

ORDINANCE NO. O-60 -2025

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING  
THE EAGLE MOUNTAIN MUNICIPAL CODE SECTIONS 16.05 AND 17.05  
REGARDING NEWSPAPER NOTICING REQUIREMENTS

*PREAMBLE*

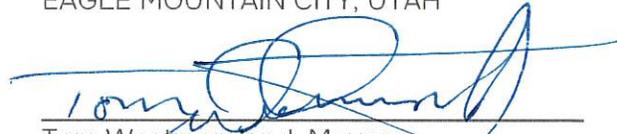
WHEREAS, the proposed amendment to EMMC 16.05 and 17.05 seeks to remove all newspaper noticing requirements and instead requires a notice on the public noticing website to match current practices and align with State Code;

NOW THEREFORE, 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 Chapter 16.05 and 17.05 Newspaper Amendment, 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 16<sup>th</sup> day of December, 2025.

EAGLE MOUNTAIN CITY, UTAH

  
\_\_\_\_\_  
Tom Westmoreland, Mayor

ATTEST:

  
\_\_\_\_\_  
Gina L. Olsen, CMC  
City Recorder



CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 16<sup>th</sup> day of December, 2025.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
<input checked="" type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham	<input type="checkbox"/> Donna Burnham
<input checked="" type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark	<input type="checkbox"/> Melissa Clark
<input checked="" type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray	<input type="checkbox"/> Jared Gray
<input type="checkbox"/> Rich Wood	<input checked="" type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood	<input type="checkbox"/> Rich Wood
<input checked="" type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright	<input type="checkbox"/> Brett Wright

*Gina L. Olsen*

Gina L. Olsen, CMC  
City Recorder



Posted on 12/22/25 by UM

# Exhibit A

**16.05.180 Public meetings.**

All public meetings shall comply with the requirements of this section. Any challenge regarding notice of a public meeting shall occur within 30 days of the meeting or action, otherwise notice is considered to have been adequate and proper.

A. Post the agendas in three public places, including on the public notice website, 24 hours in advance of the public meeting.

**16.05.220 Tables.**

Table 16.05.220(a) Public Notice

	<b>P.C. Hearing</b>	<b>C.C. Hearing</b>	<b>Notice Type</b>	<b>Notice Period</b>	<b>Affected Entities*</b>
<b>MASTER DEVELOPMENT PLANS</b>					
<b>Master Development Plan</b>	Yes	Yes	Published on public notice website – Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in three public places	10 Days	Perhaps – Check definition of “affected entity”
<b>Master Development Plan Amendments</b>	Yes	Yes	Published on public notice website – Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in three public places	10 Days	Perhaps – Check definition of “affected entity”
<b>CONCEPT PLANS</b>					
<b>Concept Plans</b>	No	No	N/A	N/A	N/A
<b>PRELIMINARY PLATS</b>					
<b>Preliminary Plat</b>	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to	10 Days	N/A

			affected entities – Post notice in three public places		
<b>Preliminary Plat Major Amendment</b>	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in three public places	10 Days	N/A
<b>Preliminary Plat Minor Amendment</b>	N/A	N/A	N/A	N/A	N/A
<b>FINAL PLATS</b>					
<b>Final Plats &amp; Final Plat Amendments</b>	N/A	N/A	N/A	N/A	N/A
<b>LOT SPLITS</b>					
<b>Lot Split – Planning Director</b>	N/A	N/A	Direct mailed notice to property owners within 300 feet including at least 15 property owners – Post notice in three public places	10 Days	N/A
<b>LOT LINE ADJUSTMENTS</b>					
<b>Lot Line Adjustments</b>	N/A	N/A	N/A	N/A	N/A
<b>RECORDED PLAT AMENDMENTS</b>					
<b>Recorded Plat</b>	No	Yes	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in three public places	10 Days	Perhaps – Check definition of “affected entity”
<b>Recorded Plat – Vacating Street</b>	Yes	Yes	Posted on the state public notice website, the city’s website, and City Hall and	10 Days	Perhaps – Check definition of “affected entity”

			direct mailed notice to property owners and affected entities and posting on or near the public street.		
<b>BUILDING PERMITS</b>					
<b>Building Permit</b>	N/A	N/A	N/A	N/A	N/A

**16.55.040 Approval process and exceptions.**

The plat amendment application shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of facts. The approval process for a plat amendment shall be as follows:

A. Planning Commission Review. Upon receipt of a completed application and subsequent review by the staff, the planning director shall place the application on the planning commission’s agenda within 30 days.

