



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

March 8, 2022, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

1.A DISCUSSION ITEM - Planning Commission Rules of Order and Procedure.

A discussion on potential changes to the Eagle Mountain City Planning Commission's Rules of Order and Procedures

[Planning Commission Rules of Order and Procedure](#)

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 February 22, 2022 Planning Commission Minutes

[PC Minutes 02.22.22 DRAFT](#)

5. Status Report

6. Action and Advisory Items

6.A PUBLIC HEARING -- Preliminary Plat (Phase "B") for "Parkway Fields Subdivision" (formerly "Founders' Square" & "Ault Farms")...

Preliminary Plat Review of/for a 234-lot (initially) advertised as 293 lots Single-Family, Detached Residential Subdivision on 74.60 Acres (previously 80.9 acres)...

[Founders' Square Parcel Vicinity Map.Jan 2022.docx](#)

[Ault Farm MDA Exhibit B - Master Plan.pdf](#)

[Ault Farm MDA Exhibit C - Zoning Map.pdf](#)

[Parkway Fields Area B PP.post DRC.for Comm.March 2022.pdf](#)

[AF Master Parks Concept Plan.pdf](#)

[Ault Farm MDA Exhibit G - Parks and Open Space Map.pdf](#)

[parkway fields_PP A & B Landscape Plans_3.2.2022.pdf](#)

6.B [ORDINANCE/PUBLIC HEARING -- Browns Meadow \(Residential\) Subdivision](#)

The Browns Meadow Subdivision involves a Rezone from Ag/RD2 to RD1 & a Preliminary Plat approval request for 38 residential building lots (and no common parcels) across some 45.133 acres of land located on the west side of the City and fronting SR-73.

[Vicinity Map.Browns Meadow Subdivision.pdf](#)

[Future Land Use Map.Browns Meadow Subdivision.pdf](#)

[01_21352 Revised.Prelim Plat.post DRC.for Comm.Feb. 03 2022.pdf](#)

6.C [ACTION ITEM - Chapter 17.89 Sign Regulations and Sign Permits](#)

An applicant proposed development code amendment to allow for Electronic Message Centers / Reader Boards in commercial zones and in residential and agricultural zones for schools or institutions.

[Proposed Code Change](#)

[Narrative](#)

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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this the #th day of Month, 2022, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 8, 2022**

TITLE: DISCUSSION ITEM - Planning Commission Rules of Order and Procedure.

ITEM TYPE: Discussion

APPLICANT: Planning Commission Chair Everett

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:

[Planning Commission Rules of Order and Procedure](#)

Eagle Mountain City Planning Commission
Rules of Order and Procedure

I. ORGANIZATION

- A. Appointment of Chair and Vice Chair: The Commission, at its first regular meeting in January of each year, shall elect a Chair and Vice Chair.
- B. The Chair presides at Commission meetings: The Chair shall preside at all meetings of the Commission and shall provide general direction for the meetings.
- C. Duties of the Chair:
 - 1. To conduct the meeting according to Appendix A of this document "Order of Procedures for Meetings".
 - 2. To call the Commission to order on the day and hour scheduled and proceed with the order of business.
 - 3. To announce the business before the Commission in the order in which it is to be acted upon.
 - 4. To receive and submit in the proper manner all motions presented by the members of the Commission.
 - 5. To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the results of motions.
 - 6. To inform the Commission, when necessary, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon legal counsel for advice.
 - 7. To authenticate by signature, when necessary, or when directed by the Commission, all of the acts, findings and orders, and proceedings of the Commission.
 - 8. To maintain order at the meetings of the Commission.
 - 9. To move the agenda along, hold down redundancy by limiting time allowed for comments if necessary, set guidelines for public input, and reference handouts and procedures during meetings.
 - 10. Recognize speakers and Commissioners prior to receiving comments and presentations.
 - 11. Oversee the training of the Commissioners.
 - a) Oversee routine training on Eagle Mountain City Code.
 - b) Oversee routine training on Utah State Land Use Code.
 - c) Coordinate opportunities for all Commissioners to attend training conferences regionally with the Planning Director

Initials Chair

Initials Vice Chair

d) Coordinate State mandated training annually(Utah State Code 52-4-104).

D. Duties of the Vice Chair:

1. The Vice Chair, during the absence of the Chair, shall perform all the duties and functions of the Chair.

E. Temporary Chair: In the event of the absence or disability of both the Chair and Vice Chair, the Chair or Vice Chair shall designate another planning commission member to serve as Temporary Chair. In such event, the Temporary Chair shall preside at the specific meeting to which they were designated.

F. Secretary: The duties of the secretary of the Planning Commission will be carried by city staff.

G. Secretary's Duties:

1. To post public notices of regular and special Planning Commission meetings, consisting of a Quorum, 24 hours prior to the meeting.
2. To attend every session of the Commission, to record roll, to receive and bring to the attention of the Commission all messages and other communications from the public or applicant.
3. To keep the minutes of the proceedings of the Commission and to record them.
4. To keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission.
5. To ensure Commissioners receive materials pertinent to regularly scheduled Commission meetings the Friday prior to the regularly scheduled Planning Commission meetings.
6. To perform such other duties as may be necessary

II. RIGHTS AND DUTIES OF MEMBERS

A. Meeting Attendance:

1. Every member of the Commission shall attend the sessions of the Commission unless:
 - a) Duly excused.
 - b) Unable to attend because of extenuating circumstances.
2. Any member desiring to be excused shall notify the Chair at least 72 hours in advance of the meeting.
3. The Chair shall inform the Commission Members of excused absences for the record.

B. Conflict of Interest:

1. A Planning Commission Member must declare a conflict of interest on a specific matter on the agenda when required to do so by

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Initials Vice Chair

applicable law, as defined by the Utah State Code 10-3-13 and Eagle Mountain City Code 2.15.080.

C. Explaining the Vote:

1. After the vote is taken any member of the Commission desiring to explain his/her vote shall be allowed an opportunity to do so.

D. Voting when absent:

1. No member of the Commission shall be permitted to vote on any question unless the member shall be present in person or via phone or teleconference, when the vote on any question is taken and when the result is announced.
2. No member shall give his/her proxy to any other person.

E. Location of Meeting:

1. All meetings of the Commission shall be held at such place as the Commission designates.
 - a) A meeting having been convened at the place designated, may be adjourned by the Commission to any other place within ~~the~~ Eagle Mountain City for the sole purpose of investigating some particular matter of business which may be more conveniently investigated at such other place, or may be adjourned to any other room more convenient for conducting the business of the Commission, so long as proper notice of the meeting location is posted for the general public.

F. Regular Meetings:

1. Time for Notice: Regular meetings of the Commission shall be held on the second and fourth Tuesday of the month at 6:30 p.m. for the regular policy session.
2. Work sessions will be held prior to the policy session at 5:30pm
 - a) Field Trips- When this occurs the Chair will instruct the Secretary to notice and identify the time and place of the field trip on the agenda.

G. Special Meetings:

1. The Secretary shall give public notice of the time and purpose of every special meeting of the Commission at least 24 hours prior to such meeting.

H. Meetings Matters to be Considered:

1. Other business items pertaining to the affairs of the Eagle Mountain City Planning Commission and within the authority and jurisdiction of the Commission may be considered and acted upon at any regular meeting of the Commission.

I. What constitutes a Quorum:

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1. Three members of the Commission shall constitute a quorum for the transaction of business.
2. Any member disqualified because of a conflict of interest shall not be considered when determining whether a quorum is constituted.
3. Members abstaining from a vote, ~~however,~~ shall ~~not be~~ count toward consideration of a quorum.
4. ~~Except as otherwise specifically provided in these rules, a majority vote of the Commission members present at a meeting shall be required and shall be sufficient to transact any business before the Commission.~~

4. If a quorum of the Commission is not present for a meeting the meeting will not be permitted to proceed and all items on the agenda shall be forwarded to the next regularly scheduled or special meeting of the Planning Commission.

5. If a quorum of the Commission is not constituted for a specific agenda item due to disqualification because of a conflict of interest, that item may not be voted upon and shall be forwarded to the next regularly scheduled or special meeting of the Planning Commission.

~~J. Ratification of Actions Due to lack of Quorum:~~

1. ~~All actions taken in the absence of a quorum will require ratification of a quorum later in the meeting or at the next meeting attended by a quorum.~~

III. PROCEDURE - ORDER OF BUSINESS

A. Rules:

1. Meetings will follow the attached Order of Procedure for Meetings (Appendix A)

B. Order of business

1. Work Session.
 - a) Training
 - b) Review of Code requested by commission
 - c) Review of General Plan (Specified by members of the commission or staff)
 - d) Planning Staff items for consideration
2. Field trips:
 - a) On occasions when site inspections are deemed advisable, field trips shall be held prior to the Planning Commission

meetings

- b) The time of the field trips to be posted on the agenda.
 - c) The public shall be allowed at the sites of the field trip but are encouraged to present their case at the Planning Commission meeting, not during the field trip.
 - d) Field trips shall be for the purpose of gathering information, **and** asking questions, not for discussing decisions.
3. Policy Session: The order of business shall be as follows for policy session:
- a) Pledge of Allegiance.
 - b) Declaration of conflicts of interest.
 - c) Approval of minutes.
 - d) Planning Department report. This report shall contain the following information:
 - (1) Updated status of any previously requested help with Planning Commission business.
 - (2) Update of City Council decisions on Planning Commission recommendations.
 - e) Agenda items (Public Hearing items Schedule First).
 - f) General Discussion/Questions/Announcements.
 - g) Adjournment.

C. Agenda for Meetings:

- 1. The Chair presides in the preparation of the agenda for the Planning Commission meeting.
- 2. Two members of the Planning Commission may request an item to be added to the agenda by:
 - a) Sending a request by email or in writing to the Planning Director **or their designee** prior to the Wednesday before the next Planning Commission meeting
- 3. The Chair, with the assistance of the Planning Director **or their designee** (EMMC 17.15.020(D)), will prepare the agenda items including:
 - a) Site Plan review (EMMC 17.100).
 - b) Rezone requests with all application requirements (EMMC 17.90).
 - c) Variances. (EMMC 17.15.040(G), UC 10-9a-702).
 - d) All Conditional Use Permits. (EMMC 17.95).
 - e) Petitions for exceptions to the standards in EMMC 17.65.050 requiring Planning Commission approval before the license may be issued or renewed.

- f) Any home business currently in operation that constitutes a nuisance may also be required to go before the Planning Commission for continued use of the license and operation of the business. (EMMC 17.65.050).
- g) Appeals of aggrieved applicants for home businesses
 - (1) Applicants may appeal the decision of the license official, or designee to the Planning Commission within 10 days of the announced decision. (EMMC 17.165.100).
- h) Accessory Apartment Approval. (EMMC 17.70).
- i) Development or operation of group day care or preschool center approval. (EMMC 17.75.050).
- j) Review Temporary Commercial Uses (EMMC 17.75.100).
 - (1) As part of approval of temporary commercial, the Planning Commission may review length of time requested for the use to be conducted, proposed hours of operation, anticipated parking needs, traffic circulation or impacts on surrounding streets and neighborhoods, or any other regulation or condition necessary for the preservation of the public health, safety, and welfare.
- k) Review of ancillary structures whose height is proposed to extend more than 10 feet above the primary structure. (EMMC 17.25.110(F)).
- l) Code amendment recommendations (EMMC 17.05.120).
- m) General plan or comprehensive general plan amendments (UC 10-9a-403(1)).
- n) Appeal authority as designated in (17.05.190 Tables)

D. Agenda Deadline: Requests for Planning Commission consideration must be properly presented by meeting the following criteria:

1. Paying fees.
2. Applications and petitions filed to the Planning Department in the time period as required by the Development Code.
3. A complete application consists of all elements of EMMC 16.20.040, 17.60.050, 17.100.70, 17.95.040(where applicable).
4. Corrections or amendments for submitted applications must be delivered to the Planning Department on the Wednesday prior to the next regularly scheduled Planning Commission meeting by 12 noon.

E. Staff Report: All issues presented to the Planning Commission for their consideration shall be accompanied by a staff report detailing:

1. Overview of Application.
 2. Background, if any, of previous applications and vested rights.
 3. Analysis of compliance with all applicable code.
 4. Staff recommendations based on applicable code and General plan
 - a) Shall address the applicant's compliance with the standards and requirements of the Development Code, City's Construction Specifications and General plan.
 5. Recommended motion which shall include findings of fact and conditions for approval that mitigate any code violations.
 6. How the application fits within the guidelines of the applicable master development plan and/or master development agreement, where applicable.
 7. Staff reports shall be as concise as possible while allowing for adequate coverage of the subject matter and shall be made available to anyone requesting a copy of the staff report.
 8. Copies of staff reports and other pertinent materials including applicable Master Development Agreements and Master Development Plans shall be made available to the Planning Commission members the Friday prior to regularly scheduled Planning Commission meetings.
- F. Notification of Public Hearings:
1. Notices of all items scheduled for Planning Commission informal hearings shall be mailed to the appropriate parties as required by the Development Code.
 2. Anyone wishing to receive notice of Planning Commission meeting agendas may go to the public meeting notice website www.utah.gov/pmn.
 3. Persons who wish to have copies of minutes and/or staff reports may request them by contacting the Secretary.

IV. PROCEDURE - ORDER AND DECORUM

- A. Order of Consideration of Items: The following procedure will normally be observed, however, it may be rearranged by the Chair for individual items if necessary for the expeditious conduct of business:
1. Item introduction by the Chair.
 2. Staff presentation and recommendation.
 3. Developer/Applicant presentation of proposal (10 min. max.).
 4. Opening of the public portion of hearings.
 5. Public Comment:
 - a) Timed by Secretary or a staff member assigned by the

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Chair.

- b) 3 min. max. per person.
 - c) 5 min. max. for individuals representing a group.
 - d) **The Chair may grant additional time at their discretion.**
6. Public hearing closed.
7. Developer response to public questions by invitation of the Chair.
8. Planning Commission discussion.
9. Motions entertained:
- a) A motion is presented by a member of the Commission and can be:
 - (1) Have no action taken.
 - (2) Postponed Indefinitely by another member of the Commission (See Order of Procedure for meetings basic element 2).
 - (3) Seconded by another member of the Commission.
10. Motion discussion.
- a) **Amendment(s) to a may be requested by any member of the commission. If the maker of the motion agrees to the amendment, the commissioner that seconded the motion must also agree to the amendment.**
 - b) **If both commissioners agree to the amendment(s) to the motion, the commission may discuss and vote on the amended motion.**
 - c) **If the maker or seconder of the motion does not agree to the amendment, the original motion will stand for a vote.**
11. Vote.
- a) The discussion is closed to staff, the petitioner and public unless the Planning Commission requests additional information of any of these individuals.
 - (1) If additional information is required of the public, the public portion of the meetings may be reopened by a majority vote.
 - (2) If a member would like to ask further questions of the petitioner, the Chair may invite the applicant back to the lectern.
 - (3) Any questions of staff during this time may be done by requesting the time from the Chair.
 - b) Chair may outline possible actions:
 - (1) Approval.
 - (2) Denial.
 - (3) Continuation (Table).

(4) Approval with conditions.

V. PROCEDURE - MOTIONS

A. Making motions:

1. Motions to follow the Order of Procedure for Meetings (Appendix A).
2. The motion may refer to the staff report for recommended conditions.

VI. PROCEDURES DEBATE

- A. Interruptions and Questions: No member of the Commission shall interrupt or question another member in debate without obtaining the Commissioner's consent, and to obtain such consent, shall first address the Chair.

VII. PROCEDURES - VOTING

A. Changing a vote:

1. No member shall be permitted to change their vote after the decision is announced by the Chair.

B. Conflict of Interest/Disqualification (Utah State Code 10-3-13 and Eagle Mountain City Code 1.15.020, 1.15.040):

1. Any member declaring a conflict of interest will normally leave the room and not participate in the discussion nor vote pertaining to that particular matter.
 - a) If a member is acting in the capacity of an applicant, the member will not sit at the dais and will not perform their duties as a planning commissioner, for that specific application
2. Member that has declared a conflict of interest is not present nor votes.

C. Abstention:

1. Any member abstaining from a vote may remain seated at the table and participate in the discussion.
2. Reasons for abstention must be stated at the time of the abstention and such reason shall not be considered a conflict of interest.

VIII. PROCEDURES - SUSPENSION OF RULES

A. Suspension or alteration of rules:

1. No standing rules of the commission shall be altered, amended, suspended or rescinded without the vote of a majority of all members of the Commission.

B. Amendment of Rules of Procedure: These rules of procedure may be

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amended at any meeting of the Planning Commission where:

1. A motion has been made by a member of the planning commission
2. The motion has been seconded
3. A majority vote of all planning commissioners is required for the motion to pass

IX. RECORDING OF RULES

- A. These rules, bylaws, policies and all subsequent amendments shall be
 1. Recorded by the Secretary.
 2. Included in the Planning Commission's Handbook.
 3. Copies shall be furnished to each member of the Commission.

APPENDIX A

Order of Procedure for Meetings

Here are the basic elements of the procedure to be used in planning commission meetings:

1. **Motion:** To introduce a new piece of business or propose a decision or action, a motion must be made by a group member ("I move that.....") A second motion must then also be made (raise your hand and say, "I second it.") After limited discussion the group then votes on the motion. A majority vote is required for the motion to pass (or quorum as specified in your bylaws.)
2. **Postpone Indefinitely:** This tactic is used to kill a motion. When passed, the motion cannot be reintroduced at that meeting. It may be brought up again at a later date. This is made as a motion ("I move to postpone indefinitely..."). A second is required. A majority vote is required to postpone the motion under consideration.
3. **Amend:** This is the process used to change a motion under consideration. Perhaps you like the idea proposed but not exactly as offered. Raise your hand and make the following motion: "I move to amend the motion on the floor." This also requires a second. After the motion to amend is seconded, a majority vote is needed to decide whether the amendment is accepted. Then a vote is taken on the amended motion. In some organizations, a "friendly amendment" is made. If the person who made the original motion agrees with the suggested changes, the amended motion may be voted on without a separate vote to approve the amendment.
4. **Commit:** This is used to place a motion in committee. It requires a second. A majority vote must rule to carry it. At the next meeting the committee is required to prepare a report on the motion committed. If an appropriate committee exists, the motion goes to that committee. If not, a new committee is established.
5. **Question:** To end a debate immediately, the question is called (say "I call the question") and needs a second. A vote is held immediately (no further discussion is allowed). A two-thirds vote is required for passage. If it is passed, the motion on the floor is voted on immediately.
6. **Table:** To table a discussion is to lay aside the business at hand in such a manner that it will be considered later in the meeting or at another time ("I make a motion to table this discussion until the next meeting. In the meantime, we will get more information so we can better discuss the issue.") A second is needed and a majority vote required to table the item being discussed.
7. **Adjourn:** A motion is made to end the meeting. A second motion is required. A majority vote is then required for the meeting to be adjourned (ended).

Note: If more than one motion is proposed, the most recent takes precedence over the ones preceding it. For example if #6, a motion to table the discussion, is proposed, it must be voted on before #3, a motion to amend, can be decided.

In a smaller meeting, like a committee or board meeting, often only four

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motions are used:

- To introduce (motion.)
- To change a motion (amend.)
- To adopt (accept a report without discussion.)
- To adjourn (end the meeting.)

Remember, these processes are designed to ensure that everyone has a chance to participate and to share ideas in an orderly manner. Order of Procedure should not be used to prevent discussion of important issues.

Tips in Order of Procedure

The following summary will help you determine when to use the actions described in Order of Procedure

- **A main motion must be moved, seconded, and stated by the chair before it can be discussed.**
- **If you want to move, second, or speak to a motion,** address the chair.
- **If you approve the motion as is,** vote for it.
- **If you disapprove of the motion,** vote against it.
- **If you approve of the idea of the motion but want to change it,** amend it or submit a substitute for it.
- **If you want advice or information to help you make your decision,** move to refer the motion to an appropriate quorum or committee with instructions to report back.
- **If you feel that the pending question(s) should be delayed so more urgent business can be considered,** move to lay the motion on the table.
- **If you want time to think the motion over,** move that consideration be deferred to a certain time.
- **If you think that further discussion is unnecessary,** move the previous question.
- **If you do not agree with a decision rendered by the chair,** appeal the decision to the commission.
- **If you think that a matter introduced is not germane to the matter at hand,** a point of order may be raised.
- **If you think that too much time is being consumed by speakers,** you can move a time limit on such speeches.
- **If a motion has several parts, and you wish to vote differently on these parts,** move to divide the motion.

Order of Procedure at a glance

TO DO THIS	YOU SAY THIS	MAY YOU INTERRUPT SPEAKER	MUST YOU BE SECONDED	IS MOTION DEBATABLE	WHAT VOTE REQUIRED
Adjourn meeting•	I move that we adjourn	No	Yes	No	Majority
Recess meeting	I move that we recess until ...	No	Yes	No	Majority
Complain about noise, room temperature etc. •	Point of privilege	Yes	No	No	No vote
Suspend further consideration of something•	I move we table it	No	Yes	No	Majority
End debate	I move the previous question	No	Yes	No	Majority
Postpone consideration of something	I move we postpone this matter until...	No	Yes	Yes	Majority
Have something studied further	I move we refer this matter to committee	No	Yes	Yes	Majority
Amend a motion	I move this motion be amended by...	No	Yes	Yes	Majority
Introduce business (a primary motion)	I move that...	No	Yes	Yes	Majority
Object to procedure or personal affront	Point of order	Yes	No	No	No vote, Chair decides
Request information	Point of information	Yes	No	No	No vote
Take up a matter previously tabled	I move to take from the table	No	Yes	No	Majority
Reconsider something already disposed of•	I move we reconsider our action relative to...	Yes	Yes	Yes	Majority
Consider something already out of its schedule*	I move we suspend the rules and consider...	No	Yes	No	Majority
Vote on a ruling by the Chair	I appeal the Chair's decision	Yes	Yes	Yes	Majority

*Not amendable

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IN THE MEETING

TO INTRODUCE A MOTION:

Wait when no one else has the floor.

Address the Chair by the proper title.

Wait until the chair recognizes you.

- Now that you have the floor and can proceed with your motion say "I move that...", state your motion clearly.
- Another member may second your motion. A second merely implies that the seconder agrees that the motion should come before the commission and not that he/she is in favor of the motion.
- If there is no second, the Chair says, "The motion is not before you at this time." The motion is not lost, as there has been no vote taken.
- If there is a second, the Chair states the question by saying "It has been moved and seconded that ... (state the motion). . . , is there any discussion?"

DEBATE OR DISCUSSING THE MOTION:

- The member who made the motion is entitled to speak first.
- Every member has the right to speak in debate.
- The Chair should alternate between those "for" the motion and those "against" the motion.
- The discussion should be related to the pending motion.
- Avoid using a person's name in debate.
- All questions should be directed to the Chair.
- Unless there is a special rule providing otherwise, a member is limited to speak once to a motion.
- Asking a question or a brief suggestion is not counted in debate.
- A person may speak a second time in debate with the commission's permission.

VOTING ON A MOTION:

- Before a vote is taken, the Chair puts the question by saying "Those in favor of the motion that ... (repeat the motion)... say "Aye." Those opposed say "No." Wait, then say "The motion is carried," or "The motion is lost."
- If a member is in doubt about the vote, he may call out "division." A division is a demand for a standing vote.
- A majority vote is more than half of the votes cast by persons legally entitled to vote.
- A tie vote is a lost vote, since it is not a majority.

Signature of Chair

Eagle Mountain Planning Commission

Signature of Vice Chair

Eagle Mountain Planning Commission

Initials Chair

Initials Vice Chair



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

February 22, 2022, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells.

ELECTED OFFICIALS PRESENT: Councilmember Donna Burnham, Primary Liaison to the Planning Commission.

CITY STAFF PRESENT: Tayler Jensen, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 5:41 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – MDA Review Process

Per the request of Commissioner Pengra, the Commission discussed Utah Code 10-9a-302 Planning Commission Powers and Duties and EMMC 16.10.030 Master Developments General Considerations, concerns whether master development agreements (MDAs) fall under the Planning Commission land use responsibilities, feelings of qualification inadequacies of the Commissioners to review legal documents without the benefit of legal counsel, the desire of some City Councilmembers for the Planning Commission to review MDAs to assist with identifying discrepancies or unintended, undesired outcomes, and whether to make a recommendation to the City Council regarding the amendment or removal of the requirement for Planning Commission review of MDAs and/or changing the master development plan (MDP) process to address concerns with MDAs.

The Commission determined to include the MDA review process on a future agenda for further discussion and consideration.

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

Commissioner Everett called the policy session to order at 6:30 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. February 8, 2022 Planning Commission Minutes

MOTION: *Commissioner Pengra moved to approve the February 8, 2022 minutes. Commissioner Allen seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, and Christopher Pengra. Commissioner Wells abstained as she was not in attendance at the February 8, 2022 meeting.*

5. Status Report

Senior Planner Tayler Jensen reviewed the planning items discussed and voted upon during the February 8, 2022 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM – Fire Station 253

Mr. Jensen presented the item. The application is for a rezone of 1.75 acres from Agriculture to the PF Zone and for a site plan for a new location for Fire Station 253. Staff recommends the Planning Commission recommend approval of the Fire Station 253 rezone and site plan to the City Council for the reasons set forth in the staff report and the meeting with the following condition a six-foot masonry wall shall be constructed along the east of the property line. He verified that neither the City Council nor the City Attorney expressed concerns with the proposal as a conflict with the terms of the SITLA master development agreement.

Applicant representative Steve Simmons said the fire station is similar to Station 251 and they intend to add the requisite masonry wall. He verified that the drive aisles are wide enough and have a greater turn radius to accommodate fire apparatus.

Commissioner Everett opened the public hearing at 6:45 p.m.

Elise Erler with SITLA and Chris Gamvroulas with Ivory Homes submitted emails in support of the project.

Commissioner Everett closed the public hearing at 6:46 p.m.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of the rezone and site plan for the Fire Station 253 with the following condition a six-foot masonry wall shall be constructed along the east property line. Commissioner Bergener seconded the motion. Those voting*

aye: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.

6.B. ACTION ITEM – Mae Land

Mr. Jensen presented the item. The applicant is proposing a rezone to the R1, R2, and R3 zones for approximately 79.85 acres of property, located south of Brandon Park Estates, west of the SITLA Pony Express Parcel, and east of the City's western boundary. The Future Land Use Plan (FLUP) designates the parcel as Neighborhood Residential One with a swath of open space, representing the Pony Express Regional Trail, cutting through the southeast quadrant. The General Plan describes Neighborhood Residential One as "A mix of single-family residential lots, generally ranging from 2 to 4 dwelling units per acre, including improved neighborhood open space." The applicant proposes 22 R1 units on 7.40 acres representing 14.3% of the land area of the rezone and 9% of the total unit count, 91 R2 units on 22.90 acres representing 44.1% of the land area and 41% of the total unit count, and 107 R3 units on 21.54 acres representing 41.6% of the land area and 49% of the total unit count totaling 220 units on approximately 51.82 acres. Another 5.73 acres will be left as open space and approximately 22.3 acres of land within the right-of-way resulting in a project density of 2.755 dwelling/units per acre.

Because spot zoning is difficult and confusing for City staff and residents, staff recommends zoning the entire parcel as R2 or R3 or reconfiguring the zoning into R1, R2, and R3 blocks as well as adding RC units. Per Table 17.60.160(1), the R1 zone is not appropriate adjacent to the R3 zone, the zones/lots shall be reconfigured so that the R2 zone buffers R1 and R3 lots. The applicant is currently in talks with SITLA to potentially trade the triangle portion of property south of the Pony Express Regional trail, labeled Area B, for the triangle portion of property on the SITLA parcel that is north of the Pony Express Regional Trail. If the land trade negotiations are successful, Area B would cease to be a part of this development, and Area A would require significant revisions. The Future Transportation Map shows a collector road on the west boundary of the project. Brandon Park has installed a half-width of the 94-foot right-of-way of that adjoining road; however, the transportation plan no longer calls for a collector road in that area, and Engineering will work with the applicant to determine the appropriate width for the road.

Commissioner Pengra noted that developments over 50 acres require a master development plan (MDP) and inquired if the applicant has requested an exemption. Mr. Jensen confirmed that the applicant has not requested an exemption for an MDP.

Applicant representative Austin Smith explained that the original proposal was for a 40-acre project. They are aware of the MDP requirement and plan on creating an MDP for the project. They have a verbal agreement with SITLA for the land trade and hope to have a final, written agreement soon.

Discussion ensued regarding the mixture of units in the project. Mr. Smith stated they will likely request the R3 Zone to allow for the smaller lots and narrower frontages and are willing to adjust the project to meet the transitioning standards.

Commissioner Everett opened the public hearing at 7:08 p.m.

Elise Erler with SITLA submitted an email regarding the staff recommended conditions for the project.

Commissioner Everett closed the public hearing at 7:09 p.m.

Commissioner Pengra said the majority of his concerns with the project would be addressed with the MDP process. Due to the impact of the land trade with SITLA on the project and the need for an MDP, he recommended tabling the item.

