

ORDINANCE NO. O-37-2026

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION
16.20.040 (PRELIMINARY PLATS) REGARDING STREET NAMES

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 16.20.040 (Preliminary Plats) regarding street names, 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 16.20.040 (Preliminary Plats) regarding street names, as described in Exhibit A.
2. Section 16.20.040 of the Eagle Mountain Municipal Code is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by this reference.
3. 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.
4. This Ordinance shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 18th day of August, 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 18th day of August, 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 8/25/2026 by SA.

Exhibit A

16.20.040 Application.

Only property owners or their duly authorized agents shall make application for a preliminary plat. All applications shall be filed on forms prepared by the planning director. No preliminary plat application shall be processed without the submission of the completed application and all supporting materials as required by this chapter, including the processing fee. Incomplete applications shall not be processed under any circumstance.

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:

- a. A title block showing the name of the proposed development and its location by lot, block, and subdivision, or quarter-quarter section, section, township, range, principal meridian, county, and state;
- b. The name and address of a registered engineer licensed in the state of Utah who prepared the plat, together with a professional registration number;
- c. A north point and scale, including both graphic and written scales;
- d. The exterior boundaries of the proposed development;
- e. The location, nature, and boundaries of existing public streets and public or private easements in or adjacent to the proposed development, and the county entry number referencing the instruments establishing the easements;

- f. A vicinity map that locates the proposed development within the city and its subdivision or section showing major streets, landmarks, and boundaries and recorded names of adjacent or nearby subdivisions;
- g. Existing contours at two-foot intervals. Elevations will be based on National Geodetic Survey area level data;
- h. The layout of streets, their proposed names and grades. Plats shall not contain lots fronting onto arterial or collector streets. Proposed streets must provide connectivity to adjacent properties under other ownership if within 200 feet;
- i. Street names shall continue when crossing a right-of-way and shall not contain cardinal directions (North, South, East, West) as this may conflict with the geographical coordinate identifier of the lot or parcel address; shall not cause confusion such as East Aster (E Aster, Easter); and shall not be a separately spelled name already in use such as Jeffrey Way and Geoffrey Way.
- j. The location, exterior dimensions to the nearest foot, and number of proposed lots and blocks, or other parcels to be created by the proposed development;
- k. The acreage of each proposed lot or parcel, and a table showing the total number of lots, total acreage of the area proposed for development, the total buildable acreage (excluding slopes greater than 25 percent, major utility corridors, and natural washes), the total acreage in lots, the average lot size, the total acreage in streets, and the total acreage of neighborhood parks, neighborhood squares, and other parcels proposed for dedication to public use or to be held in common by the owners;

PHASE A – PLAT 16 CALCULATIONS

TOTAL ACREAGE:	25.46 ACRES
BUILDABLE ACREAGE:	25.46 ACRES
TOTAL ACREAGE IN LOTS:	17.98 ACRES
PUBLIC RIGHT-OF-WAY:	5.48 ACRES
PAVED ROADWAY AREA WITHIN R.O.W.	3.11 ACRES
TOTAL OPEN SPACE:	2.01 ACRES
TOTAL IMPROVED OPEN SPACE:	2.01 ACRES
AVERAGE LOT SIZE:	6,419 SF/0.15 ACRES
LARGEST LOT SIZE:	15,935 SF/0.37 ACRES
SMALLEST LOT SIZE:	4,400 SF/0.10 ACRES
OVERALL DENSITY:	4.79 LOTS/ACRE
TOTAL # OF LOTS:	122 LOTS

l. The location of irrigation structures and watercourses within or adjacent to the proposed development;

m. The location and exterior dimensions of existing and proposed buildings;

n. 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 25 percent;

o. 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;

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