



EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

May 10, 2022, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

NO WORK SESSION 5:30 P.M. - Eagle Mountain City Planning Commission Work Session.
PLEASE NOTE LATER START TIME OF 6:30 PM

1. Discussion Items

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 26, 2022 Planning Commission Minutes
[PC Minutes 04.26.22 DRAFT](#)

5. Status Report

6. Action and Advisory Items

- 6.A [ACTION ITEM - Mountain America Credit Union -Â ITEM REMOVED FROM AGENDA AT APPLICANTS REQUEST](#)
ITEM REMOVED AT APPLICANTS REQUEST
- 6.B [ACTION ITEM - Mochila Technology Park](#)
A proposal to add the RTI Overlay zone to approximately 120 Acres (Parcels 59:068:0005 & 59:068:0002) located South and West of Facebook.
[Narrative and Exhibits.pdf](#)
- 6.C [PUBLIC HEARING -- Proposed Amendments to Required Garage Dimensions for Residential Units \(EMCC 17.25\)](#)
Action Choices:
Approve as drafted; or,
Approve contingent on Planning Commission directed textual alterations being made prior to Council review; or,
Table and instruct Staff to bring back to the Planning Commission a revised draft

amendment...

[EMCC 17.25.50 Garage Dimensions Amendment.April 2022.docx](#)

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 Planning Commission MEETING MINUTES

April 26, 2022, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen and Jeremy Bergener. Commissioners Christopher Pengra and Erin Wells were excused.

COMMISSION MEMBERS PRESENT ELECTRONICALLY: Matthew Everett.

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

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; and Director of Administrative Services/City Recorder Fionnuala Kofoed.

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

1. Discussion Items

No work session was held.

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

Commissioner Allen called the meeting to order at 6:29 p.m.

2. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. April 12, 2022 Planning Commission Minutes

MOTION: *Commissioner Bergener moved to approve the April 12, 2022 minutes. Commissioner Everett seconded the motion.*

Those Voting Yes
Jason Allen

Those Voting No
☐ *Jason Allen*

Those Absent
☐ *Jason Allen*

<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>Christopher Pengra</i>	☐ <i>Christopher Pengra</i>	<i>Christopher Pengra</i>
☐ <i>Erin Wells</i>	☐ <i>Erin Wells</i>	<i>Erin Wells</i>

The motion passed with a unanimous vote.

5. Status Report

Senior Planner Tayler Jensen reviewed the planning items discussed and voted upon during the April 19, 2022 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – Eagle Plaza

Mr. Jensen presented the item. The site plan is for a strip mall development on 1.21 acres located on Campus Drive. The Eagle Mountain Business Campus Plat C was approved on April 6, 2021. The projects have been on hold due to traffic concerns but a traffic study was recently approved. The proposed buildings are located as close to Wride Memorial Highway as possible with parking behind them on Campus Drive. The proposed elevations largely meet most commercial design standards, are significantly different from other buildings in the area, and no pedestrian connection is provided from Campus Drive to the front door of the buildings.

The left-hand turn movement for Campus Drive to Ranches Parkway is operating at a level of service (LOS) E/F before this project. The traffic study calls for a High-T intersection to mitigate current and future traffic in the area. The City Engineer contacted Hales Engineering about interim solutions until the larger system-wide improvements can be made. The intersection could be made safer by pushing the left-turn movements inside for better sightlines.

Mr. Jensen confirmed that a traffic light is planned for the intersection of Stonebridge Lane and Ranches Parkway to accommodate future commercial development.

Applicant representative Anton Bercich stated they were amenable to the staff recommended conditions.

Commissioner Allen opened the public hearing at 6:42 p.m.

The Planning Commission received emails from Alexis Hicks and Dale Erling expressing concerns about the traffic impacts of the proposal and requesting mitigation measures be enacted prior to the approval of the project.

Commissioner Allen closed the public hearing at 6:43 p.m.

