

ORDINANCE NO. O- 8 -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTIONS 15.80.020
CERTIFIED REPORT REQUIRED; SECTION 17.10 DEFINITIONS; SECTION 17.25.040
RESIDENTIAL DEVELOPMENT STANDARDS; AND SECTION 17.100.050 SITE PLAN
DEVELOPMENT STANDARDS

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 15.80.020, 17.10, 17.25.040, and 17.100.050, 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 15.80.020 Certified Report Required; Section 17.10 Definitions; Section 17.25.040 Residential Development Standards; and Section 17.100.050 Site Plan Development, 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 March, 2026.

EAGLE MOUNTAIN CITY, UTAH



Jared Gray, Mayor

ATTEST:



Lacie A. Messerly
City Recorder



CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 3rd day of March, 2026.

- | Those voting yes: | Those voting no: | Those excused: | Those abstaining: |
|---|--|--|--|
| <input checked="" type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clárk |
| <input checked="" type="checkbox"/> Zachory Huish | <input type="checkbox"/> Zachory Huish | <input type="checkbox"/> Zachory Huish | <input type="checkbox"/> Zachory Huish |
| <input checked="" type="checkbox"/> Craig Whiting | <input type="checkbox"/> Craig Whiting | <input type="checkbox"/> Craig Whiting | <input type="checkbox"/> Craig Whiting |
| <input checked="" type="checkbox"/> Rich Wood | <input 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 |





Lacie A. Messerly
City Recorder

Posted on 3/11/2026 by SA.

Exhibit A

Chapter 15.80 HILLSIDE SITE DEVELOPMENT

Sections:

- 15.80.010** What this chapter does.
- 15.80.020** Certified report required.
- 15.80.030** Certified report specifications.
- 15.80.040** Liability.
- 15.80.050** Retaining walls.

15.80.010 What this chapter does.

This chapter sets forth standards for development of hillsides -- including the protection of slopes, water courses and sensitive lands. It further establishes requirements for proposed improvements on land on, or adjoining, certain slopes, water courses and sensitive lands.

15.80.020 Certified report required.

A. The presence of sloped land twenty-five percent (25%) or greater on a property shall not prohibit property development; however, no excavation, grading, fill, or other alteration shall be permitted on any portion of that property where the existing, natural slope of that portion equals or exceeds twenty-five percent (25%).

B. Further, no person or party shall grade, level, or improve in any manner any property which is crossed by a natural or manmade watercourse or existing utility before such person has first submitted to the city engineer a certified report from a qualified civil engineer licensed in the state of Utah analyzing potential impacts on the watercourse(s) by disturbance of the property.

C. Building within 200 feet of the edges of slopes twenty-five percent (25%) or more shall require a slope stability report to address the potential for landslides. Such report must be reviewed and approved by the city engineer or his/her designee before construction may commence. Each lot within a hillside development shall indicate on a site/plot plan a proposed building envelope and driveway location and demarcate any slope at or exceeding 25 percent on any plot or site plan provided to the city for the purpose of obtaining a building or grading permit.

D. The property width shall be such that a/the maximum allowable 12 percent (12%) driveway gradient shall not be exceeded, unless a steeper driveway is approved by both the city engineer or his/her representative and the building department based on specific design considerations such as a southern-facing or heated driveway.

E. The City or any public utility entity shall be exempt from the prohibitions in paragraphs a. and b. above in the course of performing their duties.

Chapter 16.20 PRELIMINARY PLATS

Sections:

- 16.20.010** What this chapter does.
- 16.20.020** Purpose.
- 16.20.030** Preliminary plat approval required.
- 16.20.040** Application.
- 16.20.050** Approval process.
- 16.20.060** Expirations and extensions of approvals.

A. Supporting Materials. The preliminary plat application shall be submitted with the materials listed below. However, the planning commission or city council may require additional supporting materials, if necessary, to demonstrate that the proposed development complies with this title and EMMC Title 17. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.

