



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

February 11, 2020, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. [Training](#)

Training by the Planning Commission.

1.B. [General Plan Review](#)

Discussion of Commercial and Business Park Zones compatibility with Mixed Use/Commercial Categories of Future land use Map.

1.C. [City Code](#)

Discussion of the City Code Chapters 17.35 Commercial Code & 17.37 Business Park Code.

6:30 P.M. - EAGLE MOUNTAIN CITY PLANNING COMMISSION POLICY SESSION

2. PLEDGE OF ALLEGIANCE

3. DECLARATION OF CONFLICTS OF INTEREST

4. APPROVAL OF MEETING MINUTES

4.A. [January 28, 2020 Minutes](#)

Regular Planning Commission Meeting.

[PC Minutes 01.28.2020 -- DRAFT](#)

5. STATUS REPORT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

6. **ACTION AND ADVISORY ITEMS**

6.A. [Pink Poodle Animal Management Plan](#)

This is an animal management plan for Pink Poodle Grooming, located in the Pioneer Addition subdivision, to be allowed up to 8 dogs on their property at one time.

[Applicant Letter.pdf](#)

[Reference Letter 1.pdf](#)

[Reference Letter 2.pdf](#)

[Reference Letter 3.pdf](#)

[Current Basement.JPG](#)

[Potential doggy suite 1.jpg](#)

[potential doggy suite 2.jpg](#)

[potential doggy suite 3.jpg](#)

[The Pink Poodle Boarding Form.pdf](#)

6.B. [Development Code Amendment](#)

A Development Code Amendment to chapter 16.15.050, regarding Concept plans.

7. **DISCUSSION ITEMS**

7.A. [Spring Run - Concept Plan](#)

This is a concept plan for a development that includes commercial and residential uses, located along the north side of Highway 73 on Spring Run Parkway.

[Residential Dev Standards Approved 8-20-19.pdf](#)

[Spring Run Concept B.pdf](#)

[Spring Run Concept B with slope.pdf](#)

8. **NEXT SCHEDULED MEETING**

9. **ADJOURNMENT**

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **7th day of February, 2020**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 11, 2020**

TITLE:	Training
ITEM TYPE:	Discussion
APPLICANT:	Planning Commission

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Michael Hadley,
Planning

Attachments:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 11, 2020**

TITLE:	General Plan Review
ITEM TYPE:	Discussion
APPLICANT:	Planning Commission

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

Commercial and Business Park Zones compatibility with Mixed Use/Commercial Categories of Future land use Map Pages 51 and 52.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Michael Hadley,
Planning

Attachments:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 11, 2020**

TITLE:	City Code
ITEM TYPE:	Discussion
APPLICANT:	Planning Commission

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

BACKGROUND:

Discussion of Chapter 17.35 Commercial Zone Code and Chapter 17.37 Business Park Zone Code.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

PREPARED BY:

Michael Hadley,
Planning

Attachments:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 11, 2020**

TITLE:	January 28, 2020 Minutes		
ITEM TYPE:	Minutes		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Lianne Pengra,
Recorder's Office

RECOMMENDATION:

BACKGROUND:

Attachments:

[PC Minutes 01.28.2020 -- DRAFT](#)



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

January 28, 2020, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Christopher Pengra, Erin Wells, Rich Wood, and Brett Wright.

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, City Councilmembers Melissa Clark and Carolyn Love

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; Lianne Pengra, Deputy Recorder; and Elizabeth Fewkes, Recording Secretary.

Commissioner Wood called the meeting to order at 5:32 p.m.

1. Discussion Items

1.A. Utah State Code – Municipal Land Use Development and Management Act – Training

1.B. Eagle Mountain Municipal Code – Subdivisions and Zoning – Training

Commissioner Wood provided training regarding the Utah State Municipal Land Use Development and Management Act. He explained the roles of the Planning Commissioners based on Utah State Code and City Municipal Code, as well as requirements of the Commissioners.

1.C. Eagle Mountain Municipal Code – Concept Plans – Training

Commissioner Wood stated the City Council requested the Commission review the concept plan review process. He suggested the Municipal Code be updated to require Planning Commission and City Council review of concept plans.

Commissioner Wright asked when a concept plan would be presented to the City Council and not the Planning Commission.

Community Development Director Steve Mumford explained that generally, concept plans are optional. Concept plans are only required for projects with a master development plan requirement, which include projects over 160 acres. He stated a concept plan may be presented to the City Council and not the Planning Commission if the Council has been in discussions with an applicant regarding a master development agreement or plan.