Commissioner Bergener stated his support of requiring the staff recommendation to remove the existing medians along Ranches Parkway at a minimum to address traffic issues in the area

should the item be approved in an effort to balance property rights and resident concerns and impacts.

Commissioner Everett concurred with staff's assessment regarding locating the building closer to Wride Memorial Highway as more appropriate as it is a gateway to the City. In his opinion, the proposed architectural styling is appropriate because it is congruent with the most proximate commercial building. Although he agrees with concerns that the queue will exceed the provided length, where the proposal meets stacking requirements, he does not feel the City should compel requirements exceeding Municipal Code standards. Should standards be deemed insufficient, Municipal Code should be reviewed and amended accordingly. Nevertheless, traffic problems remain a concern. He believes adding businesses in an area with an intersection with a failing LOS is tremendously problematic. Until the traffic mitigation measures are put into place, such as a traffic light at Stonebridge Lane and Ranches Parkway, he is uncomfortable with moving the project forward.

Commissioner Allen concurred with Commissioner Everett regarding the need for a traffic light to provide traffic mitigation prior to approving additional businesses, recognizing that the applicant is faultless regarding current traffic congestion issues. Even though the elevations differ from the businesses to the south of Campus Drive, he has no qualms with the design.

Mr. Jensen requested for the Commission to recommend denial rather than tabling the item due to the traffic mitigation measures being a policy decision at the purview of the Council rather than something within the realm of the applicant's control.

MOTION: *Commissioner Everett moved to recommend denial to the City Council of the site plan for Eagle Plaza due to the traffic concerns that exist on Ranches Parkway in relation to Campus Drive and Stonebridge Lane. Commissioner Allen seconded the motion.*

Those Voting Yes

Jason Allen

Jeremy Bergener

Matthew Everett

☐ ***Christopher Pengra***

☐ ***Erin Wells***

Those Voting No

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☐ ***Matthew Everett***

☐ ***Christopher Pengra***

☐ ***Erin Wells***

Those Absent

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☐ ***Matthew Everett***

Christopher Pengra

Erin Wells

The motion passed with a unanimous vote.

6.B. ACTION ITEM – Mountain America Credit Union

This item was removed from the agenda at the request of the applicant.

6.C. ACTION ITEM – Browns Meadow

Planning Manager Robert Hobbs presented the item. The request is for a preliminary plat for 37 residential lots on 43.133 acres. A rezone to RD1 was approved on March 8, 2022 and the

preliminary plat was tabled. The Planning Commission and the City Council expressed a desire for the northern area of the project adjacent to existing properties to have a minimum lot size of two acres. The current proposal does not address the need for a collector road and provides four 1.5-acre lots on the north edge of the project, rather than buffering all neighboring properties with two-acre lots. The applicant believes that the neighbors are amenable to their new plat design, especially with their proposed six-foot concrete fencing. Staff recommends that the Planning Commission motion to recommend denial of the revised preliminary plat for Browns Meadows as presented.

Mr. Hobbs recalled that the rezone discussion with the City Council included consideration of the collector road indicated on the Future Land Use and Transportation Map. The City Attorney noted that the adjacent parcels can be viewed as lots and as such the transition requirements may apply.

Applicant representative Howard Schmidt said their goal is to reach an amenable solution with the adjacent property and homeowners. The width of the property and the prohibition for homes to front on a collector road pose difficulties in accommodating the requested road width and make the property almost undevelopable. The homeowners submitted comments in support of the masonry fence as a better solution to their concerns than lot sizes. They are in discussions with the Pole Canyon developers regarding a traffic study for the area. He believes a residential road would be appropriate to accommodate fewer, large lots.

Commissioner Bergener explained that the request for two-acre lots was to meet the transitioning standards and not only to address the concerns of neighboring property owners.

