

ORDINANCE NO. O-17 -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
CHAPTER 17.55 OFF-STREET PARKING AND
CHAPTER 17.60 LANDSCAPE, BUFFERING,
FENCING AND TRANSITIONING.

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Chapter 17.55 regarding Off-Street Parking and 17.60 regarding Landscape, Buffering, Fencing and Transitioning, 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 Chapter 17.55 regarding Off-Street Parking and 17.60 regarding Landscape, Buffering, Fencing and Transitioning, 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 5th day of May, 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 5th day of May, 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 Clark
<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

Lacie A. Messerly
City Recorder

Posted on 6/17/2026 by SA.

Exhibit A

17.55.040 General provisions for nonresidential and multifamily off-street parking facilities.

A. Materials for Parking Areas. Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the Eagle Mountain City Construction Standards and Specifications manual.

B. Maintenance of Parking Areas. Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall, parking areas shall be cleared of snow as soon as is practical and possible.

C. Parking Area Access. Parking areas serving more than one structure may use a common access. Common access locations shall be based upon acceptable standard design geometry, road alignment, and traffic volumes of the surrounding public streets. All nonresidential and mixed-use structures must be designed so that vehicles are not required to back up onto the public street.

D. Lighting in Parking Areas. Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Such lighting shall be directed in such a way as to not be a nuisance to adjacent properties or uses. Parking lot luminaries shall be in conformance with Chapter [17.56](#) EMMC.

G. Headlight Screen. Headlight screening is required around the perimeter of all parking areas adjacent to residential uses, or as deemed necessary by the planning director. A headlight screen shall follow standards in [17.60.110](#) EMMC.

H. Parking Lot Slopes. Parking lots shall not have slopes on which vehicles park greater than five percent.

I. Service Drives. Service drives shall comply with the following design standards:

1. Service Drives in Setback Areas. Service drives shall be allowed to cross over and/or through required setback areas when they provide linkage between a parking area and a street or alley or between parking areas or properties.

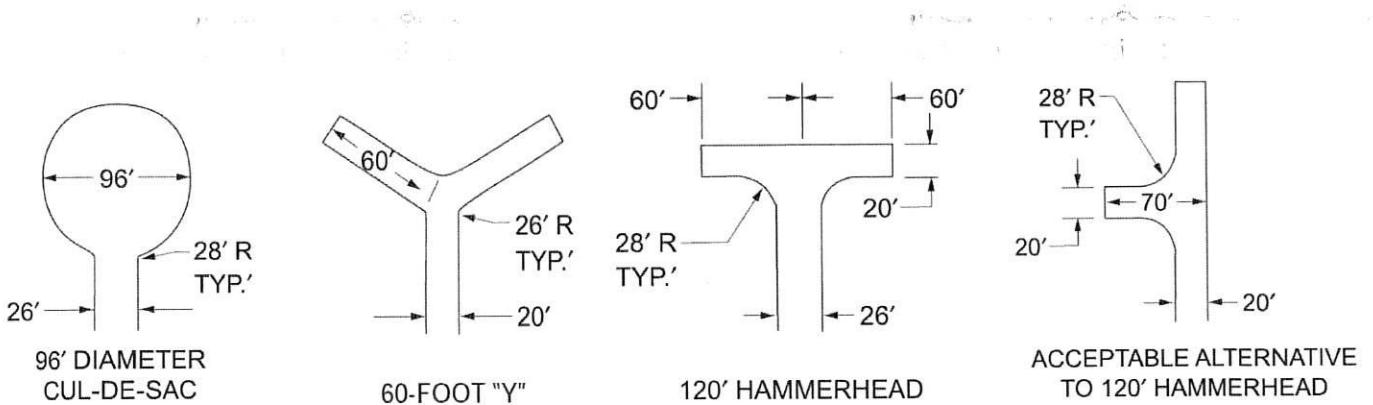
2. Service Drive Width Requirements. Service drives, or sections thereof, lacking parking spaces to either side shall be at least 12 feet wide when designed to move traffic in a one-way direction and at least 20 feet wide when designed to move traffic in two ways. Where such service drives abut one or more parking stalls, the service drive shall instead be sized the same as

the required back up area of the adjoining stall(s) as per Table 17.55.120(a). For example, a service drive being accessed by parking spaces oriented 90 degrees to the drive shall not be but 20 feet wide; rather, it shall be at least 24 feet wide at the point(s) where the parking stalls abut (i.e., connect into) the drive.