Councilmember Wells concurred with concerns about the impact of the SITLA parcel agreement on the project. She is concerned with requiring RC units as a buffer for the annexation area due to the possibility of the land being rezoned in the future and feels it would be more appropriate to require the transitioning on the later development. Discussion ensued regarding potential buffering options.

Commissioner Allen requested for an increase in the number of large lots in the project to bring the project more in compliance with the two to four units per acre average lot size description of the Neighborhood Residential One General Plan designation.

Commissioner Bergener noted the difficulty in granting a rezone with spot zoning and felt it would be more appropriate to address zoning with an MDP.

Commissioner Everett agreed with staff concerns and recommendations regarding spot zoning and concurred with waiting to address zoning with the MDP after the agreement with SITLA has been finalized.

The Commission provided direction to the applicant representative regarding zoning options and transitioning requirements.

MOTION: *Commissioner Pengra moved to table a rezone and concept plan for Mae Land until a future meeting and requested for the application to return as a master development plan. Commissioner Wells seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

7. Discussion Items

The Commission discussed the scheduling conflict between the March 8th and March 22nd Planning Commission meetings and political caucus meetings and determined to hold the meetings as scheduled.

Commissioner Bergener stated that he will be out of town for the March 22nd meeting and intends to attend virtually.

8. [Next scheduled meeting](#)

The next Planning Commission meeting is scheduled for March 8, 2022.

9. [Adjournment](#)

MOTION: *Commissioner Wells moved to adjourn the meeting at 7:35 p.m. Commissioner Allen seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

The meeting was adjourned at 7:35 p.m.

Approved by the Planning Commission on March 8, 2022.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 8, 2022

TITLE:	PUBLIC HEARING -- Preliminary Plat (Phase "B") for "Parkway Fields Subdivision" (formerly "Founders' Square" & "Ault Farms")...		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Nick Purcell with Bronson Tatton as Applicant(s) and Pete Evans with Flagship Homes as Owner		
GENERAL PLAN DESIGNATION Neighborhood Residential 1 (in the area proposed for residential development/platting)...	CURRENT ZONE Multi: R1, R2, R3, RC	ACREAGE 74.60 total	COMMUNITY

PUBLIC HEARING:

Yes

RECOMMENDATION:

Approve...

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Applicant is petitioning to subdivide a portion of the land made a part of the Ault Farms Master Development approved by Council in December of 2021 in the southwest quadrant/region of the City. The Project continues the platting of that master development now using "Parkway Field" as its name. This development phase proposes 234 building lots across some 74.60 acres of land. The lots' dimensions are designed to conform to four different zoning districts [R1, R2, R3 and RC] overlaid on the Property within the confines of the proposed plat.

PRESENTED BY:

Robert Hobbs

ITEMS FOR CONSIDERATION:

Preliminary Plat (EMMC §16.20):

The Project has been reviewed by the DRC Committee. The Project's current design/layout has been found to be in conformance with platting and R1, R2, R3 and RC zoning bulk regulations (i.e., lot sizes [including required average], "block" lengths, etc.).

Provided/proposed plat calculations:

Total Acreage --	74.60
Total Lot Count – additional parcels)	234 (with 7
Total Acreage in Lots –	50
Total Open Space Provided –	10.39 acres
Required open space --	As per approved Master Plan

RC Zoned Area:

- Required Minimum [Building] Lot Size -- 4,500 sq. ft.
- Proposed Minimum [Building] Lot Size -- 6,090 sq. ft.
- Largest Proposed [Building] Lot Size -- 13,019 sq. ft.
- Maximum Lot Size -- n/a
- Required Average [Building] Lot Size -- 6,000 sq. ft.
- Proposed Average [Building] Lot Size -- 6,912 sq. ft.

R1 Zoned Area:

- Required Minimum [Building] Lot Size -- 10,890 sq. ft.
- Proposed Minimum [Building] Lot Size -- 12,750 sq. ft.
- Largest Proposed [Building] Lot Size -- 22,549 sq. ft.
- Maximum Lot Size -- n/a
- Required Average [Building] Lot Size -- 14,520 sq. ft.
- Proposed Average [Building] Lot Size -- 14,686 sq. ft.

R2 Zoned Area:

- Required Minimum [Building] Lot Size -- 8,000 sq. ft.
- Proposed Minimum [Building] Lot Size -- 11,200 sq. ft.
- Largest Proposed [Building] Lot Size -- 19,106 sq. ft.
- Required Average [Building] Lot Size -- 10,890 sq. ft.
- Proposed Average [Building] Lot Size -- 12,030 sq. ft.

R3 Zoned Area:

- Required Minimum [Building] Lot Size -- 6,500 sq. ft.
- Proposed Minimum [Building] Lot Size -- 7,440 sq. ft.
- Largest Proposed [Building] Lot Size -- 15,122 sq. ft.

- Required Average [Building] Lot Size -- 8,500 sq. ft.
- Proposed Average [Building] Lot Size -- 9,026 sq. ft.

Overall Project Density – 3.64 lots or du/a

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

Correspondence:

Any correspondence from agencies or the citizenry is hereafter attached to this document for perusal. Agency comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

REQUIRED FINDINGS:

Plat approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC §§ 16.20. Any entitlement related land use conditions (e.g., that stemming 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 their drawings.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

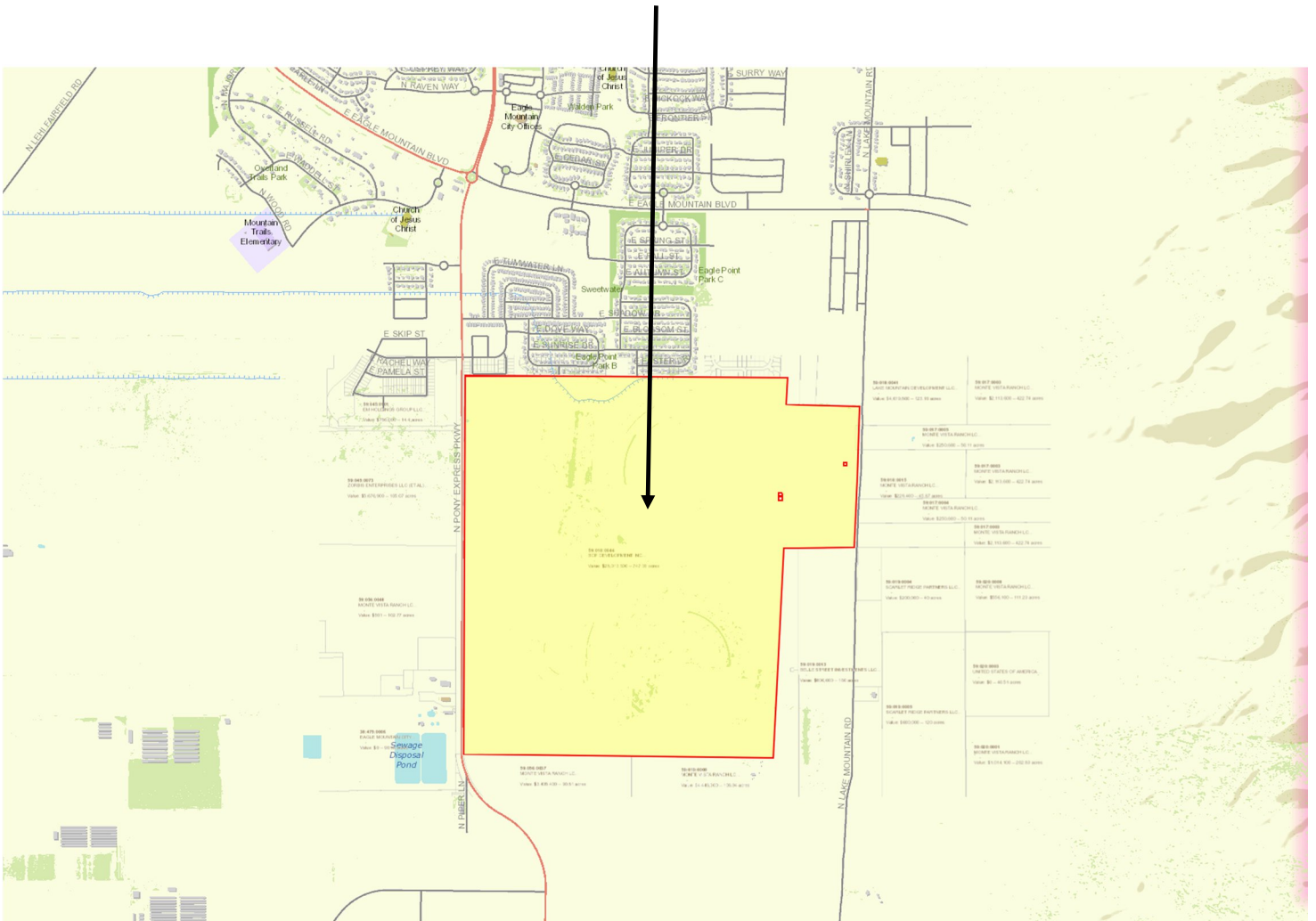
ATTACHMENTS:

Founders' Square Parcel Vicinity Map.Jan 2022.docx
Ault Farm MDA Exhibit B - Master Plan.pdf
Ault Farm MDA Exhibit C - Zoning Map.pdf
Parkway Fields Area B PP.post DRC.for Comm.March 2022.pdf
AF Master Parks Concept Plan.pdf
Ault Farm MDA Exhibit G - Parks and Open Space Map.pdf
parkway fields_PP A & B Landscape Plans_3.2.2022.pdf

VICINITY MAP

Utah County Parcel Map Snippet

Property



Master Plan



Zoning Map

Foothill Residential

FR

Neighborhood Residential 1

R1

R2

R3

Neighborhood Residential 2

RC

MF1 Townhomes

Other

Commercial Neighborhood

Business Park - Light Industrial
Not requesting change

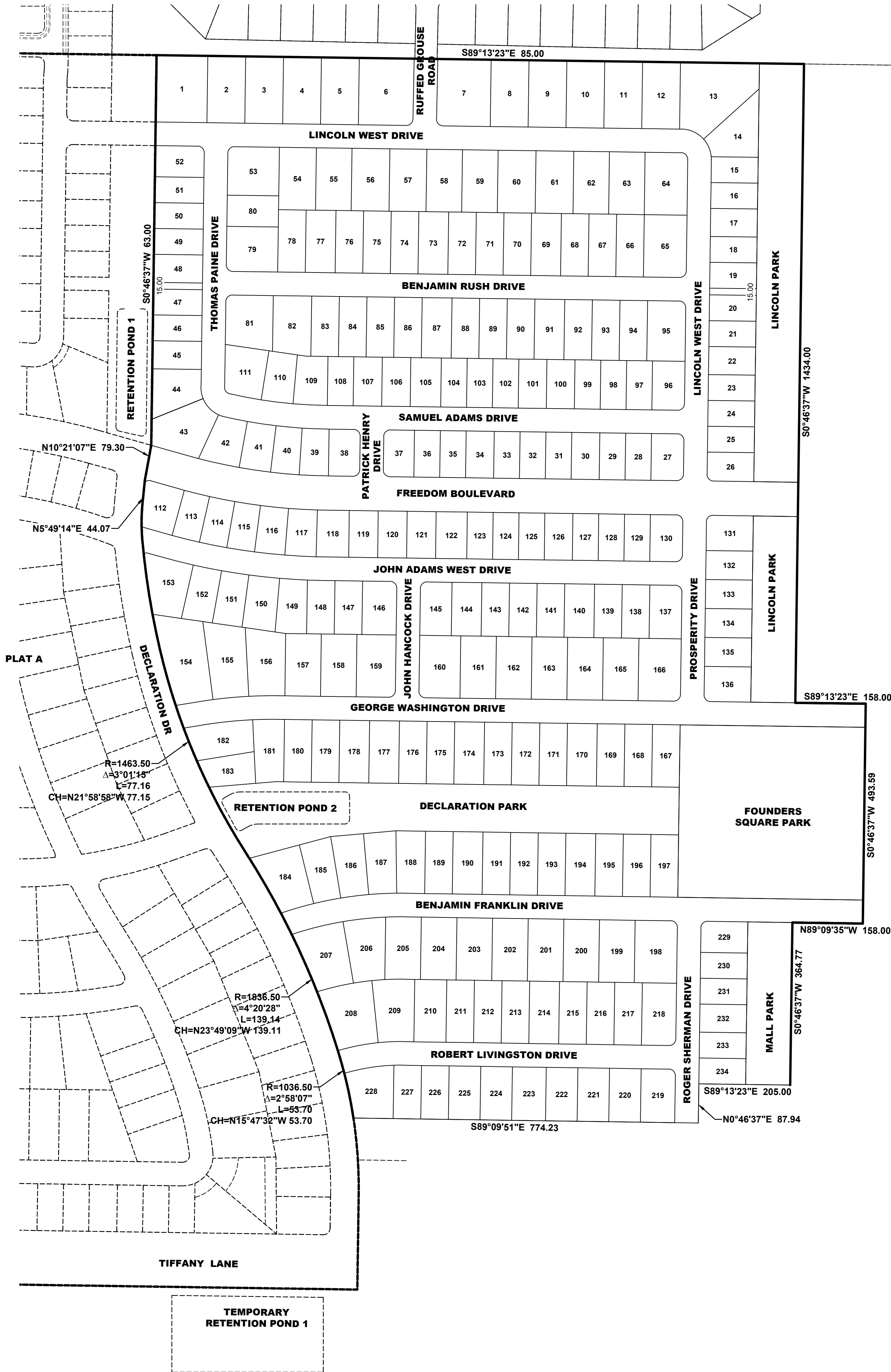
Open Space - Improved

Open Space - Natural



PARKWAY FIELDS PRELIMINARY PHASE B

EAGLE MOUNTAIN CITY, UTAH



VICINITY MAP

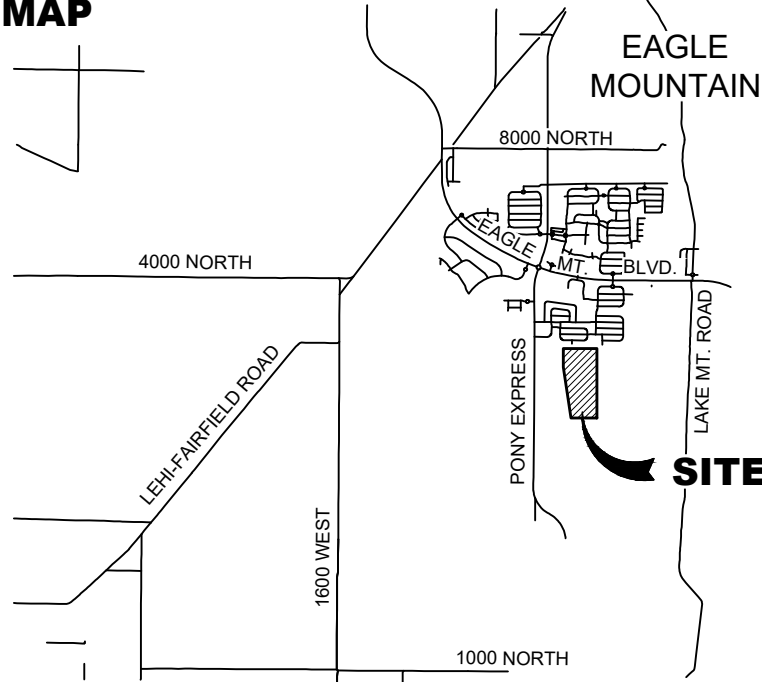


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101	COVER
201	LOT LAYOUT 1
202	LOT LAYOUT 2
203	LOT LAYOUT 3
301	UTILITY PLAN 1
302	UTILITY PLAN 2
303	UTILITY PLAN 3
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	74.6 ACRES			
TOTAL ACREAGE IN LOTS:	50 ACRES			
TOTAL OPEN SPACE:	10.39 ACRES			
OVERALL DENSITY:	3.64 LOTS/ACRE			
TOTAL # OF LOTS:	234 LOTS			
ASPHALT PAVEMENT AREA:	340,698.56 SF			
LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12750 S.F. (0.29 AC.)	11200 S.F. (0.26 AC.)	7440 S.F. (0.17 AC.)
AVERAGE LOT SIZE	6912 S.F. (0.16 AC.)	14686 S.F. (0.34 AC.)	12030 S.F. (0.27 AC.)	9026 S.F. (0.21 AC.)
LARGEST LOT SIZE	13019 S.F. (0.3 AC.)	22649 S.F. (0.52 AC.)	19106 S.F. (0.44 AC.)	15122 S.F. (0.35 AC.)

NOTES

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

LEGEND

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

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

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

PROJECT NAME

PARKWAY FIELDS

PRELIMINARY DESCRIPTION

A portion of Sections 18 and 19, Township 6 South, Range 1 West, Salt Lake Base & Meridian, and Sections 13 and 24, Township 6 South, Range 1 West, Salt Lake Base & Meridian, being described by survey as follows:
Beginning at the South Quarter Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°54'05"W along the Section Line 225.58 feet; thence S3°11'37"W 3314.01 feet; thence N88°54'45"W 4906.36 feet to the east line of Pony Express Parkway as described on **PONY EXPRESS PARKWAY EXTENSION 2** road dedication plat; thence along said dedication plat the following two (2) courses: northwesterly along the arc of a 1120.00 foot radius mom-tangent curve to the right (radius bears: N85°10'48"E) 1.17 feet through a central angle of 0°03'35" (chord N4°47'25"W 1.17 feet); thence N89°31'46"W 13.07 feet to the west line of that real property described in Deed Entry No. 45368:2000 (said west line also being the east line of Pony Express Parkway); thence along east line of Pony Express Parkway the following three (3) courses: northwesterly along the arc of a 1137.00 foot radius non-tangent curve to the right (radius bears: N85°21'53"E) 91.98 feet through a central angle of 4°38'06" (chord: N2°19'04"W 91.95 feet); thence West 4.98 feet; thence N0°27'08"E 5879.56 feet to the westerly extension of the south line of **EAGLE POINT SUBDIVISION PLATS "B", "C" & "D"**; thence S89°13'23"E along the westerly extension and the south line of the above referenced subdivisions 4904.27 feet to the east line of that real property described in Deed Entry No. 92249:2019; thence S3°15'22"W along said real property 6.22 feet to the north line of that real property described in Deed Entry No. 92396:2019; thence along said real property the following six (6) courses: S89°13'24"E 138.49 feet; thence S3°03'40"W 419.66 feet; thence S87°43'38"E 1163.84 feet to the west side of a county road; thence along said county road the following two (2) courses: S2°08'08"W 1130.21 feet; thence S3°07'51"W 1089.37 feet to the south line of Section 18; thence N89°56'00"W along the Section Line 879.69 feet to the point of beginning.
Contains: ±74.6 acres.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

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

WATER:

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

STORM DRAIN:

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

ROAD SECTION:

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



- A Utah Corporation -

ENGINEERS

SURVEYORS

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www.lei-eng.com

NOT FOR
CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

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

LEI PROJECT #:

2019-0046

DRAWN BY:

BR

DESIGNED BY:

BCT

SCALE:

1"=150'

DATE:

02/28/2022

SHEET

101



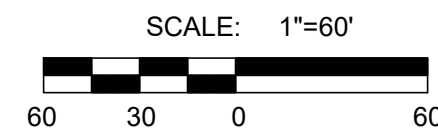
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SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
FR	25'	25'	35'	10'	10'	15'
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

NOT FOR
CONSTRUCTION

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

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

LEI PROJECT #:
2019-0046
DRAWN BY:
BR
DESIGNED BY:
BCT
SCALE:
1"=60'
DATE:
02/28/2022

SHEET
201



LINCOLN PARK
6380 S.F.
(OWNED AND
MAINTAINED BY HOA)



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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Spanish Fork, UT 84660
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NOT FOR
CONSTRUCTION

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

REVISIONS

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

LEI PROJECT #:

2019-0046

DRAWN BY:

BR

DESIGNED BY:

BCT

SCALE:

1"=60'

DATE:

02/28/2022

SHEET

202



SCALE: 1"=60'

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
FR	25'	25'	35'	10'	10'	15'
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'





- A Utah Corporation -

ENGINEERS

SURVEYORS

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NOT FOR
CONSTRUCTION

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

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

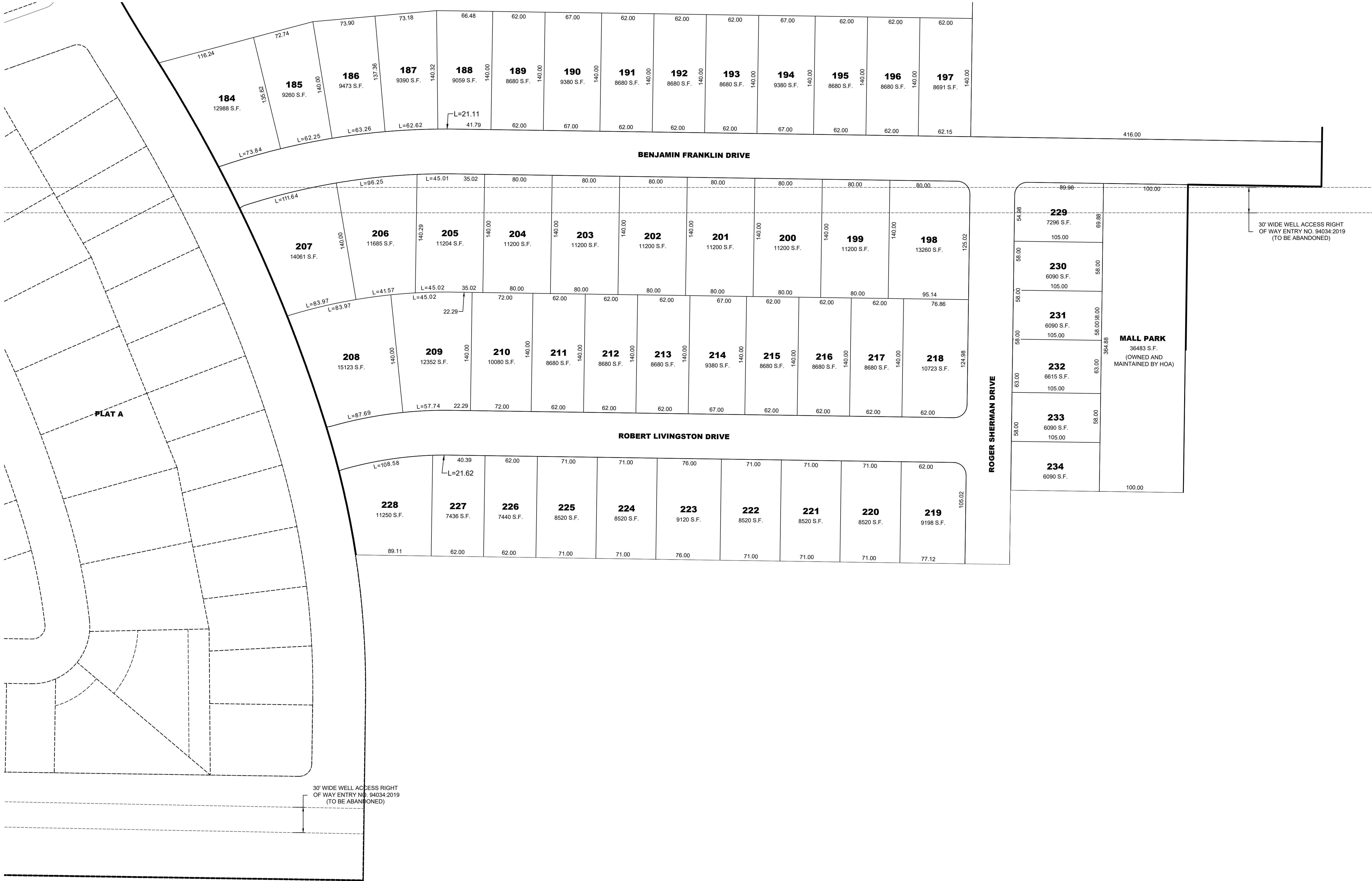
LEI PROJECT #:
2019-0046
DRAWN BY:
BR
DESIGNED BY:
BCT
SCALE:
1"=60'
DATE:
02/28/2022

SHEET
203



SCALE: 1"=60'
60 30 0 60

SETBACK TABLE						
	FRONT	GARAGE FRONT	REAR	SIDE	GARAGE SIDE	STREET SIDE
FR	25'	25'	35'	10'	10'	15'
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'



PARAWAY FIELDS PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

UTILITY LAYOUT 1

[illegible]

LEI PROJECT #:
2019-0046

DRAWN BY:
BR

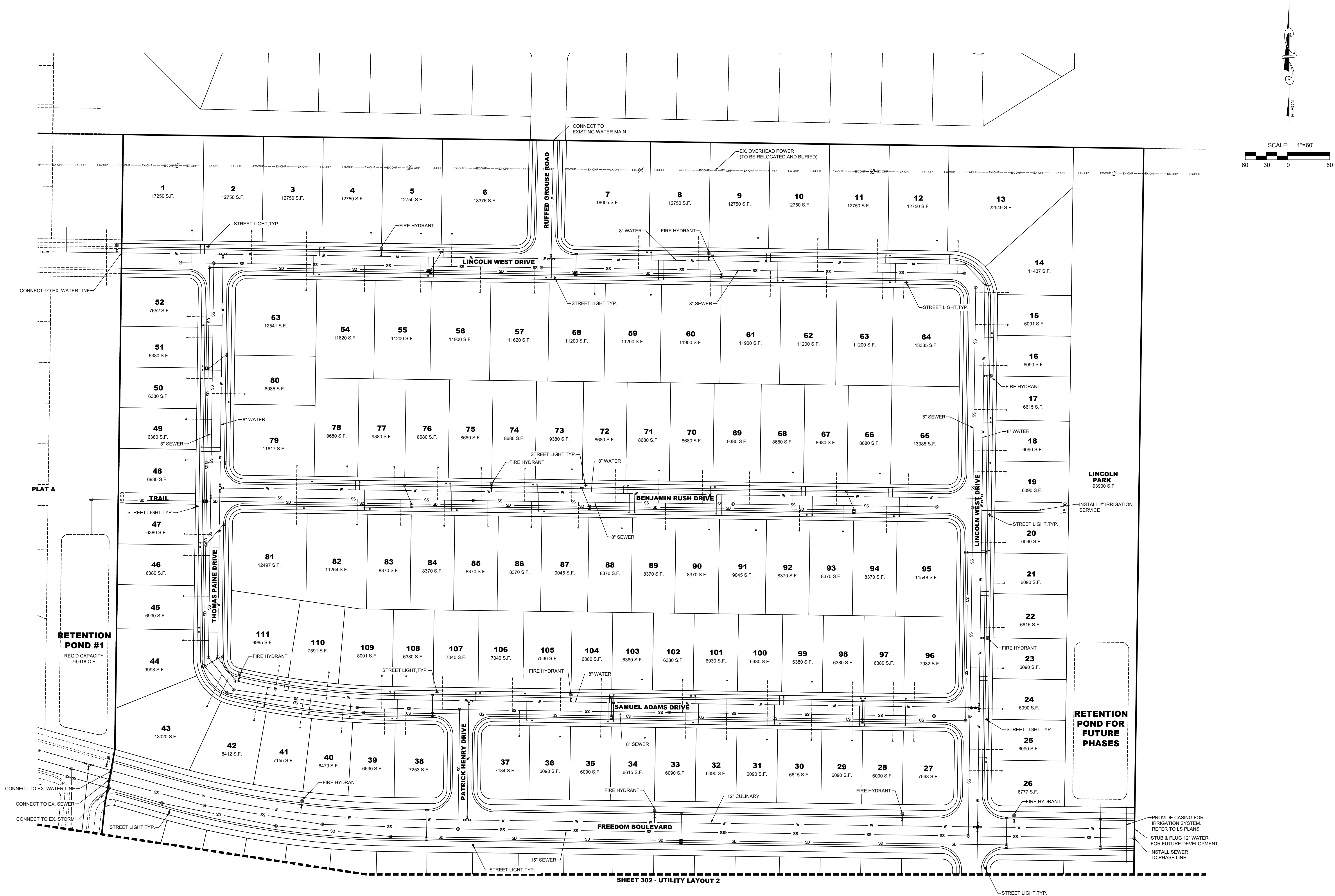
DESIGNED BY:
BCT

SCALE:
1"=60'

DATE:
02/28/2022

SHEET

301



SHEET 302 - UTILITY LAYOUT 2



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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Spanish Fork, UT 84660
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www.lei-eng.com

NOT FOR
CONSTRUCTION

PARKWAY FIELDS PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

UTILITY LAYOUT 2

REVISIONS

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

LEI PROJECT #:

2019-0046

DRAWN BY:

BR

DESIGNED BY:

BCT

SCALE:

