City Council meeting include a one-year to nine-month landscape requirement for developments, the requirements applying only to new builds, and small wording improvements.

Residents have requested that the City take the necessary steps so they can qualify for Flip the Strip and other programs. The Central Utah Water Conservancy District (CUWCD) has said that certain requirements must be met to continue in a working relationship with them. This is the start of a multi-pronged effort to conserve water in the City.

Benefits of the program:

- Builders: Qualify for rebates from the State of Utah for installing more water-wise landscapes.
- Residents: Qualify for Flip the Strip and other State relandscaping rebates.
- City: Qualifies for continued business with the CUWCD and additional grants.

Proposed amendments to Eagle Mountain Municipal Code:

- Chapters 16 and 17 – minor changes;
- 17.10.030 – adds a definition for ambiguous concepts;
- 17.25.050 – makes standards more consistent and increases the time for builders to install landscaping;
- 17.60.030 – clarifies that new requirements are only applicable to new builds and defines significant relandscaping;
- 17.60.040 - clarifies that new requirements are only applicable to new builds, requires Water Sense smart irrigation, prohibits nonfunctional turf, and adds irrigation requirements;
- 17.60.070 – deletes standards made unnecessary by the amendments;
- 17.60.080 – deletes standards made unnecessary by the amendments and corrects grammatical errors;
- 17.60.090 – adds new requirements to align the standards with CUWCD recommendations and emphasizes that the standards will only apply to new builds;
- 17.60.110 – clarifies language; and
- 17.60.110 – deletes the table that is inapplicable with the new standards.

Discussion ensued regarding the challenges of measuring and enforcing changes to significant relandscaping as defined as more than 75% of the lot's total landscaping and considerations for phased projects.

Because the item was not listed as a public hearing on the agenda, the Commission confirmed with staff that the item had been noticed as a public hearing.

Commissioner Everett opened the public hearing at 7:42 p.m. As there were no comments, he closed the hearing.

Discussion supported the benefit of the changes despite enforceability difficulties.

Commissioner Everett noted the importance of the City's partnership with the CUWCD and agrees with the benefits to the residents and City noted in the staff report.

Commissioner Allen cited 17.60.090(D), “At maturity, landscape areas shall have enough plant material to create at least 50% living plant cover at the ground plane, not including tree canopies.” He feels that requiring 50% living plant cover might be too high and 25% would be more appropriate. Commissioner Pengra agreed.

Commissioner Pengra expressed concern with requiring a Water Sense smart irrigation controller and the specification for drip irrigation systems due to enforceability. He feels that mulch is as effective as a weed barrier and is more environmentally friendly.

Ms. Winterton explained that the requirement for 50% living plant cover, Water Sense smart irrigation controllers, and the specification for drip irrigation systems came from CUWCD materials; however, she is unsure if they would be amenable to a higher or lower percentage of living plant cover. Artificial turf is not contemplated in the current standards.

Discussion ensued regarding the consistency in collecting and refunding the \$2,000 cash escrow retained until landscaping is completed, landscaping finished outside of the allotted timeframe by individual residents rather than developers, and the City installing landscaping for properties out of compliance.

Commissioner Pengra stated that he has objections to the collecting and holding of the escrow money due to possible issues with managing and returning the funds. He feels landscaping compliance problems would be better addressed through Code Enforcement and the judicial process.

Mr. Mumford explained that there is a separate account for the escrows and the payment, tracking, and refunding processes. The Planning Department has struggled with balancing the requirements and procedures. He suggested that the City consider a landscaping installation incentivization rather than being punitive.

Discussion ensued regarding the benefits and challenges of requiring individuals to deposit funds in an escrow when building their own homes compared to professional builders.

City Attorney Marcus Draper explained that developers can be held accountable for landscaping installation through their development agreement and would be motivated by the potential for litigation over the escrow amount whereas individual residents would likely be motivated by having their money refunded.

Commissioner Everett suggested including a provision to allow for extensions of the landscaping installation timeframe for extenuating circumstances.

Commissioner Bergener noted a correction to the enumeration to 17.60.040(I) to remove the superfluous 3.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of an ordinance of Eagle Mountain City, Utah amending the Eagle Mountain*

Municipal Code, Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions and Chapter 17 Zoning with the following changes:

- 1. The number 3 shall be removed from the section 17.60.040(I) title; and***
- 2. Staff shall work to include a provision to 17.25.050(A) to allow the City to provide extensions to individual lot owners if they can show meaningful progress on their landscaping.***

Commissioner Allen seconded the motion.

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

8.C. ACTION ITEM – PUBLIC HEARING: Preliminary Plat and Site Plan approval of Mountain America Credit Union.

Commissioner Everett disclosed that he works in the banking industry for a competitor but this institution does not compete in the segment that he works in.

Senior Planner David Stroud presented the preliminary plat and site plan approval of a Mountain America Credit union on a 43,689 square foot lot within the Marketplace at Eagle Mountain development. The parcel is zone Commercial Community. The 4,422-square-foot building will be oriented toward Eagle Mountain Boulevard.

Commissioner Everett opened the public hearing at 8:18 p.m. As there were no comments, he closed the hearing.

Commissioner Everett stated that he thinks the business will be a welcome addition to the City and he appreciates the design of the proposed elevations. Commissioner Pengra concurred.

MOTION: ***Commissioner Everett moved to recommend approval to the City Council of the preliminary plat and site plan for Mountain America Credit Union. Commissioner Strong seconded the motion.***

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

☒ **Brent Strong** ☐ **Brent Strong** ☐ **Brent Strong** ☐ **Brent Strong**

The motion passed with a unanimous vote.

9. Discussion Items

Staff and the Commission discussed item 3.A. from work session: discussion item – upcoming code amendments.

Commissioner Pengra requested a discussion to clarify the responsibilities of the Planning Commission review of master development agreements per Utah Code 10-9(a)-532.

Commissioner Everett directed staff to include the requested item on a future agenda when space is available.

10. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for May 9, 2023.

Commissioner Allen will not be in attendance and Commissioner Everett plans to attend virtually.

11. Adjournment

MOTION: ***Commissioner Strong moved to adjourn at 8:31 p.m. Commissioner Allen seconded the motion.***

Those Voting Yes

☒ **Jason Allen**

☒ **Jeremy Bergener**

☒ **Matthew Everett**

☒ **Chris Pengra**

☒ **Brent Strong**

Those Voting No

☐ **Jason Allen**

☐ **Jeremy Bergener**

☐ **Matthew Everett**

☐ **Chris Pengra**

☐ **Brent Strong**

Those Abstaining

☐ **Jason Allen**

☐ **Jeremy Bergener**

☐ **Matthew Everett**

☐ **Chris Pengra**

☐ **Brent Strong**

Those Absent

☐ **Jason Allen**

☐ **Jeremy Bergener**

☐ **Matthew Everett**

☐ **Chris Pengra**

☐ **Brent Strong**

The motion passed with a unanimous vote.

The meeting was adjourned at 8:31 p.m.

Approved by the Planning Commission on May 23, 2023.

Steve Mumford, AICP
Deputy City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 23, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: PRELIMINARY PLAT APPROVAL OF THE EAGLE MOUNTAIN DATA CENTER SUBDIVISION

ITEM TYPE: Preliminary Plat

APPLICANT: Colby Anderson, CIR Engineering

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

Eagle Mountain Data Center is requesting preliminary plat approval to create 11 lots, and a City-owned lot to locate a pump station. The plat contains 490 acres and contains lots that range from 5 acres to 98 acres. The City lot is 0.06 acres. The data center property is currently in the RTI overlay zone and would normally be plat approval granted by staff as the preliminary plat would be contained in the agreement. However, the agreement is not yet approved by City Council so the standard process of preliminary plat approval from the City Council via the Planning Commission is required.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Preliminary Plat approval is based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria of preliminary plat approval requests are contained in EMMC §16.20. Any entitlement related land use conditions (e.g., that stem from a Master Development Agreement in force and of effect against the Property) should also be considered when reviewing a plat application. Plats are to be approved if all required elements and proper design are provided in the drawings.

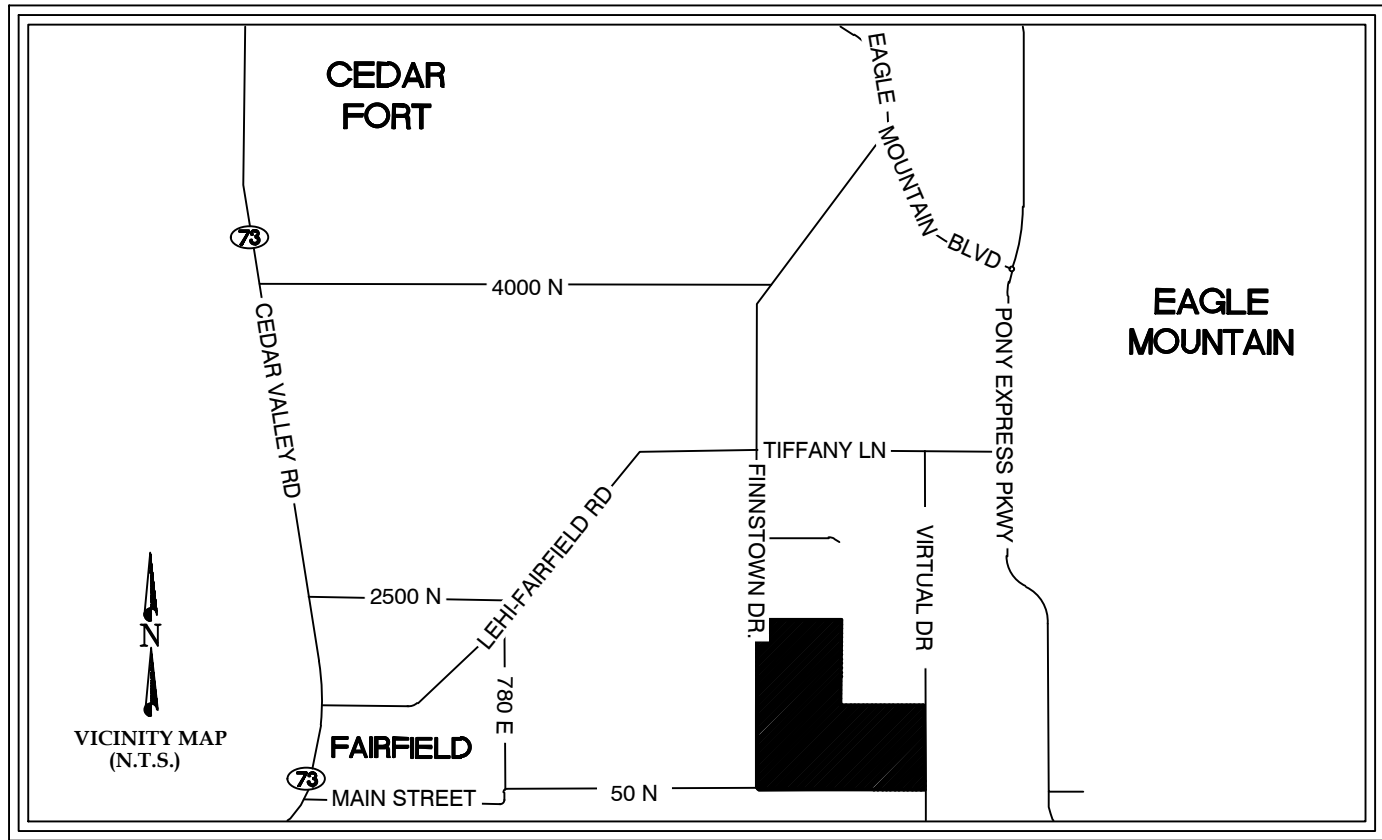
RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the preliminary plat of Eagle Mountain Data Center.

ATTACHMENTS:

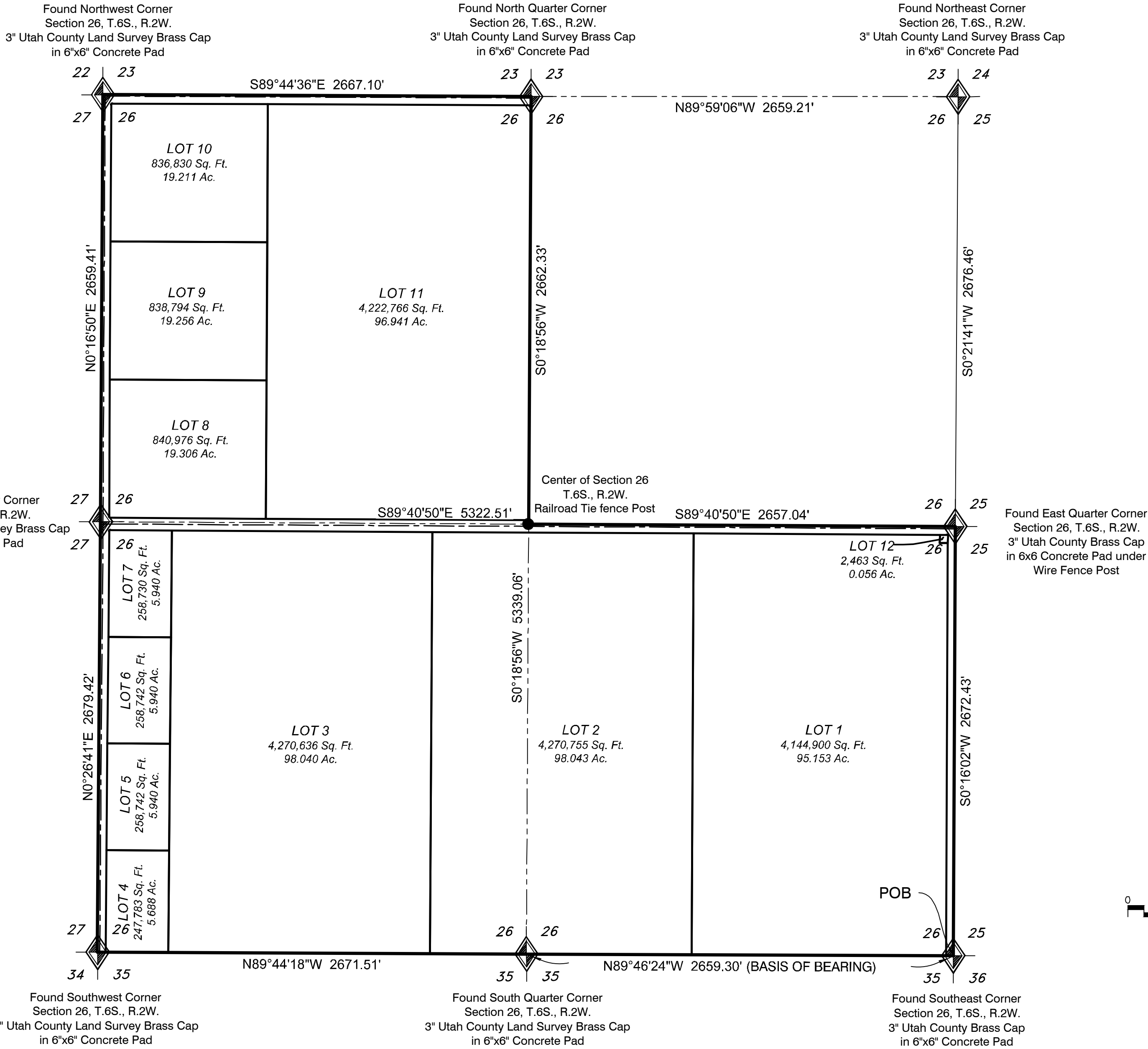
Eagle Mtn Subdivision Plat

Eagle Mtn Infrastructure



EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION

LOCATED IN THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
MAY 2023



PLAT NOTES

- Subject to Pole Line Easement recorded January 4, 1963, as Entry No. 154, in Book 926, at Page 200.
- Subject to A 30 foot right of way easement as disclosed in that certain Trustee's Deed, dated October 26, 1989 and recorded November 17, 1989 as Entry No. 34927 in Book 2644 at Page 6.
- Subject to Easement Agreement dated March 3, 2020 and recorded March 27, 2020 as Entry No. 39721:2020.
- Subject to Easement Agreement dated March 3, 2020 and recorded March 27, 2020 as Entry No. 39722:2020.
- Subject to Improvements Agreement recorded May 13, 2022 as Entry No. 58980:2022.

Rocky Mountain Power

- Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - a recorded easement or right-of-way
 - the law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
 - any other provision of law.

Approved this ____ day of _____, A.D. 20____.

By: _____

Title: _____

Dominion Energy Utah

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this ____ day of _____, 20 ____

By: _____

Title: _____

LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Set Rebar and Cap stamped "CIR"

TABULATIONS

Total Acreage: 490.140 AC.
Total Acreage in Lots: 469.514 AC.
Total Acreage in Roads: 20.626 AC.
Average Lot Size: 39.126 AC.
Largest Lot Size: 98.043 AC.
Smallest Lot Size: 0.056 AC.
Total # of Lots: 12

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

Direct Communications

Date

CITY ENGINEER APPROVAL

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with information on file in this office, of this ____ day of _____, A.D. 2023.

Eagle Mountain City Engineer

CITY ATTORNEY APPROVAL

I, _____, hereby certify that I have reviewed this entire document and approve it as to form, on this ____ day of _____, A.D. 2023.

Eagle Mountain City Attorney

ACCEPTANCE BY LEGISLATIVE BODY

The city council of the Eagle Mountain, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This ____ day of _____, A.D. 20 ____

City Manager

City Recorder (See Seal Above)

SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ____ day of _____, 20 ____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

An entire tract being all of those two parcels of land described as "New Parcel 1" & "New Parcel 2" in that Quit Claim Deed recorded May 12, 2022 as Entry No. 58779:2022 in the Office of the Utah County Recorder. Said entire tract is located in the Southeast, Southwest, and Northwest Quarters of Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning the Southeast Corner of said Section 26 to the South Quarter Corner of said Section 26; thence N. 89°46'24" W. 2,659.30 feet along the Section line to the South Quarter Corner of said Section 26; thence N. 89°44'18" W. 2,671.51 feet along the Section line to the Southwest Corner of said Section 26; thence N. 00°26'41" E. 2,679.42 feet along the Section line to the West Quarter Corner of said Section 26; thence N. 00°16'50" E. 2,659.41 feet along the Section line to the Northwest Corner of said Section 26; thence S. 89°44'36" E. 2,667.10 feet along the Section line to the North Quarter Corner of said Section 26; thence S. 00°18'56" W. 2,662.33 feet along the Section line to a Railroad Tie marking the Center of said Section 26; thence S. 89°40'50" E. 2,657.04 feet along the Section line to the East Quarter Corner of said Section 26; thence S. 00°16'02" W. 2,672.43 feet along the Section line to said Southeast Corner of Section 26 and the **Point of Beginning**.

The above-described entire tract contains 21,350,523 sq. ft. or 490.140 acres, more or less. Twelve (12) Lots.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into a street to be hereafter known as:

EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION

and does hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. the undersigned owners also hereby conveys to Eagle Mountain City and to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, I have hereunto set my hand this ____ day of _____, 2023.

QTS Eagle Mountain I, LLC

Eagle Mountain Data Center Campus, LLC

By: _____

By: _____

Print Name: _____

Print Name: _____

By: _____

By: _____

NOTARY ACKNOWLEDGMENT

_____) :ss
_____) :ss

On this ____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of QTS Eagle Mountain I, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION** and was signed by him/her on behalf of said and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Signature: _____

Print Name: _____

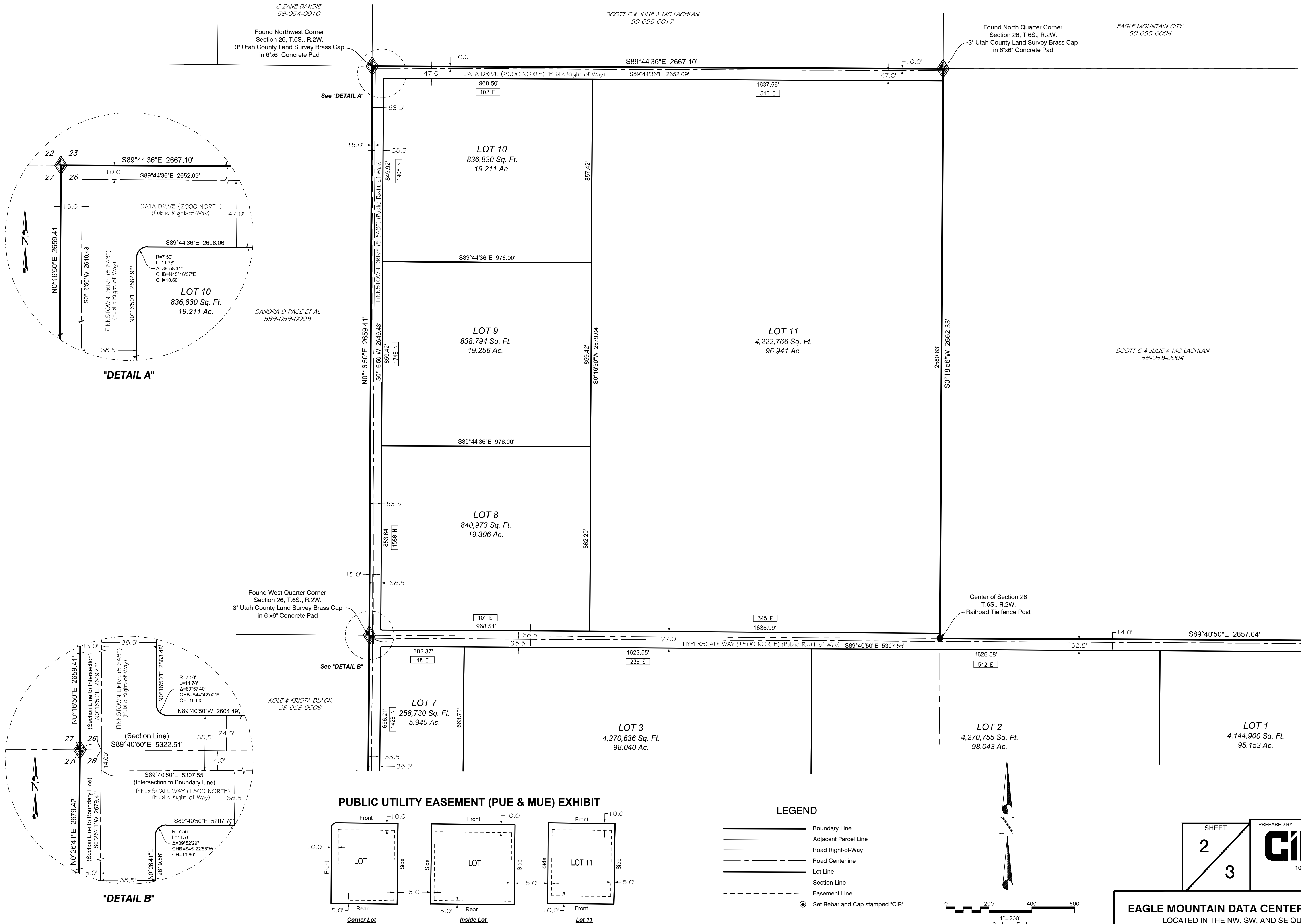
A Notary Public Commissioned in Utah

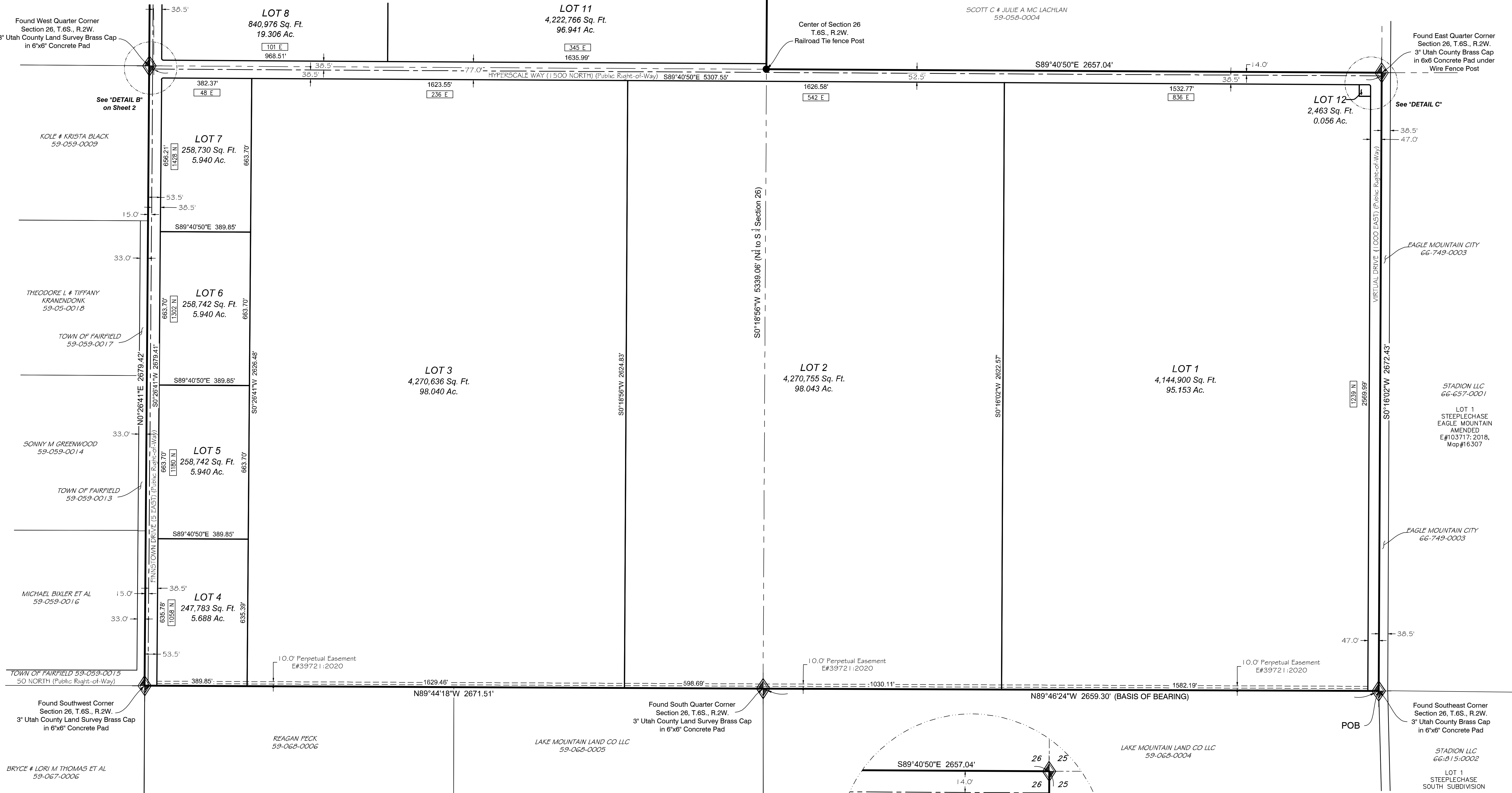
EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION

LOCATED IN THE NW, SW, AND SE QUARTERS OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

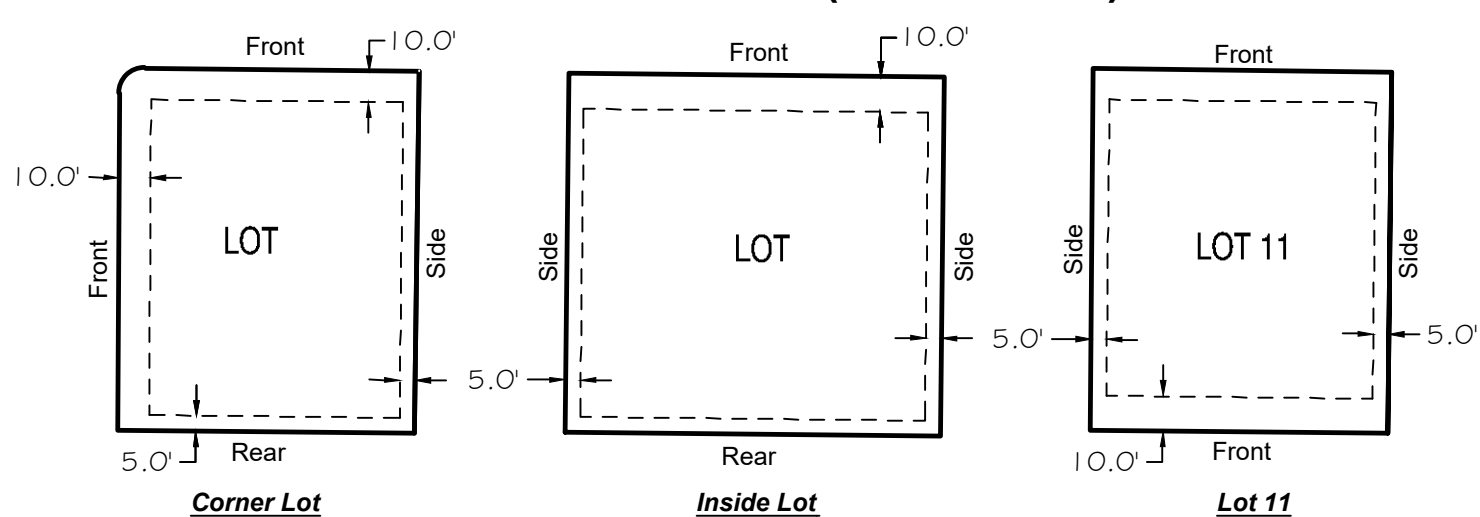
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL

UTAH COUNTY RECORDER



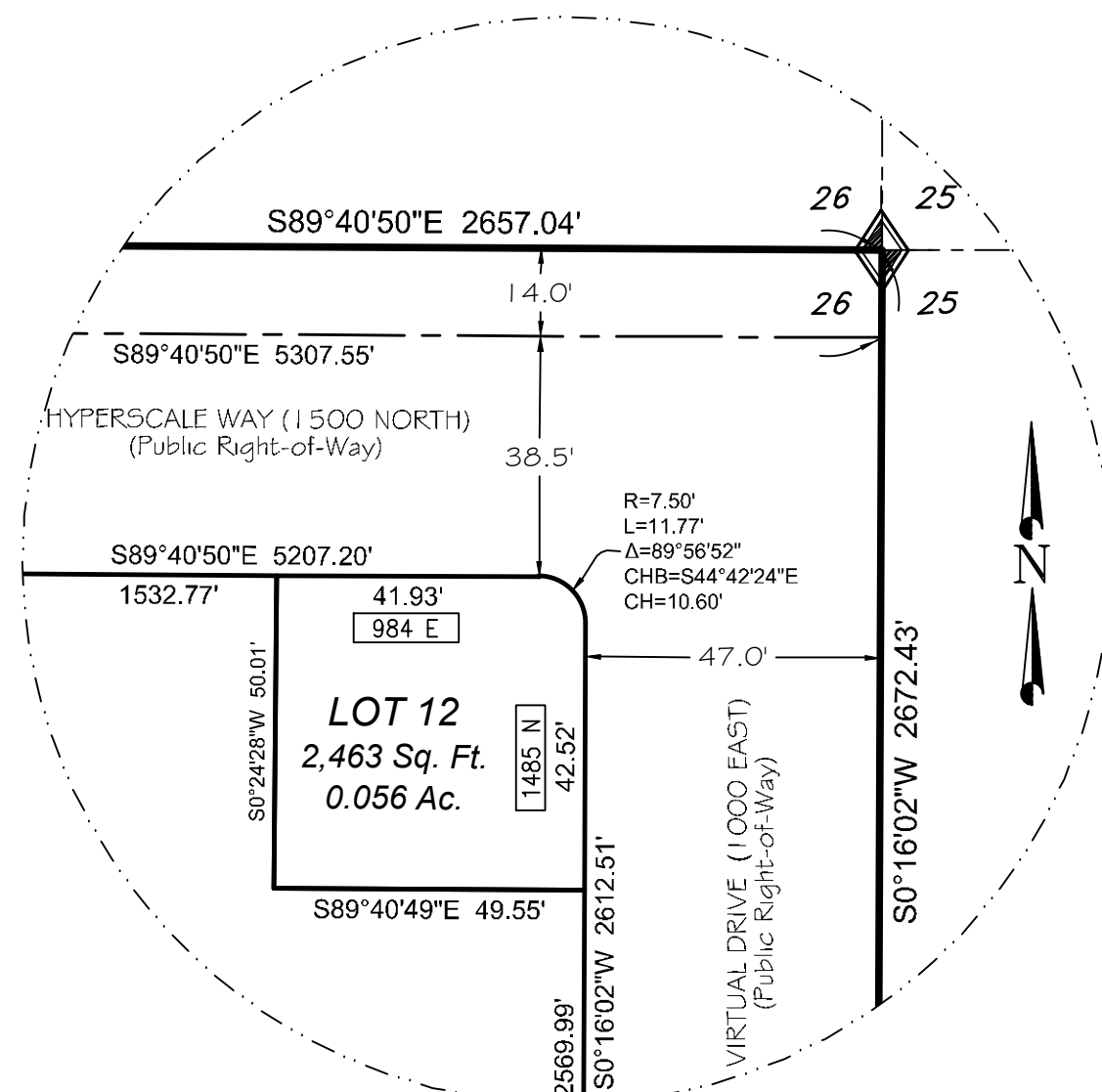


PUBLIC UTILITY EASEMENT (PUE & MUE) EXHIBIT



LEGEND

- Boundary Line
- Adjacent Parcel Line
- Road Right-of-Way
- Road Centerline
- Lot Line
- Section Line
- Easement Line
- Set Rebar and Cap stamped "CIR"



"DETAIL C"

SHEET
3
3

PREPARED BY:

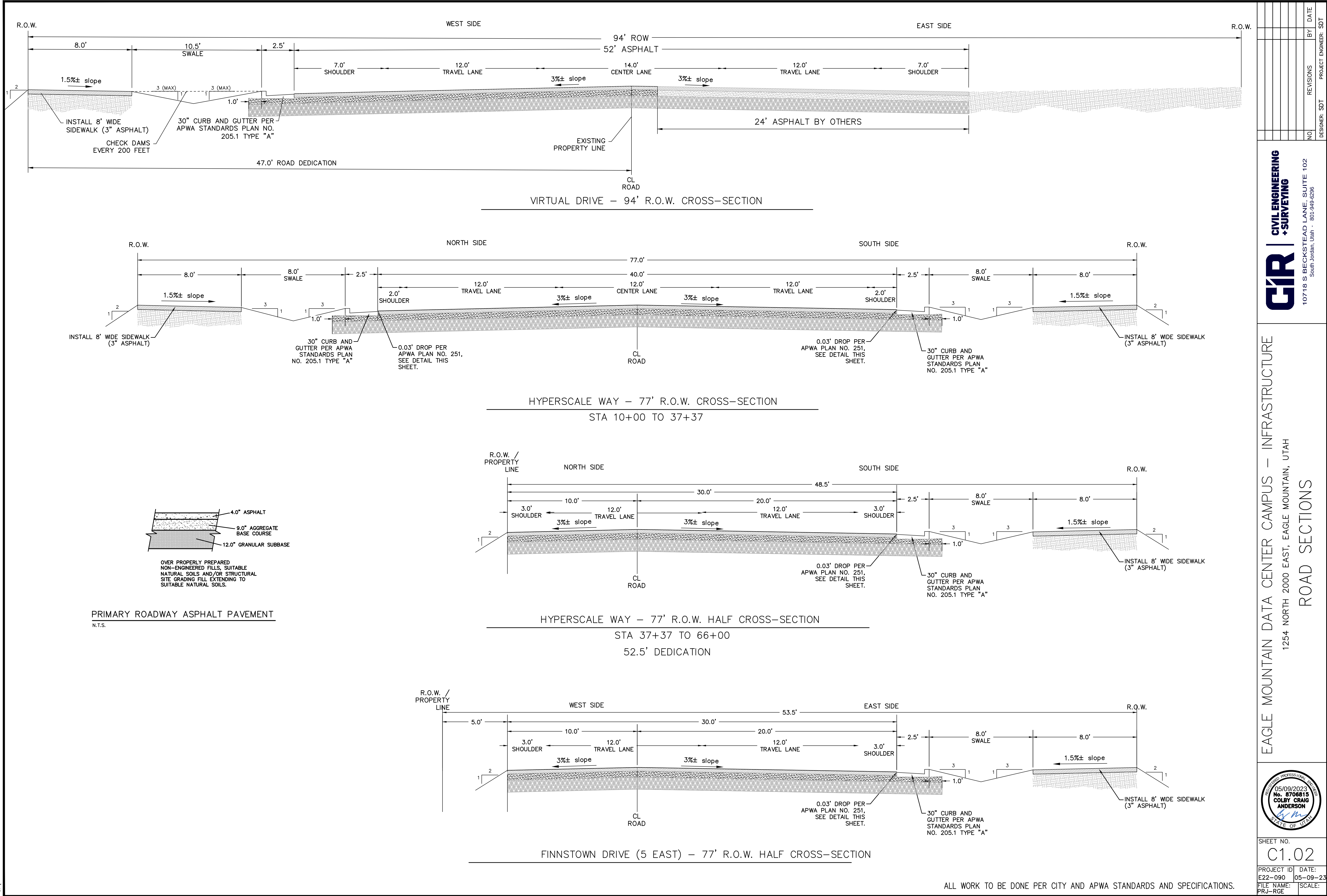
CIR | **CIVIL ENGINEERING
+ SURVEYING**

10718 South Beckstead Lane, Suite 102,
South Jordan, Utah 84095
Phone: 435-503-7641

EAGLE MOUNTAIN DATA CENTER CAMPUS SUBDIVISION

LOCATED IN THE NW, SW, AND SE QUARTERS OF SECTION 26,
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

PROJECT ID:	DATE:
22-090	05-09-2
FILE NAME:	SCALE:
RJ-RGE	



REVISIONS		BY	DATE
NO			

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

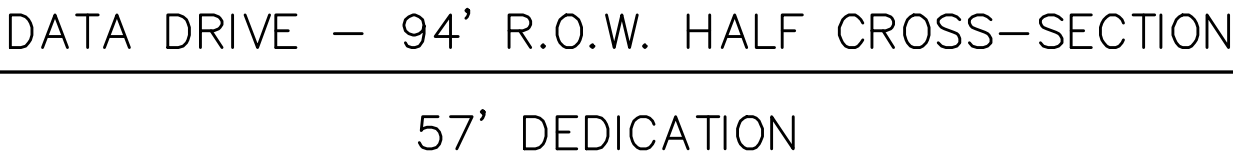
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

ROAD SECTIONS

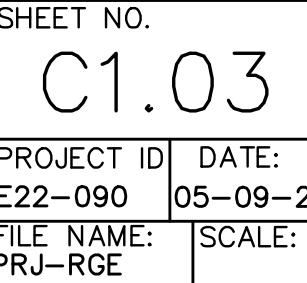
05/09/2023
No. 8706815
COLBY CRAIG
ANDERSON
STATE OF UTAH

SHEET NO. C1.02

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FILE NAME: PRJ-RGE SCALE:



ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



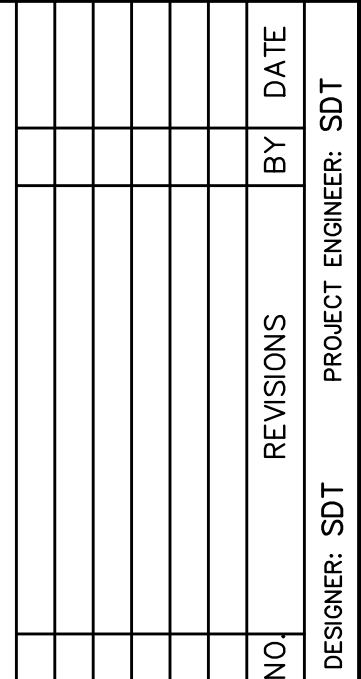
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
ROAD SECTIONS

**CIVIL ENGINEERING
+SURVEYING**

CIR

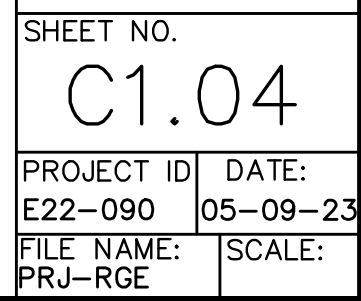
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South Jordan, Utah - 801-949-6296

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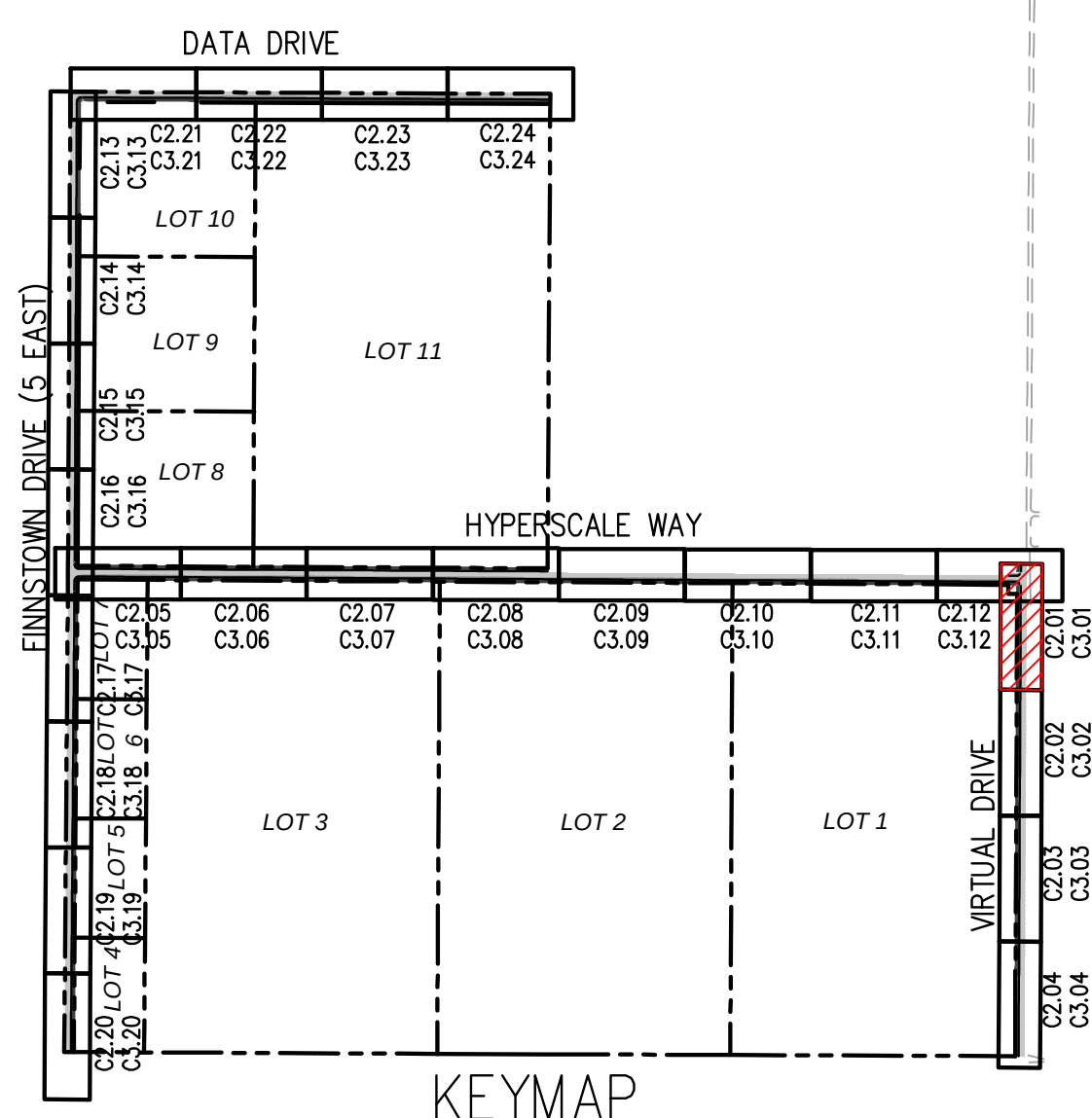
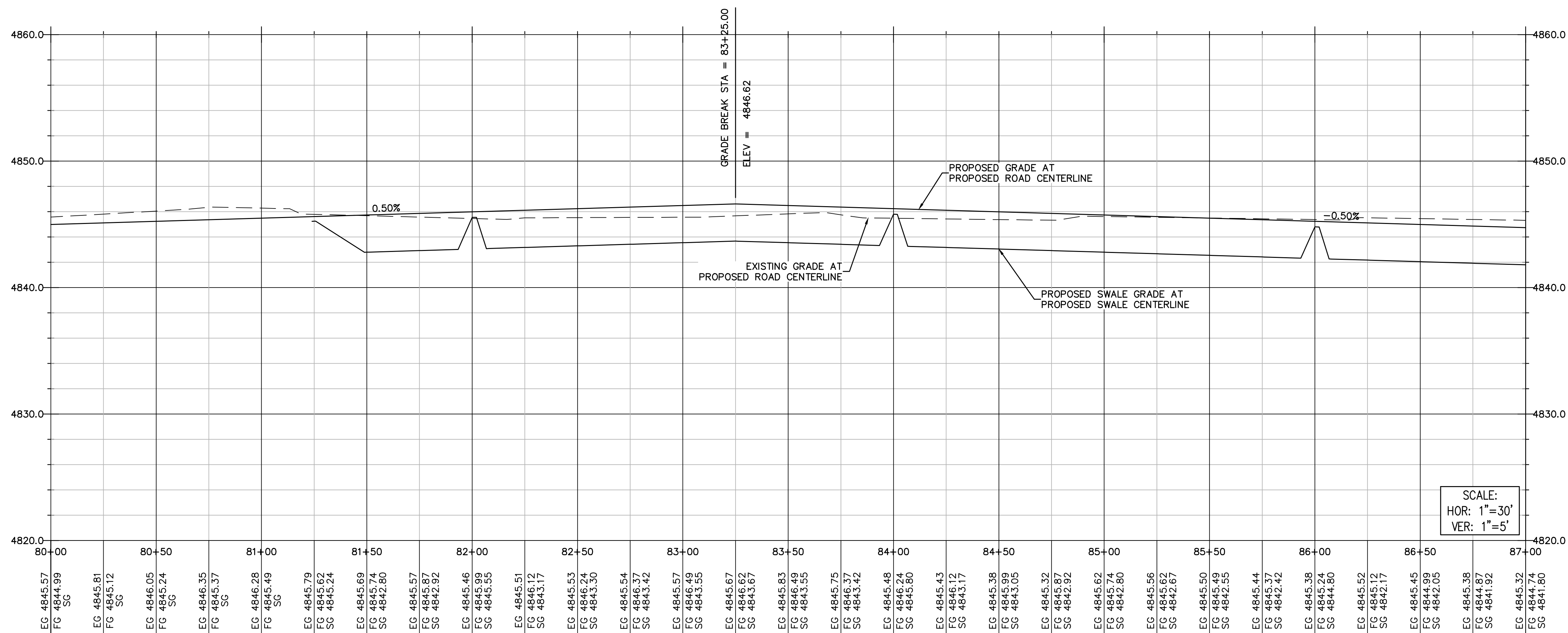
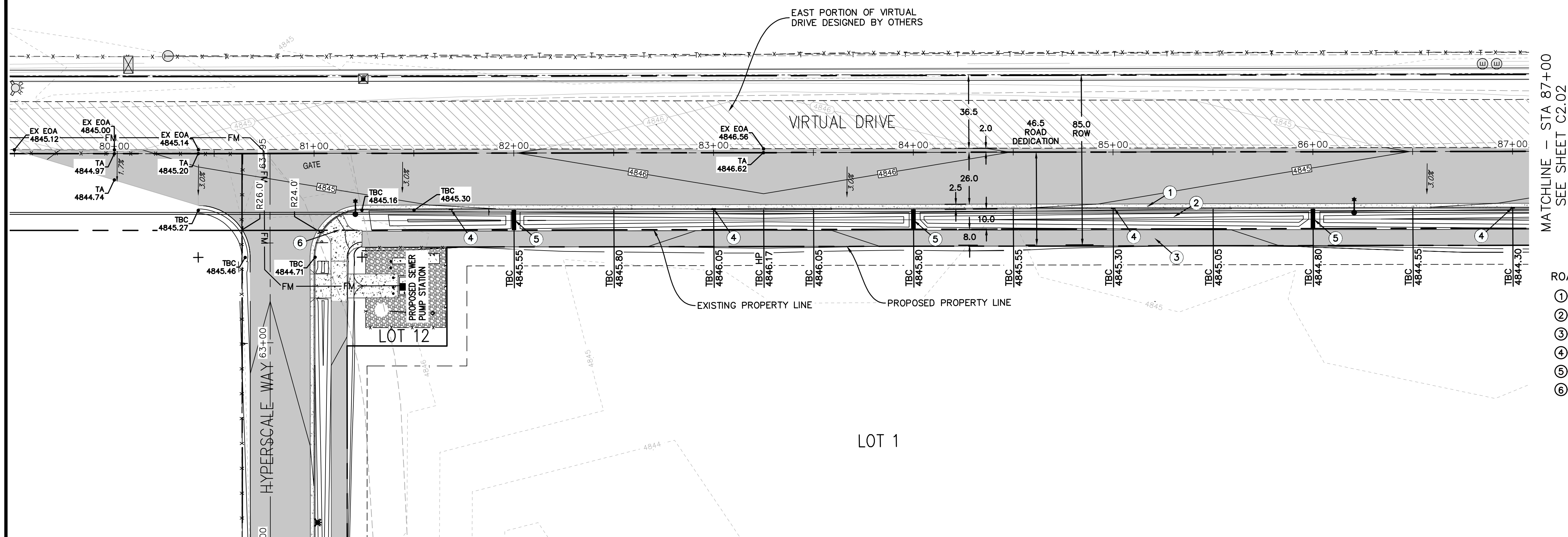


**CIVIL ENGINEERING
+ SURVEYING**

MAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
MASTER STREET LIGHT PLAN

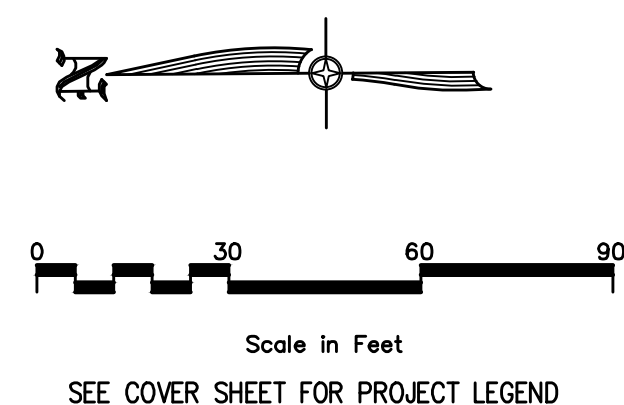


ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
- ⑤ INSTALL CHECK DAM. SEE SWALE DETAIL 3/C4.0
- ⑥ INSTALL ADA RAMP. SEE DETAIL /C4.0



EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

VIRTUAL DRIVE ROADWAY PLAN AND PROFILE

STA 80+00 TO 87+00

**CIVIL ENGINEERING
+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

DESIGNER: SDT

PROJECT

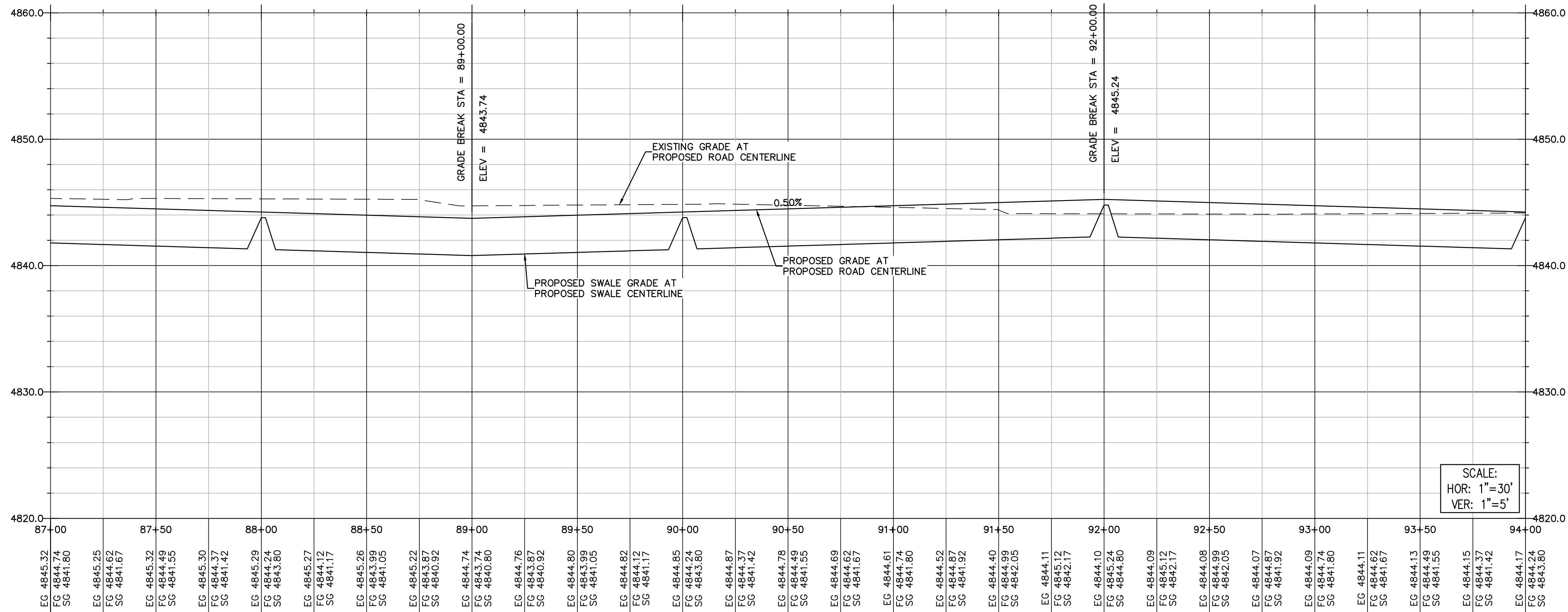
PROJECT ENGINEER: SDT

SHEET NO.
C2

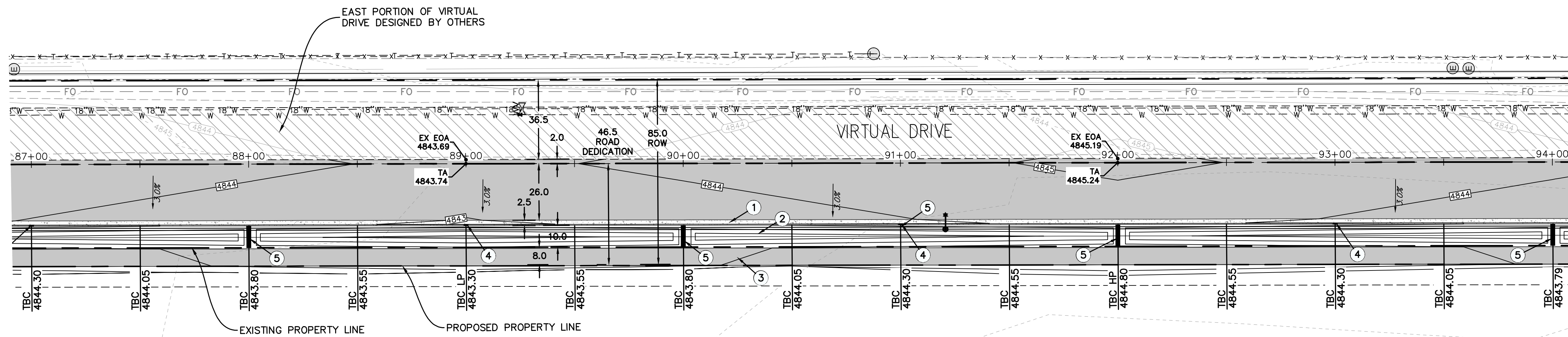
PROJECT ID: E22-090	DATE: 05-09-23
FILE NAME: PRJ-RGE	SCALE: 1" = 30'

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

SEE SHEET C2.01
MATCHLINE - STA 87+00



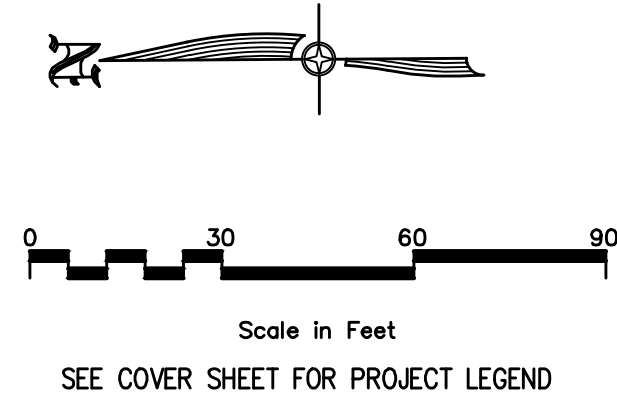
SEE SHEET C2.01
MATCHLINE - STA 87+00



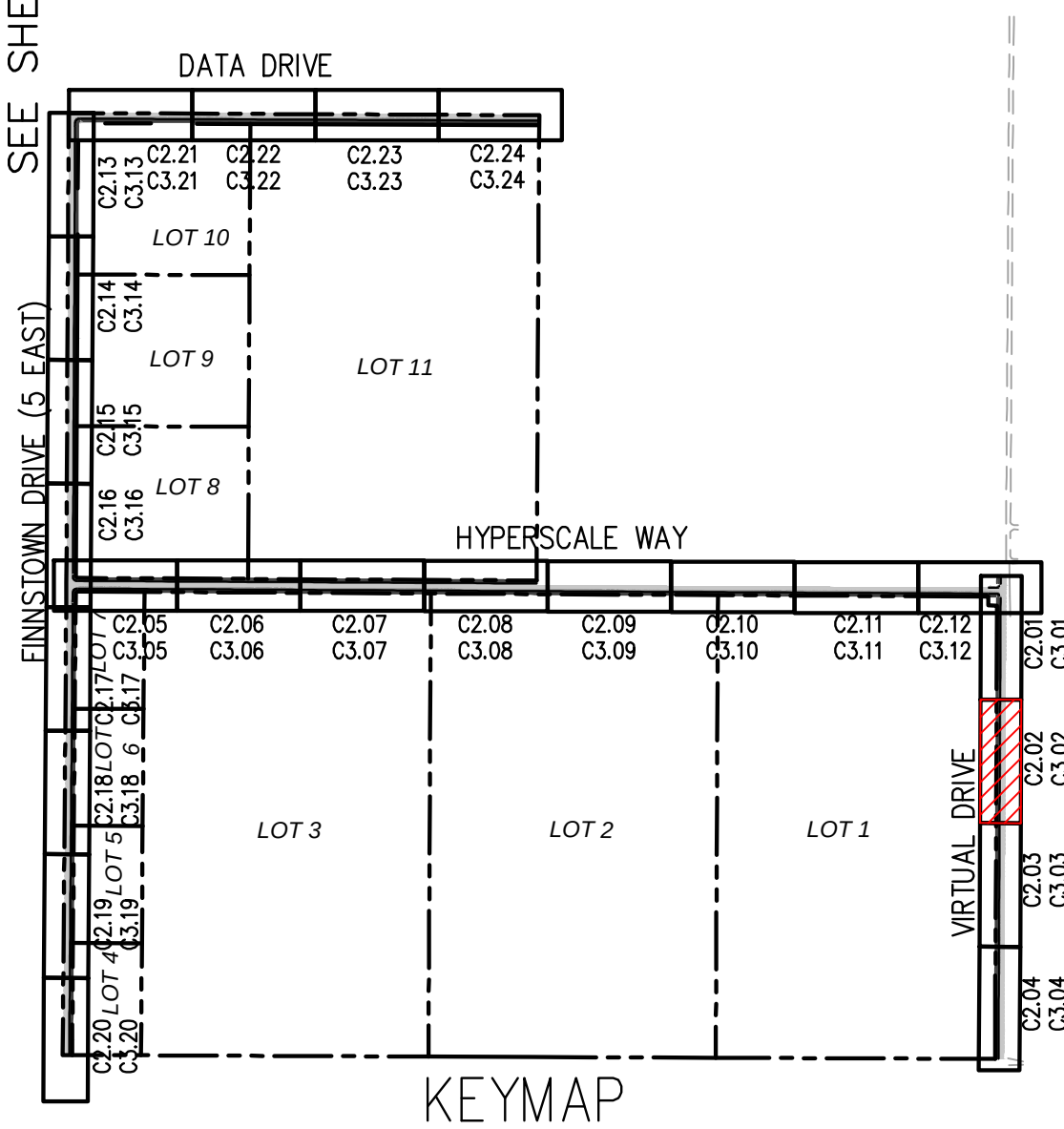
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SEE SHEET C2.03

