

EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on November 28, 2023, at 6:30 PM or as soon thereafter as business allows, in the Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, Utah 84005. The Planning Commission will receive public comments concerning the following items:

- **Firefly NPA 8 Phase A 3 Master Site Plan:** The Eagle Mountain City Planning Commission will convene a public hearing to review a request by Candlelight Homes for Master Site Plan Approval for Firefly NPA 8 Phase A 3 consisting of 74 total multi-family attached residential lots on 6.5 acres of land (11.3 du/a) within the Firefly Master Planned Community located in the southwest area of the City near SR-73 and Pole Canyon Blvd. on, and over, parcel number(s) 59:049:0043 & 59:052:0017. *EMC Staff Point of Contact: Robert Hobbs, rhobbs@emcity.org*

- **Official Zoning Map Adoption:** The City is adopting an official updated city-wide zoning map, which will be an interactive digital online map. Properties are not being rezoned with this approval. The City is simply clarifying the zoning and creating a user-friendly map. *EMC Staff Point of Contact: Steve Mumford, smumford@emcity.org*

- **Eagle Mountain Municipal Code Amendments:**
 - EMMC 17.10.030 Definitions, 17.60.110 Required buffer widths and Improvements, 17.60.120 General Fencing Provisions, 17.60.130 Chain Link Fencing: Title 17, Chapter 10.030 by adding definitions, deleting 17.60.110, 120 & 130 in their entirety and replacing the same with a new Title 17.120 that reformats, clarifies, and adds to the deleted sections. The proposed language contains fencing height and placement controls and other regulations for residential, commercial, industrial, and public facilities fencing. It also addresses materials and appearance, non-conforming fencing, abatement of unlawful fencing, walls, chain-link & electric fences, privacy screening elements, trash enclosures, location restrictions, fencing over easements, berms and hedges, the effect of private CCRs on City fence standards, retaining walls, and street screens. *EMC Staff Point of Contact: Robert Hobbs, rhobbs@emcity.org*

 - EMMC 17.10.030 Definitions & 17.25.040 Residential development standards: Title 17, Chapter 10.030 by adding a definition, and, Title 17.25.040 the “Residential Development Standards Table” to better clarify the Table by affirming that structures housing livestock are to be kept 50’ from neighboring residences and 6’ from all other structures in the RA1, RA2, RD1, RD2 and FR Zones, and, that structures housing livestock shall be kept 6’ away from all structures (including neighboring residences) in the R1, R2, R3, RC, MF1 and MF2 Zones. Furthermore, footnote number 3 under the table is proposed to be amended to specify that setback(s) for structures not requiring

a building permit shall not be required -- save for those that house livestock. *EMC Staff Point of Contact: Robert Hobbs, rhobbs@emcity.org*

- EMMC 17.75.069 Restaurant with drive-through services & 17.55.130 (new): A proposal to enact an ordinance amending Title 17, Chapter 75.069 by deleting the special use zoning category of “Restaurant with drive through services” and replacing the drive-thru regulations in the same with revised language to become Chapter 55.130. *EMC Staff Point of Contact: Robert Hobbs, rhobbs@emcity.org*
- EMMC 17.10.030 Definitions, 16.50.020 Lot Line Adjustments Purpose, 16.50.040 Lot Line Adjustments Approval Process, 16.55.040 Plat Amendments Approval Process: Title 17, Chapter 10.030 by adding definitions, and, Title 16.50.020 & 16.50.040 and 16.55.040 by causing property line adjustments between a recorded subdivision plat and adjoining parcel of land to not require execution of a plat amendment, but rather only the need for a record of survey to be authorized and recorded. The change is in care and keeping with Utah State’s recent passage of HB 406. *EMC Staff Point of Contact: Robert Hobbs, rhobbs@emcity.org*
- EMMC 17.20.030, 17.20.045, 17.25.030, 17.25.040, 17.31.030, 17.31.040, 17.35.030, 17.37.030, 17.72.040, 17.75.052: Amending EMMC to permit multi-family structures in the MF2 zone up to 45 feet high and three stories maximum. Amending EMMC to permit ancillary structures on a Religious or Cultural Meeting Hall up to 70 feet above grade. Amending various sections identifying a Religious or Cultural Meeting Hall as a permitted Special Use. *EMC Staff Point of Contact: David Stroud, dstroud@emcity.org*
- EMMC 17.49 Wildlife Corridor Overlay Zone: Code amendment changes to 17.49 were presented as a discussion item to PC last year in October. This section has gone through multiple staff revisions and is now ready to present to PC and CC. While not changing the intent of the wildlife overlay zone code, several additions have been made to add clarity and definitions. Suggested changes clarify how future wildlife overlay zones can be determined, how they will be held within the City’s files. Language has also been added to allow for fines/penalties for violations of this code. *EMC Staff Point of Contact: Todd Black, tblack@emcity.org*

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL
PUBLIC MEETINGS.