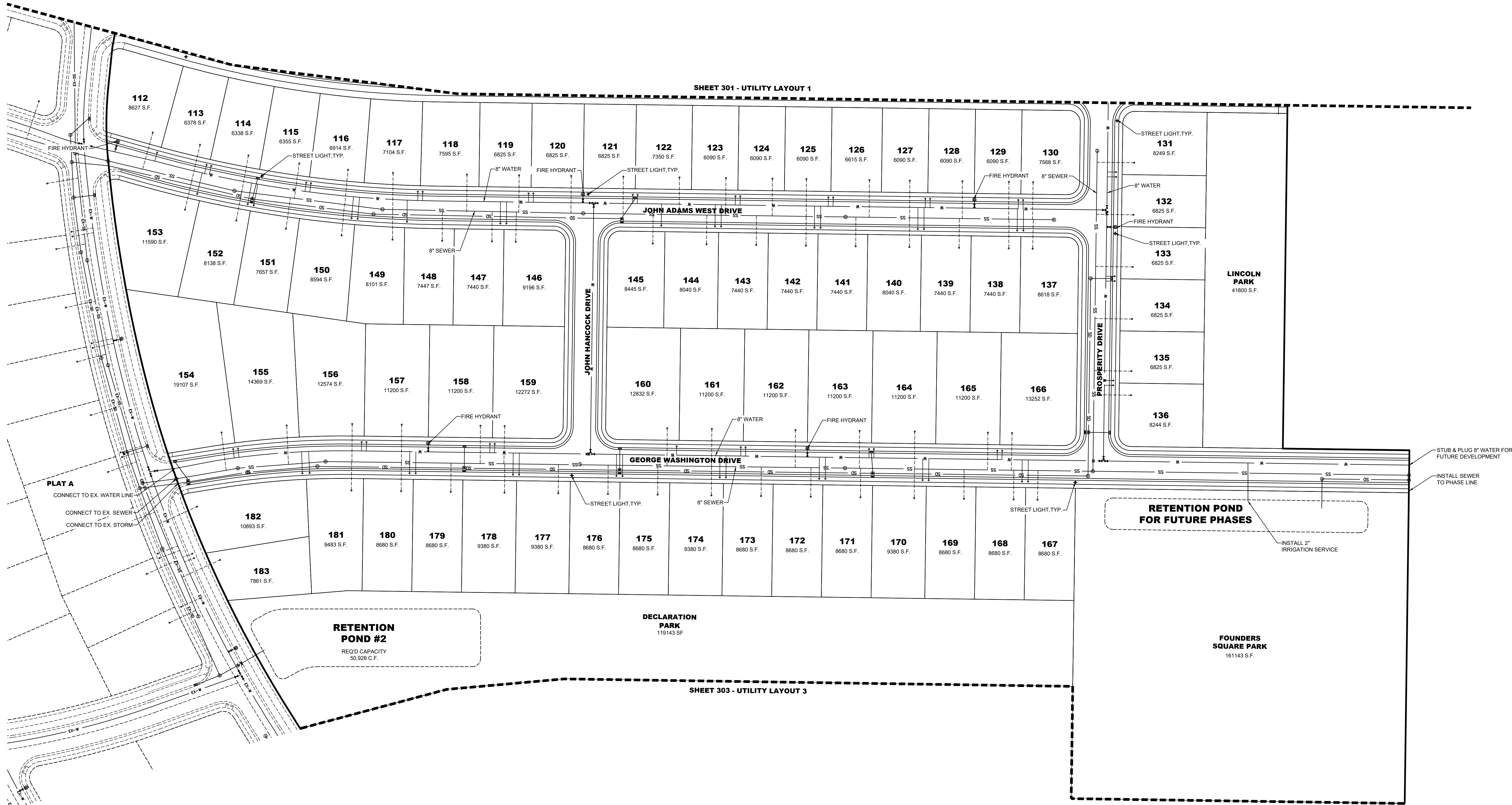
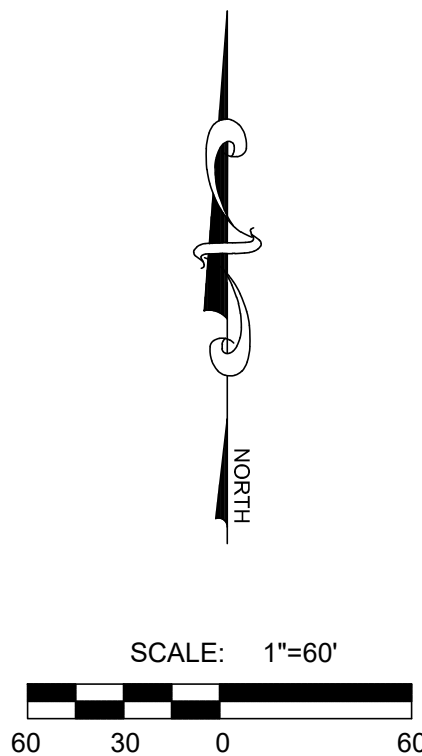
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DATE:

02/28/2022

SHEET

302



2/28/2022 12:28 PM

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- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

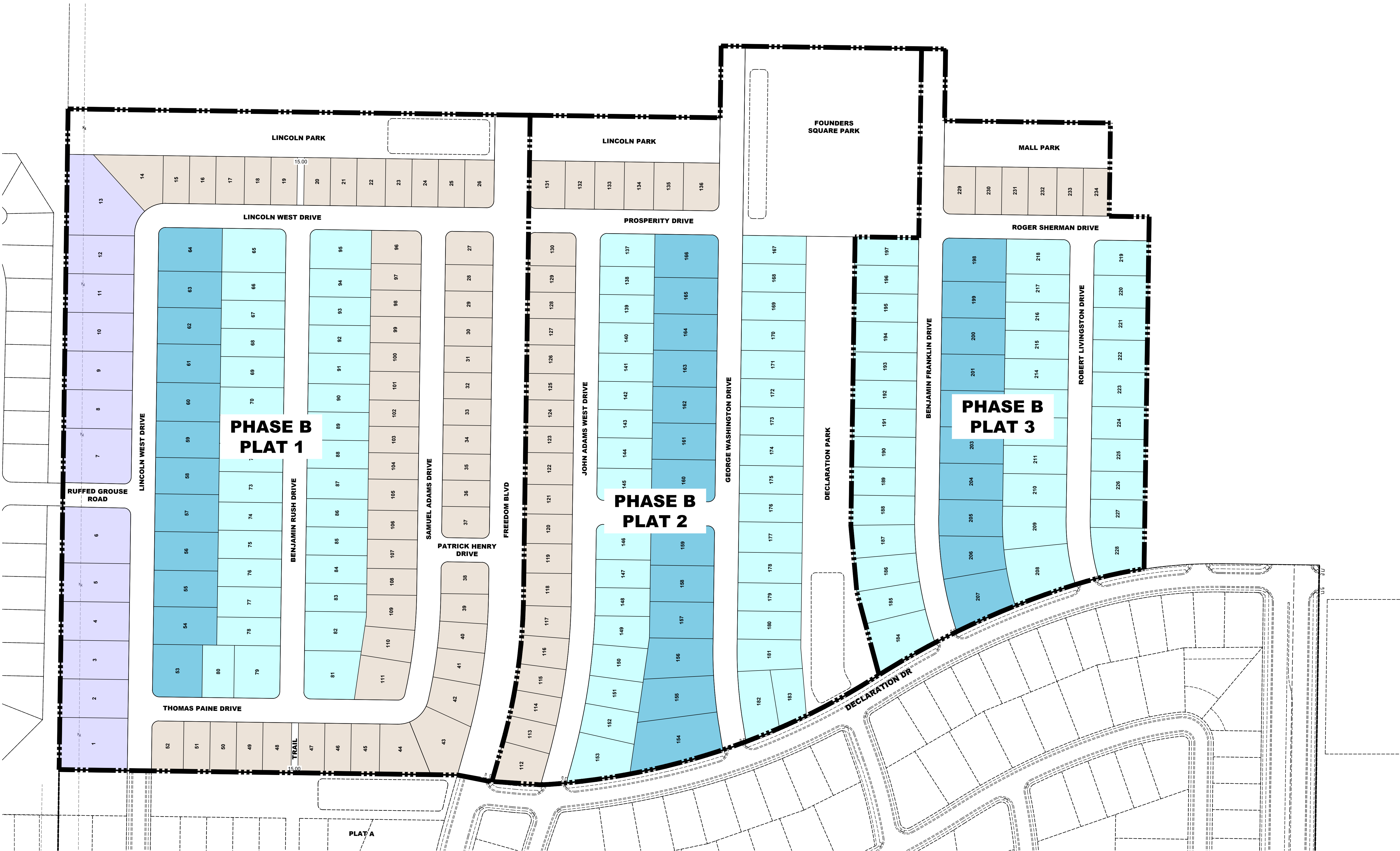
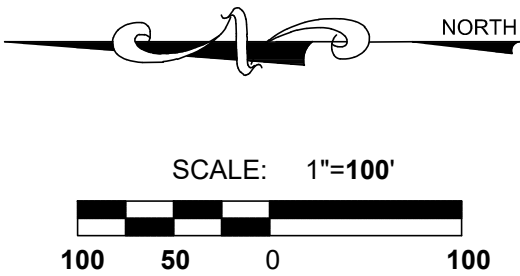
PARKWAY FIELDS PRELIMINARY PHASE B
EAGLE MOUNTAIN, UTAH
PHASING PLAN /LOT PLAN

REVISIONS	
1	
2	
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4	
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LEI PROJECT #:
2019-0046
DRAWN BY:
BR
DESIGNED BY:
BCT
SCALE:
1"=100'
DATE:
02/28/2022

LOT TYPE	RC	R1	R2	R3
SMALLEST LOT SIZE	6090 S.F. (0.14 AC.)	12750 S.F. (0.29 AC.)	11200 S.F. (0.26 AC.)	7440 S.F. (0.17 AC.)
AVERAGE LOT SIZE	6912 S.F. (0.16 AC.)	14686 S.F. (0.34 AC.)	12030 S.F. (0.27 AC.)	9026 S.F. (0.21 AC.)
LARGEST LOT SIZE	13019 S.F. (0.3 AC.)	22549 S.F. (0.52 AC.)	19106 S.F. (0.44 AC.)	15122 S.F. (0.35 AC.)

LOT TYPE LEGEND	
	RC (86 LOTS)
	R1 (13 LOTS)
	R2 (35 LOTS)
	R3 (100 LOTS)
TOTAL LOTS = 234	





- A Utah Corporation -

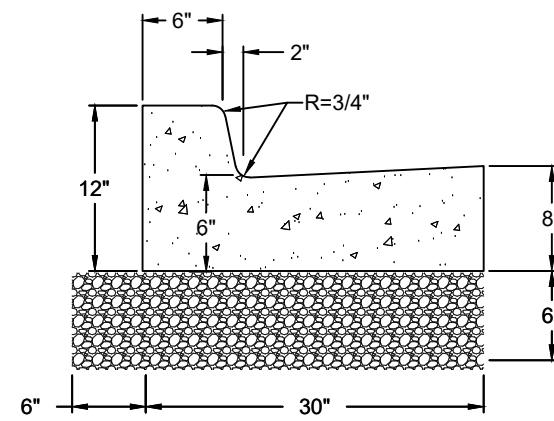
ENGINEERS

SURVEYORS

PLANNERS

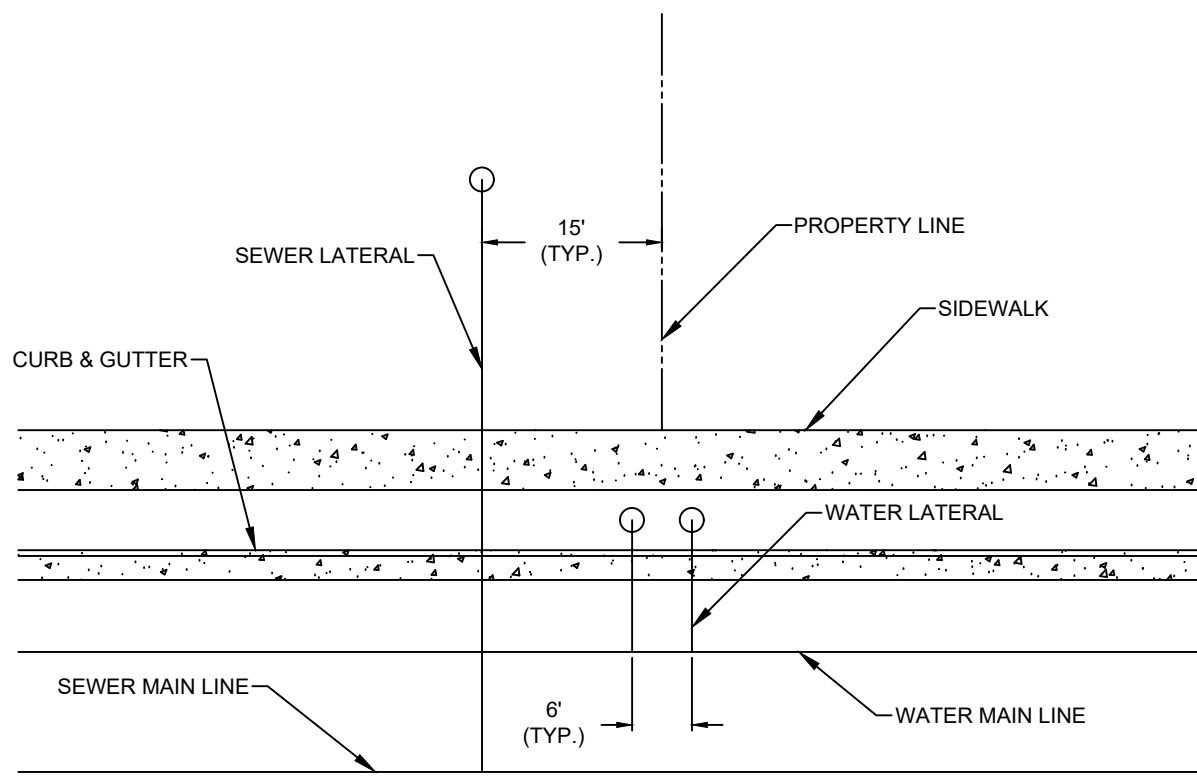
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION



TYPE A

2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL



1 ROADWAY CROSS SECTIONS

PARKWAY FIELDS PRELIMINARY PHASE B

EAGLE MOUNTAIN, UTAH

DETAILS

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

LEI PROJECT #:
2019-0046

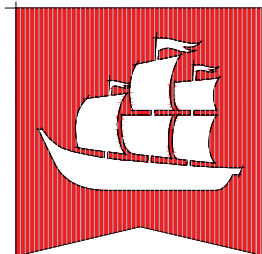
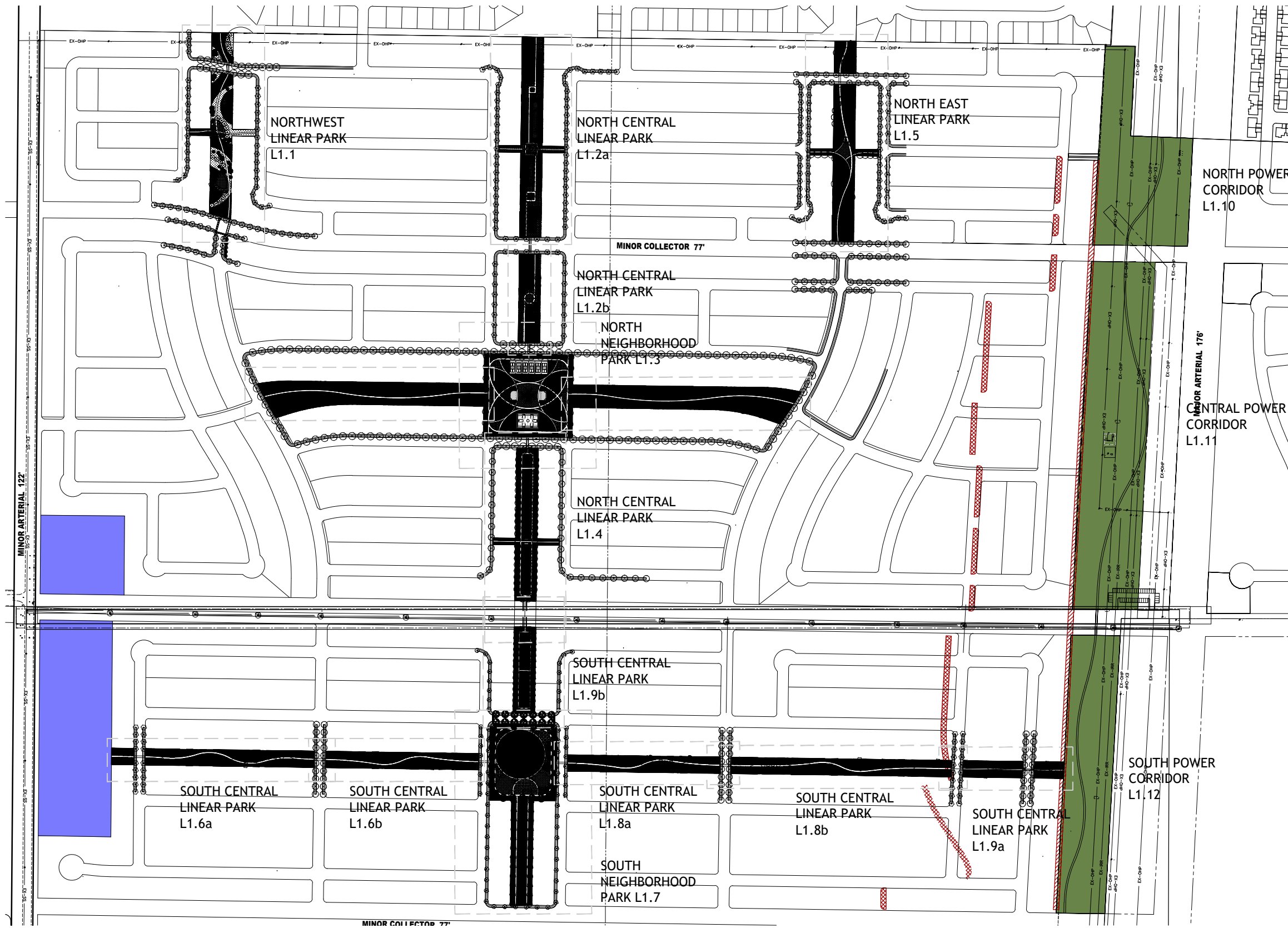
DRAWN BY:
BR

DESIGNED BY:
BCT

SCALE:
1"=NTS

DATE:
02/28/2022

SHEET
502



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043

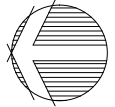


call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

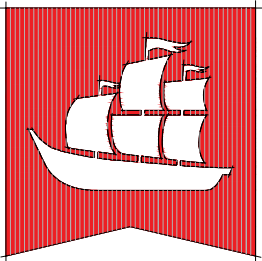
AULT FARM MASTER PLANNED COMMUNITY
PARK CONCEPT PLANNING
Eagle Mountain . Utah

SEPTEMBER 2021

LANDSCAPE
concept plan



L1.1



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043

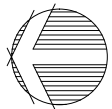


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before you dig to have all utilities
located and marked

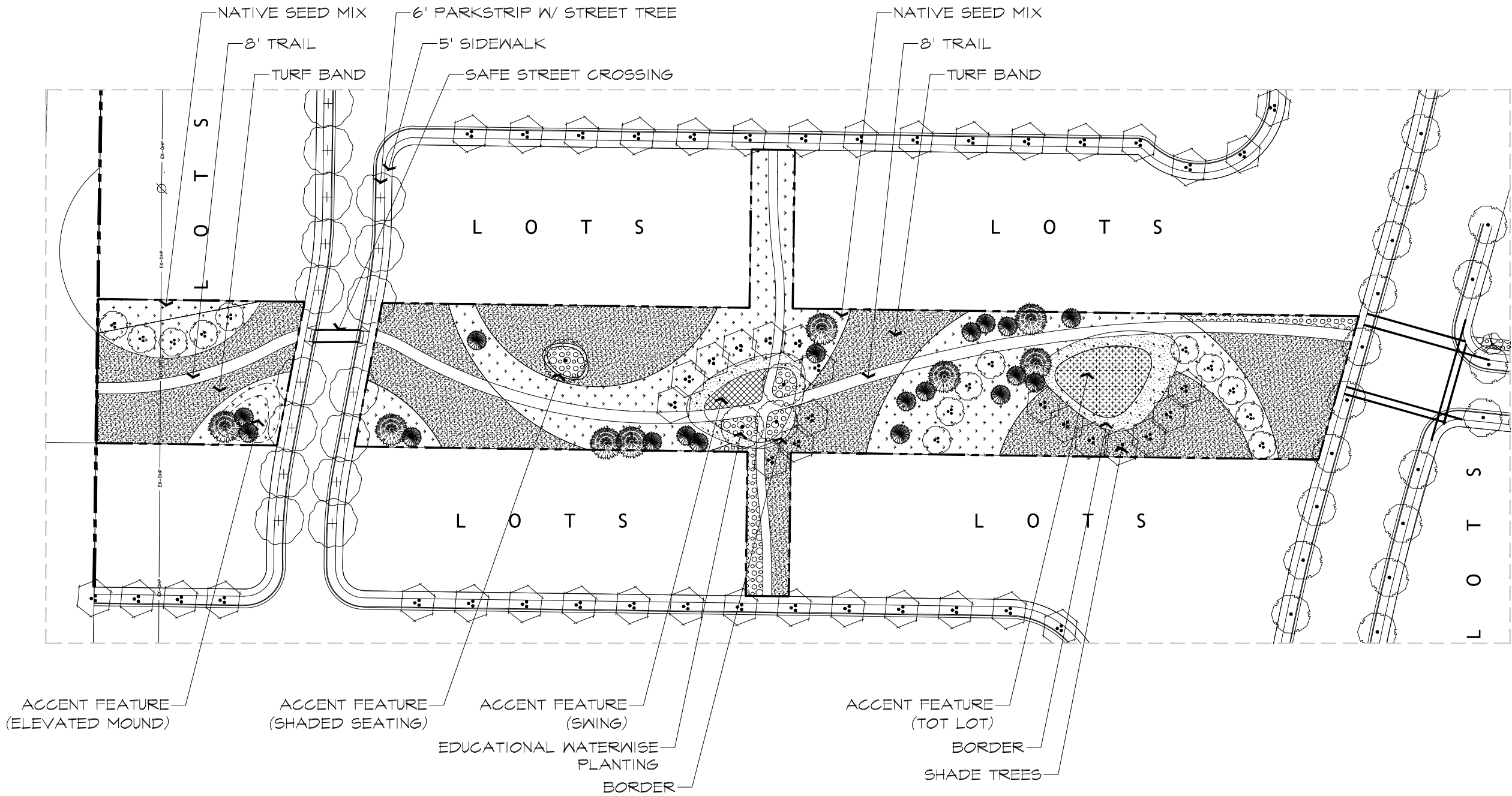
AULT FARM MASTER PLANNED COMMUNITY
PARK CONCEPT PLANNING
Eagle Mountain . Utah

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LANDSCAPE
concept plan

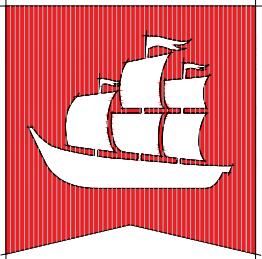
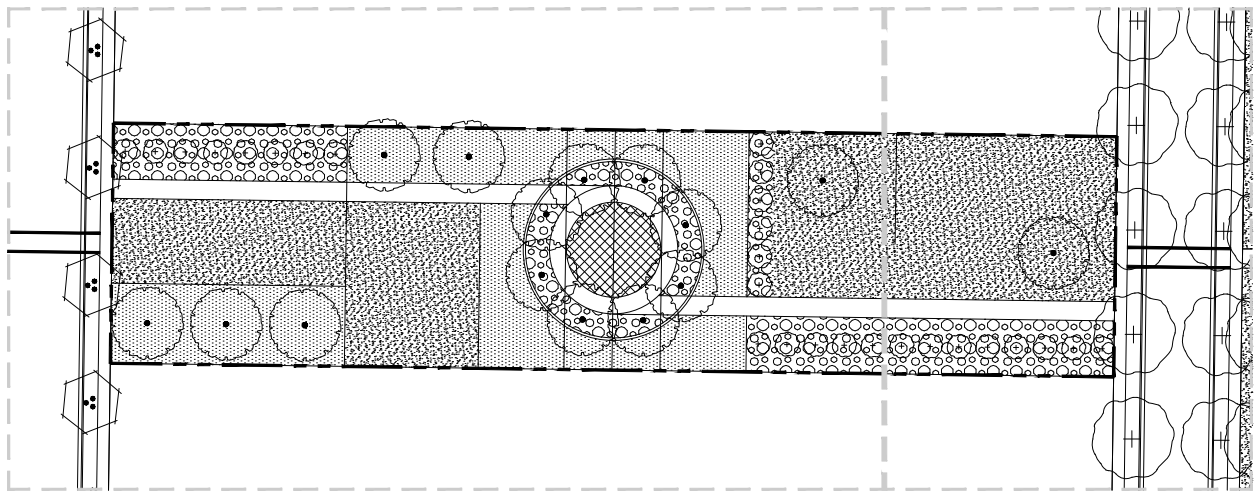
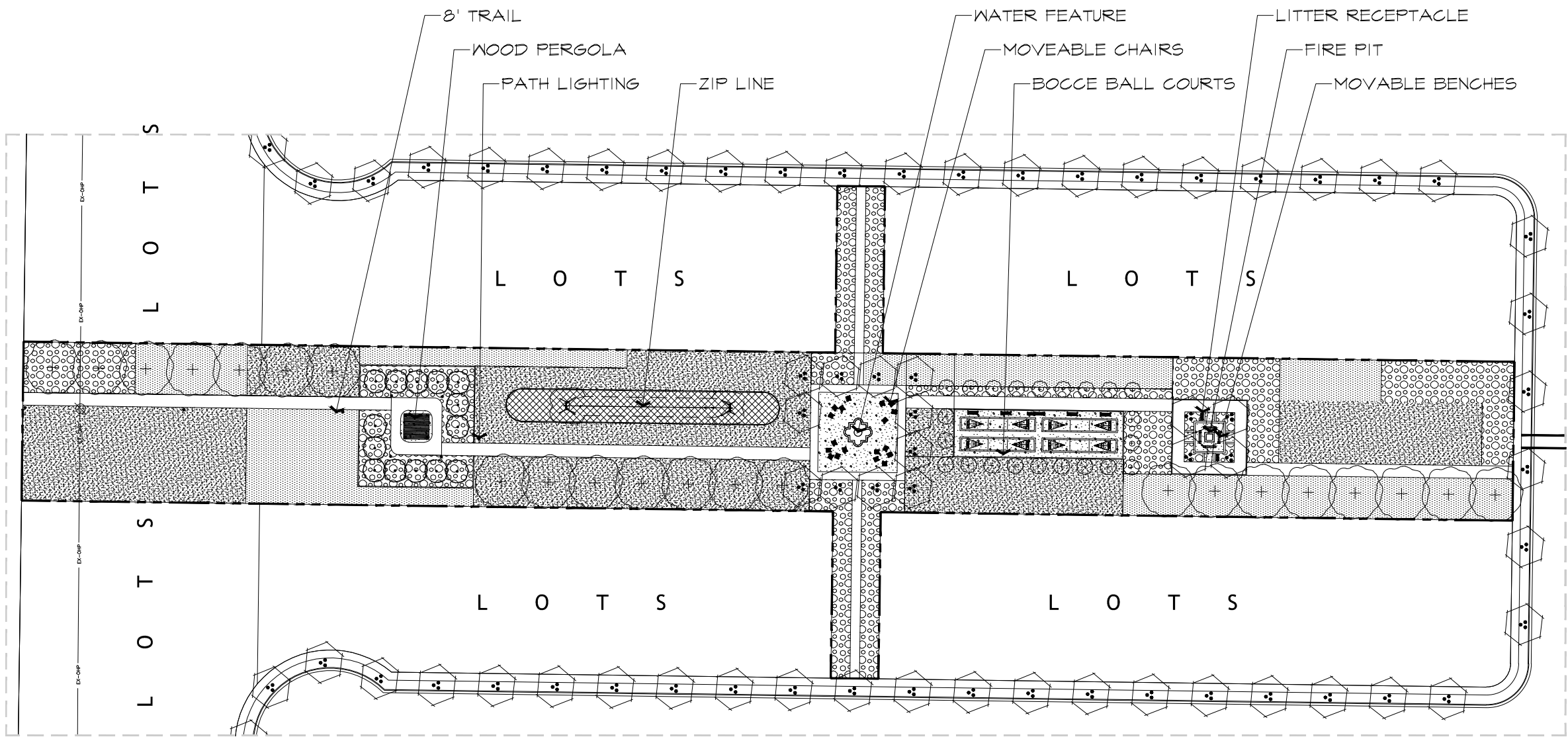


L1.1



NORTH WEST LINEAR PARK

NORTH CENTRAL LINEAR PARK



flagship
homes

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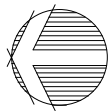