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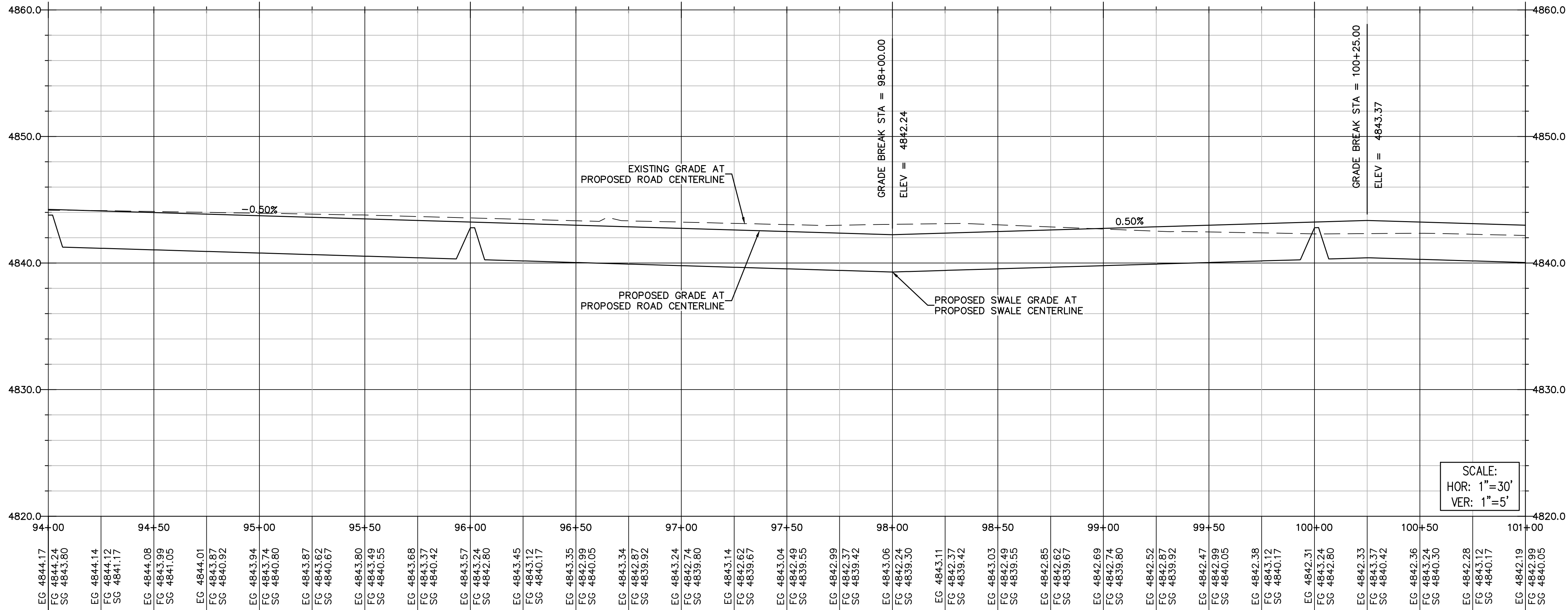
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- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
- ⑤ INSTALL CHECK DAM. SEE SWALE DETAIL 3/C4.0



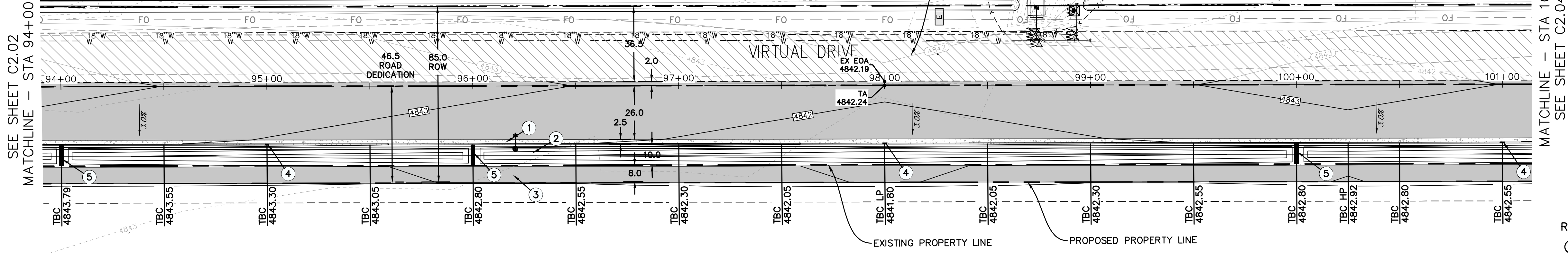
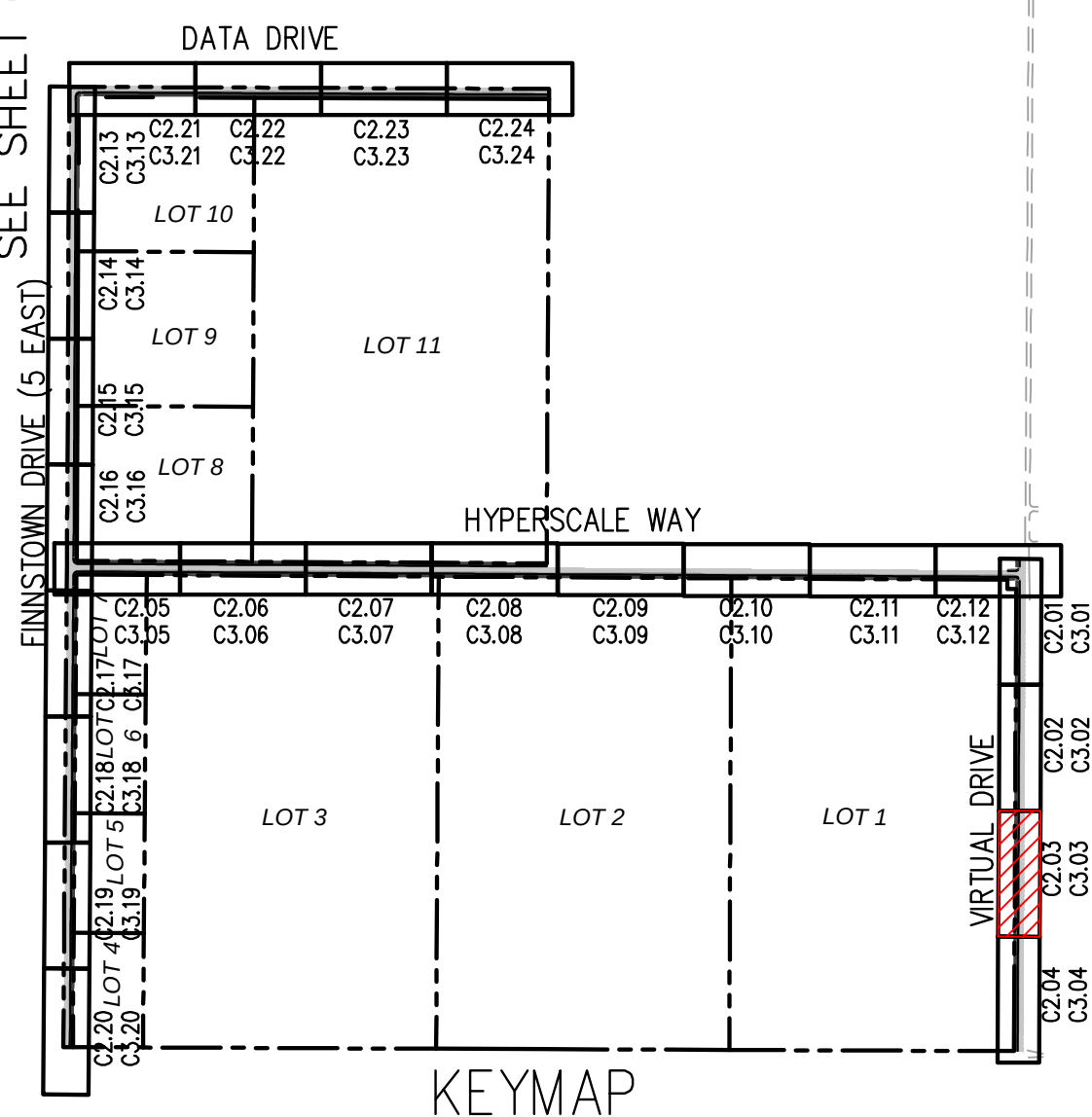
MATCHLINE - STA 94+00
SEE SHEET C2.03



SEE SHEET C2.02
MATCHLINE - STA 94+00

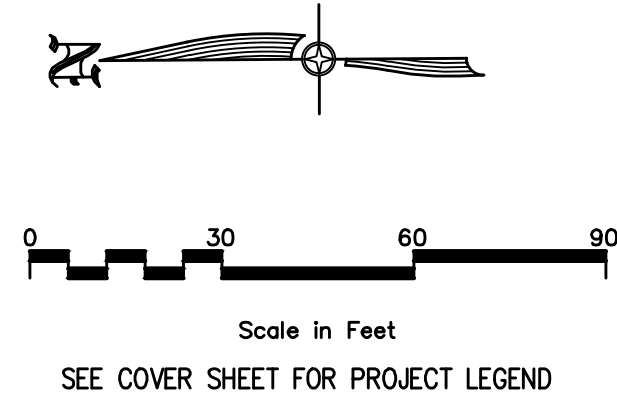


MATCHLINE - STA 101+00
SEE SHEET C2.04



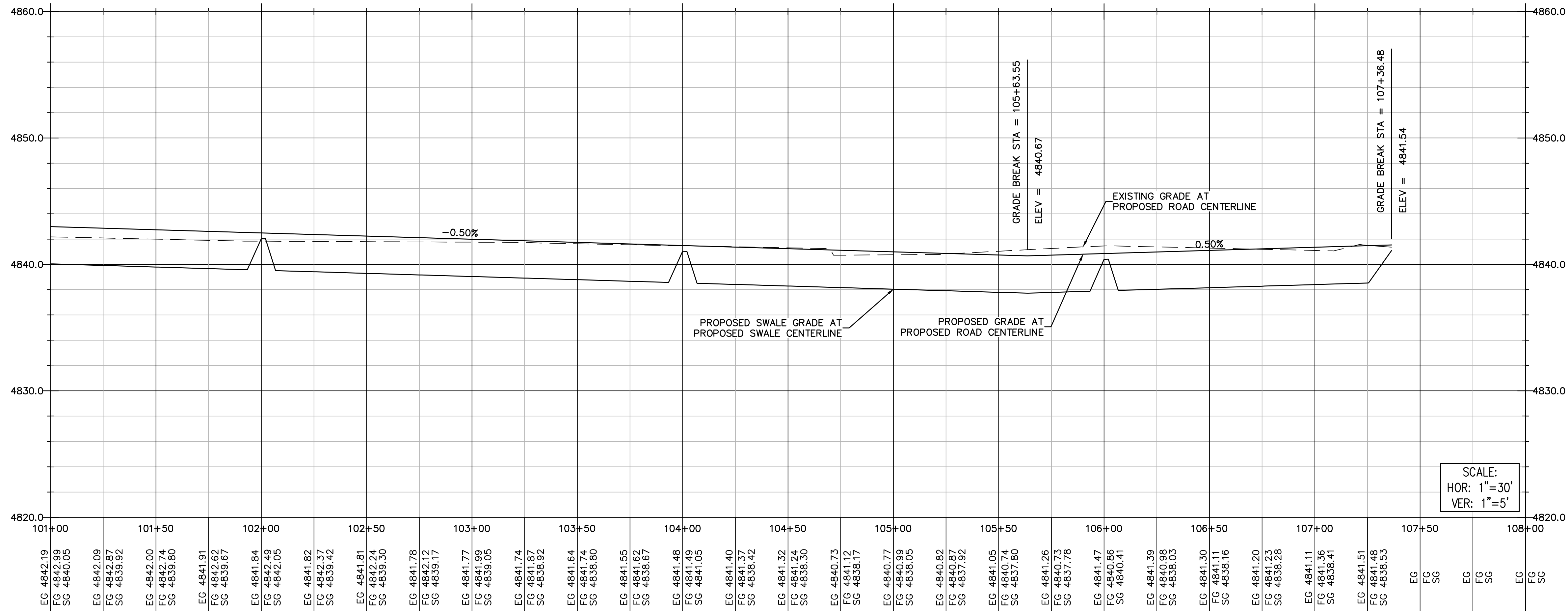
ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
- ⑤ INSTALL CHECK DAM. SEE SWALE DETAIL 3/C4.0



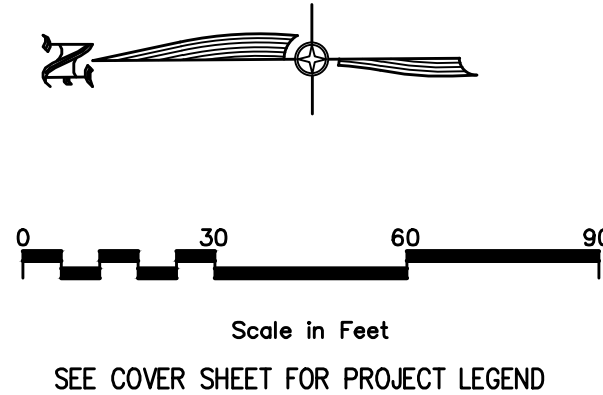
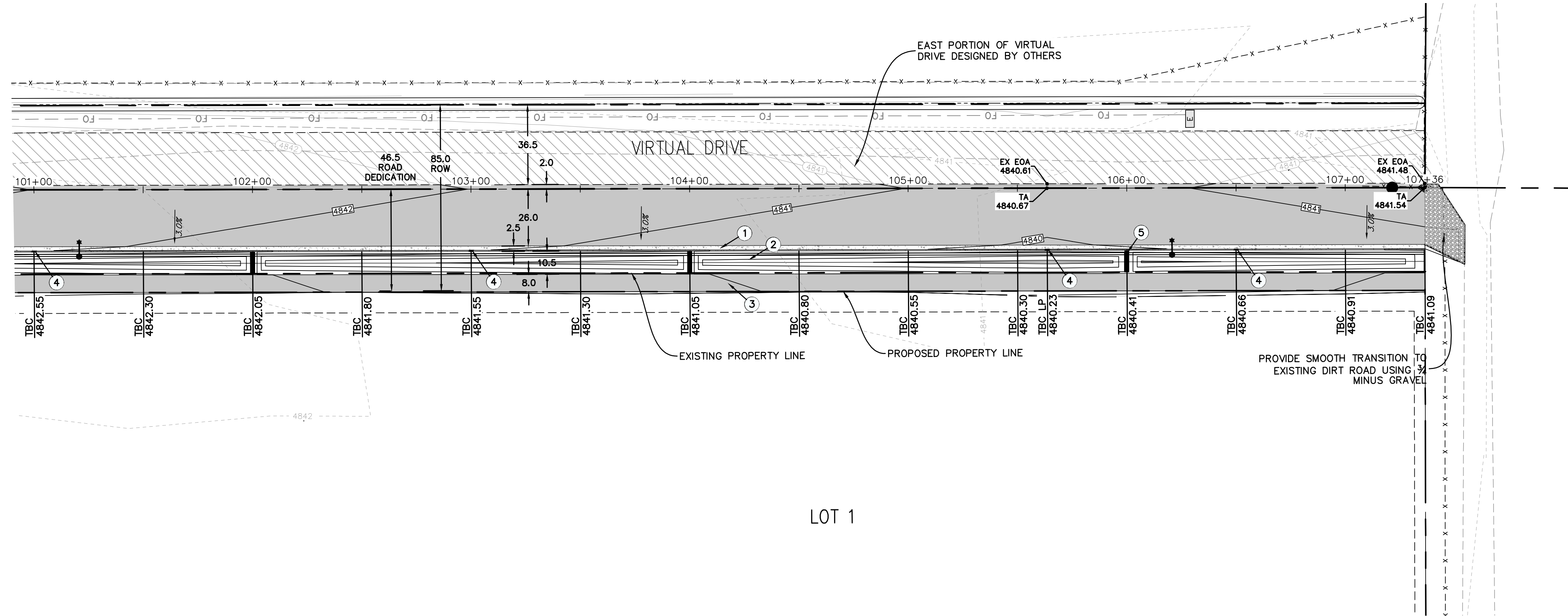
Scale in Feet
SEE COVER SHEET FOR PROJECT LEGEND

SEE SHEET C2.03
MATCHLINE - STA 101+00



SCALE:
HOR: 1"=30'
VER: 1"=5'

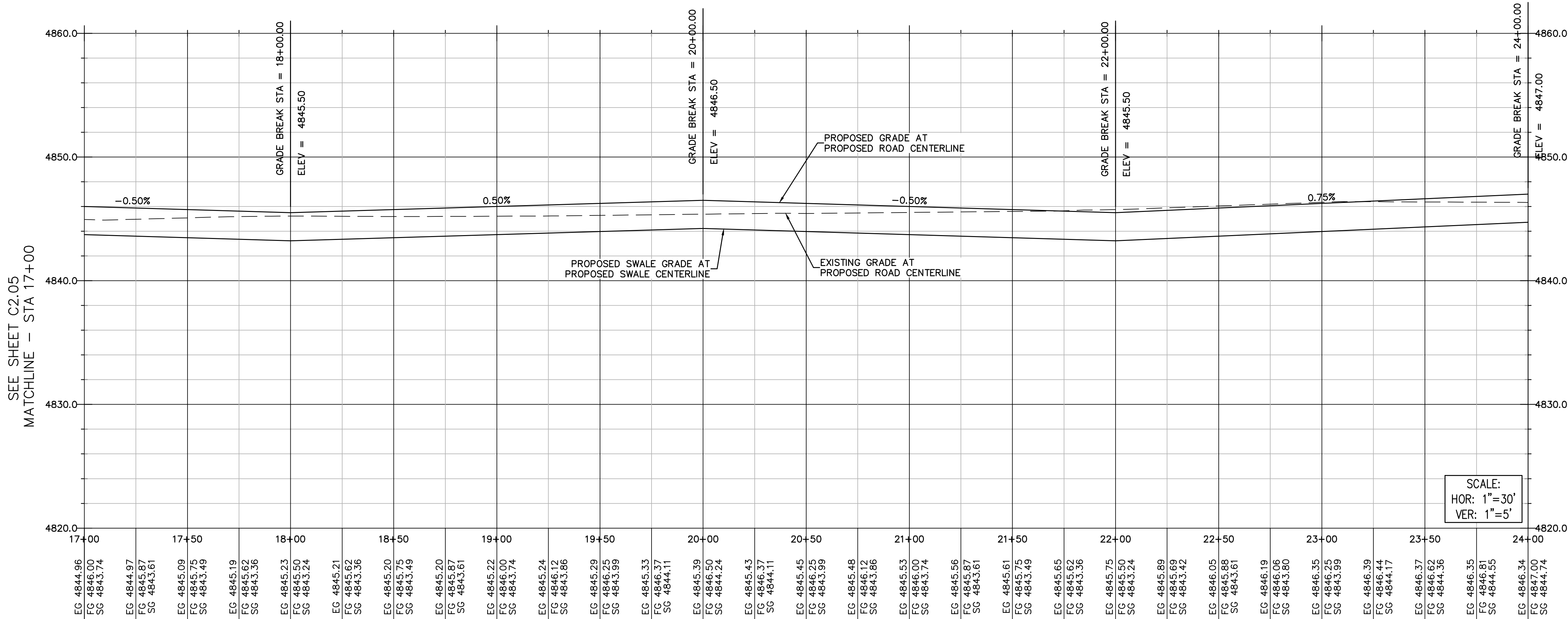
SEE SHEET C2.03
MATCHLINE - STA 101+00



ROADWAY KEYNOTES:

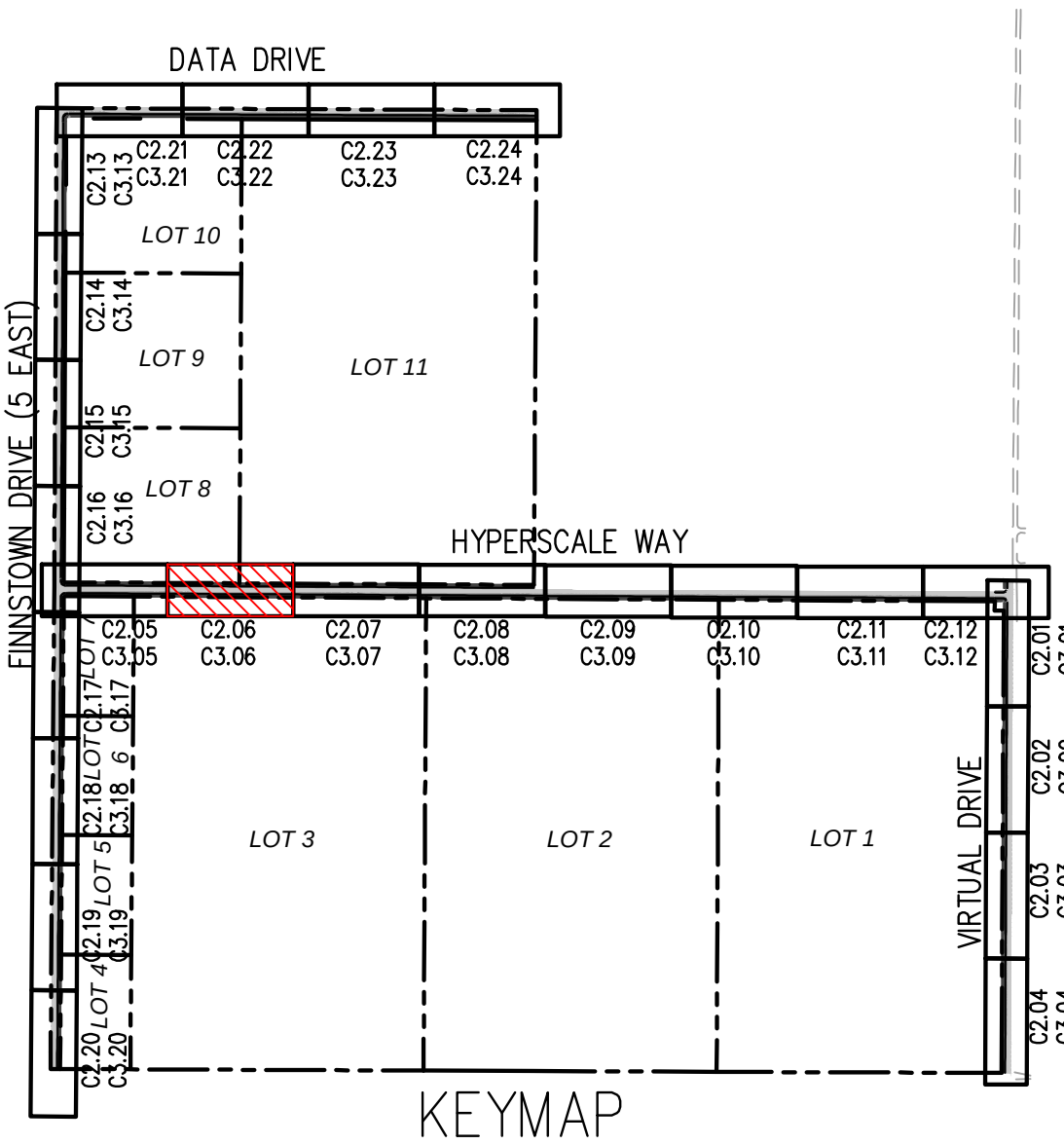
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- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
- ⑤ INSTALL CHECK DAM. SEE SWALE DETAIL 3/C4.0
- ⑥ INSTALL ADA RAMP. SEE DETAIL /C4.0

SEE SHEET C2.05
MATCHLINE - STA 17+00

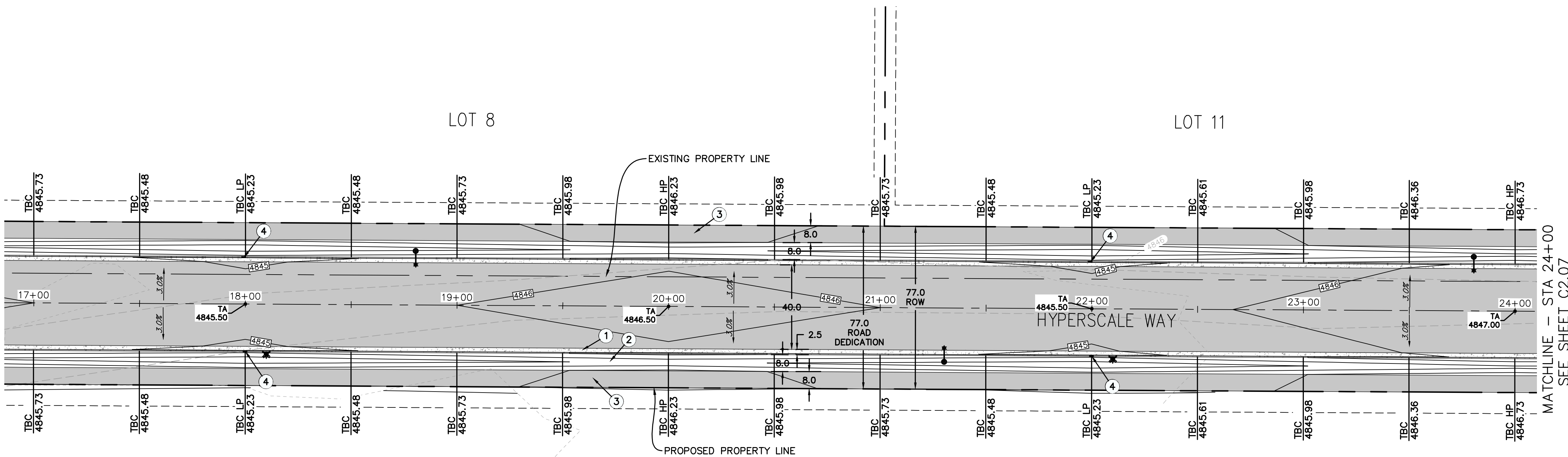


SCALE:
HOR: 1"=30'
VER: 1"=5'

MATCHLINE - STA 24+00
SEE SHEET C2.07



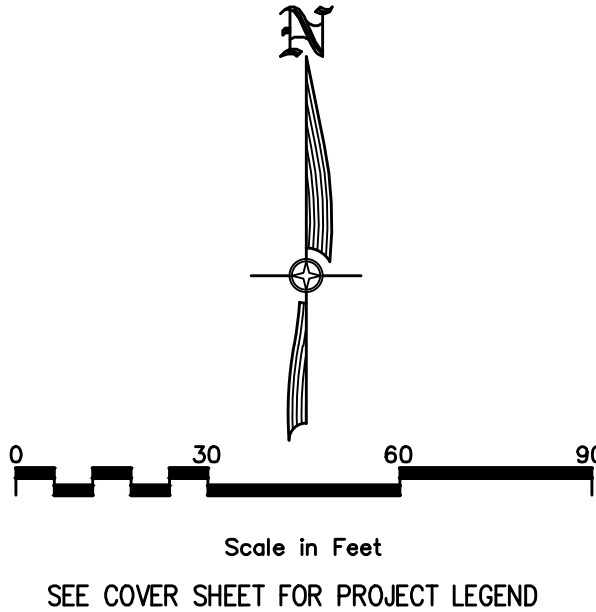
SEE SHEET C2.05
MATCHLINE - STA 17+00



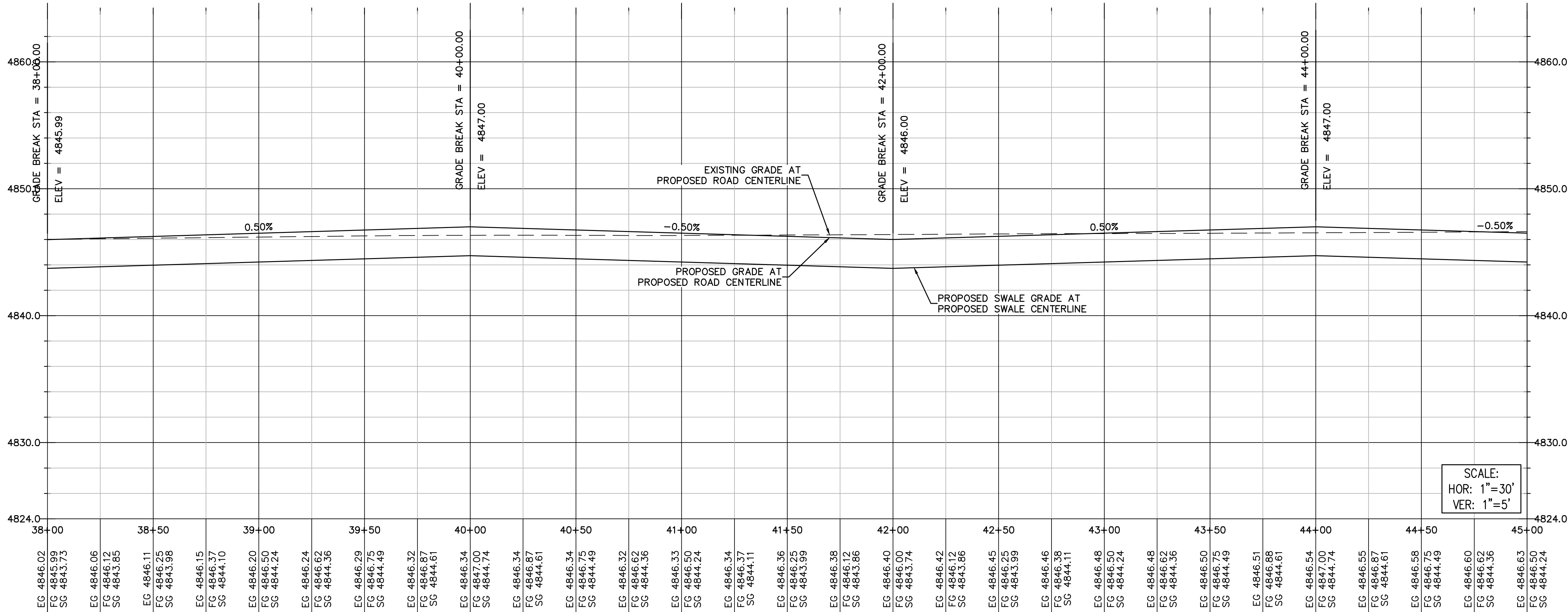
MATCHLINE - STA 24+00
SEE SHEET C2.07

ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

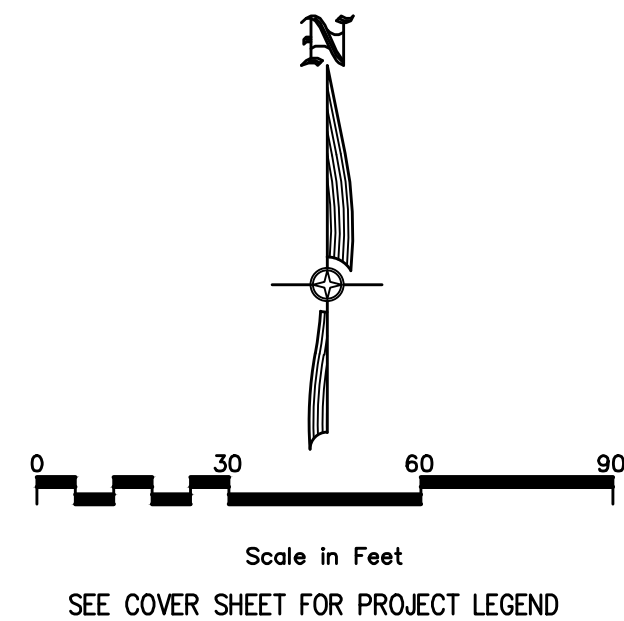
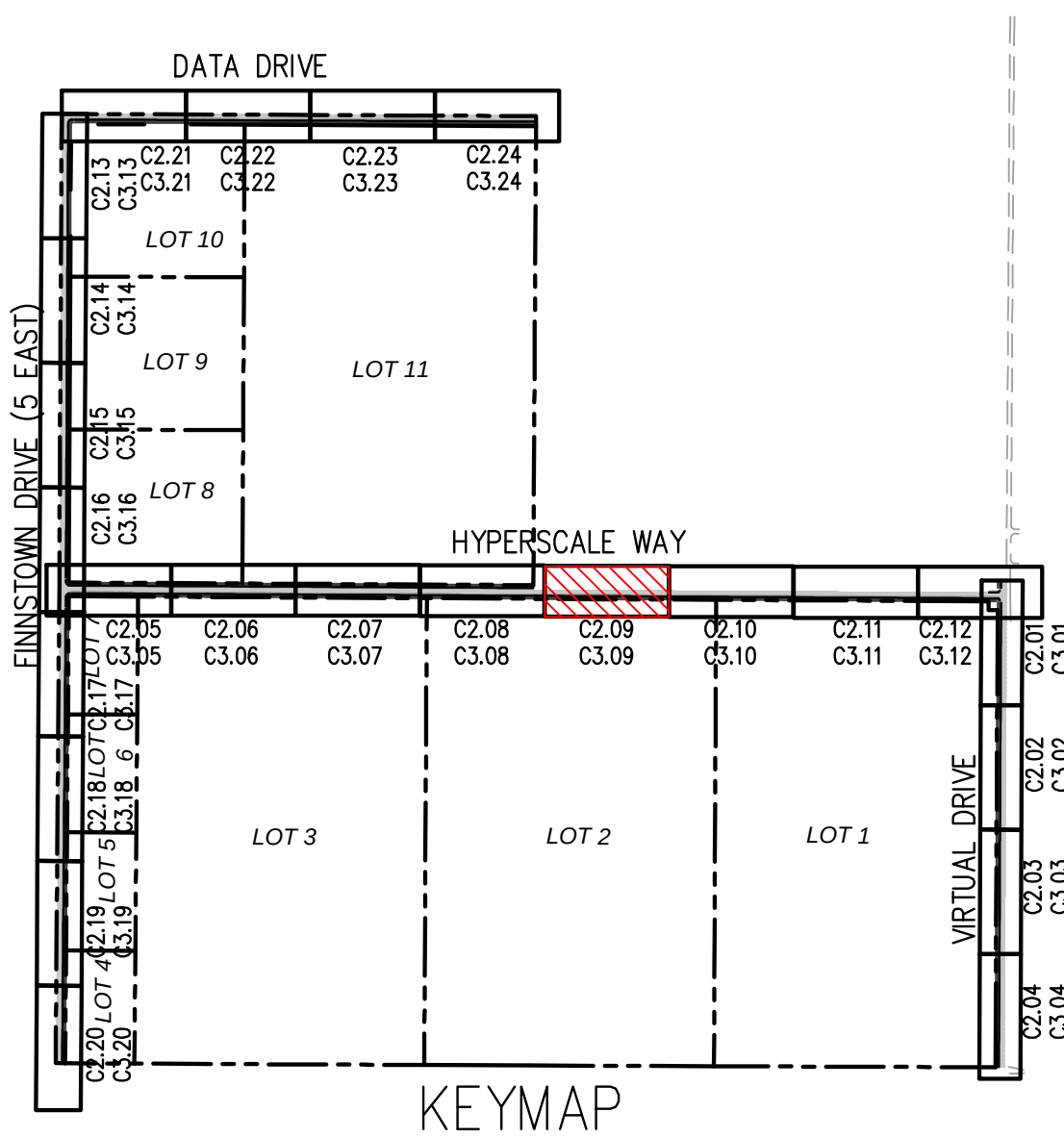


SEE SHEET C2.08
MATCHLINE - STA 38+00



SCALE:
HOR: 1"=30'
VER: 1"=5'

MATCHLINE - STA 45+00
SEE SHEET C2.10

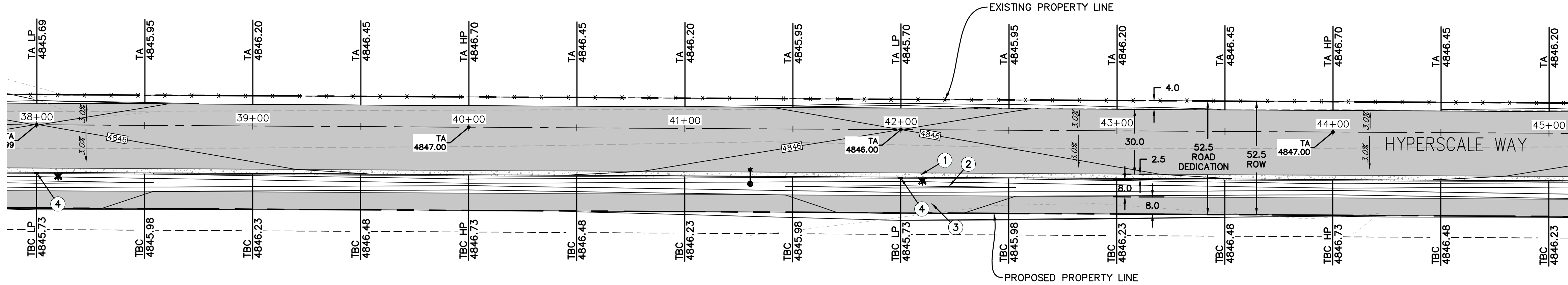


- ROADWAY KEYNOTES:
- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
 - ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
 - ③ INSTALL 8" ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
 - ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

SCOTT C & JULIE A
MC LACHLAN

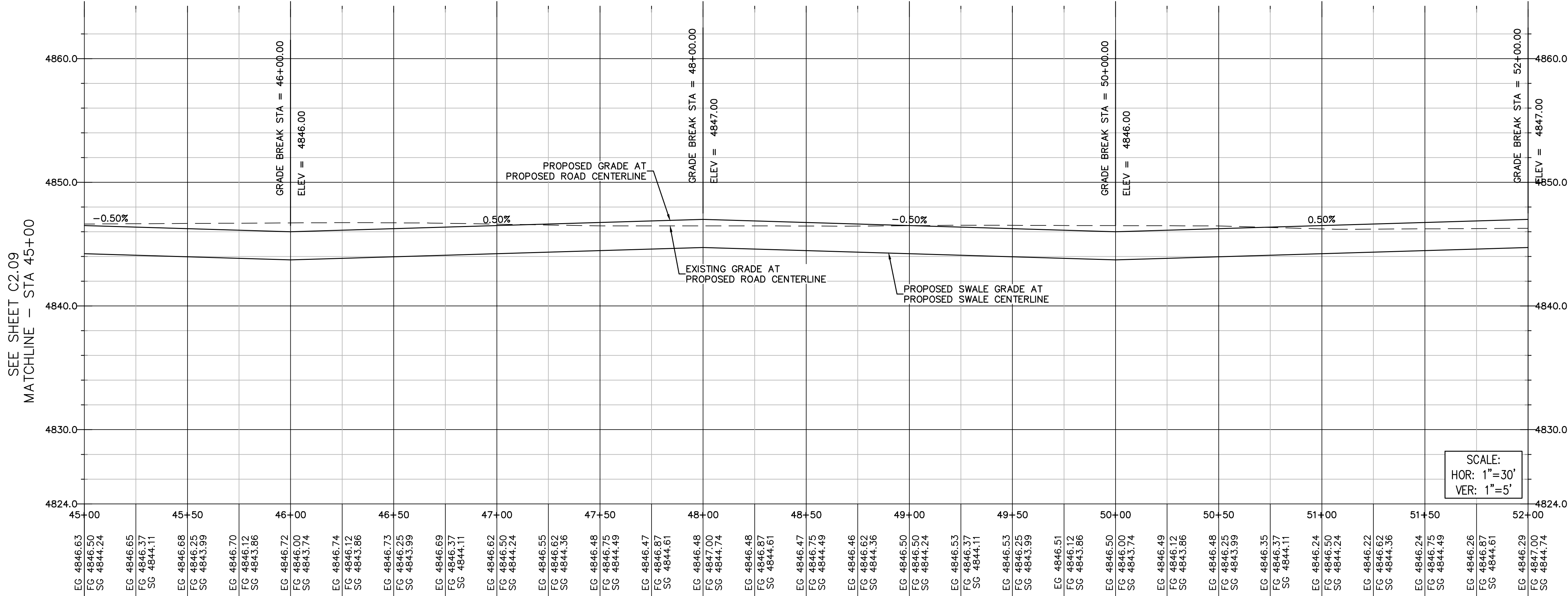
LOT 2

SEE SHEET C2.08
MATCHLINE - STA 38+00



MATCHLINE - STA 45+00
SEE SHEET C2.10

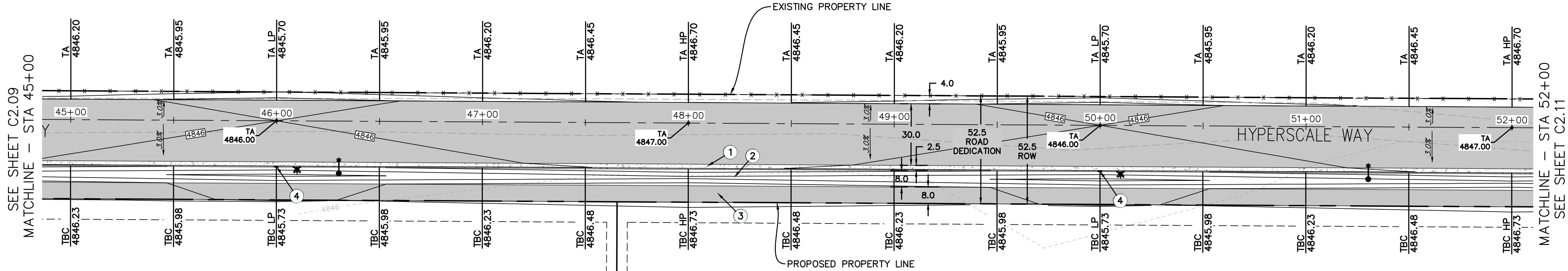
SEE SHEET C2.09
MATCHLINE - STA 45+00



SCALE:
HOR: 1"=30'
VER: 1"=5'

LOT 2

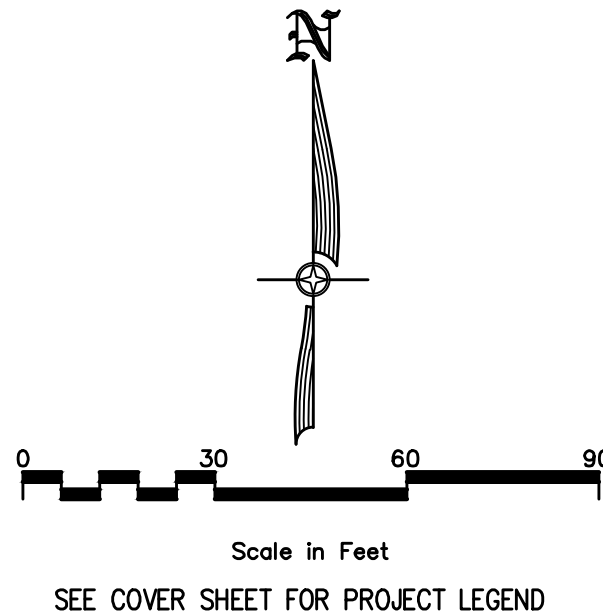
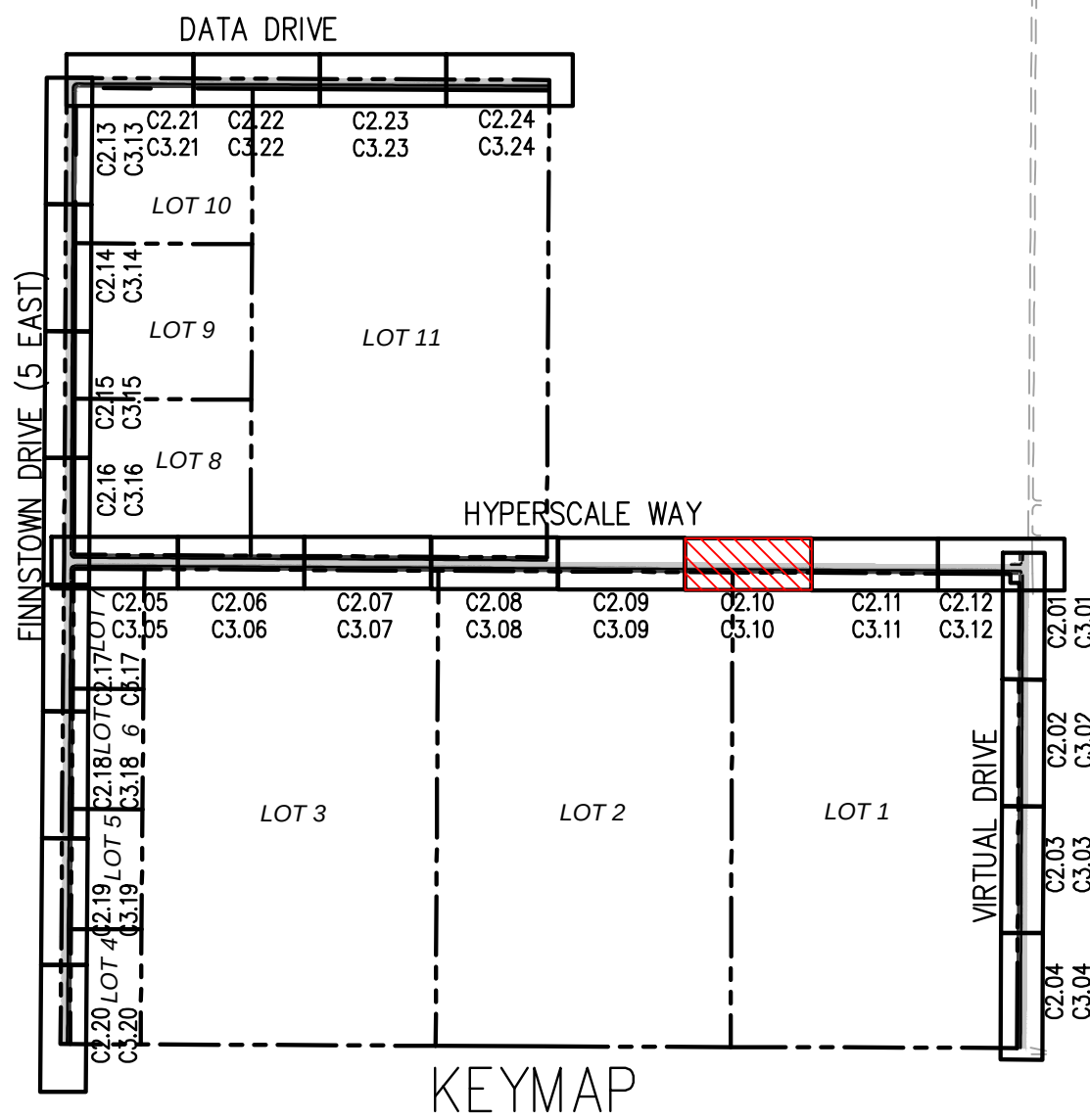
LOT 1



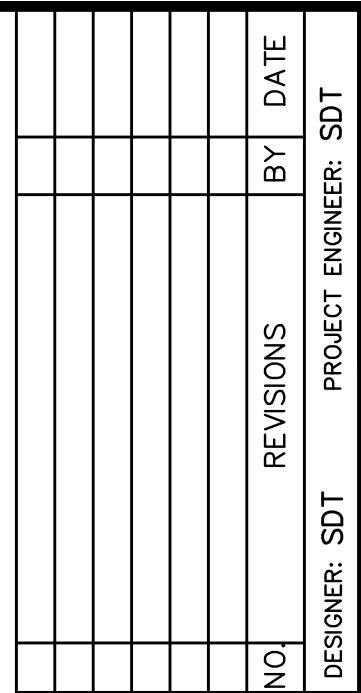
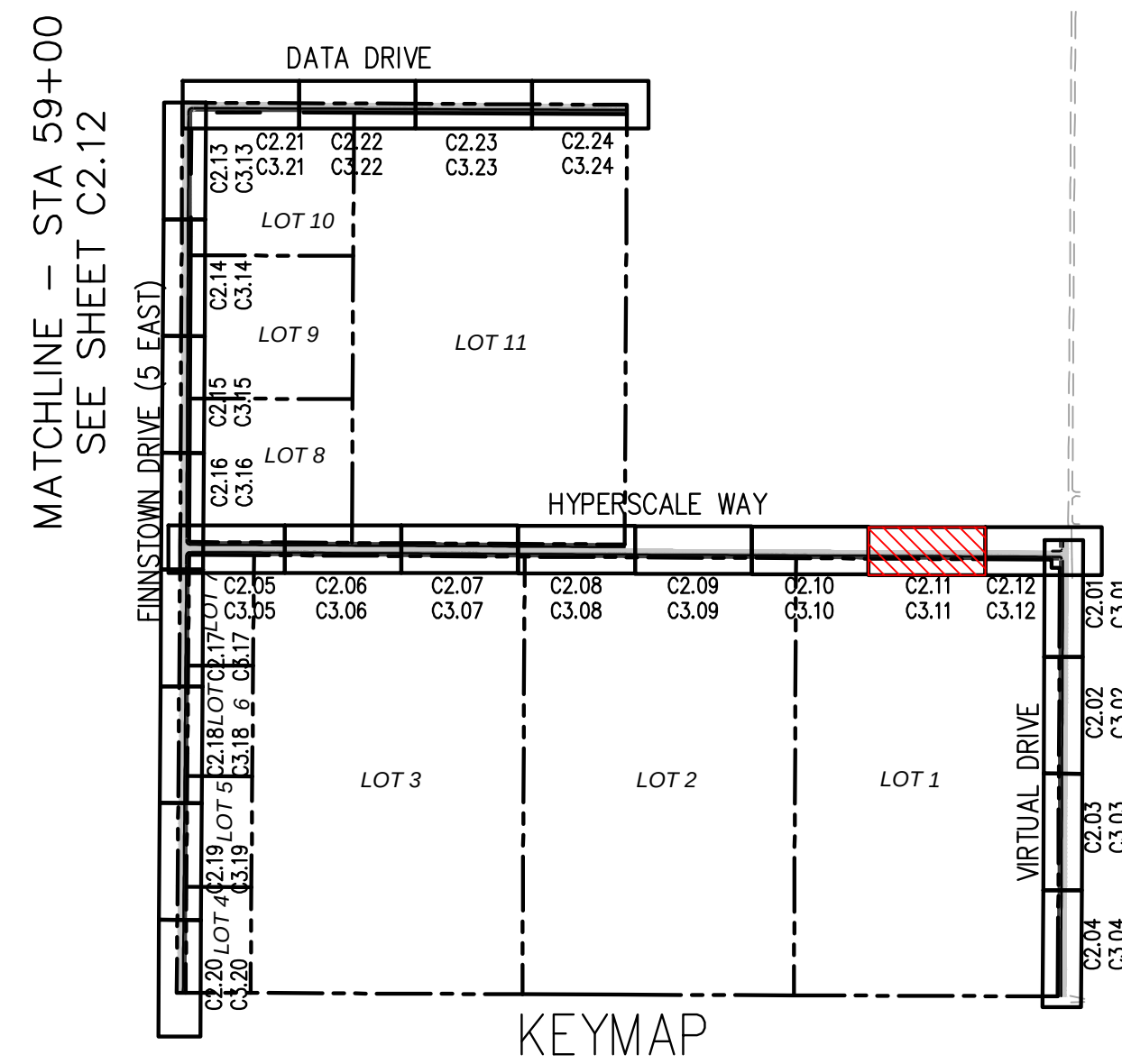
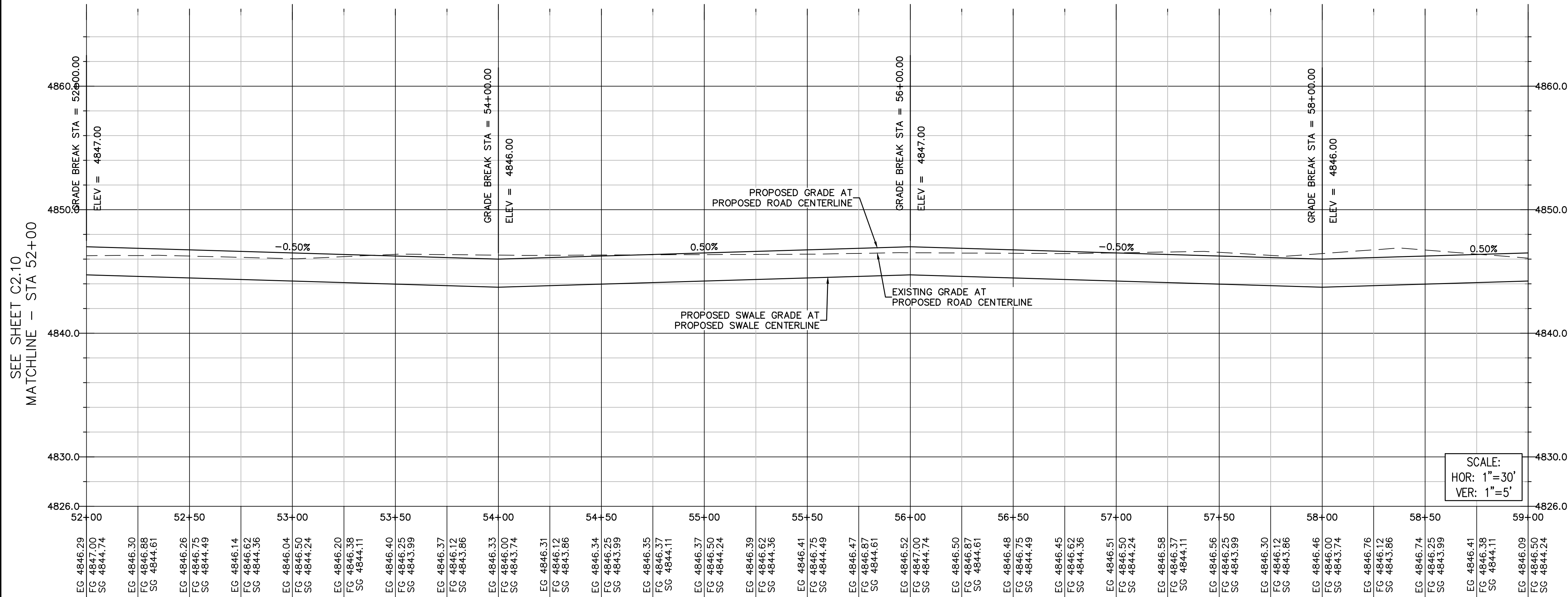
ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

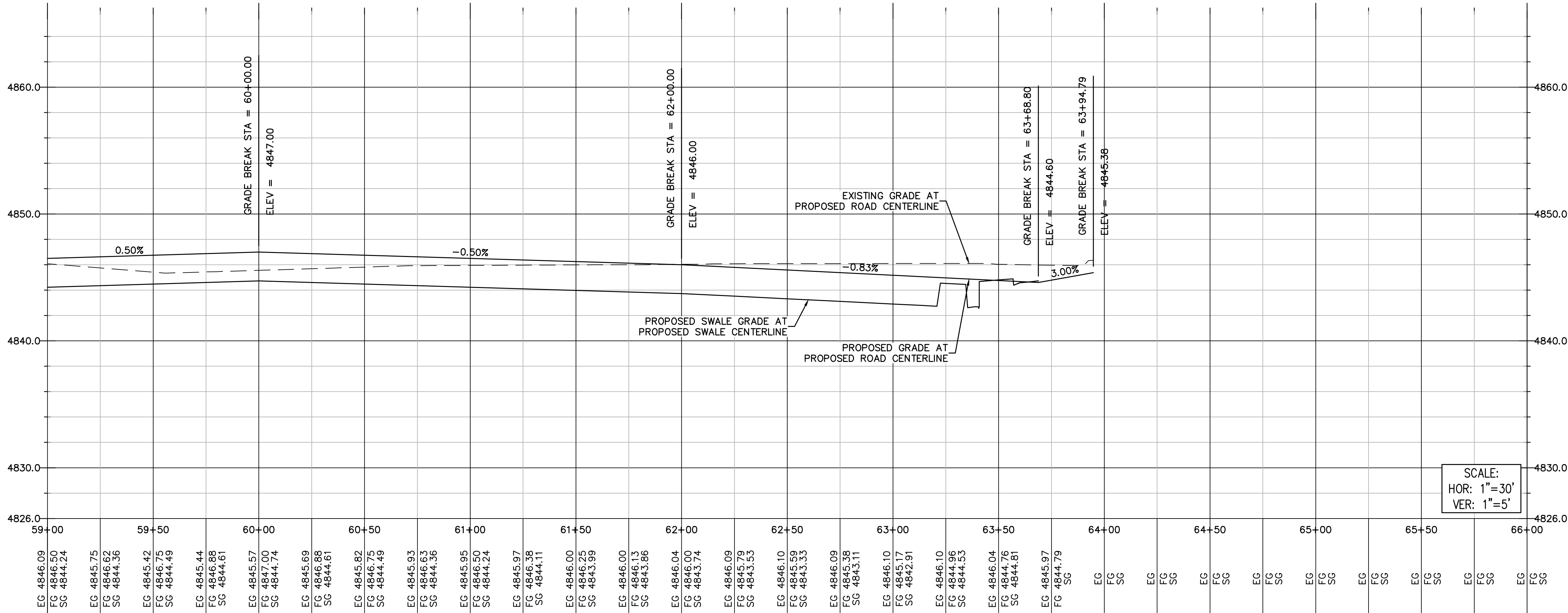
MATCHLINE - STA 52+00
SEE SHEET C2.11



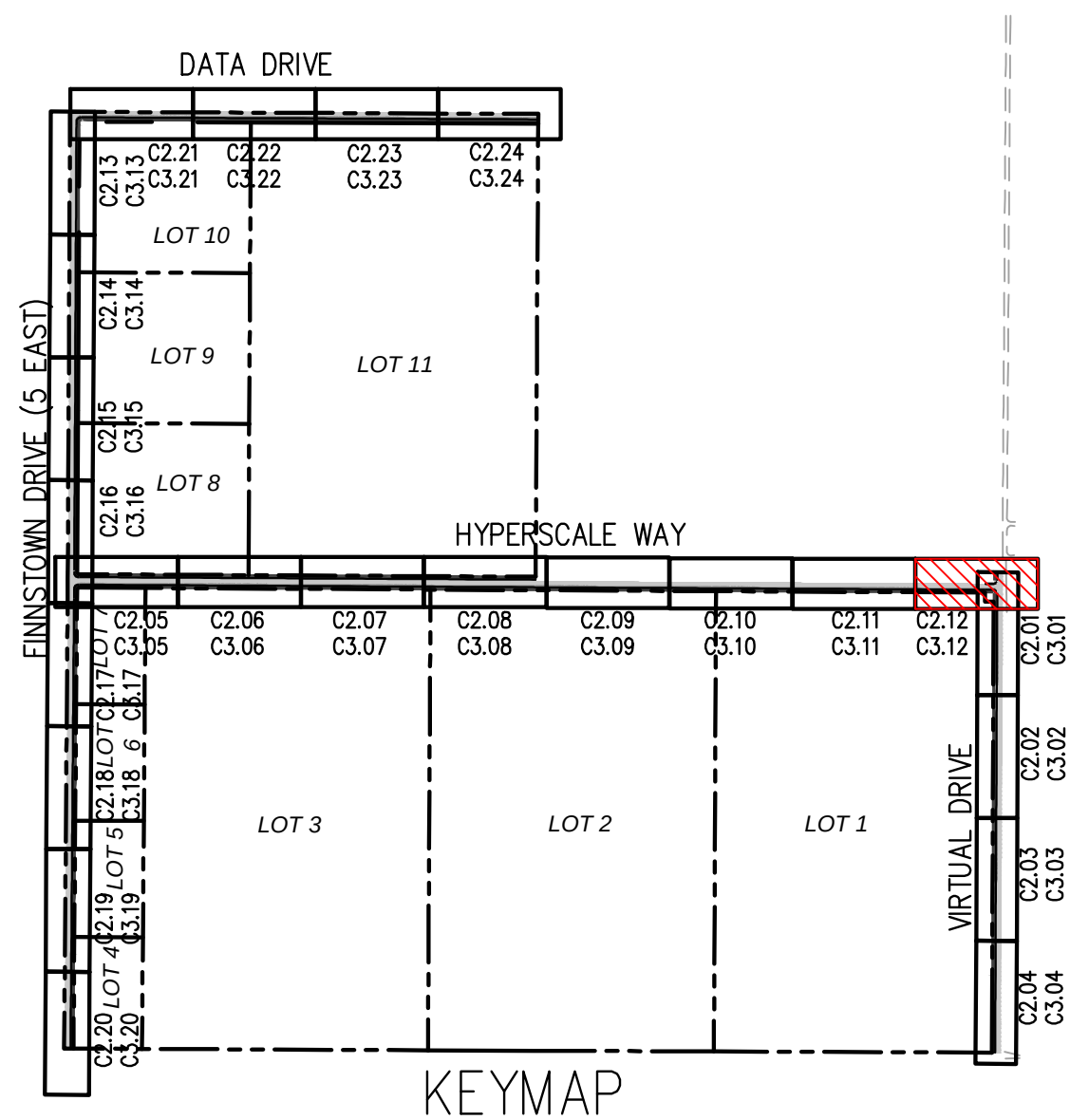
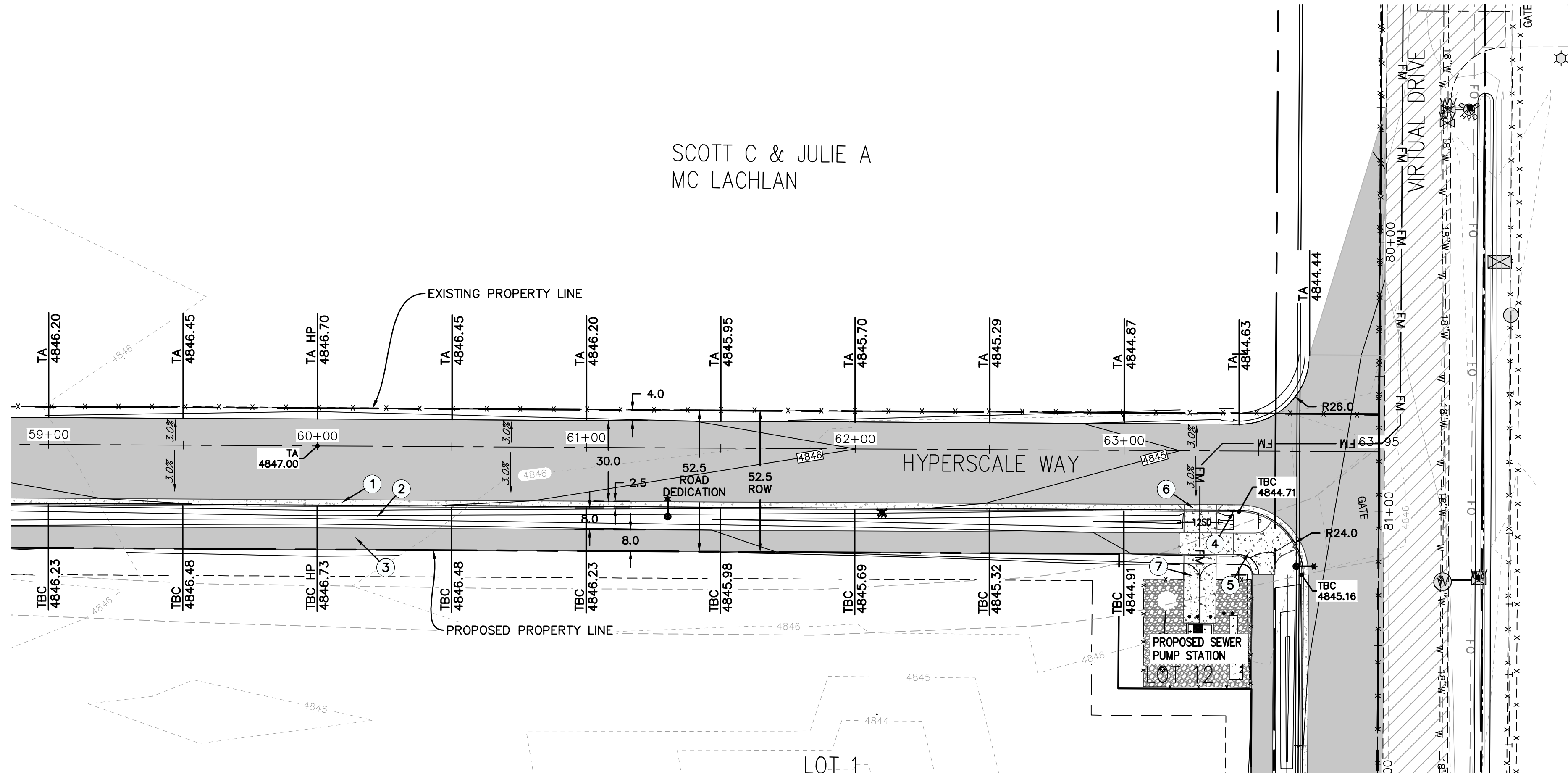
SCOTT C & JULIE A
MC LACHLAN



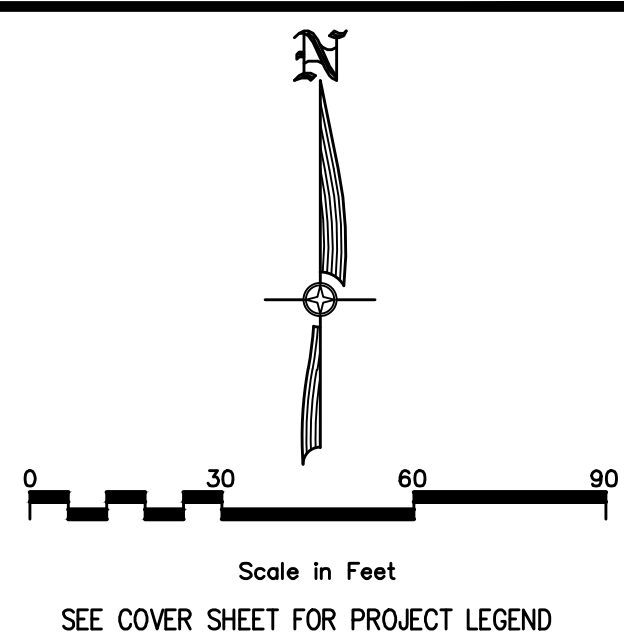
SEE SHEET C2.11
MATCHLINE - STA 59+00

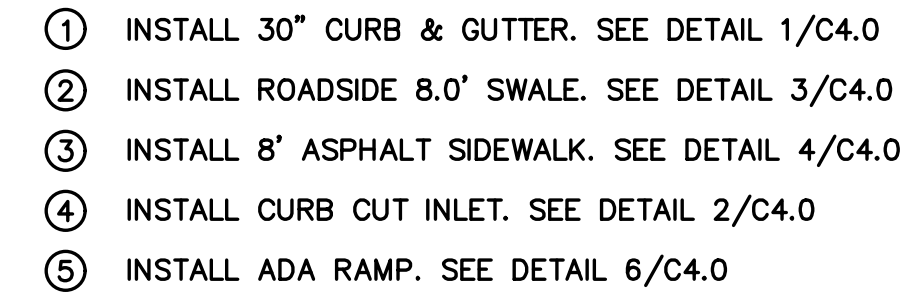


SEE SHEET C2.11
MATCHLINE - STA 59+00



- ROADWAY KEYNOTES:
1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
 2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
 3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
 4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
 5. INSTALL ADA RAMP. SEE DETAIL 6/C4.0
 6. INSTALL CONCRETE DRIVE APPROACH AS PER APWA PLAN NO. 221.1
 7. INSTALL CONCRETE DRIVEWAY.