3. Services Drives Exceeding 150 Feet. Service drives exceeding 150 feet in length shall have a fire department turnaround at the 150-foot mark. The configuration of the turnaround shall match one of the four diagrams below (unless approved otherwise by the Fire Department), shall be configured to support 75,000 pounds GVW, shall not exceed 10 percent in grade, and, shall be surfaced per fire department requirements unless superseded by the city.

4. Service drives functioning as fire service lanes (access roads) shall be signed with 18-inch high, 12-inch wide "No Parking -- Fire Lane" signs.

Fire Turnaround Illustrations:



17.60.070 Planting standards.

The planting standards are the minimum size of landscaping that the city will accept towards meeting the landscaping required in this chapter. The land use authority shall use the planting standards in evaluation of any landscaping plan. The following are planting standards for required landscaping that shall be followed for all new development:

A. Trees. Deciduous trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Evergreen trees shall have a minimum size of six feet in height. The applicant may elect to use either deciduous or evergreen trees to meet this requirement.

B. Ornamental Trees. All ornamental trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line.

C. Shrubs. All non-screening shrubs shall be a minimum of one-gallon containerized stock planted that will attain a height of at least two feet. Screening shrubs standards are in 17.60.110 EMMC.

D. Weed Barrier. Planting beds are required to have a weed barrier with mulched wood chips, rocks, or other similar treatment. Areas containing rock or wood mulch and little or no plant material shall also contain a weed barrier.

17.60.110 Required buffer widths and improvements.

Table 17.60.170(a), Required Buffer Widths and Improvements, defines the presumptive standards for minimum required buffer widths and improvements for adjacent land uses. Where the combination of land uses is not found in the table, the planning director shall make a recommendation to the planning commission. The planning commission shall then determine an appropriate buffering requirement. The planning commission may also approve alternative buffering requirements that may be more or less restrictive than the standards contained in the table when the planning commission determines that the alternative standard eliminates nuisance concerns. Required buffers may be crossed by driveways, utility lines, sidewalks, and trails. Permitted freestanding signs may be based in required buffers. Outdoor sales, displays, or storage shall not be permitted within a required buffer. The required buffer areas are required to be landscaped with live ground cover and/or other approved landscaping that meets the following requirements:

A. Trees. Deciduous trees shall have a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Evergreen trees shall have a minimum size of six feet in height. The applicant may elect to use either deciduous or evergreen trees to meet this requirement. Trees may not be spaced more than 40 feet apart.

B. Berming. Berms shall be at least three and one-half feet in height and shall not exceed a slope of 2.5:1, except where a retaining wall is used to support one side of the berm.

C. Headlight Screen. A headlight screen shall consist of a berm, fence, wall, or landscaping consisting of at least three and one-half feet in height and capable of blocking headlights. Headlight screening may also be provided by buildings. Headlight screening shall address the impact to adjacent property and/or across any right-of-way and meet the following:

1. Vegetation shall be used to screen headlights from encroaching upon an adjacent or across a right-of-way residential use and shall consist of perennial and evergreen plant material, including trees shrubs, and ornamental grasses in a configuration at the time of planting that will provide an immediate and minimum 3.5-foot tall continuous vegetative barrier as measured from the nearest on-site parking stall or drive aisle.
2. Vegetation used to screen adjacent uses shall provide year-round screening which means plants that drop vegetation and reduce screening shall not be used.
3. Plants that screen non-residential uses or an adjacent right-of-way shall be at least 2 feet high at planting and will reach a mature height of at least 3.5 feet.
4. If a minimum height vegetation screen wall is required at the time of site plan approval to screen a residential use, the plantings shall be placed in such a way to create a solid barrier at the time of planting whether by a single row or offset rows.
5. A landscaped berm used as a screen shall be at least 3.5 feet high as measured from the nearest on-site parking stall or drive aisle.
6. Fences, walls, screens, and berms shall comply with clear vision area and applicable standards of the zone in which they are located.