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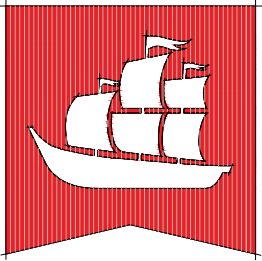
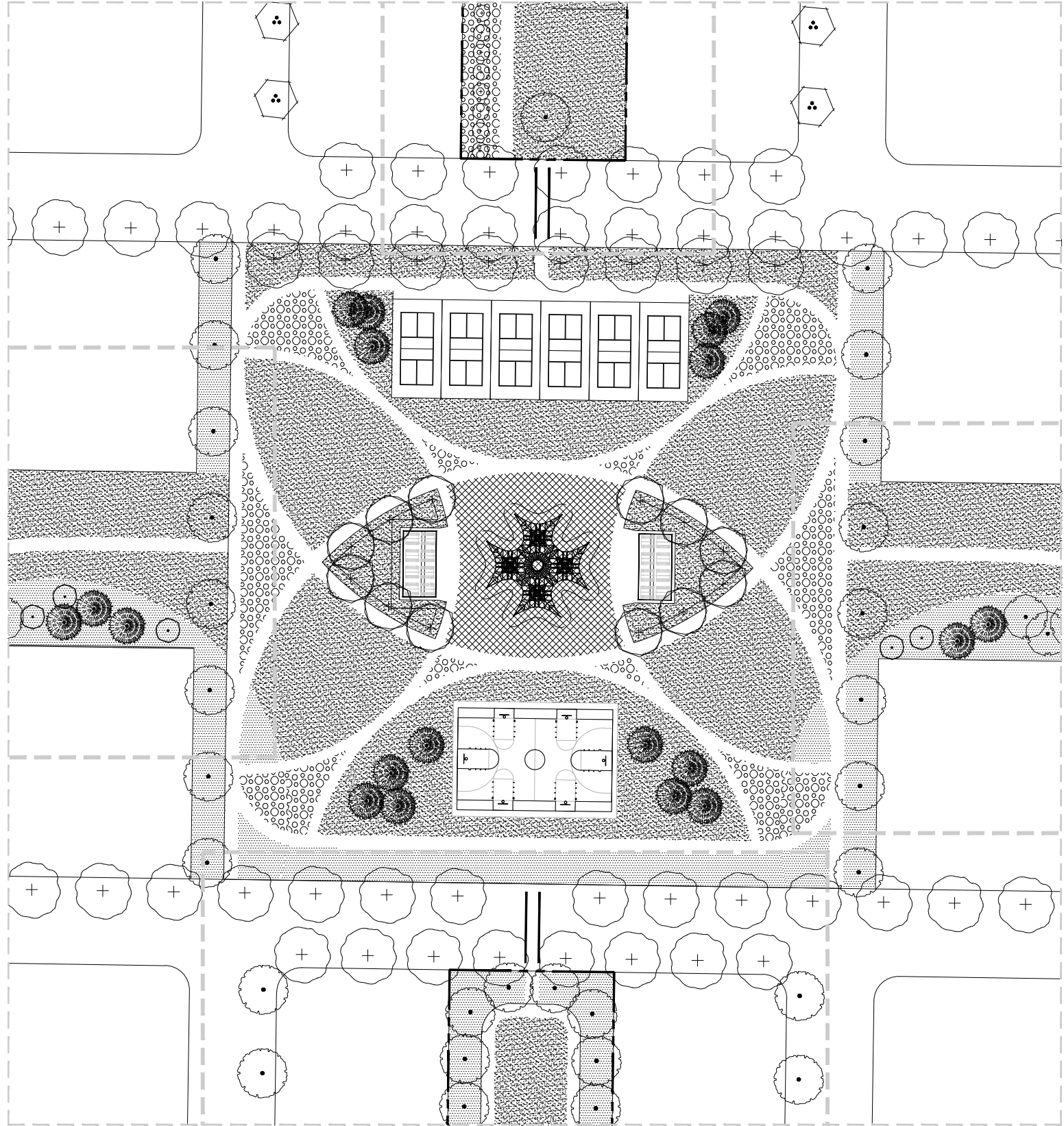
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concept plan



L1.2

NORTH NEIGHBORHOOD PARK



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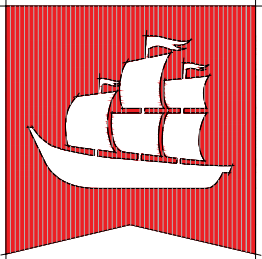
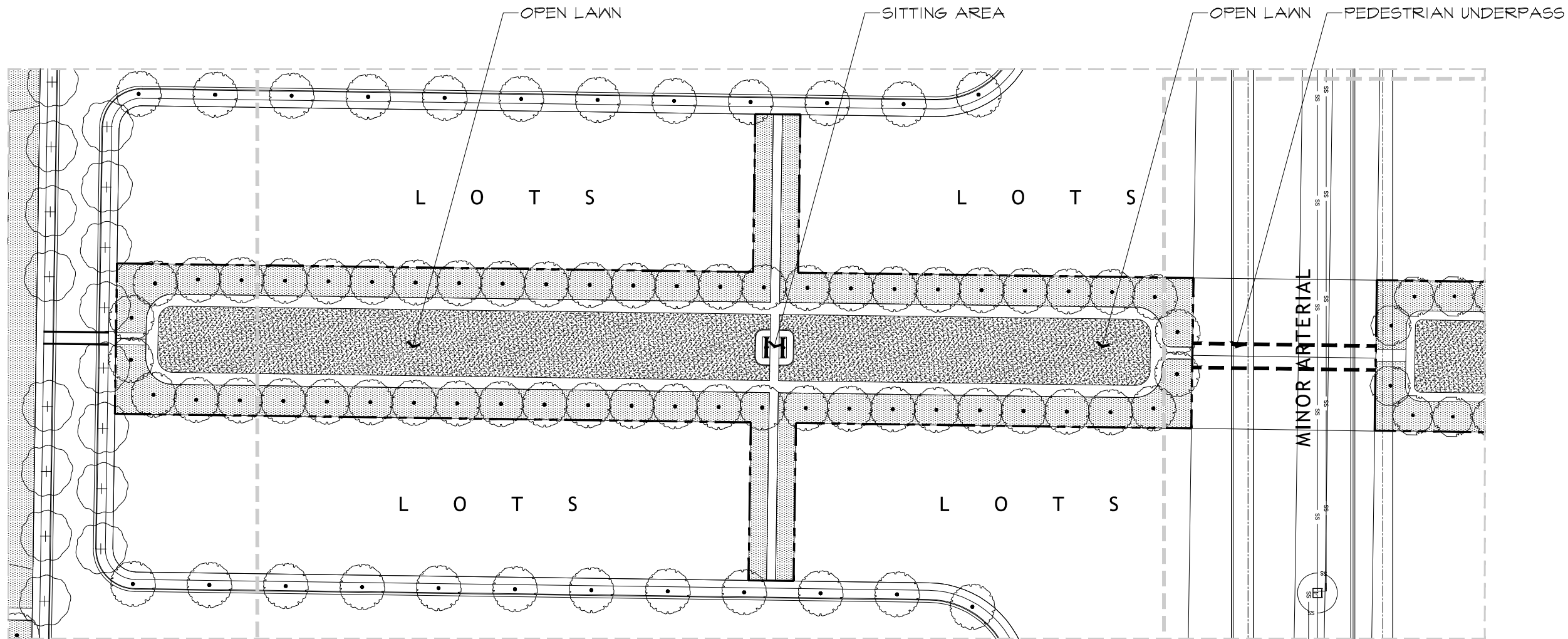
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concept plan



L1.3

NORTH CENTRAL LINEAR PARK



flagship
homes

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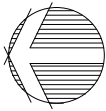


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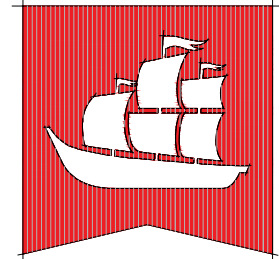
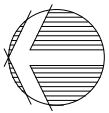
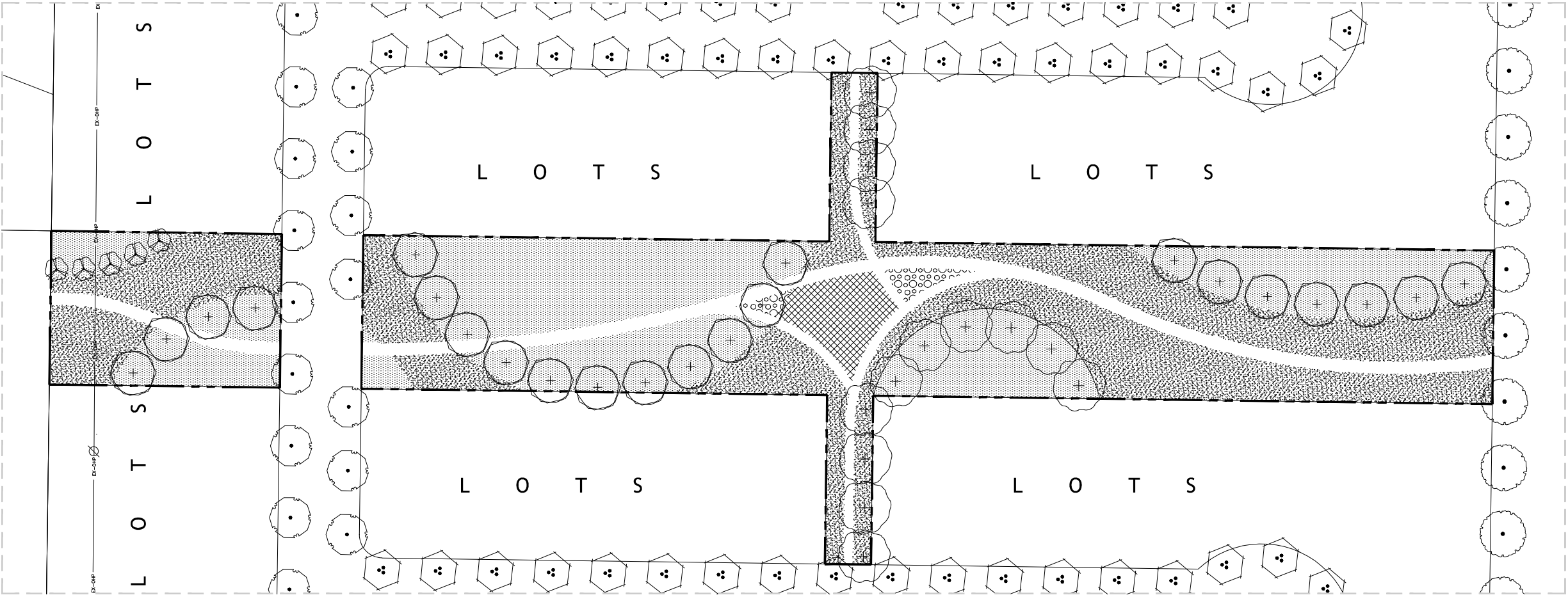
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L1.4

NORTH EAST LINEAR PARK



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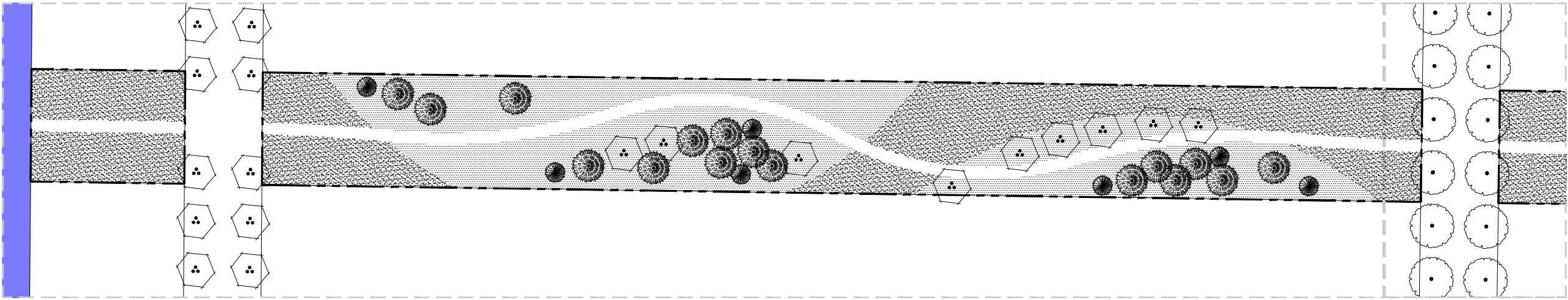
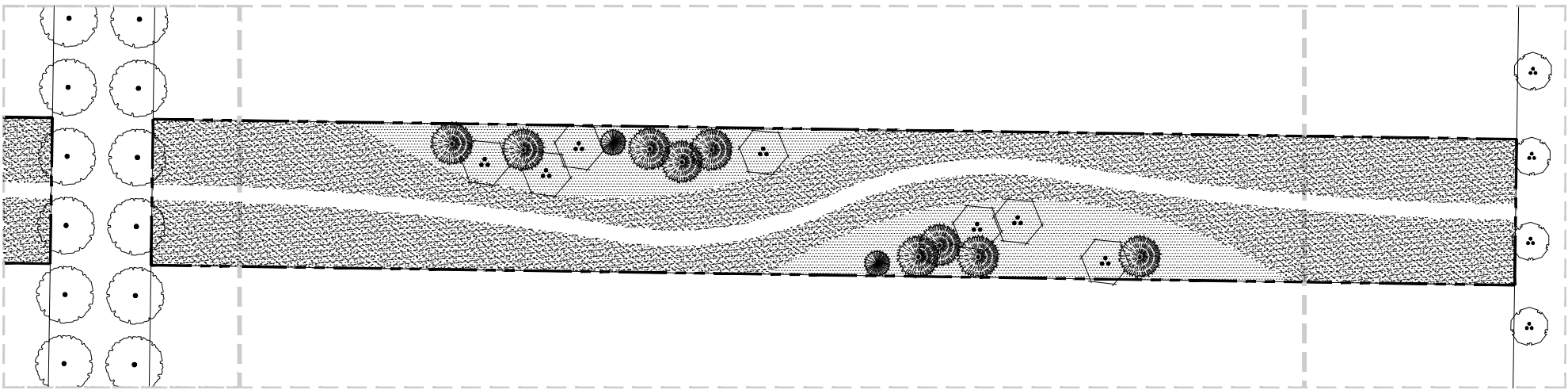
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concept plan

L1.5

SOUTH CENTRAL LINEAR PARK



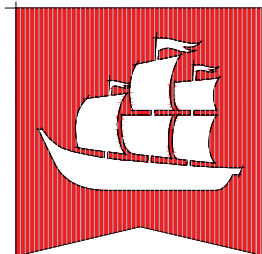
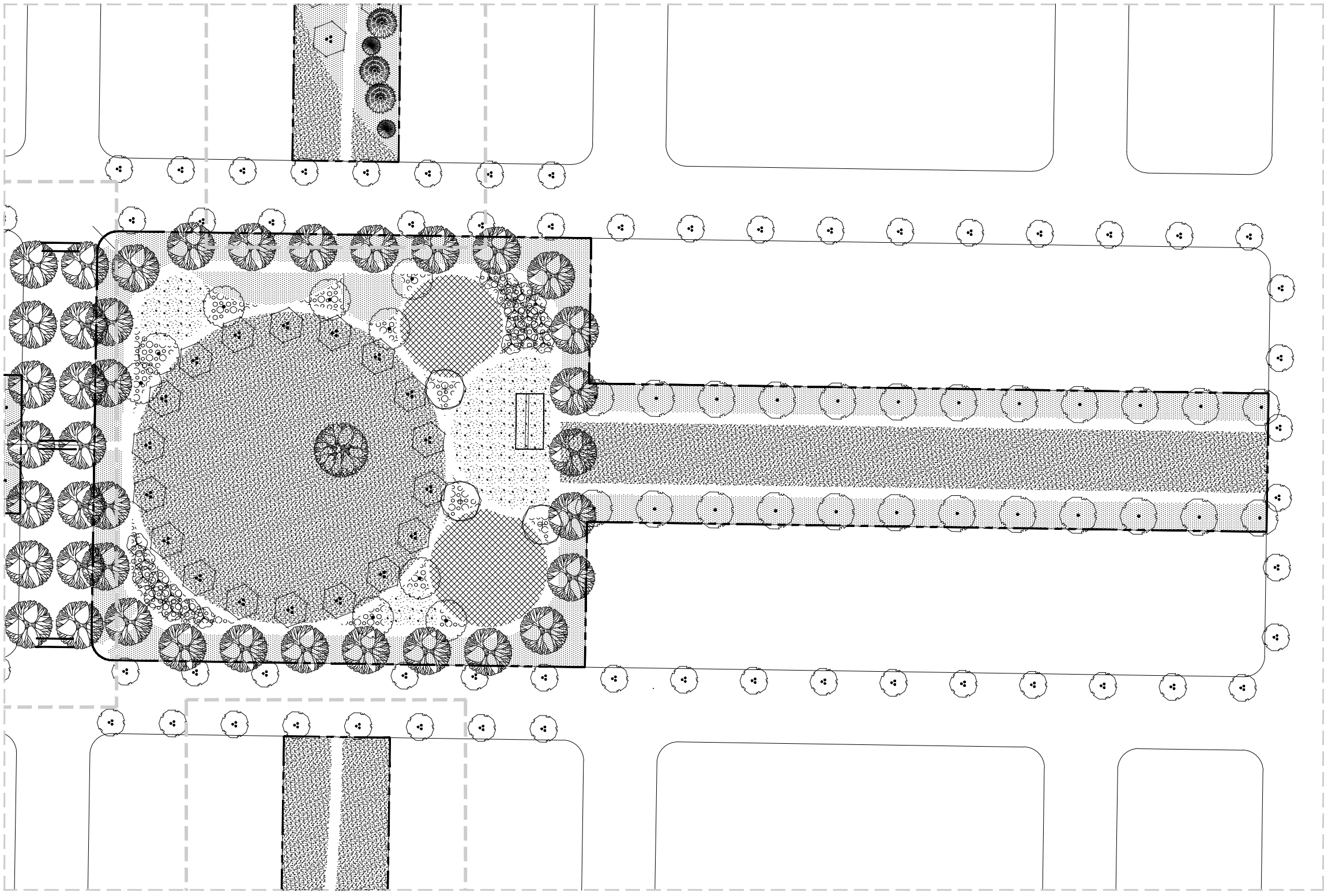


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preliminary plans
not for construction

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SOUTH NEIGHBORHOOD PARK



flagship
homes

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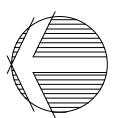


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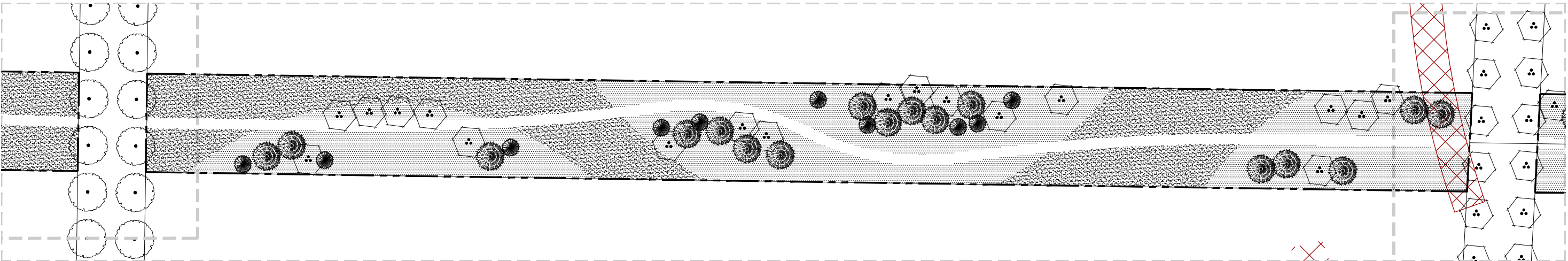
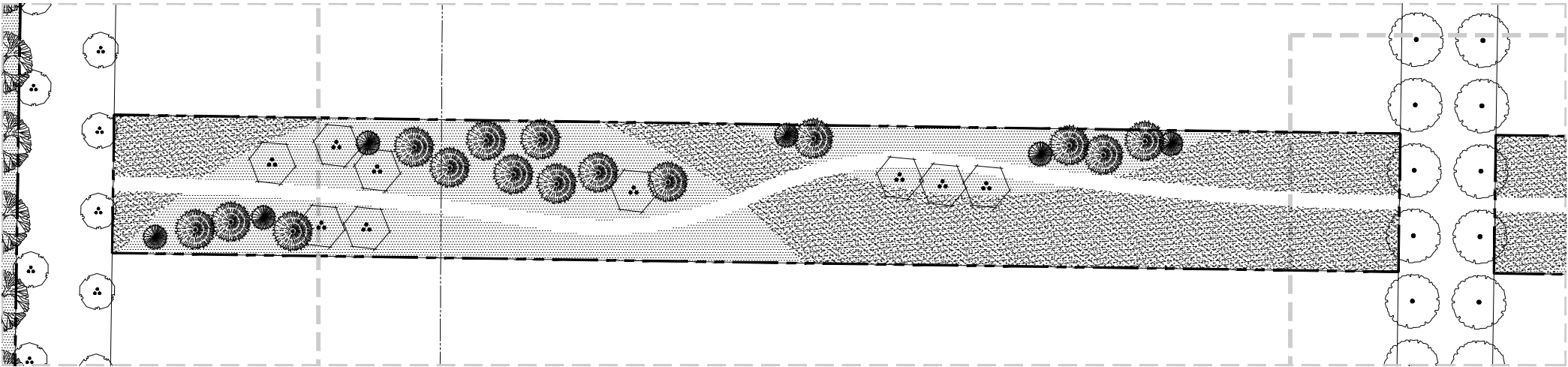
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L1.7



SOUTH CENTRAL LINEAR PARK





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not for construction

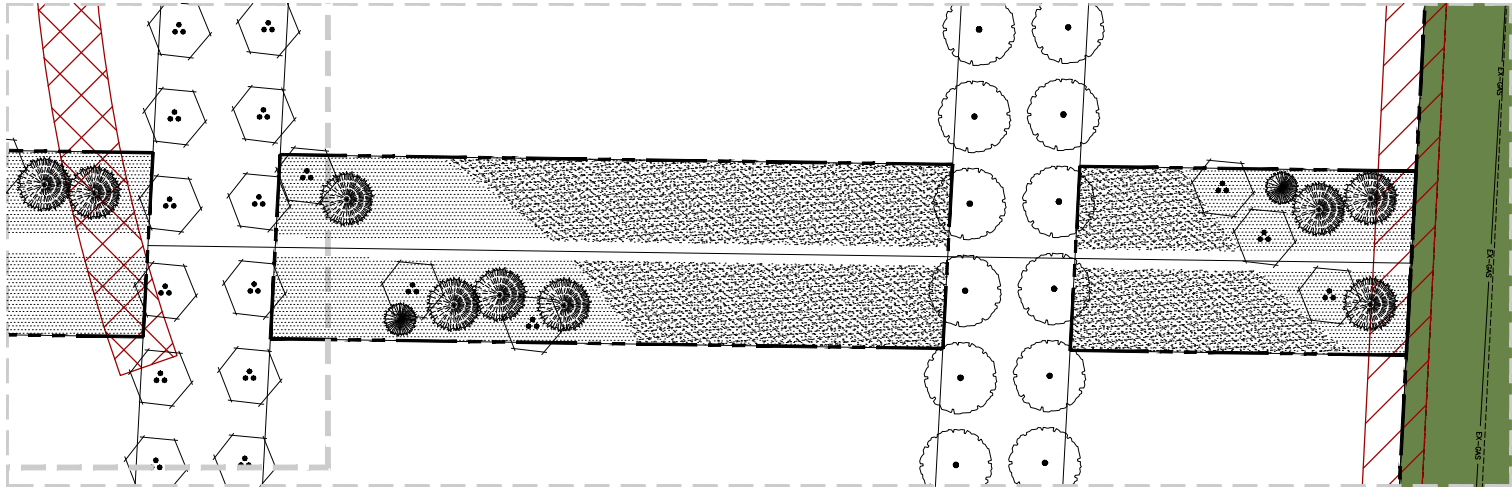
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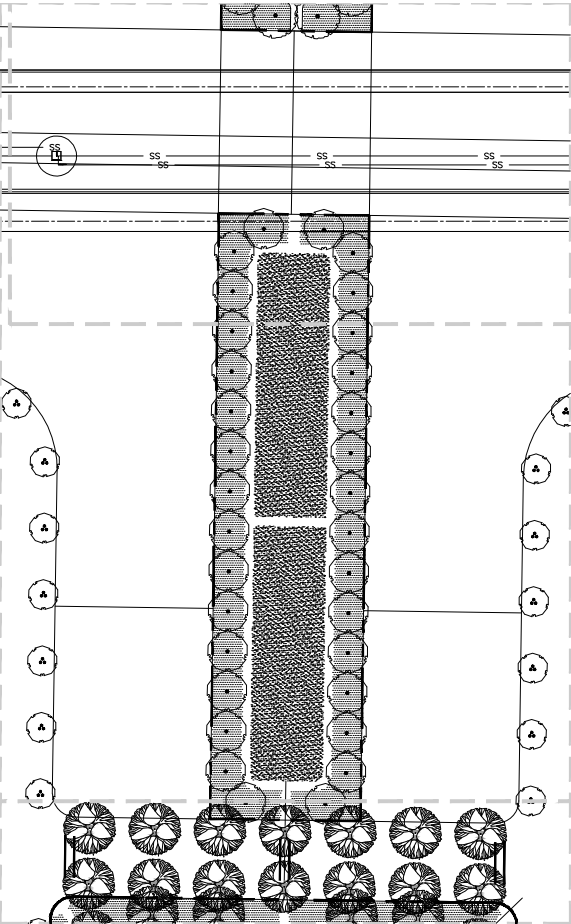
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LANDSCAPE
concept plan

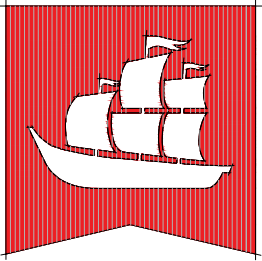
L1.8



SOUTH CENTRAL LINEAR PARK



SOUTH CENTRAL LINEAR PARK



flagship
homes

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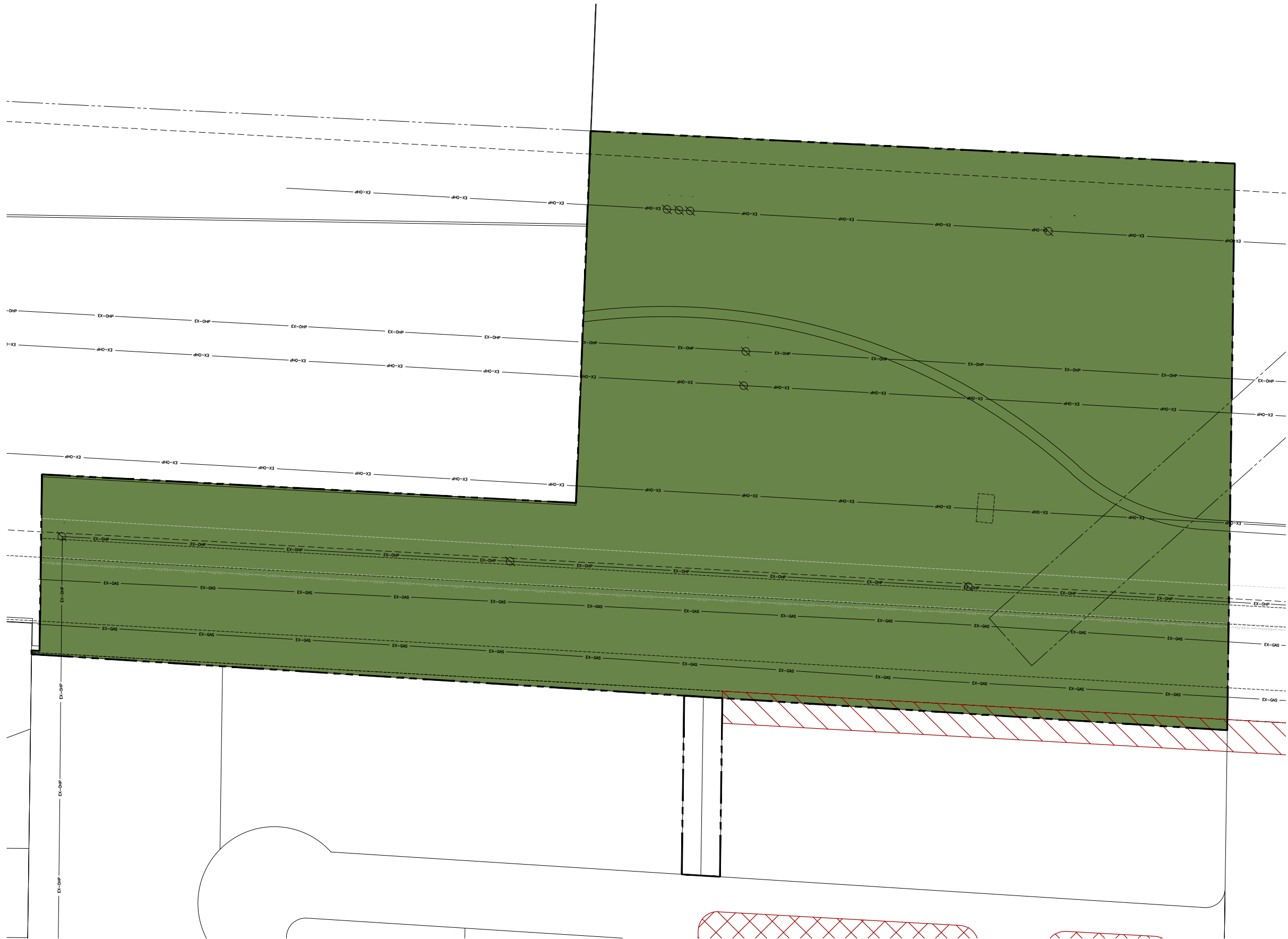
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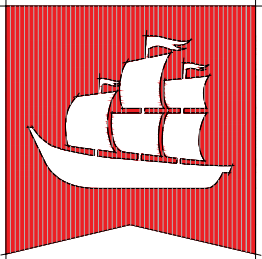
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LANDSCAPE
concept plan