Commissioner Everett expressed appreciation to the applicant for working with the adjacent property owners and for increasing the lot sizes and bringing the cul-de-sac length into compliance. Although, he recognizes the merit in reevaluating the need for a collector road in the area, that discussion is outside the purview of the Commission. He concurred with Commissioner Bergener that the proposal fails to meet Municipal Code requirements and as such, he is unable to support the request.

Commissioner Allen echoed the sentiments regarding working with the neighbors and the willingness to install the masonry wall. He is likewise hesitant to recommend approval due to the failure of the proposal to meet standards.

MOTION: *Commissioner Bergener moved to recommend denial to the City Council of the preliminary plat for Browns Meadow. Commissioner Allen seconded the motion.*

Those Voting Yes

Jason Allen
Jeremy Bergener
Matthew Everett
☐ *Christopher Pengra*
☐ *Erin Wells*

Those Voting No

☐ *Jason Allen*
☐ *Jeremy Bergener*
☐ *Matthew Everett*
☐ *Christopher Pengra*
☐ *Erin Wells*

Those Absent

☐ *Jason Allen*
☐ *Jeremy Bergener*
☐ *Matthew Everett*
Christopher Pengra
Erin Wells

The motion passed with a unanimous vote.

7. Discussion Items

8. Next scheduled meeting

The next Planning Commission meeting is scheduled for May 10, 2022.

Commissioner Everett will likely not be able to be in attendance at the meeting.

9. Adjournment

MOTION: *Commissioner Bergener moved to adjourn the meeting at 7:11 p.m.
Commissioner Everett seconded the motion.*

Those Voting Yes

Jason Allen
Jeremy Bergener
Matthew Everett
☐ *Christopher Pengra*
☐ *Erin Wells*

Those Voting No

☐ *Jason Allen*
☐ *Jeremy Bergener*
☐ *Matthew Everett*
☐ *Christopher Pengra*
☐ *Erin Wells*

Those Absent

☐ *Jason Allen*
☐ *Jeremy Bergener*
☐ *Matthew Everett*
Christopher Pengra
Erin Wells

The motion passed with a unanimous vote.

The meeting was adjourned at 7:11 p.m.

Approved by the Planning Commission on May 10, 2022.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 10, 2022**

TITLE: ACTION ITEM - Mountain America Credit Union - **ITEM
REMOVED FROM AGENDA AT APPLICANTS REQUEST**

ITEM TYPE: Preliminary Plat & Site Plan

APPLICANT: Brooke Bean

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 10, 2022**

TITLE: ACTION ITEM - Mochila Technology Park

ITEM TYPE: Rezone

APPLICANT: Christine Mikell

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The property in question is zoned Agriculture, the future land use designation is Business Park/Light Industry.

The RTI Overlay zone has been applied to property to the north and east of this proposed rezone.

The RTI Overlay zone is currently set to expire on May 31st 2022, however, on May 3rd 2022 the City Council discussed a proposal to extend the code for several more years, and a code amendment is being presented to the City Council for approval on May 17th

ITEMS FOR CONSIDERATION:

The rezone criteria (found in 17.90.060) shall be considered when making a recommendation for rezone applications:

- Compliance with the General Plan (17.90.060 A). The request to add the RTI Overlay zone is compliant with the General Plan which designates the area for Business Park/ Light Industry. The adjacent parcels are designated: Business Park / Light Industry and property to the North and East already contain the RTI Overlay zone. Staff feels the request *complies* with this provision.
- Compatibility Determination (17.90.060 B). All surrounding property is in the same future land use designation, and the RTI Overlay and active RTI Overlay Building sites are adjacent therefore it is the opinion of staff that the proposal is compatible with neighboring properties and *complies* with this provision.
- City Services (17.90.060 C). The proposed use is not anticipated to overburden City Services.