Commissioner Wood expressed concern that review of concept plans could waste the time of applicants or the City Council or Planning Commission when the concept plan does not meet Municipal Code. Mr. Mumford explained City staff informs developers of City requirements, but not all applicants comply with the requirements. If an applicant applies for a concept plan and the plan does not comply with Municipal Code, the applicant still has the right to present to the Planning Commission and/or City Council.

Commissioner Pengra recommended the Planning Commission review concept plans based solely on Municipal Code, not on opinion; this offers concise guidance to applicants. Commissioner Wells agreed.

Commissioner Everett stated he prefers that concept plans be presented to the Planning Commission to offer feedback to applicants prior to final projects being presented to the Commission or City Council.

Commissioner Wood requested this item be placed on a future agenda.

6:00 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Wood called the meeting to order at 6:05 p.m.

2. Pledge of Allegiance

Commissioner Wood led the Pledge of Allegiance and introduced newly appointed Commissioners Erin Wells and Christopher Pengra.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. January 14, 2020 Minutes

MOTION: *Commissioner Everett moved to approve the January 14, 2020 Planning Commission minutes. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

5. Status Report

Commissioner Wood asked the Commissioners if they would prefer an emailed status report versus a presentation during Planning Commission meetings.

Commissioner Wright stated an emailed report is adequate. Commissioner Everett agreed and said Commissioners can request additional information during the meeting status report.

Commissioners Pengra and Wells agreed, and Commissioner Pengra requested the status report be included during work sessions.

6. Action and Advisory Items

6.A. Marketplace at Eagle Mountain Town Center Master Site Plan and Preliminary Plat – Public Hearing

Mr. Mumford stated the commercial project is approximately 39 acres and is located northwest of the intersection of Eagle Mountain Boulevard and Pony Express Parkway. The project includes a grocery store, retail and office pad sites, and five acres of future commercial area. The applicant's plans included potential future residential development to the north of the propose site plan; however, the residential development is not part of the item under consideration. The master site plan can serve as a preliminary plat, as allowed in Municipal Code.

Discussion ensued regarding minor changes to approved master site plans and possible notification to the Planning Commission when changes are made.

Commissioner Pengra stated requirement of notification to the Commissioners of every change places undue burden on staff.

Commissioner Wood expressed concern regarding projects obtaining additional rights that were not included with the original approvals.

Commissioners Wells and Wright agreed with Commissioner Pengra regarding allowing City staff to approve minor changes without Planning Commission notification.

Mr. Mumford presented the site plan and a potential phasing plan. He explained the phasing plan may change, based on market conditions.

Commissioner Wood asked if a traffic signal will be required for the increased traffic. Mr. Mumford said the City's traffic demand model determined that Eagle Mountain Boulevard will need to be widened between 2025 to 2028; traffic signals were not included in the model. The City Engineer did not require a traffic study for this project.

Commissioner Wood expressed concern regarding increased traffic without the installation of a traffic signal.

Applicant representative Bill Gaskill explained their intent to begin phase one this year, which includes the pads along Pony Express Parkway. Construction for the anchor grocery store is scheduled to commence March 2021 with a November 2021 store opening. Completion of the full project is expected in five years.

Mr. Gaskill discussed the projected timeline for each phase of the project and how the final design of the anchor grocery store will impact the appearance of the other buildings. The grocery store could move from phase two to phase three, should other businesses desire construction before the completion of the anchor store.

Mr. Gaskill expressed desire to use colors, materials, and elevations not included in City guidelines but stated his willingness to alter the design to meet City specifications. Mr. Gaskill proposed a sixteen-foot LED sign due to retailers' desire for taller signage. Municipal Code allows for signs up to ten feet tall.

Discussion ensued regarding City requirements for signage and structures. Commissioner Wood informed the applicant the Planning Commission will enforce Municipal Code as written and that exemptions should be brought before the City Council.

Mr. Gaskill proposed addressing a traffic study with the grocery store's permitting process. The traffic study from three years ago did not include a grocery store in the commercial development and a new study may be needed. The applicant agreed to align the parking lot entrances with those across Eagle Mountain Boulevard.

Although the preliminary plat excluded the residential area, Mr. Gaskill requested Commission feedback concerning rezoning lot 1A to residential for a combination of single-family units on the north and multifamily units adjacent to the commercial area.