1. Preliminary Plat. A preliminary plat drawing will be required which shows accurate alignments, boundaries and monuments as certified by a land surveyor registered in Utah. Preliminary plats shall be prepared at a scale no smaller than one inch equals 100 feet. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines and an index map. The vicinity and index maps shall appear on the first of the serially numbered sheets. The following data shall be included on the preliminary plat:

...

m. The location(s),-demarcated, of any lot or parcel area(s), or portions thereof, where the existing, natural slope of that portion equals or exceeds twenty-five percent (25%);

n. Sites, if any, to be reserved, dedicated for parks, playgrounds, schools, churches, public or natural open space or other public purposes, together with proposed ownership of such sites;

o. Sites intended for conditional uses within the underlying zone, such as commercial sites or other business establishments.

...

F. Grading, Drainage, and Erosion Plan. A grading, drainage, excavation, natural slope and erosion plan shall be submitted. The plan shall contain a drainage basin map and a plan view of the overall storm water system. The grading, drainage, and erosion plan shall address the following issues: description of features and hydrological conditions; drainage basin and subbasin; drainage facility design criteria; infrastructure design criteria; grading plan; and erosion control. Specifically, the plan and an accompanying report shall contain at a minimum the following information:

1. The existing roadways, drainage ways, vegetation and hydrological conditions of a 10-year, 24-hour event and a 100-year, 24-hour storm event.
2. The major basin descriptions referencing all major drainage reports such as FEMA, major drainage planning reports, or flood insurance maps and the basin characteristics and planned land uses.
3. The subbasin description showing the historical drainage pattern and off-site drainage patterns both upstream and downstream of the property.
4. A general discussion of how the proposed system conforms to existing drainage patterns and off-site upstream drainage will be collected to protect development.
5. Grading plan showing: soil map depicting unique soil features such as collapsible soil, rock features, etc.; a grading plan showing all cut and fill areas within development including the identification of slopes, fill and cut depths, and rock features within 10 feet of post grade soil surface.

Chapter 16.40

STORM WATER RUNOFF AND SURFACE DRAINAGE

Sections:

- 16.40.010** What this chapter does.
- 16.40.020** Purpose.
- 16.40.030** Integrating development into the landscape.
- 16.40.040** Runoff and erosion control plan defined.
- 16.40.050** Maintaining natural drainage channels required.
- 16.40.060** Building on alluvial fans.
- 16.40.070** Building on slopes over 25 percent.
- 16.40.080** Grading away from structures.
- 16.40.090** Impervious cover on slopes – Diagram 16.40.090.

16.40.070 Building on slopes over 25 percent.

The presence of sloped land twenty-five percent (25%) or greater on a property shall not prohibit property development; however, no excavation, grading, fill, or other alteration shall be permitted on any portion of that property where the existing, natural slope of that portion equals or exceeds twenty-five percent (25%). A property with slopes in excess of 25 percent may be eligible for a building permit if there is a building pad sufficient to construct the proposed structure without altering the grade of areas that equal or exceed 25 percent so long as the grades of driveways and public streets accessing the property shall comply with the maximum grade allowances. [Ord. O-23-2005 § 3 (Exh. 1(2) § 8.7)].

Chapter 17.10 DEFINITIONS

Sections:

- 17.10.010 What this chapter does.
- 17.10.020 General purpose.
- 17.10.030 Definitions.

“Slope, ground” means the steepness, incline, or gradient of the ground. Ground slope is determined by measuring perpendicular to the contours of the land, between natural (changes in slope as landforms change) or manmade (road cuts and similar breakpoints) before any site clearing, excavation, or grading, and is customarily expressed as a percentage ($\text{rise/run} \times 100 = \text{“X”\%}$).

Chapter 17.25

RESIDENTIAL ZONES

Sections:

- 17.25.010** What this chapter does.
- 17.25.020** Future land uses and residential zones.
- 17.25.030** Land use table.
- 17.25.040** Residential development standards.
- 17.25.050** Generally applicable provisions.
- 17.25.060** Projection into setbacks.

17.25.040 Residential development standards.

Table notes:

¹ Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures. Where permitted by EMMC [17.25.030](#), the maximum height of accessory dwelling units (ADUs) located above a detached garage is 35 feet.

² Lot frontage is measured at the street property line. Lot frontage shall vary by at least five feet every three or four lots in the R3 and RC zones.

^{2b} Townhouse buildings in MF1 and MF2 zones shall completely front/abut on, and be accessed via, streets, not service drives.

^{2c} Lots with apartment buildings thereon in MF1 and MF2 zones shall front/abut streets, but may have their parking spaces/lots accessed either via service drives or streets.

³ Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10 percent variation in setbacks may be approved by the planning director and building official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Guidance regarding allowed projections into setbacks is outlined in EMMC [17.25.060](#).

⁴ Maximum footprint coverage is the total coverage on the lot of all accessory structures.

⁵ Driveway length exceptions for multifamily developments may be requested and considered at the discretion of the approval authority with a preliminary plat or site plan.

⁶ Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.

⁷ For approval of a preliminary plat or amended preliminary plat, the minimum average lot size is calculated across an entire preliminary plat or large neighborhood, and is verified by the approval authority of a preliminary plat. If a preliminary plat exceeds 80 acres, the average lot size may be required in smaller neighborhoods/plats. Each original final plat does not have to comply with the average lot size, but shall include some variation of lot sizes in the plat. Outlier lots that are substantially larger than the others will not be counted in the average lot size calculation. Amended final plats shall comply with the average lot size requirements of this section. For amended final plats, the minimum average lot size is calculated using only the portion of the plat that the amendment changes.

⁸ Multifamily dwelling structures shall contain no more than three stories.

⁹ Multifamily dwelling structures with a minimum roof pitch of 5/12 or flat roofs with rooftop amenities may be constructed with three stories up to 45 feet high.

¹⁰ Lots in the RA1 and RA2 zones shall include a buildable footprint of at least 20,000 square feet, which generally includes enough area for a home, two accessory buildings (garages or animals), and a horse corral. Lots in the RD1 zone shall include a buildable footprint of at least 15,000 square feet.

G. Hillside Development and Sensitive Lands.

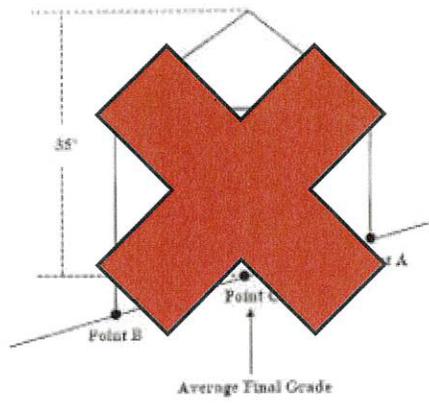
1. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80 and 17.62 EMMC, other applicable city codes, and approved by the approval authority for preliminary plats. Any property, or portion thereof, whose slope is 25% or greater shall not be graded nor altered.

2. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC and this section.

3. No permanent structures near natural washes shall be built in the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side, as measured out from the top of the bank, whichever is greater, to be determined by the city engineer or designee. Additionally, no earthwork, excavation, or earth removal shall occur within the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side of the top of the bank as determined by the city engineer or designee.

4. Utility corridors shall be preserved and deeded to the city whenever possible for trails and open space corridors.

H. Lighting. All exterior lighting, including parking lot lights, building lights, and other lighting, must comply with the standards found in Chapter 17.56 EMMC. Streetlights are required to be paid for by developers and installed by the city's contractor along all roads in and surrounding a project, in accordance with EMMC 15.10.390.



Chapter 17.100 SITE PLAN REVIEW

Sections:

- 17.100.010 What this chapter does.
- 17.100.020 Purpose.
- 17.100.030 Site plan approval required.
- 17.100.040 Master site plans.
- 17.100.050 Site plan development standards.
- 17.100.060 Architectural requirements.
- 17.100.070 Application.
- 17.100.080 Review and approval process.
- 17.100.090 Expirations and extensions of approvals.
- 17.100.100 Issuance of building permit.
- 17.100.110 Issuance of a certificate of occupancy.
- 17.100.120 Temporary site plans.
- 17.100.130 Amended site plans.

17.100.050 Site plan development standards.

H. Protection of Steep Slopes and Natural Drainages. Steep slopes and natural drainages shall be protected from development and erosion. It is encouraged that they be incorporated into the design of development. Development or construction near these features shall comply with Chapter 15.80 EMMC, Hillside Site Development.

A. The presence of sloped land twenty-five percent (25%) or greater on a property shall not prohibit property development; however, no excavation, grading, fill, or other alteration shall be permitted on any portion of that property where the existing natural slope of that portion equals or exceeds twenty-five percent (25%).