

ORDINANCE NO. O-26-2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING
THE EAGLE MOUNTAIN MUNICIPAL CODE SECTIONS 16.35.090 PRIVACY
SCREENING; SECTION 17.40.020 LAND USE TABLE, AND SECTION 17.60.120
GENERAL FENCING PROVISIONS

PREAMBLE

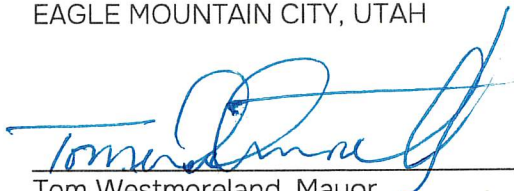
WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Sections 16.35.090 Privacy Screening, Section 17.40.020 Land Use Table, and Section 17.60.120 General Fencing Provisions, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Sections 16.35.090 Privacy Screening, Section 17.40.020 Land Use Table, and Section 17.60.120 General Fencing Provisions, as described in Exhibit A.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 3rd day of June, 2025.

EAGLE MOUNTAIN CITY, UTAH


Tom Westmoreland, Mayor

ATTEST:


Gina L. Olsen
City Recorder



CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 3rd day of June, 2025.

Those voting yes:

☒ Donna Burnham

☐ Melissa Clark

☒ Jared Gray

☒ Rich Wood

☒ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☒ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

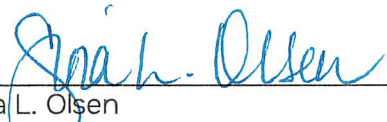
☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright





Gina L. Olsen
City Recorder

Posted on 6.16.25 by lj.

Exhibit A

16.35.090 Privacy screening.

Residential subdivisions, business park, commercial, commercial storage, and industrial developments shall install six-foot-tall privacy screening made of durable materials consisting of either stone, masonry or decorative concrete (including precast concrete) along the rear and/or side lot lines of a project that abut(s) an arterial or collector road right-of-way, or one designated as such on the city's existing future transportation plan.

Developers/builders are required to install privacy screening prior to any building permits being issued in that phase of development that abuts such right-of-way. Property purchasers, at any such time as they desire to install screening along an arterial or collector where such is absent, shall install an acceptable wall.

Exception: In cases where a residential property:

1. Either abuts the Ranches Parkway, or
2. Faces (at an angle within 45 degrees of being parallel) to Ranches Parkway, and
3. Is within 75' of the closest Ranches Parkway right-of-way line, and,
4. Where and when screening of the property (usually along a rear property line) from the Parkway has not already been installed by a developer/builder prior to occupancy of a house on that property, then,

Screening installed by that lot's owner and shall be a "Monterey Gray" colored wood fence – 6' maximum height.

Note that the fore-going requirement does not pertain to those properties in the Ranches with yards abutting or facing actively used golf course land (i.e., fairways or greens) where wrought iron type fencing is instead required between those yard areas [usually backyards] and the golf course.

17.40.020 Land use table.

The land use table in this section specifies the various land uses that are permitted or specially permitted within the industrial zone. Uses that are not listed in the table are prohibited.

P = Permitted.

S = Special (Special uses are permitted as long as they comply with standards listed in Chapter [17.75](#) EMMC that are specific to that type of use).

17.60.120 General fencing/screening provisions.

A. The standards in this section shall apply universally to fencing, walls, and screens in all zones unless specified otherwise. Various fence types are defined in EMMC 17.10.030. A fence permit or authorization via city site plan approval shall be required by the city to sanction the placement of a fence or wall or privacy screen.

Property owners should only install fencing on their property. If the property lines are not clearly marked, the city encourages the property owner(s) to consider having a surveyor determine property line locations and mark the same. Fence or wall height is measured or assessed from either: (1) the height of finished grade of the property whereupon a fence lies or to which it pertains, to the top of the fence or wall; or (2) from the height of the grade of a commercial or industrial building/parking pad where such is at a higher-grade elevation than any abutting residentially zoned or developed property, whichever results in a higher screen.

E. Walls or Fences as Buffers or Street Screens. Where required, screening walls or fences shall not be less than six feet in height. Required wall installations shall precede issuance of a building permit for a project related to a wall as per EMMC [16.35.090](#). Masonry or decorative concrete shall be used as a:

...

3. Street Screens. Where and when residential fencing abutting a road identified by the city as a "major" or "minor" "arterial," or, as a "major" or "minor" "collector" is installed, it shall be of consistent height (not less than six feet), material and color, and be made of stone, masonry or decorative concrete.

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