EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain City Council will hold public hearings on December 5, 2023, 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:

- **Firefly NPA 8 Phase A3 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

- **Transportation Master Plan Update**: The City's Master Transportation Master Plan is being modified regarding the alignment and classification of Mid Valley Road through the Hidden Hollow valley and into Saratoga Springs. *EMC Staff Point of Contact: Chris Trusty, ctrusty@emcity.org*

- **Transportation Impact Fee Analysis:** In an effort to continually maintain an accurate evaluation of the infrastructure needs of the City, Eagle Mountain City routinely updates its Impact Fee Facilities Plans and Impact Fee Analysis. The Facilities Plans identify needed infrastructure based on project growth and demand placed on the system. The Impact Fee Analysis identifies the portion of those needed improvements that can be assessed to new development based on the State Impact Fee codes. *EMC Staff Point of Contact: Chris Trusty, ctrusty@emcity.org*

- **Amendment #1 to the Fiscal Year 2023-2024 Budget:** Amending the General Fund, Impact Fees and Interlocal Service Funds. *EMC Staff Point of Contact: Fionnuala Kofoed, fkofoed@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, 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 17.55.080.C Required Parking Islands: Amending EMMC to change the size of required parking islands from 5 feet by 20 feet to 6 feet by 18 feet for a single island and 5 feet by 40 feet to 6 feet by 36 feet for double islands. The change increases the overall island square footage and equals the depth of a parking stall. *Eagle Mountain City Point of Contact: David Stroud dstroud@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. Eagle Mountain City 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*

- EMMC 13.75.150 Illicit Discharges: 13.75.150 refers to illicit discharges and is being modified to meet the state requirements for what is an allowed discharge. *EMC Staff Point of Contact: Chris Trusty, ctrusty@emcity.org*

- EMCC 7.10: Tree Planting and Care; 16.35 Development Standards for Required Public Facilities; 17.10 Definitions; 17.25 Residential Zones; 17.60 Landscaping, Buffering, Fencing and Transitioning. *EMC Staff Point of Contact: Natalie Winterton, nwinterton@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 a 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.