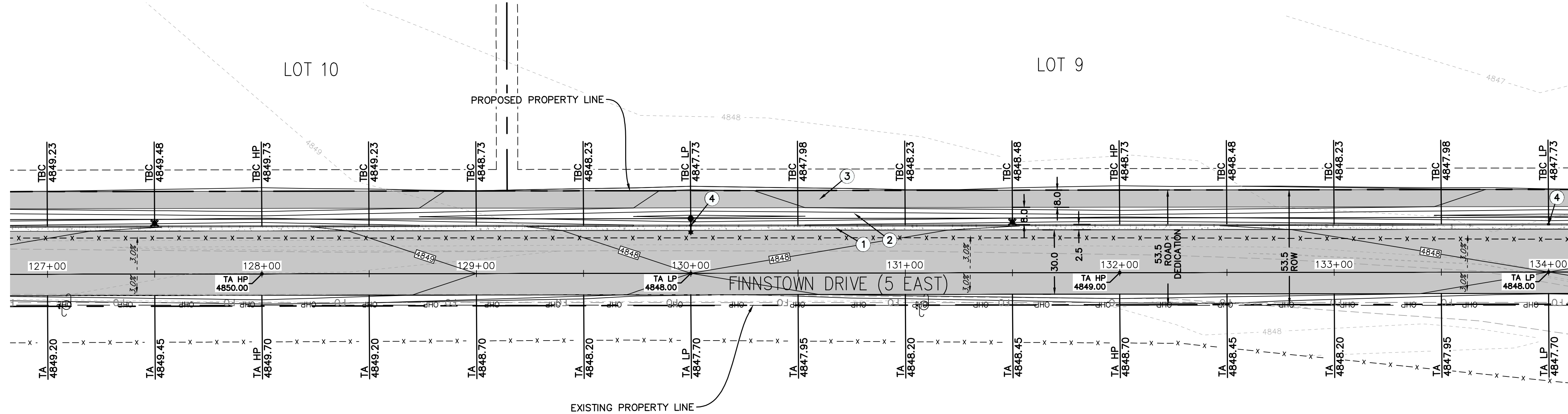
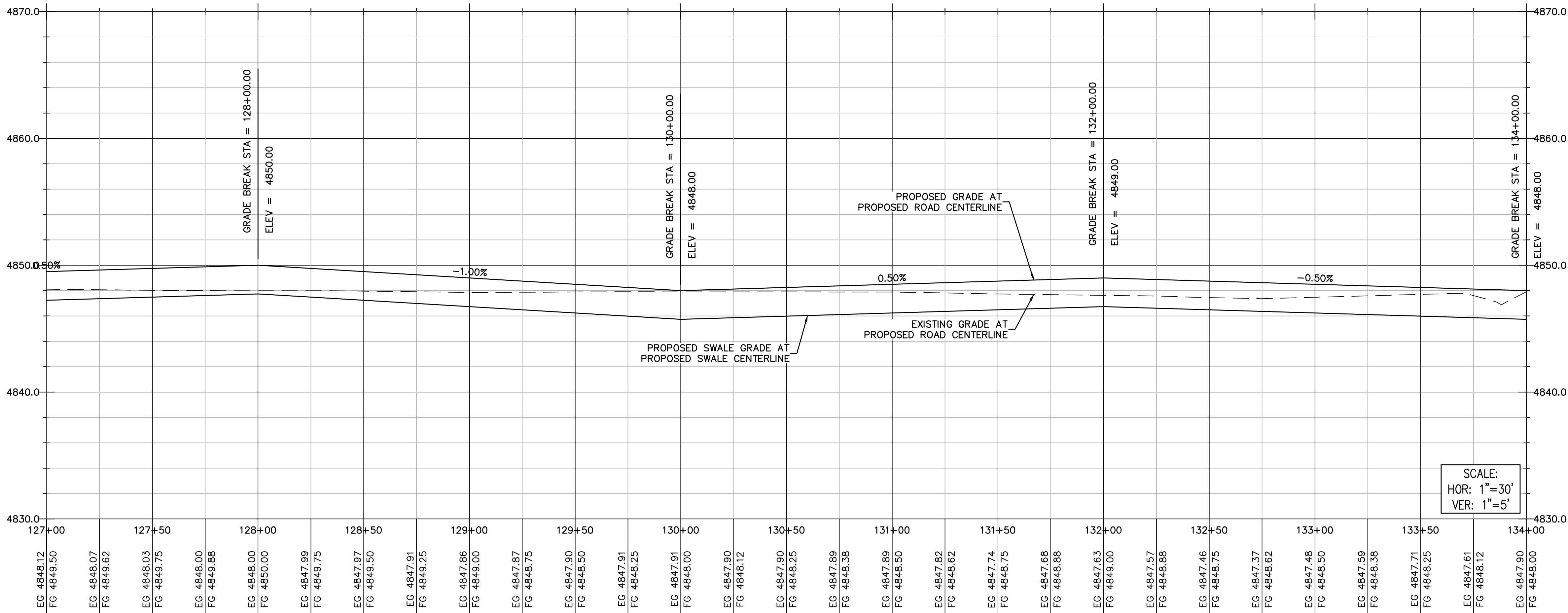




SHEET NO.	
C2.13	
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME:	SCALE:
PRJ-RGE	1" = 30'

SEE SHEET C2.13
MATCHLINE - STA 127+00

SEE SHEET C2.13
MATCHLINE - STA 127+00

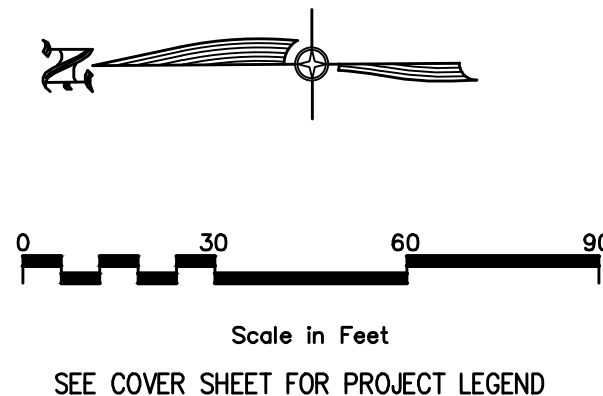
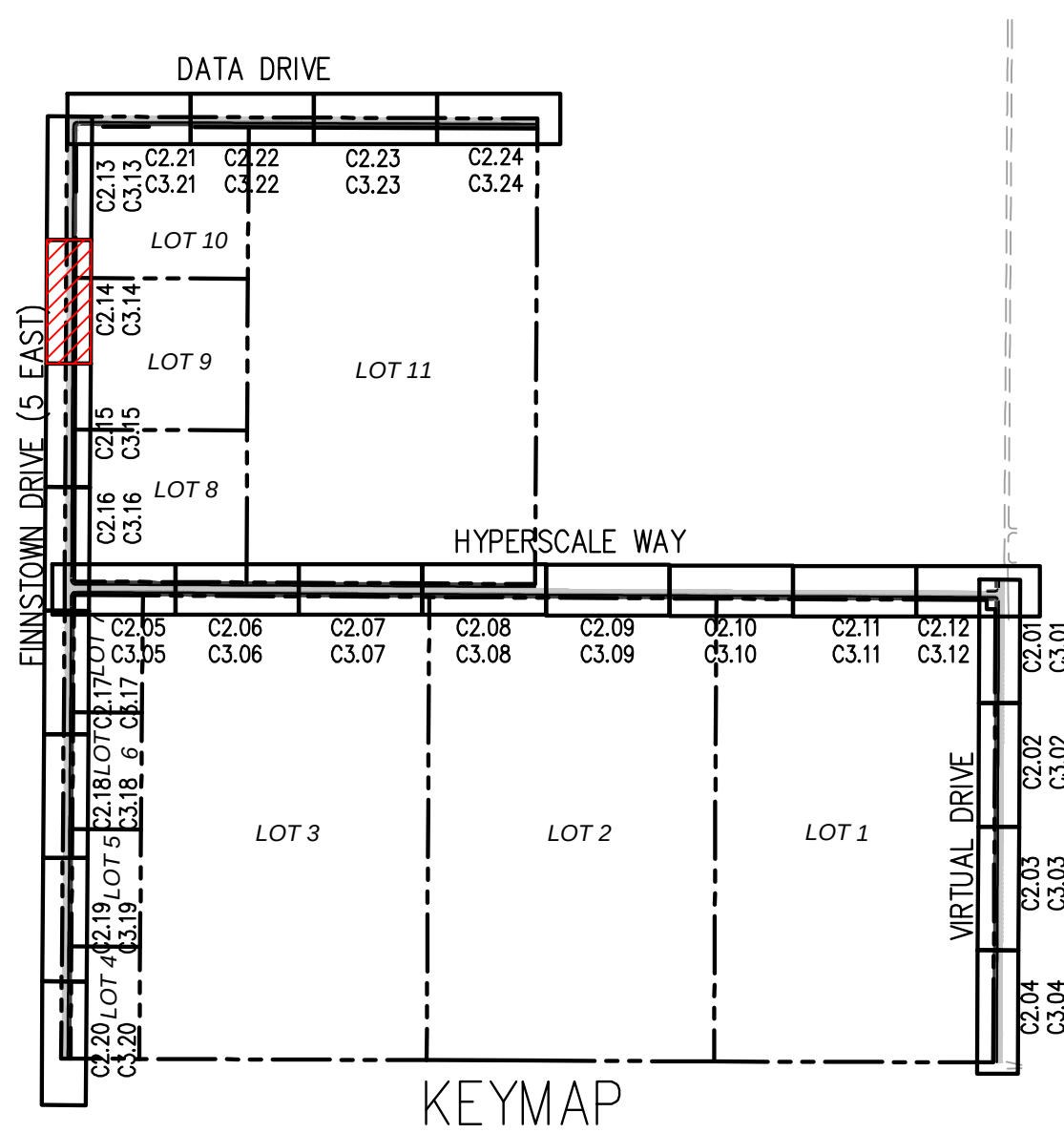


MATCHLINE - STA 134+00
SEE SHEET C2.15

MATCHLINE - STA 134+00
SEE SHEET C2.15

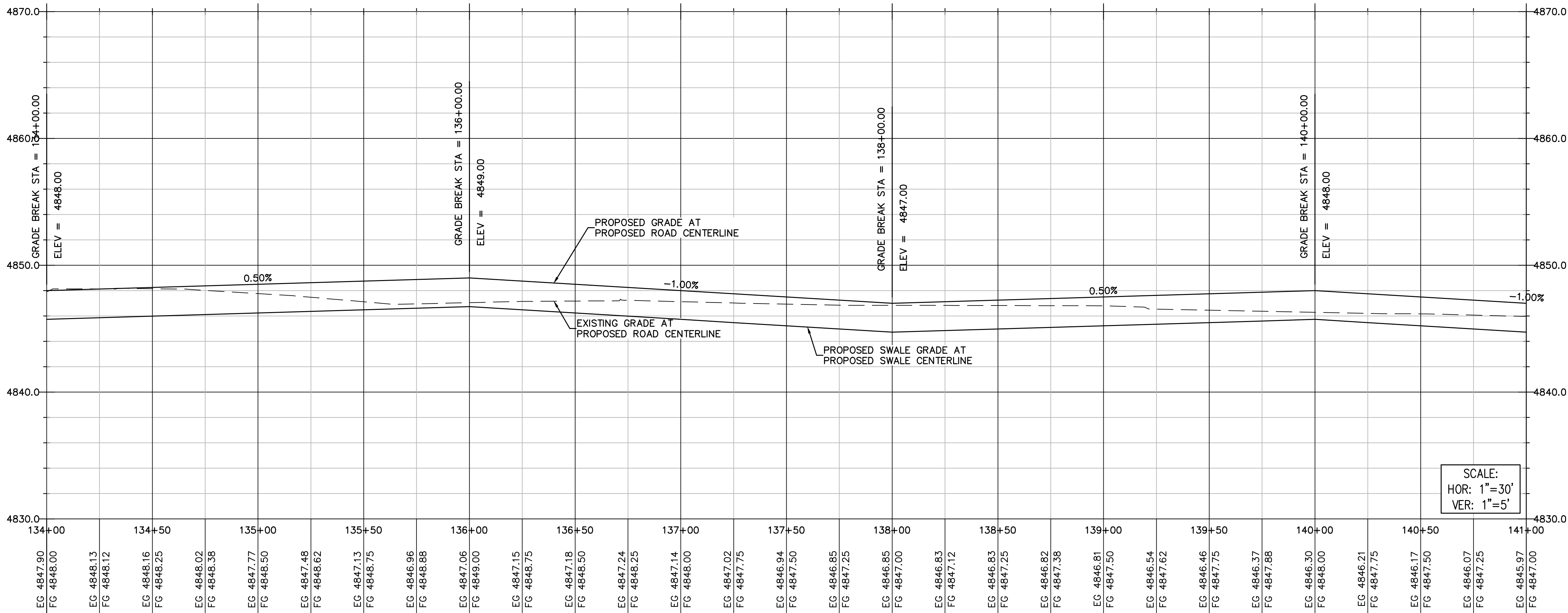
ROADWAY KEYNOTES:

- 1. INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- 2. INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- 3. INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- 4. INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
- 5. INSTALL ADA RAMP. SEE DETAIL 6/C4.0



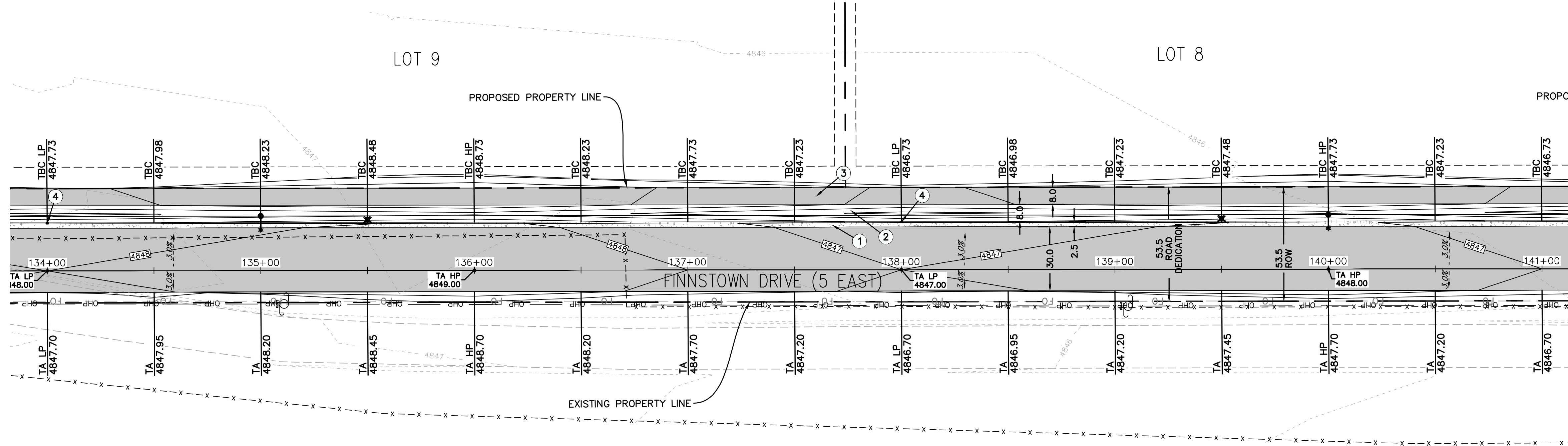
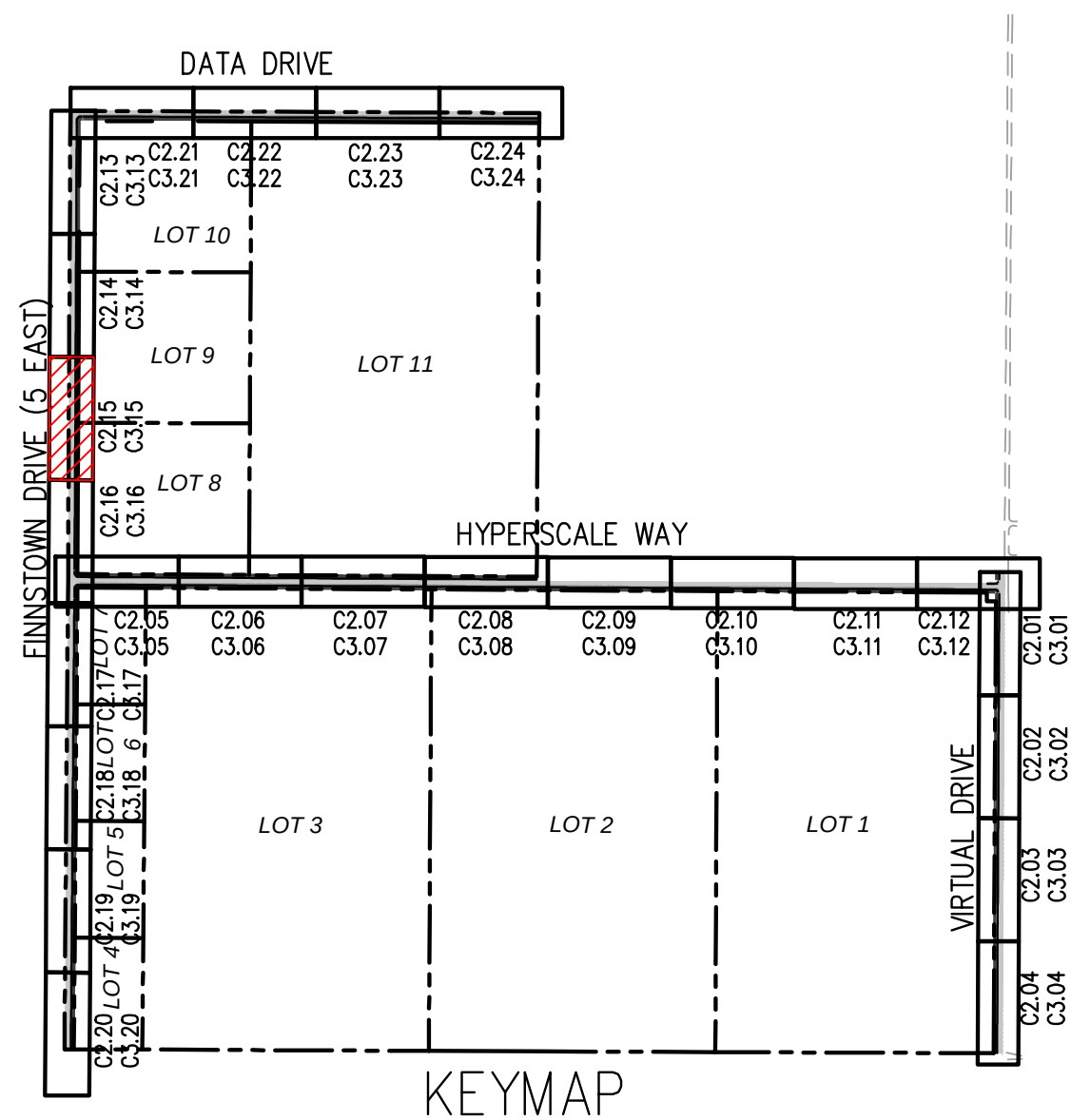
SEE SHEET C2.14
MATCHLINE - STA 134+00

SEE SHEET C2.14
MATCHLINE - STA 134+00



SCALE:
HOR: 1"=30'
VER: 1"=5'

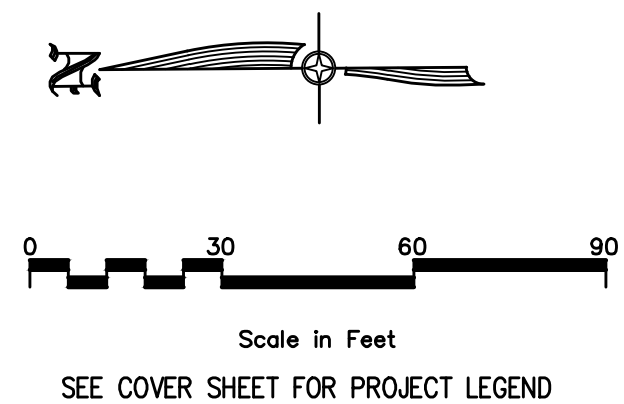
MATCHLINE - STA 141+00
SEE SHEET C2.16



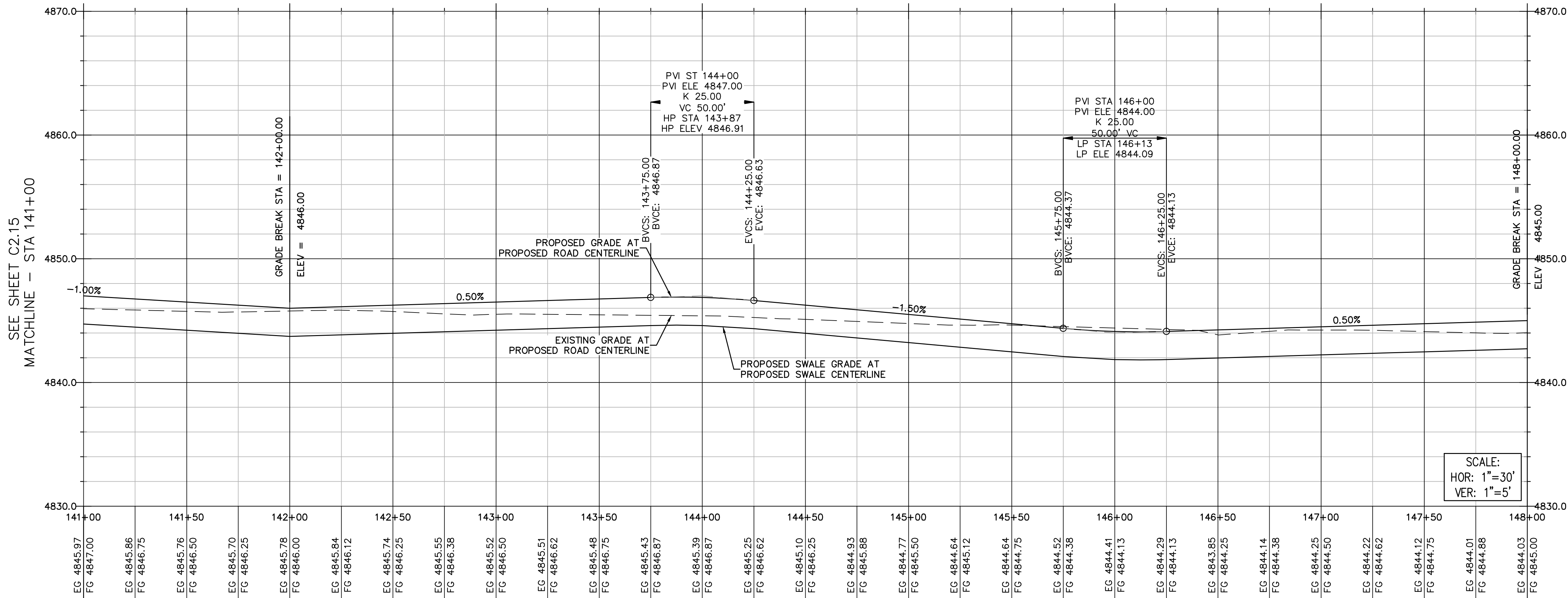
MATCHLINE - STA 141+00
SEE SHEET C2.16

ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0

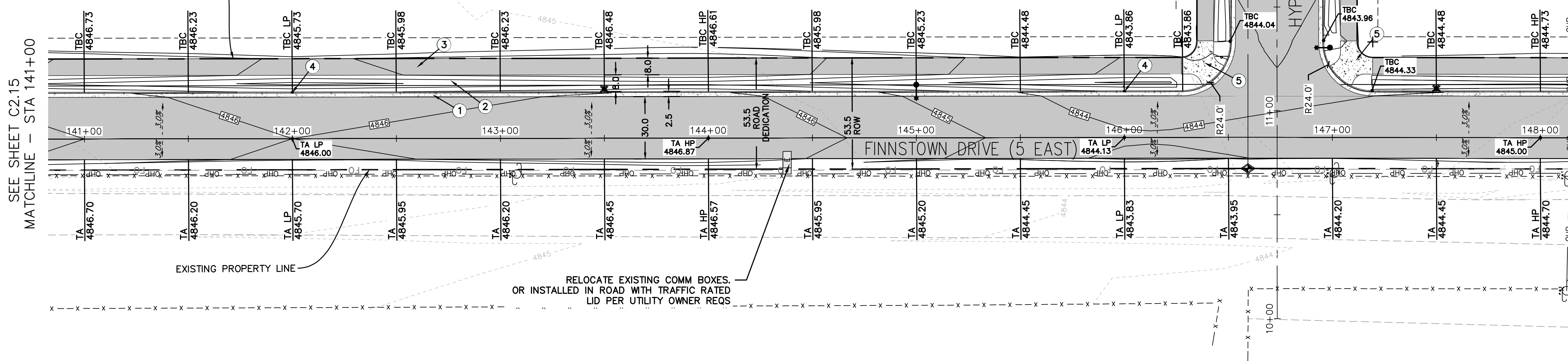
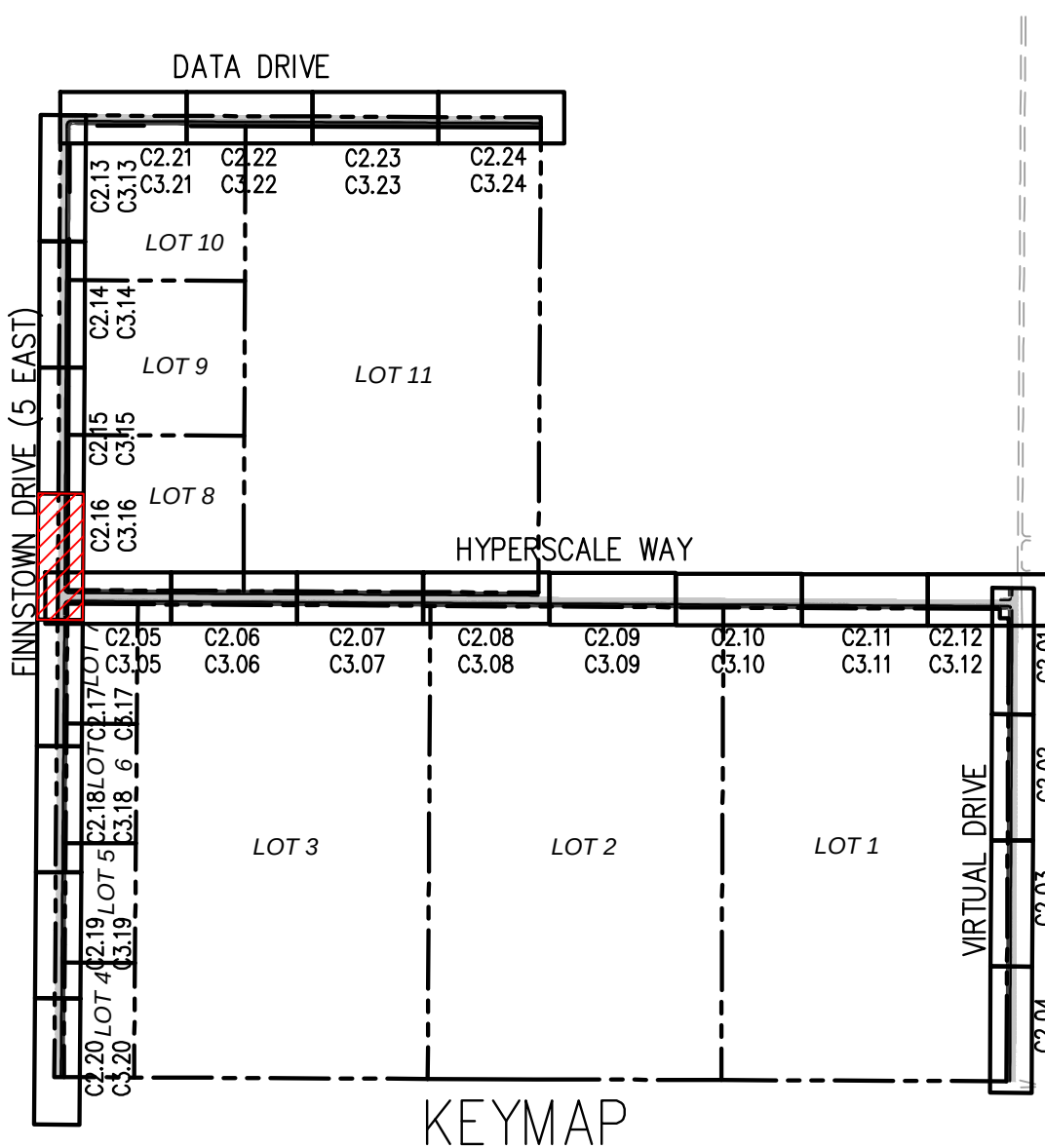


SEE SHEET C2.15
MATCHLINE - STA 141+00



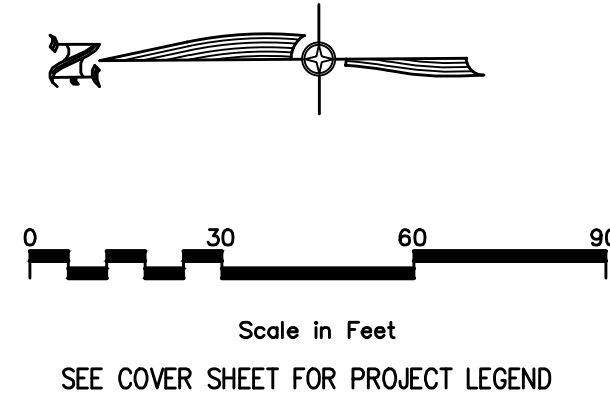
SCALE:
HOR: 1"=30'
VER: 1"=5'

MATCHLINE - STA 148+00
SEE SHEET C2.17



SEE SHEET C2.15
MATCHLINE - STA 141+00

MATCHLINE - STA 148+00
SEE SHEET C2.17

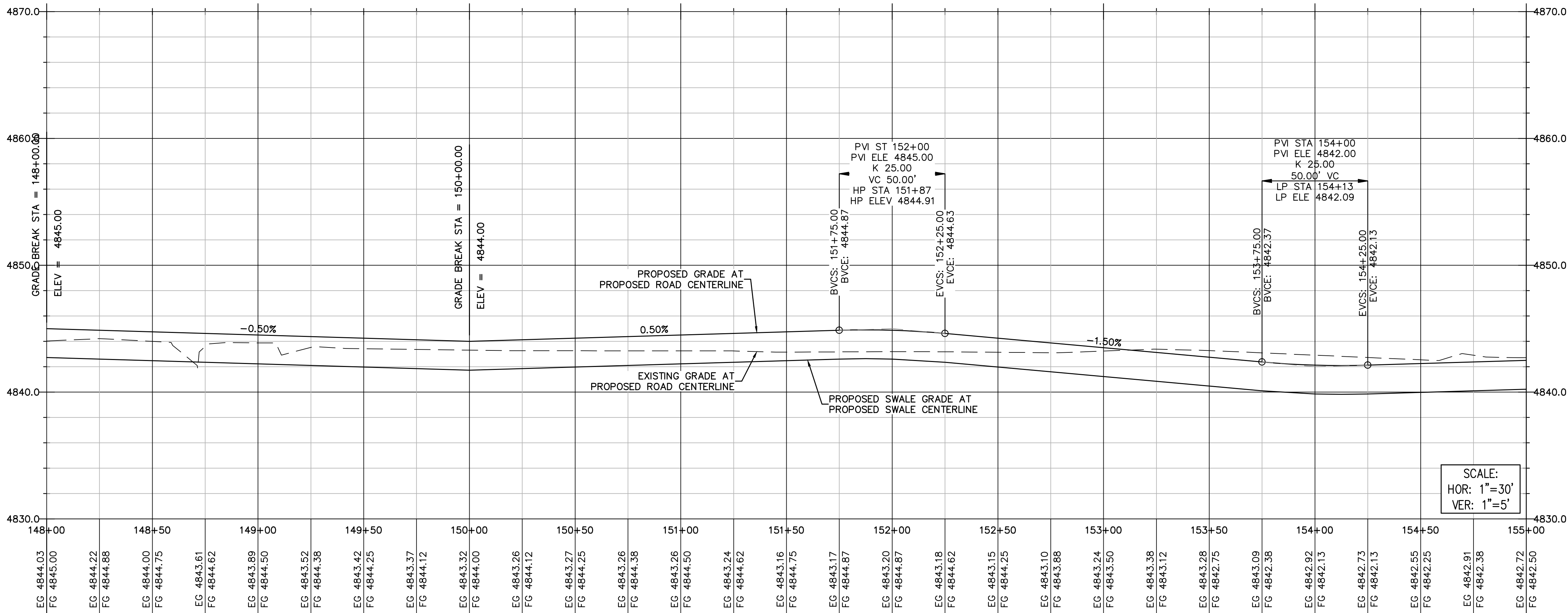


ROADWAY KEYNOTES:

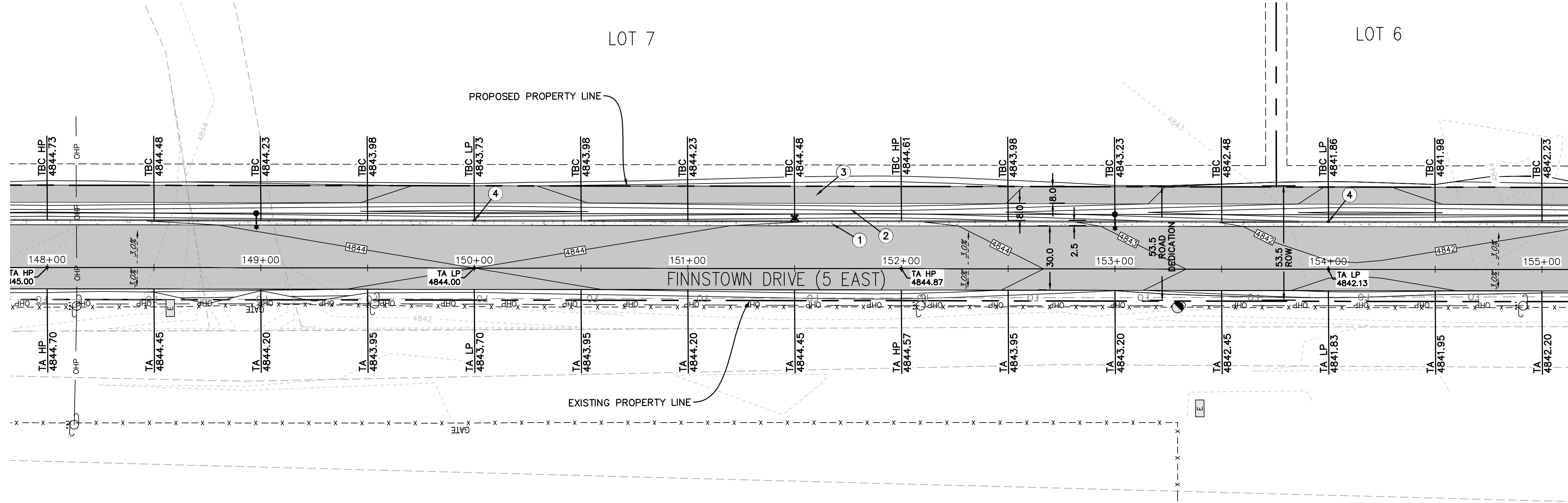
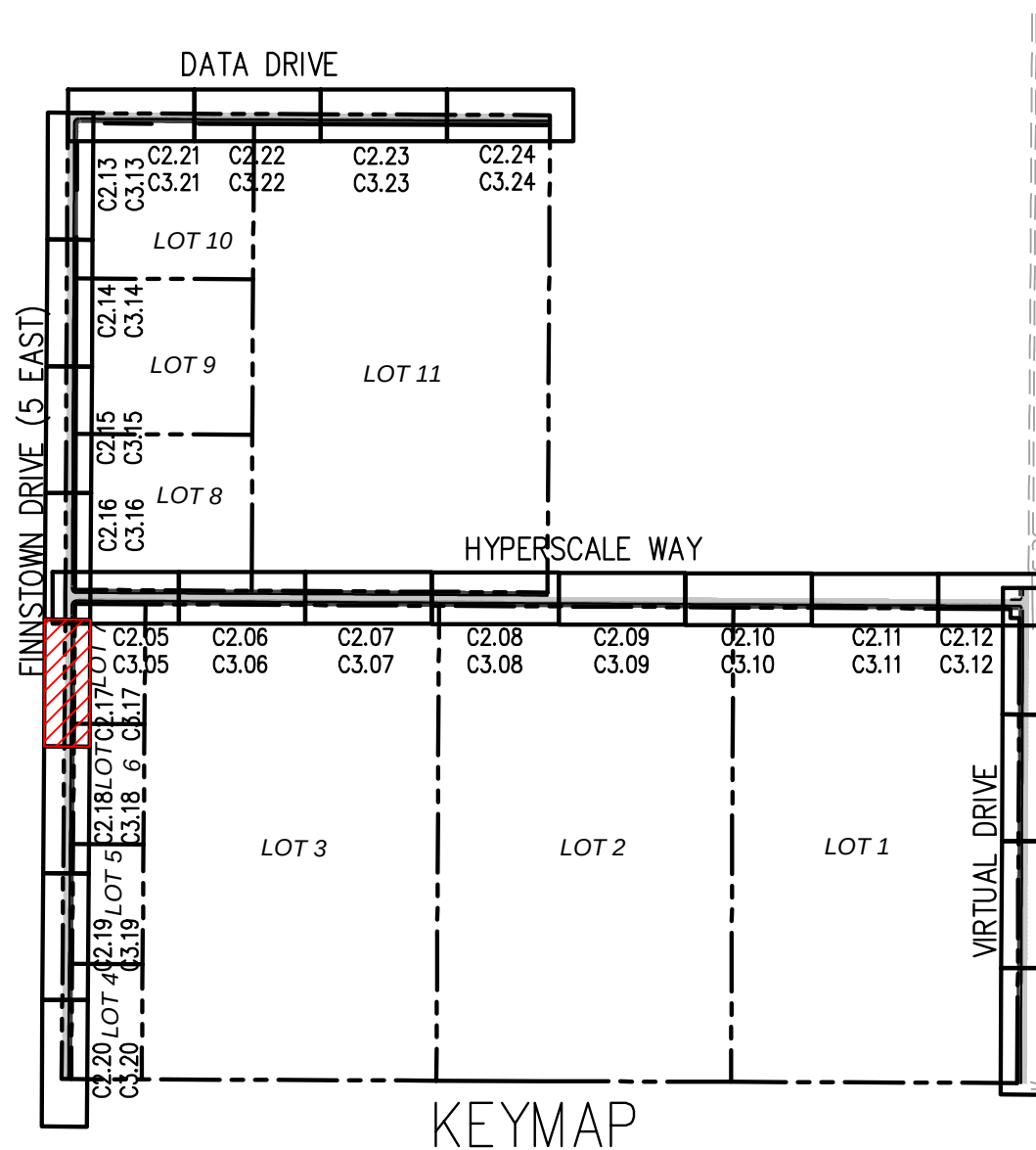
- 1 INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- 2 INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- 3 INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- 4 INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
- 5 INSTALL ADA RAMP. SEE DETAIL 6/C4.0

SEE SHEET C2.16
MATCHLINE - STA 148+00

SEE SHEET C2.16
MATCHLINE - STA 148+00



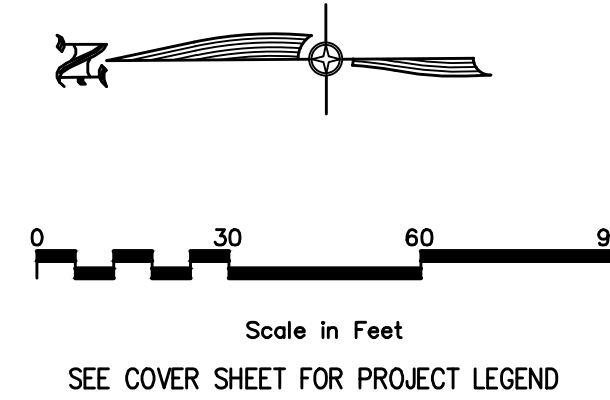
MATCHLINE - STA 155+00
SEE SHEET C2.18



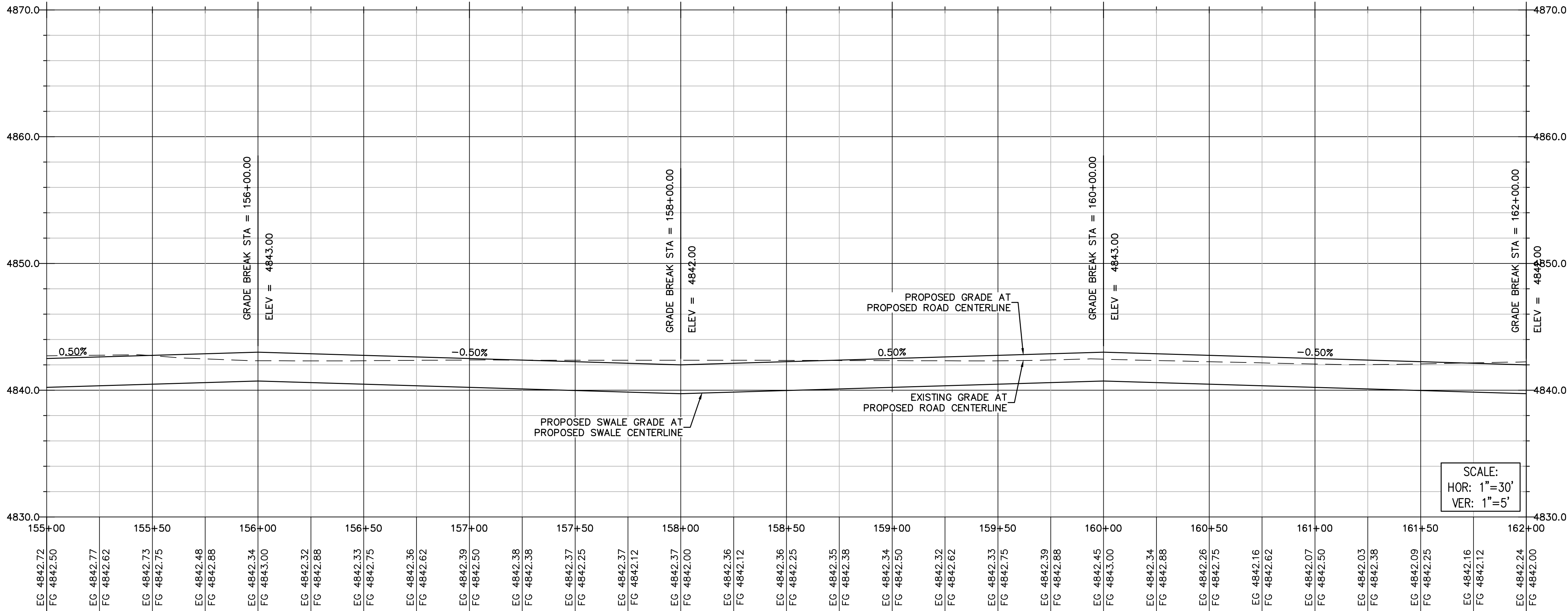
MATCHLINE - STA 155+00
SEE SHEET C2.18

ROADWAY KEYNOTES:

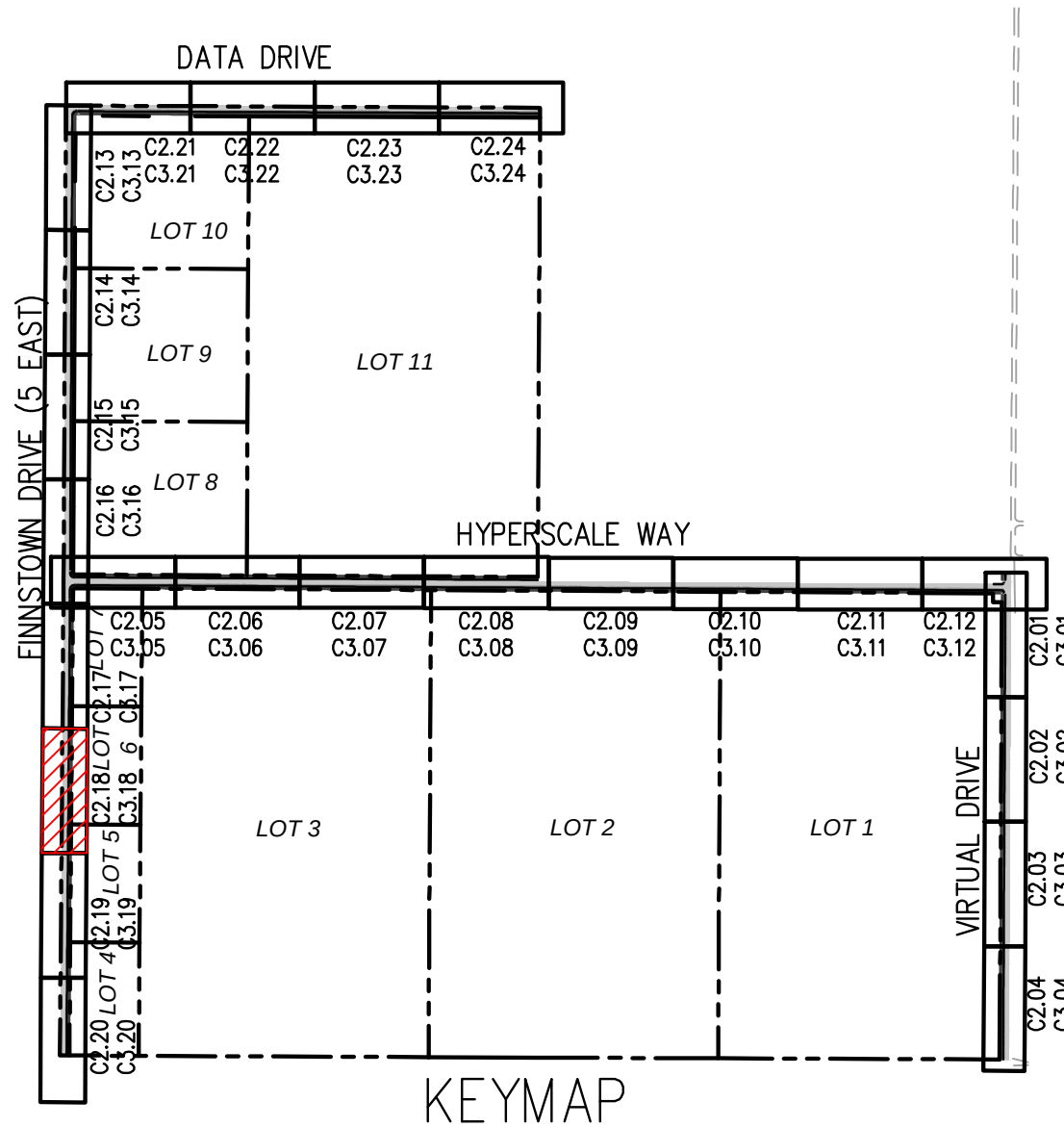
- 1 INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- 2 INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- 3 INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- 4 INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0



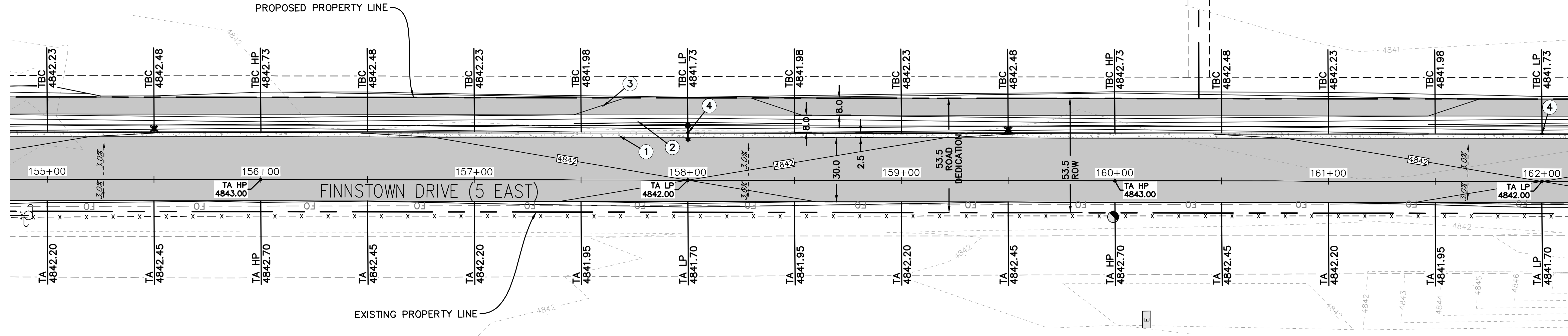
SEE SHEET C2.17
MATCHLINE - STA 155+00



MATCHLINE - STA 162+00
SEE SHEET C2.19



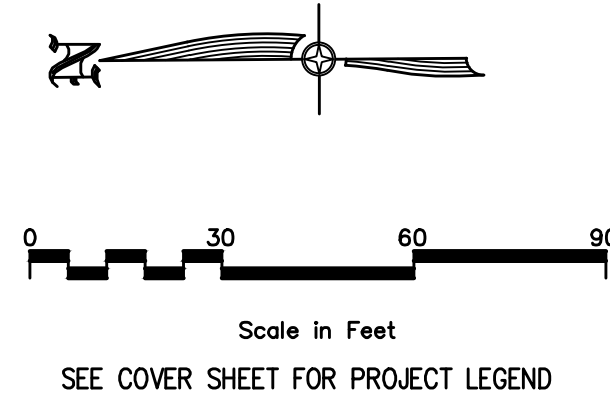
SEE SHEET C2.17
MATCHLINE - STA 155+00



MATCHLINE - STA 162+00
SEE SHEET C2.19

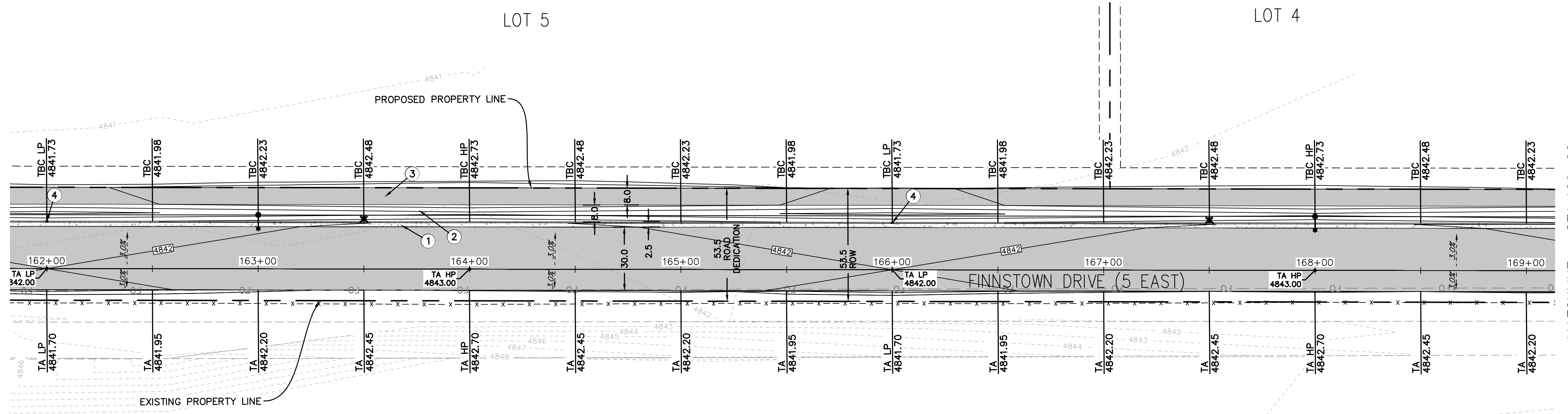
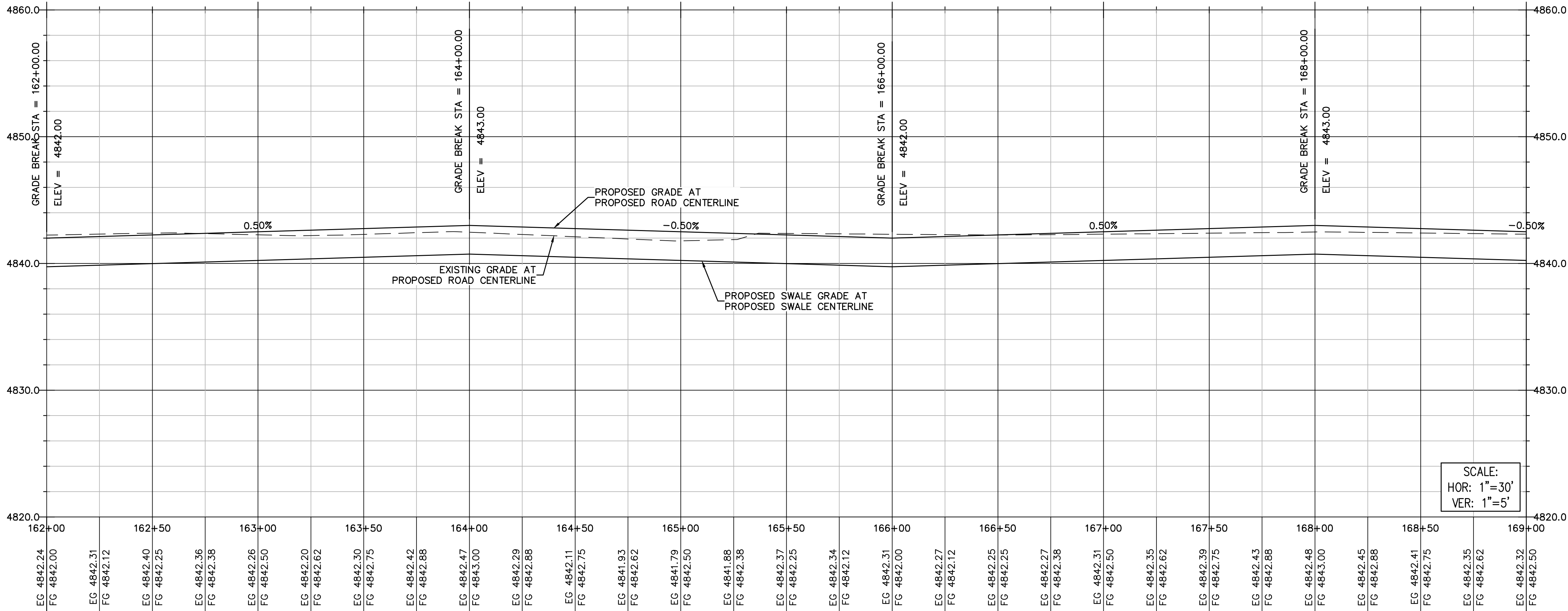
ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0



SEE SHEET C2.18
MATCHLINE - STA 162+00

SEE SHEET C2.18
MATCHLINE - STA 162+00

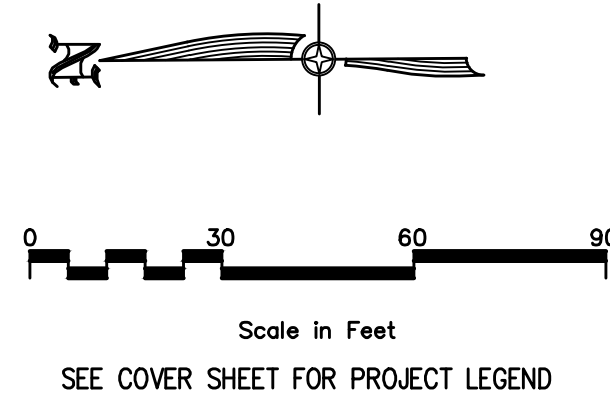
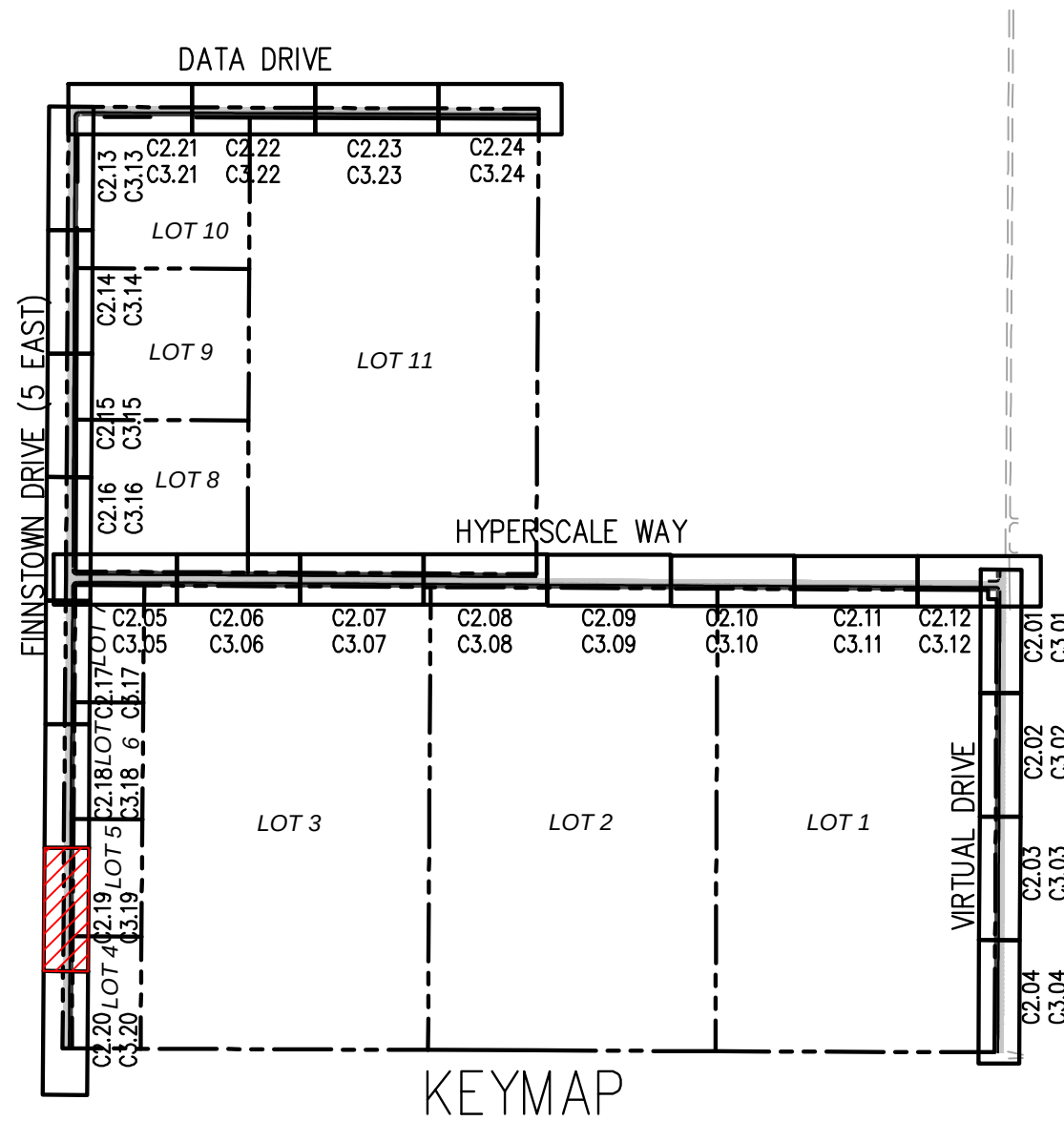