NORTH POWER CORRIDOR



flagship
homes

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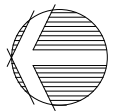


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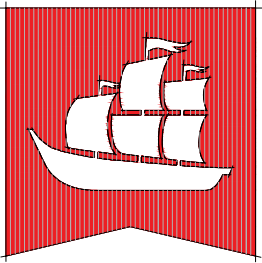
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L1.10



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homes

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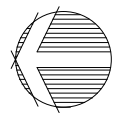


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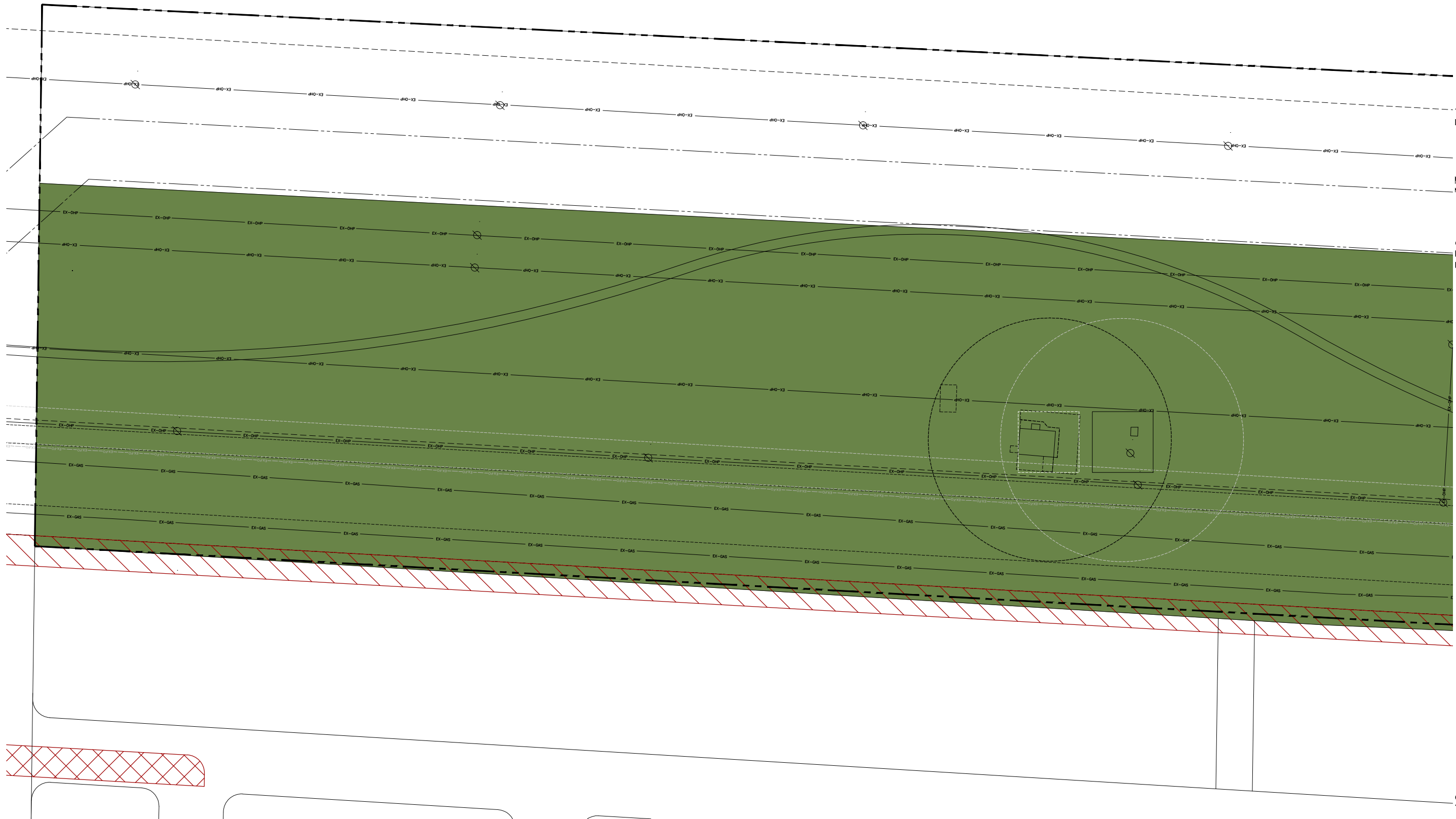
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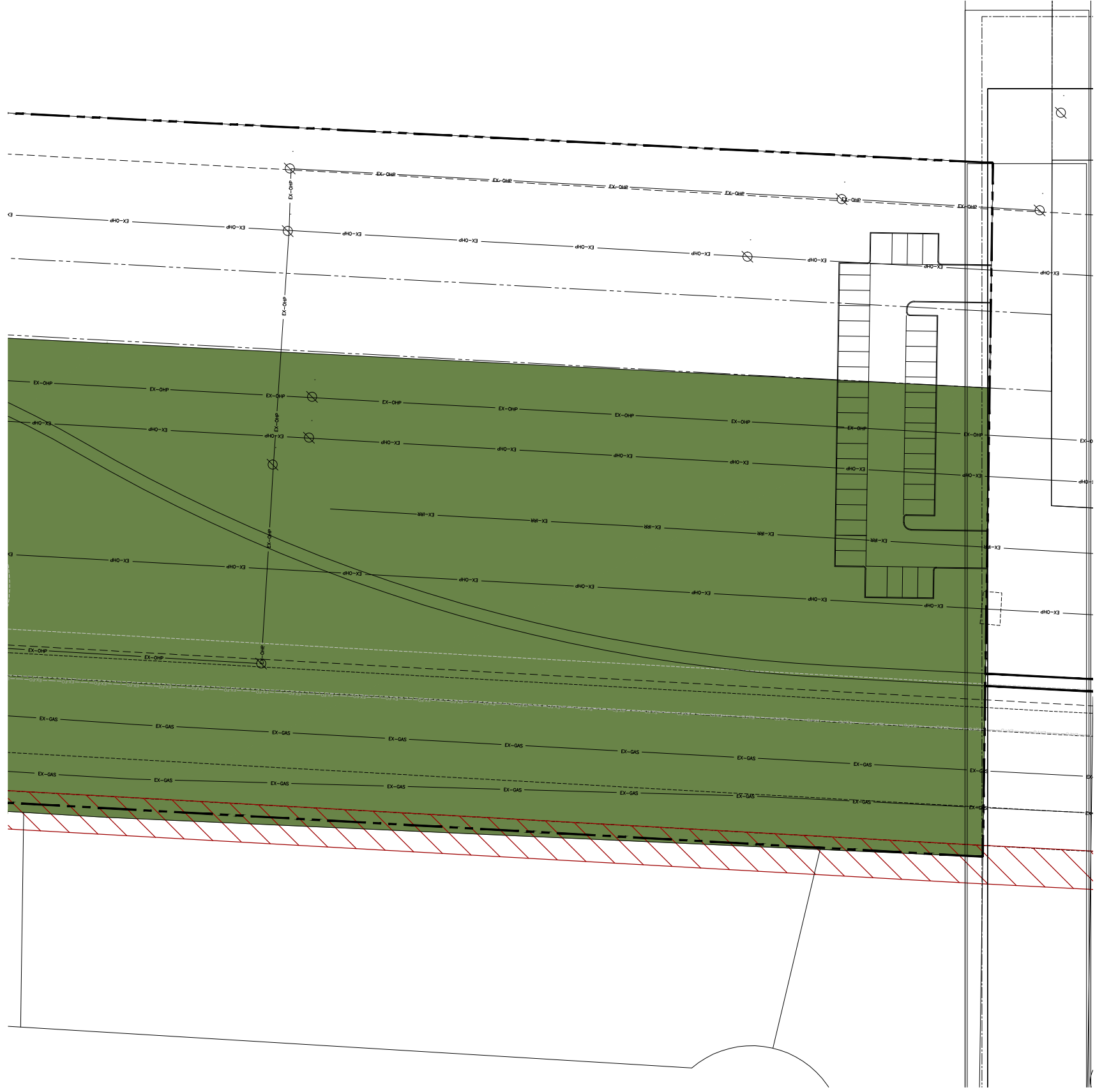
LANDSCAPE
concept plan



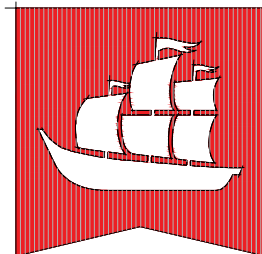
L1.11

CENTRAL POWER CORRIDOR





CENTRAL POWER CORRIDOR



flagship
homes

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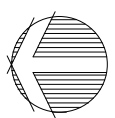


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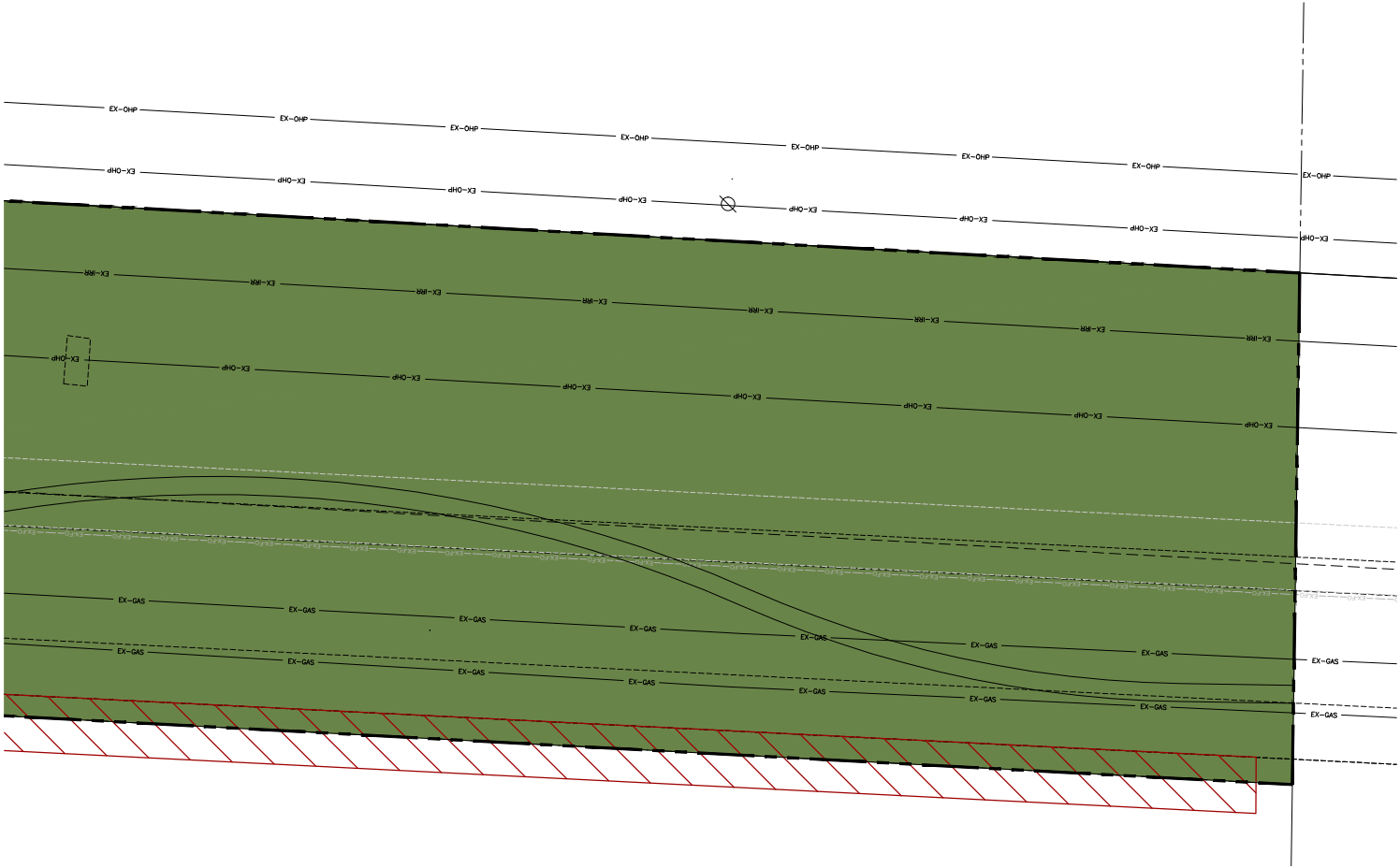
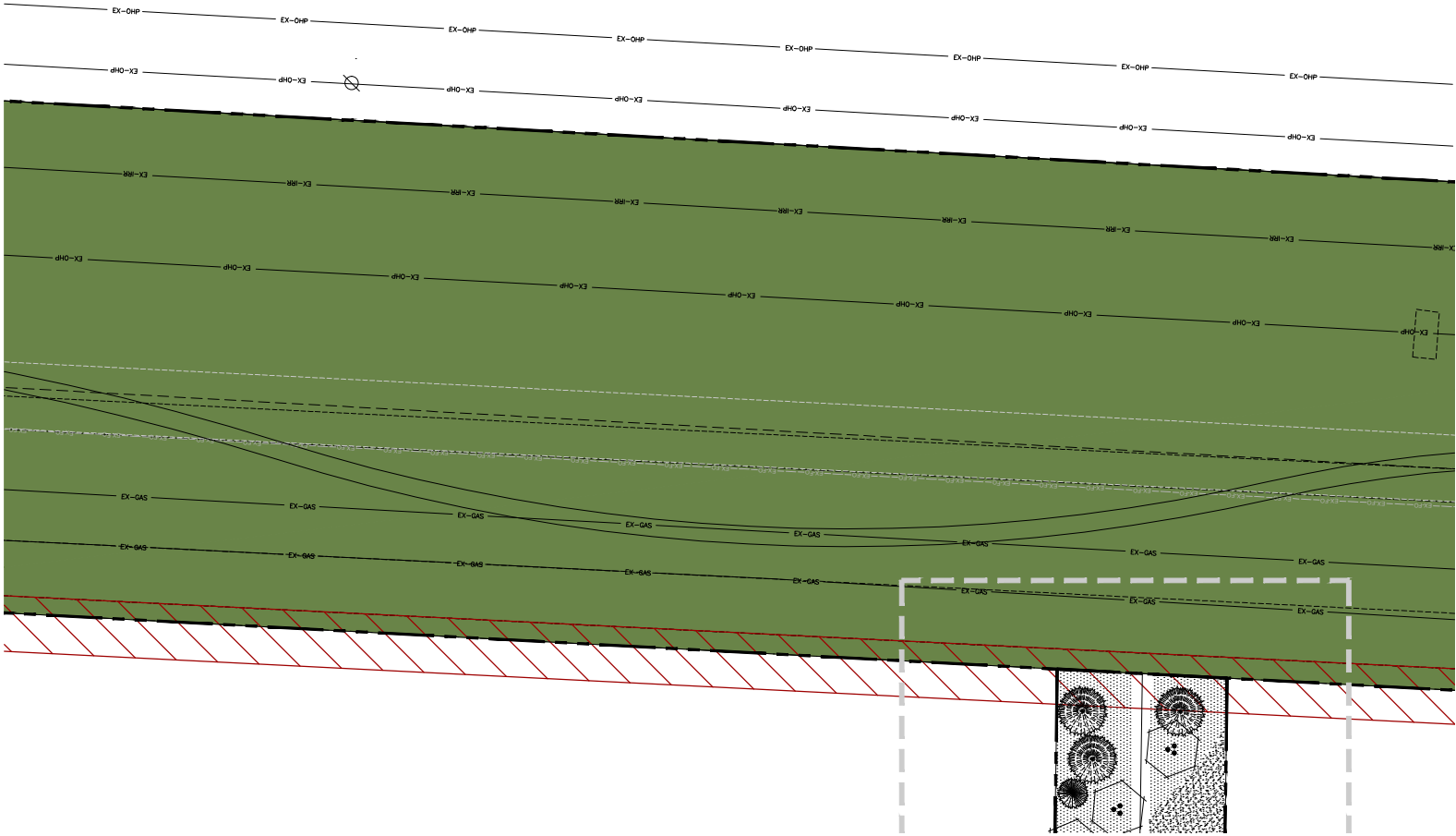
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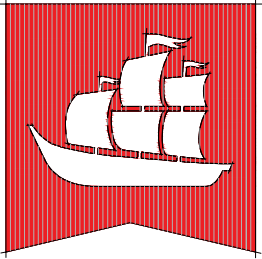
LANDSCAPE
concept plan



L1.12



SOUTH POWER CORRIDOR



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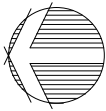


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LANDSCAPE
concept plan



L1.13

Park & Open Space Map

Parks

- n** Neighborhood Park (2-10 Ac.)
- Public
- l** Local Parks (<2 Ac.)
- Private

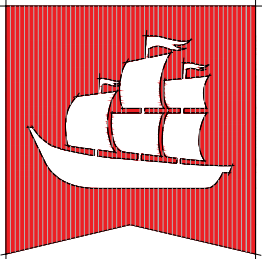
Trails

- Regional (4.6 Miles)**
- 10' Asphalt
- Public
- Local (3.8 Miles)**
- 10' Asphalt
- Public

Special Open Space Areas

- pc** Power Corridor
- Public
- mf** Multi-Family Common Open Space
- Private





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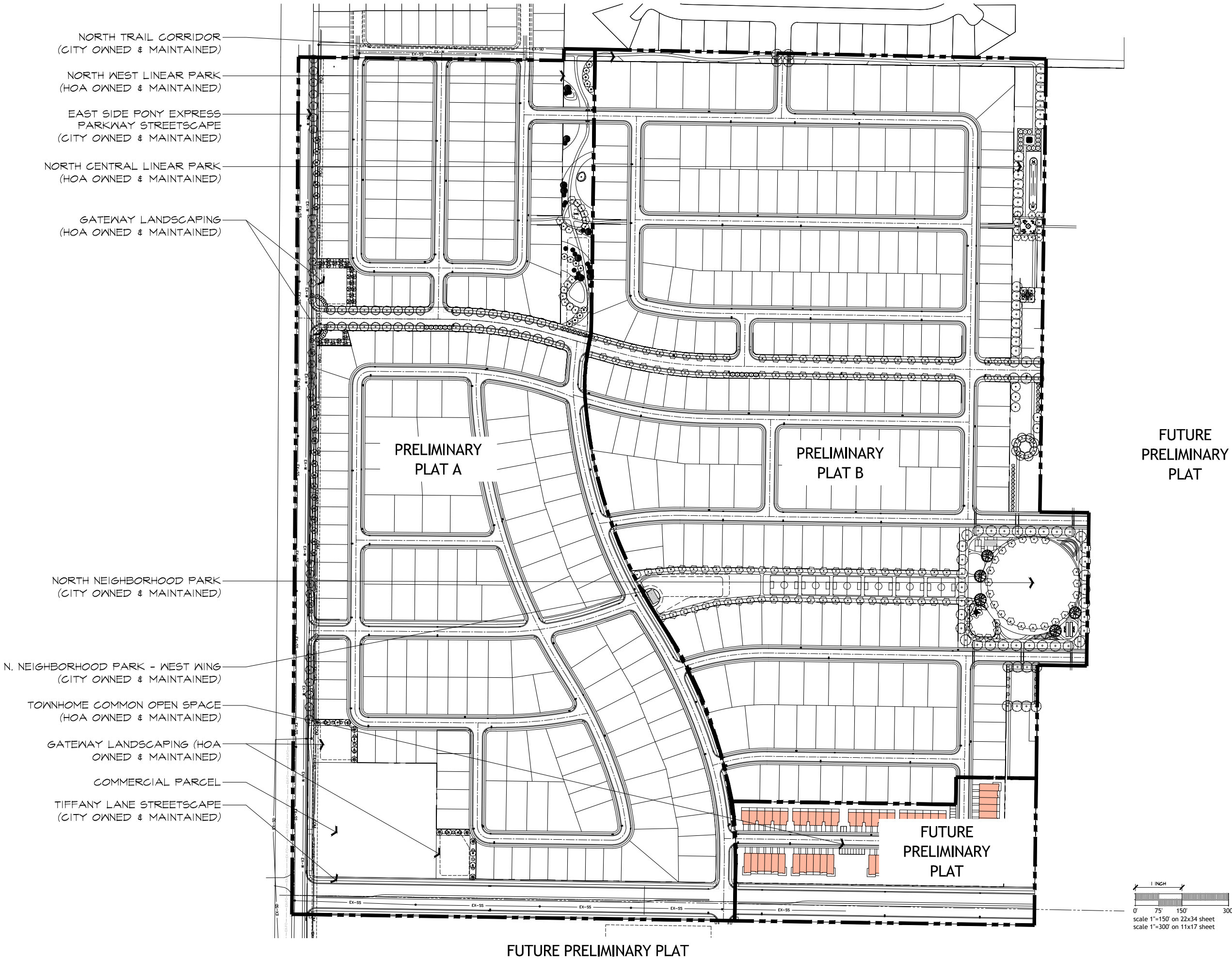
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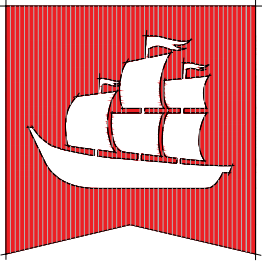
PARKWAY FIELDS
PRELIMINARY PLATS A & B LANDSCAPE PLANS
Pony Express Parkway · Eagle Mountain City · Utah

MARCH 2022

LANDSCAPE
fencing plan
overview

L1.0





flagship
homes

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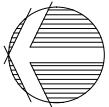
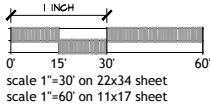
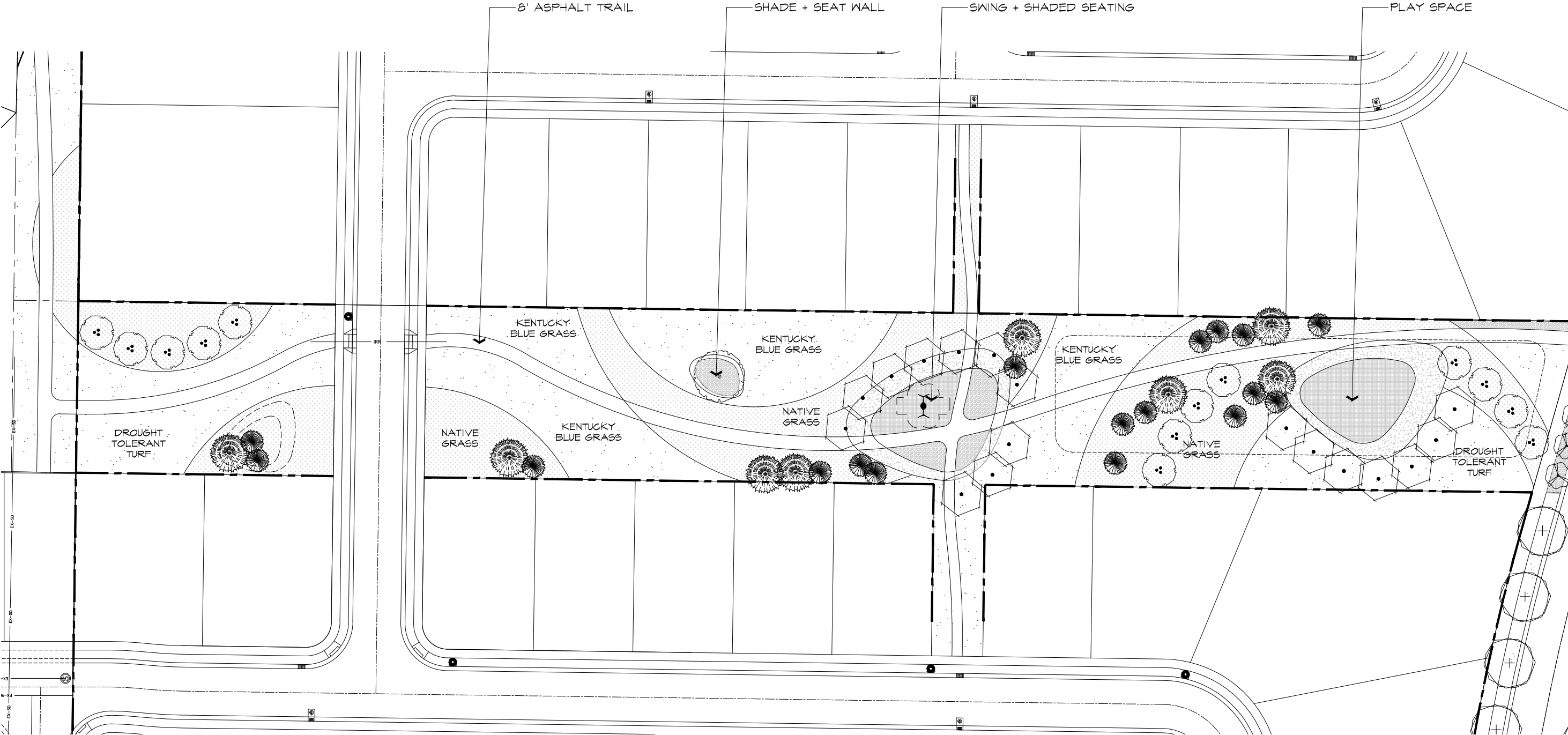
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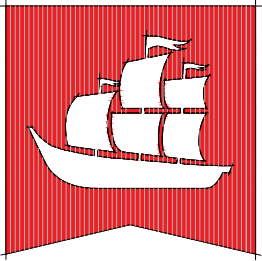
PARKWAY FIELDS
PRELIMINARY PLATS A & B LANDSCAPE PLANS
Pony Express Parkway · Eagle Mountain City · Utah

MARCH 2022

LANDSCAPE
planting plan

L1.1





flagship
homes

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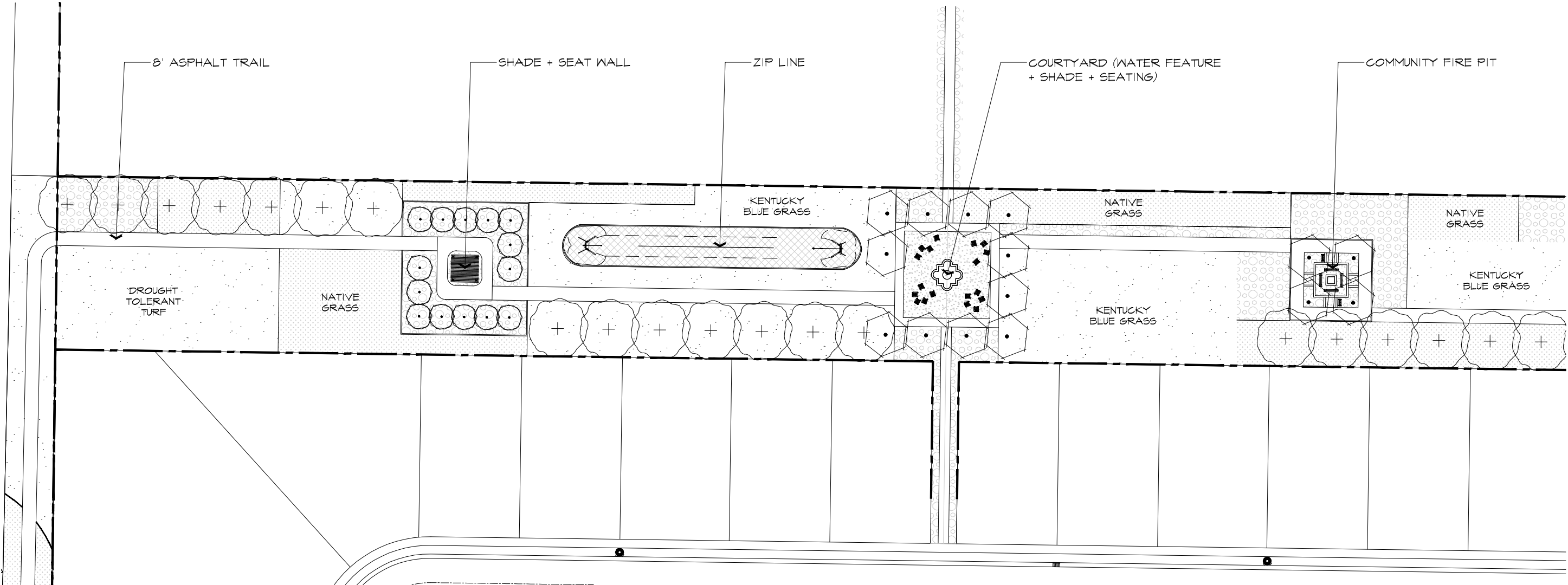
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PARKWAY FIELDS
PRELIMINARY PLATS A & B LANDSCAPE PLANS
Pony Express Parkway · Eagle Mountain City · Utah

