

ORDINANCE NO. O-24 -2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE
SECTION 16.15 CONCEPT PLANS

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 16.15 Concept Plans, as described in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Eagle Mountain City, Utah as follows:

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 Section 16.15 Concept Plans, as described in Exhibit A.
2. The City Council has considered the impact of this Ordinance on and found it consistent with family health, stability, and formation as required by Utah law.
3. Section 16.15 of the Eagle Mountain Municipal Code is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by this reference.
4. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 16th day of June, 2026.

EAGLE MOUNTAIN CITY, UTAH


Jared R. Gray, Mayor

ATTEST:


Lacie A. Messerly
City Recorder

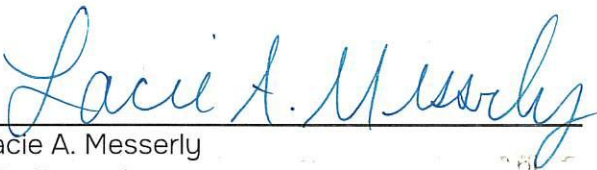


CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 16th day of June, 2026.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Zachory Huish	☐ Zachory Huish	☐ Zachory Huish	☐ Zachory Huish
☒ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting	☐ Craig Whiting
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright





Lacie A. Messerly
City Recorder

Posted on 7/27/2026 by SA.

Exhibit A

Chapter 16.15

CONCEPT PLANS

Sections:

[16.15.010 What this chapter does.](#)

[16.15.020 Purpose.](#)

[16.15.030 No vesting with concept plan review.](#)

[16.15.040 Application.](#)

[16.15.050 Review of concept plans.](#)

16.15.010 What this chapter does.

This chapter establishes the concept plan review process, submittal requirements, and duties of the Planning Director and Planning Commission regarding the review and processing of concept plans. [Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 3.1)].

16.15.020 Purpose.

Concept plan review is required prior to submittal of all master development plan, rezone, master site plan, and preliminary plat applications. Concept plan review is an optional process for all other land use applications. However, the land use authority may waive the concept plan review process for master site plans and preliminary plats based on a finding that the subject property is smaller than two (2) acres, and it has received a statement from the members of the Development Review Committee (DRC) offering their opinion that they do not foresee such waiver compromising future application review processes for the subject property and associated proposal.

16.15.030 No vesting with concept plan review.

The concept plan review does not create any vested rights to proceed with development in any particular configuration and developers may anticipate that the DRC and Planning Commission will raise other issues not addressed at the concept plan stage. [Ord. [O-10-2019](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 3.3)].

16.15.040 Application.

Property owners or their duly authorized agents shall make application for a concept plan on forms prepared by the Planning Director. No concept plan application shall be processed without the submission of the application, all the supporting materials as required by this chapter, and the processing fee.

A. Supporting Materials. The following materials must be submitted with any application for a concept plan:

1. Concept Plan. The proposed concept plan, drawn to a scale of not more than one-inch equals 100 feet, showing the following:

- a. Property boundary with dimensions.
- b. Ownership of all adjacent tracts of land.
- c. Locations and widths of existing and proposed streets.
- d. Configuration of proposed lots with minimum and average lot sizes.
- e. Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use.
- f. Those portions of property designated as floodplain and slopes in excess of 25 percent.
- g. Total acreage of the entire tract proposed for subdivision.
- h. General topography.
- i. North arrow, scale, and date of drawing.

2. Traffic circulation plan including private driveways, public and private streets, pedestrian paths, location of parking spaces and ingress or egress.

3. Conceptual street layout plan for all master development plans and preliminary plats shall be submitted that considers traffic connectivity and any streets show on the Master Transportation Plan within five hundred (500) feet of the proposed development.

4. Utility infrastructure plan, including basic modeling and analysis, for providing necessary streets, water, sewer, storm drainage, and electrical distribution for the entire tract including the point from which said services are to be extended.

5. Sourcing of any and all water rights which may be appurtenant to or used upon and in connection with the property proposed to be developed.

B. Fee. The processing fee required by the current consolidated fee schedule approved by the City Council. [Ord. [O-02-2025](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 3.4)].

16.15.050 Review of concept plans.

- A. The concept plan review shall include an informal conference with the developer and the DRC, as well as an informal review of the plan by the Planning Commission. The developer shall receive comments from the assigned staff and other participants to guide the developer in the preparation of subsequent development applications. The Planning Commission shall not take any action on the concept plan review. Further, the DRC's and Planning Commission's comments shall not be binding, but shall only be used for information in the preparation of future development applications. [Ord. [O-04-2020](#) § 2 (Exh. A); Ord. [O-10-2019](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 3.5)].
- B. Each City Council member shall receive electronic notice of each concept plan application, calendared for a Planning Commission meeting, ten (10) days prior to the meeting.

17.10.030 Definitions.

“Development Review Committee” means the department head or assigned representative from each of the following City departments or divisions: Building, Engineering, Fire, Parks, Planning, and Public Works