EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold a public hearing on **June 25, 2024, 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:

- ***Eagle Square Commercial Phase 1 Preliminary Plat:*** Preliminary Plat approval of Eagle Square Commercial Phase 1, a 5-lot commercial plat at Porter's Crossing and Pony Express Parkway. Brett Simpson, applicant. Parcel #'s 58:034:0658 and 58:034:0661. *Eagle Mountain Point of Contact: David Stroud, dstroud@emcity.org*

- ***Eagle Mountain Municipal Code Amendments***:
  - *EMMC Table 17.55.120(c) Hotel, Motel, Bed & Breakfast:* A proposal to enact an ordinance amending Title 17 by modifying Table 17.55.120(c), section "Hotel, Motel, Bed and Breakfast" to read: "1 stall per sleeping unit plus 1 stall for each employee on duty, and 1 stall for every 200 sq ft. of banquet/meeting rooms or restaurant space within the building." *Eagle Mountain Point of Contact: Evan Berrett, eberrett@emcity.org*

  - *EMMC 17.10.030 Residential Zone Bonus Density Entitlements and 17.25.040 Residential Development Standards.* A proposal to amend Title 17, Chapter 10.030 by adding a definition for a "structure", and, Title 17.25.040 the "Residential Development Standards Table" to better clarify 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. Also, to amend footnote number 3 under the Table to specify that setback(s) for structures not requiring a building permit shall not be required -- save for those that house livestock. *Eagle Mountain Point of Contact: Robert Hobbs, rhobbs@emcity.org.*

  - *EMMC 17.35.050 Generally Applicable Provisions, 17.55 Off-street Parking, and 17.75.069 Restaurant with Drive-through Services.* An amendment regarding drive-thru lanes to refer to standards in 17.55.130, to amend 17.55 by adding a new subsection 130 "Drive-Thru Regulations", preserving existing and setting forth new standards for drive-thrus (primarily by requiring minor escape lanes) and deleting 17.75.069 "Restaurant with drive-through services" in its entirety. *Eagle Mountain Point of Contact: Robert Hobbs, rhobbs@emcity.org.*

  - *EMMC 16.35 Development Standards for Required Public Facilities.* A proposal to amend Title 16.35 to reformat, re-illustrate, and clarify City required rights-of-way profiles. *Eagle Mountain Point of Contact: Robert Hobbs, rhobbs@emcity.org.*

- *EMMC 17.20 Agriculture Zone, 17.38 Commercial Storage Zone, and 17.40 Industrial Zone*. Planning Commission review of a proposal to amend Title 17.20 ("Agriculture Zone"), 17.38 ("Commercial Storage Zone") and 17.40 ("Industrial Zone") by providing an introductory subsection for each chapter, reformatting the land use table for each zone (including eliminating conditional use permit requirements from the same) and making minor revisions to 17.40.070 to withdraw a moving vehicle quantity cap and to 17.40.100 by removing reference to previous zoning district equivalents. *Eagle Mountain Point of Contact: Robert Hobbs, rhobbs@emcity.org.*

- *EMMC 17.69 Second Kitchens or Kitchenettes*. Enactment of a new code chapter that would provide an avenue for second kitchens to be established without creating an accessory dwelling unit. *Eagle Mountain Point of Contact: Steven Lehmitz, slehmitz@emcity.org.*

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PUBLIC MEETINGS.