- Traffic Generation (17.90.060 D). The use is not anticipated to generate significant traffic, thus it complies with this provision.
- Property Values (17.90.060 E). The proposed use is not expected to have a significant negative impact on surrounding property values therefore it complies with this provision

REQUIRED FINDINGS:

Rezoning is a legislative decision and is considered valid if reasonably debatable and not illegal. Criteria for approval are found in EMMC 17.90.060

RECOMMENDATION:

Staff recommends the Planning Commission make a recommendation of approval for the Mochila Technology Park Rezone to the City Council for the reasons set forth in the staff report and in the meeting.

ATTACHMENTS:

[Narrative and Exhibits.pdf](#)

PROJECT OVERVIEW, NARRATIVE, AND COMPATIBILITY

Project Overview

Pursuant to § 17.90 of the Eagle Mountain Municipal Code (the “Code”), Mochila Saloon, LLC (“Mochila” or “Applicant”) requests a rezone of Parcel 2 and Parcel 3 (each as defined below), for the development and operation of the Mochila Technology Park, which may include up to four data centers, a substation, and a battery storage facility (the “Project”), all in accordance with and in furtherance of the Code and the 2018 Eagle Mountain General Plan (the “General Plan”).

The Project site consists of approximately 280 acres of privately owned, open, and largely undeveloped land in remote portions of Eagle Mountain City (the “Project Site”). As shown on the maps included within this application, the Project Site consists of three parcels: 59:068:0004 - 160 acres owned by Lake Mountain Land Co, LLC, an affiliate of Mochila (“Parcel 1”); 59:068:0002 – 80 acres owned by Benjamin S. Magalei and Martha M. Magalei, Trustees and Successor Trustees of the Magalei Family Trust dated August 13, 2007 (“Parcel 2”); and 59:068:0005 – 40 acres owned by DeAnn Adams, Trustee of the DeAnn Adams Revocable Trust dated July 17, 2019 (“Parcel 3”).

Pursuant to Ordinance No. 0-16-2017, adopted June 20, 2017, the City Council of Eagle Mountain rezoned Parcel 1 to include the Regional Technology and Industry Overlay Zone (“RTI Overlay Zone”) to the existing Agricultural Zone (“AG Zone”). Accordingly, Parcel 1 is not part of this application.

Mochila is now requesting a rezone to add Parcels 2 and 3 to the RTI Overlay Zone, with the underlying AG zoning remaining in place - similar to Parcel 1. The proposed rezoning of Parcels 2 and 3 will allow Mochila or its affiliates to fully develop the Project, which, as more fully described below, will further the goals and objectives set forth in the General Plan.

Project Narrative

As shown in the attached conceptual Project site plans 1A and 1B, the proposed Project may consist of up to four data center buildings, each with its own generator yard, as well as a shared project substation and other on-site electrical and transmission infrastructure connecting into the nearby Mercer Substation. The project may also include a battery energy storage facility (“BESS”) on a 20-acre lot shown as “Lot 2” on the conceptual plans.

The Project will seek to maximize fire safety and will comply with all code requirements established by the National Fire Protection Association. Each data center building will be encircled by a ring road to provide access to the area, simplify construction, and increase fire safety. The Project contemplates multiple stormwater drainage areas, as shown in the plans. It may be necessary to connect the wastewater treatment system to the Walden Thruway (underground via a pumping station). The Walden Thruway will also provide access to power, telco, water, and other utilities, and will further allow the project to manage stormwater runoff as necessary.

Connections to the city drainage system are unknown at this time, and alternatives for stormwater drainage may be further explored. Additionally, the Project Site is currently under investigation to determine the existence of wetlands, if any, and the proposed Project layout and site plan remain subject to change based on a wetlands delineation. If the requested rezone is approved, Mochila will prepare and submit final site plans for the Project in compliance with the requirements of the RTI Overlay Zone.