MATCHLINE - STA 169+00
SEE SHEET C2.20

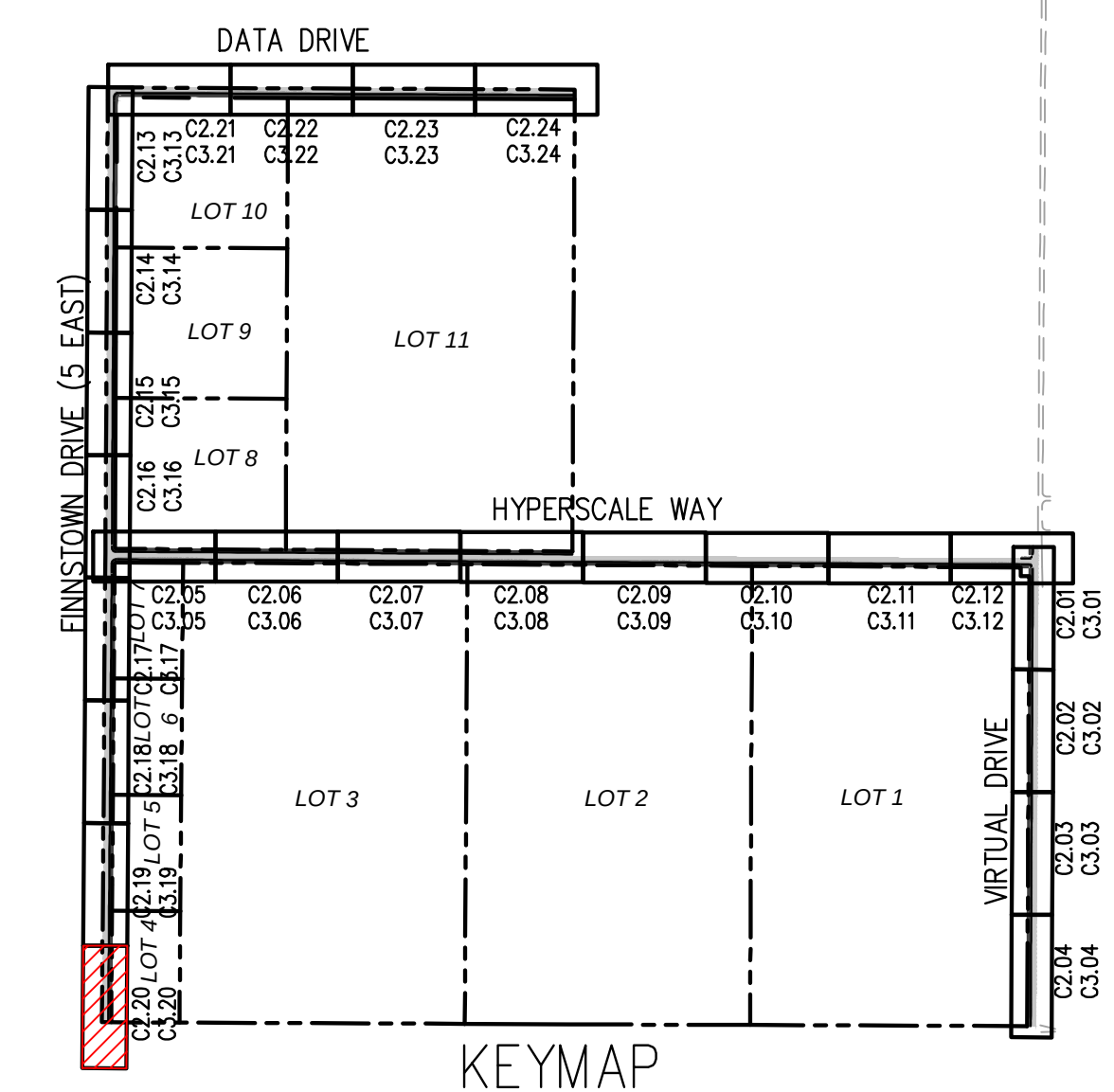
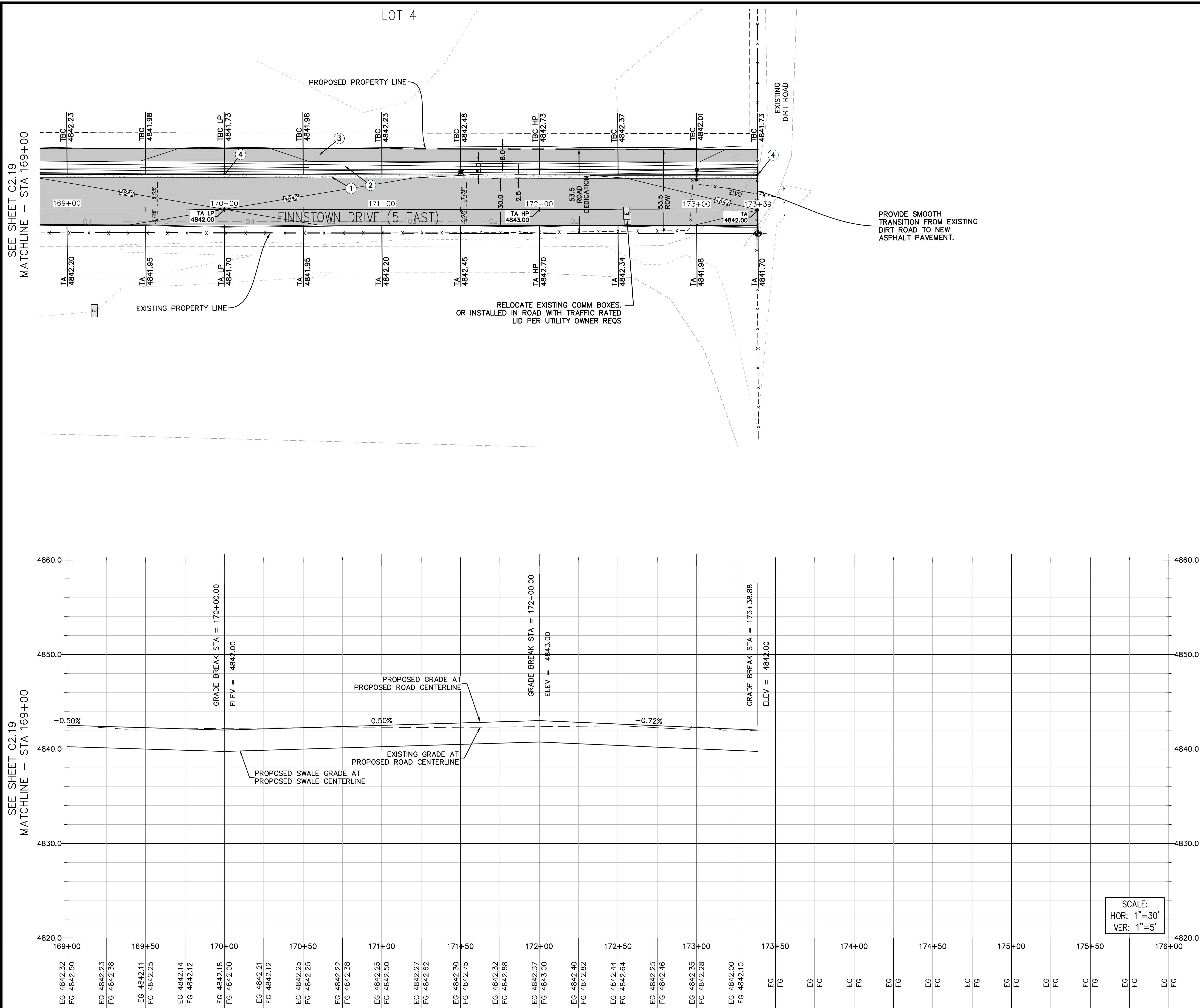
MATCHLINE - STA 169+00
SEE SHEET C2.20

ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0



ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



SHEET NO.	
C2.20	
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME:	SCALE:
PRJ-RGE	1" = 30'

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS

**CIVIL ENGINEERING
+ SURVEYING**

CIR |

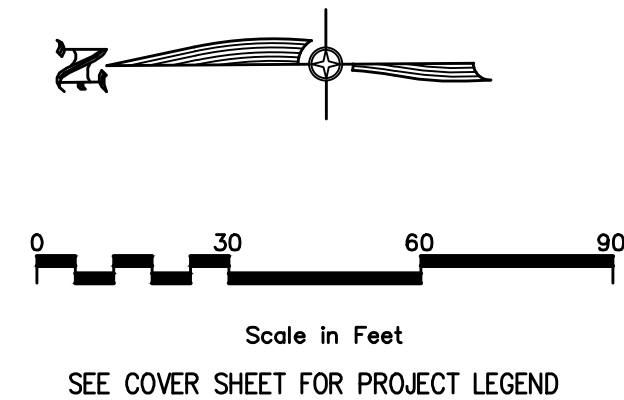
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

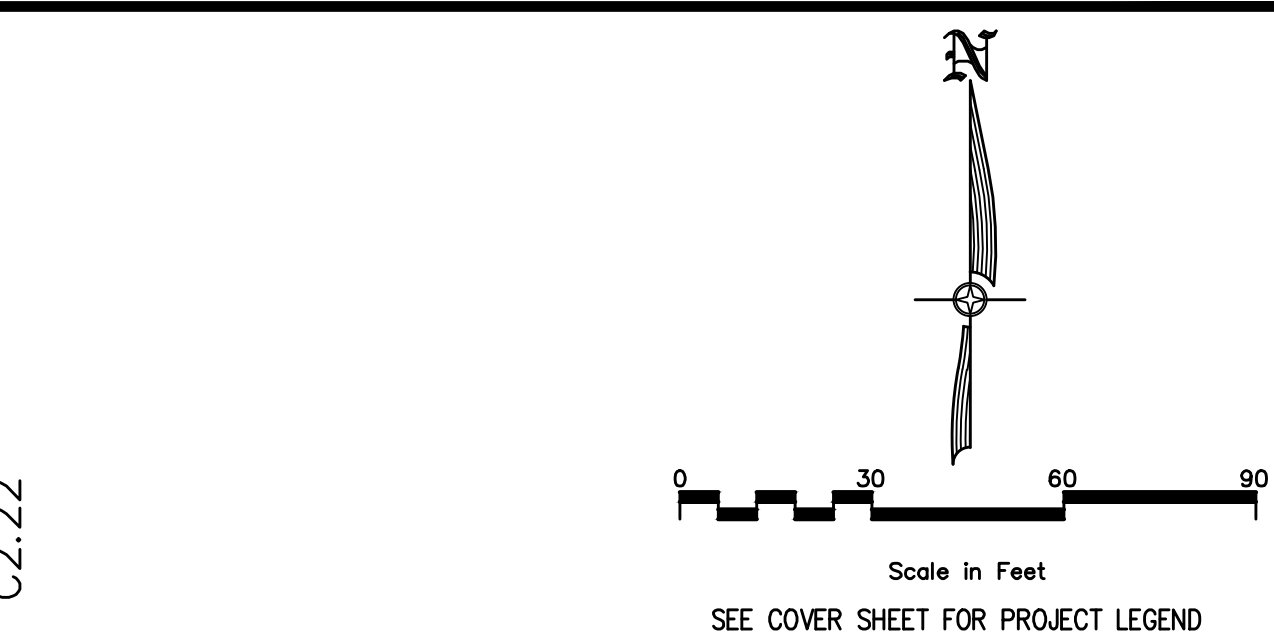
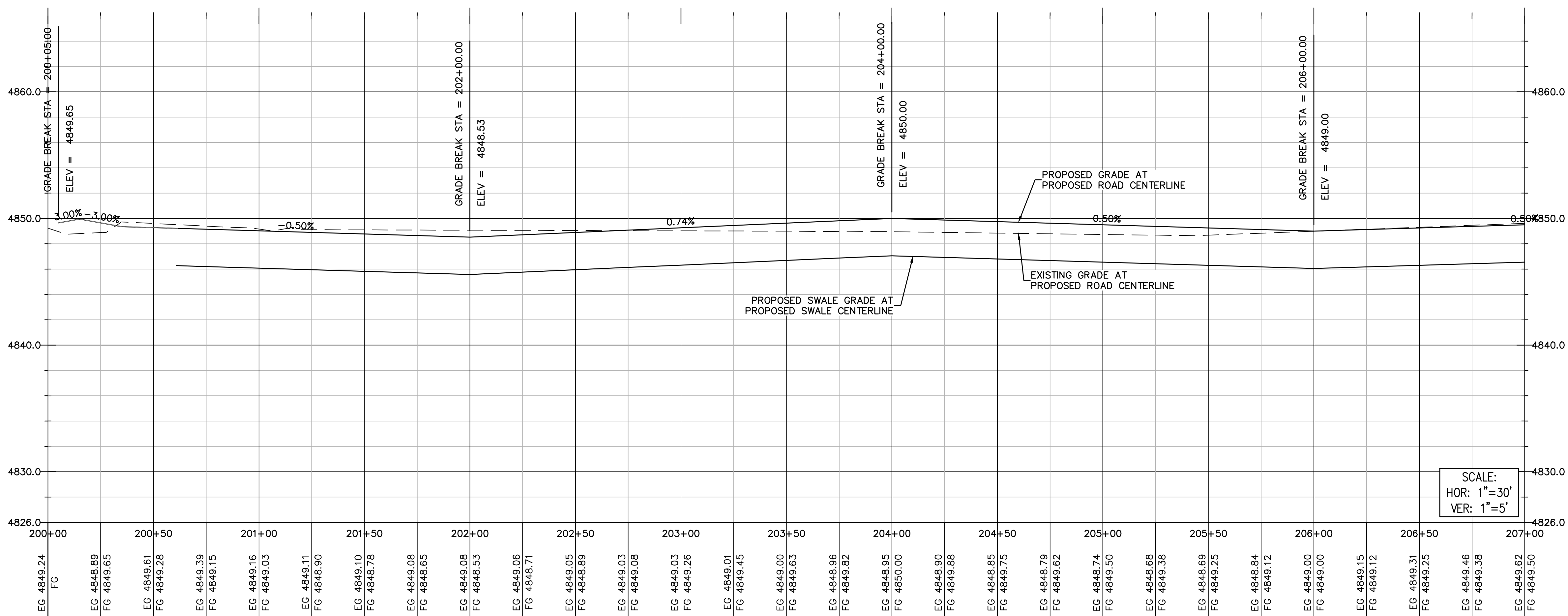
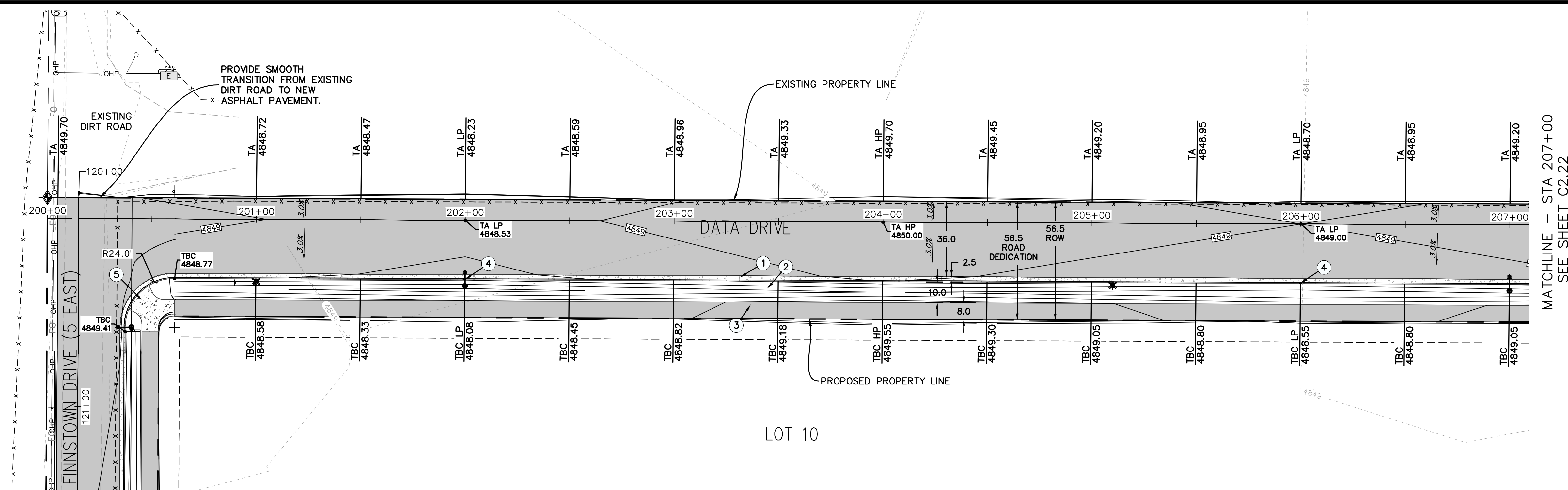
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
FINNSTOWN DRIVE (5 EAST) ROADWAY PLAN AND PROFILE
STA 169+00 TO 176+00

[illegible]

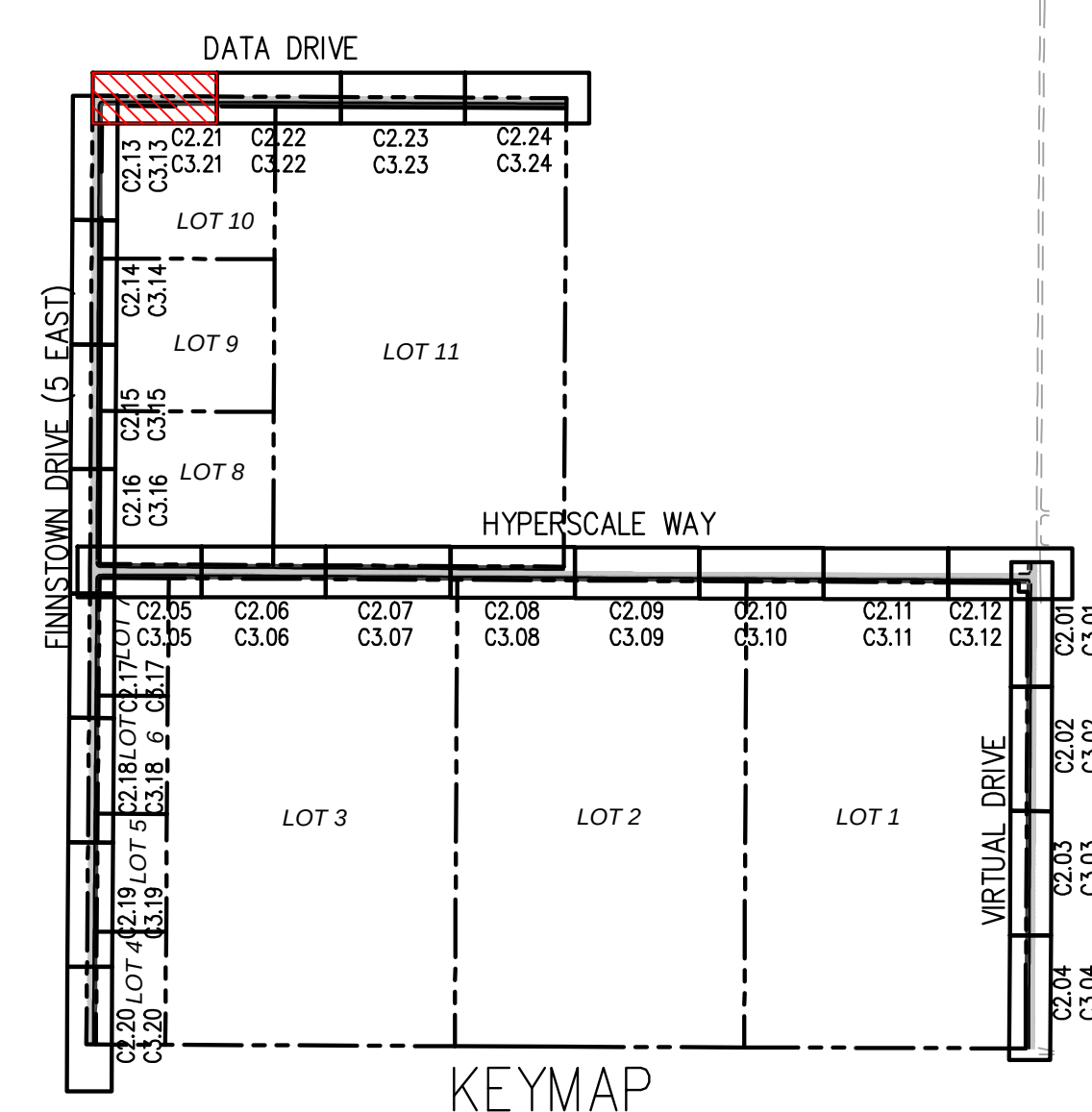
ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 8.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0





- ROADWAY KEYNOTES:
- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
 - ② INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
 - ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
 - ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0
 - ⑤ INSTALL ADA RAMP. SEE DETAIL 6/C4.0

[illegible]

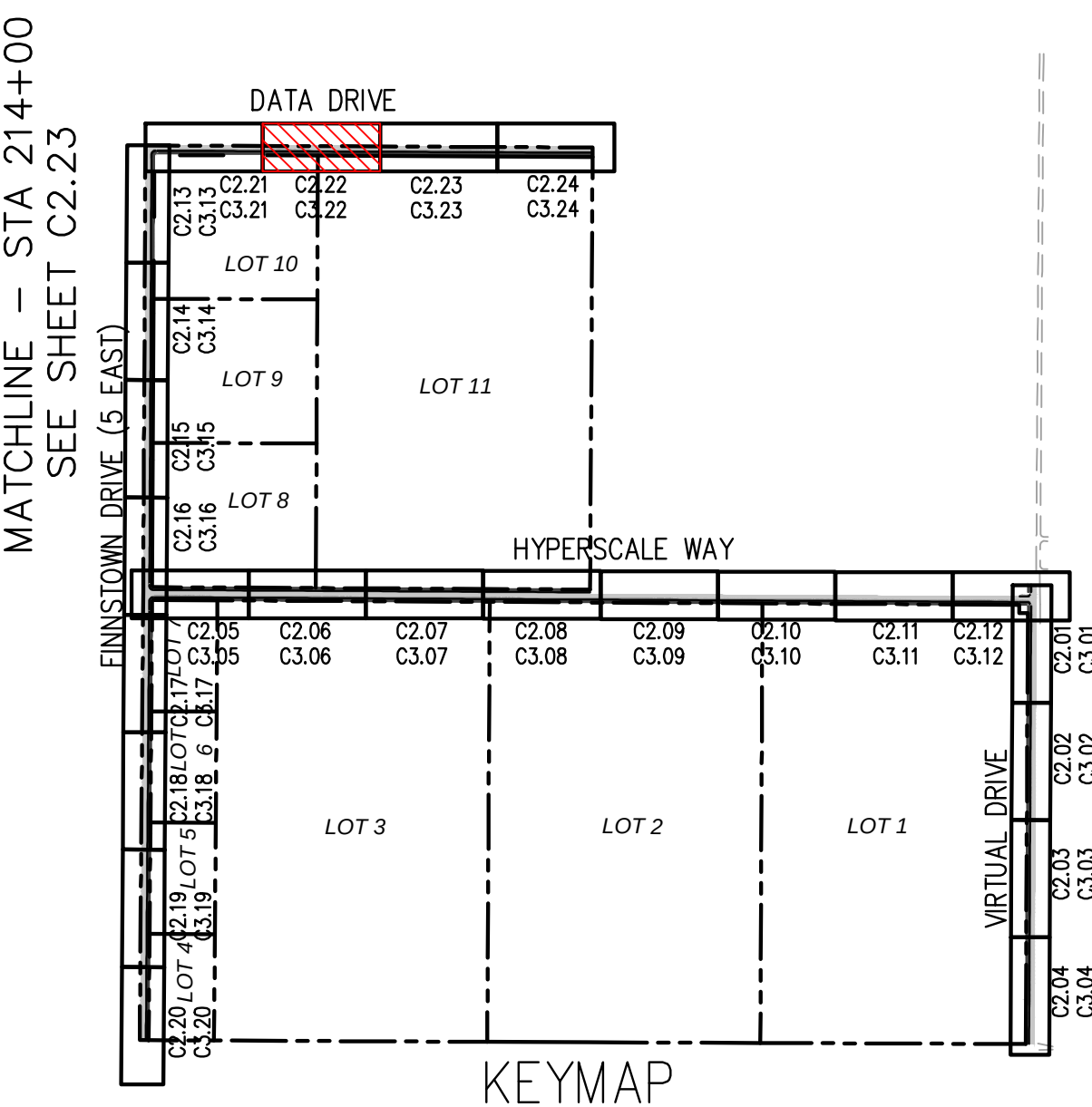
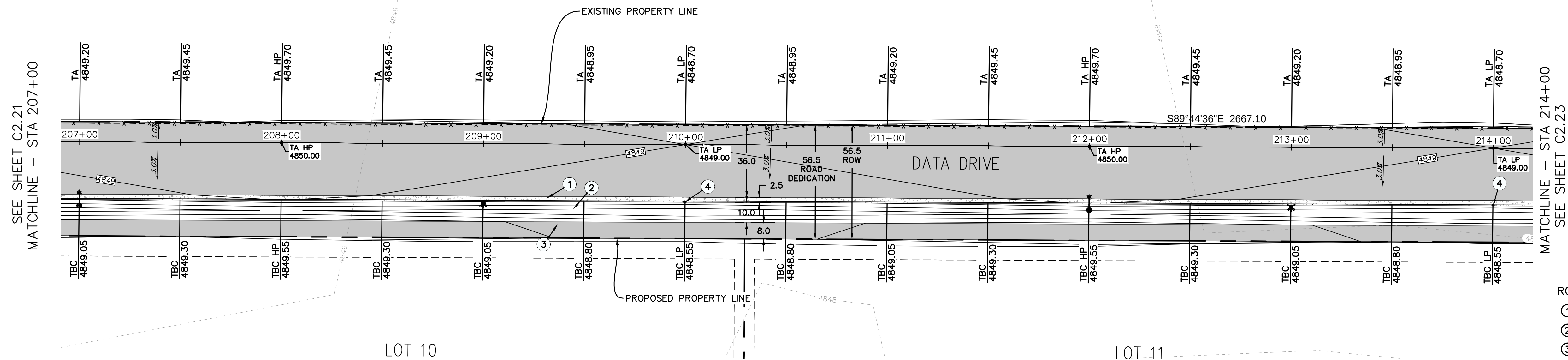
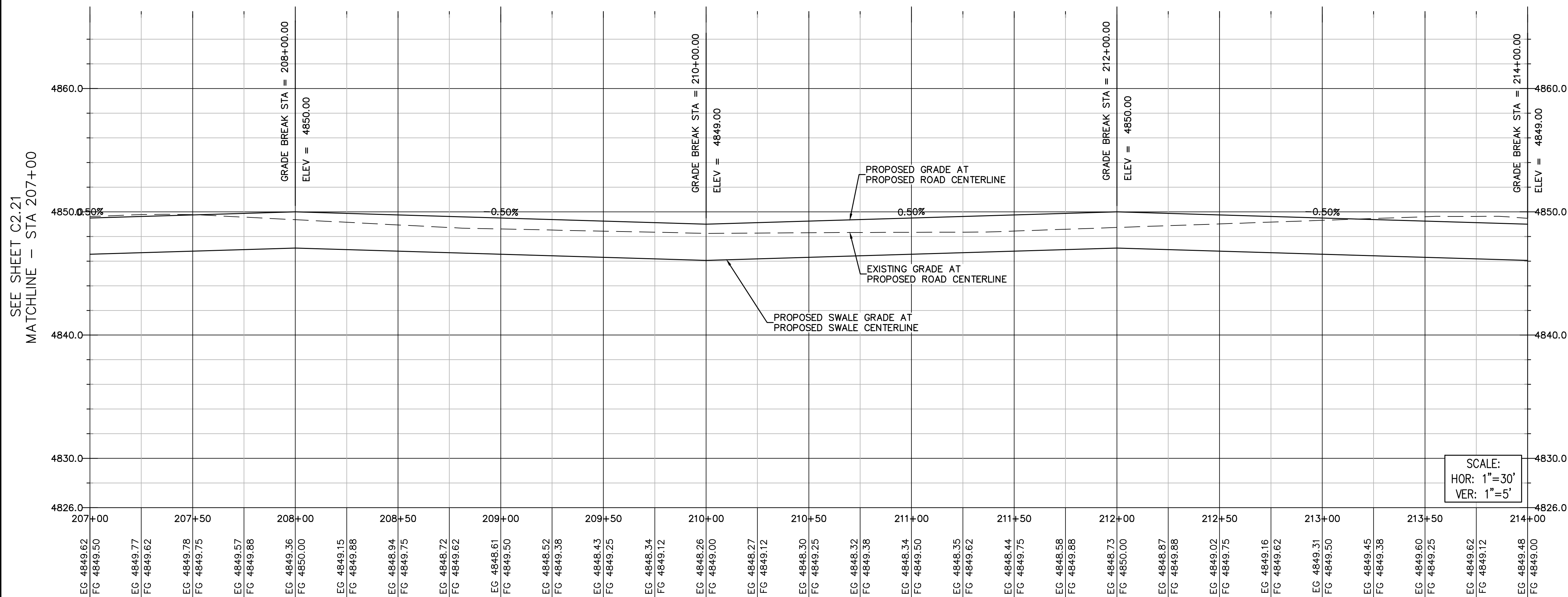
CIR | **CIVIL ENGINEERING
+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-949-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
DATA DRIVE ROADWAY PLAN AND PROFILE
STA 200+00 TO 207+00

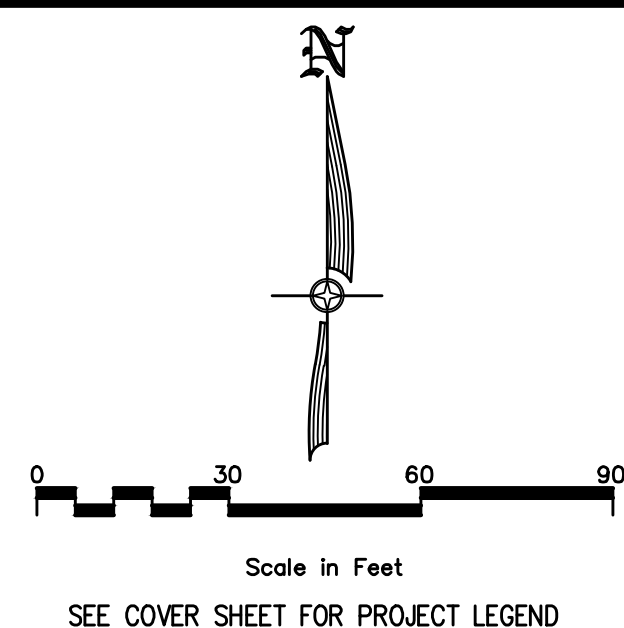
05/09/2023
No. 8706815
COLBY CRAIG
ANDERSON
STATE OF UTAH

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0



EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
DATA DRIVE ROADWAY PLAN AND PROFILE
STA 207+00 TO 214+00

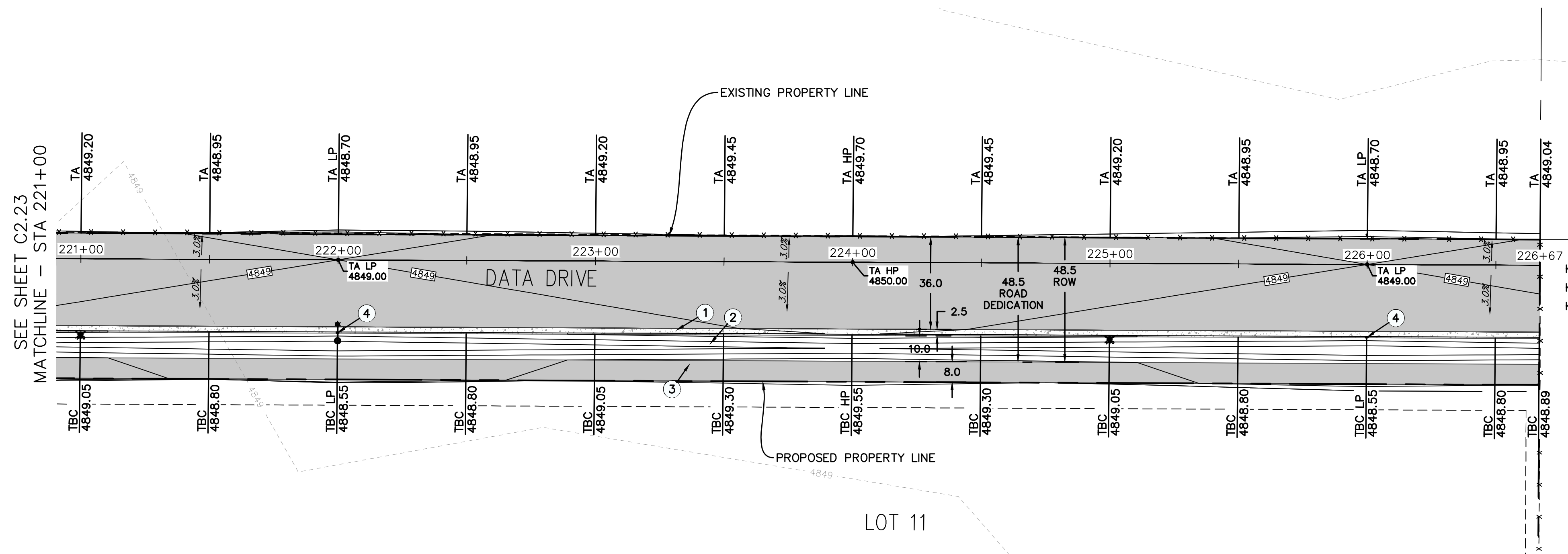
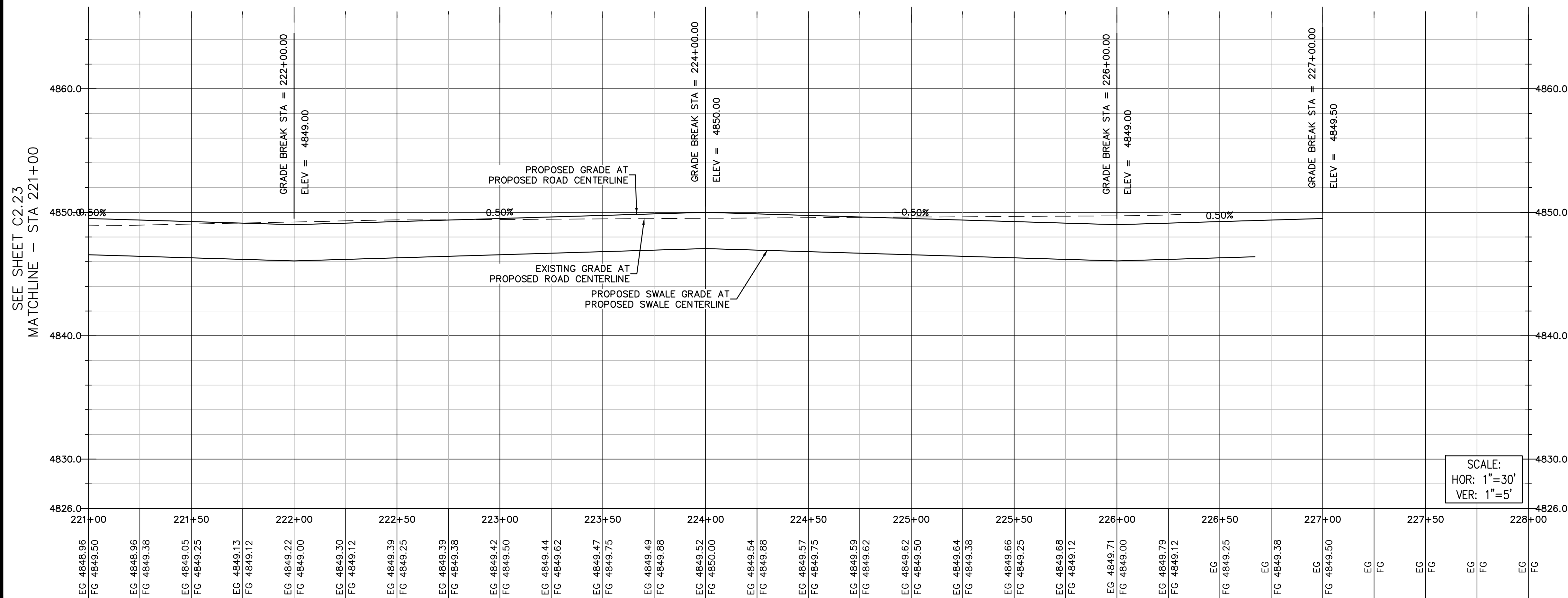
**CIVIL ENGINEERING
+ SURVEYING**

CIR

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-949-6296

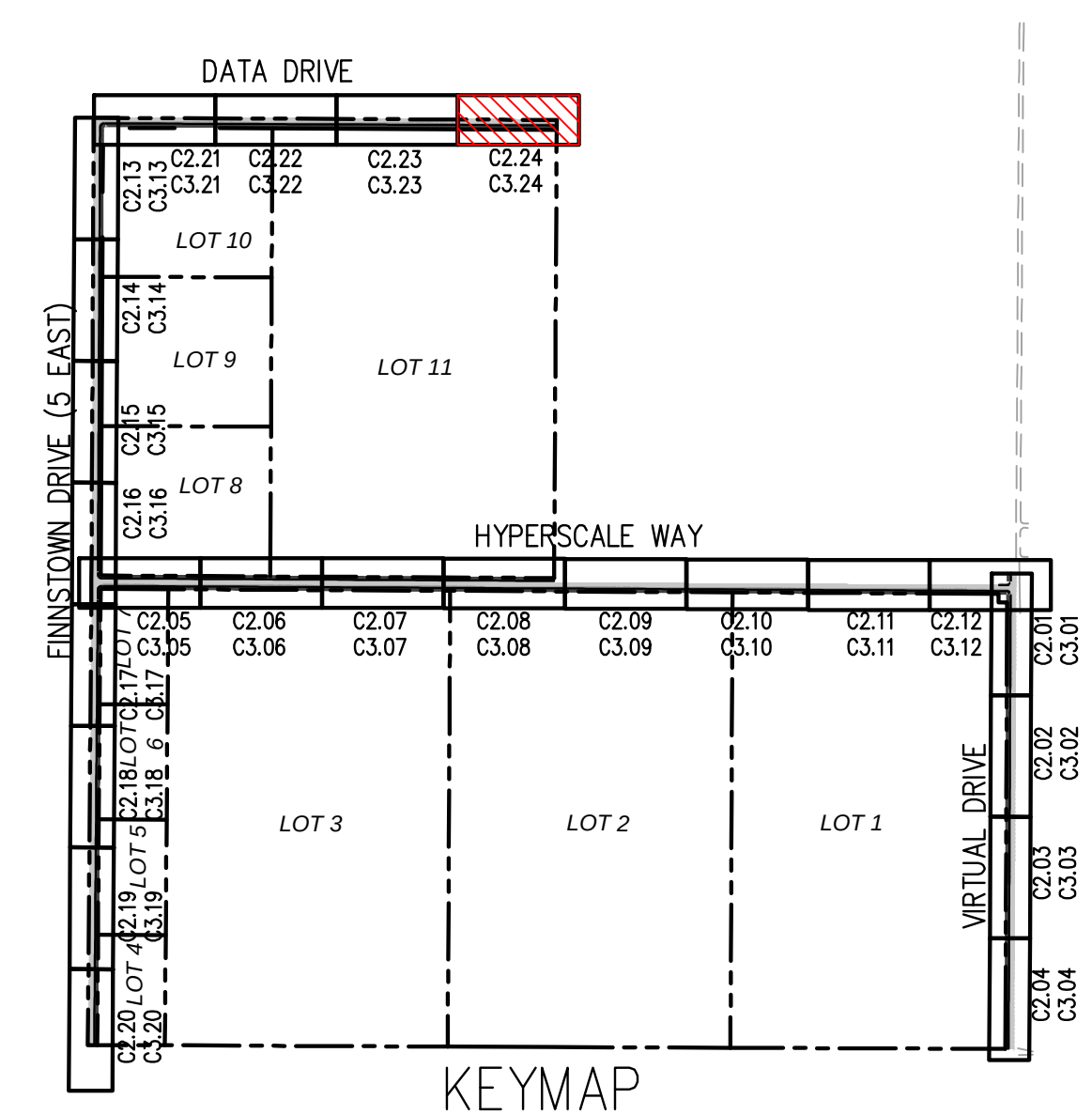
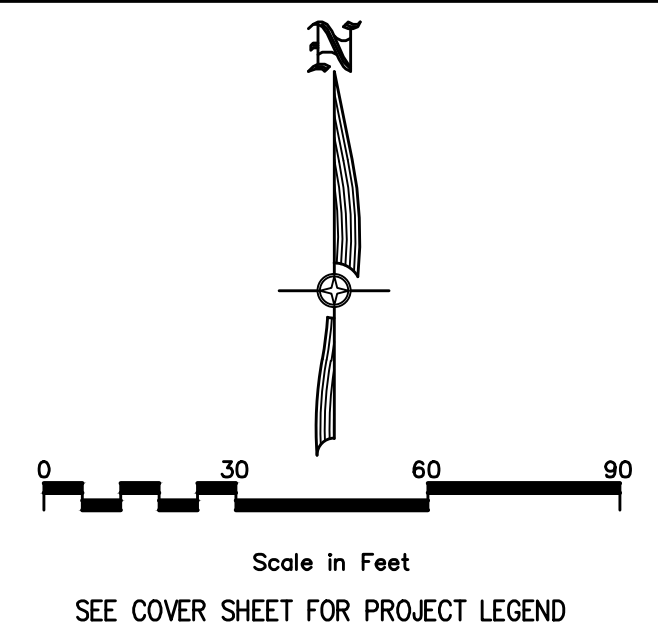
[illegible]

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



ROADWAY KEYNOTES:

- ① INSTALL 30" CURB & GUTTER. SEE DETAIL 1/C4.0
- ② INSTALL ROADSIDE 10.0' SWALE. SEE DETAIL 3/C4.0
- ③ INSTALL 8' ASPHALT SIDEWALK. SEE DETAIL 4/C4.0
- ④ INSTALL CURB CUT INLET. SEE DETAIL 2/C4.0



EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

DATA DRIVE ROADWAY PLAN AND PROFILE
STA 221+00 TO 228+00

SHEET NO.

C2.24

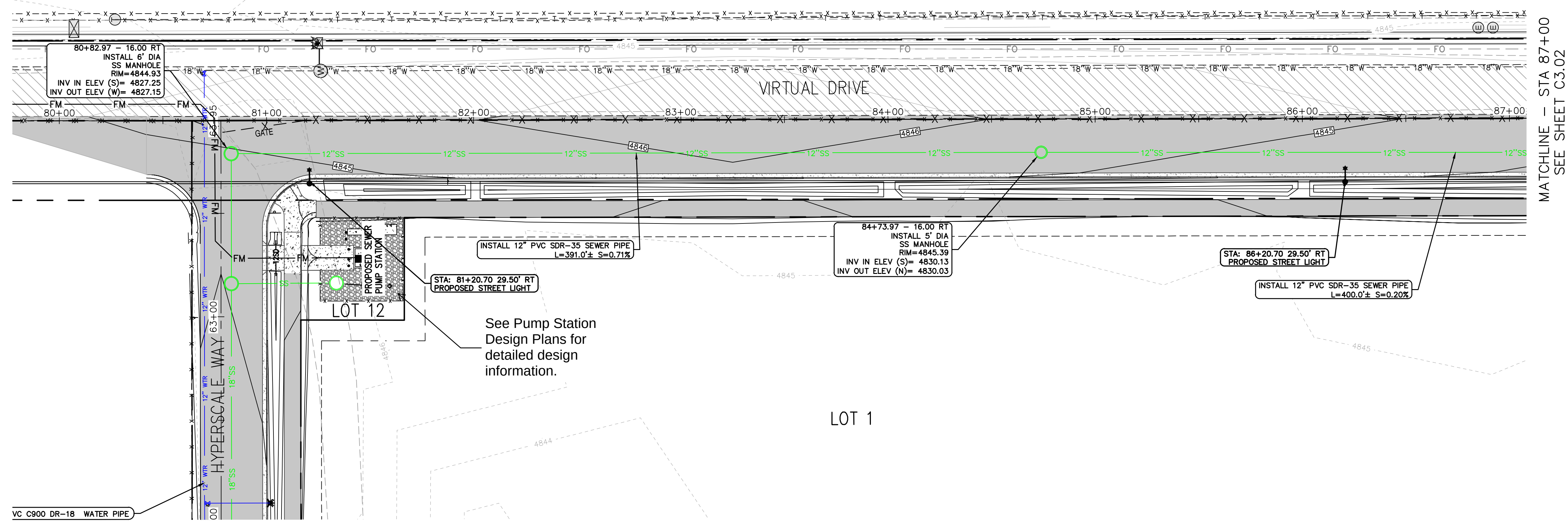
PROJECT ID	DATE:
E22-090	05-09-23

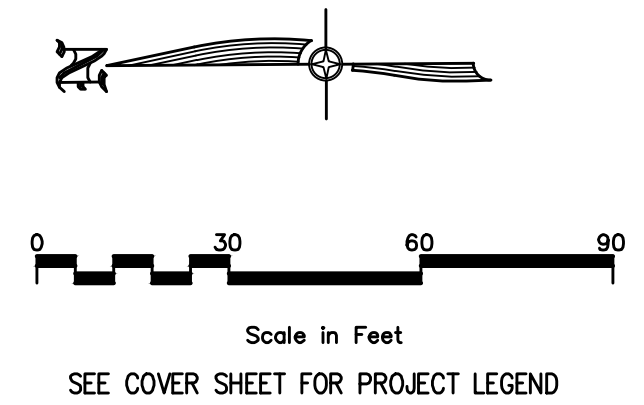
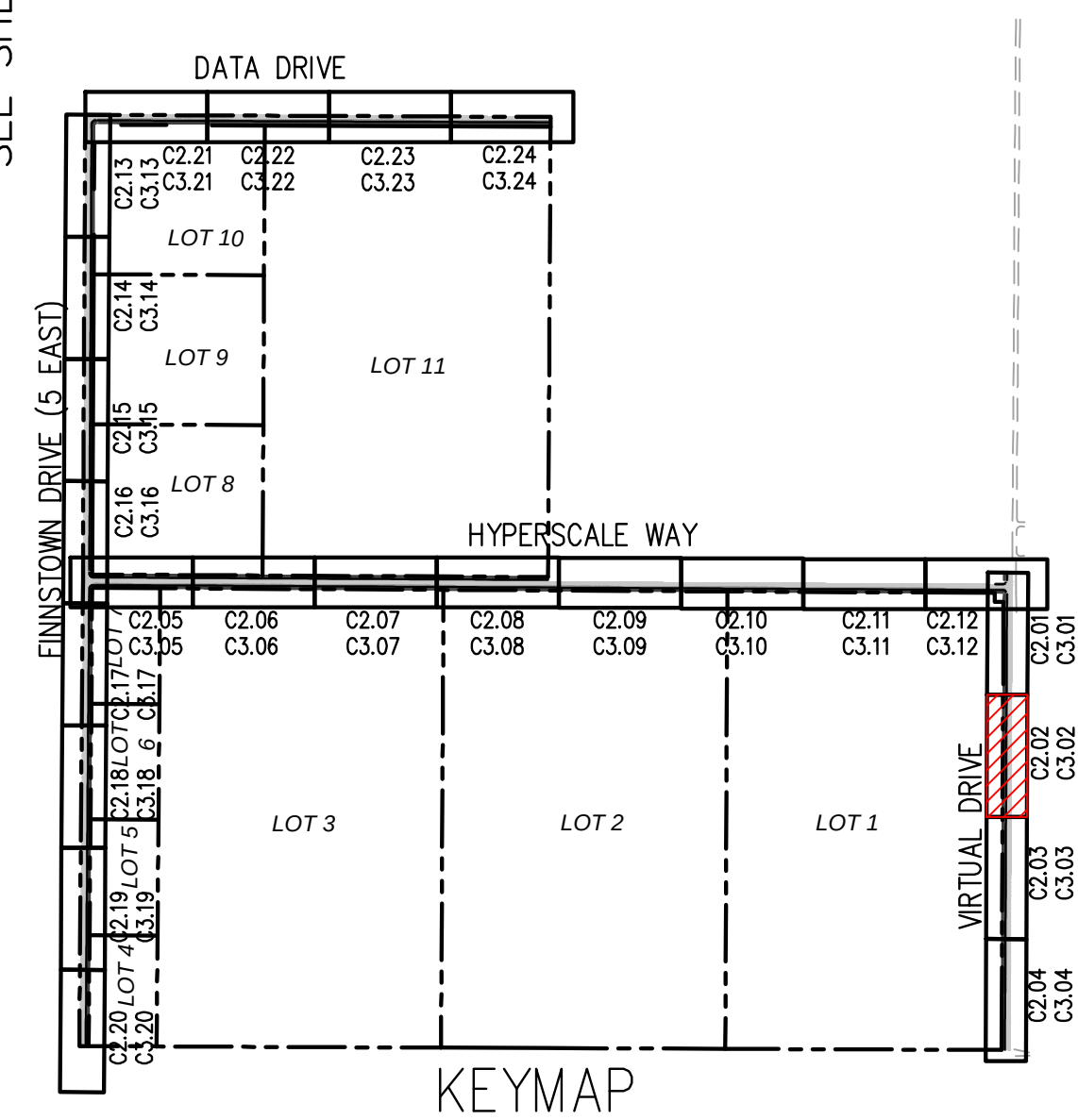
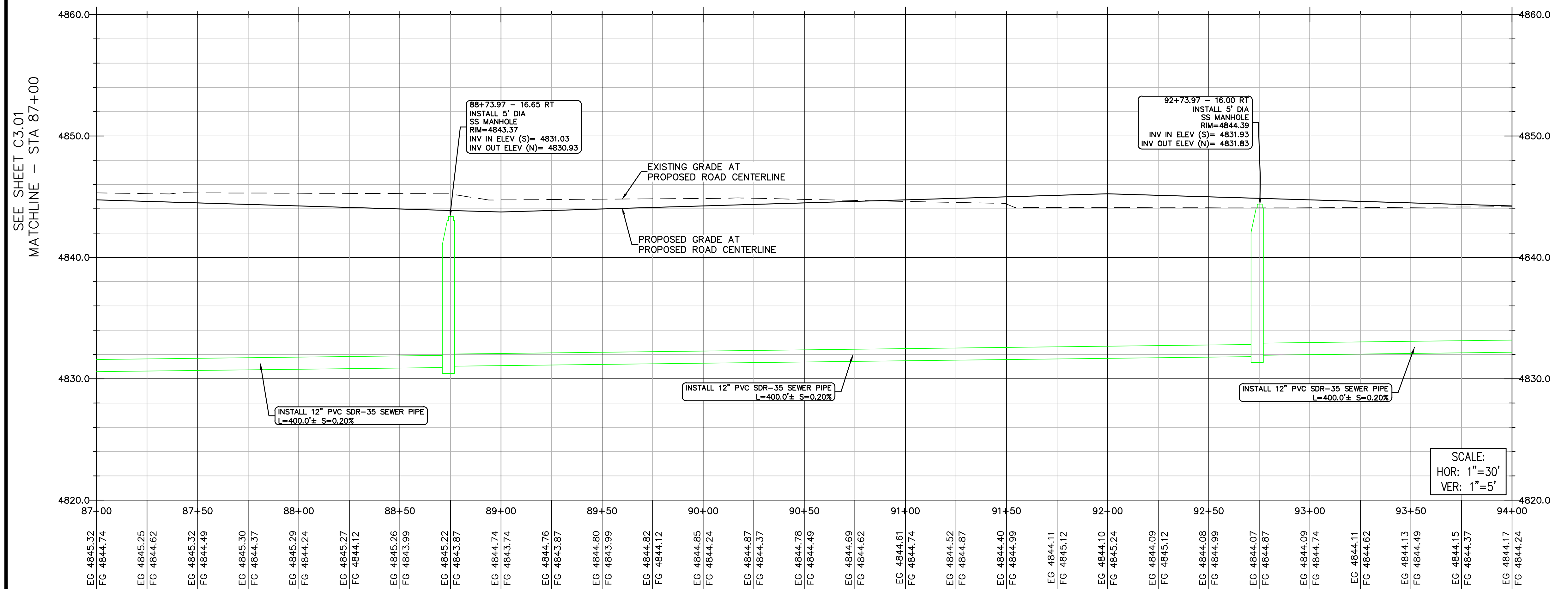
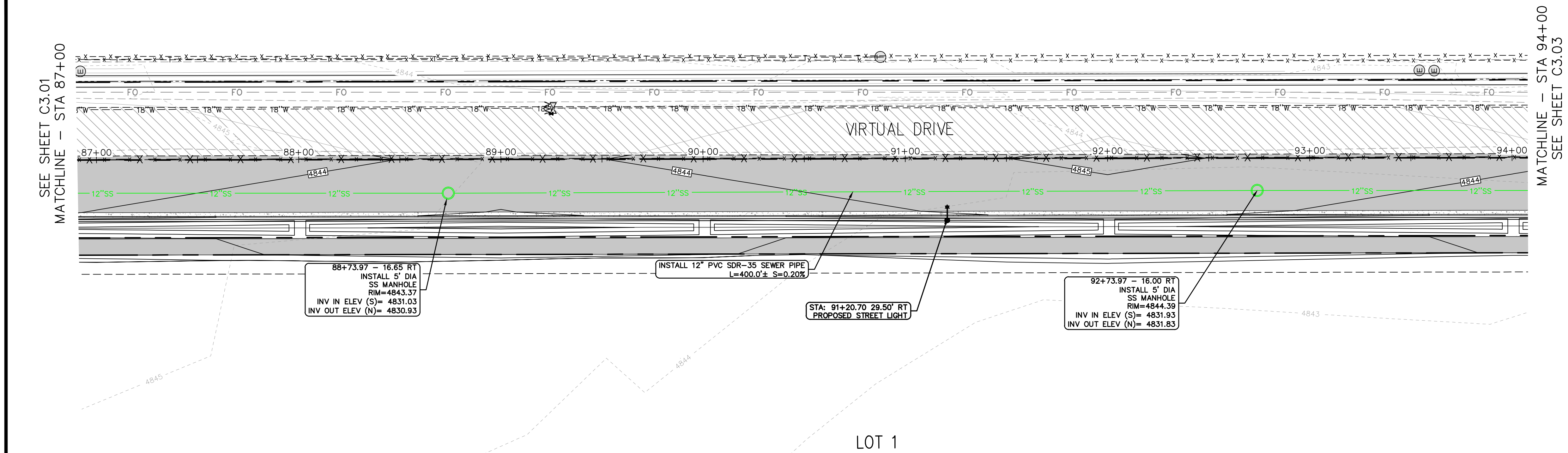
FILE NAME:	SCALE:
PRJ-RGE	1" = 30'

**CIVIL ENGINEERING
+ SURVEYING**

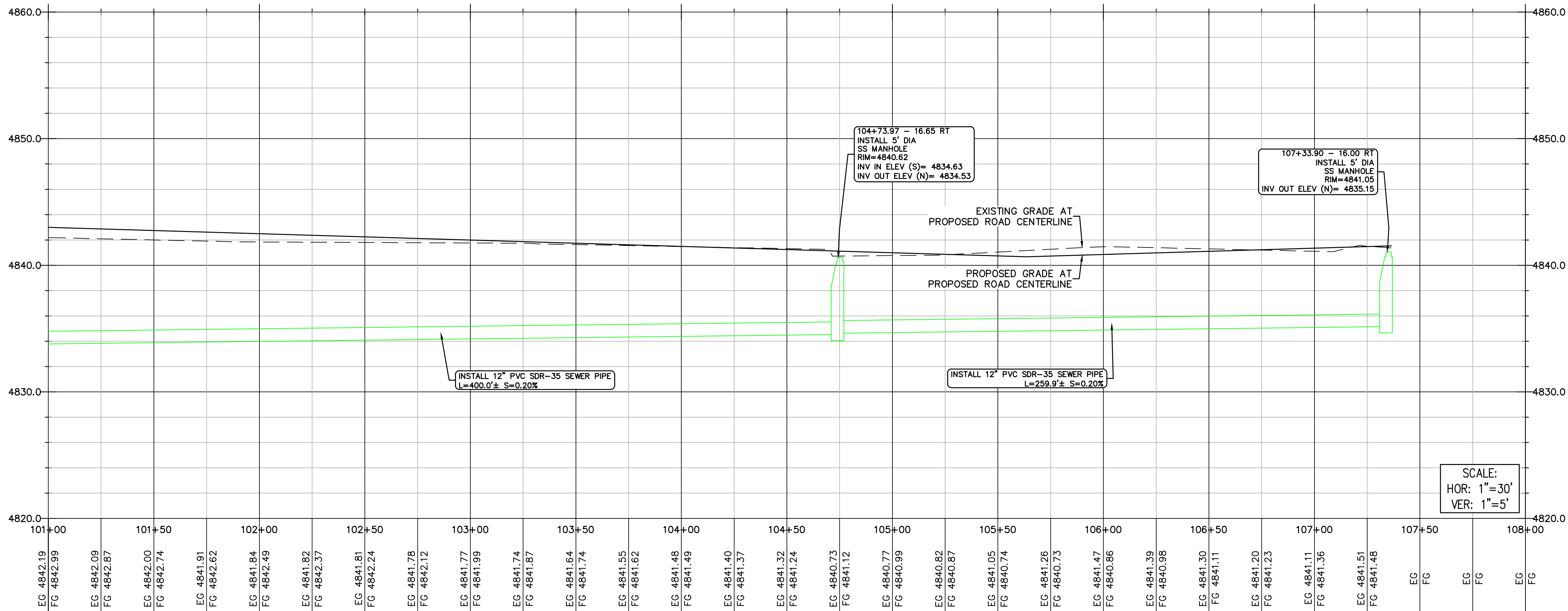
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah • 801-949-6296

[illegible]