B. City Council Public Hearing. Upon the planning commission’s review and recommendation the city council shall have 45 days to conduct a public hearing on the proposed plat amendment if a public hearing is required. A public hearing is required if the proposed plat change includes the vacation of a public street or alley. A public hearing may be required if all of the property owners in the subdivision have not signed the petition or, upon receiving notice of the public hearing, an affected property owner objects in writing to the proposed plat amendment.

1. Public Notice. Public notices shall be given as follows:

a. Lot Amendment. Each owner of property located within 600 feet of the property (including a minimum of at least 25 adjacent property owners and affected entities if there be any) that is the subject of the proposed plat change shall receive notice by mail. A copy of the public notice of the hearing shall also be posted in three public places (including the city offices) within the city at least 10 days prior to the hearing. The mailed notice shall include the following:

- i. A statement that anyone objecting to the proposed plat change must file a written objection to the change within 10 days of the date of the notice;
- ii. A statement that if no written objections are received by the appointed person within the 10 days, a public hearing may not be held; and

iii. The date, place, and time when a hearing will be held, if one is required, to consider a vacation, alteration, or amendment.

b. Street Amendment. If the proposed change involves the vacation, alteration, or amendment of a street, the responsible body or officer shall give notice of the date, place, and time of the hearing by:

i. Mailing a notice as required in subsection (B)(1)(a) of this section; and

ii. Post the agendas in three public places, including on the public notice website, 24 hours in advance of the public meeting.

**17.05.150 Public meetings.**

All public meetings shall comply with the requirements of this section. Any challenge regarding notice of a public meeting shall occur within 30 days of the meeting or action, otherwise notice is considered to have been adequate and proper.

A. Post the agendas in three public places, including on the public notice website, 24 hours in advance of the public meeting.

**17.05.200 Tables.**

Table 17.05.200(a) Public Hearing

	<b>P.C. Hearing</b>	<b>C.C. Hearing</b>	<b>Notice Type</b>	<b>Notice Period</b>	<b>Affected Entities**</b>
<b>GENERAL PLAN</b>					
<b>General Plan*</b>	Yes	Yes	Published on public notice website – Direct mailed notice to affected entities – Post notice in 3 public places	10 Days	Yes – Check definition of affected entity
<b>LAND USE ORDINANCE</b>					
<b>EMMC Titles 16, Subdivisions, and 17, Zoning: Requirements and Approvals</b>	Yes	Yes	Published on public notice website – Direct mailed notice, with summary to be understood by a lay person, to property owners within 600 feet	10 Days	Perhaps – Check definition of affected entity

			including at least 25 property owners and to affected agencies – Post notice in 3 public places		
<b>HOME BUSINESS</b>					
<b>License Official Approval</b>	No	No	N/A	N/A	N/A
<b>Planning Commission Approval</b>	Yes	No	Direct mailed notice to property owners within 300 feet including at least 15 property owners – Post notice in 3 public places	10 Days	N/A
<b>ACCESSORY DWELLING UNITS (ADUs)</b>					
<b>Planning Director Approval</b>	No	No	N/A	N/A	N/A
<b>Planning Commission Approval</b>	Yes	No	Direct mailed notice to property owners within 600 feet – Post notice in 3 public places	10 Days	N/A
<b>SIGN REGULATIONS</b>					
<b>Sign Permit – Planning Director Approval</b>	No	No	N/A	N/A	N/A
<b>Model Home Signage</b>	No	No	N/A	N/A	N/A
<b>Directional/Advertising Business Signage</b>	No	No	N/A	N/A	N/A
<b>ANIMAL MANAGEMENT PLANS</b>					
<b>Planning Commission</b>	Yes	No	Direct mailed notice to property owners within 600 feet including at least	10 Days	N/A

			25 property owners – Post notice in 3 public places		
<b>REZONING OF PROPERTY</b>					
<b>Rezoning</b>	Yes	Yes	Published on public notice website – Direct mailed notice, with summary to be understood by a lay person, to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
<b>CONDITIONAL USE</b>					
<b>Conditional Use</b>	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
<b>SITE PLAN REVIEW</b>					
<b>Site Plan Review</b>	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
<b>VARIANCES</b>					
<b>Variance</b>	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and	10 Days	Perhaps – Check definition of affected entity

			to affected entities – Post notice in 3 public places		
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