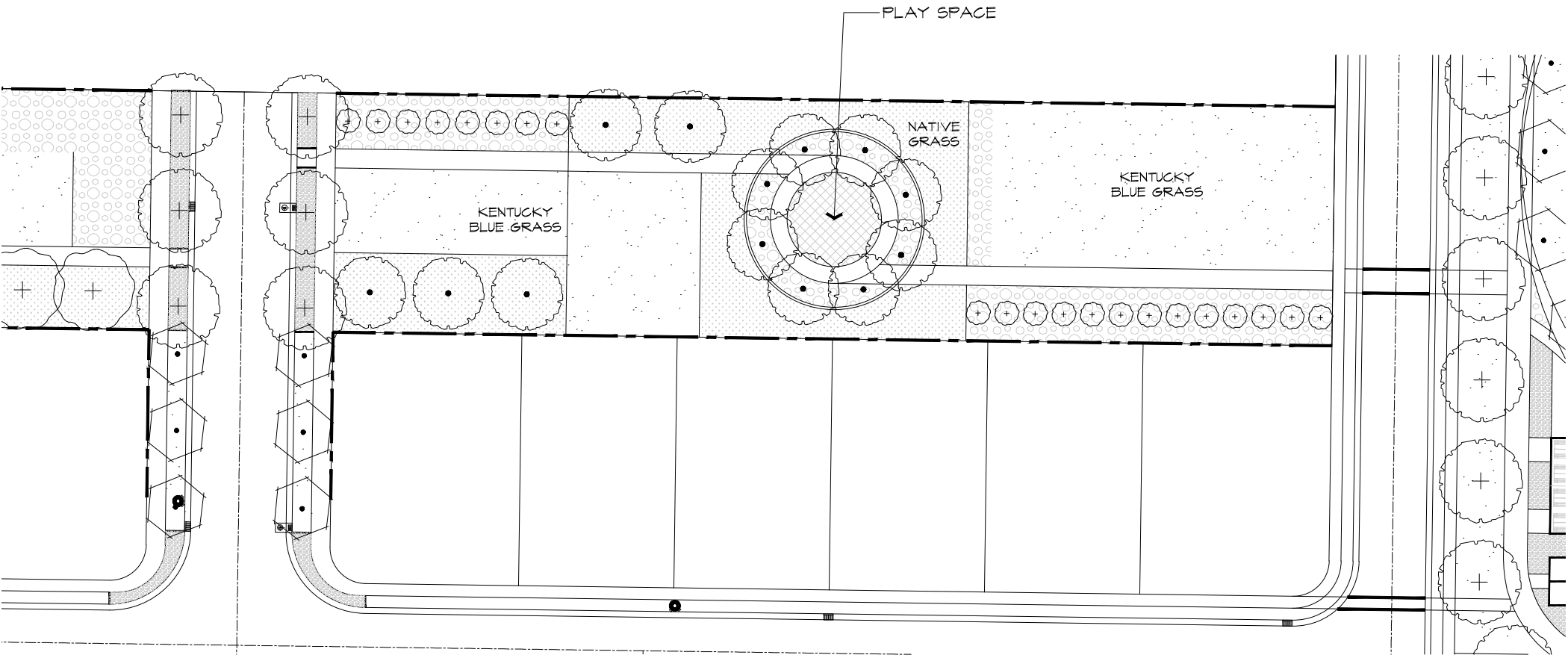
MARCH 2022

LANDSCAPE
planting plan

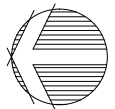
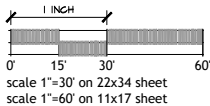
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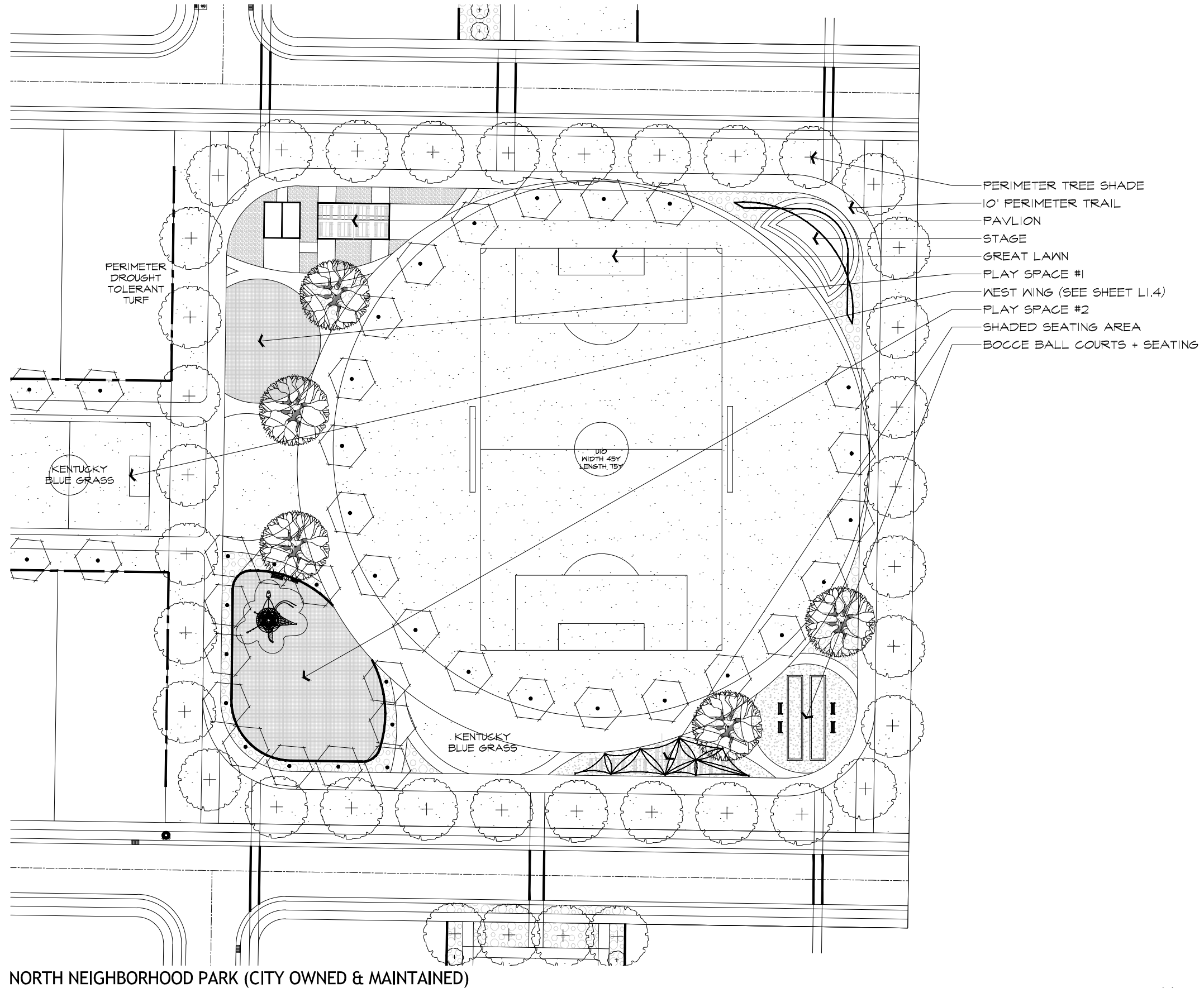


NORTH CENTRAL LINEAR PARK (HOA OWNED & MAINTAINED)



NORTHWEST LINEAR PARK (HOA OWNED & MAINTAINED)





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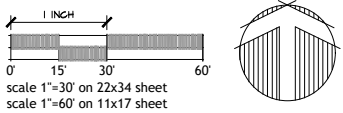
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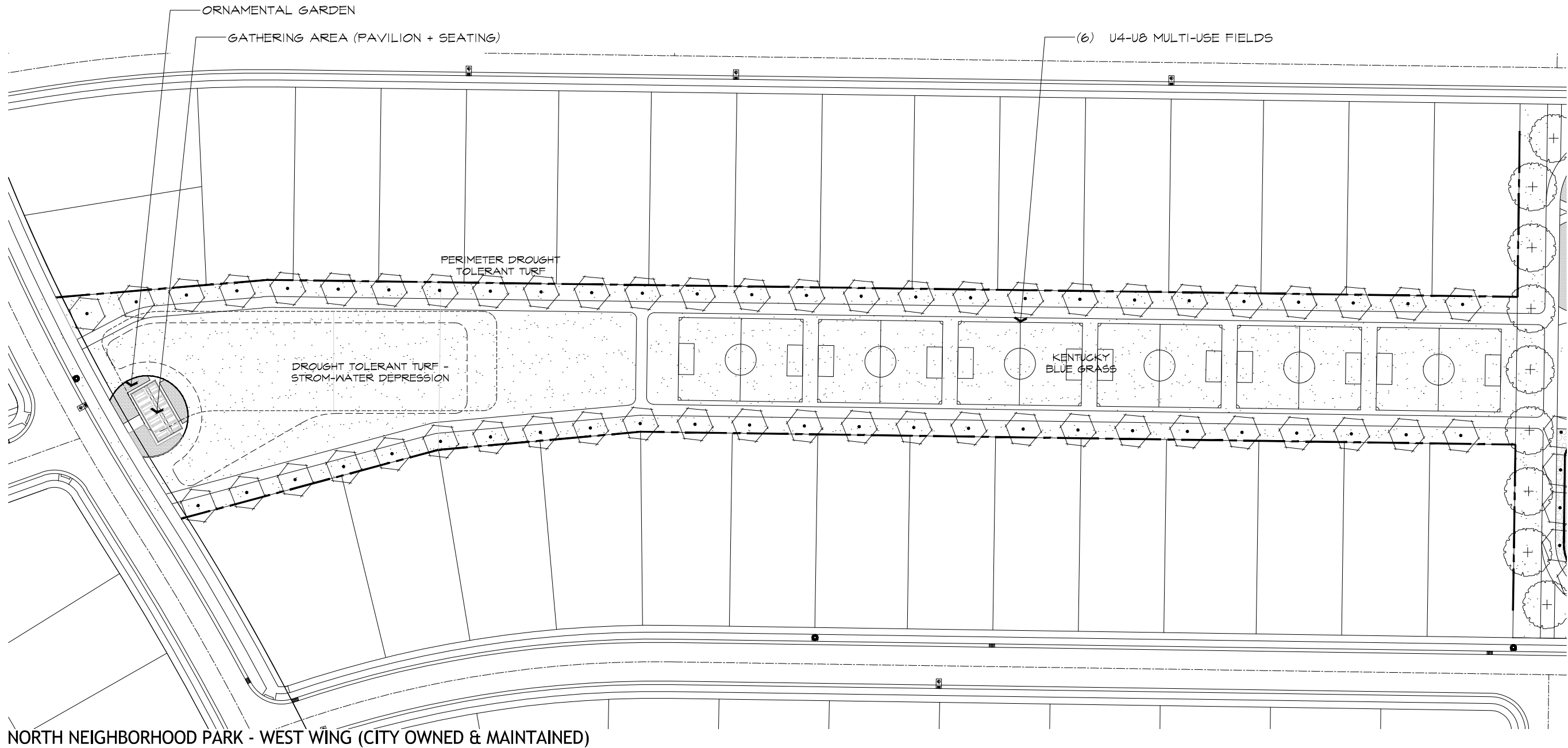
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PRELIMINARY PLATS A & B LANDSCAPE PLANS
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LANDSCAPE
planting plan

L1.3





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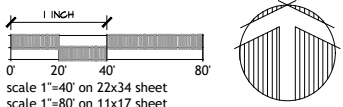


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PARKWAY FIELDS
PRELIMINARY PLATS A & B LANDSCAPE PLANS
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LANDSCAPE
planting plan

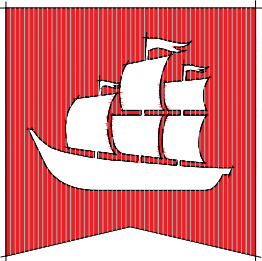
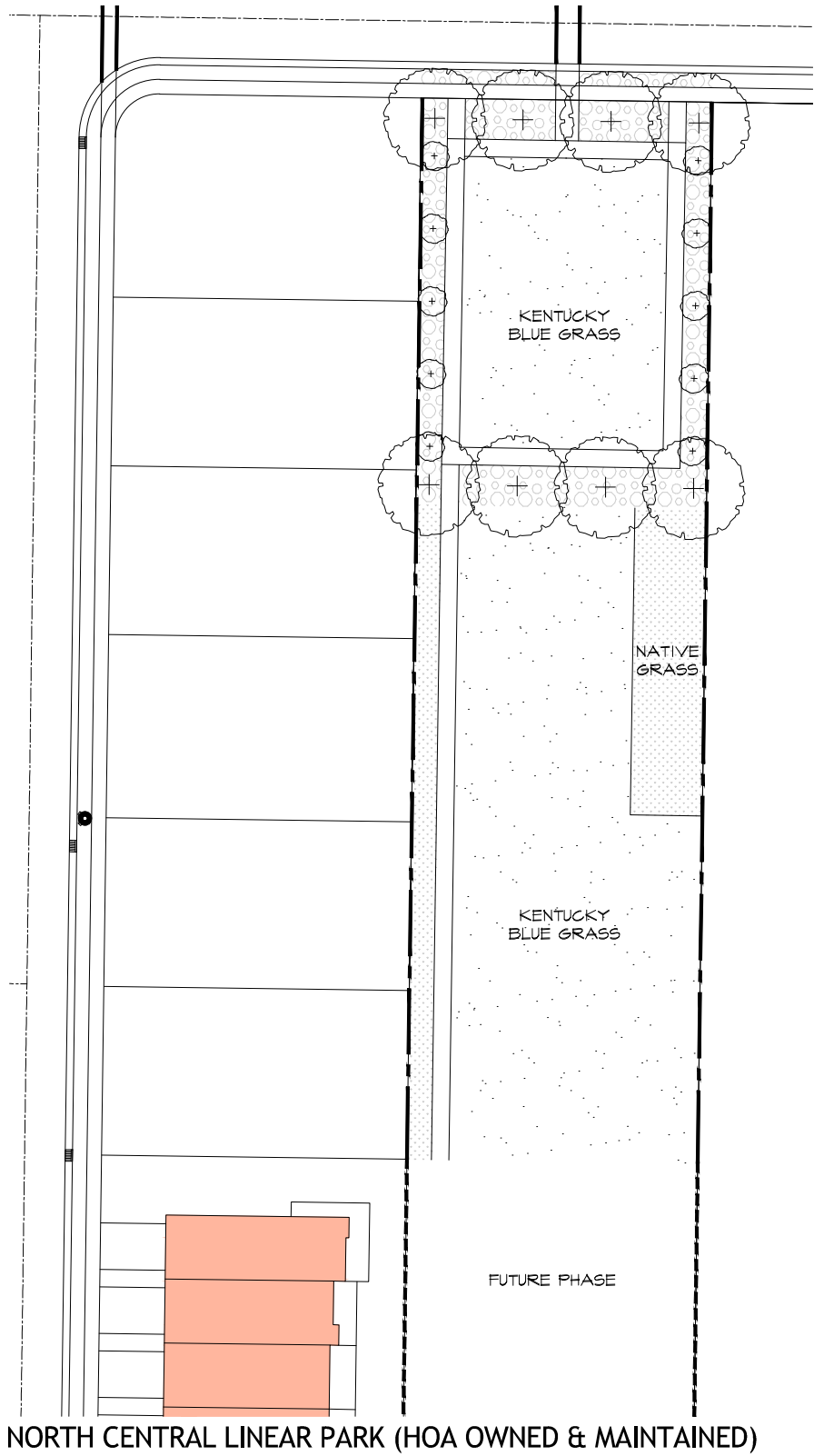


L1.4

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	GAL	SIZE
	Acer truncatum x platanoides 'Pacific Sunset' / Pacific Sunset Maple Mature Size: H30' W25'	B & B	2"	Cal
	Aesculus hippocastanum / European Horsechestnut Mature Size: H50'-75' W40-65'	B & B	2"	Cal
	Celtis occidentalis / Common Hackberry Mature Size: H40-50' W30-40'	B & B	2"	Cal
	Crataegus x lavallei / Laval Hawthorn Mature Size: H25' W20'	B & B	2"	Cal
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Mature Size: H35-45' W25-35'	B & B	2.5"	Cal
	Malus x 'Spring Snow' / Spring Snow Crab Apple Mature Size: H25' W20-25'	B & B	2"	Cal
	Picea pungens glauca 'Hoopsii' / Hoopsi Blue Spruce Mature Size: H50' W18'	B & B		8' Ht.
	Pinus nigra / Austrian Black Pine Mature Size: H60' W30'	B & B		8' Ht.
	Platanus x acerifolia / London Plane Tree Mature Size: H40-60' W30-40'	B & B	2"	Cal
	Prunus virginiana 'Canada Red' / Canada Red Chokecherry Mature Size: H25' W20'	B & B	2"	Cal
	Quercus borealis / Northern Red Oak Mature Size: H50' W45'	B & B	2"	Cal
	Quercus robur fastigiata 'Regal Prince' / Regal Prince Columnar Oak Mature Size: H40-50' W10-18'	B & B	1.5"-2.0"	
	Ulmus x 'Accolade' / Accolade Elm Mature Size: H70' W60'	B & B	2"	Cal
	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova Mature Size: H35-60' W35-60'	B & B	2"	Cal
SHRUBS	BOTANICAL / COMMON NAME		SIZE	
	Berberis thunbergii 'Nana' / Crimson Pygmy Barberry Mature Size: H24" W24-30"		5 gal	
	Caryopteris x clandonensis 'Grand Bleu' / Grand Bleu Mature Size: H3' W3'		5 gal	
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W3'		5 gal	
	Stipa tenacissima / Mexican Feather Grass Mature Size: H2' W2'		1 gal	
	Viburnum trilobum 'Alfredo' / Alfredo Cranberrybush Viburnum Mature Size: H5' W5'		5 gal	
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME		SIZE	
	Agastache aurantiaca 'Apricot Sprite' / Apricot Sprite Hyssop Mature Size: H24-36" W18-24"		1 gal	
	Agastache foeniculum 'Golden Jubilee' / Golden Jubilee Hyssop Mature Size: H24-36" W18-24"		1 gal	
	Centranthus ruber / Red Valerian Mature Size: H24-30" W36"		1 gal	
	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower Mature Size: H3-4' W2-3'		1 gal	
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Mature Size: H15" W18"		1 gal	
	Heuchera x 'Amber Waves' / Amber Waves Coral Bells Mature Size: H8-12" W18"		1 gal	
	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells Mature Size: H8" W18"		1 gal	
	Heuchera x 'Purple Petticoats' / Purple Petticoats Coral Bells Mature Size: H12-24" W18"		1 gal	
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint Mature Size: H24-30" W36"		1 gal	
	Oenothera missouriensis 'Ozark Sundraps' / Missouri Primrose Mature Size: H12" W24"		1 gal	
	Penstemon digitalis 'Huskers Red' / Husker Red Beard-Tongue Mature Size: H30" W24"		1 gal	
	Perovskia atriplicifolia / Russian Sage Mature Size: H3-4' W3-4'		1 gal	
	Perovskia atriplicifolia 'Little Lace' / Little Lace Russian Sage Mature Size: H12-14" W12-14"		1 gal	
	Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan Mature Size: H24-30" W24"		1 gal	
	Salvia nemorosa 'May Night' / May Night Sage Mature Size: H18-24" W18"		1 gal	
	Sedum spectabile 'Autumn Joy' / Stonecrop Mature Size: H18-24" W18-24"		1 gal	

GRASSES	BOTANICAL / COMMON NAME	SIZE
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama Mature Size: H30-36\" W30-36\"	1 gal
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Mature Size: H3-5' W2-3'	1 gal
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass Mature Size: H2-3' W2-3'	1 gal
	Panicum virgatum 'Shenendoah' / Shenendoah Switch Grass Mature Size: H48\" W24-36\"	1 gal
	Pennisetum alopecuroides 'Hamein' / Hamein Dwarf Fountain Grass Mature Size: H2' W3'	1 gal
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass Mature Size: H18\" W18\"	1 gal
	Sorghastrum nutans 'Sioux Blue' / Blue Indian Grass Mature Size: H3-6' W2'	1 gal
GROUND COVERS	BOTANICAL / COMMON NAME	CONT
	Concrete	None
	Crusher Fines Install at 3\" depth and use Densitt Pro 5 weed barlier fabric under all rock mulch. Submit color samples for approval by owner and architect.	mulch
	Decking Trex Composite Decking to match home.	None
	Drought Tolerant Lawn / Granite Seed Fine Fescue Blend Blend of sheep, red, hard, and chewings fescue. Require very little maintenance and do not require frequent watering. Tolerate moderate foot traffic.	seed
	Native Seed Mix Granite Seed Meadow Seed Mix (Crested Wheatgrass + Fine Fescue Blend) apply at recommended rate (for thin mountain meadow 1 lb/1,000 SF or 10lbs/1,000 SF for a turf lawn density).	seed
	Paver	None
	Planting Bed Area Mulch (3\" depth)	mulch
	Play Surfacing - ENF 12\" min. depth of Engineered Wood Fiber	mulch
	Turf Sod Bluegrass / Kentucky Bluegrass	sod



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043



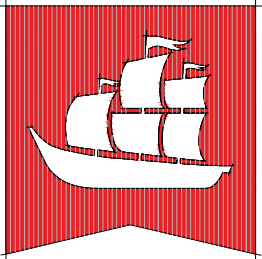
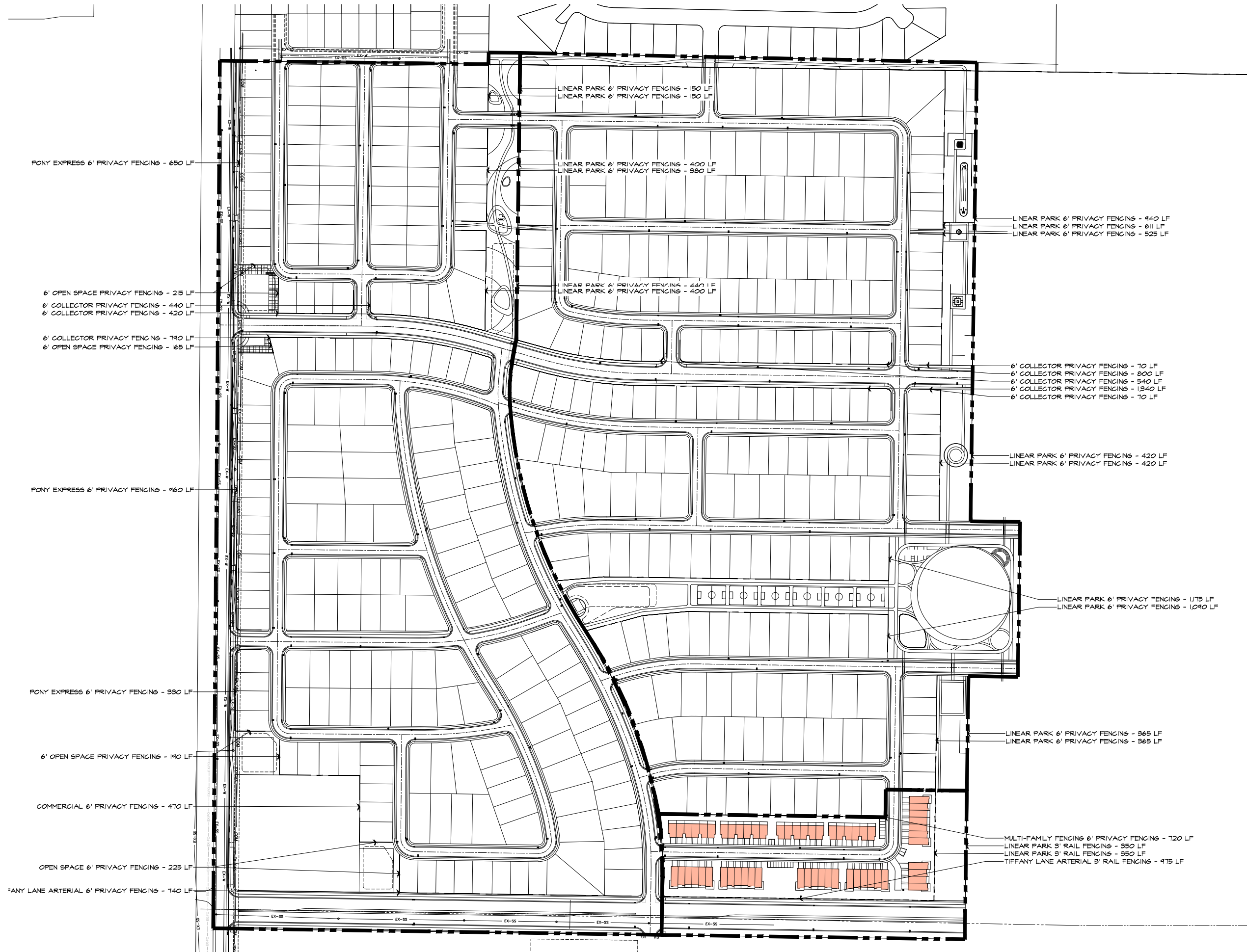
call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

PARKWAY FIELDS
PRELIMINARY PLATS A & B LANDSCAPE PLANS
Pony Express Parkway . Eagle Mountain City . Utah

MARCH 2022

LANDSCAPE
planting plan

L1.5



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043



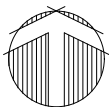
call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

PARKWAY FIELDS
PRELIMINARY PLATS A & B FENCING PLAN
Pony Express Parkway · Eagle Mountain City · Utah

MARCH 2022

LANDSCAPE
fencing plan
overview

L3.1





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 8, 2022

TITLE: ORDINANCE/PUBLIC HEARING -- Browns Meadow (Residential) Subdivision

ITEM TYPE: Rezone and Preliminary Plat

FISCAL IMPACT:

APPLICANT: Brett Lovell as Developer, Garrett Schmidt as Agent and Applicant, Lee Brown as Property Owner

**GENERAL PLAN
DESIGNATION**

Neighborhood Residential 1
(roughly lots 1-14, 19, 20, 29-36)
[on north side of project] &
Agricultural/Residential Density 2
(roughly lots 15-18, 21-28, 37 &
38) [along the south side of the
project]

CURRENT ZONE
Agriculture

ACREAGE
45.133

COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

PRESENTED BY:

Robert Hobbs

RECOMMENDATION:

Staff recommends that the Planning Commission motion to recommend approval of the Rezone and Preliminary Plat application set to Council, no conditions -- predicated on:

1. Commission acceptance of the cul-de-sac as proposed; or,
2. Conversion of the cul-de-sac into a lengthened stub-street with a fire department approvable hammer-head turnaround at its northern end; or,
3. Elimination of the cul-de-sac by converting it into a section of a standard street; and,
4. The Commission reiterating the requirement that any [future] final plat may/shall be allowed for only 30 building lots until such time as an agreeable 2nd access is provided to/for the project; plus,
5. Commission acceptance of the subdivision's peripheral lots being sized at 1-acre each (in lieu of 2 acres)...

Otherwise, Staff recommends the plat design be denied.

BACKGROUND:

Browns Meadow is a package entitlement and plat application set pertaining to approximately 45.133 acres of ground (County Assessor Acct./Parcel # 59:051:0027) currently zoned "Agriculture/Rural Density 2" submitted to the City for review and approval. The application set was reviewed by the DRC on February 22, 2022 and plat redlines (i.e., recommended/required revisions) were remitted to the developer.

Four discussion worthy issues have come to light in reviewing the proposed project: a) The proposed use of a cul-de-sac in the subdivision requiring successful developer justification of, or modification to, the cul-de-sac; and, b) Proposal of 38 lots with only one usable access point triggering the need, to satisfy the fire department (and code), to leave eight of the lots to be approved with a future final plat phase; and, c) Issues regarding the propriety of the RD1 Zone on and along the southern course of building lots; and, d) *perhaps*, the acceptability of its peripheral 1-acre lots will need to be addressed by the Commission and Council.

ITEMS FOR CONSIDERATION:

(The Conclusions of Law, required findings, standards and requirements for a/the proposed Rezone and Preliminary Plat may be found in/at EMMC §§ 17.090.060 and 16.20 respectively.)

