

EAGLE MOUNTAIN CITY NOTICE OF PUBLIC HEARINGS

The Eagle Mountain City Council will hold public hearings on February 06, 2024, at 7:00 PM or as soon thereafter as business allows, in the Eagle Mountain City Council Chambers, 1650 E Stagecoach Run, Eagle Mountain, Utah 84005. The City Council will receive public comments concerning the following items:

- **Eagle Mountain Municipal Code Amendments:**

- EMMC 15 Construction Standards: Periodically city staff will review construction standards to ensure that they are up to date and reflect typical standards. After a recent review, modifications have been made to the standards to help clarify portions of the code that may have been vague or misunderstood. The review was conducted by City staff from Engineering and Public Works. Included in the update are changes detailing the installation of pressurized irrigation systems and clarification that sewer laterals are privately owned from the residence to the City main line. Other changes are noted in the redlines. *Eagle Mountain Point of Contact: Chris Trusty ctrusty@emcity.org.*
- EMMC 17.25.040 Residential Development Standards: To clarify the average lot size standard applicable in an amended plat application. *Eagle Mountain Point of Contact: Marcus Draper mdraper@emcity.org.*
- EMMC 5.15 Liquor Licenses: To reflect multiple State code amendments over the years to Utah Code Title 32B Alcoholic Beverage Control Act. *Eagle Mountain Point of Contact: Johna Rose jrose@emcity.org.*
- EMMC 17.60.155 and 17.25.040 Residential Development Standards: A proposal to enact an ordinance amending Title 17, Chapter 60 (and possibly 17.25.040) by adding a new section 155 to specify that a lot size and zoning mixture is required for subdivisions being proposed for development in a Neighborhood Residential 1 General Plan Future Land Use setting. The proposed language states that no more than 1/3 of the total building lots in any subdivision that lies within an NR1 future land use category area shall be comprised of lots zoned R3; and, no more than 1/2 of the remaining building lots in that same subdivision shall be designated R2. Duplicate language may be inserted into 17.25.040. *Eagle Mountain Point of Contact: Robert Hobbs rhobbs@emcity.org.*
- EMMC 17.10.030 Definitions, 16.50.020 Purpose, 16.50.040 Approval Process, 16.55.040 Approval Process: A proposal to enact an ordinance amending Title 17, Chapter 10.030 by adding definitions, and Titles 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. *Eagle Mountain Point of Contact: Robert Hobbs rhobbs@emcity.org.*
- EMMC 17.10.030, 17.60.110, 17.60.120, 17.60.130: Title 17, Chapter 10.030 by adding definitions, deleting 17.60.110, paragraphs B, C, & D; and 17.60.120, and 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 new definitions, 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. *Eagle Mountain Point of Contact: Robert Hobbs rhobbs@emcity.org.*

- **Parkway Fields (Ault Farms) Master Development Plan Amendment:** A proposal by Flagship Homes to amend the Ault Farms (now “Parkway Fields”) Master Development Plan and Development Agreement (UC Parcel 59:018:0057) to update zoning (approx. 2 acres of RC to MF1), to provide for two stub road connections in lieu of one, adopt an updated phasing plan, and adjust the layout of the easterly portion of the project including oversizing some FR lots thereat. The proposed re-arrangement will not increase density, nor change the nature of building types already approved within the project. (Parcel 59:018:0057). *Eagle Mountain Point of Contact: Robert Hobbs* rhobbs@emcity.org.

Materials for the public hearing item may be viewed within three days of the meeting on the city website and at the Eagle Mountain City Recorder’s Office, 1650 E Stagecoach Run, Eagle Mountain, UT, during normal business hours, Monday through Friday, 7:30 AM to 5:30 PM. If you need special accommodation to participate in the meeting, please call the City Recorder’s Office at 801.789.6610. Open portions of the meeting can be viewed at www.eaglemountaincity.com.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.