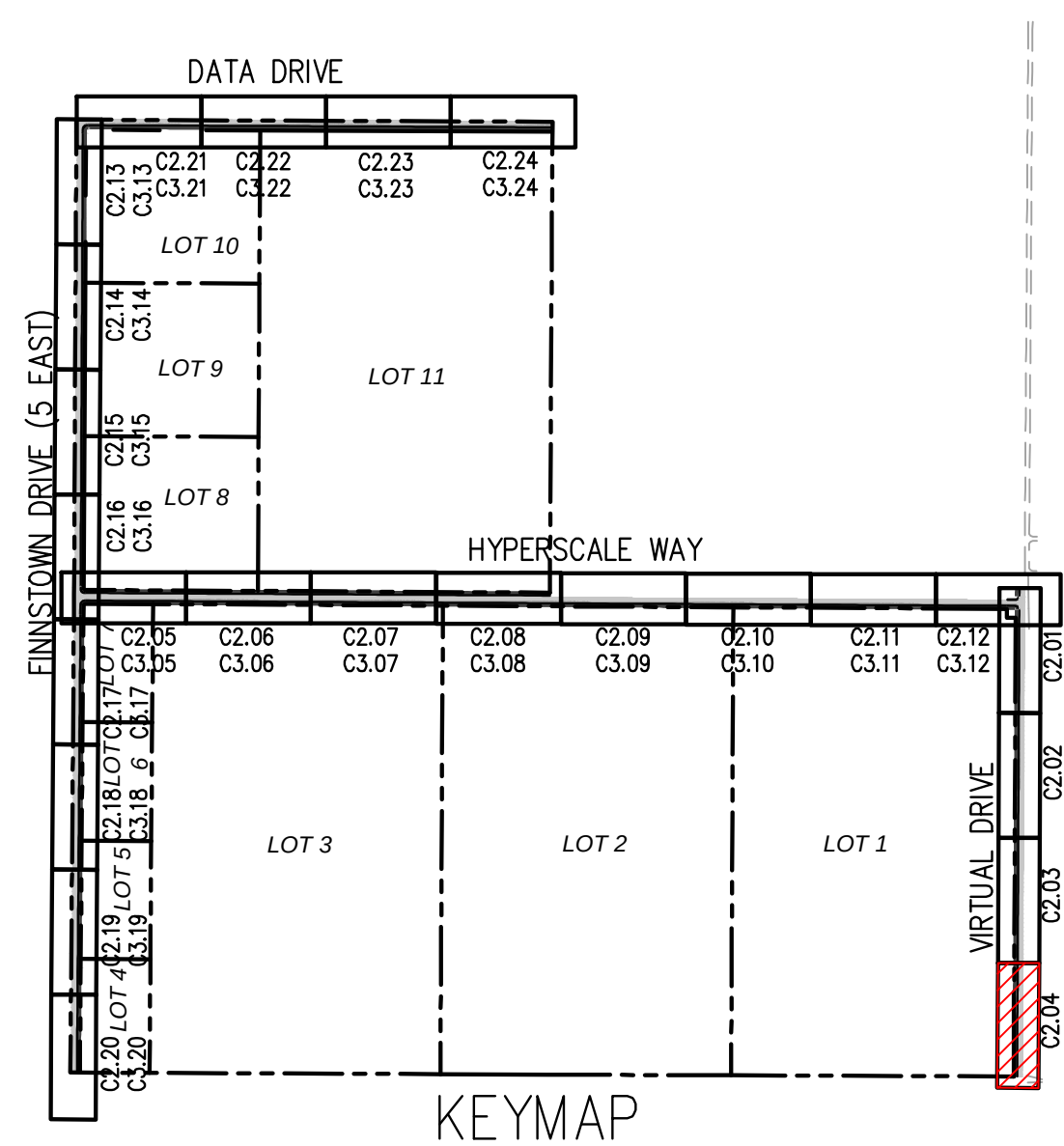




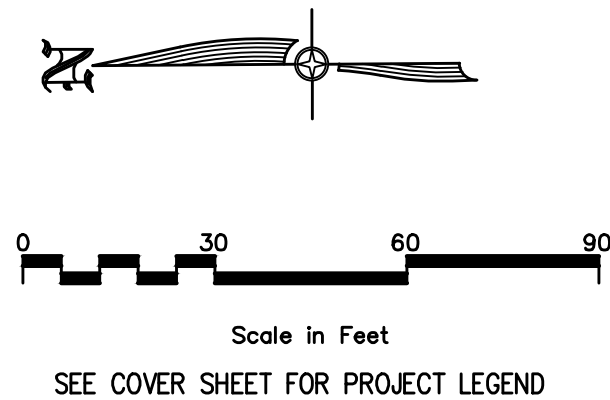
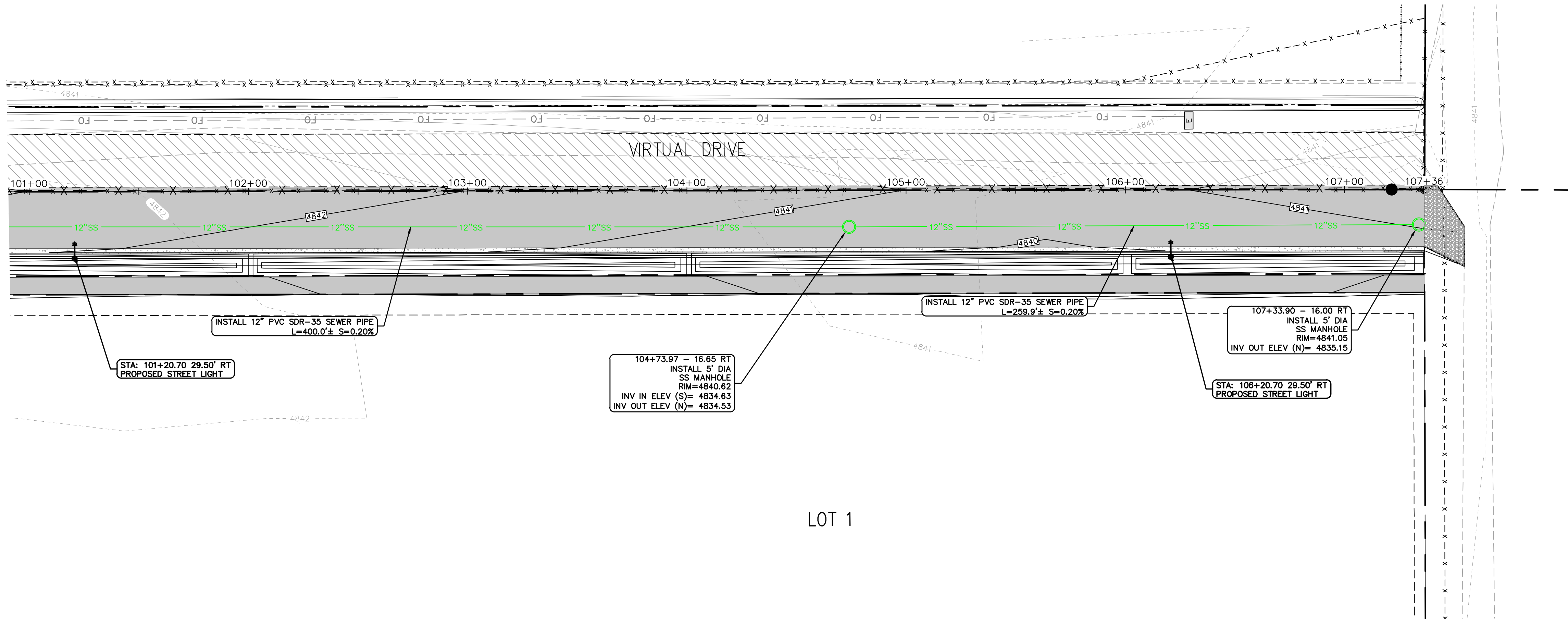
SEE SHEET C3.03
MATCHLINE - STA 101+00

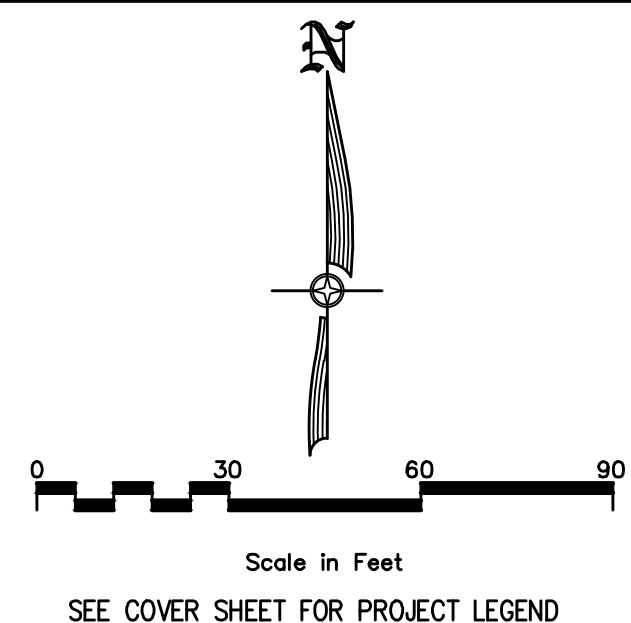
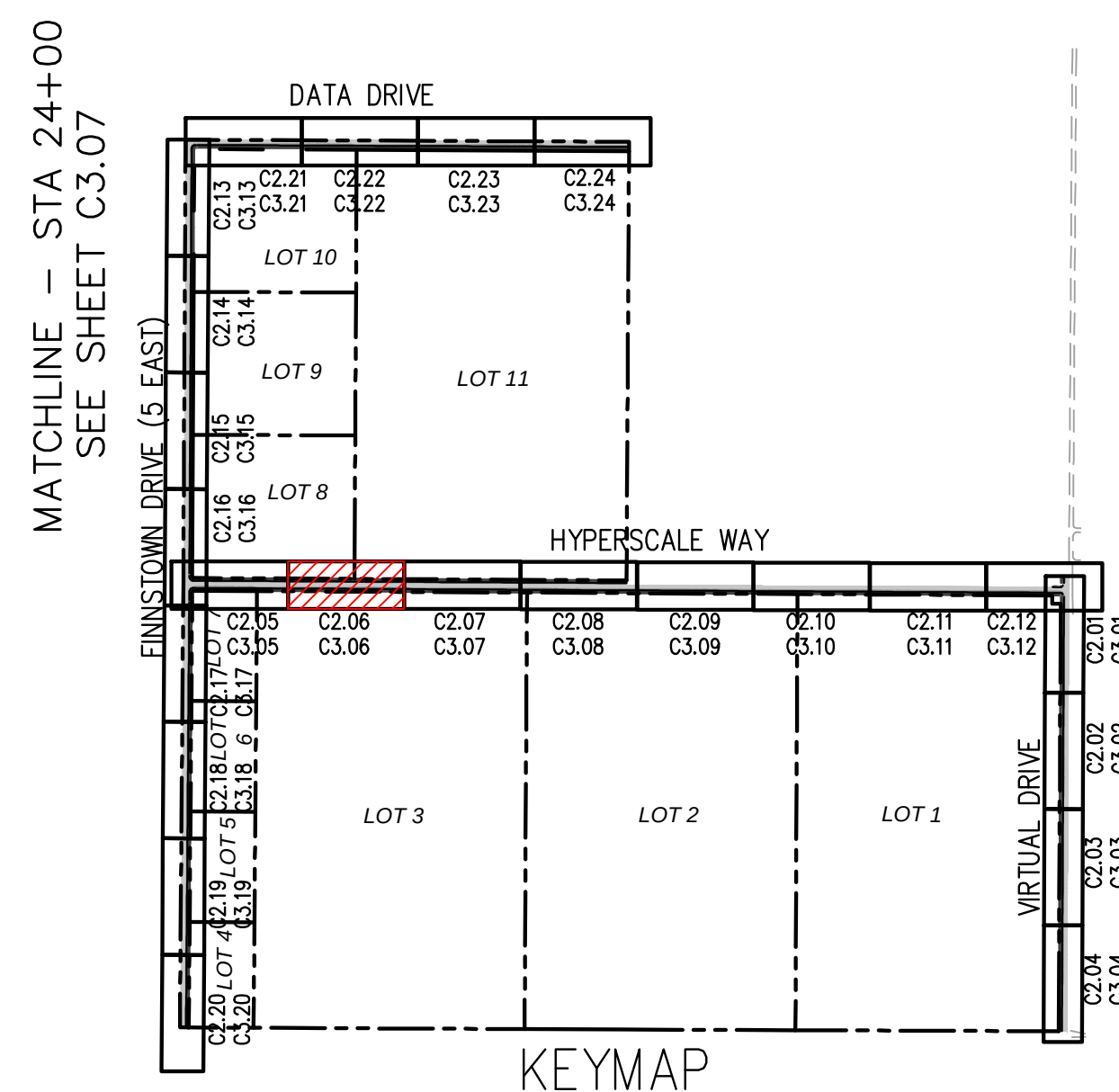
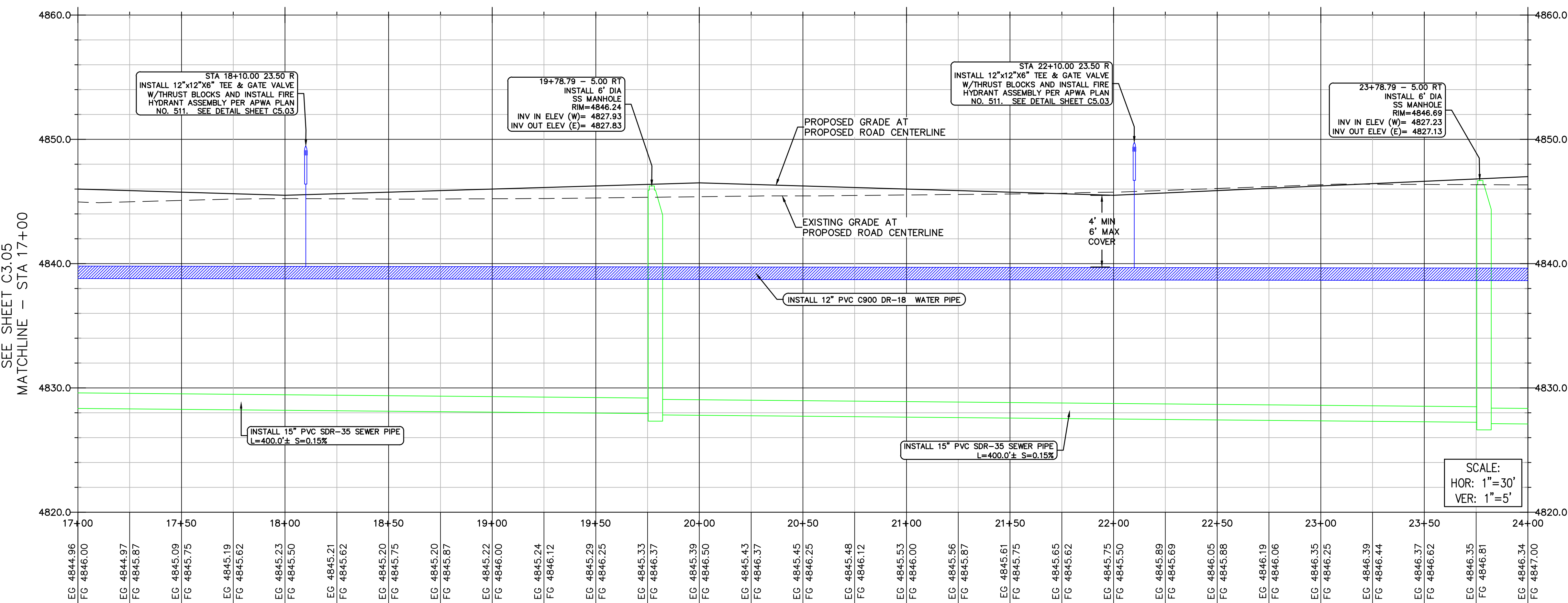
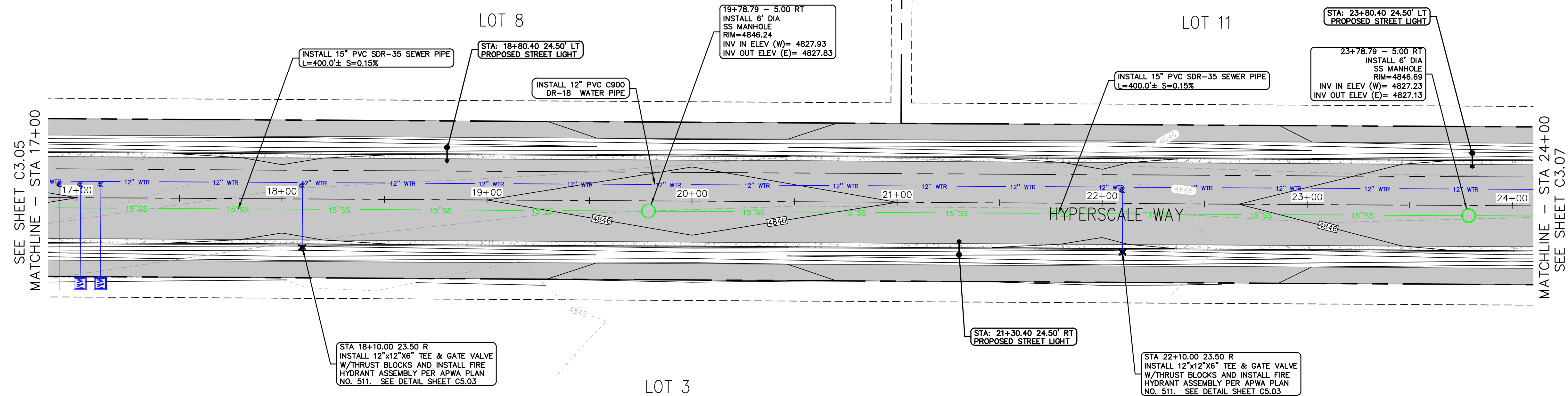


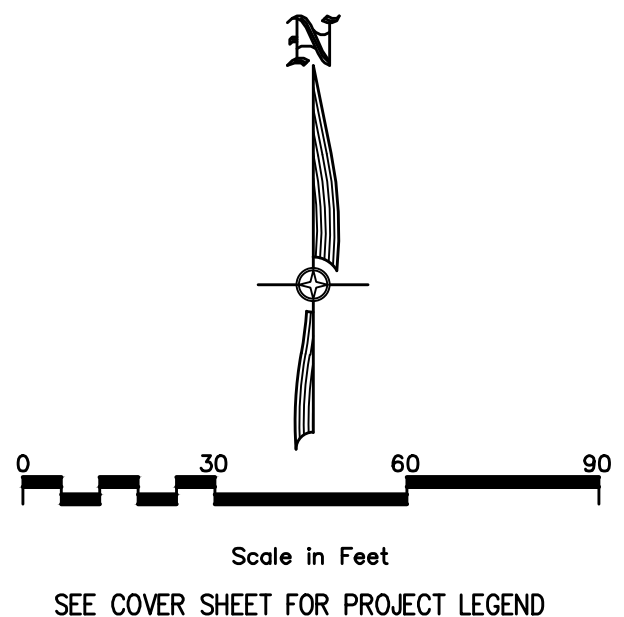
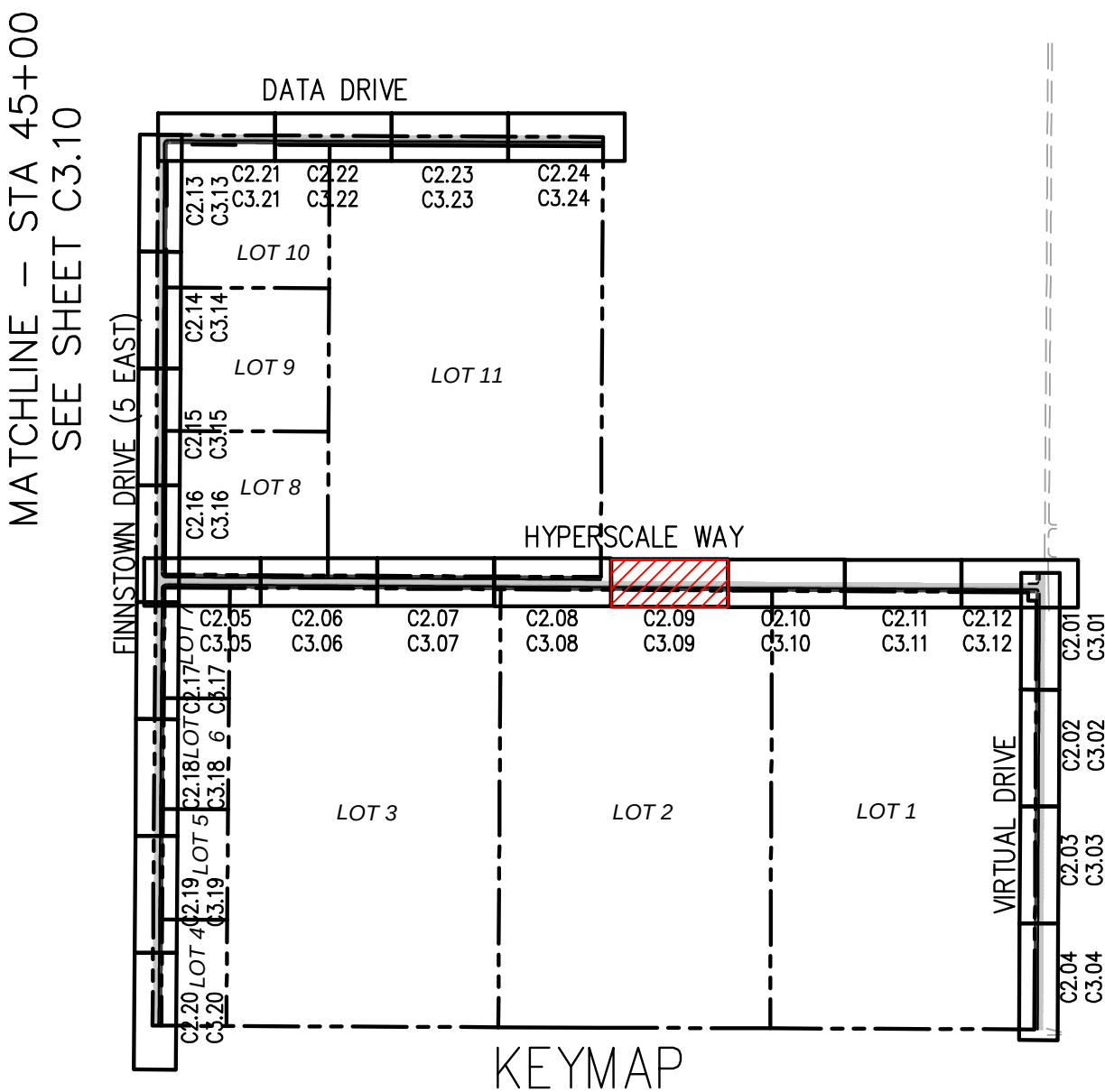
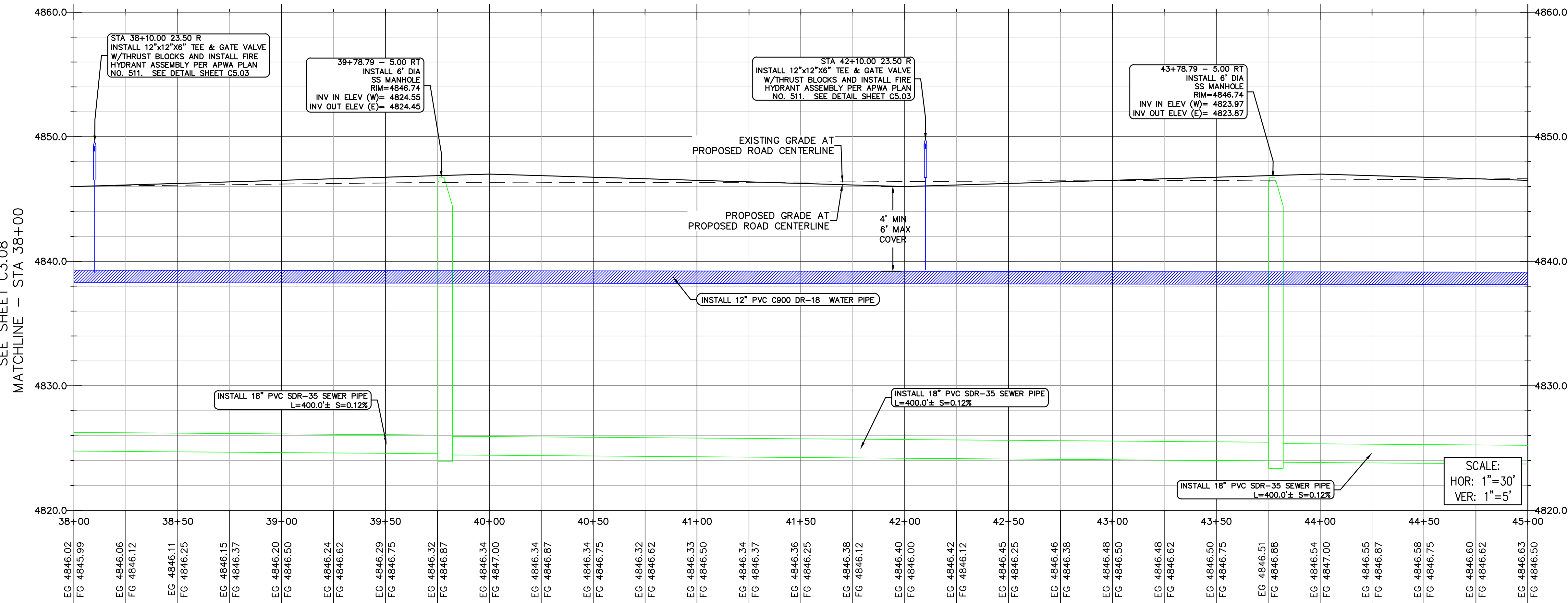
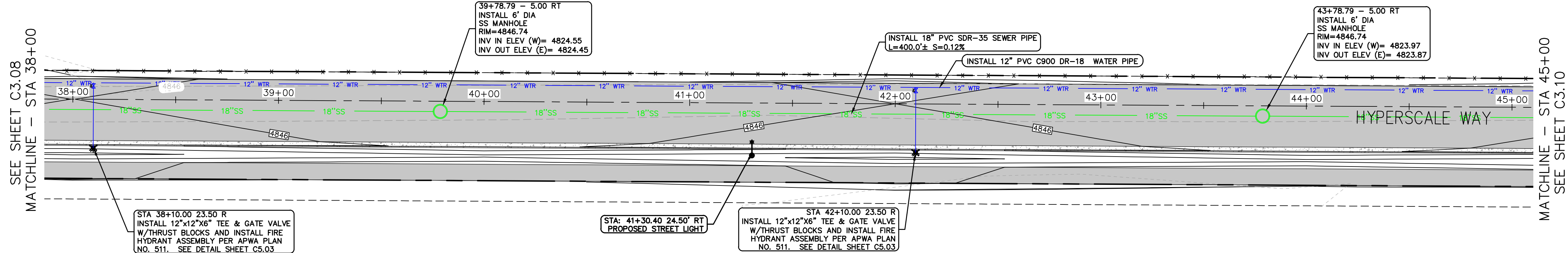
SCALE:
HOR: 1"=30'
VER: 1"=5'



SEE SHEET C3.03
MATCHLINE - STA 101+00







CIVIL ENGINEERING + SURVEYING		PROJECT ENGINEER: SDT	
10718 S BECKSTEAD LANE, SUITE 102 South Jordan, Utah - 84094-6296		DESIGNER: SDT	
REVISIONS		BY DATE	
NO		NO	

EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

HYPERSCALE WAY UTILITY PLAN AND PROFILE

STA 38+00 TO 45+00

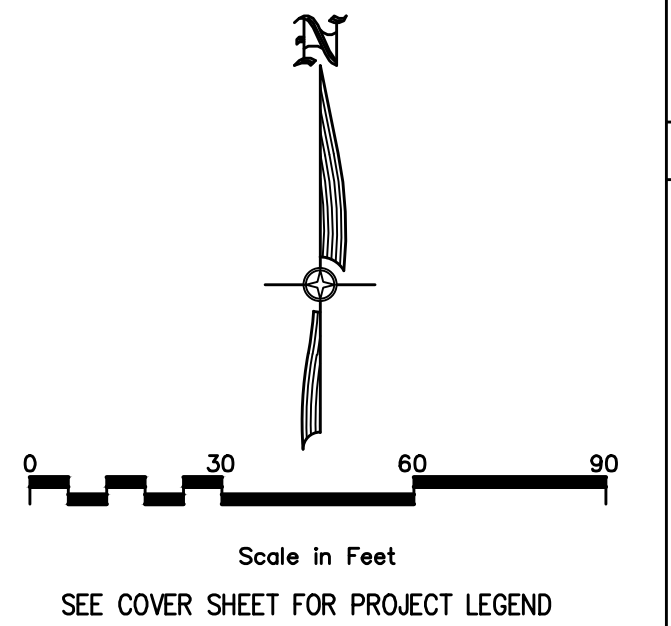
SHEET NO.
C3.09

PROJECT ID: E22-090
DATE: 05-09-23

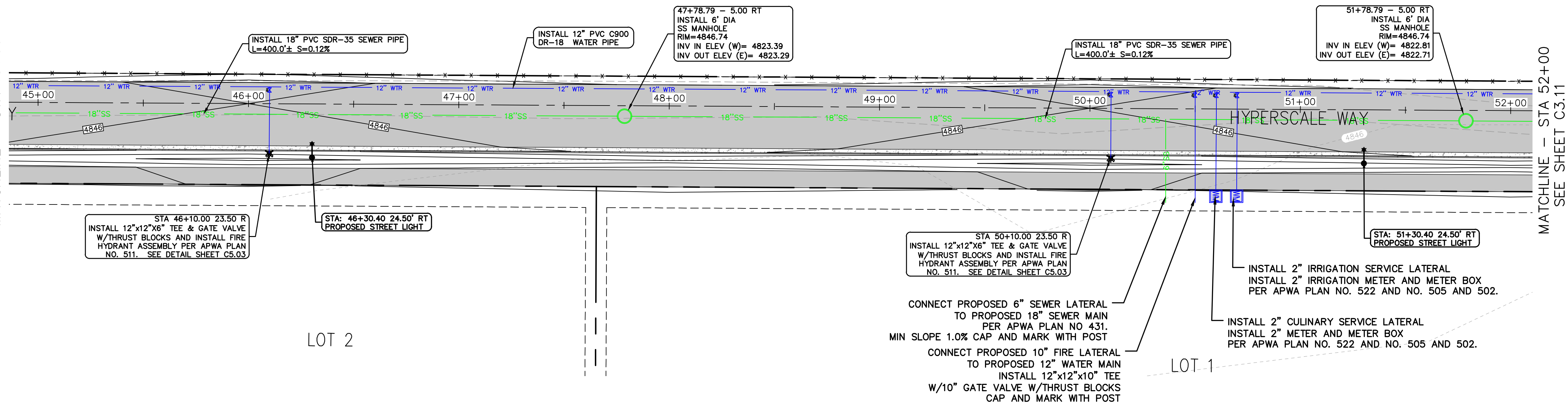
FILE NAME: PRJ-RGE
SCALE: 1" = 30'

05/09/2023
No. 8706815
COLBY CRAIG
ANDERSON
STATE OF UTAH

SCOTT C & JULIE A
MC LACHLAN

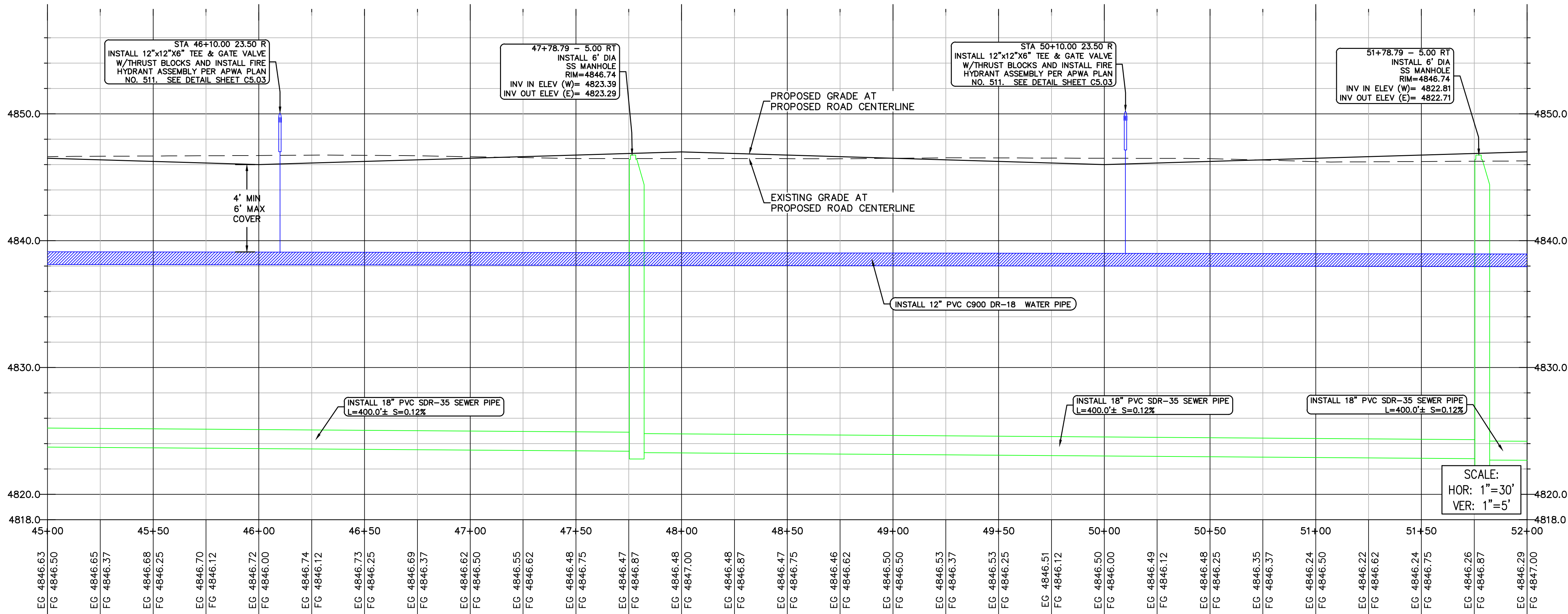


SEE SHEET C3.09
MATCHLINE - STA 45+00

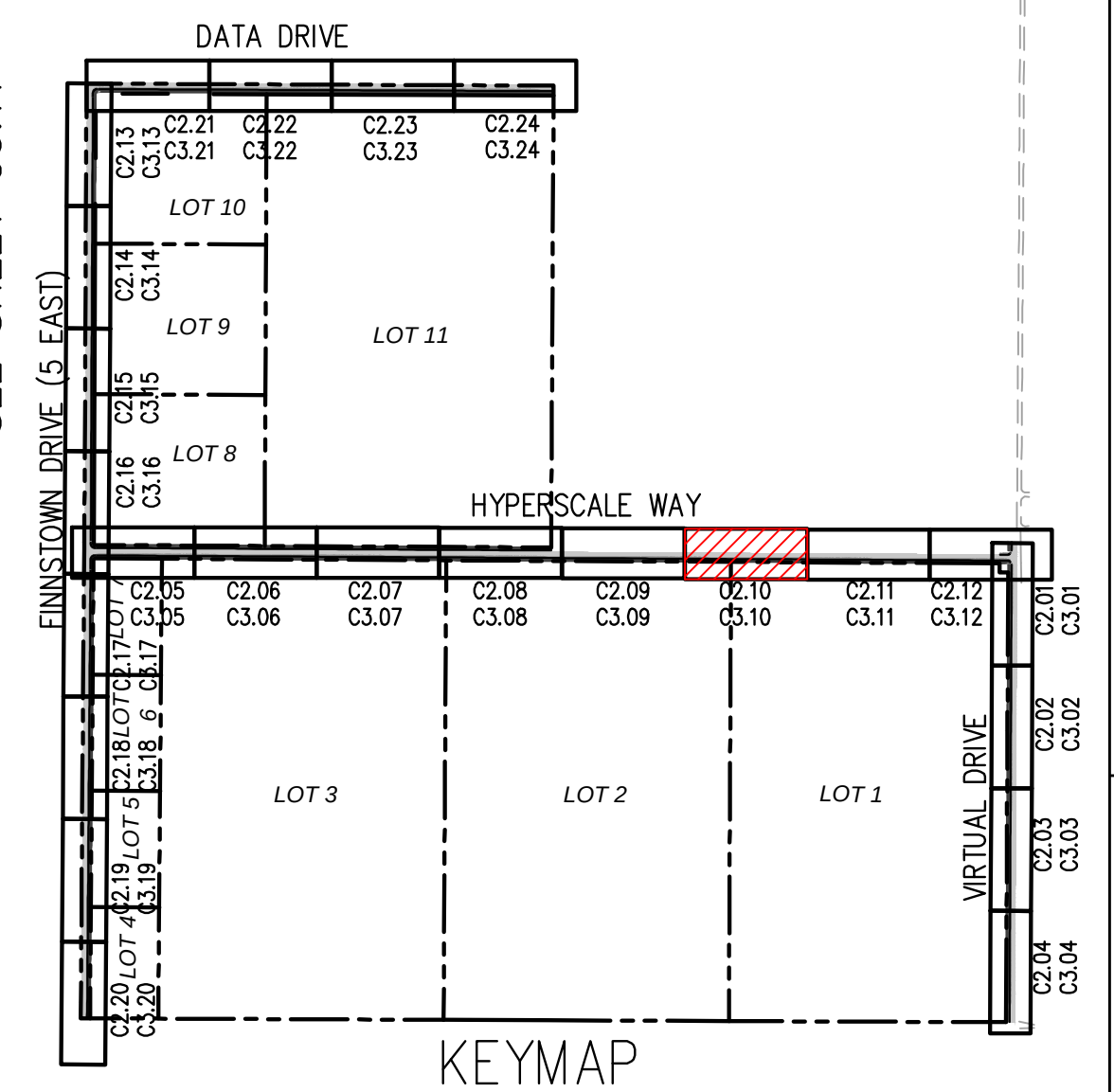


MATCHLINE - STA 52+00
SEE SHEET C3.11

SEE SHEET C3.09
MATCHLINE - STA 45+00



MATCHLINE - STA 52+00
SEE SHEET C3.11



EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE

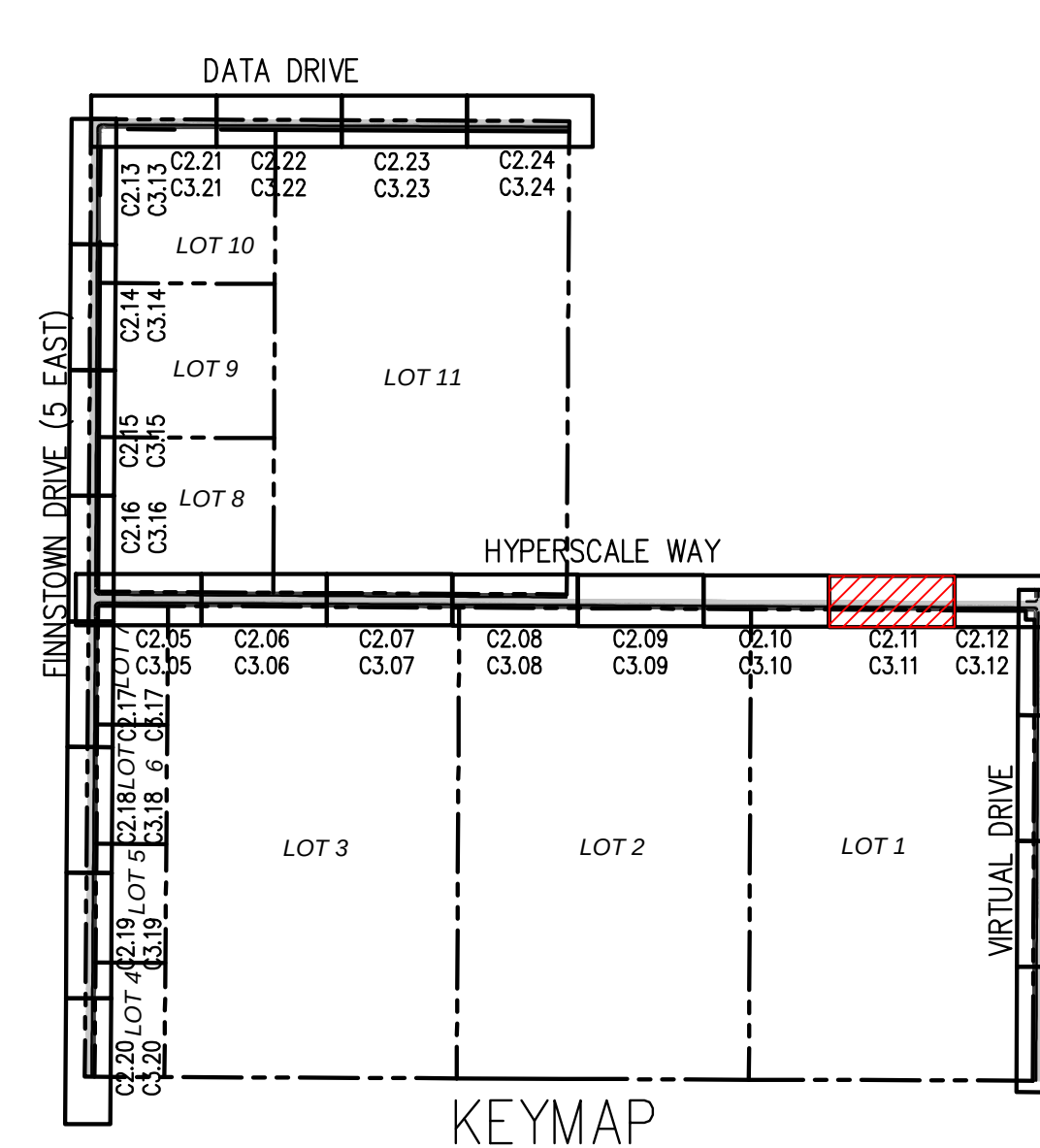
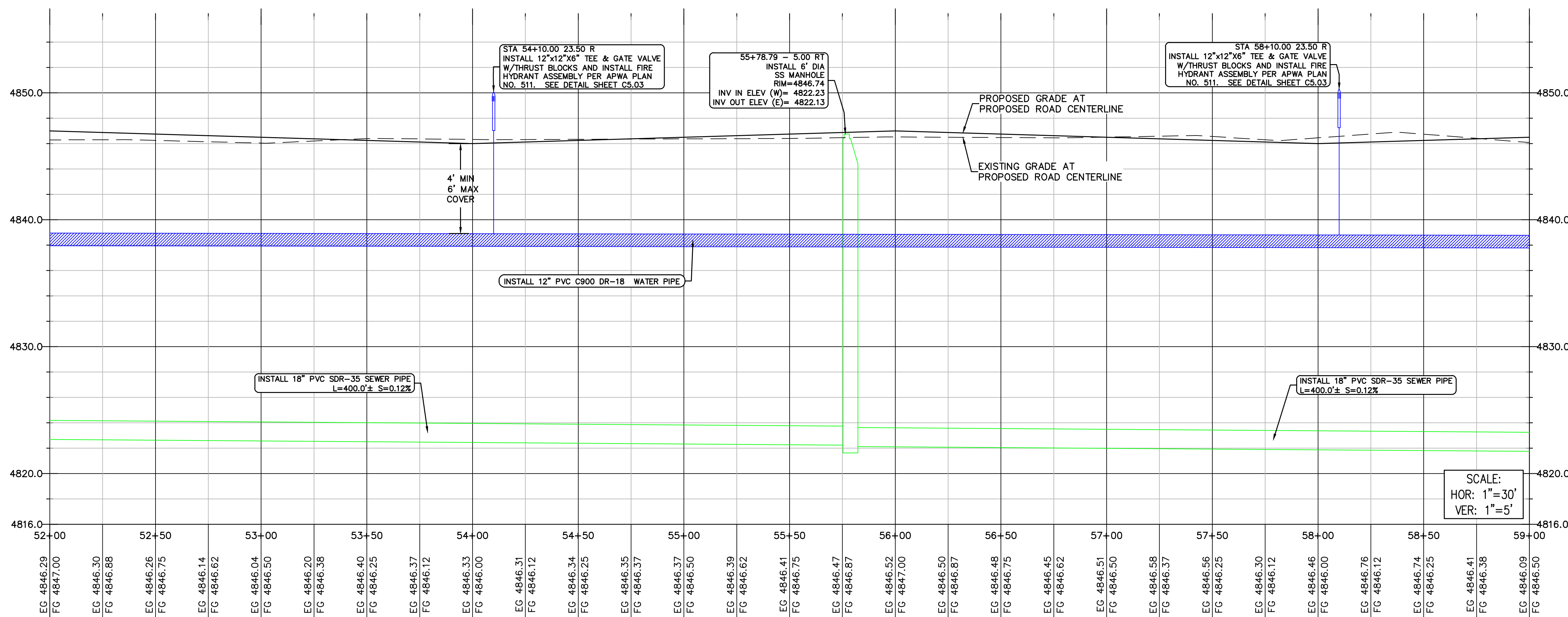
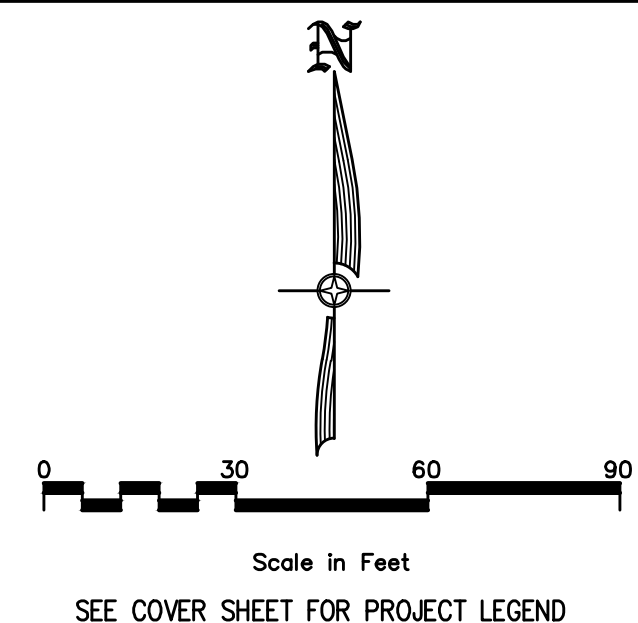
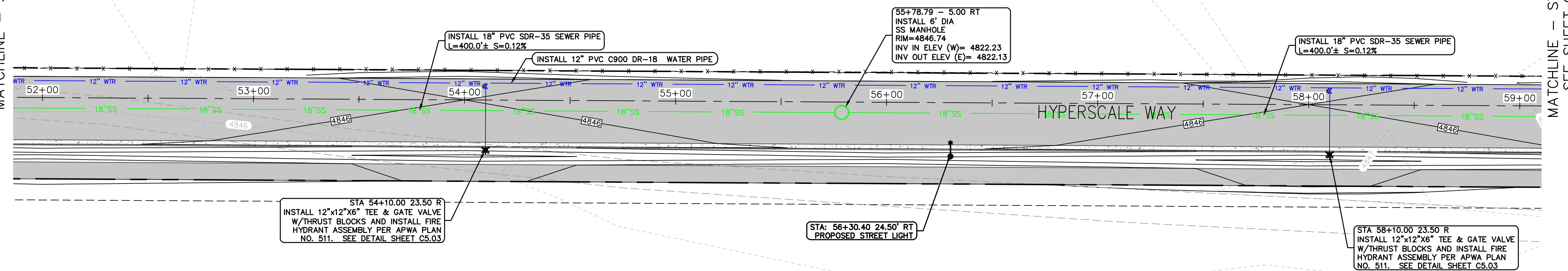
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

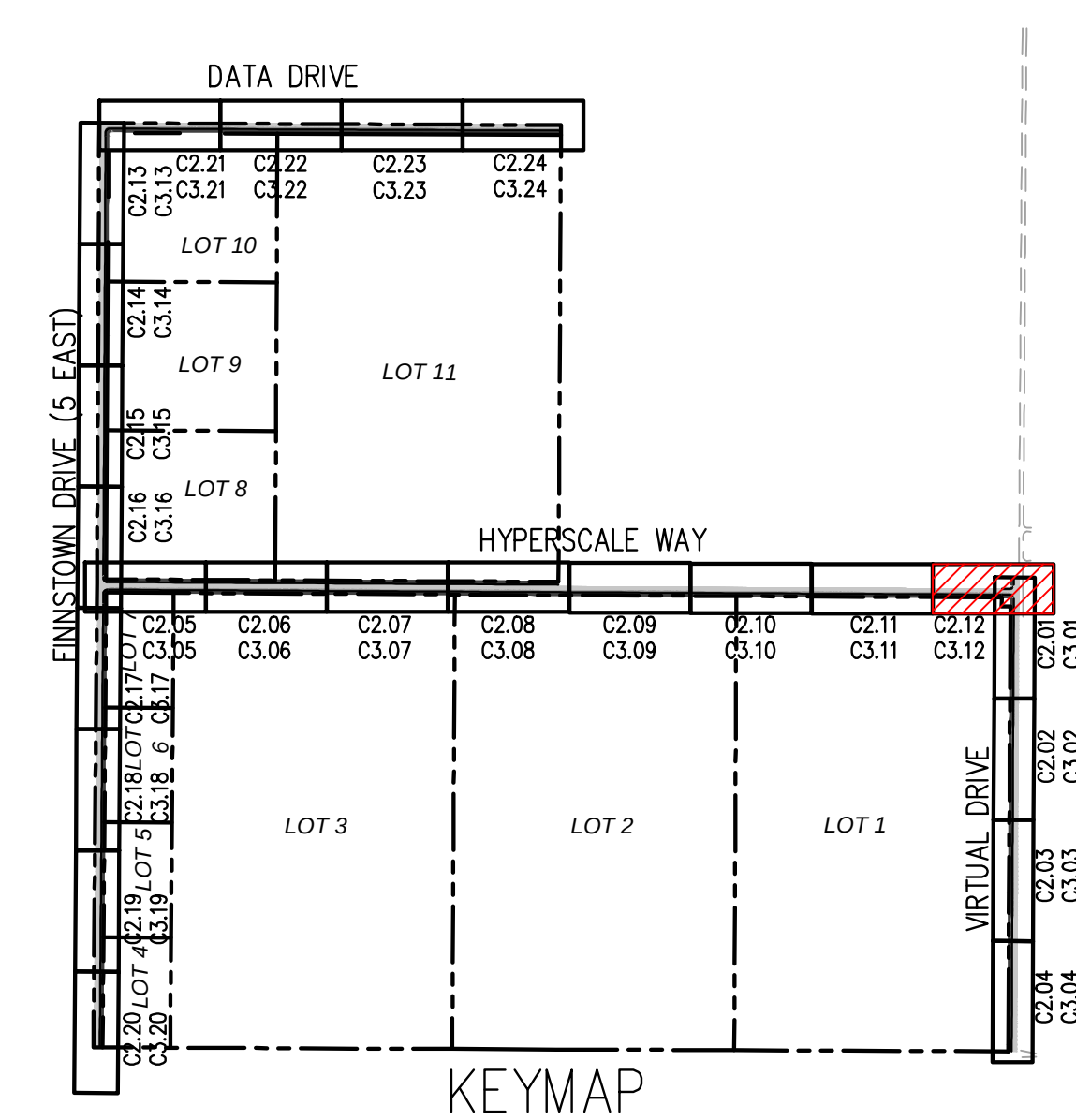
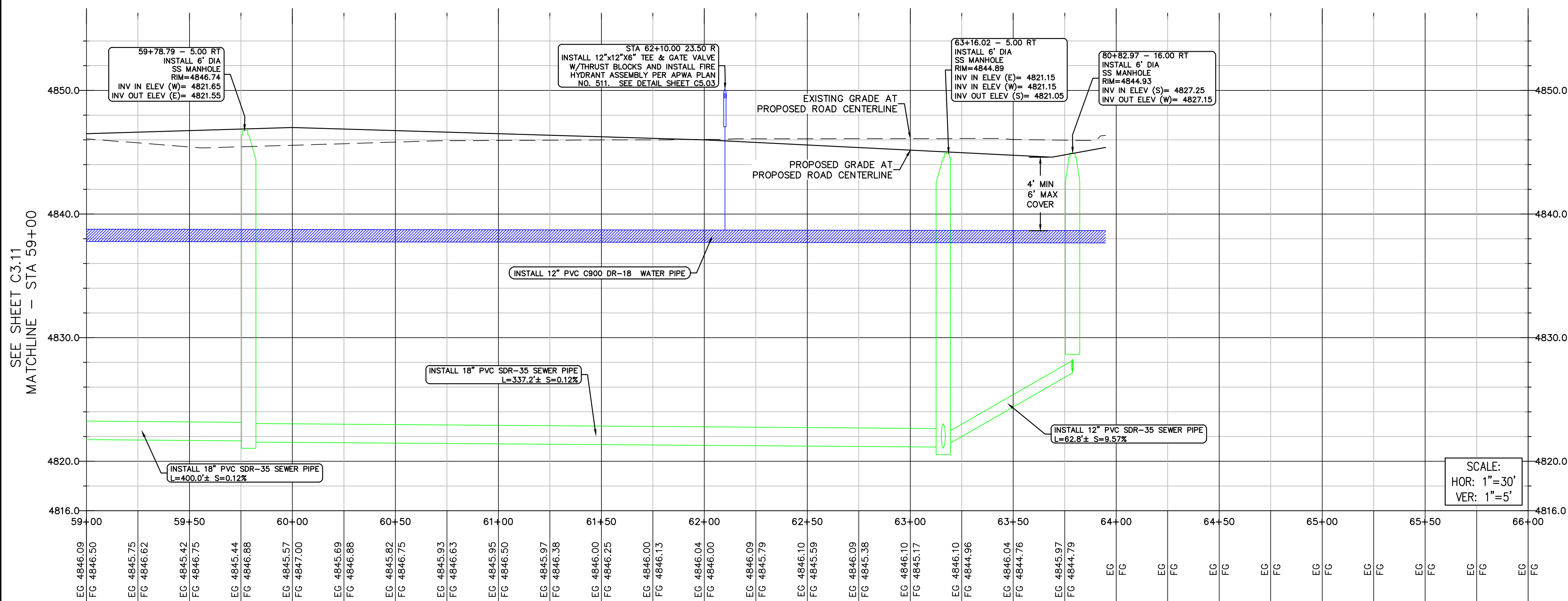
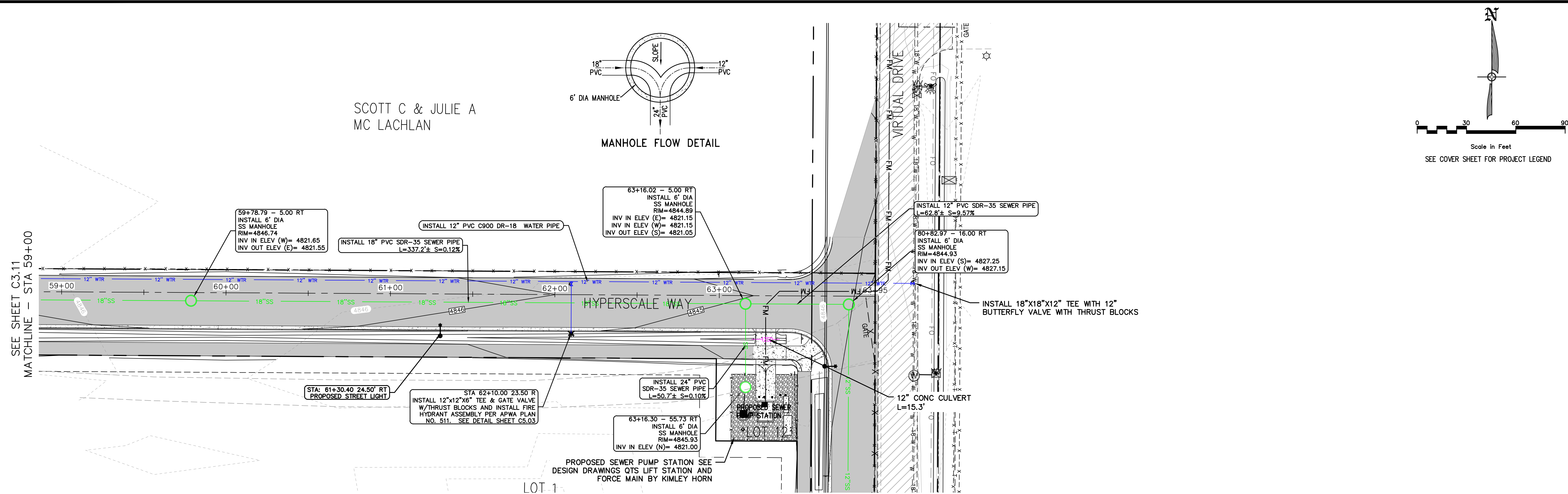
HYPERSCALE WAY UTILITY PLAN AND PROFILE
STA 45+00 TO 52+00

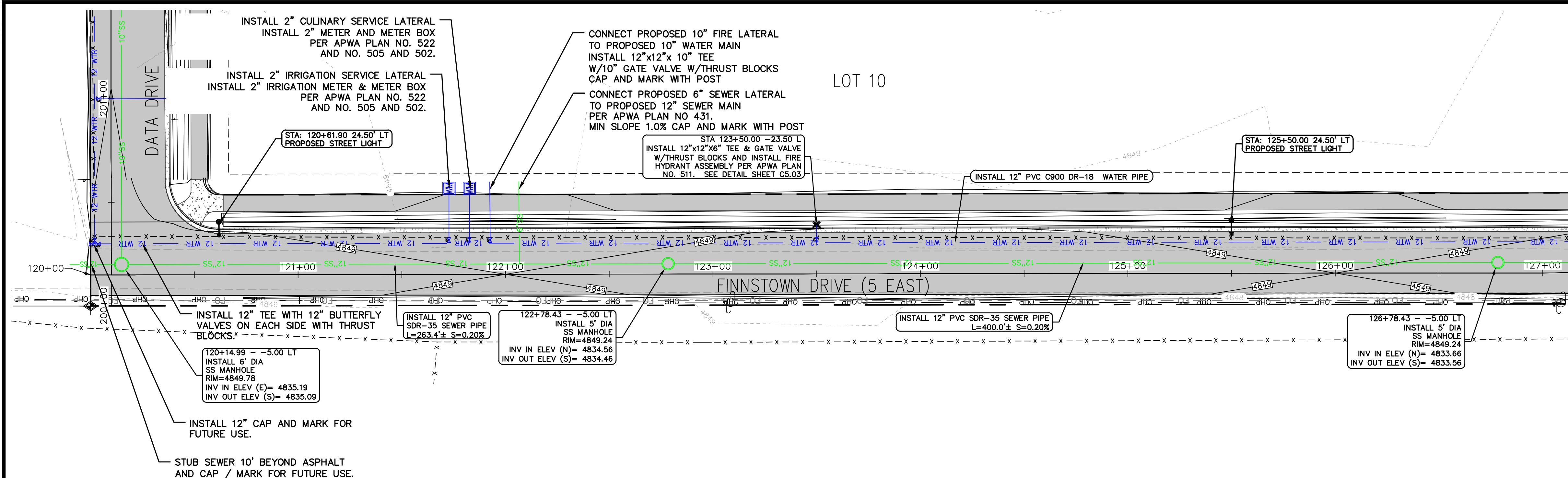


SHEET NO.
C3.10
PROJECT ID: E22-090
DATE: 05-09-23
FILE NAME: PRJ-RGE
SCALE: 1" = 30'

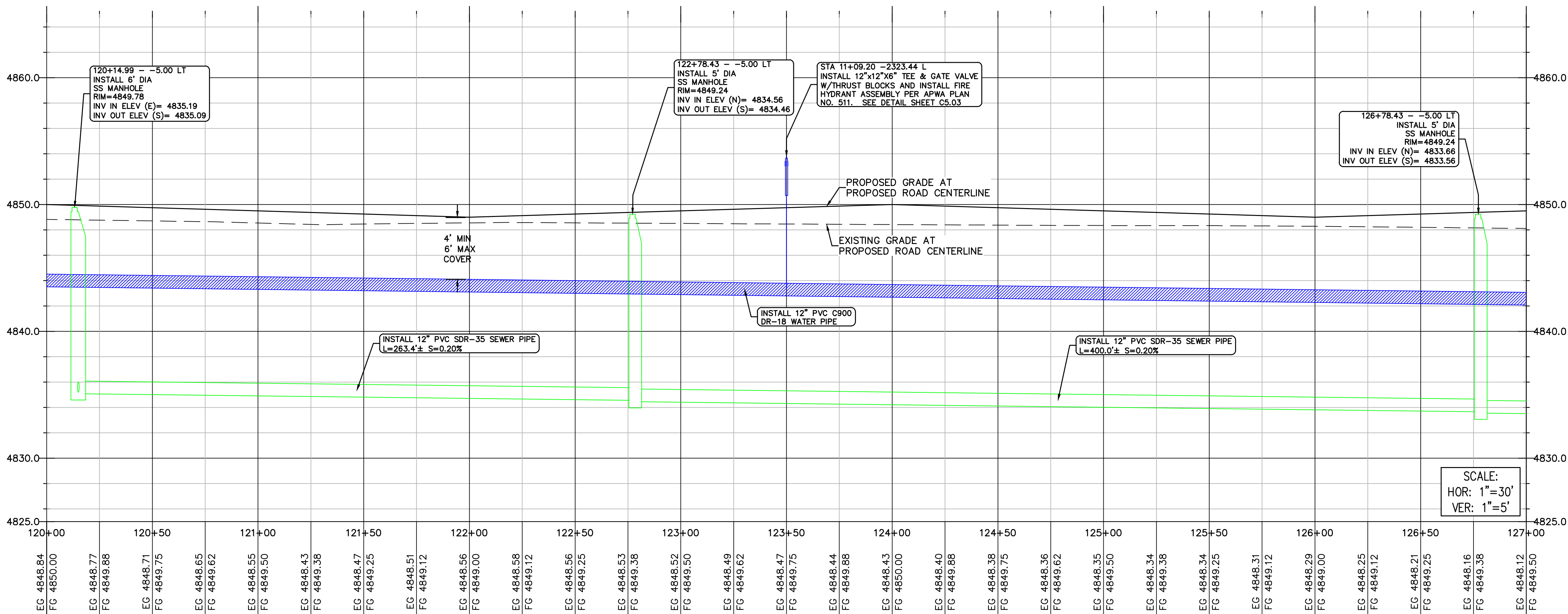
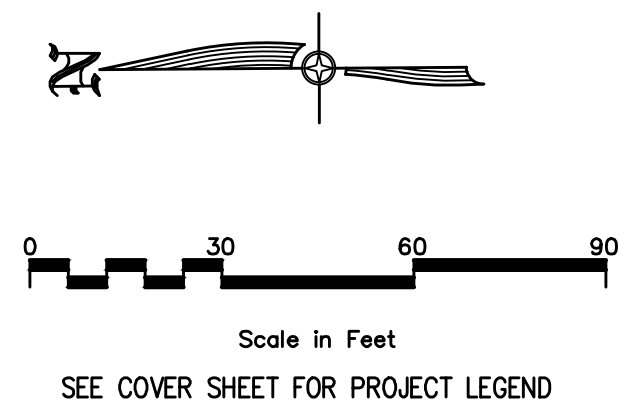
ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



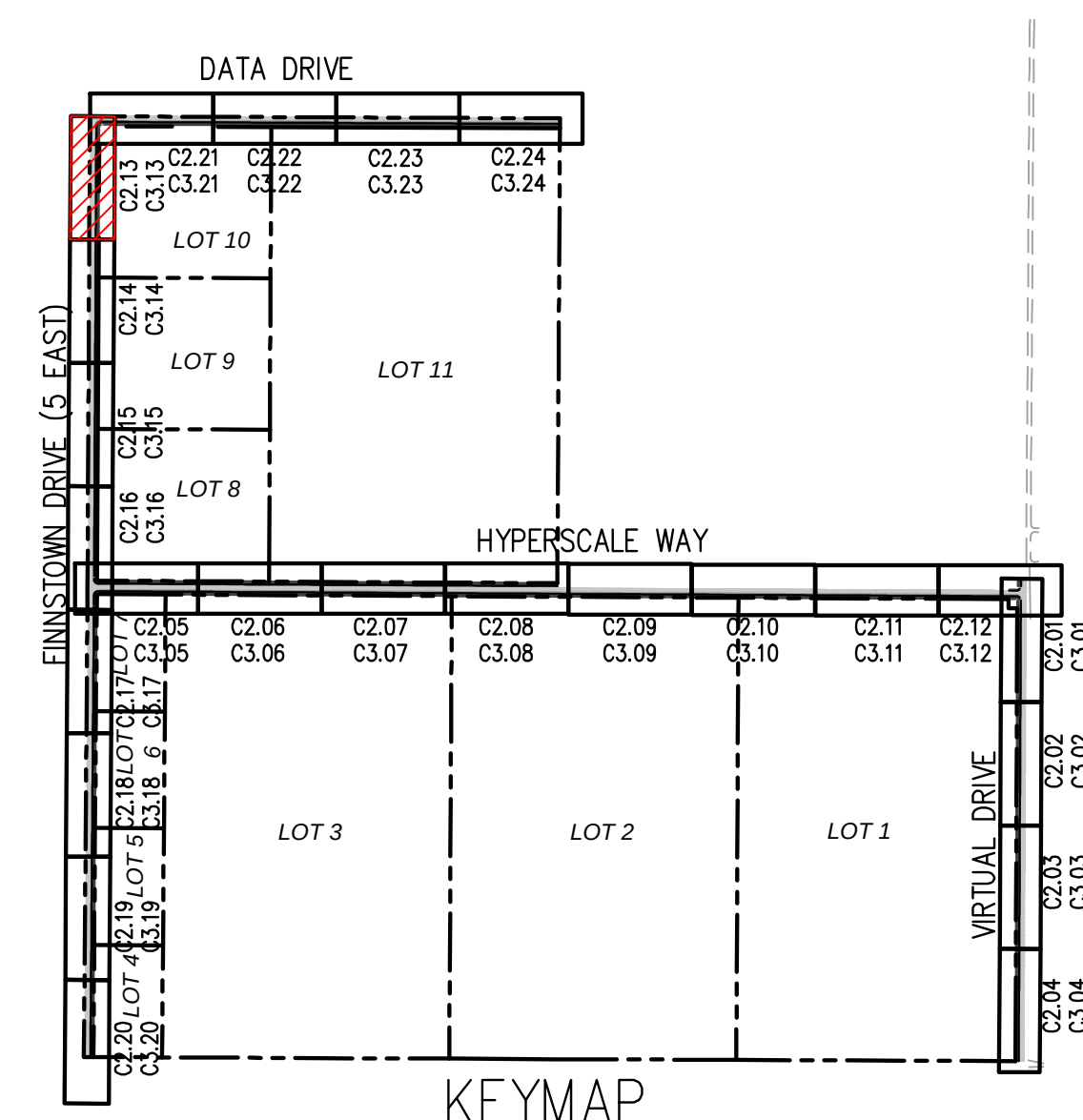




MATCHLINE - STA 127+00
SEE SHEET C3.14



MATCHLINE - STA 127+00
SEE SHEET C3.14



EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE	
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH	
FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE	
STA 120+00 TO 127+00	
CIVIL ENGINEERING + SURVEYING	
10718 S BECKSTEAD LANE, SUITE 102 South Jordan, Utah - 84094-6296	
DESIGNER: SDT	PROJECT ENGINEER: SDT
NO.	REVISIONS
BY	DATE