Rezoning (EMMC § 17.90.060):

Compliance with General Plan: The Neighborhood Residential 1 (NR1) & Agricultural/Residential Density 2 (Ag/RD2) future land use "settings" are currently assigned to the Property. The Ag/RD2 setting harmonizes with, and is considered supportive of, the proposed RD1 Zone per EMMC § Table 17.60.160(1). However, the NR1 setting does not harmonize with the RD1 Zone per the City's adopted standard as set forth in EMCC 17.25.020, 17.25.040 Table, 17.60.160 & Table 17.60.160(1). Rather, the NR1 setting accommodates R1, R2 & R3 zoning. Nevertheless, it should be noted that: a) While "Future Land Use Map" setting boundaries usually

follow property lines, in this instance the line separating the NR1 & Ag/RD 2 areas [just] happens to split the project (mostly east to west); and, b) the proposed subdivision lots are all sized to meet the RD1 Zone's one-acre minimum and, therefore, easily exceed the R1 - R3 zones' minimum lot sizes; and, c) the lots are presumed to be compatible with expected future residential lot sizes in the, to be developed, Pole Canyon [to be renamed] master project on the north and west of Brown Meadows, and, d) the parcels abutting Brown Meadows are considered agricultural, zoning-wise at the moment.

Compatibility Determination:

As the land around this Property is largely vacant (save for large residential parcels), and, as an early entrant into the area, other land uses will end up being built around the Project. Given the future land use setting overlaid on the land around land around the property, it is expected that future build-out will be largely comparable and compatible with Browns Meadow. (Land to the south is within Fairfield's jurisdiction.)

Ag zoning (as found around the project) is an acceptable buffer to the applicant(s) proposed RD1 Zone per 17.60.160(1). However, given the code's definition of a "lot" (which may be construed to include a "parcel" [as it uses/includes that word]), it appears that the code could be interpreted to mandate transition lots in the project that are not readily attained by Browns Meadow given its overall property size and shape. The six "lots" that abut Browns Meadow are sized as follows (working counter clock-wise): 361.31 acres (Oquirrh Wood Ranch LLC property across SR-73), 9.99 acres (McAffes' property), 14.08 acres (Saunders' property), 9.79 acres (Pole Canyon property), 109.21 acres (Grant Smith Farms LLC property), 163.45 acres (Pace property), 142.29 acres (Cresthill Investments property). As each of the adjoining properties to Browns Meadow are labeled by our code as "lots" (even though they are not in platted subdivisions and should rather be considered "parcels") and easily exceed 4 acres in size [per 17.60.150], all of the periphery lots proposed in the Brown Meadow are (technically) supposed to be sized at 2-acres each -- while the balance (interior lots) could be sized at 1 acre each as proposed.

It seems probable that Section 17.60.150 was meant to be applied to situations where newly proposed residential subdivisions would be set against pre-existing subdivisions -- not to conditions where a subdivision is proposed amongst, or next to, large parcels or tracts of

land. In fact, the code does say in its definition of a "lot" that it, "...means a parcel of land legally approved by the City for building purposes." The properties surrounding and adjacent to the Browns Meadow site were not approved by the City but are parcels established in the County (with a couple now in Fairfield's jurisdiction). The Commission and Council should address this issue during the project's review as other similar predicaments are likely to appear as Eagle Mountain continues to build out. A code change is recommended to formally cure the dilemma. (Staff suggests consideration be given adding the word "property" in the code and then specifying definitions for parcels and lots separately as types of property.)

City Services: Utility and emergency services are, or may be made, available to the Property.

Traffic Generation: A TIS has been submitted to the City.

Preliminary Plat (EMMC §16.20):

The Project has been reviewed by the DRC Committee (February 22, 2022). Given the plat's present configuration, the Project's design has been found to be in conformance with pertinent platting and RD1 zoning regulations (i.e., lot sizes [including required average], frontages, block lengths, etc.) -- save for the presence of a cul-de-sac in the development and the initial provision of only one subdivision access point.

Provided/proposed plat calculations:

Total Acreage --	45.133
Buildable Acreage --	39.861
Total Lot Count --	38
Total Acreage in Lots --	39.861
Total Acreage in Rights-of-Way --	5.294
Total [Acreage] in Open Space --	0
Min. Lot Size --	1 acre (43,560 sq. ft.)

Average Reported [Building] Lot Size – 1.048 acres (45,693 sq. ft.)

Largest (Building) Lot Size – 1.266 acres 55,140 sq. ft.)

Smallest [Building] Lot Size – 1.00 acres (43,563 s. ft.)

Overall Density – .95 lots/acre

Open Space Provided – None (n/a in RD1 where lots > 1-acre)

Proposed right-of-way width(s), alignment and dedication needs have been evaluated by the DRC and found to be in conformance with City regulations, save for the cul-de-sac proposed at the western end of the project which will require formal approval from the Council, and, provision of only one access into/out of the site for a plat proposing 38 building lots.

Regarding cul-de-sacs, City code states: "B. Cul-de-Sacs. Cul-de-sacs are discouraged as a design element in subdivisions and are best used where topographic conditions, existing streets, clustering or property ownership make them necessary. In no case shall a cul-de-sac street have a length that exceeds 400 feet measured to the center of the circle or serve more than 15 homes or generate greater than 150 average daily vehicle trips, unless a waiver is granted by the planning commission. Permanent cul-de-sacs shall have a minimum right-of-way radius of 50 feet. All cul-de-sacs shall provide pedestrian connectivity to open spaces, public facilities, sidewalks or trails. No cul-de-sacs will be permitted when the topography has a downward slope without storm water protection plans approved by the city engineer."

REQUIRED FINDINGS:

Legislative type and plat approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Rezone, and, Preliminary Plat Approval review are iterated in EMMC §§ 17.90.060, 16.20. (Any Master Development Agreement in force and of effect against the Property should also be considered when reviewing this application package.) Rezones are legislative decisions and are considered valid if reasonably debatable and not illegal.

Plats are, effectually, "checklist" items to be approved -- if all

required elements and proper design are provided in their drawings.

PLANNING COMMISSION ACTION/RECOMMENDATION:

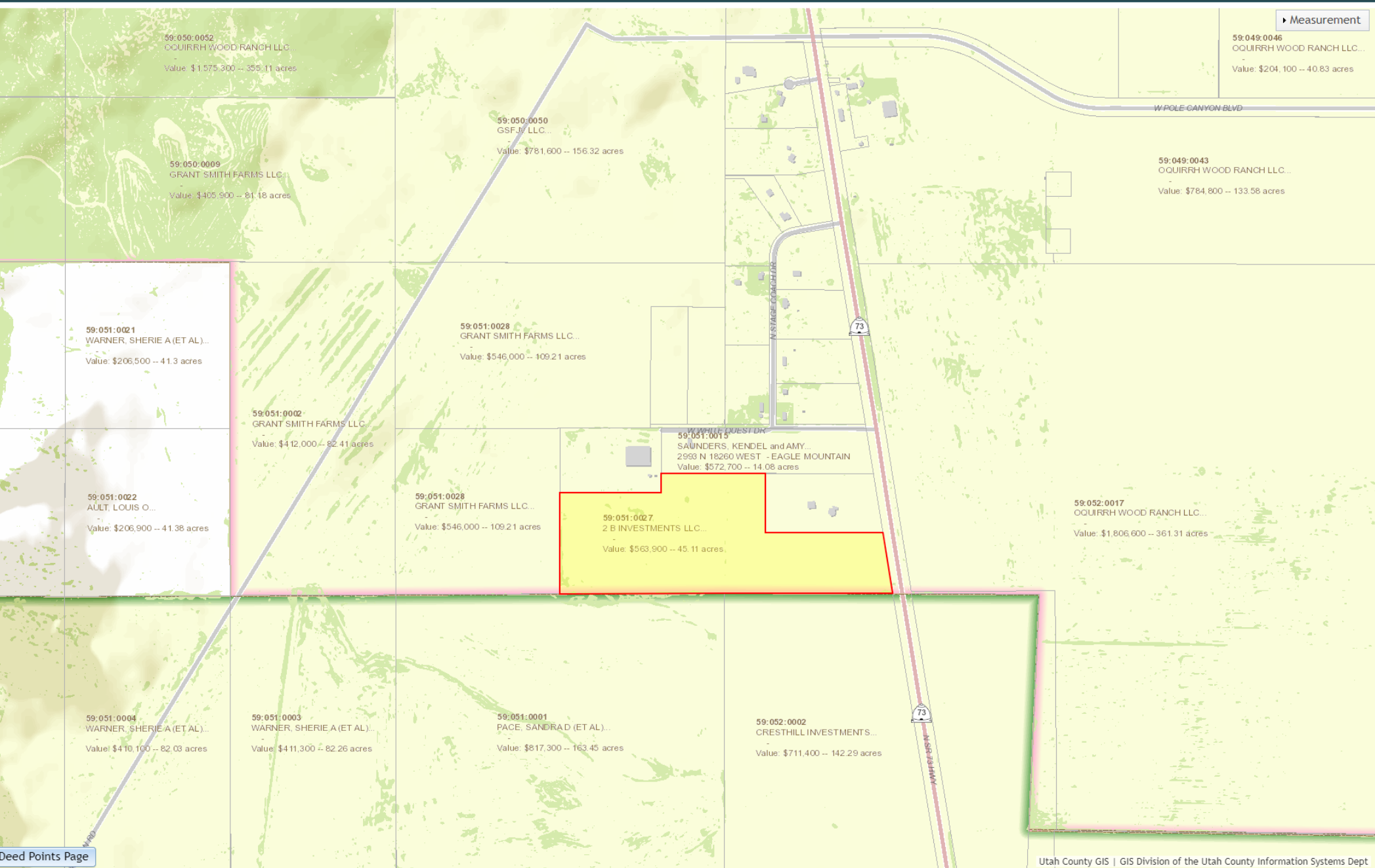
ATTACHMENTS:

[Vicinity Map.Browns Meadow Subdivision.pdf](#)

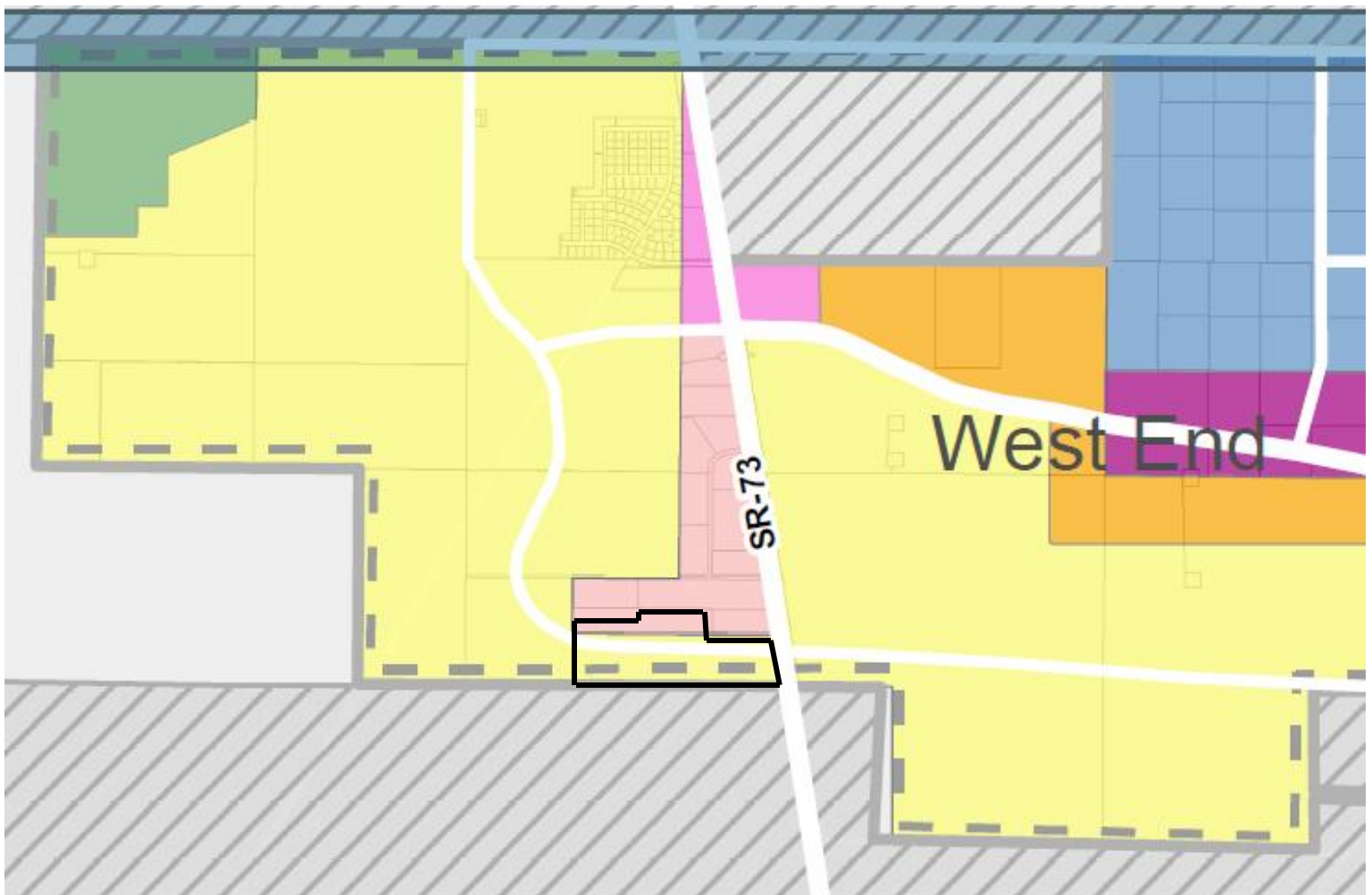
[Future Land Use Map.Browns Meadow Subdivision.pdf](#)

[01_21352 Revised.Prelim Plat.post DRC.for Comm.Feb. 03 2022.pdf](#)

VICINITY MAP

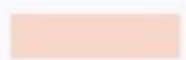
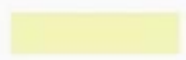


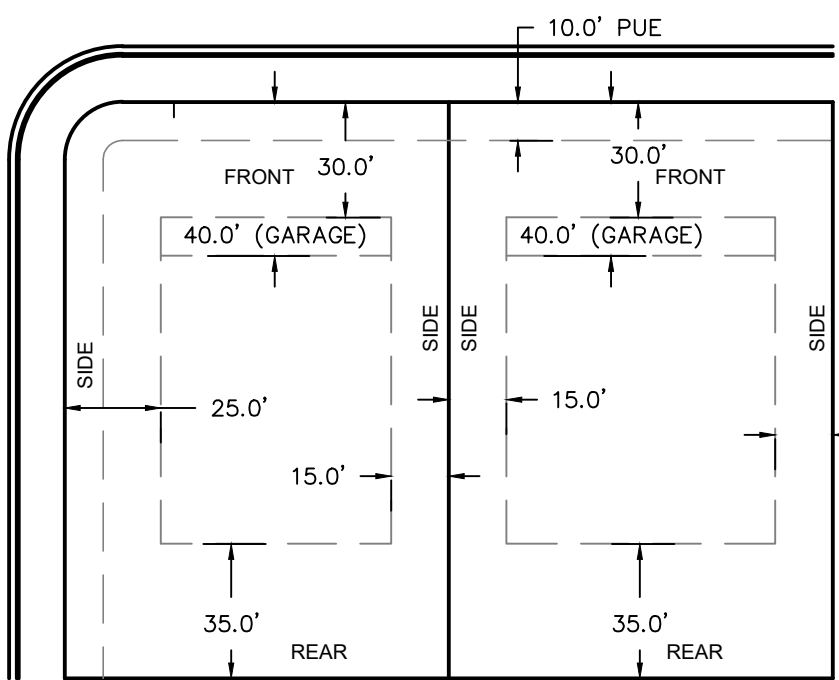
EAGLE MOUNTAIN FUTURE LAND USE MAP



LEGEND

Residential Categories:

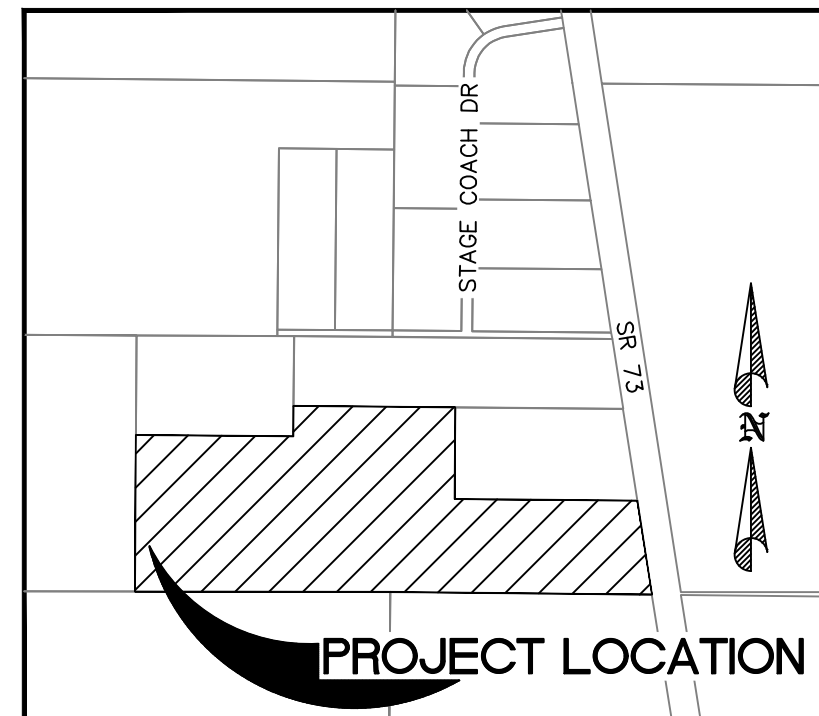
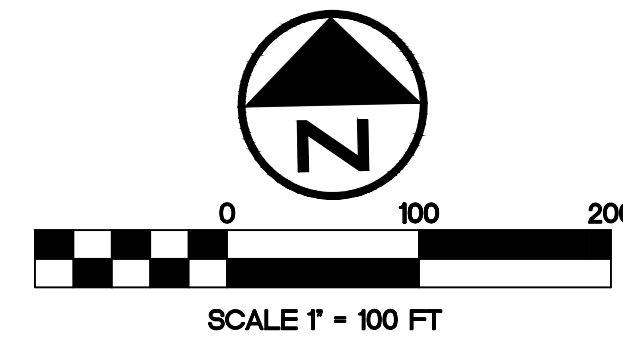
-  Foothill Residential
-  Agricultural/Rural Density One
-  Agricultural/Rural Density Two
-  Neighborhood Residential One
-  Neighborhood Residential Two
-  Neighborhood Residential Three



TYPICAL LOT SETBACKS
SCALE: 1"=50'

BROWNS MEADOW SUBDIVISION

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



VICINITY MAP
SCALE: 1" = 1000'
EAGLE MOUNTAIN, UTAH



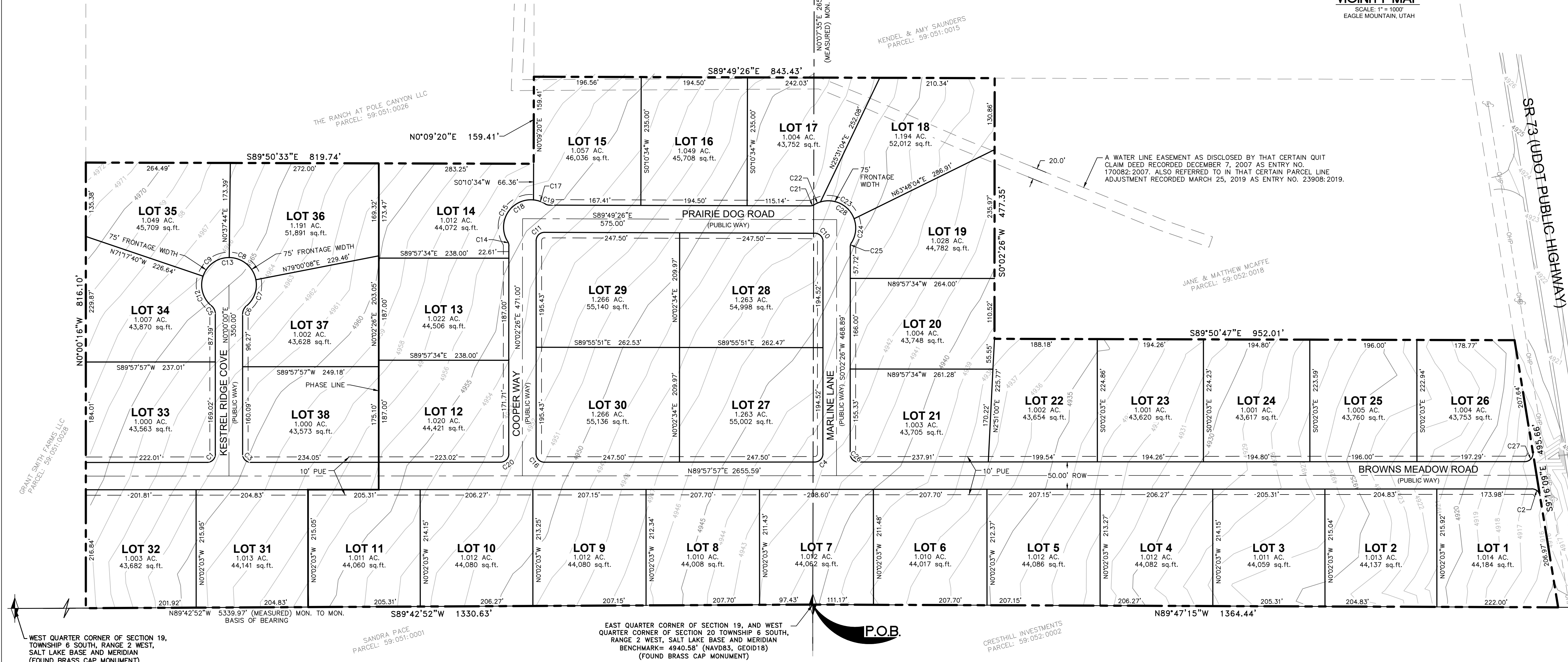
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.55'	15.00'	89°57'57"	N44°58'58"E	21.21'
C2	21.14'	15.00'	80°45'54"	S49°39'06"E	19.44'
C3	23.57'	15.00'	90°02'03"	S45°01'02"E	21.22'
C4	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C5	17.45'	20.00'	49°59'41"	N24°59'51"W	16.90'
C6	17.45'	20.00'	49°59'41"	S24°59'51"W	16.90'
C7	53.23'	50.00'	60°59'33"	N19°29'55"E	50.75'
C8	68.39'	50.00'	78°22'25"	N50°11'04"W	63.19'
C9	62.76'	50.00'	71°55'23"	S54°40'02"W	58.72'
C10	23.53'	15.00'	89°51'52"	N44°53'30"W	21.19'
C11	23.60'	15.00'	90°08'08"	S45°06'30"W	21.24'
C12	59.95'	50.00'	68°42'02"	S15°38'40"E	56.43'
C13	62.76'	50.00'	71°55'23"	S54°40'02"W	58.72'
C14	8.29'	15.00'	31°41'02"	N15°48'05"W	8.19'
C15	110.98'	50.00'	127°10'23"	S31°56'35"W	89.56'
C16	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C17	22.63'	50.00'	25°55'39"	N71°30'24"W	22.43'
C18	110.98'	50.00'	127°10'23"	S31°56'35"W	89.56'
C19	8.19'	15.00'	31°16'51"	S74°11'00"E	8.09'
C20	23.54'	15.00'	89°55'31"	N45°00'11"E	21.20'
C21	8.15'	15.00'	31°07'15"	N74°36'56"E	8.05'
C22	12.34'	50.00'	14°08'47"	S66°07'42"W	12.31'
C23	75.66'	50.00'	86°41'40"	N63°27'04"W	68.64'
C24	45.26'	50.00'	51°51'55"	N05°49'43"E	43.73'
C25	8.30'	15.00'	31°43'15"	S15°54'03"W	8.20'
C26	23.58'	15.00'	90°04'29"	S44°59'49"E	21.23'
C27	25.98'	15.00'	99°14'04"	N40°20'55"E	22.85'
C28	75.66'	50.00'	86°41'40"	N63°27'04"W	68.64'

LEGEND	
	SECTION LINE
	FOUND SECTION CORNER
	SECTION CORNER (NOT FOUND)
	FOUND REBAR AND CAP
	SET 5/8 REBAR AND CAP
	(WILDING ENGINEERING)
	SET NAIL & WASHER

NO.	REVISION	DATE

PROJECT INFORMATION
BROWNS MEADOW SUBDIVISION
PRELIMINARY PLAT
EAGLE MOUNTAIN, UTAH

DRAWN SWR	CHECKED KMD	PROJECT # 21352
DATE 3/2/2022		
SCALE 1" = 100'		
SHEET 1 OF 1		
ENGINEER'S STAMP		



NOTES:
1. THE ZONING OF THE SUBJECT PROPERTY IS RD1
2. A WILDING ENGINEERING REBAR AND CAP WILL BE SET AT REAR LOT CORNERS AND THE OVERALL BOUNDARY CORNERS. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
3. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

PLAT CALCULATIONS

TOTAL ACREAGE: 45.133 ACRES
BUILDABLE ACREAGE: 39.861 ACRES
TOTAL ACREAGE IN LOTS: 39.861 ACRES
TOTAL OPEN SPACE: 0 ACRES
TOTAL IMPROVED OPEN SPACE: 0 ACRES
AVERAGE LOT SIZE: 45,693 SF/1.048 ACRES
LARGEST LOT SIZE: 55,140 SF/1.266 ACRES
SMALLEST LOT SIZE: 43,563 SF/1.000 ACRES
OVERALL DENSITY: 0.86 LOTS/ACRE
TOTAL NUMBER OF LOTS: 38 LOTS

DEVELOPER CONTACT INFO
NAME: BRETT LOVELL
PHONE: 801-706-4693
EMAIL: LOVELLDEVELOPMENTGROUP@GMAIL.COM



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 8, 2022

TITLE:	ACTION ITEM - Chapter 17.89 Sign Regulations and Sign Permits
ITEM TYPE:	Development Code Amendment
APPLICANT:	Creative Signs and Graphics

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The applicant is proposing a change to Chapter 17.80 to allow for electronic message centers in commercial zones and in residential and agricultural zones for institutional uses. Currently City Code only allows electronic message centers for public, private, and charter schools (EMMC 17.80.070 F) , and city-controlled public announcement signs (EMMC 17.80.070 E).

ITEMS FOR CONSIDERATION:

The following items should be considered when making a recommendation to the Eagle Mountain City Council.

Business Support: The applicant has indicated that electronic message centers are "proven to increase sales" while the data to support this claim has not been provided to staff it is worth further investigation.

Community Service Announcements: In the provided narrative, the applicant highlights a benefit to the City is the ability to use the EMC's (Electronic Messaging Centers) of businesses to spread community service announcements, but the ability to require this is not addressed in the proposed ordinance, staff recommends that if the Planning Commission feels this is an important provision that it be added into the proposed code amendment.

Agricultural and Residential Zones: The proposed code change would allow electronic reader boards in agricultural and residential zones for "Residential Development, agricultural business, church, school or an institutional recreations facility." Code already allows EMCs at schools, and recreation centers (controlled by the City) would likewise be permitted to have EMCs, it is the opinion of staff

that the code should not be amended to allow EMCs in agriculture and residential zones for other/additional uses.

Community Look and Feel: The Planning Commission should consider if EMC's are in keeping with the established community look and feel of Eagle Mountain, if not, they should make a recommendation about if they feel preserving the communities look is a sufficient reason to deny the proposed code amendment.

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

RECOMMENDATION:

A recommendation of approval to the City Council may be made, for the reasons set forth in the staff report and in the meeting, along with the following conditions of approval (or additional conditions added by the Commission):

1. The provisions that allows Electronic Message Centers in the Agriculture or Residential Zones is removed.
2. Code is amended to clarify: How, when, and for how long the City may require EMCs to display Community Messages.

A recommendation of denial to the City Council may be made, for the reasons set forth in the staff report and in the meeting.

A motion to table may be made with specific directions to give the applicant guidance in drafting an ordinance that can receive a motion to recommend approval including:

1. Provide data supporting the claim that EMC's increase a businesses sales.

ATTACHMENTS:

[Proposed Code Change](#)
[Narrative](#)

Code Amendment Proposal

Eagle Mountain City Code

Existing code

17.80.60 General Provisions

The following general provisions and requirements shall apply to all signs and outdoor advertising structures that may be erected or maintained within Eagle Mountain City. The planning director shall approve signs that are in compliance with the regulations and standards contained herein. Signs shall be maintained in accordance with these provisions and standards.

A. Signs Installed in Compliance with Codes. Signs shall be installed according to requirements contained in the International Building and Electrical Codes, as applicable.

B. Traffic Hazards. No sign shall be erected where it may create a traffic safety hazard by: obscuring traffic control signs or signals; confusing drivers by appearing to be a traffic control sign or signal; or obstructing vision at intersections or driveways by being placed within a clear vision triangle. Signs shall not be fastened to traffic control devices, street signs, or utility poles.