Zoning Districts (Compatibility Statement)

As noted above, Parcel 1 is located in an RTI Overlay Zone with underlying AG zoning. In addition, we understand the City recently approved a rezone of the parcels directly north of the Project Site (Tax Serial Nos. 59:058:0001 and 59:058:0002) to include the RTI Overlay Zone. Thus, consistent with the General Plan, this application requests the City extend the existing RTI Overlay Zone across Parcels 2 and 3, with the AG Zone maintained, to allow the full development of the Project and to assure consistent zoning throughout the area. As more fully explained below, the Project is compatible with the proposed rezone and is consistent with the General Plan.

First, the Project would be a permitted use under the RTI Overlay Zone. The RTI Overlay Zone expressly provides that “[e]lectronic data management businesses” are a permitted use. § 17.48.040 of the Code. Thus, a data center, which is a data management business, is a permitted use within an RTI Overlay Zone. Given that the AG Zone allows “[p]ublic and private utility structures or facilities” as a permitted use (§ 17.20.030), a battery storage facility and substation, which are both integral parts to utility facilities, are expressly permitted in an AG Zone. Therefore, the Project is compatible with the proposed rezoning of Parcels 2 and 3.

Second, the Project is consistent with and would achieve the objectives of the General Plan. The General Plan provides that Parcels 2 and 3 are in a designated employment and activity center known as the “Tech Campus” located in the City’s southern node. The key initiatives of this area are to encourage clean industrial uses, attract innovative employers and companies, create jobs for City residents, and encourage the technology industry. Moreover, the General Plan seeks to attract a large-scale headquarters or support facility for a national or global tenant.

Therefore, the Project would further the objectives of the General Plan. Specifically, the Project will foster and accelerate economic development, stimulate job growth, increase property tax revenues, promote environmental responsibility and general welfare, and encourage innovative technology-based growth throughout the City. Accordingly, the Project will accomplish and further the goals and objectives set forth in the General Plan.

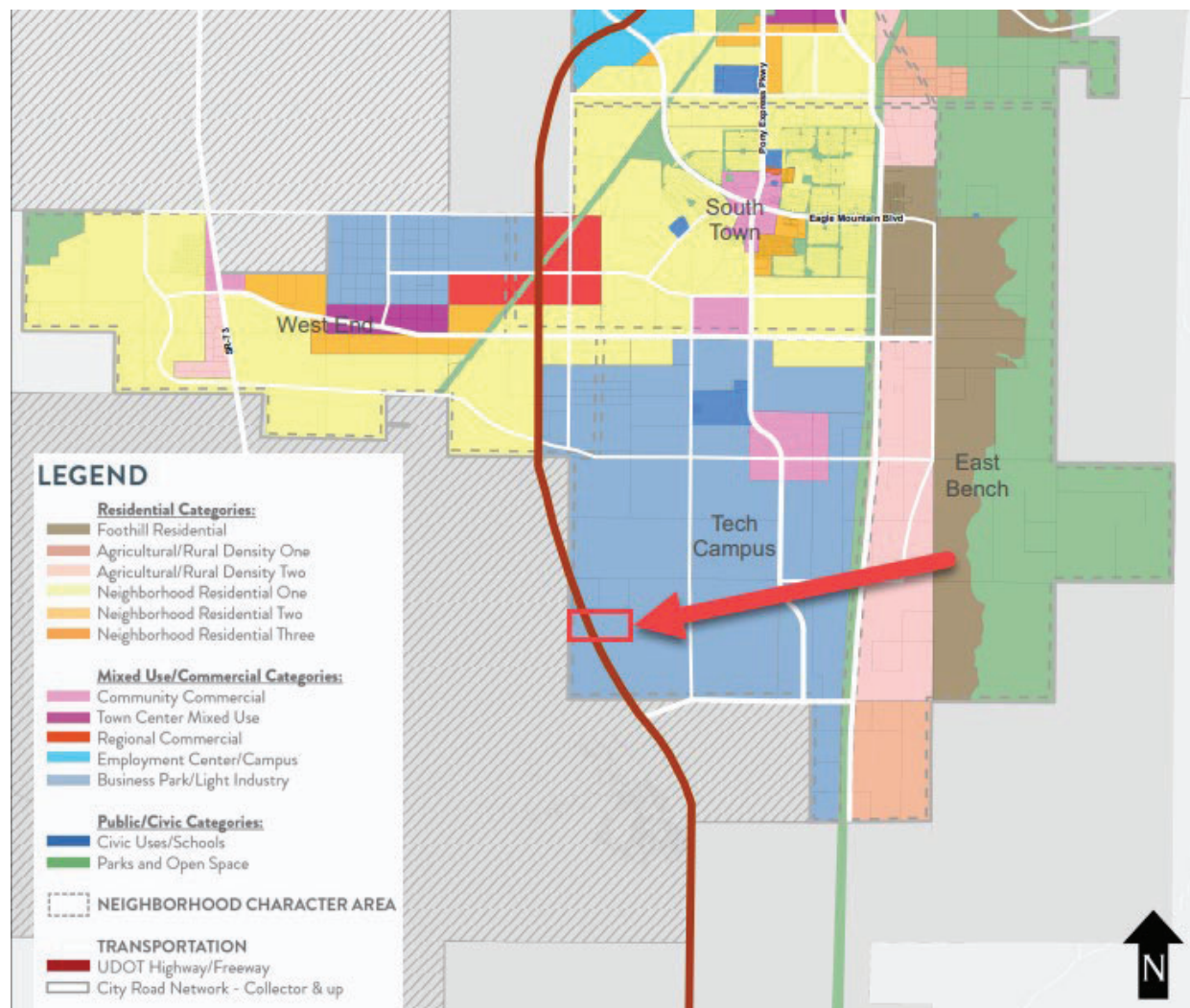
In conclusion, Mochila respectfully requests the approval of this rezone application because the Project is compatible with the proposed rezoning of the Property and it will further the objectives of the General Plan.