05/09/2023

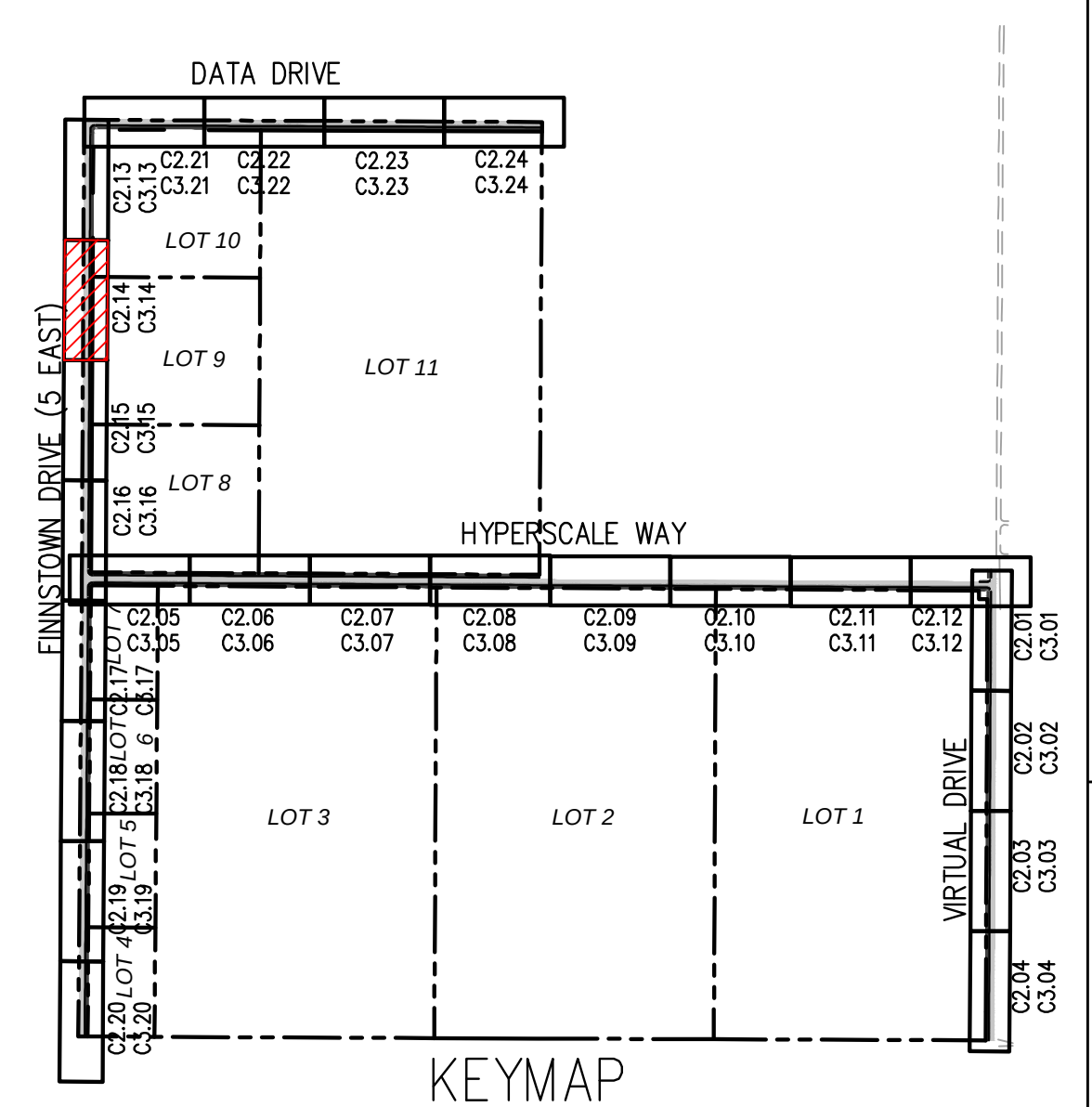
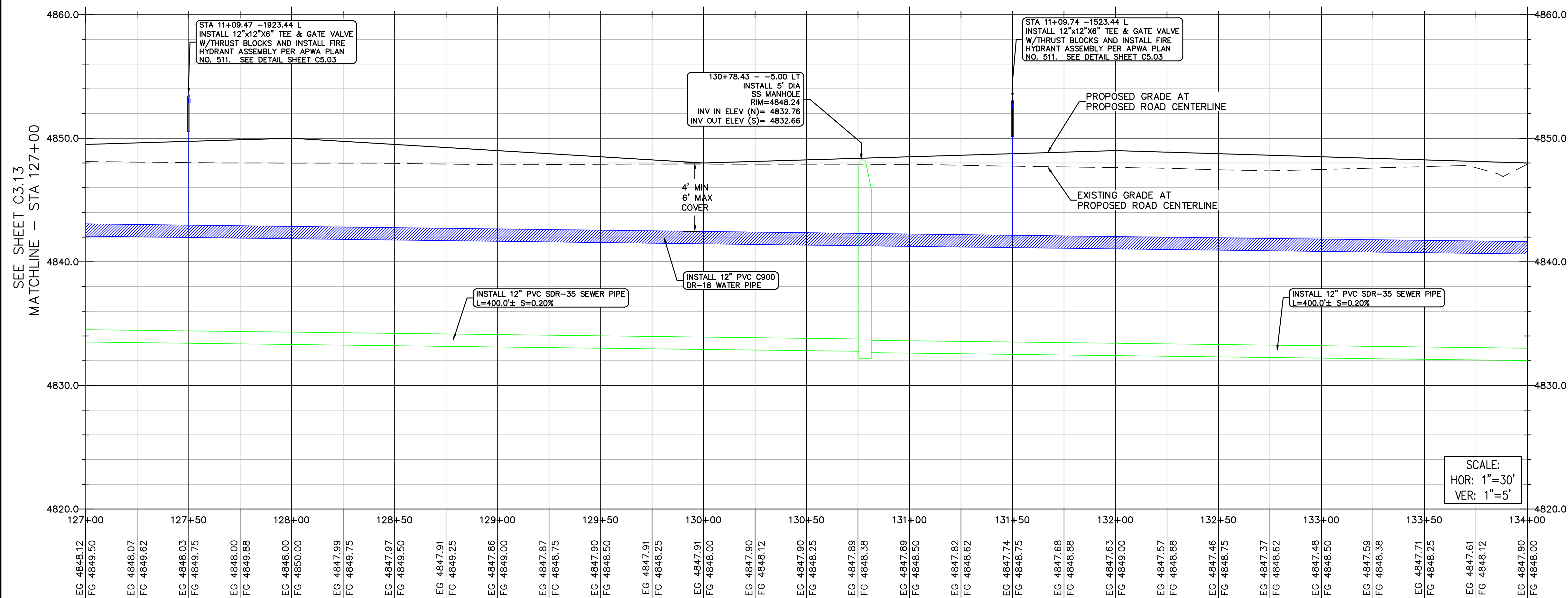
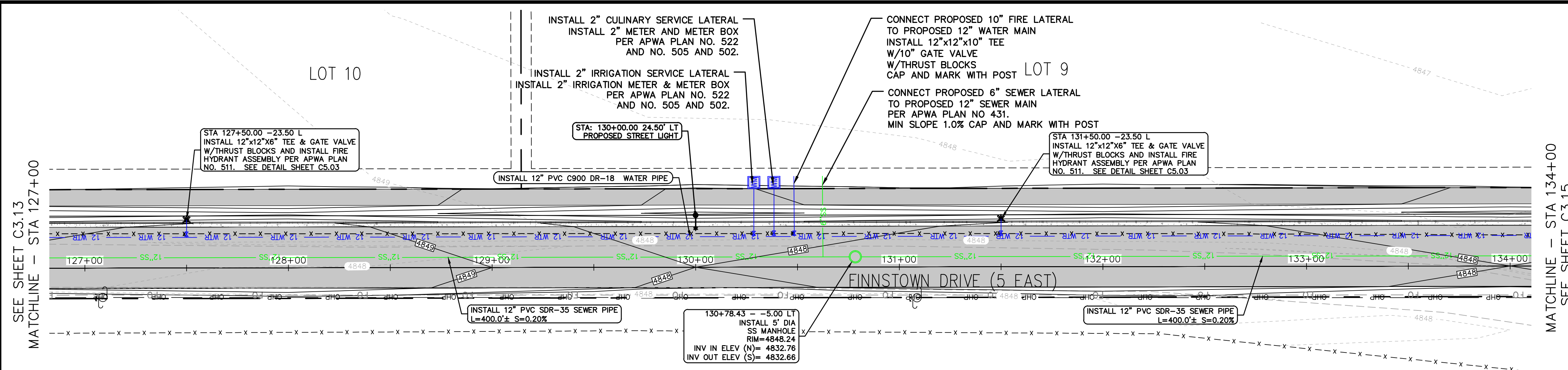
No. 8706815

COLBY CRAIG ANDERSON

STATE OF UTAH

SHEET NO.	C3.13
PROJECT ID	E22-090
DATE	05-09-23
FILE NAME	SCALE: 1" = 30'
PRJ-RGE	

ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.



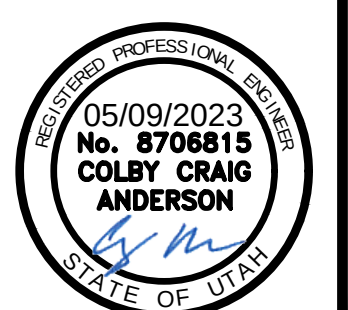
ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

[illegible]

CIR | **CIVIL ENGINEERING
+SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

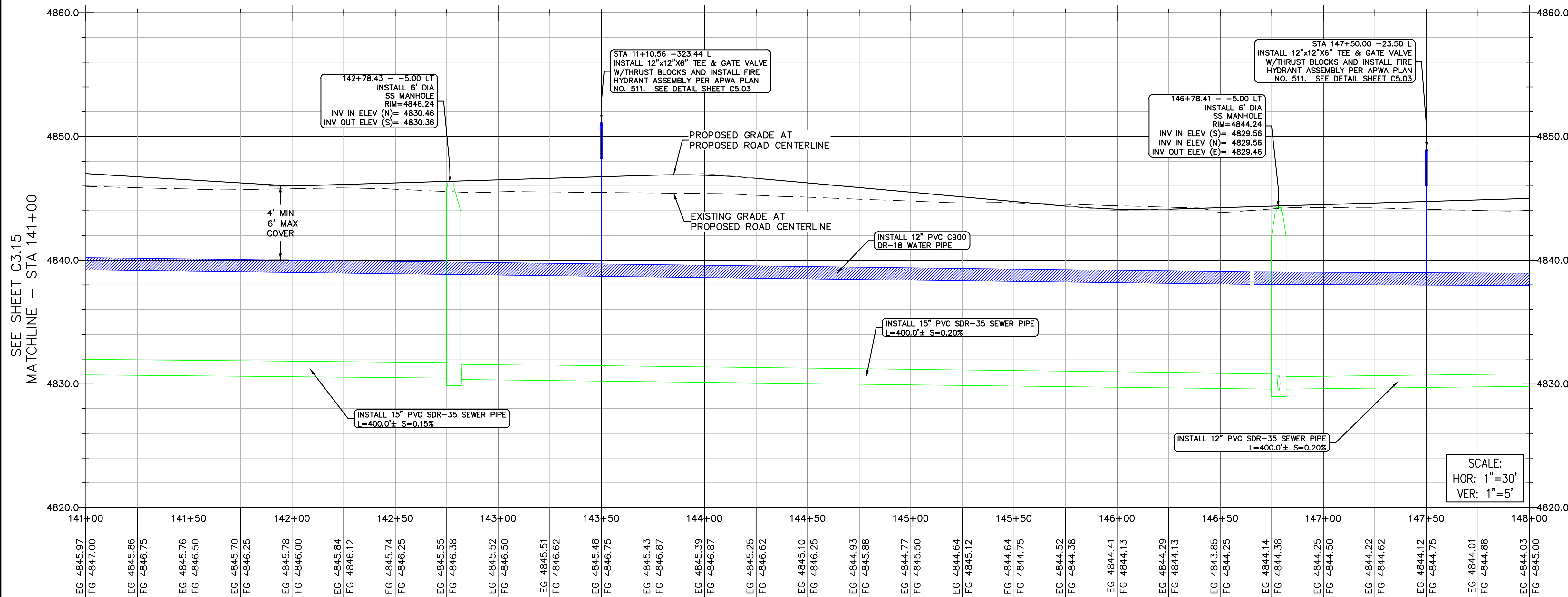
EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE
STA 127+00 TO 134+00



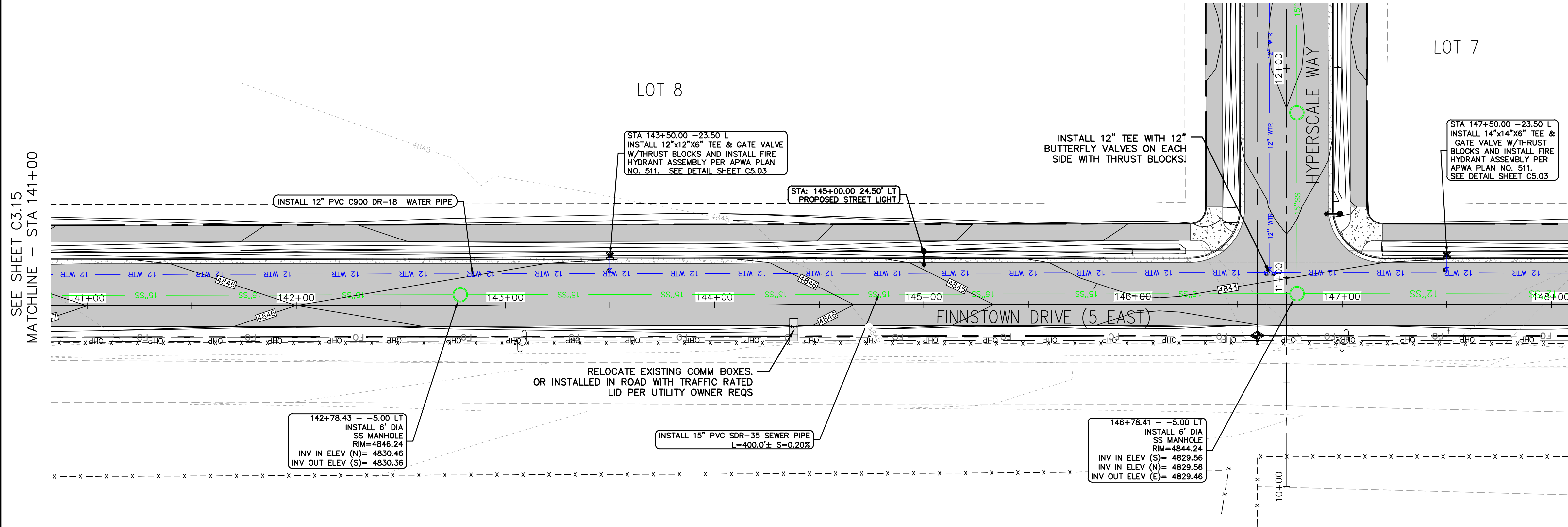
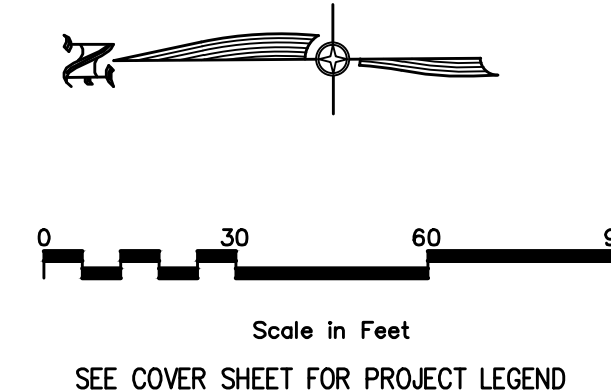
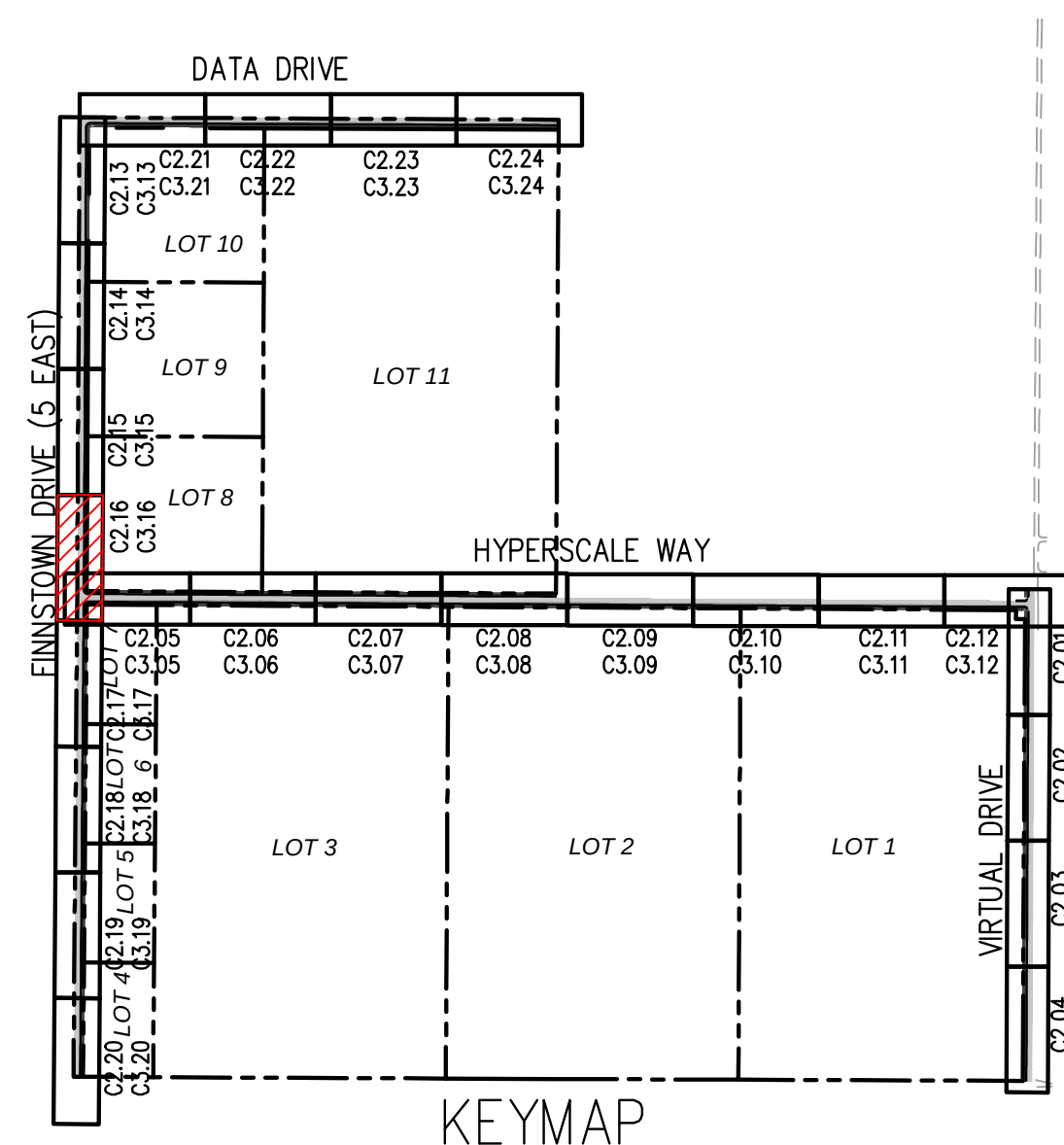
SHEET NO.	
C3.14	
PROJECT ID	DATE:
E22-090	05-09-23
FILE NAME:	SCALE:
PRJ-RGE	1" = 30'

SEE SHEET C3.15
MATCHLINE - STA 141+00

SEE SHEET C3.15
MATCHLINE - STA 141+00



MATCHLINE - STA 148+00
SEE SHEET C3.17



MATCHLINE - STA 148+00
SEE SHEET C3.17

EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE

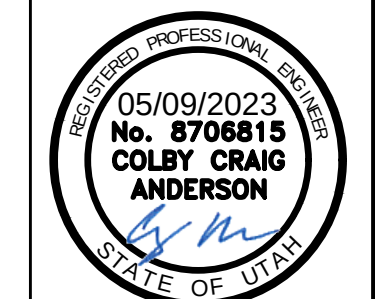
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

STA 141+00 TO 148+00

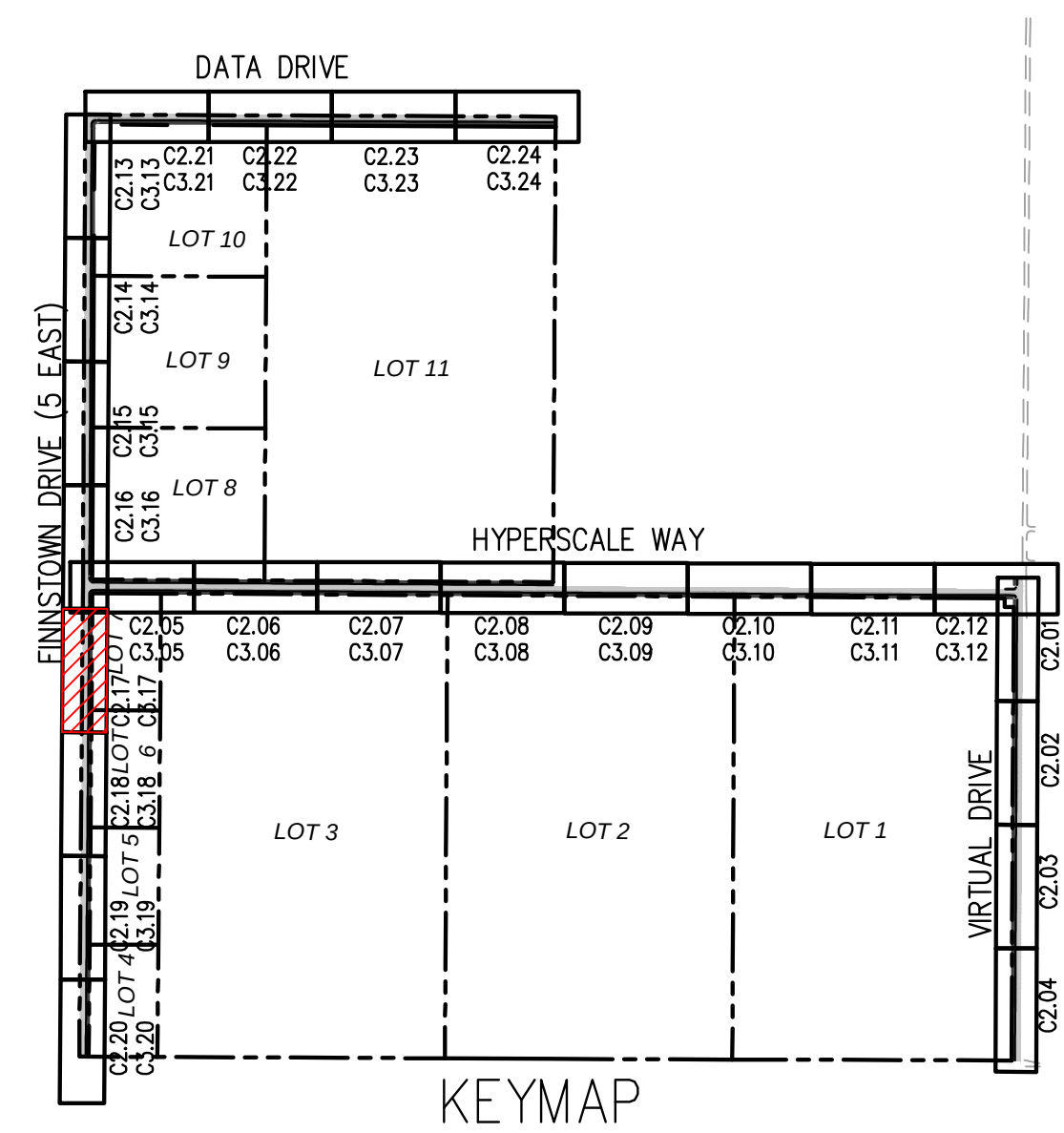
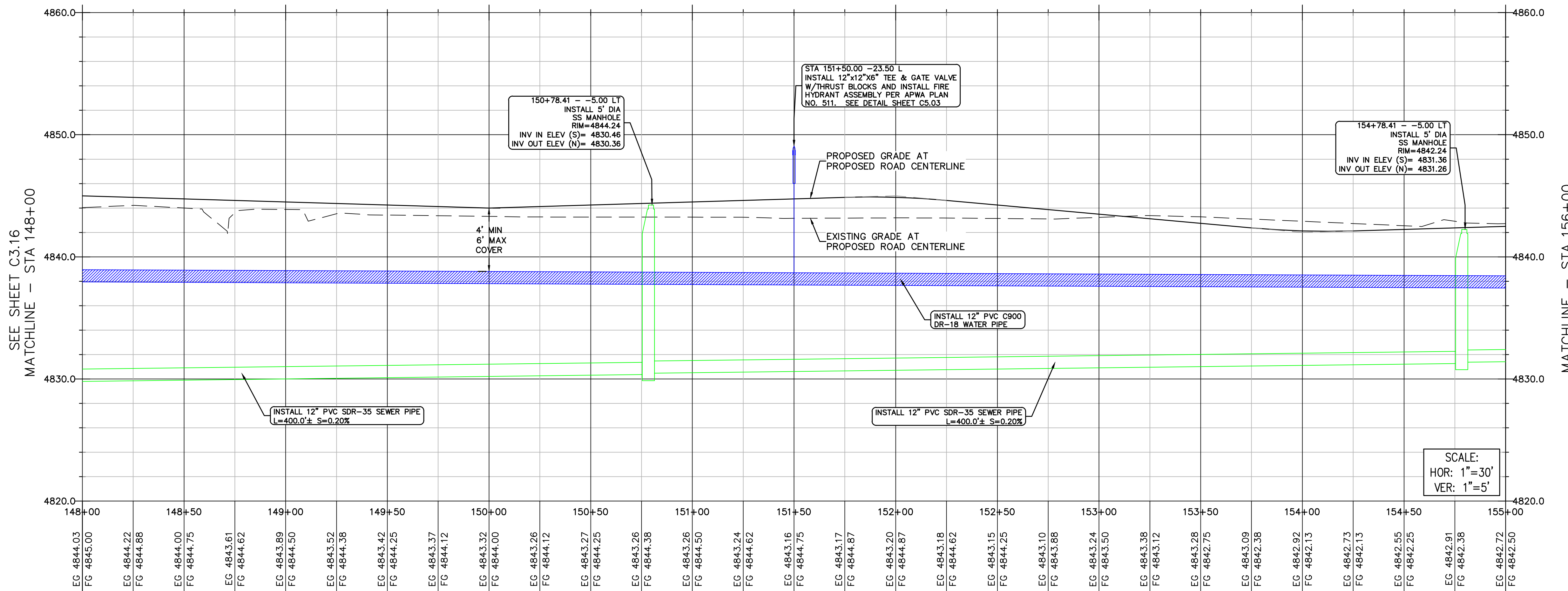
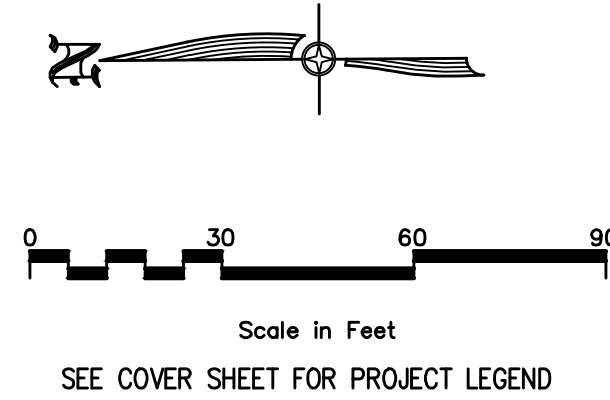
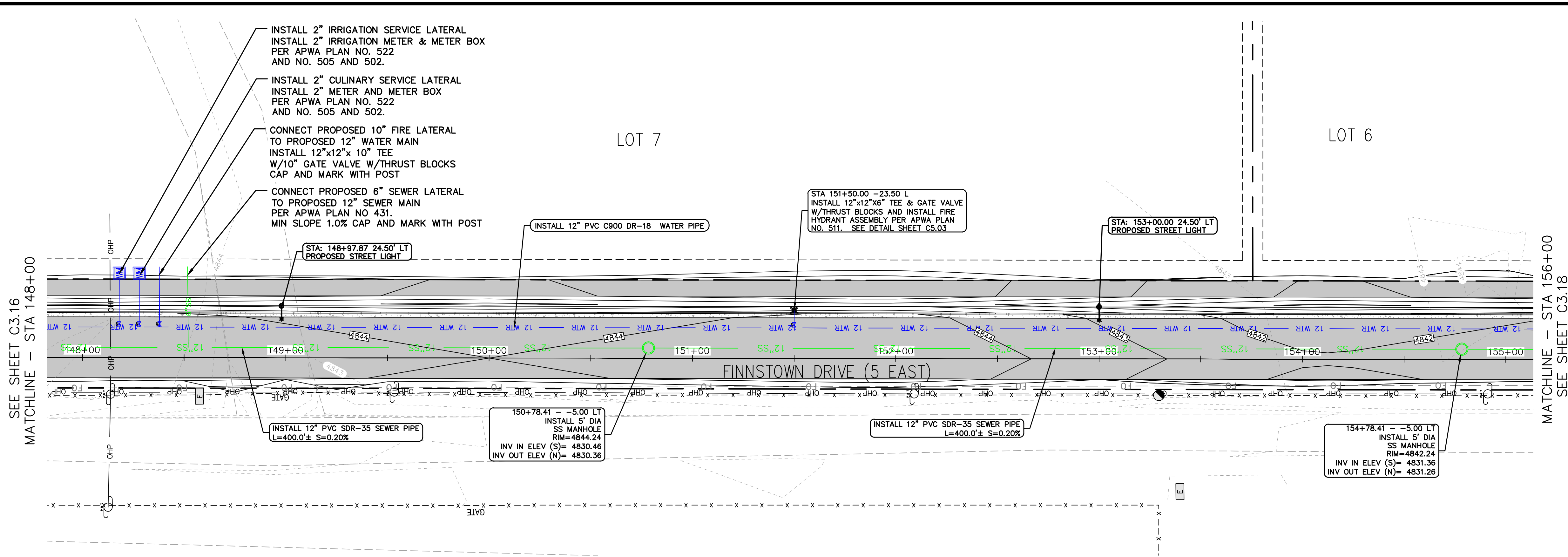
SHEET NO.
C3.16

PROJECT ID: E22-090
DATE: 05-09-23
FILE NAME: PRJ-RGE
SCALE: 1"= 30'



CIVIL ENGINEERING
+ SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296
DESIGNER: SDT
PROJECT ENGINEER: SDT

NO	REVISIONS	BY	DATE



REVISIONS		BY	DATE
NO			

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 84094-6296

EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE

1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

FINNSTOWN DRIVE (5 EAST) UTILITY PLAN AND PROFILE

STA 148+00 TO 156+00

SHEET NO. C3.17

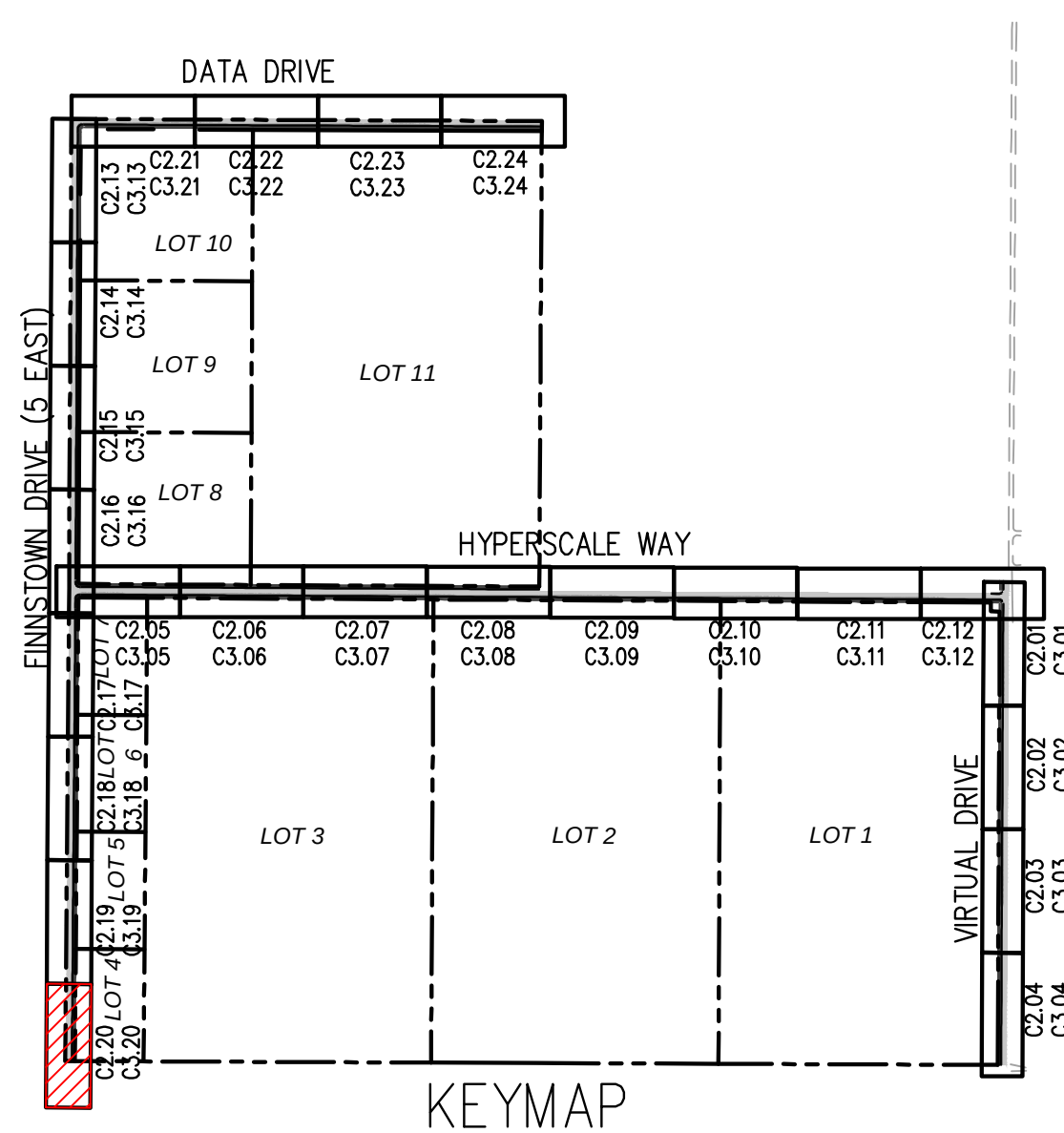
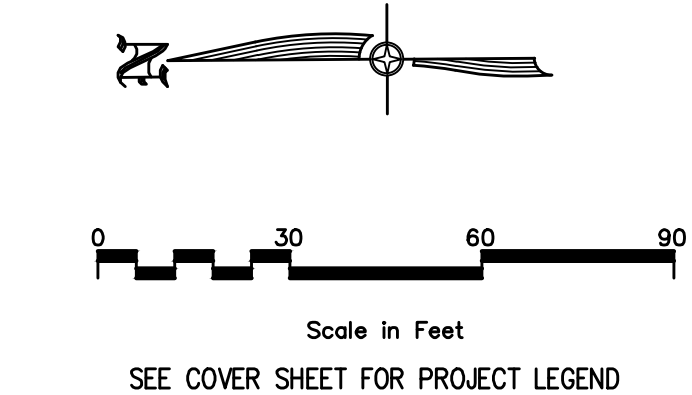
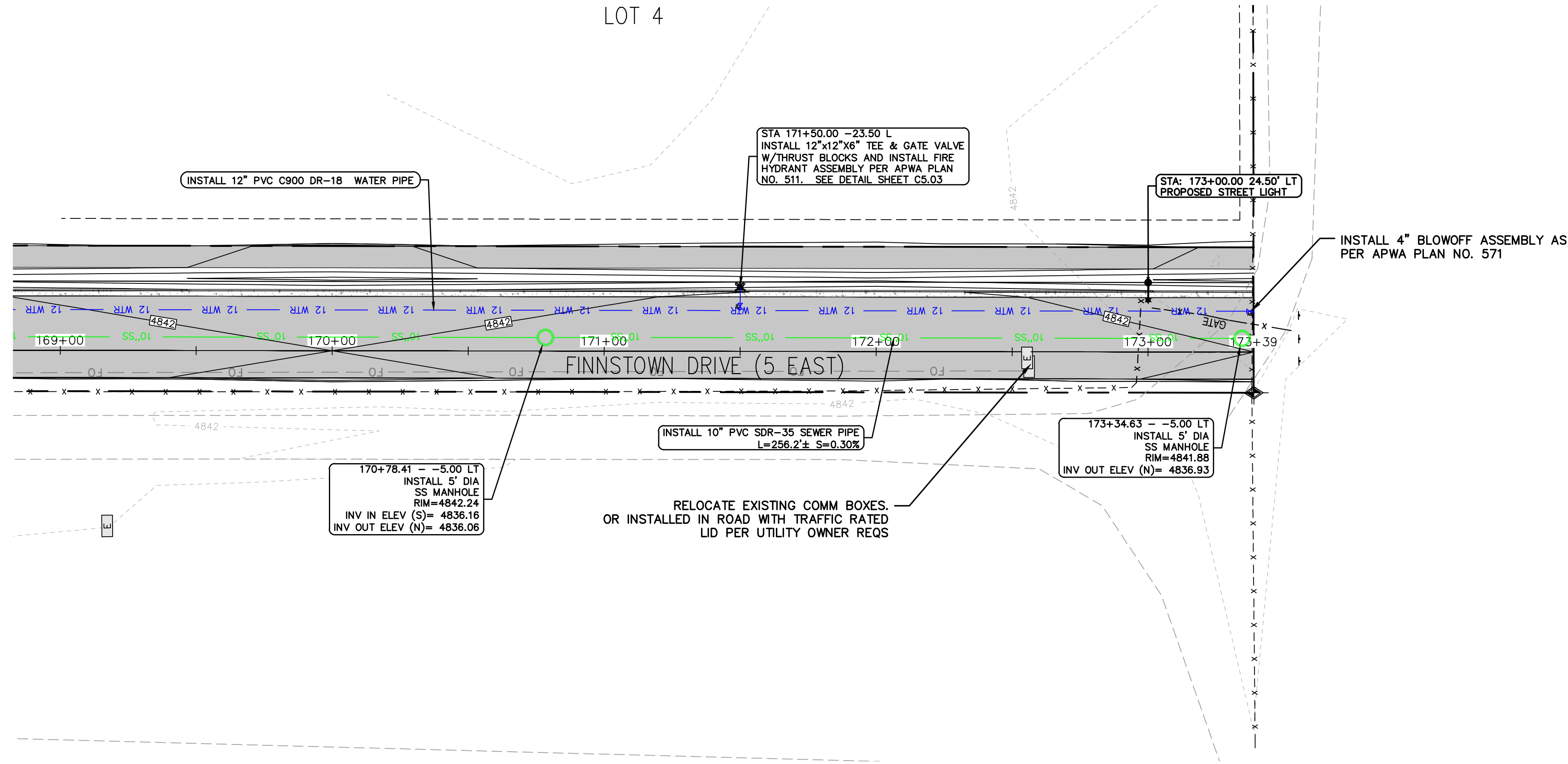
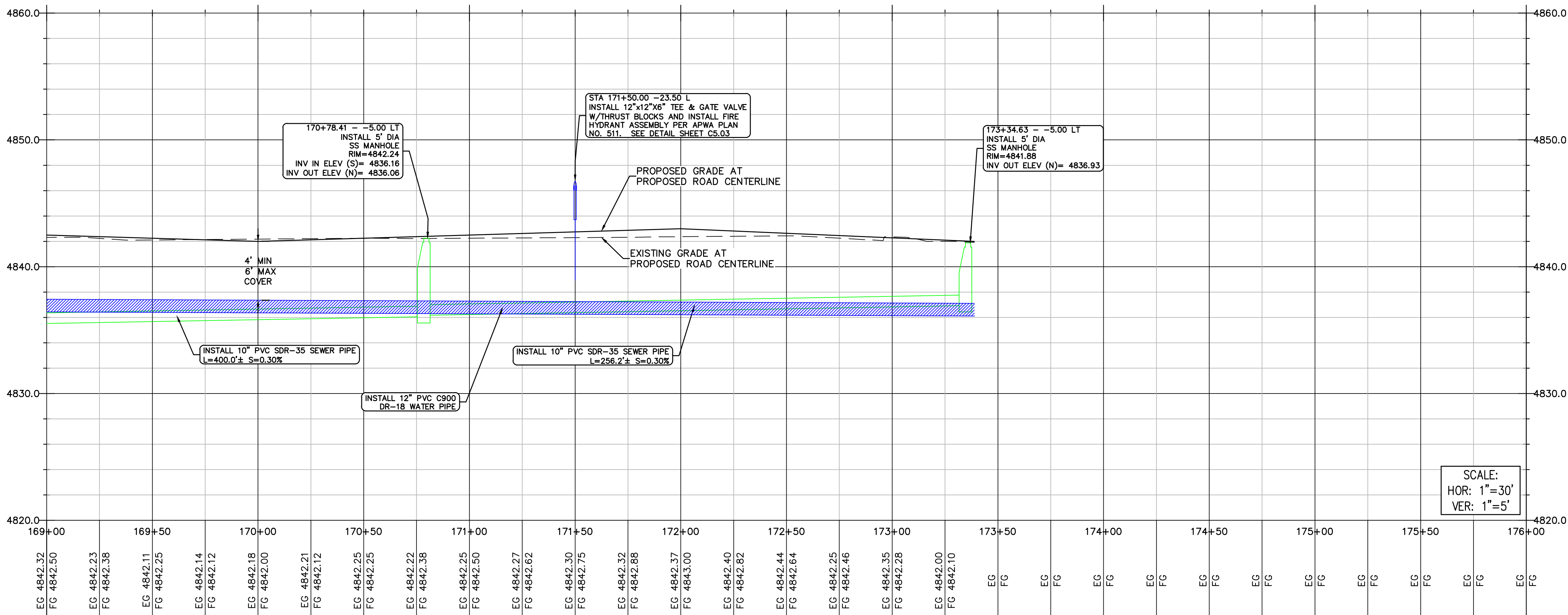
PROJECT ID: E22-090 DATE: 05-09-23

FILE NAME: PRJ-RGE SCALE: 1" = 30'

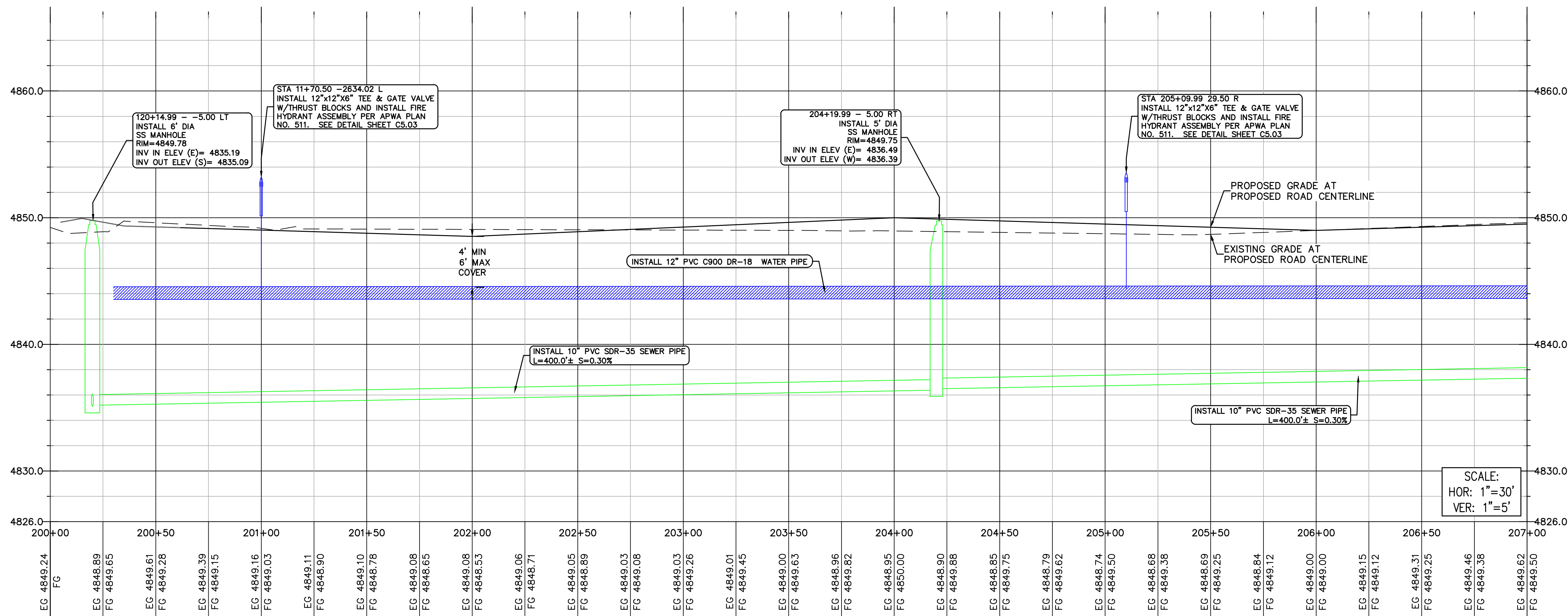
05/09/2023
COLBY CRAIG ANDERSON
STATE OF UTAH

SEE SHEET C3.19
MATCHLINE - STA 169+00

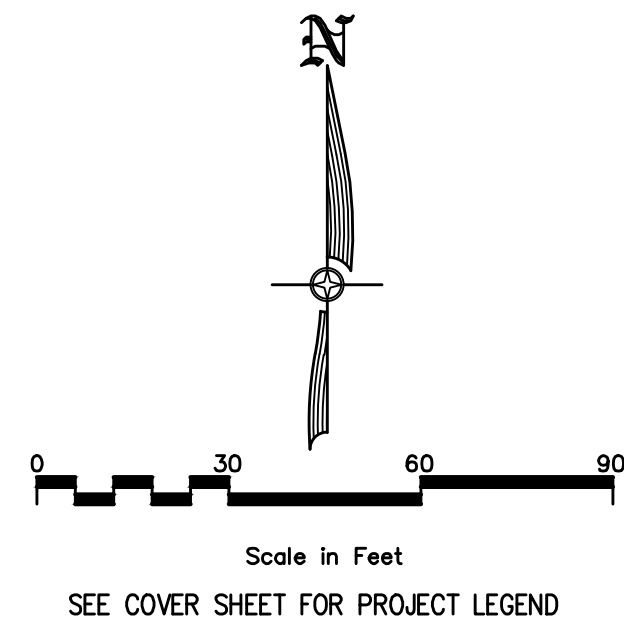
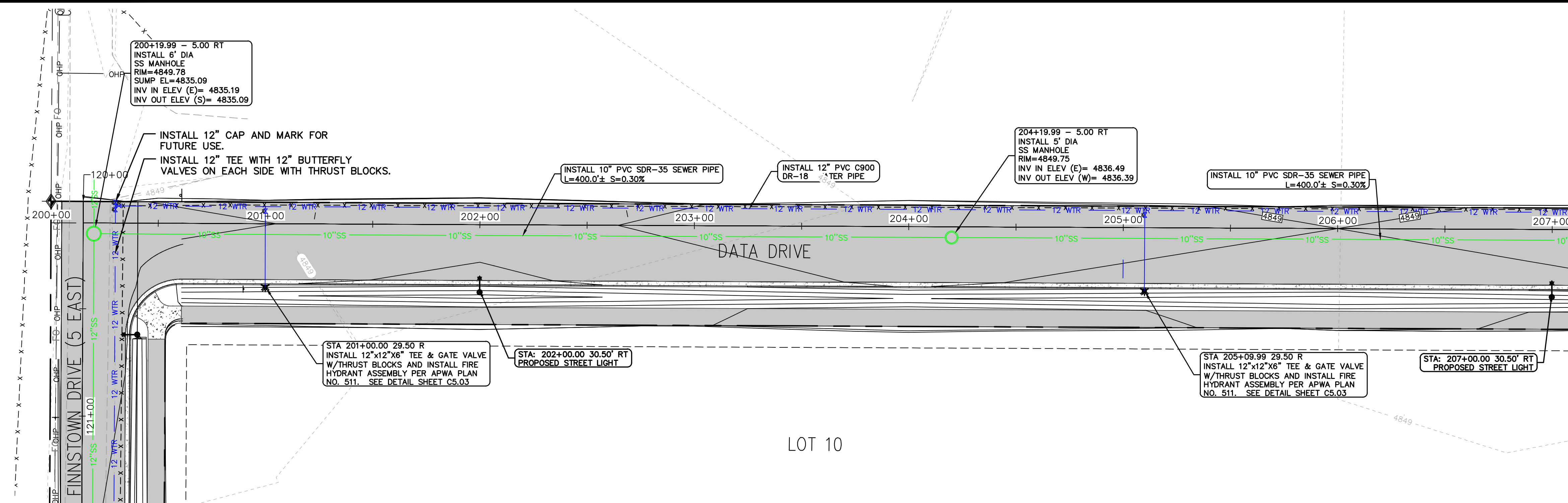
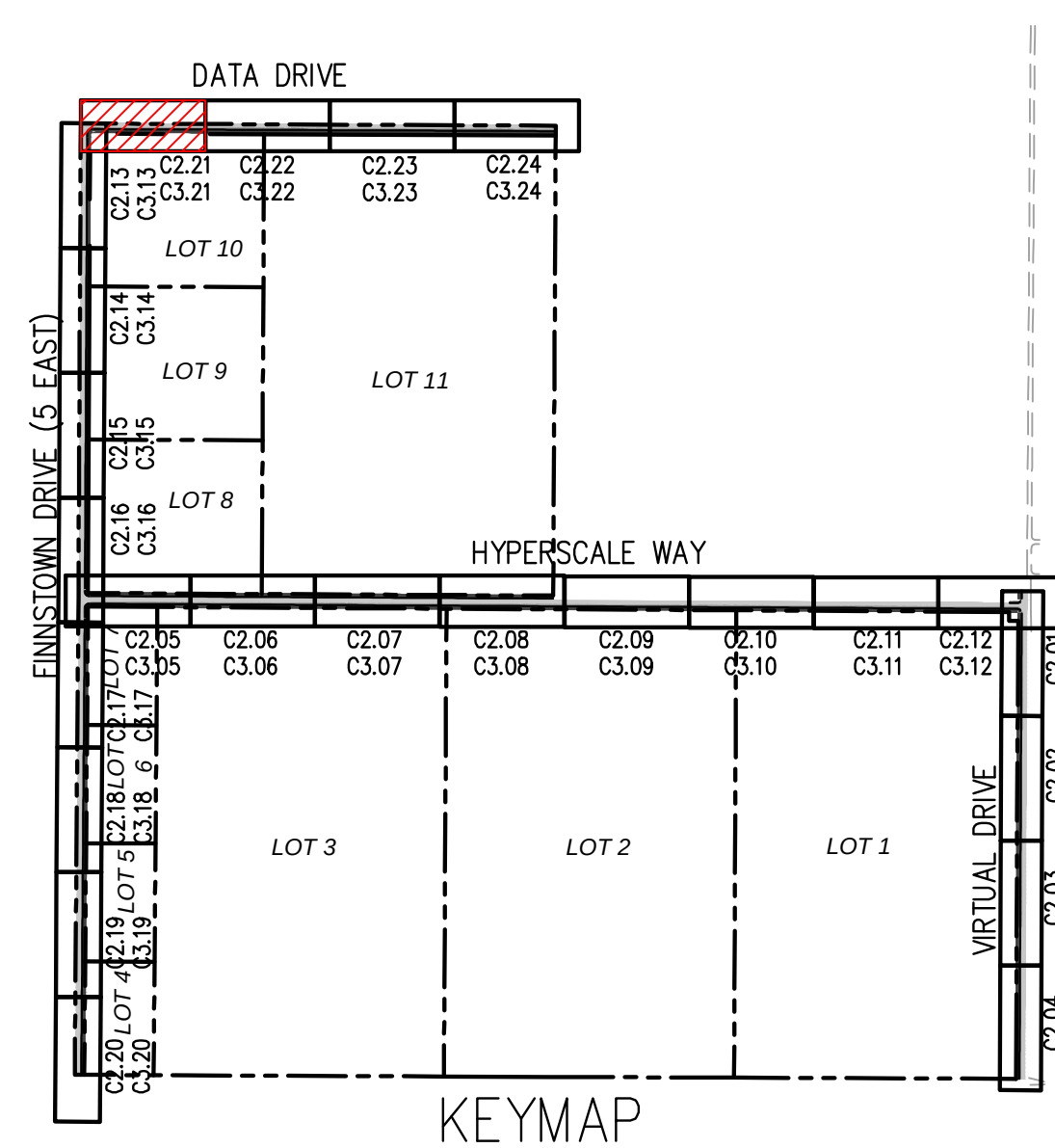
SEE SHEET C3.19
MATCHLINE - STA 169+00

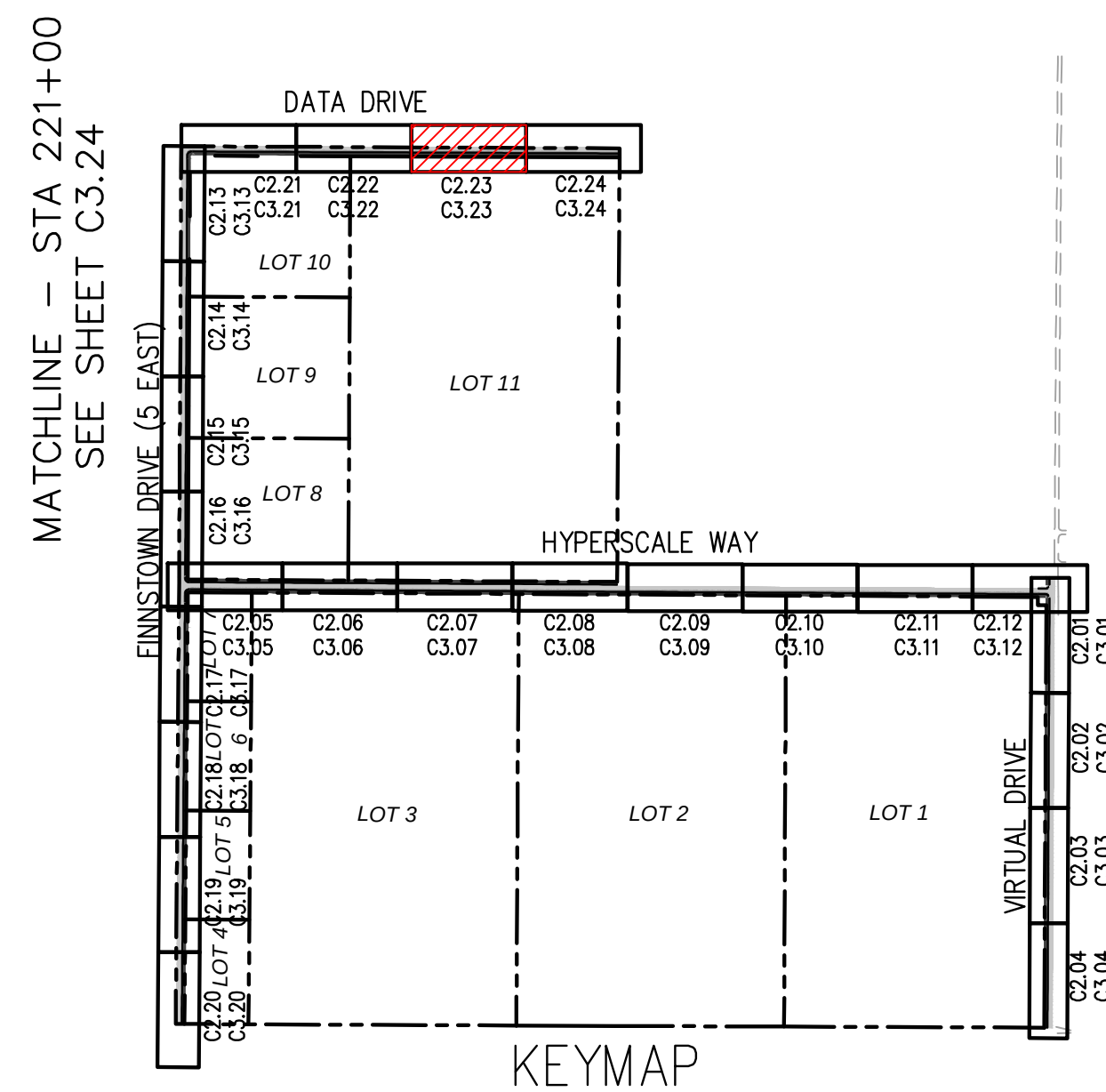
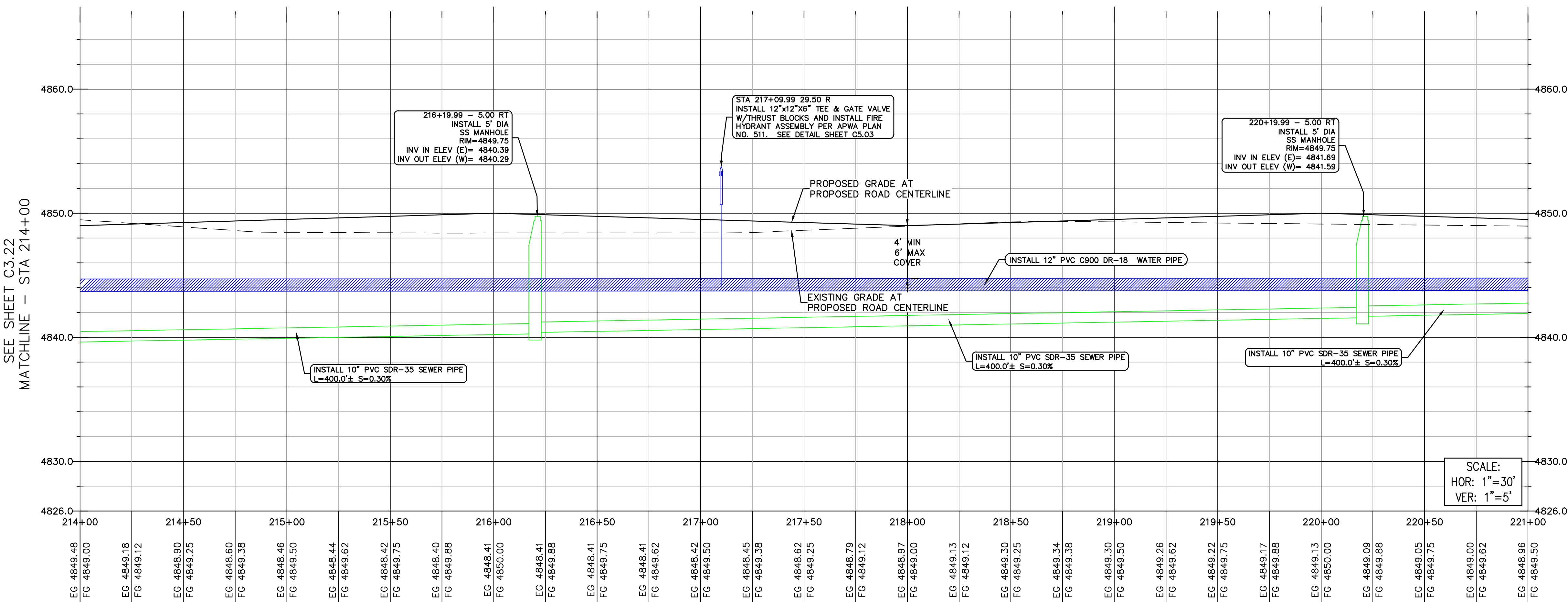
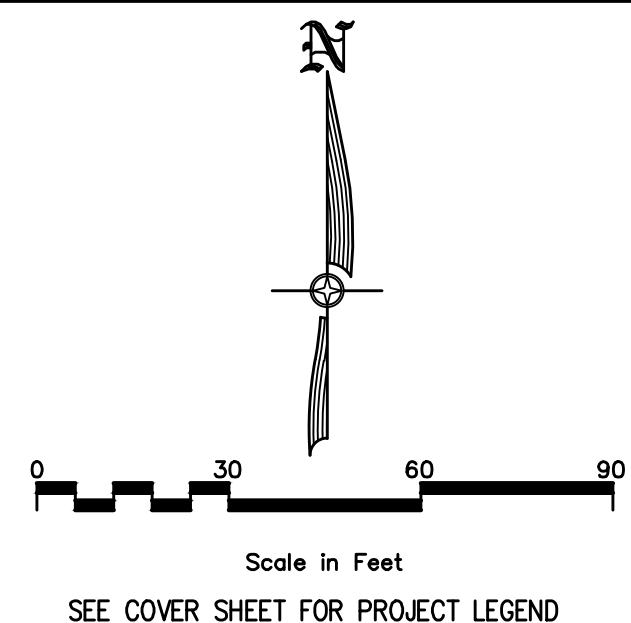
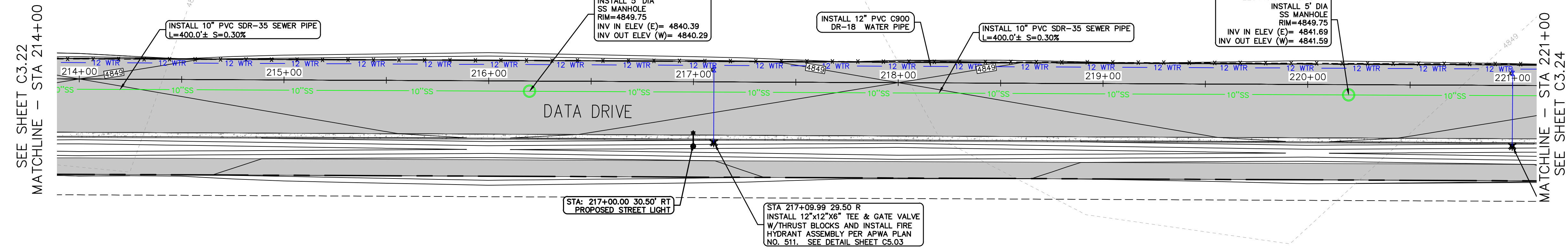