C. Signs in Right-of-Way. Unless authorized by specific written agreement with the city, no sign shall be placed in or extend over any public right-of-way except traffic control signs, signs described in this chapter, city events or notices (Pony Express Days, recreation leagues, etc.), and public notices placed by public agencies.

D. Sign Illumination. All temporary signs must be nonilluminated. Allowed permanent signs may be nonilluminated, or illuminated by a constant, indirect source of illumination focused on the sign's copy or be internally illuminated, halo illuminated, or externally indirectly illuminated, unless otherwise specified. All illuminated signs shall comply with the time limitations of EMMC 17.56.050 (G). No animated, flashing, blinking, or moving signs shall be permitted, except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events may be permitted by the planning commission. No sign illumination is permitted within the residential zone of the city unless approved by the planning director, or approved as part of a conditional use permit or master development plan. Electrical signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the city's adopted International Electrical Code, International Building Code and Chapter 17.56 EMMC, Outdoor Lighting Standards.

1. Type of Sign Illumination. The type of sign illumination as otherwise set forth in this chapter:

a. Halo-Type Illumination. The light source is concealed behind an opaque face and the rays of illumination are projected outwards toward the edge of the sign, forming a "halo" effect around the exterior of the sign.

b. Internal Illumination. The light source is concealed entirely within a sign which makes sign graphics visible by transmitting light through a translucent or semitranslucent material.

c. External, Indirect Illumination. The light source is exposed and directed toward the sign face but is shielded or concealed from view with proper shields or glass lenses to avoid glare. Examples of external illumination include gooseneck light fixtures and ground-mounted light fixtures.

2. Externally Illuminated Sign Standards.

a. External illumination for signs shall comply with all provisions of this chapter, and is included within the total outdoor light output limits of EMMC 17.56.050 (D), and shall comply with applicable lamp source and shielding restrictions.

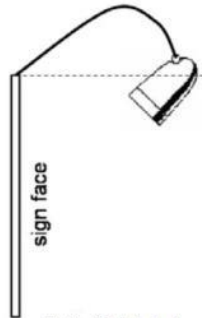
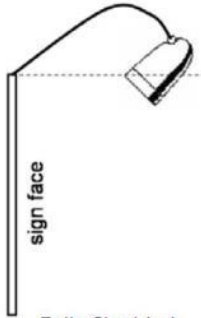
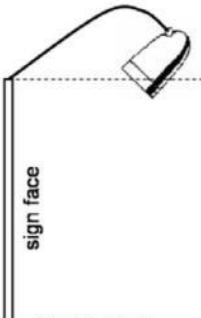
b. Except as provided in subsection C of this section, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare.

c. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face, provided:

i. The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and

ii. The uppermost portion of the fixture's opening is located no higher than the top of the sign face (Figure 17.80.060-1). Light fixtures aimed and installed in this fashion shall be considered fully shielded for purposes of calculating the total outdoor light output limits of EMMC 17.56.050 (D).

Figure 17.80.060-1 External Light Fixture Shielding

Permitted and Prohibited External Sign Lighting Configurations		
Allowed	Allowed	Not Allowed
 Fully Shielded	 Fully Shielded	 Unshielded

3. Internally Illuminated Sign Standards. Internally illuminated signs shall either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, or cream) background and generally lighter text and symbols (Figure 17.50.060-2). Lamps used for internal illumination of internally illuminated signs shall not be counted toward the total outdoor light output limits of EMMC 17.56.050 (D).

Figure 17.80.060-2 Internal Lighting Standards

Light Background Not Allowed	Colored Background Allowed	Opaque Background Allowed
RESTAURANT CAFE	GAS STATION	HOTEL

a. Other internally illuminated panels or decorations not considered to be signage according to this chapter (such as illuminated canopy margins, building faces, or architectural outlining) shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards, and total outdoor light output limits established in EMMC 17.56.050(D).

4. Neon Sign Standards. Neon sign lighting shall be included within the total outdoor light output limits of EMMC 17.56.050 (D).

5. Single-Color LED Sign Standards. Single-color LED signs shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum nighttime brightness.

a. Single-color LED signs shall not exceed a maximum illumination of 200 nits during nighttime hours (between dawn and dusk) and a maximum illumination of 5,000 nits during daylight hours.

6. Time Limitations. All signs shall be turned off by 11:00 p.m. or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

E. Compatibility. The design of signs, including materials and form, shall be compatible with the building or use to which they are an accessory.

F. Maintenance of Signs. Signs and their supporting structures shall be maintained so as not to create a health or safety hazard, or constitute a nuisance. Signs and their supporting structures shall also be maintained in good repair and operation and shall be repaired, repainted, relettered or otherwise

maintained in good visual condition so as to not be an aesthetic detriment to the immediate and surrounding areas.

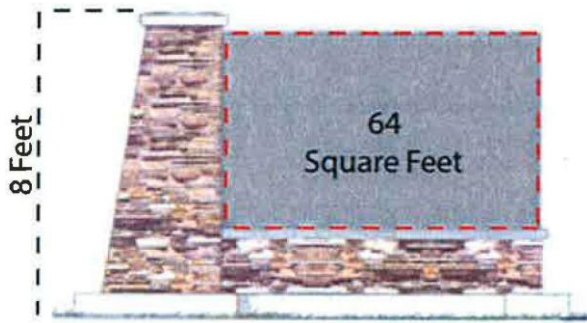
G. Abandoned Signs. Any sign that is not structurally sound or no longer serves to inform or attract the public, including illegible signs and signs advertising or identifying abandoned uses, shall be considered abandoned and shall be removed as required by this chapter. [Ord. [O-12-2014](#) (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.6); Ord. [O-18-2008](#) § 2 (Exh. A § 16.6); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.6); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.6)]

17.80.070 Permitted Signs

The following permanent signs shall be permitted in accordance with regulations and standards for this section. Any sign not expressly allowed by this chapter is prohibited. The planning director shall approve signs that are in compliance with requirements of EMMC [17.80.060](#), General provisions, and the regulations and standards contained herein.

A. Monument Signs in Agricultural and Residential Zones. Monument signs are allowed in all zones. Monument signs in the agricultural and residential zones may only be used in conjunction with a residential development, agricultural business, church, school or an institutional or recreational facility that has received approval from the city. These monument signs shall conform to the following standards:

1. Height. The maximum height shall be eight feet.
2. Sign Copy. The maximum sign copy shall be 64 square feet.



3. Setback. The setback shall be five feet from any property line.
4. Orientation. Monument signs shall be located perpendicular to the adjacent public street or public view if double-sided or, if single-sided, shall be parallel to the adjacent public street or public view.
5. Landscaping. All areas surrounding monument signs shall be landscaped with irrigated landscaping.

6. Compatibility. Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme.

7. Illumination. Monument signs may be internally or externally lit and shall only illuminate the sign face or copy.

B. Combined Monument Signs in the Commercial, Industrial, and Airpark Zones. Developments that have multiple pads and are located in a commercial, industrial, or airpark zone may be required to construct one combined monument sign structure per street frontage. The requirement to construct the monument sign structures may be a condition of approval for a site plan or conditional use. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. The sign copy will be approved by the planning director or designee through the sign permit application process. All combined monument signs shall be designed and built in substantial conformance to the sign depicted in Figure 17.80.070 (A) and must comply with the standards enumerated in subsections (A)(4) through (A)(7) of this section and the standards contained in this subsection. Minor variations to the sign design may be considered by the planning director. More significant variations require approval by the planning commission and city council; height and size requirements may not be exceeded.

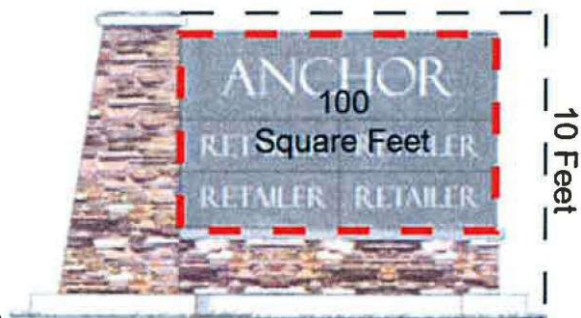


Figure 17.50.070 (A)

1. Height. The maximum height of a combined monument sign shall be 10 feet.
2. Sign Copy. The maximum sign copy of a combined monument sign shall be 100 square feet.
3. Materials. Each sign shall contain stone, rock, or brick at the base (at least two feet high) and vertically along at least one side (at least two feet wide). The sign copy may not exceed the height of the rock column, and may not extend beyond the rock base.
4. Design. Additional design elements may be considered by the planning director in order to give uniqueness to a development.
5. Setback. There is no required setback for combined monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.

C. Individual Monument Signs in the Commercial, Industrial, and Airpark Zones. Developments that have multiple pads and are located in a commercial, industrial, or airpark zone shall be allowed to construct one individual monument sign for each freestanding building. In an effort to maintain aesthetic consistency, all individual monument signs within a project/development shall be substantially similar in design and materials. All monument signs must comply with the standards enumerated in subsections (A)(4) through (A)(7) and (C)(1) through (C)(6) of this section. Minor variations to the sign designs within a development may be considered by the planning director. More significant variations require approval by the planning commission and city council. If multiple businesses share a common structure, then a combined monument sign containing signage for each business is required. No individual monument sign is allowed for businesses that share a structure.

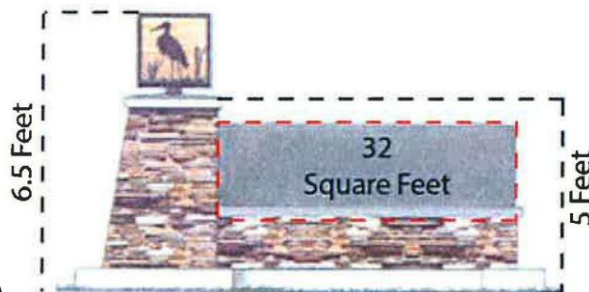


Figure 17.80.070 (B)

Preferred example of an individual monument sign

1. Height. The maximum height shall be five feet. Additional design elements, such as those depicted in Figure 17.80.070 (B), may be no higher than six and one-half feet.
2. Sign Copy. The maximum sign copy of any monument sign shall be 32 square feet.
3. Materials. Each sign shall, at a minimum, contain stone, rock, or brick at the base (at least two feet high). The recommended monument sign design is depicted in Figure 17.80.070 (B). The materials and design shall be consistent for each sign in the development/project.
4. Design. Each development should contain an element of uniqueness, but the signage throughout a development must be consistent.
5. Setback. There is no required setback for individual monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.
6. Proximity to Other Such Signs. Signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other monument sign located on the same frontage.

D. Wall, Canopy, or Awning Signs. Wall, canopy, or awning signs are allowed in commercial, airpark, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. Wall signs shall not take up more than 10 percent of any wall area on which the sign is located. Canopy or awning signs shall not be included in the calculation of the wall sign area, although the sign copy for

canopy signs shall not exceed 50 percent of the canopy area.



1. Illumination. Wall signs may be internally or externally lit and shall only illuminate the sign face or copy. Canopy and awning signs may be externally lit and shall only illuminate the sign face or copy.

E. Changeable Copy Signs. Changeable copy signs on a marquee, reader board, or other replaceable copy area are allowed in commercial, airpark, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. The changeable wording area shall not exceed 50 percent of the total sign face. Animated signs, with the exception of city-controlled public announcement signs, are not permitted in the city. All lettering, background, and other aspects of changeable copy signs shall be maintained and repaired consistently to ensure that no discoloring or bleaching occurs. Gas station

advertising signage is exempt from the 50 percent size restriction and is reviewed as a standalone

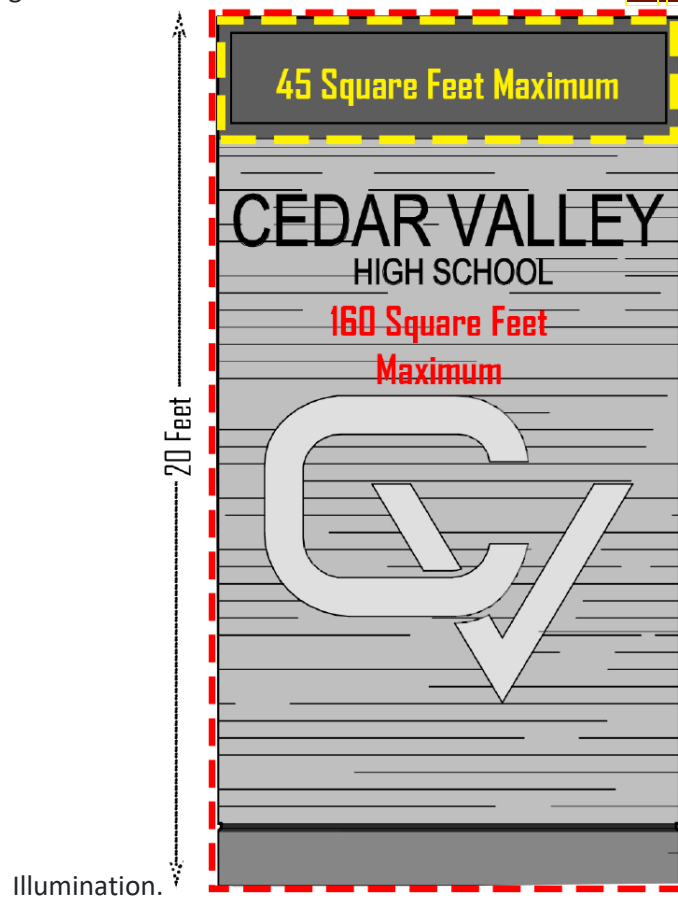


commercial monument sign.

F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be 20 feet.
2. Sign Copy. The maximum sign area shall be 160 square feet.
3. Design. All signs on a site shall have consistent materials and design elements.
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. The specific sign location shall be approved by the planning director or his/her designee.
5. Electronic message centers/reader boards shall also meet these criteria:
 - a. Electronic message boards or reader boards shall not exceed 45 square feet.
 - b. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.
 - c. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum

nighttime brightness and illumination standards found in EMMC 17.80.060(D), Sign



Proposed Code Change

17.80.60 General Provisions

The following general provisions and requirements shall apply to all signs and outdoor advertising structures that may be erected or maintained within Eagle Mountain City. The planning director shall approve signs that are in compliance with the regulations and standards contained herein. Signs shall be maintained in accordance with these provisions and standards.

A. Signs Installed in Compliance with Codes. Signs shall be installed according to requirements contained in the International Building and Electrical Codes, as applicable.

B. Traffic Hazards. No sign shall be erected where it may create a traffic safety hazard by: obscuring traffic control signs or signals; confusing drivers by appearing to be a traffic control sign or signal; or obstructing vision at intersections or driveways by being placed within a clear vision triangle. Signs shall not be fastened to traffic control devices, street signs, or utility poles.

C. Signs in Right-of-Way. Unless authorized by specific written agreement with the city, no sign shall be placed in or extend over any public right-of-way except traffic control signs, signs described in this chapter, city events or notices (Pony Express Days, recreation leagues, etc.), and public notices placed by public agencies.

D. Sign Illumination. All temporary signs must be nonilluminated. Allowed permanent signs may be nonilluminated, or illuminated by a constant, indirect source of illumination focused on the sign's copy or be internally illuminated, halo illuminated, or externally indirectly illuminated, unless otherwise specified. All illuminated signs shall comply with the time limitations of EMMC 17.56.050(G). No ~~animated, flashing, blinking, or moving signs shall be permitted, except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events may be permitted by the planning commission.~~ No sign illumination is permitted within the residential zone of the city unless approved by the planning director, or approved as part of a conditional use permit or master development plan. Electrical signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the city's adopted International Electrical Code, International Building Code and Chapter 17.56 EMMC, Outdoor Lighting Standards.

1. Type of Sign Illumination. The type of sign illumination as otherwise set forth in this chapter:

a. Halo-Type Illumination. The light source is concealed behind an opaque face and the rays of illumination are projected outwards toward the edge of the sign, forming a "halo" effect around the exterior of the sign.

b. Internal Illumination. The light source is concealed entirely within a sign which makes sign graphics visible by transmitting light through a translucent or semitranslucent material.

c. External, Indirect Illumination. The light source is exposed and directed toward the sign face but is shielded or concealed from view with proper shields or glass lenses to avoid glare. Examples of external illumination include gooseneck light fixtures and ground-mounted light fixtures.

2. Externally Illuminated Sign Standards.

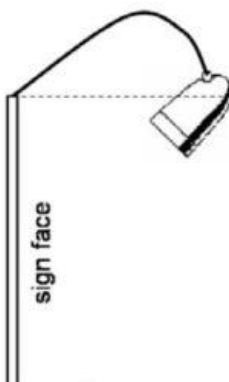
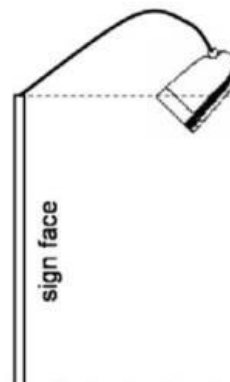
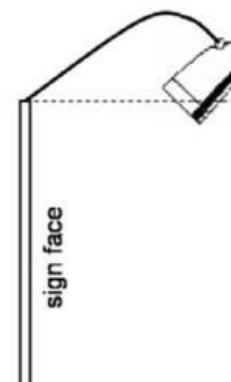
a. External illumination for signs shall comply with all provisions of this chapter, and is included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#), and shall comply with applicable lamp source and shielding restrictions.

b. Except as provided in subsection C of this section, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare.

c. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face, provided:

- i. The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and
- ii. The uppermost portion of the fixture's opening is located no higher than the top of the sign face (Figure 17.80.060-1). Light fixtures aimed and installed in this fashion shall be considered fully shielded for purposes of calculating the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

Figure 17.80.060-1 External Light Fixture Shielding

Permitted and Prohibited External Sign Lighting Configurations		
Allowed	Allowed	Not Allowed
 sign face Fully Shielded	 sign face Fully Shielded	 sign face Unshielded

3. Internally Illuminated Sign Standards. Internally illuminated signs shall either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, or cream) background and generally lighter text and symbols (Figure 17.80.060-2). Lamps used for internal illumination of internally illuminated signs shall not be counted toward the total outdoor light output limits of EMMC 17.56.050(D).

Figure 17.80.060-2 Internal Lighting Standards

Light Background Not Allowed	Colored Background Allowed	Opaque Background Allowed
RESTAURANT CAFE	GAS STATION	HOTEL

a. Other internally illuminated panels or decorations not considered to be signage according to this chapter (such as illuminated canopy margins, building faces, or architectural outlining) shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards, and total outdoor light output limits established in EMMC 17.56.050(D).

4. Neon Sign Standards. Neon sign lighting shall be included within the total outdoor light output limits of EMMC 17.56.050(D).

5. Single-Color LED Sign Standards. Single-color LED signs shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum nighttime brightness.

a. Single-color LED signs shall not exceed a maximum illumination of 200 nits during nighttime hours (between dawn and dusk) and a maximum illumination of 5,000 nits during daylight hours.

6. Time Limitations. All signs shall be turned off by 11:00 p.m. or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

E. Compatibility. The design of signs, including materials and form, shall be compatible with the building or use to which they are an accessory.

F. Maintenance of Signs. Signs and their supporting structures shall be maintained so as not to create a health or safety hazard, or constitute a nuisance. Signs and their supporting structures shall also be maintained in good repair and operation and shall be repaired, repainted, relettered or otherwise

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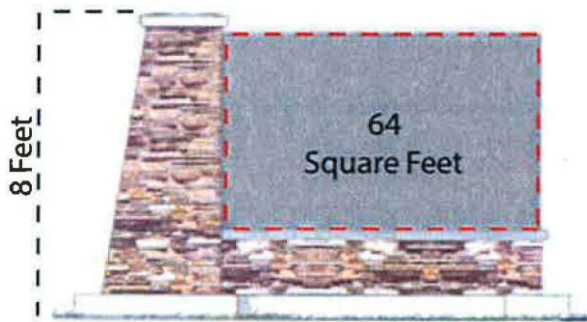
G. Abandoned Signs. Any sign that is not structurally sound or no longer serves to inform or attract the public, including illegible signs and signs advertising or identifying abandoned uses, shall be considered abandoned and shall be removed as required by this chapter. [Ord. [O-12-2014](#) (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.6); Ord. [O-18-2008](#) § 2 (Exh. A § 16.6); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.6); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.6)].

17.80.070 Permitted Signs

The following permanent signs shall be permitted in accordance with regulations and standards for this section. Any sign not expressly allowed by this chapter is prohibited. The planning director shall approve signs that are in compliance with requirements of EMMC [17.80.060](#), General provisions, and the regulations and standards contained herein.

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1. Height. The maximum height shall be eight feet.
2. Sign Copy. The maximum sign copy shall be 64 square feet.



3. Setback. The setback shall be five feet from any property line.
4. Orientation. Monument signs shall be located perpendicular to the adjacent public street or public view if double-sided or, if single-sided, shall be parallel to the adjacent public street or public view.
5. Landscaping. All areas surrounding monument signs shall be landscaped with irrigated landscaping.

6. Compatibility. Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme.

7. Illumination. Monument signs may be internally or externally lit and shall only illuminate the sign face or copy.

B. Combined Monument Signs in the Commercial, Industrial, and Airpark Zones. Developments that have multiple pads and are located in a commercial, industrial, or airpark zone may be required to construct one combined monument sign structure per street frontage. The requirement to construct the monument sign structures may be a condition of approval for a site plan or conditional use. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. The sign copy will be approved by the planning director or designee through the sign permit application process. All combined monument signs shall be designed and built in substantial conformance to the sign depicted in Figure 17.80.070 (A) and must comply with the standards enumerated in subsections (A)(4) through (A)(7) of this section and the standards contained in this subsection. Minor variations to the sign design may be considered by the planning director. More significant variations require approval by the planning commission and city council; height and size requirements may not be exceeded.



Figure 17.80.070 (A)

1. Height. The maximum height of a combined monument sign shall be 10 feet.
2. Sign Copy. The maximum sign copy of a combined monument sign shall be 100 square feet.
3. Materials. Each sign shall contain stone, rock, or brick at the base (at least two feet high) and vertically along at least one side (at least two feet wide). The sign copy may not exceed the height of the rock column, and may not extend beyond the rock base.
4. Design. Additional design elements may be considered by the planning director in order to give uniqueness to a development.
5. Setback. There is no required setback for combined monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.

C. Individual Monument Signs in the Commercial, Industrial, and Airpark Zones. Developments that have multiple pads and are located in a commercial, industrial, or airpark zone shall be allowed to construct one individual monument sign for each freestanding building. In an effort to maintain aesthetic consistency, all individual monument signs within a project/development shall be substantially similar in design and materials. All monument signs must comply with the standards enumerated in subsections (A)(4) through (A)(7) and (C)(1) through (C)(6) of this section. Minor variations to the sign designs within a development may be considered by the planning director. More significant variations require approval by the planning commission and city council. If multiple businesses share a common structure, then a combined monument sign containing signage for each business is required. No individual monument sign is allowed for businesses that share a structure.

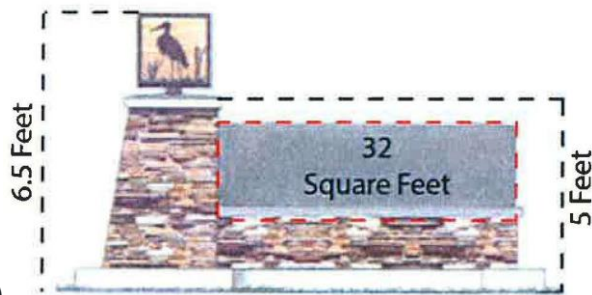


Figure 17.80.070 (B)

Preferred example of an individual monument sign

1. Height. The maximum height shall be five feet. Additional design elements, such as those depicted in Figure 17.80.070 (B), may be no higher than six and one-half feet.
2. Sign Copy. The maximum sign copy of any monument sign shall be 32 square feet.
3. Materials. Each sign shall, at a minimum, contain stone, rock, or brick at the base (at least two feet high). The recommended monument sign design is depicted in Figure 17.80.070 (B). The materials and design shall be consistent for each sign in the development/project.
4. Design. Each development should contain an element of uniqueness, but the signage throughout a development must be consistent.
5. Setback. There is no required setback for individual monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.
6. Proximity to Other Such Signs. Signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other monument sign located on the same frontage.

D. Wall, Canopy, or Awning Signs. Wall, canopy, or awning signs are allowed in commercial, airpark, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. Wall signs shall not take up more than 10 percent of any wall area on which the sign is located. Canopy or awning signs shall not be included in the calculation of the wall sign area, although the sign copy for

canopy signs shall not exceed 50 percent of the canopy area.



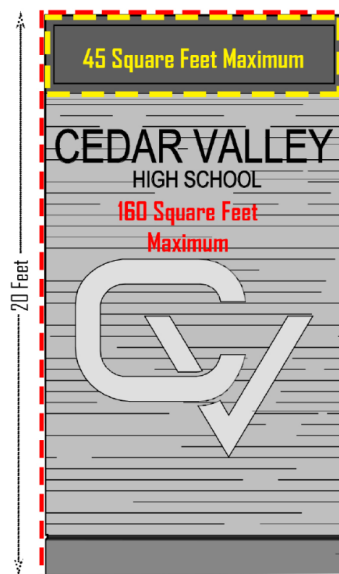
1. Illumination. Wall signs may be internally or externally lit and shall only illuminate the sign face or copy. Canopy and awning signs may be externally lit and shall only illuminate the sign face or copy.

17.80.070 E. Changeable Copy Signs. Changeable copy signs on a marquee, reader board, or other replaceable copy area are allowed in commercial, airport, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. The changeable wording area shall not exceed 50 percent of the total sign face. Animated signs **are allowed for commercial advertisement with city approval. The approved animated signs should follow guidelines found in 17.80.070 G. with the exception of city-controlled public announcement signs, are not permitted in the city.** All lettering, background, and other aspects of changeable copy signs shall be maintained and repaired consistently to ensure that no discoloring or bleaching occurs. Gas station advertising signage is exempt from the 50 percent size restriction and is reviewed as a standalone commercial monument sign.

(Figure moved to 17.80.070 G)

F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be 20 feet.
2. Sign Copy. The maximum sign area shall be 160 square feet.
3. Design. All signs on a site shall have consistent materials and design elements.
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. The specific sign location shall be approved by the planning director or his/her designee.
5. Electronic message centers/reader boards shall ~~also meet these criteria~~ **comply with standards found in 17.80.070. G**
 - ~~a. Electronic message boards or reader boards shall not exceed 45 square feet.~~
 - ~~b. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.~~
 - ~~c. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum nighttime brightness and illumination standards found in EMMC **17.80.060**(D), Sign Illumination.~~



G. Electronic message centers, reader boards, or other replaceable copy signs are allowed in commercial zones. Electronic message centers, reader boards, or other replaceable copy signs in the agricultural and residential zones may only be used in conjunction with a residential development, agricultural business, church, school or an institutional or recreational facility that has received approval from the city. These signs must comply with the following standards:

1. Electronic message boards or reader boards shall not exceed 45 square feet.
2. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.
3. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum nighttime brightness and illumination standards found in EMMC 17.80.060 (D), Sign Illumination.



The purpose of this letter is to disclose and describe the changes that the public would like to make to the Electronic Message Center sign code. As we are aware of some of the concerns that the city council and mayor may have on this issue it is important that we acknowledge the benefits that may come from adjusting this code to allow electronic message centers for commercial use and why we would like certain codes adjusted.

The first point I would like to present is that EMCs provide the business community with the opportunity to provide information of services and products they offer and therefore supports and enhances local business. As a growing city it is important to support local business. Certain city codes can be a determining factor if a business decides to build roots in your town or not. Being that electronic message centers are proven to increase sales; this could be one of those determining codes. As for the Businesses that have already decided to set up in this town it would be a great message of support for this code to allow them use of electronic message centers.

Another consideration for the Council is that often businesses will provide community service announcements and can also provide critical information such as amber alerts or other emergencies. Electronic message centers are currently allowed for civil and educational uses. If Businesses are allowed to purchase and operate their own EMCs and are willing to also provide messages like; community service announcements and critical information such as amber alerts or other emergencies, that is significantly more exposure for important messages as opposed to the few signs that the city or schools own. This means free exposure for important messages dispatched by the city or local officials.

We have added a restriction to the electronic message centers. We included a reasonable hold time since animation is not allowed (in the general section of the code) and hold time is currently not addressed in the code. We would propose a 5 second hold time for all message and slides. We have provided some animations to demonstrate various hold times [at this link](#).

It is important to note that the current illumination requirement of 200 nits is about 100 nits less than the recommended illumination levels of the International Sign Association. This illumination level is certainly no brighter than a standard static sign and, in several cases, would be less. We have not proposed to adjust the illumination code, rather we would like to put concerns of illumination or brightness to rest.

What we are hoping to accomplish through this amendment process is to draft a code that allows for private businesses to have similar sign privileges as the city and schools and to be able to build a sign like the city funded monument sign located on the south side UT Highway 73. As those standards have been proven to be acceptable by the city. The amendments that we have made to the Eagle Mountain Municipal Code Title 17 chapter 17.80 are an expansion of the same standards for civil and educational sign uses to businesses and commercial use.