NOTE THAT PARCEL 1 IS NOT PART OF THIS APPLICATION.

Vicinity Maps

PARCEL 2:



Vicinity Maps





0' 100' 200' 400'
SCALE IN FEET



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MAY 10, 2022**

TITLE:	PUBLIC HEARING -- Proposed Amendments to Required Garage Dimensions for Residential Units (EMCC 17.25)		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a -- City wide

PUBLIC HEARING:

Yes

RECOMMENDATION:

Approve <subject to edits by the Planning Commission>

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

According to Section 17.05.120 "Amendments to this title [17]" may be initiated and proposed by the city through the planning director, planning commission or city council. Individuals may also propose amendments by submitting such amendments in writing and paying an application fee as adopted in the city's consolidated fee schedule. The process for amending this title shall be that process allowed for and required by the Utah Code, as amended from time to time, for changing the city's land use title." [Ord. O-23-2005 § 3 (Exh. 1(1) § 1.12)].

PRESENTED BY:

Robert Hobbs -- Planning Manager

By February 1st of this year, Fieldstone Homes (through their legal counsel Brent Bateman) had reminded the City that the Utah State Legislature had recently enacted a new statute, 10-9a-509, barring municipalities from imposing minimum garage sizes on single-family or two-family homes. Subsequent discussion regarding the matter between City legal counsel and Staff suggested the need to quickly amend our zoning code to come into conformance with the state's action. There are a variety of ways to word the textual change to our code, Staff presents three possible options in conjunction with this report (see attachment).

ITEMS FOR CONSIDERATION:

The Planning Commission must consider eliminating the minimum 22' x 22' garage size standard in code applicable, at present, to single-family detached and two-family (duplex) buildings. City legal counsel supports the contemplated change(s).