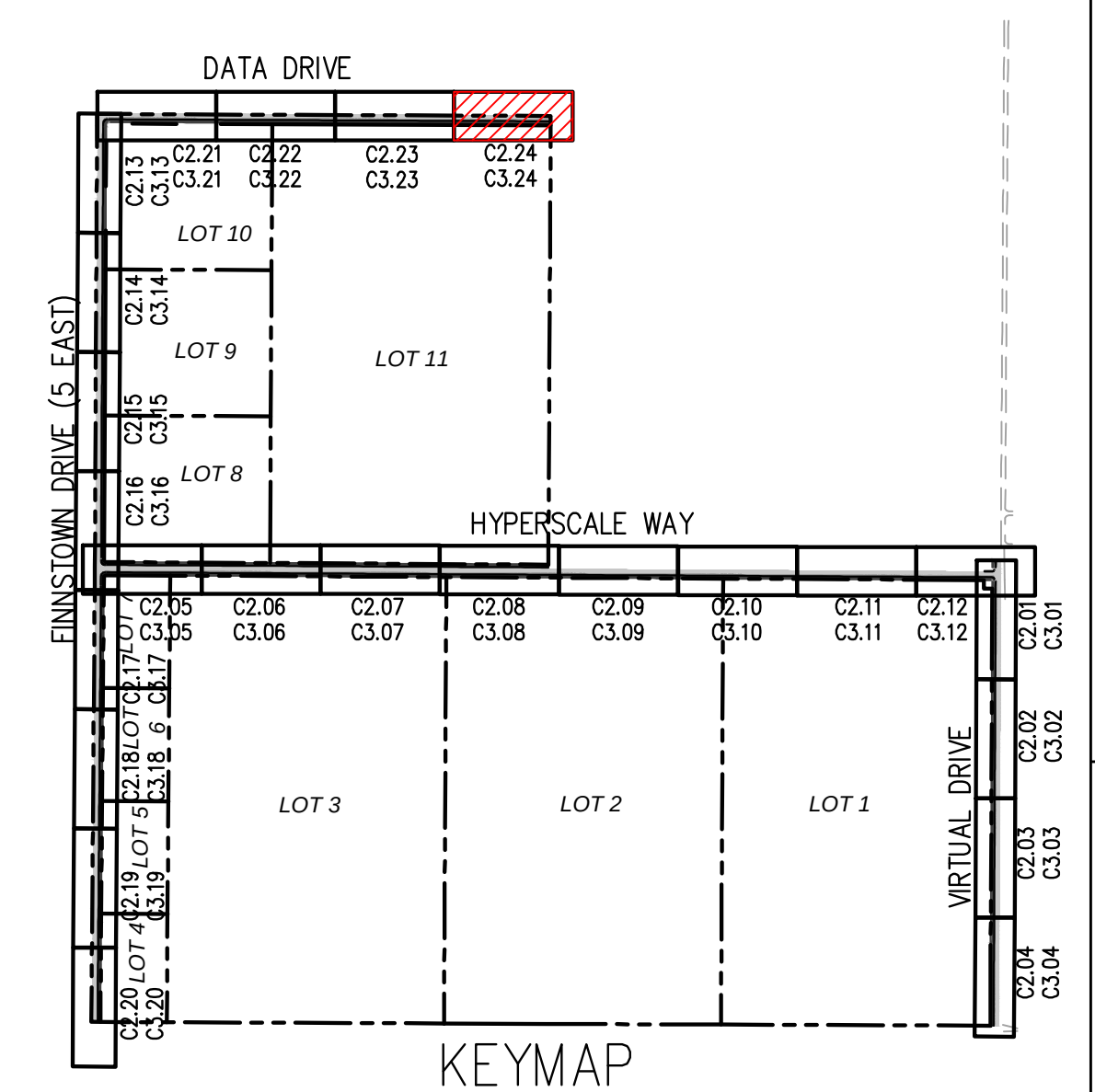
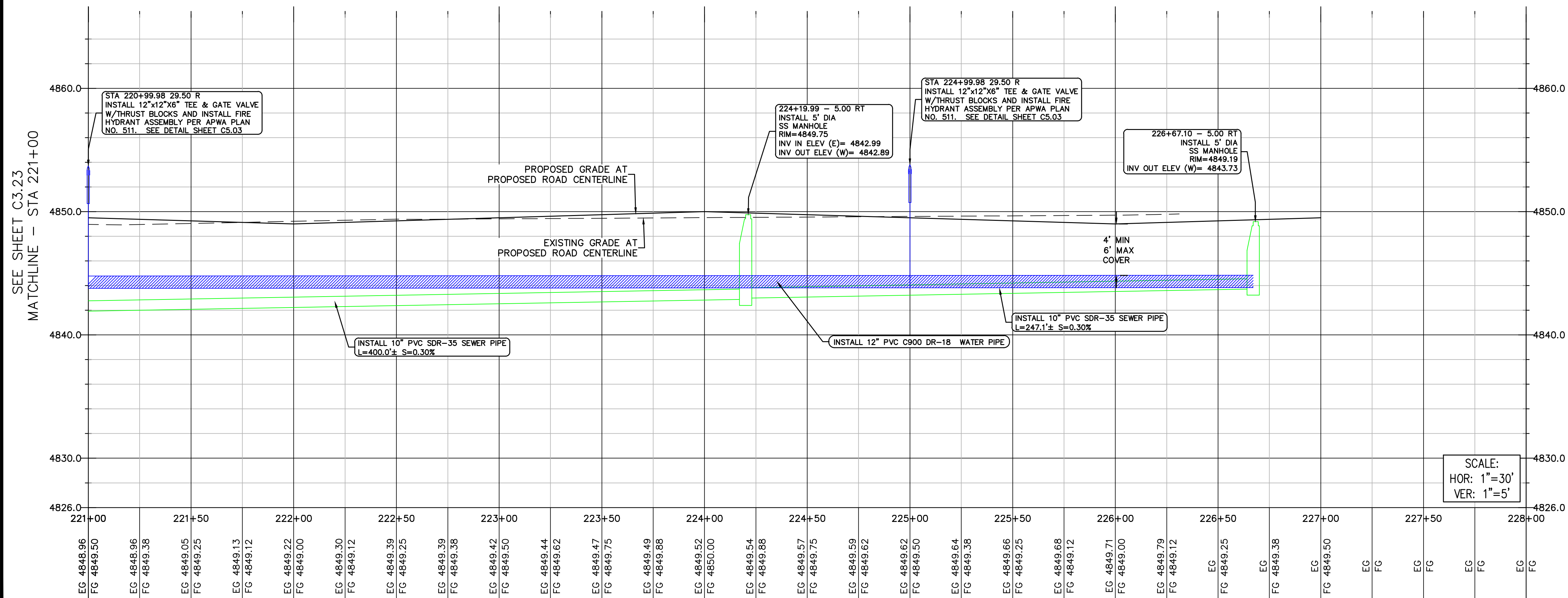
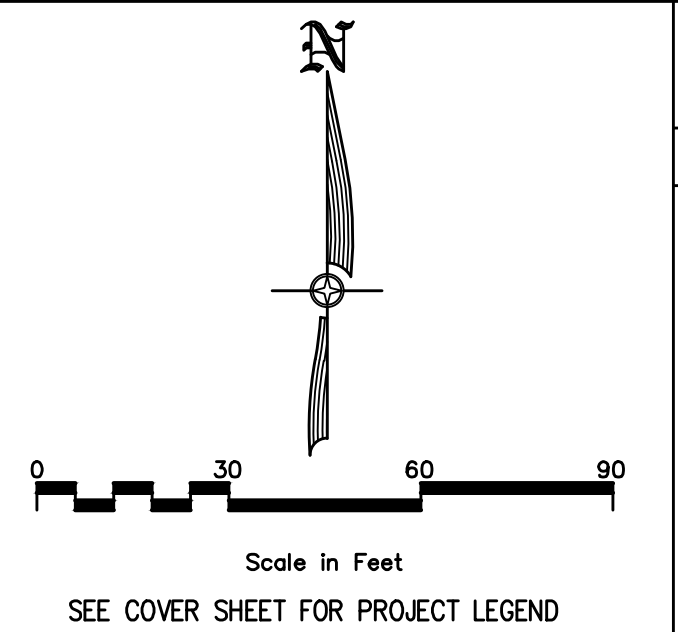
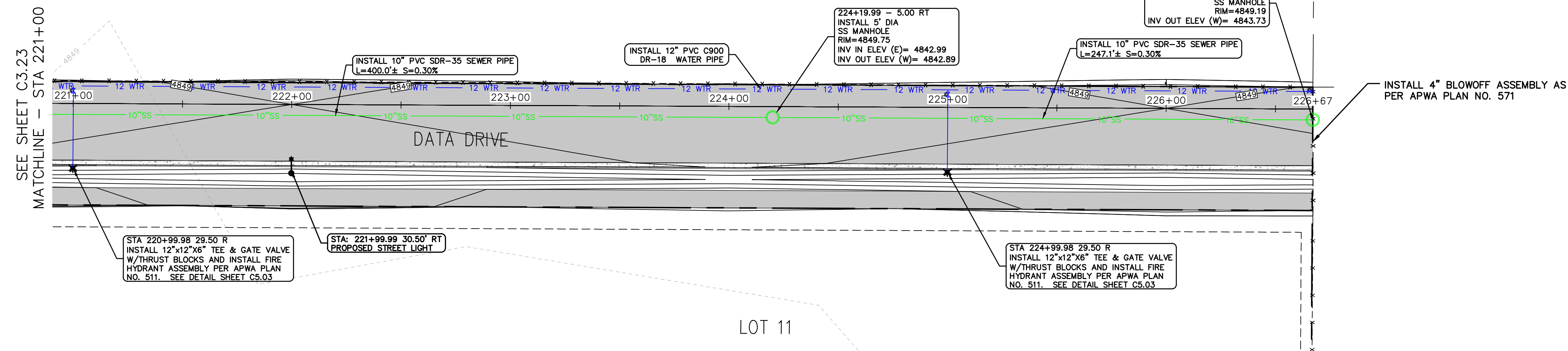
ALL WORK TO BE DONE PER CITY AND APWA STANDARDS AND SPECIFICATIONS.

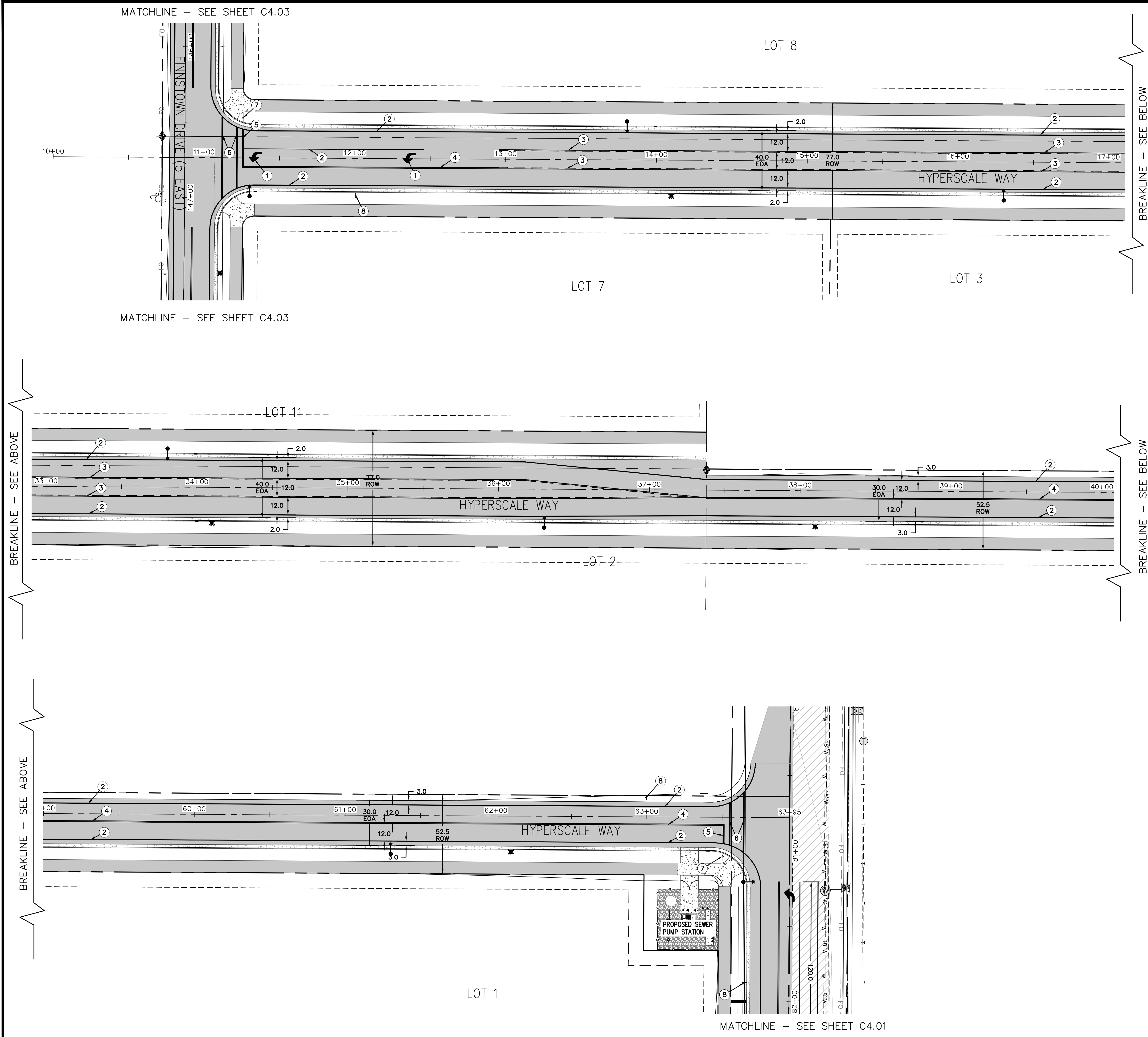


MATCHLINE - STA 207+00
SEE SHEET C3.22

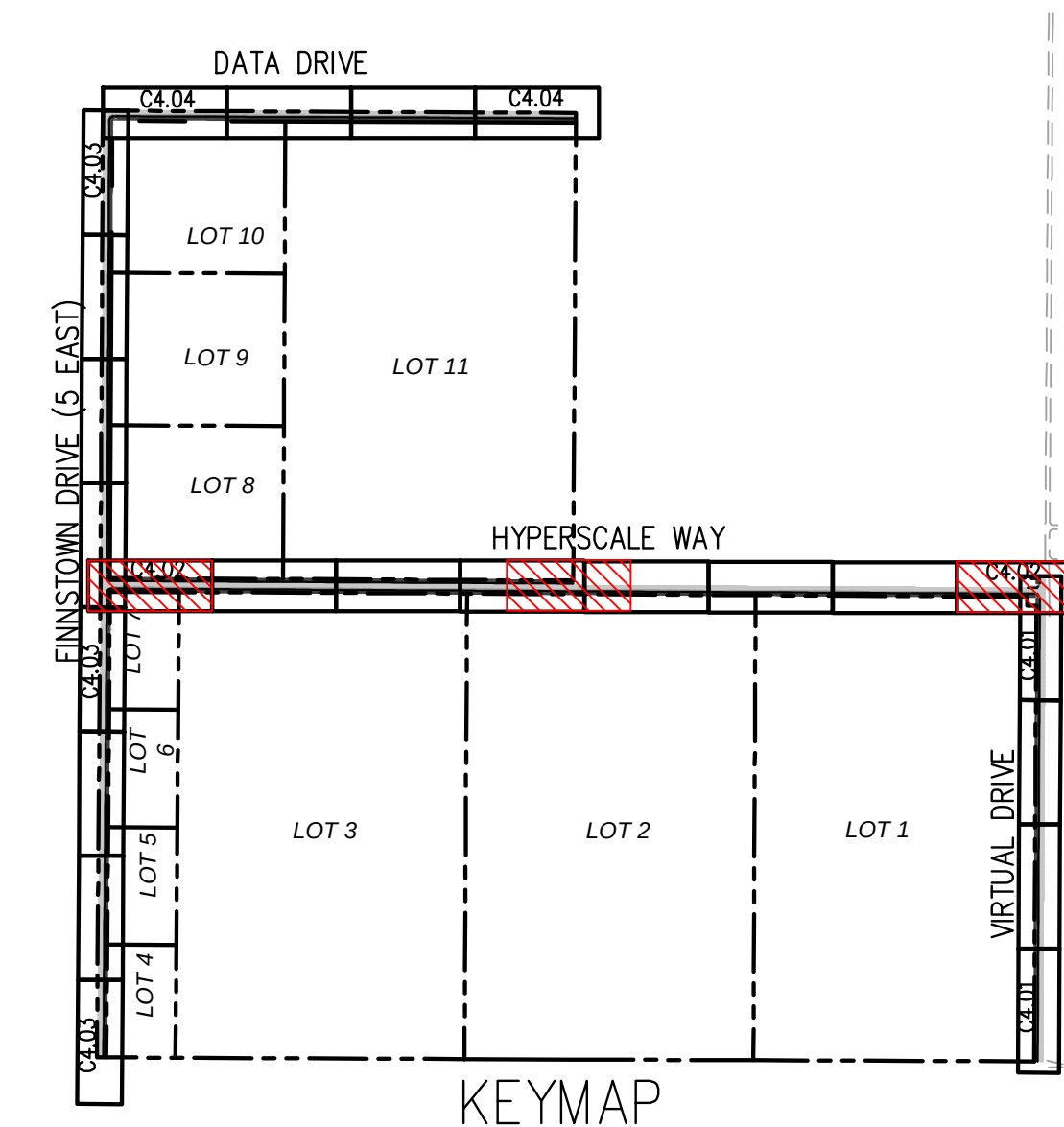
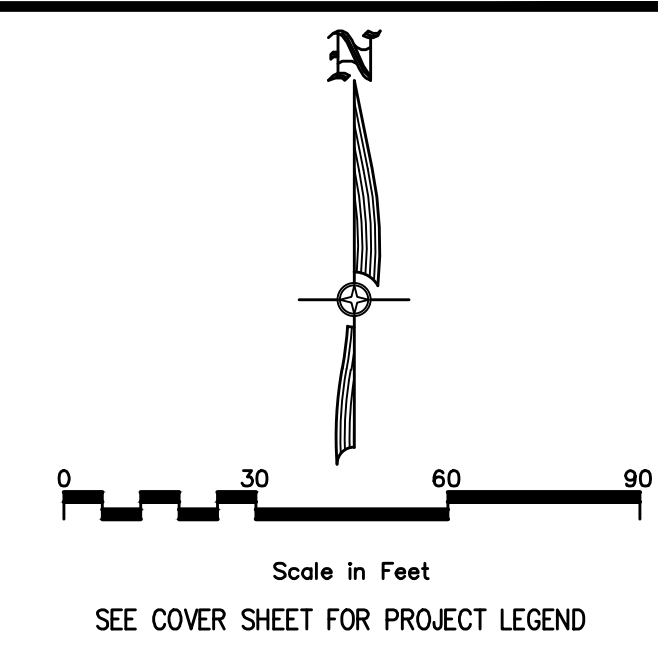
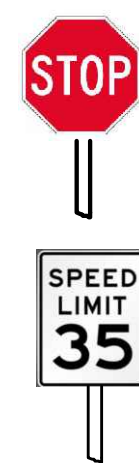








- KEYNOTES:
- ① INSTALL LEFT TURN ARROW PER MUTCD
 - ② 6" WIDE SINGLE WHITE LINE
 - ③ 4" DOUBLE YELLOW LINE OUTSIDE SOLID, INSIDE DASHED
 - ④ 4" WIDE DOUBLE YELLOW LINE
 - ⑤ 12" WIDE WHITE STOP BAR
 - ⑥ 12" WIDE WHITE CROSSWALK LINES
 - ⑦ INSTALL STREET AND STOP SIGN PER MUTCD R1-1.
 - ⑧ INSTALL 35 MPH SPEED LIMIT SIGN PER MUTCD R2-1.



		10718 S BECKSTEAD LANE, SUITE 102 South Jordan, Utah - 84094-6296	
		DESIGNER: SDT	PROJECT ENGINEER: SDT
NO.	REVISIONS	BY	DATE
EAGLE MOUNTAIN DATA CENTER CAMPUS - INFRASTRUCTURE 1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH HYPERSCALE WAY STRIPING/SIGNAGE PLAN STA 10+00 TO 66+00			
SHEET NO. C4.02			
PROJECT ID: E22-090	DATE: 05-09-23	FILE NAME: PRJ-RGE	
SCALE: 1"=40'		PRJ-RGE	

MATCHLINE - SEE SHEET C4.02

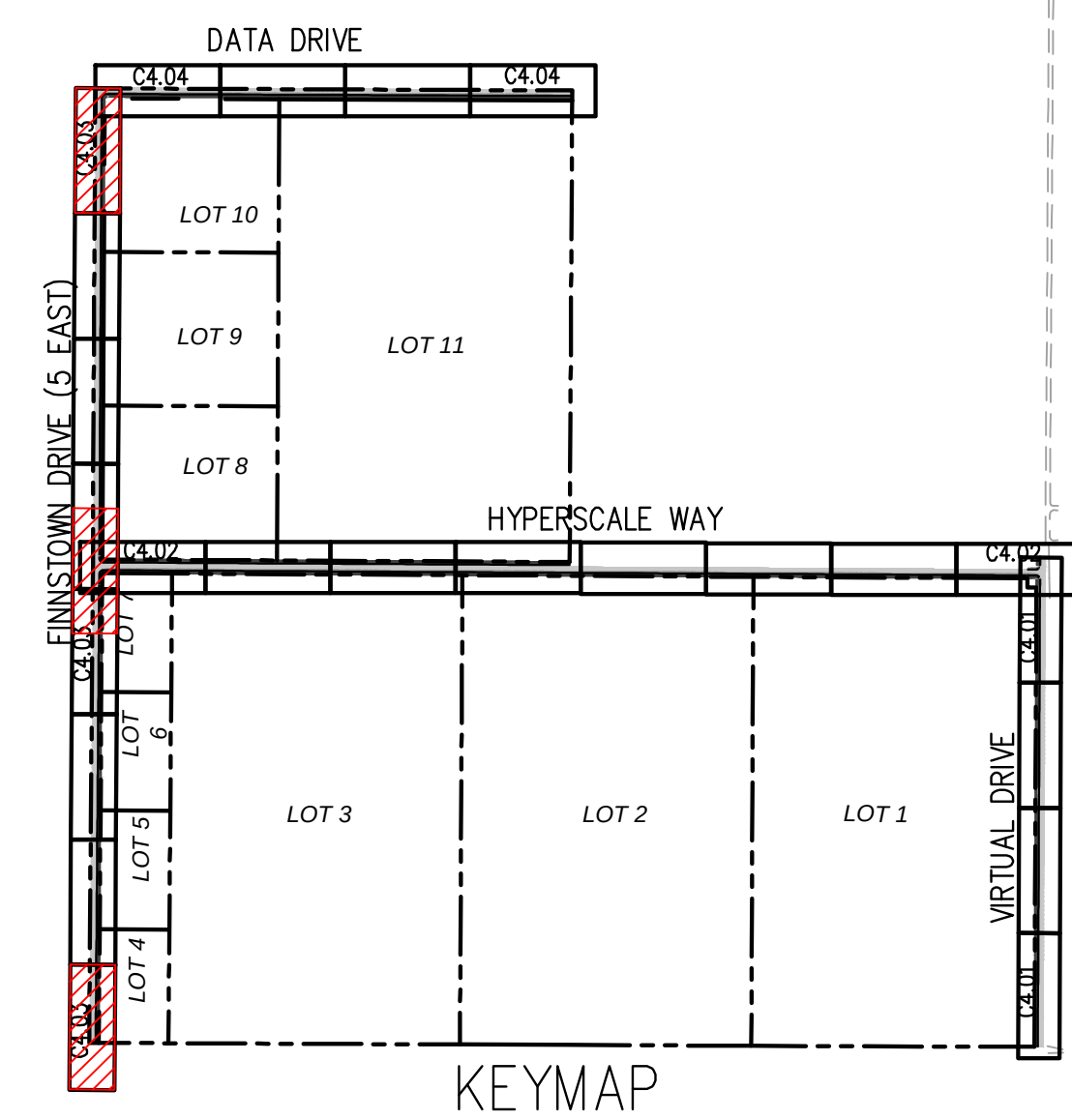
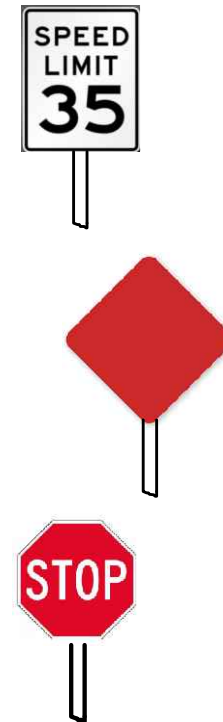
144+00 30.0 EOA 12.0 53.5 ROW 145+00 146+00 147+00 148+00 30.0 EOA 12.0 53.5 ROW 149+00

FINNSTOWN DRIVE (5 EAST)

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND

⑤ INSTALL STREET AND STOP SIGN PER MUTCD R1-1.



EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE

FINNSTOWN DRIVE (5 EAST) STRIPING/SIGNAGE PLAN
STA 120+00 TO 176+00

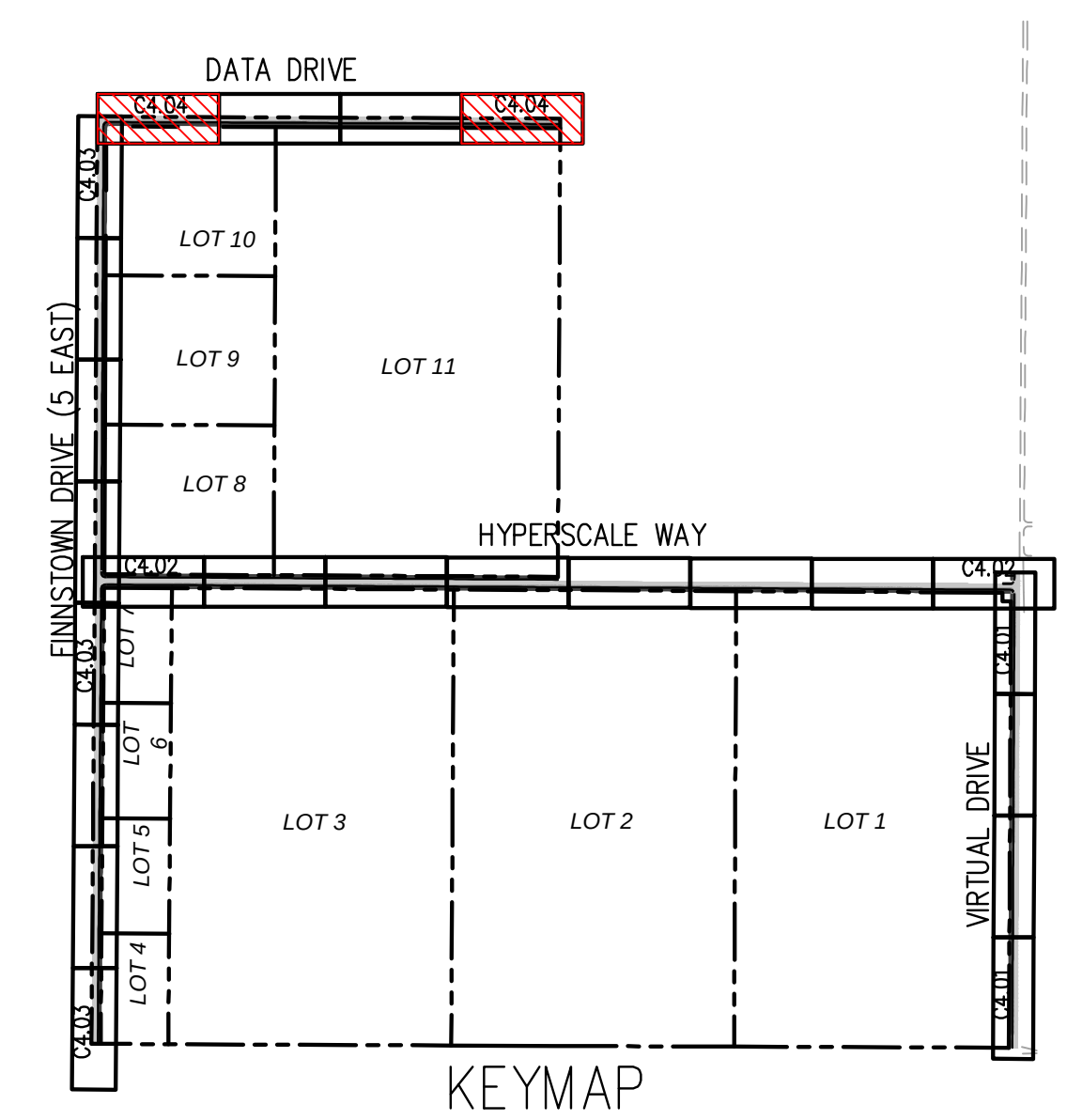
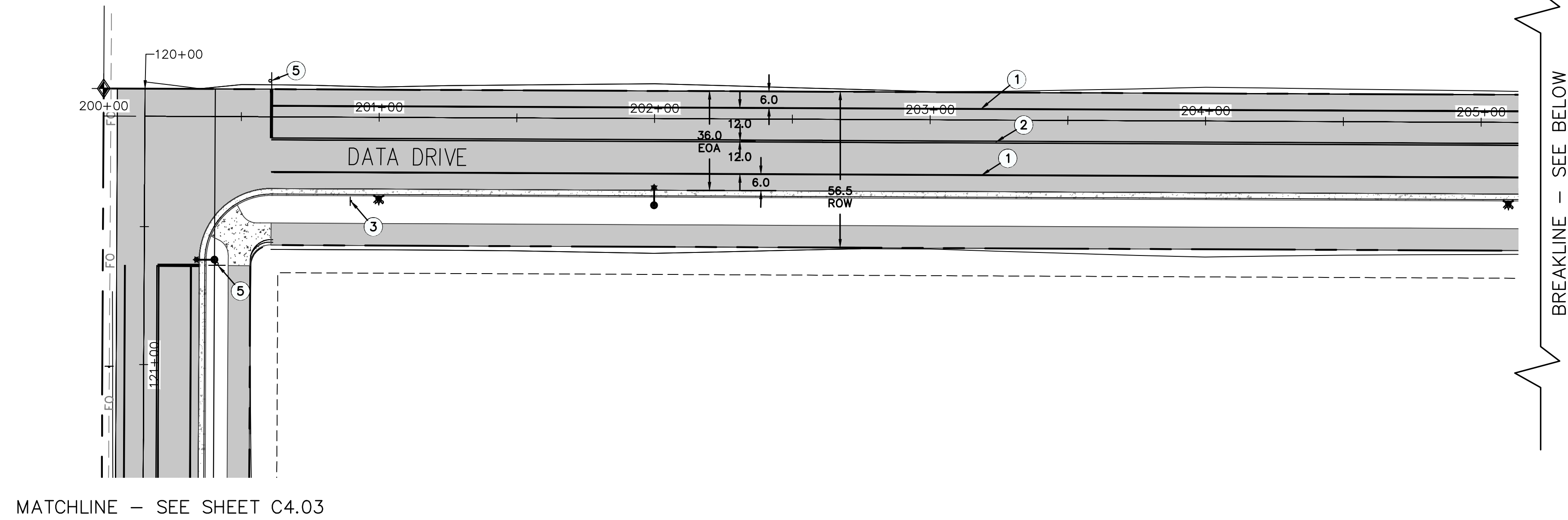
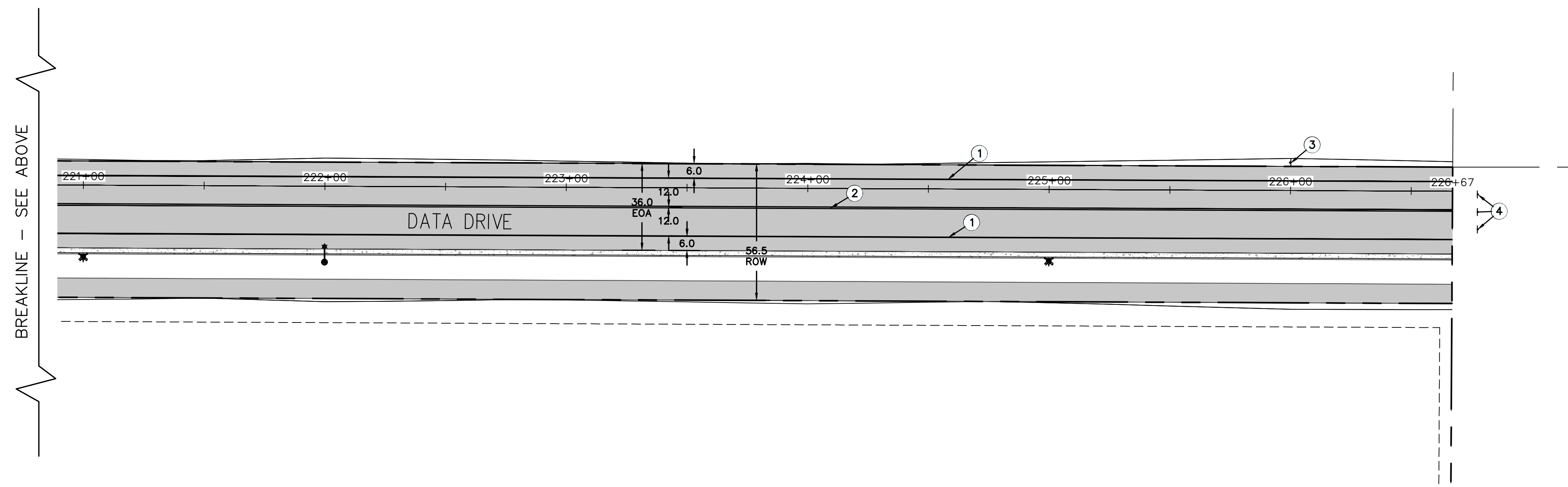
**CIVIL ENGINEERING
+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

SHEET NO. C4.03	
PROJECT ID E22-090	DATE: 05-09-23
FILE NAME: PRJ-RGE	SCALE: #####



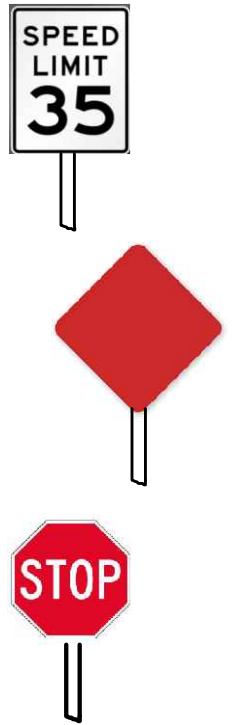
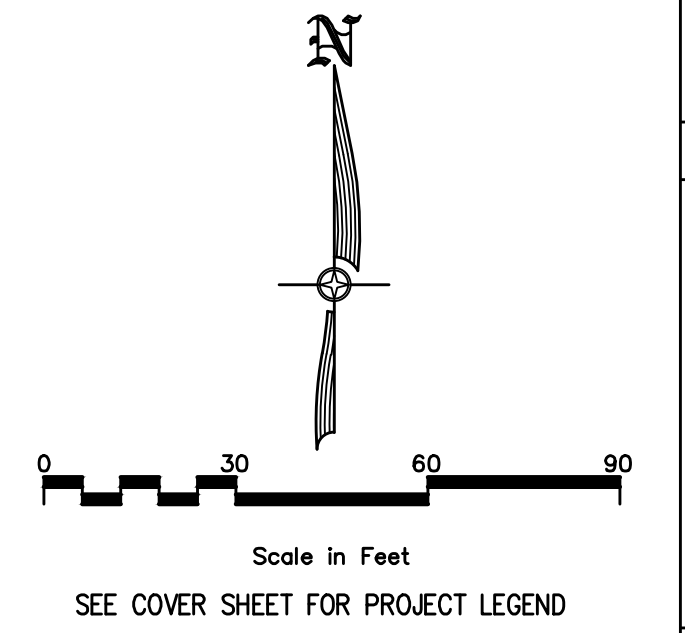
KEYNOTES:

- ① 6" WIDE SINGLE WHITE LINE
- ② 4" WIDE DOUBLE YELLOW LINE

- ③ INSTALL 35 MPH SPEED LIMIT SIGN PER MUTCD R2-1.

- ④ INSTALL RED DIAMOND, END OF ROAD SIGN PER MUTCD OM4-3.

- ⑤ INSTALL STREET AND STOP SIGN PER MUTCD R1-1.





- ① PLACE ROCK SOCK STORM WATER FILTER IN BOTTOM OF SWALE, PERPENDICULAR TO FLOW, AS A CHECK DAM FOR SEDIMENT EROSION PROTECTION.
- ② INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.

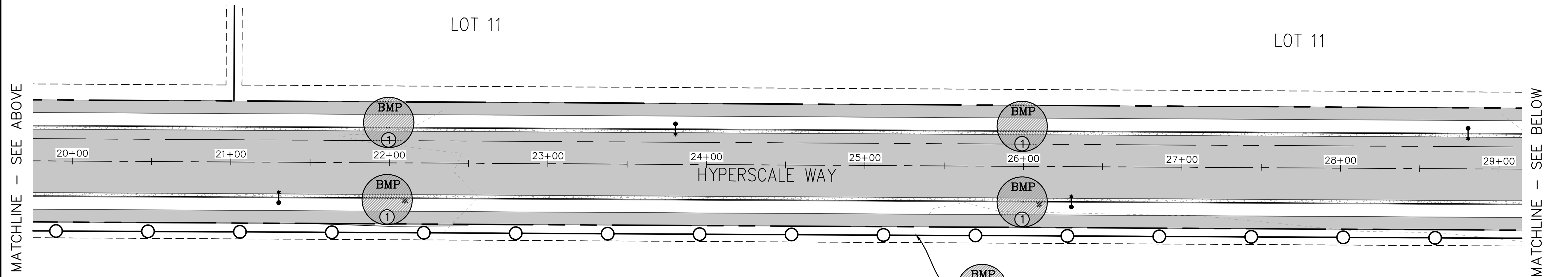
SILT FENCE

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2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE CONSTRUCTION AREA
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9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE

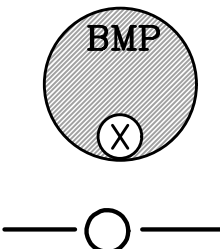


MATCHLINE - SEE SHEET C5.05



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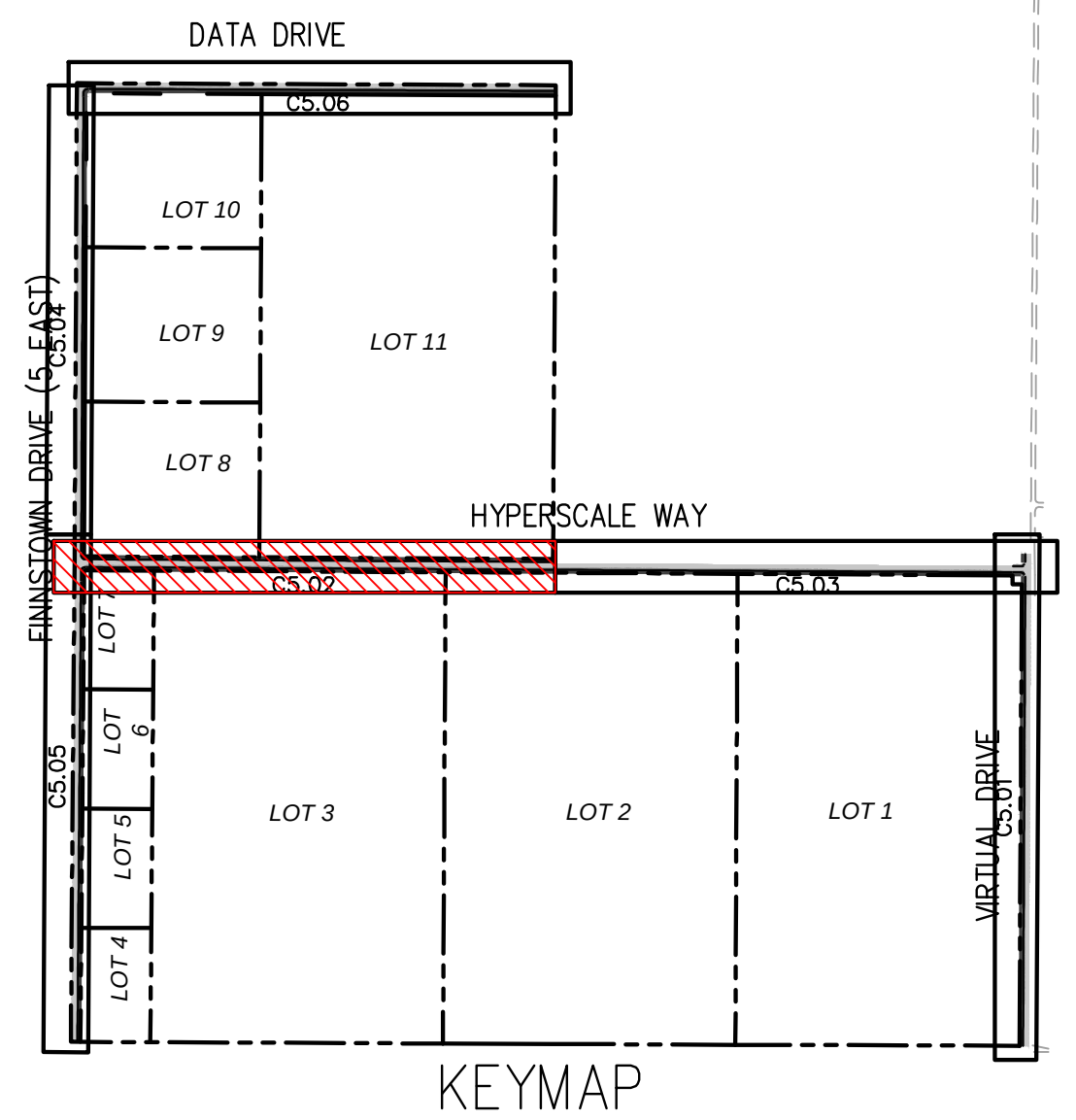


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POST CONSTRUCTION

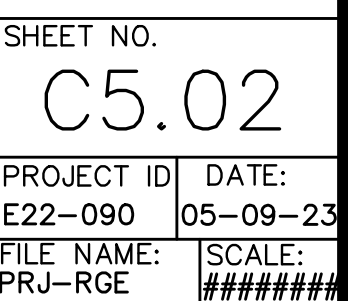
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1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH

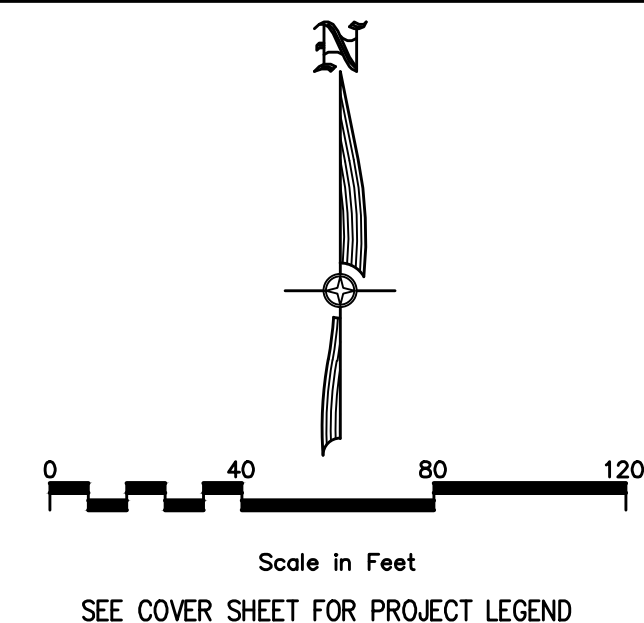
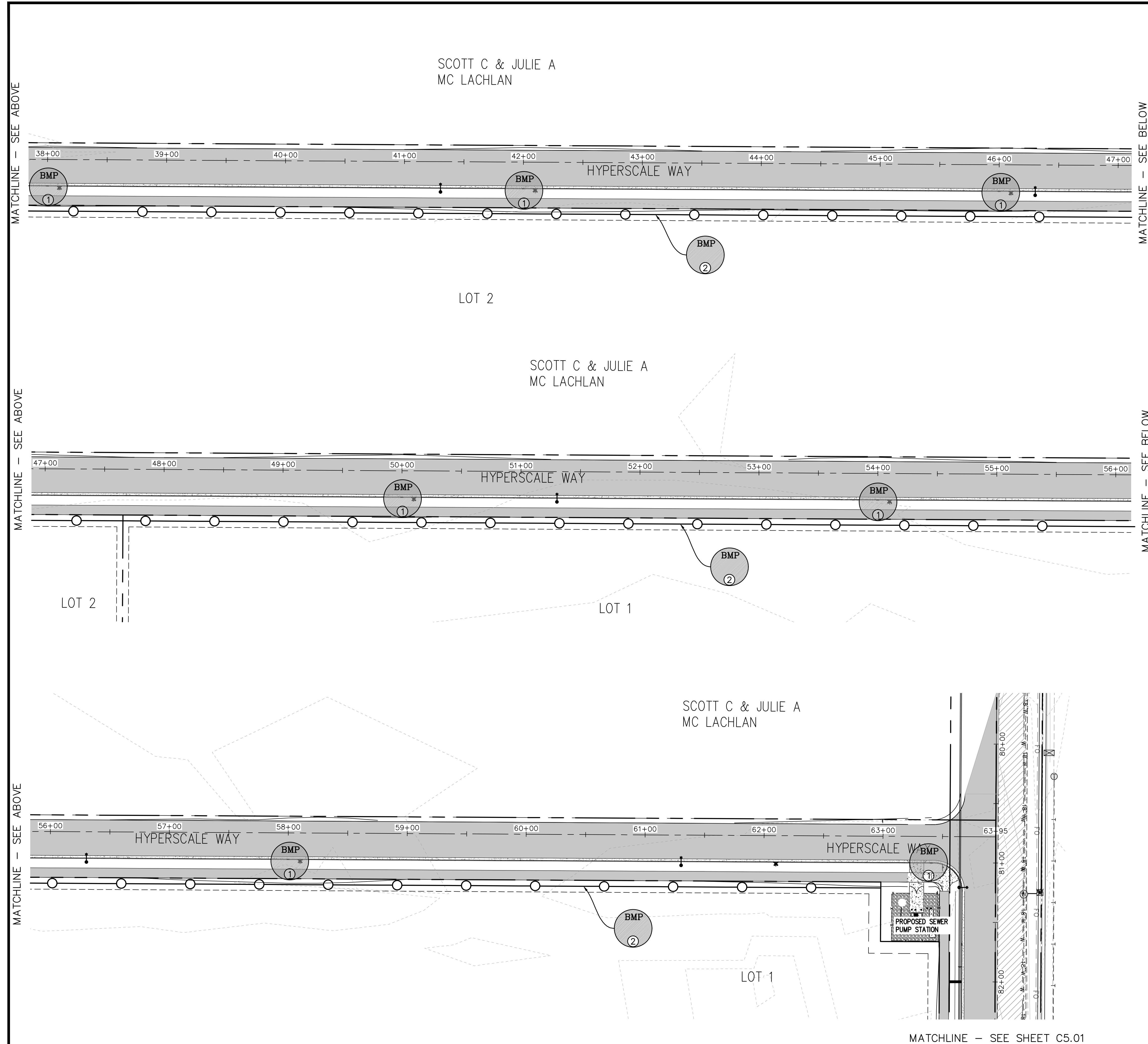
HYPERSCALE WAY ROAD EROSION CONTROL PLAN

STA 10+00 TO 38+00

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+ SURVEYING**

10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296



- BMP CALLOUTS
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LEGEND

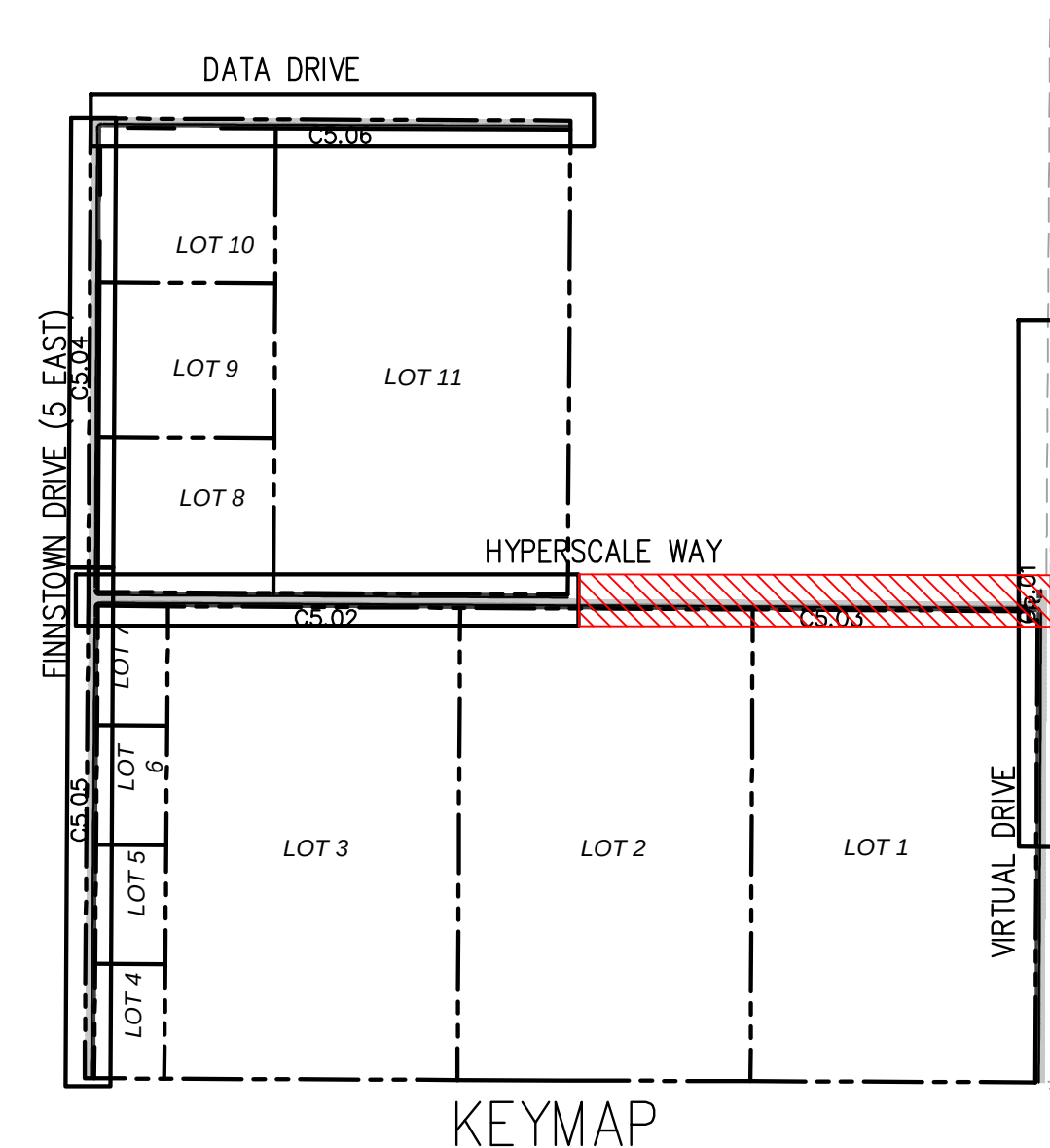


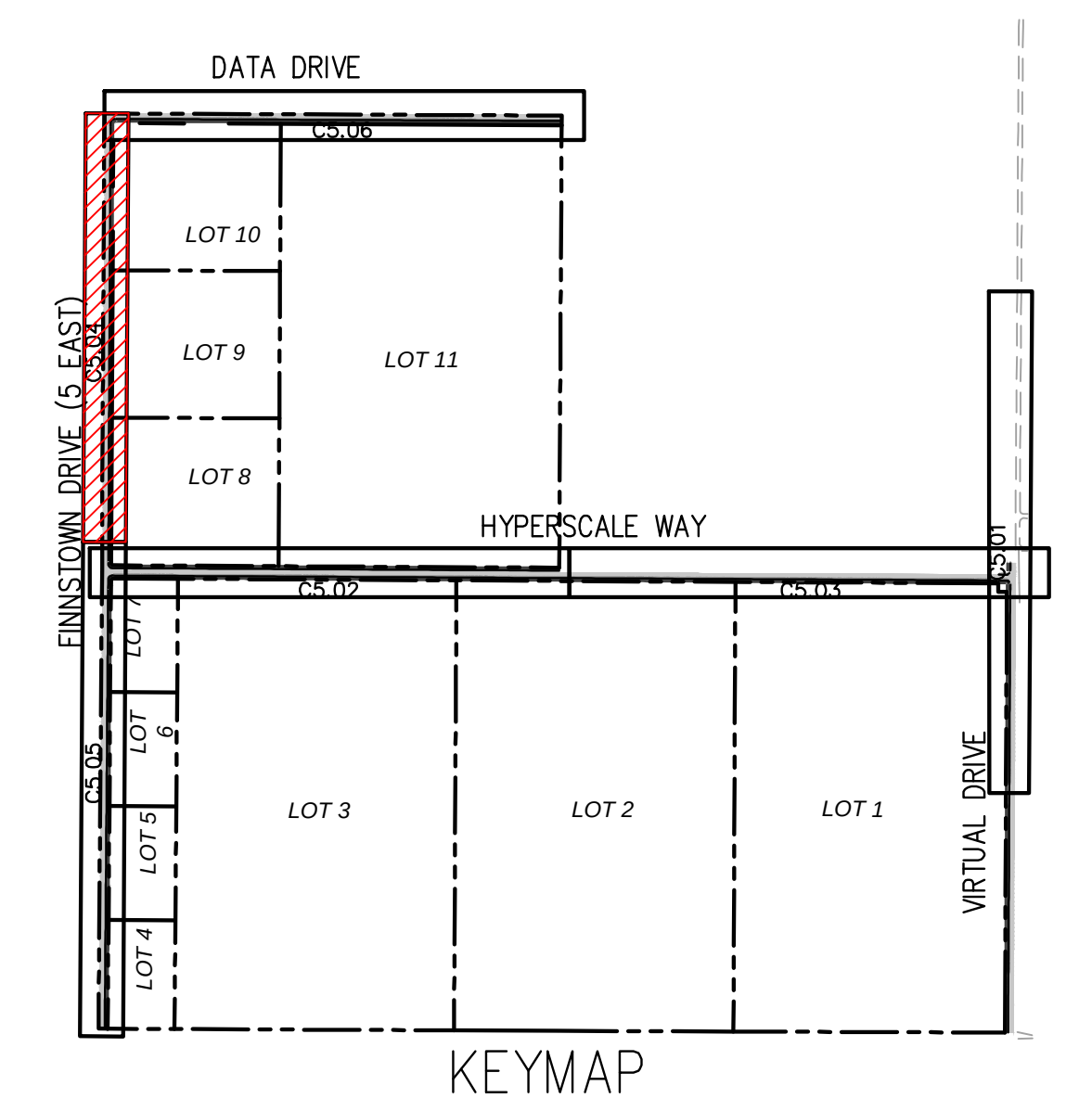
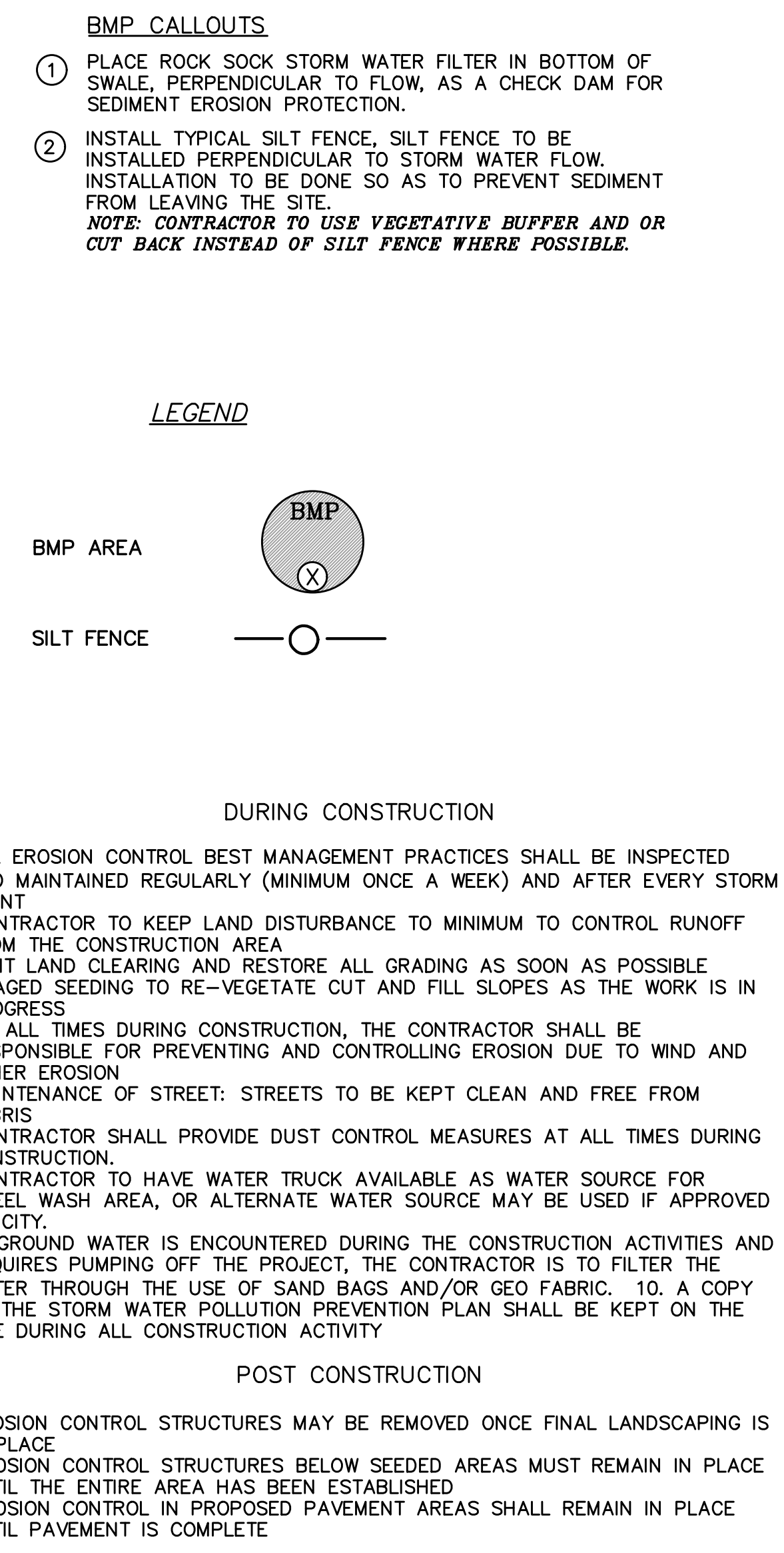
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EAGLE MOUNTAIN DATA CENTER CAMPUS – INFRASTRUCTURE
1254 NORTH 2000 EAST, EAGLE MOUNTAIN, UTAH
2000 EAST EROSION CONTROL PLAN
STA 120+00 TO 146+00



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 23, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: CODE AMENDMENTS TO TITLES 17.35.030, 17.40.040, AND 17.75.

ITEM TYPE: Development Code Amendment

APPLICANT: Staff

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Steven Lehmitz, Planning

BACKGROUND:

While working on providing information to an applicant for a concept plan, it was discovered that Automobile Sales and/or Minor Service, listed in EMMC 17.35.030 needed to have specific standards set forth and approved in Chapter 17.75. Further review of 17.35.030 revealed that all superscript 5s should be deleted from the table, as those uses had special use standards approved already. Special use standards have not been approved for motorized vehicle racetracks, so those are being presented for approval at this time. Adding racetracks as a conditional use in the Industrial Zone would be practical as those uses can be considered using the special uses standards. In reviewing recent site plans for cell phone towers, exceptions were granted for generators. Now it is proposed that generators be allowed so far as they are in conformance with the Code.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

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

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed amendments, subject to Planning Commission or City Council revisions.

