

EAGLE MOUNTAIN CITY
NOTICE OF PUBLIC HEARINGS

The Eagle Mountain Planning Commission will hold public hearings on June 24, 2025, at 6:30 p.m., or as soon thereafter as business allows, in the Eagle Mountain City Council Chambers, located at 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005. The Planning Commission will receive public comments concerning the following items:

Richards Animal Management: A proposed Animal Management Plan by Ashley Richards for her property located at 18423 W Carter Cir. Parcel #: 55:158:0009. *EMC Staff Point of Contact:* Ashley Swensen, aswensen@eaglemountain.gov.

Transportation Master Plan: Eagle Mountain City has contracted with Horrocks Engineering to update the Transportation Master Plan. With the tremendous growth in the City, it is important to review and update the Plan. *EMC Staff Point of Contact:* Assistant City Engineer, David Salazar: dsalazar@eaglemountain.gov.

Eagle Mountain Municipal Code Amendments:

EMMC Chapter 17.25 Residential Zones: A proposed amendment to Title 17.25.040, the “Residential Development Standards”. Table by denoting that townhouse lots in the MF-1 and MF-2 zones require street frontage to be buildable and that apartments in those zones also require street frontage, but may have their parking areas accessed via service drives. *EMC Staff Point of Contact:* Robert Hobbs, rhobbs@eaglemountain.gov.

EMMC Chapter 10.10 Parking: A proposal to amend Title 17, Chapter 10.030 by adding a definition for a “structure”. *EMC Staff Point of Contact:* Robert Hobbs, rhobbs@eaglemountain.gov.

EMMC Chapter 17.25 Residential Zones: A proposal to amend 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. *EMC Staff Point of Contact:* Robert Hobbs, rhobbs@eaglemountain.gov.

EMMC Chapter 17.35 Commercial Zones: A proposal to amend Title 17.35.050 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. *EMC Staff Point of Contact: Robert Hobbs, rhobbs@eaglemountain.gov.*

EMMC Title 6 Animals: This proposal amends 6.05.260, Table 6.10.080, and creates Chapter 6.15 for establishing standards for alternative animal management plans. It also amends Table 17.05.200(a), 17.65.050, 17.65.100, 17.70.040, and 17.105.050 to remove exceptions to home business license and accessory dwelling unit standards, as well as eliminating public hearings for variances and land use appeals pursuant to UCA 10-9a-701(5). *EMC Staff Point of Contact: Steven Lehmitz, slehmitz@eaglemountain.gov.*

Materials for the public hearing items 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 801.789.6611. Open portions of the meeting can be viewed at www.eaglemountain.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL PUBLIC MEETINGS.