REQUIRED FINDINGS:

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

PLANNING COMMISSION ACTION/RECOMMENDATION:**ATTACHMENTS:**

[EMCC 17.25.50 Garage Dimensions Amendment.April 2022.docx](#)

ORDINANCE NO. _____

AN ORDINANCE ENACTED BY THE EAGLE MOUNTAIN CITY COUNCIL, AMENDING TITLE 17, CHAPTER 17.25 AMENDING GARAGE PROVISIONS BY ELIMINATING A MINIMUM DIMENSION FOR GARAGES ASSOCIATED WITH SINGLE-FAMILY DETACHED DWELLING UNITS, DUPLEXES, AND, FOR TWO-UNIT TOWNHOUSES BUT REQUIRING MINIMUM DIMENSIONS FOR GARAGES ASSOCIATED WITH MULTIPLE-FAMILY HOUSING STRUCTURES CONTAINING THREE OR MORE UNITS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

BE IT ORDAINED by the Mayor and Council of Eagle Mountain City, County of Utah, State of Utah:

Section 1. That Title 17, Chapter 25 of the Eagle Mountain City Code, be amended as follows:

Alternative 1

17.25.050 Generally applicable provisions.

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

C. Parking and Garage Dimensions. Projects shall comply with the off-street parking standards found in Chapter 17.55 EMMC, which includes standards for enclosed parking, covered parking, and visitor parking. ~~Minimum dimensions of two-car garages shall be 22 feet by 22 feet. Two-car garage door openings shall be a minimum of 16 feet wide by eight feet tall. Single-car garages shall be a minimum of 12 feet wide by 20 feet deep of useable parking area. Single-car garage door openings shall be a minimum of nine feet wide by eight feet tall. The following requirements shall apply to all garages - except for those associated with detached single-family or two-family [duplex] dwellings: (1) minimum dimensions of two-car garages shall be 22 feet by 22 feet; (2) two-car garage door openings shall be a minimum of 16 feet wide by 8 feet tall; (3) single-car garages shall have a useable parking area [of] no less than 12 feet in width by 20 feet in depth; and, (4) single-car garage door openings shall be a minimum of 9 feet wide by 8 feet tall.~~

Alternative 2

C. ~~Off-Street Parking and Garage Dimensions.~~ Residential ~~P~~projects shall comply with the off-street parking standards found in Chapter 17.55 EMMC, ~~which includes standards for enclosed parking, covered parking, and visitor parking. The following requirements shall apply to all garages except garages for detached single-family dwellings, to or, two-family dwellings: (1) minimum dimensions of two-car garages shall be 22 feet by 22 feet; (2) two-car garage door openings shall be a minimum of 16 feet wide by eight feet tall; (3) single-car garages shall be no less than minimum of 12 feet wide by 20 feet deep of useable parking area; and, (4) single-car garage door openings shall be a minimum of nine feet wide by eight feet tall.~~

Alternative 3

~~C. Parking and Garage Dimensions.~~ Projects shall comply with the off-street parking standards found in Chapter [17.55](#) EMMC, which includes standards for enclosed parking, covered parking, and visitor parking. Minimum dimensions of two-car garages shall be 22 feet by 22 feet. Two-car garage door openings shall be a minimum of 16 feet wide by eight feet tall. Single-car garages shall be a minimum of 12 feet wide by 20 feet deep of useable parking area. Single-car garage door openings shall be a minimum of nine feet wide by eight feet tall.

~~D. C. Driveways.~~ Residential driveways shall not exceed grades of 12 percent. The building official may approve driveway slopes that exceed 12 percent in circumstances that are deemed necessary because of the topographical conditions. Residential driveways, when feasible, shall not be permitted in the clear vision triangle at local streets as described in this title. Minimum residential driveway length is included in the Residential Development Standards table.

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

~~F. E. Architectural Design Standards.~~ All multifamily buildings shall comply with Chapter [17.72](#) EMMC. Single-family developments should produce diverse yet compatible homes with similar design quality on all front and side elevations that face a public road and shall include variation in exterior materials (fiber cement siding, board and batten or vertical siding, stone, brick, stucco) and/or colors. All front and side elevations that face a public road shall include additional architectural detailing, and may include decorative shutters, bay windows, popouts, trellis or arbor structures, decorative gables, dormer windows, balconies, decorative trim and moldings, window grids, etc. Aluminum siding is prohibited. All residential dwellings shall include windows and main entry doors on the front elevation. If a floor plan is to be repeatedly built within a development, a minimum of three elevation schemes shall be developed. Elevation schemes shall be approved by the planning director or his/her delegated representative. Houses sited on adjacent lots, or directly across the street (sharing frontage) shall have different floor plans or elevations and different color schemes. Prefabricated metal carports are prohibited in front yards.