ATTACHMENTS:

Title 17 Code Amendments

Chapter 17.35 COMMERCIAL ZONES

17.35.030 Land use table.

This land use table contains the various land uses that are permitted, special, and prohibited uses in the commercial 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.)

S = Special (Special uses are permitted uses that must also 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	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
RESIDENTIAL USES			
Assisted Living Facility (12+ residents)		S	
Assisted Living Facility (up to 12 residents)	P	P	
Bed and Breakfast	P	P	
Caretaker/Security Guard Dwelling Unit			
Residential Juvenile Group Home; Residential Facility for Persons with a Disability; Residential		S	

Rehabilitation and Treatment Facility			
Skilled Nursing Facility; Transitional Care Facility		P	
CIVIC/INSTITUTIONAL			
Cultural and Entertainment Uses (theaters, museums, galleries, libraries, performing arts studios, movies, etc.)		P	P
Schools (Public/Charter/Private)	S	S	
Public/Civic Buildings and Facilities (city owned)	P	P	P
Public Parks, Plazas, Trails, and Open Space	P	P	P
Religious or Cultural Meeting Halls	P	P	P
Sports Facilities/Arenas/Fields (indoor)		P	P
Transit Stop (bus, light-rail)	P	P	P
COMMUNICATION AND UTILITIES			

Communication Facilities and Towers	S ^s	S ^s	S ^s
Electrical Substations and Power Transmission Lines		S ^s	S ^s
Public and Private (with franchise agreement) Utility Underground Lines, Utility Buildings, and Other Above Ground Structures	S ^s	S ^s	S ^s
Public and Private Utility Equipment and Inventory Storage, Fenced or Enclosed	S ^s	S ^s	S ^s
COMMERCIAL/NONRESIDENTIAL USES			
Adult Group Care Facility (nonresidential)		P	
Animal Care Service		S ^s	S ^s
Athletic Instruction, Including Dance, Gymnastics, Martial Arts, etc.	P	P	P
Automobile Gas/Service Stations	S	S	S

Automobile Sales and/or Minor Service		S	S
Automobile Service and Repair (minor)		P	P
Automobile Service and Repair (including auto body)		P	P
Banks and Credit Unions	P	P	P
Brewery (ancillary to a restaurant)		P	P
Car Wash		P	P
Car Wash (ancillary to a gas/service station)	S ⁶	P	P
Check Cashing and Deferred Deposit Lenders ³			S ⁶
Child Day Care Center or Preschool	P	P	P
Construction and Equipment Sales/Rental			P
Convenience Store; Corner Market	P	P	P
Dialysis Center		P	P
Fitness Center	P	P	P

Flex Office/Retail/Warehouse			P
Grocery Store, Small/Neighborhood (generally < 30,000 sq. ft.)	P	P	P
Grocery Store, Medium/Community (generally 30,000 – 75,000 sq. ft.)		P	P
Grocery Store, Large/Regional (generally > 75,000 sq. ft.)			P
Hospital			P
Hotel ⁴		P	P
Indoor Shooting Range		S	S
Laundry Services (no on-site dry cleaning)	P	P	P
Mortuary		P	P
Office (medical, health care, professional)	P	P	P
Outdoor Sales and Display (including storage of materials, products, and equipment incidental to an allowed use)	S ⁵	S ⁵	S ⁵

Parking Garage		S ^s	P
Pawn Shop			P
Pharmacy (retail)	P	P	P
Plant and Tree Nursery/Garden Center (with outside display; min. 1 acre lot)	S ^s	P	P
Plasma, Blood Collection			P
Race Tracks for Go-Carts, ATVs, and Other Motorized Sports Recreational Facilities			S ^s
Reception/Conference/Meeting Center	S ^s	S ^s	S ^s
Recreation (indoor)		P	P
Recreational Vehicle Sales/Rentals		P	P
Restaurant or Bakery	P	P	P
Retail Sales, General ¹		P	P
Retail Sales, Neighborhood (generally < 5,000 sq. ft.) ²	P	P	P
Retail Sales, Regional (generally > 55,000 sq. ft.)			P

Salon (hair, nails, etc.)	P	P	P
State Liquor Store		P	P
Temporary Sales (Christmas tree lots, farmers market or fruit/vegetable stands, fireworks, food trucks, snow cones, etc.)	S ⁵	S ⁵	S ⁵
Tobacco Specialty Business		S ⁵	S ⁵

- ¹ Includes arts and crafts sales, body art facility, electronic media rental and sales, hardware and home improvement, pet store, and uses deemed similar or appropriate by the city.
- ² Includes bookstore, copy center or postal center, floral sales, ice cream or dessert shop, and uses deemed similar or appropriate by the city.
- ³ Check cashing and deferred deposit lenders include any business that must register in accordance with Section [7-23-101](#) et seq., Utah Code Annotated.
- ⁴ Hotels offering extended stay must include a mix of extended stay and standard rooms (maximum 70 percent extended stay).
- ⁵ These special uses are considered prohibited until special use standards specific to these uses are approved and included in Chapter [17.75](#) EMMC.

[Ord. [O-04-2022](#) § 2 (Exh. A); Ord. [O-12-2020](#) § 2 (Exh. A); Ord. [O-06-2020](#) § 2 (Exh. A)].

Chapter 17.40 INDUSTRIAL ZONE

17.40.040 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in Chapter 17.75 EMMC will be considered:

- A. Automobile gas/service stations;
- B. Automobile sales and/or service;
- C. Auto and truck repair, including auto body;
- D. Convenience store;
- E. Motels and hotels;
- F. Restaurants and banks (with drive-through service facilities);
- G. Printing, lithography and publishing establishments;
- H. Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments;
- I. Laundry and dry cleaning establishments;
- J. Contract construction services establishments;
- K. Commercial and industrial laundries;
- L. Self-storage or mini-storage units;
- M. Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics;
- N. Recycling facilities;
- O. Other businesses retailing goods and services or rendering personal services for a fee, except as otherwise regulated by the city's ordinances;
- P. Other manufacturing businesses;
- Q. Sexually oriented businesses;
- R. Moving and storage facilities and businesses;
- S. Indoor shooting range – special use;

T. Kennels

U. Racetracks for go-Karts, ATVs, and other motorized sports recreational facilities.

Chapter 17.75 STANDARDS FOR SPECIAL USES

17.75.073 Automobile sales and/or minor service

Automobile sales and/or minor service operations may be permitted only where:

- A. Nuisance. They will not be a nuisance to residences and other surrounding uses.
- B. Automobile Display Areas. Automobile displays are subject to the following restrictions:
 - 1. Display areas shall not be permitted in rights-of-ways, walkways, sidewalks, park strips, and required landscape buffers;
 - 2. Display areas shall be designated through the site plan approval process;
 - 3. Display areas shall be of concrete, asphalt, or another impervious surface;
 - 4. Display areas shall be a minimum of ten feet inside the back of the sidewalk;
 - 5. Display areas shall comply with the clear vision triangle setbacks;
 - 6. Vehicles in the display area shall not exceed a maximum height of ten feet, such height including both the vehicle and display surface as measured from the height of the nearest sidewalk to the highest point of the vehicle.
- C. Operating Conditions.
 - 1. They will not cause traffic hazards or undue traffic congestion. This includes all loading and unloading of vehicles, which should occur on-site;
 - 2. Spray painting of vehicles shall not be conducted. Spray painting of parts shall occur inside a fully enclosed building;
 - 3. Accessory sales activities (i.e., tires, parts, seat covers, floor mats, window tinting, sound systems, etc.) shall not occur outside a fully enclosed building;
 - 4. Temporary canopy tents shall not be permitted when the tents are visible from the street;
 - 5. All signage shall conform to the standards in Chapter 17.80 EMMC;
 - 6. Junkyard or automobile dismantling activities shall not be conducted;
 - 7. Automobiles being repaired shall be stored on-site.

Chapter 17.75 STANDARDS FOR SPECIAL USES

17.75.074 Racetracks for go-karts, ATVs, and other motorized sports recreational facilities

Racetracks for go-karts, ATVs, and other motorized sports recreational facilities may be permitted only where:

- A. Nuisance. They will not be a nuisance to residences and other surrounding uses:
 - 1. Noise shall comply with Chapter 8.15 EMMC;
 - 2. Lighting shall comply with Chapter 17.56 EMMC.
- B. Fencing. Racetracks and associated facilities that are not located within a building shall be contained within a continuous solid fence no less than six feet in height for public safety purposes.
- C. Operating Conditions.
 - 1. During non-operating hours, all motorized vehicles shall be kept within a locked enclosure.

Chapter 17.75 STANDARDS FOR SPECIAL USES

17.75.091 Communication facilities and towers

This section is inclusive of wireless telecommunication, radio, microwave, and other transmission towers.

Communication facilities and towers may be permitted only where:

A. General. The following development standards shall be applicable to all facilities regardless of the facility type or zone within which the facility is proposed to be located:

- 1. The proposed facility shall be located on an approved structure and/or site in conformance with this code. If a proposed facility site does not conform to this code, the carrier shall submit and have approved a plan to bring the structure and/or site into conformance with the code prior to completion and operation of the proposed facility.

2. Any associated mechanical or electrical equipment shall be completely screened from view, from rights-of-way, on-site parking areas and adjacent properties, with a solid fence or wall.
3. The proposed facility, including associated mechanical and electrical equipment, shall not be located within a public right-of-way.
4. The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).
5. Copies of required permits from pertinent federal agencies establishing compliance with applicable federal regulations shall be filed with the city prior to the issuance of any permit for a proposed facility.
6. The proposed facility shall conform to applicable development standards set forth in this section.
7. Lightning rods shall not be included in the height calculation for any facility.
8. Antennas and equipment boxes on the utility poles shall be painted to match the pole to which it is attached to minimize visual impacts.
9. ~~Generators or~~ Noise producing venting systems shall not be used.
10. Lighting for aircraft is prohibited except where required by federal law.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 23, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC
TITLE 16 SUBDIVISIONS AND EMMC TITLE 17 ZONING

ITEM TYPE: Development Code Amendment

APPLICANT: City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

Changes to state code have caused the City to make change to the approval process of subdivisions. This has also given the City the chance to look at other aspects of EMMC and propose changes to be in line (but not required) with state code. State code recently changed and now preliminary plats are now no longer permitted to be approved by the City Council. The Planning Commission will be the land use authority of all preliminary plats and staff will continue to be the approval authority of final plats.

Staff has also proposed making other changes such as elimination of public hearings on administrative items. Preliminary plats and site plans are administrative items and are required to be approved if all EMMC requirements are met. There is little discretion when it comes to administrative items. EMMC states code requirements and if determined to comply, the land use authority has the obligation to approve such request. Holding a public hearing may give the public a sense that their opinion can change a development request. As pointed out, little discretion exists on administrative items. Having the public speak (likely against) an administrative request and then the land use authority approving the request only frustrates the public and further compounds the incorrect opinion that the City disregards the desires of the citizens.

A complete list of redlines is shown on the exhibit attached to this staff report.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

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

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval to the City Council regarding the proposed amendment, subject to Planning Commission or City Council revisions.

ATTACHMENTS:

[Title 16 and 17 Tables](#)

[Title 16 text](#)

Table 16.05.220(a) Public Notice

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities*
MASTER DEVELOPMENT PLANS					
Master Development Plan	Yes	Yes No	Published in paper on the Utah Public Notice Website, on the city website, and posted at City Hall; Direct mailed notice to property owners within 600-300 feet including at least 25-15 property owners and to affected entities — Post notice in three public places	10 Days	Perhaps – Check definition of “affected entity”
Master Development Plan Amendments	Yes	Yes No	Published in paper on the Utah Public Notice Website, on the city website, and posted at City Hall; Direct mailed notice to property owners within 600-300 feet of the area of the Master Development Plan that includes the proposed changes including at least 25-15 property owners and to affected entities — Post notice in three public places	10 Days	Perhaps – Check definition of “affected entity”
CONCEPT PLANS					
Concept Plans	No	No	N/A	N/A	N/A
PRELIMINARY PLATS					
Preliminary Plat	Yes No	No N/A	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities — Post notice in three public places N/A	10 Days N/A	N/A
Preliminary Plat Major Amendment	Yes No	No N/A	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities — Post notice in three public places N/A	10 Days N/A	N/A
Preliminary Plat Minor Amendment	N/A	N/A	N/A	N/A	N/A
FINAL PLATS					
Final Plats & Final Plat Amendments	N/A	N/A	N/A	N/A	N/A
LOT SPLITS					
Lot Split – Planning Director	N/A	N/A	Direct mailed notice to property owners within 300 feet including at least 15 property owners — Post notice in three public places N/A	10 Days N/A	N/A

Table 16.05.220(a) Public Notice

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities*
LOT LINE ADJUSTMENTS					
Lot Line Adjustments	N/A	N/A	N/A	N/A	N/A
RECORDED PLAT AMENDMENTS					
Recorded Plat	No	Yes No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in three public places N/A	10 Days N/A	Perhaps – Check definition of “affected entity” N/A
Recorded Plat – Vacating Street 10-9a-208	Yes N/A/No	Yes	Published in newspaper one week for four consecutive weeks and posted in three public places – Direct mailed notice to property owners and affected entities Direct mailed notice to the record owner of each parcel that is accessed by the public street or municipal utility easement; mailed to each affected entity; <u>published on the website of the municipality in which the land subject to the petition is located until the public hearing concludes; and posted on the UPN</u> on the Utah Public Notice Website, on the city website, and posted at City Hall	28 10 Days	Perhaps – Check definition of “affected entity”
BUILDING PERMITS					
Building Permit	N/A	N/A	N/A	N/A	N/A
ANNEXATIONS					
Annexations	N/A	Yes	<u>Consult with City Recorder</u>		

NOTES: Posting the agenda for a public meeting on the website (<http://emcity.org>) counts as a public place, as does the state's public notice website.

* “Affected entities” may include but are not limited to: Camp Williams (Utah National Guard), Utah Department of Transportation, Utah County, Mountainland Association of Governments, Alpine School District, Timpanogos Special Service District, Unified Fire Authority, Saratoga Springs, Fairfield, and Cedar Fort. Notice required if the entity's services or facilities are likely to require expansion or significant modification because of an intended use of land, the entity has filed with the City a copy of the entity's general or long-range plan, or the entity has filed with the City a request for notice during the same calendar year.

Table **16.05.220(b)** Land Use Authority

PRELIMINARY PLATS		
Preliminary Plat	Planning Commission DRC	City Council Planning Commission
Preliminary Plat Major Amendment	Planning Commission DRC	City Council Planning Commission
Preliminary Plat Minor Amendment	None	Development Review Committee
FINAL PLATS		
Final Plat & Final Plat Amendments	None	Development Review Committee
LOT SPLITS		
Lot Split	None	Planning Director
LOT LINE ADJUSTMENTS		
Lot Line Adjustment	None	Planning Director
RECORDED PLAT AMENDMENTS		
Recorded Plat Amendment	DRC	Planning Commission
Recorded Plat Amendment – Vacating Street	Planning Commission	City Council
BUILDING PERMITS		
Building Permit	None	Building Official
MASTER DEVELOPMENTS		
	-	-
Concept Plan	Planning Commission	City Council
Master Development Plan	Planning Commission	City Council

* A major amendment includes an increase in lots or units, a decrease in improved open space, or a significant change to a road or lot configuration.

Table 16.05.220(c) Appeal Authority

	Land Use Authority	1st Appeal		2nd Appeal		3rd Appeal	
		Days to Appeal	Body	Days to Appeal	Body	Days to Appeal	Body
MASTER DEVELOPMENT PLANS							
Master Development Plan	City Council	30	District Court	N/A	None	N/A	None
Master Development Plan Amendments	City Council	30	District Court	N/A	None	N/A	None
CONCEPT PLANS							
Concept Plan	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PRELIMINARY PLATS							
Preliminary Plat	City Council <u>Planning Commission</u>	30	District Court <u>Appeal Panel**</u>	N/A	None	N/A	None
Preliminary Plat Major Amendment	City Council <u>Planning Commission</u>	30	District Court <u>Appeal Panel</u>	N/A	None	N/A	None
Preliminary Plat Minor Amendment	Development Review Committee	10	Planning Commission <u>Appeal Panel</u>	10	City Council	30	District Court
FINAL PLATS							
Final Plat & Plat Amendments	Development Review Committee	10	Planning Commission <u>Appeal Panel</u>	10	City Council	30	District Court
LOT SPLITS							
Lot Split	Planning Director	10	Planning Commission <u>Appeal Panel</u>	10	City Council	30	District Court
LOT LINE ADJUSTMENTS							
Lot Line Adjustment	Planning Director	10	Planning Commission <u>Appeal Panel</u>	10	City Council	30	District Court
APPROVED PLAT AMENDMENTS							
Recorded Plat	City Council	30	District Court <u>Appeal Panel</u>	N/A	None	N/A	None

Table 16.05.220(c) Appeal Authority

	Land Use Authority	1st Appeal		2nd Appeal		3rd Appeal	
		Days to Appeal	Body	Days to Appeal	Body	Days to Appeal	Body
Recorded Plat – Vacating Street	City Council	30	District Court <u>Appeal Panel</u>	N/A	None	N/A	None
BUILDING PERMITS							
Building Permit	Building Official	30	District Court	N/A	None	N/A	None
ADMINISTRATIVE DECISIONS							
Administrative Decisions*	Planning Director	420	Planning Commission <u>Appeal Panel</u>	10	City Council	30	District Court
ENGINEERING DECISIONS							
Public Improvement or Engineering Standards	Planning Director <u>or Planning Commission</u>	210	<u>Appeal Panel</u>	10	City Council	30	District Court

*Administrative decisions include but are not limited to: interpretations of this title, etc.

**Appeal panel shall follow State Code 10-9a-508(5)(d)

Table 17.05.200(a) Public Hearing

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
GENERAL PLAN					
General Plan* (10-9a-204)	Yes	Yes <u>No</u>	Published <u>on the Utah Public Notice Website, on the city website, and posted at City Hall; on the UPN, in paper – Direct mailed notice to affected entities – Post notice in 3 public places or municipal website</u>	10 Days	Yes – Check definition of affected entity
LAND USE ORDINANCE					
EMMC Title 17, Zoning 10-9a-205	Yes	Yes <u>No</u>	Published in paper – Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected agencies – Post notice in 3 public places <u>Published on</u>	10 Days	Perhaps – Check definition of affected entity

Table 17.05.200(a) Public Hearing

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
			<u>the Utah Public Notice Website, on the city website, and posted at City Hall; Direct mailed notice to each affected entity and each property owner whose land is directly affected by the land use ordinance change; posted in at least three public locations within the municipality or on the municipality's official website; posted on the UPN; and each adjacent property owner within the parameters specified by municipal ordinance</u>		
Zoning Text	<u>Yes</u>	<u>No</u>	<u>In addition to the requirements directly above, zoning code text notices shall include a summary of the effect of the proposed modifications to the text of the zoning code designed to be understood by a lay person</u>		
Zoning Map	<u>Yes</u>	<u>No</u>	<u>Direct notice to each owner of private real property whose property is located entirely or partially within a proposed zoning map enactment or amendment and those within 600 feet and a minimum of 25 adjacent property owners. The notice shall state the current zone in which the real property is located; state the proposed new zone for the real property; provide information regarding or a reference to the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the zoning map or map amendment is adopted; state that the owner of real property may no later than 10 days after the day of the first public hearing file a written objection to the inclusion of the owner's property in the proposed zoning map or map amendment; state the address where the property owner should file the protest; notify the property owner that each written objection filed with the municipality will be provided to the municipal legislative body; and state the location, date, and time of the public hearing; Published on the Utah Public Notice Website, on the city website, and posted at City Hall</u>		
EMMC Title 16, Subdivisions	<u>Yes</u>	<u>No</u>	<u>Notice mailed to each affected entity before the public hearing, posted in at least three public locations within the municipality or on the municipality's official website, and posted on the UPN website Published on the Utah Public Notice Website, on the city website, and posted at City Hall.</u>	<u>10 days</u>	<u>Yes</u>

Table 17.05.200(a) Public Hearing

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
HOME BUSINESS					
License Official Approval	No	No	N/A	N/A	N/A
Planning Commission Approval	Yes	No N/A	Direct mailed notice to property owners within 300 feet including at least 15 property owners – Post notice in 3 public places Published on the Utah Public Notice Website, on the city website, and posted at City Hall	10 Days	N/A
ACCESSORY DWELLING UNITS (ADUs)					
Planning Director Approval	No N/A	No N/A	N/A	N/A	N/A
Planning Commission Exception Approval	Yes	No N/A	Direct mailed notice to property owners within 600-300 feet – Post notice in 3 public places Published on the Utah Public Notice Website, on the city website, and posted at City Hall	10 Days	N/A
SIGN REGULATIONS					
Sign Permit – Planning Director Approval	No N/A	No N/A	N/A	N/A	N/A
Model Home Signage	No N/A	No N/A	N/A	N/A	N/A
Directional/Advertising Business Signage	No N/A	No N/A	N/A	N/A	N/A
ANIMAL MANAGEMENT PLANS					
Planning Commission	Yes	No N/A	Direct mailed notice to property owners within 600-300 feet including at least 25-15 property owners – Post notice in 3 public places Published on the Utah Public Notice Website, on the city website, and posted at City Hall	10 Days	N/A
REZONING OF PROPERTY	-	-	-	-	-
Rezoning Req's above	Yes	Yes	Published in paper – Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)

Table 17.05.200(a) Public Hearing

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
CONDITIONAL USE					
Conditional Use	Yes	No N/A	Direct mailed notice to property owners within 600-300 feet including at least 25-15 property owners and to affected entities – Post notice in 3 public places <u>Published on the Utah Public Notice Website, on the city website, and posted at City Hall</u>	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
SITE PLAN REVIEW					
Site Plan Review	Yes	No N/A	Direct mailed notice to property owners within 600-300 feet including at least 25-15 property owners and to affected entities – Post notice in 3 public places <u>Published on the Utah Public Notice Website, on the city website, and posted at City Hall</u>	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
VARIANCES					
Variance	Yes	No N/A	Direct mailed notice to property owners within 600-300 feet including at least 25-15 property owners and to affected entities – Post notice in 3 public places <u>Published on the Utah Public Notice Website, on the city website, and posted at City Hall</u>	10 Days	Perhaps – Check definition of affected entity

NOTES: ~~Posting the agenda for a public meeting on the website (<http://emcity.org>) counts as a public place.~~

* The general plan requires a notice of intent of 10 days to prepare a plan amendment which is mailed or e-mailed to the affected entities.

** Affected entities include but are not limited to: State Planning Coordinator, Automated Geographic Reference Center, Utah Department of Transportation, Utah County, Mountainland Association of Governments, Alpine School District, Timpanogos Special Service District, ~~Unified Fire Service Area~~Authority, Saratoga Springs, Fairfield, and Cedar Fort.

Table 17.05.200(b) Land Use Authority

	Land Use Authority	
	Advisory Body	Land Use Authority
GENERAL PLAN		
General Plan	Planning Commission	City Council

Table **17.05.200(b)** Land Use Authority

	Land Use Authority	
	Advisory Body	Land Use Authority
LAND USE ORDINANCE		
EMMC Title 17 , Zoning	Planning Commission	City Council
EMMC Title 16 , Subdivisions: Requirements and Approvals	Planning Commission	City Council
HOME BUSINESS		
License Official Approval	None	License Official
Planning Commission Approval	License Official	Planning Commission*
ACCESSORY DWELLING UNITS (ADUs)		
Planning Director Approval	None	Planning Director
Planning Commission Approval	Planning Director	Planning Commission*
SIGN REGULATIONS		
Sign Permit – Planning Director	None	Planning Director
Model Home Signage	Planning Commission None	City Council Planning Director
Directional/Advertising Business Signage	Planning Commission None	City Council Planning Director
ANIMAL MANAGEMENT PLANS		
Animal Management Plan	Planning Commission	City Council
REZONING OF PROPERTY		
Rezoning	Planning Commission	City Council
CONDITIONAL USE		
Conditional Use Permit	Planning Director	Planning Commission*
SITE PLAN REVIEW		
Site Plan	Planning Commission Planning Director	City Council Planning Commission*
VARIANCES		
Variance	Planning Director	Planning Commission
VACATION	-	-

Table **17.05.200(b)** Land Use Authority

	Land Use Authority	
	Advisory Body	Land Use Authority
Public Street or Municipal Easement	<u>Planning Commission</u>	<u>City Council</u>

* The city council reserves the right to become the land use authority by requesting that the item be scheduled for review and action by the council within 15 calendar days of the planning commission’s action. See EMMC 17.05.170 for additional details.

16.05.200 Land use authority.

Table 16.05.220(b), Land Use Authority, summarizes the person, board, commission, agency, or other body designated by the city council to act upon an application or land use application. Individual chapters of this title and EMMC Title [17](#) contain the specific process for the approval. In those cases where the planning commission has been identified as the land use authority, the city council reserves the right, [if not in conflict with state code](#), to become the land use authority by requesting that the item be scheduled for review and action by the council within 15 calendar days of the planning commission's action. In cases where the city council exercises this option, then the planning commission is not the land use authority unless the city council remands the application back to the planning commission. In taking final action, the council may approve, approve with conditions, disapprove based upon findings of fact, table the application for further study and review or remand the application with changes back to the planning commission. [Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 1.20)].

16.20.010 What this chapter does.

This chapter establishes the preliminary plat review and approval process, submittal requirements, and duties of the planning director [and](#), ~~planning commission~~ ~~and city council~~ regarding the review and processing of preliminary plats. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 4.1)].

16.20.020 Purpose.

The purpose of the preliminary plat application is to: review the specific layout of the lots created by the subdivision; ensure proper coordination of public and private street systems and circulation; review demand and availability of public utilities; review park and recreation sites; and review project densities. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 4.2)].

16.20.030 Preliminary plat approval required.

All proposed subdivision plats must receive preliminary plat approval by the planning commission ~~and city council~~ prior to action on the final plat application. The approved preliminary plat vests the applicant with density for the subdivision, street configuration, and lot layouts.

Approved master development plans that meet the details and requirements of this chapter shall serve as preliminary plats. [Ord. [O-25-2016](#) § 2 (Exh. A); Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 4.3)].

16.20.040 Application.

Only property owners or their duly authorized agents shall make application for a preliminary plat. All applications shall be filed on forms prepared by the planning director. No preliminary plat application shall be processed without the submission of the completed application and all supporting materials as required by this chapter, including the processing fee. Incomplete applications shall not be processed under any circumstance.

A. Supporting Materials. The preliminary plat application shall be submitted with the materials listed below. However, the planning commission ~~or city council~~ may require additional supporting materials, if necessary, to demonstrate that the proposed development complies with this title and EMMC Title 17. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.

1. Preliminary Plat. A preliminary plat drawing will be required which shows accurate alignments, boundaries and monuments as certified by a land surveyor registered in Utah. Preliminary plats shall be prepared at a scale no smaller than one inch equals 100 feet. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines and an index map. The vicinity and index maps shall appear on the first of the serially numbered sheets. The following data shall be included on the preliminary plat:

- a. A title block showing the name of the proposed development and its location by lot, block, and subdivision, or quarter-quarter section, section, township, range, principal meridian, county, and state;
- b. The name and address of a registered engineer licensed in the state of Utah who prepared the plat, together with a professional registration number;
- c. A north point and scale, including both graphic and written scales;
- d. The exterior boundaries of the proposed development;
- e. The location, nature, and boundaries of existing public streets and public or private easements in or adjacent to the proposed development, and county book and page number references to the instruments establishing the easements;
- f. A vicinity map that locates the proposed development within the city and its subdivision or section showing major streets, landmarks, and boundaries and recorded names of adjacent or nearby subdivisions;
- g. Existing contours at two-foot intervals. Elevations will be based on National Geodetic Survey area level data;

h. The layout of streets, their proposed names and grades. Plats should not contain lots fronting onto arterial or collector streets. Proposed streets must provide connectivity to adjacent properties under other ownership if within 200 feet;

i. The location, exterior dimensions to the nearest foot, and number of proposed lots and blocks, or other parcels to be created by the proposed development;

j. The acreage of each proposed lot or parcel, and a table showing the total number of lots, total acreage of the area proposed for development, the total buildable acreage (excluding slopes greater than 25 percent, major utility corridors, and natural washes), the total acreage in lots, the average lot size, the total acreage in streets, and the total acreage of neighborhood parks, neighborhood squares, and other parcels proposed for dedication to public use or to be held in common by the

PLAT CALCULATIONS	
TOTAL ACREAGE:	42.56 ACRES
BUILDABLE ACREAGE:	40.72 ACRES
TOTAL ACREAGE IN LOTS:	16.19 ACRES
TOTAL OPEN SPACE:	18.07 ACRES
TOTAL IMPROVED OPEN SPACE:	3.56 ACRES
AVERAGE LOT SIZE:	8,388 SF/0.19 ACRES
LARGEST LOT SIZE:	16,941 SF/0.39 ACRES
SMALLEST LOT SIZE:	6,592 SF/0.15 ACRES
OVERALL DENSITY:	1.97 LOTS/ACRE
TOTAL # OF LOTS:	84 LOTS

owners;

k. The location of irrigation structures and watercourses within or adjacent to the proposed development;

l. The location and exterior dimensions of existing and proposed buildings;

m. The location on each lot of the buildable area when the natural grade is in excess of 25 percent;

n. Sites, if any, to be reserved, dedicated for parks, playgrounds, schools, churches, public or natural open space or other public purposes, together with proposed ownership of such sites;

o. Sites intended for conditional uses within the underlying zone, such as commercial sites or other business establishments.

B. Landscaping and Parks Plan. A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the size and location of proposed parks and open spaces. The landscaping plan shall include, at a minimum, the following information:

1. The location and dimension of all existing and proposed structures, property lines, easements, parking lots, rights-of-way, amenities, and lighting.
2. The plant names (both botanical and common name), location, quantity, and size of all existing and proposed plants and trees.
3. Existing and proposed grading of the site indicating contours at two-foot intervals.
4. Proposed and existing fences and identification of the fencing materials, color, and design.
5. A summary of the total percentage of landscaped areas, domestic turf grasses, and drought-tolerant plant species.
6. A completed parks and open space worksheet, detailing the proposed park equipment/amenities and their associated point values.

C. Ownership Affidavit. An affidavit (certificate of clear title) that the applicant is the owner, the equitable owner, or authorized by the owner in writing to make application for the proposed development.

D. Water Rights. Water rights documentation showing availability of water rights sufficient to serve the development, or acknowledgement in the form of a signed letter that the developer intends and commits to purchase water from the city.

E. Utility Plan. A map showing all the proposed locations of utilities including water, sewer, and storm drainage. The gas, electrical and telecommunication lines are not a required element of the preliminary utility plans; however, off-site capacity of these systems shall be provided. The location and size of existing and proposed utility lines and facilities in or adjacent to the proposed development shall also be shown.

F. Grading, Drainage, and Erosion Plan. A grading, drainage, and erosion plan shall be submitted. The report shall contain the drainage basin map and a plan view of the overall storm water system. The grading, drainage, and erosion plan shall address the following issues: description of features and hydrological conditions; drainage basin and subbasin; drainage facility design criteria; infrastructure design criteria; grading plan; and erosion control. Specifically, the report shall contain at a minimum the following information:

1. The existing roadways, drainage ways, vegetation and hydrological conditions of a 10-year, 24-hour event and a 100-year, 24-hour event.
2. The major basin descriptions referencing all major drainage reports such as FEMA, major drainage planning reports, or flood insurance maps and the basin characteristics and planned land uses.

3. The subbasin description showing the historical drainage pattern and off-site drainage patterns both upstream and downstream of the property.

4. A general discussion of how the proposed system conforms to existing drainage patterns and off-site upstream drainage will be collected to protect development.

5. Grading plan showing: soil map depicting unique soil features such as collapsible soil, rock features, etc.; a grading plan showing all cut and fill areas within development including the identification of slopes, fill and cut depths, and rock features within 10 feet of post grade soil surface.

G. Easements. The proposed grants of easements to be imposed on any land within the development.

H. Traffic Plan. A traffic report prepared by a licensed traffic engineer showing anticipated trip generation and the level of service provided to SR 73 or other arterial and collector roads.

I. Sign Plan. A signage plan (if signage is being proposed for the project) shall be submitted. The signage plan shall include a site plan drawn to scale showing the proposed location of on-premises and off-premises directional signage and color graphics showing the proposed sign copy, type of sign, and dimensions of signs. Permission from property owners to locate any off-site signs on their property shall be submitted.

J. Public Notice. Addressed and stamped envelopes (the city's address will be the return addresses on the envelopes) of property owners located within 600 feet of the proposed preliminary plat area (including a minimum of at least 25 adjacent property owners).

K. Fee. The processing fee required by the current consolidated fee schedule approved by the city council. [Ord. [O-20-2018](#) § 2 (Exh. A); Ord. [O-07-2014](#) (Exh. A); Ord. [O-13-2012](#) § 2 (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 4.4)].

16.20.050 Approval process.

Upon completion of the master development plan or rezoning of property, the developer shall file a completed preliminary plat application, which includes a proposed preliminary plat, all required supporting materials and the required application fee at least 28 calendar days before the planning commission meeting at which a hearing on the application is requested.

A. Complete Application. The planning director shall determine whether the application is complete within seven calendar days after its filing. The planning director shall notify the developer of additional materials that are required within one week of the submittal date.

B. Development Review Committee (DRC) Review. The application shall be scheduled for the next available development review committee (DRC) meeting, and the submitted materials

provided to city staff, consultants, or agencies for their review. Once the DRC recommends that the project is ready for the planning commission's review, the planning director shall schedule the project for the next available meeting. The DRC includes the department head or assigned representative from each of the following departments or groups: attorney, building, energy, engineering, fire, parks, planning, public works.

C. Staff Report. The planning director shall prepare, or contract with appropriate professionals for the preparation of, a written report that explains how, in the professional opinion of the planning director or the contractors, the proposed development complies, or fails to comply, with state statutes, this title or other city ordinances. Upon completion, but not less than four working days before the scheduled hearing, a draft report shall be transmitted to the developer and to the planning commission. These reports will also be placed on file for public review with the application materials. In the event that the city contracts with professionals for assistance, the costs of report preparation shall be added to the application fee required for preliminary plats.

~~D. Public Hearing. The planning director shall cause all property owners within 600 feet of the boundaries of the proposed application area (including a minimum of at least 25 adjacent property owners and affected entities, if there be any) to be notified by first class mail of the time and place of the public hearing at least 10 days prior to the planning commission meeting. A copy of the public notice of the hearing shall also be posted in three public places (including the city offices) within the city at least 10 days prior to the hearing.~~

~~E~~D. Planning Commission Approval. If the proposed development complies with all applicable development requirements and utility standards for the site, is in the public interest and is fully consistent with any applicable master development plan and development agreement previously approved by the city, and the submission is complete in all respects, the planning commission, as the administrative land use authority, shall take action on the proposed development application as allowed by this title. The planning commission may ~~recommend~~ approve~~al~~, approve~~al~~ with conditions, ~~or deny, disapproval~~ based upon findings of facts, or table the application and request further information to resolve any issues or questions prior to approval.

~~F. City Council Approval. The city council shall review the application, consider the planning commission's recommendations, and take action on the proposed development application. The council may approve, approve with conditions, disapprove based upon findings of facts, or table the application and request further information to resolve any issues or questions prior to approval.~~

~~G~~F. Additional Development Processes. Granting of preliminary plat approval by the planning commission (~~or city council, as applicable~~) shall not constitute final acceptance of the subdivision by the planning commission ~~or city council~~, nor shall approval of the preliminary plat relieve the subdivider of the responsibility to comply with all required conditions, ordinances, requirements or policies in order to meet all city standards. [Ord. O-07-2014 (Exh. A); Ord. O-16-2010 § 2 (Exh. A); Ord. O-23-2005 § 3 (Exh. 1(2) § 4.5)].

16.20.060 Expirations and extensions of approvals.

Preliminary plat approvals shall expire two years from the date of approval by the ~~city council~~Planning Commission if a final plat application has not been approved by the ~~Citycity council~~ within that time. If the preliminary plat contains more than one phase, this plat will expire if each phased final plat application is not approved within two years of the most recent final plat approval.

A. Extensions of Time. An extension of time may be requested by an applicant for any of the applications listed above with the following requirements:

1. A written, signed request for an extension of time shall be received by the planning director prior to the expiration date of the project.
2. The request for an extension of time shall specify any progress made on the project's conditions of approval and the reasons for the extension request, along with supporting documentation.

B. Criteria for Approving Extensions of Time. It is the responsibility of the applicant to request an extension of time prior to a project's expiration. The city is not responsible to remind applicants of expiration dates. The planning director shall approve or deny a request for an extension of time within a reasonable period of time after receiving the request. The planning director may grant up to a single one-year extension of time to any project that meets one of the following criteria:

1. The applicant must have shown a good faith effort to initiate the project by systematically completing predevelopment conditions.
2. The applicant's initiation of development activities is based on an action by the city or other public agency which has not taken place or was delayed, resulting in a time delay beyond the permit holder's control.

C. Appeals. An applicant may appeal the planning director's decision to the planning commission within 15 days of the date of the decision. ~~The applicant may then appeal a decision of the planning commission to the city council within 15 days of the planning commission's decision.~~ In no case shall the planning commission ~~or city council~~ approve more than a single one-year extension of time.

D. Resubmitting an Expired Project. A project that has expired may be resubmitted within two years of the expiration date for a fee to cover time and materials, not to exceed 50 percent of the original fee, if the project is substantially similar to the expired plan. The resubmitted project must be in compliance with the current development code at the time of resubmittal. [Ord. O-07-2014 (Exh. A); Ord. O-16-2010 § 2 (Exh. A)].

16.30.090 Connectivity standards.

These standards are intended to create a connected transportation system between neighborhoods and commercial areas, with the goal of promoting walkability through additional connections and shorter block lengths, improving emergency response times, providing better routes to schools and parks, preventing isolated developments, and reducing impacts of development on arterial and collector roads by providing alternate routes.

A. A circulation plan shall be provided as part of a preliminary subdivision plat application which shall:

1. Address street connectivity, pedestrian circulation, emergency access, and parking movements. If cut-through traffic is likely, traffic calming measures such as curb extensions, chicanes, raised crossings, or other features shall be required.
2. Show connectivity index, block length dimensions, cul-de-sac length dimensions, pedestrian facilities, and any proposed traffic calming features.
3. Plan must account for access and connectivity on adjacent parcels. On a case-by-case basis the community development director and city engineer may require changes to stub road locations if it will increase the connectivity within an adjacent property.
4. Required for any proposed residential development over one acre in size or with more than 10 units. The planning commission may waive the requirement for a circulation plan on a case-by-case basis according the following criteria:
 - a. Landlocked. Surrounding properties have not provided adequate stub road connections into the project.
 - b. A single multifamily structure (10+ units) is being constructed within an existing multifamily development.
 - c. The proposed development doesn't create any new links or nodes.

B. Connectivity Index Calculation. The required connectivity index is calculated by dividing the total number of links by the total number of nodes.



(This example shows 11 links and six nodes which equates to a connectivity index of 1.83)

1. For the purpose of calculating the number of total links, one link beyond each node shall be included in the connectivity index calculation. Street stubs that provide future access to adjacent properties or streets that connect to existing streets are considered links.

a. An additional half link shall be included in the connectivity index calculation for each hard surface pedestrian connection through a cul-de-sac with a minimum width of eight feet with an additional two-foot soft shoulder on each side.

b. An additional quarter link shall be included in the connectivity index calculation for each roadway segment where homes face an amenitized open space, park, or natural area. The roadway segment shall have a minimum 300 feet of frontage along the said open space.

C. Residential Connectivity Standards. All new residential subdivisions with 10 or more units or more than one acre shall meet the following connectivity index: block length and cul-de-sac length standards for public roads. Private roads shall be reviewed on a case-by-case basis; however, a public road may be required to prevent a private road in a subdivision from stubbing into a future or existing public road.

1. Required Connectivity Index. The minimum required connectivity index shall be required based on the project zone designation as identified in the following table of minimum connectivity index scores:

Zone Designation	Minimum Index Score
RA1 and RA2	1.25

Zone Designation	Minimum Index Score
RD1, RD2, FR	1.5
R1, R2, R3	1.6
RC, MF1, MF2	1.75

a. Reduction in Required Connectivity Index. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impossible or impracticable to achieve due to the following limitations:

- i. Topography;
- ii. Natural features including lakes, rivers, and designated wetlands;
- iii. Existing adjacent development;
- iv. Rail corridors;
- v. Limited access roadways.

Reductions in the required connectivity index will be reviewed on a case-by-case basis and must require recommendations from the reviewing departments and ~~the~~ planning commission approval and approval by the city council.

The total allowed reduction to the required connectivity index will be based on an analysis of existing conditions that prevent connections. As part of the analysis, city staff will ensure the internal connectivity of the subdivision meets the required connectivity index and that the connectivity is provided to adjacent properties where possible.

2. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project zone designation as identified in the following table:

Tier Level	Maximum Block Length
RA1 and RA2	1,200'/1,500'*
RD1, RD2, FR	1,000'/1,200'*
R1, R2, R3	800'/1,100'*
RC, MF1, MF2	600'/900'*

- * Longer block length permitted if a midblock pedestrian connection is provided.

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impossible or impracticable to achieve due to the following limitations:

- i. Topography;
- ii. Natural features including lakes, rivers, and designated wetlands;
- iii. Existing adjacent development;
- iv. Rail corridors;
- v. Limited access roadways.

Increases in block length will be reviewed on a case-by-case basis and must require recommendations from the reviewing departments and planning commission ~~approval and approval by the city council.~~

3. Cul-de-Sac Length Standards. Maximum cul-de-sac lengths allowed shall be required based on the project zone designation as identified in the following table:

Tier Level	Maximum Cul-de-Sac Length
RA1, RA2, RD1, RD2, FR	400'
R1, R2, R3, RC, MF1, MF2	250'

a. Cul-de-sacs shall not be allowed in subdivisions zoned R1, R2, R3, RC, MF1, or MF2 unless the applicant provides clear and convincing evidence that a cul-de-sac is necessary to develop the entire parcel due to the following limitations:

- i. Topography;
- ii. Natural features including lakes, rivers, and designated wetlands;
- iii. Existing adjacent development;
- iv. Rail corridors;
- v. Limited access roadways.

Requests for cul-de-sacs within subdivisions zoned R1, R2, R3, RC, MF1 and MF2 will be reviewed on a case-by-case basis and must require recommendations from the

reviewing departments and approval by the planning commission ~~and approval by the city council.~~

4. External Street Connectivity Standards. In addition to the internal street connectivity standards, external connectivity shall be maintained.

a. Cul-de-Sacs. In cases where cul-de-sacs have one or two rows of lots between the end of the cul-de-sac and an external road, a hard surface pedestrian connection with a minimum width of eight feet and an additional two-foot soft shoulder on each side shall be utilized to connect to the external street.

b. Pedestrian connections shall be utilized to connect proposed developments to master planned trails and adjacent existing or future developments where applicable. Connections shall be a hard surface pedestrian connection with a minimum width of eight feet and an additional two-foot soft shoulder on each side.

5. Nonresidential Connectivity Standards. All new nonresidential subdivisions containing the dedication of public roads shall meet the following connectivity index and block length standards. Private roads shall be reviewed on a case-by-case basis; however, a public road may be required to prevent a private road in a subdivision from stubbing into a future or existing public road.

a. Required Connectivity Index. The minimum required connectivity index score shall be 1.5 for nonresidential developments.

i. Reduction in Required Connectivity Index. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impossible or impracticable to achieve due to the following limitations:

(A) Topography;

(B) Natural features including lakes, rivers, and designated wetlands;

(C) Existing adjacent development;

(D) Rail corridors;

(E) Limited access roadways.

Reduction in the required connectivity index will be reviewed on a case-by-case basis and must require recommendations from the reviewing departments and planning commission approval ~~and approval by the city council.~~

The total allowed reduction to the required connectivity index will be based on an analysis of existing conditions that prevent connections. As part of the analysis, city staff will ensure the internal connectivity of the subdivision meets the required connectivity index and that connectivity is provided to adjacent properties where possible.

b. Maximum Block Lengths. Maximum block lengths allowed shall be 1,000 feet for nonresidential subdivision.

i. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impossible or impracticable to achieve due to the following limitations:

- (A) Topography;
- (B) Natural features including lakes, rivers, and designated wetlands;
- (C) Existing adjacent development;
- (D) Rail corridors;
- (E) Limited access roadways.

Increases in block length will be reviewed on a case-by-case basis and must require recommendations from the reviewing departments and planning commission ~~approval and approval by the city council.~~

ii. Cul-de-Sac Standards. Cul-de-sacs shall not be allowed in any nonresidential zone unless the applicant provides clear and convincing evidence that a cul-de-sac is necessary to develop the entire parcel due to the following limitations:

- (A) Topography;
- (B) Natural features including lakes, rivers, and designated wetlands;
- (C) Existing adjacent development;
- (D) Rail corridors;
- (E) Limited access roadways.

Requests for cul-de-sacs within nonresidential zones will be reviewed on a case-by-case basis and must require recommendations from the reviewing departments and planning commission and approval by the city council.

iii. Cross-Access. It is highly encouraged for nonresidential site plans to provide cross-access to adjacent developments to allow auto and pedestrian trips to occur between developments without the need of using the street. [Ord. [O-36-2020](#) § 2 (Exh. A); Ord. [O-02-2017](#) § 2 (Exh. A)].



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 23, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC CHAPTERS 17.10, 17.38, AND 17.40 REGARDING CARETAKER DWELLINGS

ITEM TYPE: Development Code Amendment

APPLICANT: City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

City Council directed staff to look at the potential of permitting a caretaker dwelling in certain zones. Staff has drafted a code amendment to define a caretaker dwelling, and provide standards of permitting as a conditional use in the Commercial Storage zone and Industrial zone.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

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

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding amending Chapters 17.10, 17.38 and 1.40, as it relates to caretaker facilities.

ATTACHMENTS:

[Caretaker Dwelling](#)

17.10.030 Definitions.

“Caretaker Dwelling” shall mean an accessory use where caretaker is permitted to reside on-site at the place of business for which they are charged to look after. The caretaker dwelling shall include cooking, sleeping, and sanitation facilities.

17.38 COMMERCIAL STORAGE ZONE

17.38.040. Conditional Uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

- A. Fenced or unfenced outdoor storage of commercial equipment and inventory;
- B. Outdoor storage/parking of recreational vehicles, trailers, boats, and similar vehicles;
- C. Self-storage or mini-storage units;

D. Caretaker Dwelling that complies with the following:

- 1. A single caretaker dwelling shall be incidental and accessory to the primary use of the property;
- 2. Shall not be larger than 1,200 square feet;
- 3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;
- 4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;
- 5. One caretaker dwelling is allowed per principal use;
- 6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker shall be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and
- 7. Any person occupying shall submit evidence of compliance with this Section upon request of the City.

- D. Small office uses associated with storage;
- E. Moving and storage facilities and businesses.

17.40 INDUSTRIAL ZONE

17.40.040 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in Chapter 17.75 EMMC will be considered:

- A. Automobile gas/service stations;
- B. Automobile sales and/or service;
- C. Auto and truck repair, including auto body;
- D. Convenience store;
- E. Motels and hotels;
- F. Restaurants and banks (with drive-through service facilities);
- G. Printing, lithography and publishing establishments;
- H. Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments;
- I. Laundry and dry cleaning establishments;
- J. Contract construction services establishments;
- K. Commercial and industrial laundries;
- L. Self-storage or mini-storage units;

M. Caretaker Dwelling that complies with the following:

1. A single caretaker dwelling shall be incidental and accessory to the primary use of the property;
2. Shall not be larger than 1,200 square feet;
3. Be located within or attached to the principal structure utilizing complimentary and code compliant architectural materials;
4. Have a minimum of two parking stalls in a garage or carport dedicated to the caretaker dwelling;

5. One caretaker dwelling is allowed per principal use;

6. Occupied or rented only by a single employee or subcontractor (with or without family members) of the legal entity which owns the principal use being cared for. The caretaker shall be employed at least fifty percent of the time as an employee or subcontractor of the legal entity which occupies main building on the subject property; and

7. Any person occupying shall submit evidence of compliance with this Section upon request of the City.

M. Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics;

N. Recycling facilities;

O. Other businesses retailing goods and services or rendering personal services for a fee, except as otherwise regulated by the city's ordinances;

P. Other manufacturing businesses;

Q. Sexually oriented businesses;

R. Moving and storage facilities and businesses;

S. Indoor shooting range – special use.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 23, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: TITLE 16 & 17
AMENDMENTS PERTAINING TO STREET AND ALLEY
VACATIONS, SERVICE DRIVES AND ADA PARKING
STANDARDS

ITEM TYPE: Development Code Amendment

APPLICANT: Eagle Mountain City -- Community Development Department,
Planning Division

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

The review and approval process to vacate a platted, non-developed street within Scarlet Ridge Subdivision to make space for a charter school revealed the need to introduce a process into City code to allow for any future, proposed public street or alley vacations to be executed without having to amend a subdivision plat within which the particular right-of-way might happen to be located or traverse through.

Also, some months ago, the Planning Commission sought Staff assistance in drafting code a small group of code amendments to address fire apparatus access to rear-loaded (off an alley, service drive, or street) residential units. Since a code amendment writing effort was already then in the making, it was decided to add a few other amendments into the mix. Amendments to provide parameters for ADA parking and drive-thru escape lanes being a part of the contemplated code changes.

Following Staff, legal counsel and prior (February) Planning Commission work-session review, a code amendment draft document has been finalized for presentation to the Planning Commission. A copy of that document is hereto attached for consideration.

ITEMS FOR CONSIDERATION:

See the "What this chapter does" and "Purpose" section opening paragraphs for each of the amendments for an idea of what is proposed to be accomplished by the code language additions or revisions. An oral Staff report will be provided to the Planning Commission (as usual) during the public hearing for this request.

REQUIRED FINDINGS:

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

Ordinance enactment is a legislative process and left to the discretion of the City's Council whether to, ultimately, approve or not in a given format.

RECOMMENDATION:

Approve -- conditioned with any requisite revisions being made prior to City Council review of this matter.

ATTACHMENTS:

[May 2023 zoning code amendments; vacations, service drives, ADA, escape lanes, etc.](#)

Chapter 16.56

Vacation of Right(s)-of-Way

16.56.020. What this chapter does.

This chapter facilitates petition for, review and approval of right-of-way vacation requests outside the plat amendment process.

16.56.030. Purpose.

This chapter authorizes and defines a process whereby the city council and other interested parties may apply for vacation of a right-of-way or portion thereof where no plat amendment is intended and/or the right-of-way is in a developed area of the city. A recorded ordinance to vacate a public street shall have the same legal effect as vacating a public street through a recorded plat or amended plat.

16.56.040. Application.

A petition (application) to vacate some or all of a public street or municipal utility easement shall require submittal of an application to the City. The application shall include the following:

A. The name and address of each owner of record of land that is:

1. Adjacent to the public street or municipal utility easement between the two nearest public street intersections; or,

2. Accessed exclusively by, or within, 300-feet of the public street or municipal utility easement.

B. Proof of written notice to operators of utilities and culinary water or sanitary sewer facilities located within the bounds of the public street or municipal utility easement sought to be vacated.

C. The signature of each owner under EMMC subsection 16.56.040(A) who consents to the vacation.

16.56.050. Petition to vacate a public street.

In lieu of vacating some or all of a public street through recording of a plat or amended plat in accordance with Section 16.55, the city council may approve a petition to vacate a public street in accordance with this chapter.

16.56.60. Public hearing required.

If a petition is submitted containing a request to vacate some or all of a public street or municipal utility easement, the city council shall hold a public hearing and determine whether good cause exists for the vacation, and, the public interest or any person will be materially injured by the proposed vacation.

16.56.070. Required findings.

The city council may adopt an ordinance granting a petition to vacate some, or all of, a public street or municipal utility easement if it finds that:

A. Qualifying Reason(s). Good cause exists for the vacation.

B. Harmless: Neither the public interest nor any person will be materially injured by the vacation, including having property land locked from public street access.

16.56.080. Conditions of approval(s).

If the city council adopts an ordinance vacating some, or all, of a public street or municipal utility easement, the city council shall ensure that:

A. One or both of the following is recorded in the office of the recorder of the county in which the land is located:

1. Plat: A plat or an amended plat reflecting the vacation, or

2. An ordinance described in EMMC 16.56.070 with an attached legal description of the public street and/or utility area being vacated.

B. Easement Preservation. The city council may not approve a petition to vacate a public street under this chapter unless the vacation identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the public street. Further, easement conservation for entities that provide power, gas, fiber-optic, storm drain services, etc. may be required by the City.

16.56.090. Vacation effect.

A. The action of the city council in vacating some, or all, of a public street or municipal utility easement that has been dedicated to public use:

1. Operates to the extent to which it is vacated, upon the effective date of the recorded plat or ordinance, as a revocation of the acceptance of, and the relinquishment of, the municipality's fee in the vacated public street or municipal utility easement; and,

2. Shall not be construed to impair:

a. Any right-of-way or easement of any parcel or lot owner; and/or,

b. The rights of any public utility; and/or,

c. The rights of a culinary water authority or sanitary sewer authority.

16.56.100. City may initiate.

The city may initiate and complete a process to vacate some, or all of a public street.

A. Process: In accordance with process and requirements stated in this chapter for non-city applications to vacate public right-of-way or a public utility easement.

Exception: A vacation action may not apply to, or be allowed to affect, a public utility easement except to the extent that:

1. The easement is not a protected utility easement as defined in UCA § 54-3-27;

2. The easement is included within a public street; and

3. A notice to vacate a public street also contains a notice to vacate such an easement.

17.10.030 Definitions.

"Alley(way)" means a publicly dedicated and platted public thoroughfare not classified as a street, typically used to provide access to the rear or side yards of a property. The allowed or required dimension(s) for an alley is provided in this code.

"Service drive" means a non-dedicated privately owned and maintained thoroughfare that functions like a driveway by providing an improved vehicular circulation path on a site as well as access to (a) parking area(s) and public rights-of-way. The allowed or required dimension(s) for a service drive (one-way or two-way) shall be as per requirements in EMMC Section 17.55.120.

17.25.050 Generally applicable provisions.

...

M. Fire Access for Exclusively Rear-Loaded Only Homes.

a. Access off of a minimum 26' wide over-sized alley or service drive (functioning in such case as a "fire-access road"). The 26' wide drive fire access roadway, when used, shall be restricted to having parking along only one-side (those sides which adjoin fire hydrants), and, shall have "No Parking" signs posted along those same sides. In cases where a roadway is at least 35' wide, parking may be allowed along both sides of a "fire-access road" and no parking restriction will be required; and,

b. When rear-loaded, homes shall be provided with a paved walkway to be installed at each end of the building leading from the garage end roadway to the main access door at the other, "green space" end; and,

c. Address numbering shall be provided above the garage bay door as well as the main access door to any rear-loaded home.

17.55.040 General provisions for nonresidential and multifamily off-street parking facilities.

...

I. Service Drives. Service drives shall comply with the following design standards:

1. Service drives in setback areas. Service drives shall be allowed to cross over and/or through required setback areas when they provide linkage between a parking area and a street or alley or between parking areas or properties.

2. Service drive width requirements. Service drives, or sections thereof, lacking parking spaces to either side shall be at least 12 feet wide when designed to move traffic in a one-way direction and at least 20 feet wide when designed to move traffic in two ways. Where such service drives abut one or more parking stalls, the service drive shall instead be sized the same as the required back up area of the adjoining stall(s) as per EMMC 17.55.120(a). For example, a service drive being accessed by parking spaces oriented 90 degrees to the drive shall not be but 20' wide; rather, it shall be at least 24' wide at the point(s) where the parking stalls abut the drive.

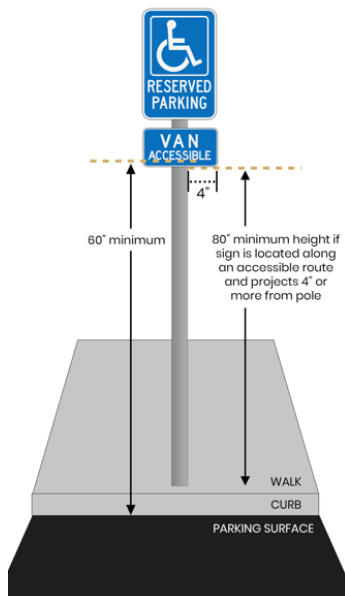
3. Service Drives longer than 150 feet. Service drives longer than 150 feet shall have a turnaround acceptable to the fire department in type/design, layout and dimensions.

17.55.070 Handicapped accessible parking.

A. Stalls Count Toward Minimum Number Required. Handicapped parking stalls shall be provided in off-street parking areas and shall count towards fulfilling the minimum requirements for automobile parking space count.

B. Location. Handicapped parking stalls shall be located as close ~~near~~ to a primary building entrance as practical, with access ramps available for equipment used in assisting handicapped persons.

C. Signage. A permanently affixed reflective sign and/or surface identification depicting the standard symbol for handicapped parking shall identify each handicapped parking stall as depicted below.



D. Number of Stalls. The number of handicapped parking stalls provided shall conform to the minimum requirements of the Americans with Disabilities Act (ADA) listed in Table 17.55.120(b), ADA Parking Requirements as represented in Table 17.55.120(b) below.

E. Dimensions of Stalls. The dimensions of standard handicapped parking stalls shall be a minimum of 10-feet wide by 20 18-feet deep, with a five an adjoining 5-foot access aisle alongside the same (two handicapped parking spaces may share an access aisle between them), or such standard as may be required by the in accordance with ADA requirements. Van-accessible spaces shall be at least 11-feet wide with a 5-foot access aisle alongside. [Ord. O-23-2005 § 3 (Exh. 1(1) § 11.7)].

Table 17.55.120(b)

Total Parking Stalls in Lot	Minimum Handicapped Accessible Stalls
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 999	2% of total stalls
Over 1,000	20 stalls plus 1 stall for every 100 stalls thereof over 1,000

Table 17.55.120(b)

<u>Total Number of Parking Spaces Provided in Parking Facility (per facility)</u>	<u>(Column A)</u> <u>Minimum Number of Accessible Parking Spaces (car and van)</u>	<u>Minimum Number of Van-Accessible Parking Spaces (1st ADA space and then 1 out of every 6 accessible spaces provided thereafter)</u>
<u>1 to 25</u>	<u>1</u>	<u>1</u>
<u>26 to 50</u>	<u>2</u>	<u>1</u>
<u>51 to 75</u>	<u>3</u>	<u>1</u>
<u>76 to 100</u>	<u>4</u>	<u>1</u>
<u>101 to 150</u>	<u>5</u>	<u>1</u>
<u>151 to 200</u>	<u>6</u>	<u>1</u>
<u>201 to 300</u>	<u>7</u>	<u>2</u>
<u>301 to 400</u>	<u>8</u>	<u>2</u>
<u>401 to 500</u>	<u>9</u>	<u>2</u>
<u>500 to 1000</u>	<u>2% of total parking provided in each lot or structure</u>	<u>1/6 of Column A*</u>
<u>1001 and over</u>	<u>20 plus 1 for each 100 spaces over 1000</u>	<u>1/6 of Column A*</u>

*one out of every 6 accessible spaces

17.55.130 Drive-Thru Regulations

The following standards shall apply to all commercial drive-thrus (e.g., banks, fast food establishments, pharmacies, etc.) in the city:

A. No drive-thru establishment shall be permitted unless the director or his/her designee finds that design and operation of the establishment is substantially in compliance with the following requirements and conditions.

B. The waiting lane(s) be of sufficient length as to prevent site traffic circulation from being disrupted by increased vehicular congestion, blockage, or rerouting caused by the drive-through.

C. The design, signage or operational characteristics of the establishment prevent or discourage vehicles from waiting for service on public sidewalks or streets.

D. Drive-thru waiting lanes be designed so that curbs, gates or other devices do not prevent a vehicle from leaving them. A 10-foot wide, unobstructed emergency escape or bypass lane or area shall be provided adjacent and adjoining to a drive-through lane starting 20' past the drive-thru entry point. If an end of the drive-up lane splits into multiple lanes, then the escape lane shall follow the outer side of the lane farthest from the drive-up facility. Thus, in such a situation, multiple escape lanes are not required at the diversion point.

E. All lights and other illuminated materials/signage shall be screened to prevent lighting and glare from falling on adjoining residentially zoned or used property.

F. The nearest edge of a drive-thru lane is set back 10-feet from the nearest adjoining residentially zoned, or used, property -- unless required to be further displaced according to zoning district setback regulations pertaining to the property. The planning commission may vary the setback requirements to lessen the impact of sound, exhaust, or other disturbance to the residential area as appropriate. Areas of commercial sites with existing natural or manmade barriers or screens or lengthy distances separating them from residential areas or uses are preferable for development of drive-through areas.

G. A drive-thru, escape, or bypass lane is clearly marked with devices such as cones, signs or painted lines.

H. Any parking spaces lost in a parking lot covered by a drive-thru associated with a detached business on a "pad" site shall not have the effect of reducing the total number of available parking spaces for the principal business(es) on the same or associated site/property below the minimum number required for a business.

17.72.030 Site design.

...

C. Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. ~~Service drives must meet all fire access requirements found in the fire code, or as required by the fire marshal. Units accessed via rear service drive shall have a man door on the garage side of the unit, and be addressed off the service drive.~~ If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade of a building.

1. Fire Access. In conformance to fire authority requirements, all multi-family buildings -- whether front or rear loaded -- shall feature:

a. Access off of a minimum 26-foot wide over-sized alley or service drive (functioning in such case as a "fire-access road"). The 26-foot wide drive fire access, when used, shall be restricted to having parking along only one-side (those sides which adjoin fire hydrants), and, shall have "No Parking" signs posted along those same sides. In cases where a roadway is at least 35-feet wide, parking may be allowed along both sides of a "fire-access road" and no parking restriction will be required.

...