



**EAGLE MOUNTAIN CITY**  
**City Council Staff Report**

**SEPTEMBER 15, 2015**

*Project:* **Glenmar - Rezone**  
*Applicant:* Glenneth & Marianne Smith  
*Request:* Rezone land from Agriculture to Residential  
*Type of Action:* Public Hearing; Action Item

***\*This application was originally brought to the City Council on June 16<sup>th</sup> 2015. It was then brought back again for review by the City Council on July 21<sup>st</sup> where the project was tabled indefinitely to allow the City staff and Interplan to review the future of Lake Mountain Road.***

**Planning Commission**

The Planning Commission recommended approval of the rezone by unanimous vote 5-0.

**Location**

The proposed Glenmar rezone property is located along Lake Mountain Road just south of the connection to Pony Express Pkwy.

**Proposal**

The applicant is proposing rezoning approximately 16.17 acres of land currently zoned agricultural to residential. Included in this application is a concept plan for a proposed residential development. The rezone complies with the City's Future Land Use Map (General Plan Map 2). The General Plan land use designation for this area is Rural Residential, which requires lots of a 1/2-acre minimum. All of the lots in this proposed concept plan are 1 acre or larger.

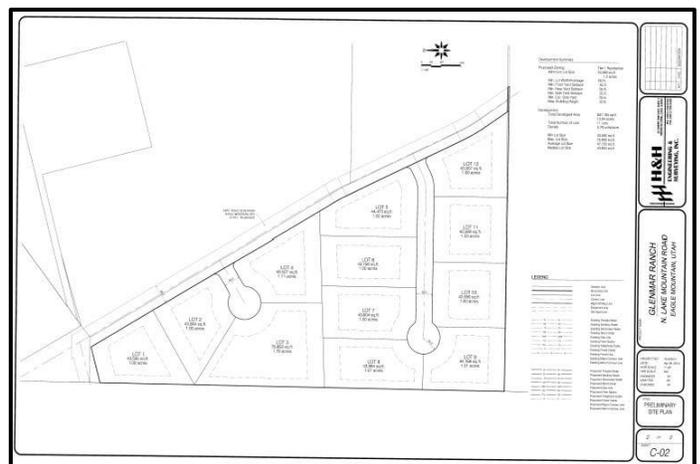


The proposed concept plan currently includes the following:

- 12 Total lots
- Average Lot Size is 1.3 ac in size
- The Density is .78 units/acre

**Surrounding Zoning**

North: Agriculture  
 East: Agriculture



South: Agriculture

West: Town Core Residential (SITLA Master Development Plan; designates a strip of 2 acre lots adjacent to this property)

\*It is important to note that all of the land within Eagle Mountain City that has not been previously rezoned for development is zoned Agriculture. This does not mean that all Agriculturally zoned properties are in active agricultural use.

### ***Rezone Criteria for Approval***

The rezoning of property does not require the Planning Commission or the City Council to take action based upon findings of facts. Rezone proposals are evaluated using the following criteria:

- A. Compliance with Future Land Use Plan. The City's Future Land Use Plan designates this area as Rural Residential. Based on the overall density this proposal complies with that plan.
- B. Compatibility Determination. This property is surrounded by agricultural land and land that zoned for residential, but with a transition of 2 acre and 1 acre lots. By rezoing the land to residential the rezone is compatible with the future proposed uses of the land and compatible with the adjacent residentially zoned land.
- C. Buffering of Incompatible Uses. The City Code requies that a transition of lot sizes (starting with 1 acre lots) be placed adjacent to agricultural lots that have been subdivided for the purpose of building. Although the adjacent properties have not been subdivided for this purpose, this proposed plan consists of 1 acre lots.

### ***Development Codes***

It is important to note that a rezone does not guarantee approval for development. The applicant or developer still must comply with all of the development standards and requirements found in the City Code, and all requirements of the Fire Codes, including improvement and paving of Lake Mountain Road from Pony Express Parkway and construction of public roads that meet City standards.

### ***Staff Recommendation***

In staff's opinion the proposed rezone meets the rezone criteria for approval. The Council can recommend approval, denial, or can table this application with findings of fact (valid reasoning). We recommend that the City Council approve the Glenmar rezone with the condition that all lots are a minimum of 1 acre in size.

### ***Recommended Motions***

The following motion is provided for the benefit of the City Council. They may be read as the motions or referenced when making motions.

*I move that the City Council approve the Glenmar Rezone application with the following condition:*

1. *The lot size minimum for this property is 1 acre.*

***Attachments:*** Concept Plan

**ORDINANCE NO. O- -2015**

**AN ORDINANCE OF THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, UTAH  
REZONING CERTAIN LANDS REFERRED TO AS GLENMAR**

*PREAMBLE*

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to amend the zoning of certain areas within the City to rezone the area commonly referred to as Glenmar, set forth more specifically on Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the rezoning of the Glenmar area as set forth on Exhibit A.
2. The lands depicted and described on Exhibit A are hereby rezoned to the density and uses as set forth more specifically on Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 15<sup>th</sup> day of September, 2015.

EAGLE MOUNTAIN CITY, UTAH

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Chris Pengra, Mayor

ATTEST:

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Fionnuala B. Kofoed, MMC  
City Recorder

## CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on this 15<sup>th</sup> day of September, 2015.

Those voting aye:

- Adam Bradley
- Donna Burnham
- Ryan Ireland
- Richard Steinkopf
- Tom Westmoreland

Those voting nay:

- Adam Bradley
- Donna Burnham
- Ryan Ireland
- Richard Steinkopf
- Tom Westmoreland

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Fionnuala B. Kofoed, MMC  
City Recorder

# EXHIBIT A

**Development Summary**

Proposed Zoning	Typ 1 Residential
Minimum Lot Size	43,000 sq. ft.
Min. Lot Width/Percentage	7.2 acres
Min. Front Yard Setback	30 ft.
Min. Rear Yard Setback	30 ft.
Min. Side Yard Setback	25 ft.
Min. Lot Side Yard	25 ft.
Min. Building Height	10 ft.
<b>Development</b>	
Total Developed Area	407,760 sq. ft.
Total Number of Lots	12.84 acres
Density	11 Lots
	0.78 units/acre
<b>Min Lot Size</b>	
Min. Lot Size	43,000 sq. ft.
Min. Lot Area	79,000 sq. ft.
Average Lot Size	47,733 sq. ft.
Median Lot Size	43,000 sq. ft.

**LEGEND**

	State Line
	Boundary Line
	Lot Line
	Center Line
	Right-of-Way Line
	Boundary Line
	30' Buffer Line
	Utility Footprint
	Existing Surface Street
	Existing Driveway/Alley
	Existing Sidewalk
	Existing Gas Line
	Existing Water Lines
	Existing Sewer Lines
	Existing Power Lines
	Existing Fire Lines
	Existing Telephone Lines
	Proposed Telephone Lines
	Proposed Sewer Lines
	Proposed Water Lines
	Proposed Gas Lines
	Proposed Fire Lines
	Proposed Telephone Lines
	Proposed Power Lines
	Proposed Fire Lines
	Proposed Telephone Lines
	Proposed Power Lines