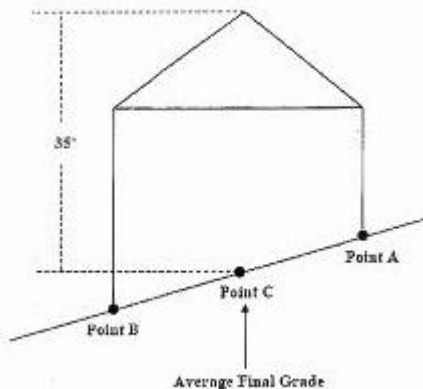
~~G. F. Hillside Development and Sensitive Lands.~~ No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and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

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

~~I. H. Infrastructure.~~ At their discretion the approval authority may exempt projects in the RA1, RA2, and RD1 zones from installing curb, gutter, and streetlights. Equestrian trails that adjoin each lot

may be required by the approval authority when the subdivision is designed to accommodate horse raising and keeping. Streetlights are still required along all collector and arterial roads.

~~J.~~ I. **Street Trees.** Developers and/or builders are encouraged to plant appropriate trees in park strips along all public streets. Planting shall be done along with the front yard landscaping and in accordance with the standards found in EMMC 16.35.080. Street trees are required along all collector and arterial roads.



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

~~L.~~ K. **Clubhouse and Swimming Pool.** All multifamily developments in the MF1 and MF2 zones shall include a swimming pool in addition to the clubhouse. The approval authority of a preliminary plat or site plan may consider and approve alternatives to these improvements if the improvements are considered comparable or equivalent in cost and in benefit to the future residents. For this determination they should consider the size of units, the type of units, the proximity to other recreational amenities, and any unique attributes of the property.

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

a. **Clubhouse Improvements and Completion.** Clubhouses shall include food serving facilities, large gathering areas suited to community meetings and events, restroom facilities, and amenities that may include exercise equipment, multimedia equipment, facilities to accommodate the arts, indoor recreation (basketball, volleyball, etc.), or upgraded food preparation or service facilities. The clubhouse shall be adjacent to the pool. The approval authority shall review and approve the clubhouse structure during the

site plan review process. Construction of the clubhouse shall commence prior to issuing the thirty-first building permit in the project or a cash or improvement bond shall be placed with the city to cover the cost of construction. Applicants shall submit a building permit application prior to constructing this improvement. If multiple clubhouses are being provided in a development the additional clubhouses shall begin construction along with the phase of development that includes the clubhouses.

2. Swimming Pool. An in-ground swimming pool that is centrally located in the development is intended to provide a recreational and social amenity to residents. The pool shall be a minimum of 1,000 square feet in size and must accommodate at least four square feet of pool space per residential unit being served by the pool. At the discretion of the council, developments may be required to provide multiple pools to fulfill this requirement, depending on the number of units served and overall project densities and layout. It shall also include a concrete patio, patio furniture, a non-sight-obscuring fence, and comply with all required building codes (including a building permit). The swimming pool does not count towards fulfilling the amenity requirements found in Chapter 16.35 EMMC. The approval authority shall review and approve the swimming pool facility during the site plan review process. The construction of the pool shall commence prior to the thirty-first building permit being issued in the development, or a cash or improvement bond shall be placed with the city to cover the cost of construction. If multiple pools are being provided in a development the additional pools shall begin construction along with the phase of development that includes the pools. [Ord. O-24-2019 § 2 (Exh. A)].