Commissioner Wood suggested the applicant find approved commercial uses for the space, due to the number of existing and approved multi-family housing projects, potential public concern, and probable difficulties in obtaining Council approval,

Mr. Gaskill expressed difficulty in finding commercial purchasers for the space and fear of losing the anchor store should lot 1A retain commercial zoning. Commissioner Wood maintained the desire for business growth in the City and the expectation of sufficient citizen patronization.

Commissioner Pengra supported the need for high-density, affordable housing and financial diversity in the community. He expressed the need for more information before the Commission could make a decision regarding the residential development.

Commissioner Wood informed Mr. Gaskill of recent Municipal Code changes that make rezoning more difficult. Commissioner Wright agreed that new density standards would increase the difficulty of rezoning and advised the applicant to review the changes to Code.

Commissioner Wood opened the public hearing at 7:09 p.m.

Jared Johnson advocated for the need for more multifamily housing in the area, stating a lack of options artificially inflates pricing, and enquired why the City would deny high-density permits.

Jay Horracks stated his desire for the area to remain commercial, believing high-density housing would increase traffic in the area and increase hazards similar to those he has experienced due to the Facebook project construction.

Bruno Hunsaker expressed concern regarding population increase outpacing the implementation of sufficient infrastructure to match traffic demands.

Jonathan Sensky expressed a desire to maintain current City design regulations to retain a rustic, rural aesthetic during inevitable expansion and growth. He stated his concerns regarding educating the public on the proper use of roundabouts, and the need for better lit parking lots in congruence with the dark sky ordinance.

Commissioner Wood closed the public hearing at 7:17 p.m.

Commissioner Everett addressed the concern over the dark sky ordinance. Terms of compliance for lighting should be included in the site plans brought before the City Council and Commission. However, infractions, both private and public, exist in the City to which he has personally raised concerns. The City and State share responsibility for and work together to achieve road implementation. He sympathized with the need for high-density housing and said the location of and the number of previously approved, but unbuilt, multifamily housing projects influence the type of plans the City will approve.

Mr. Mumford shared instances where the City completed projects ahead of the timetable set forth by traffic demand models due to need and plans for expansion. He explained the process of requesting additional funding through Mountainland Association of Governments and the funding cycle constraints limiting the pace of expansion. He suggested further discussion with the applicant about allotting funds for infrastructure expansion, once the residential development is under review.

Commissioner Wright proclaimed Eagle Mountain as one of the highest providers of affordable housing for Utah residents and stated statistically, as of March of 2019, high-density units constituted 14% of City-wide housing. City growth should encompass an array of housing options with an emphasis on mid-range, single family 1/5- to 1/3-acre lots. The City strives to reduce light pollution and to invite commercial development to provide the tax base necessary for infrastructure improvements.

Commissioner Pengra stated the perception of the City as encumbered with high-density housing is a misperception; many areas along the Wasatch Front offer a high number of multifamily residences. He supported approving more affordable, high-density units within appropriate areas in the City to help provide patronage of local businesses. He reiterated the fact that the Commission does not have sufficient data to make an informed decision on the possible residential development noted on the Marketplace plans.

Commissioner Wood concurred with the priority of prescriptive demographic planning for both infrastructure function and harmonious City-wide design aesthetics that benefit the community.

The Commissions' decisions must include consideration of pre-approved projects, anticipation of future requests, and expectation of the timetable for completion of vested rights.

Commissioner Everett indicated support of and excitement for the construction of the grocery store, as an asset to the City to help attract other businesses. He stated there will be inevitable alterations of the proposal and informed the applicant of the City's denial of Ridley's Family Market's request for a sign that did not comply with Municipal Code.

Commissioner Wright requested alterations to include continuity in the landscape plan among the lots and for site F to comply with Municipal code.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the Marketplace at Eagle Mountain Town Center master site plan and preliminary plat with the following conditions:*

- 1. A development agreement shall be prepared to be approved by the City Council, detailing the improvement and timing of the rights-of-way improvements (asphalt, curb and gutter, trail, landscaping, turn lanes, streetlights, etc.), the project trails and landscaping, and the fencing behind the commercial areas;*
- 2. Applicant shall submit a landscaping plan for staff approval for the rights-of-way along Eagle Mountain Boulevard, Pony Express Parkway, and the trail area between this project and Autumn Ridge subdivision;*
- 3. The residential developments are not approved with this application. Label the residential developments as "possible future residential;"*
- 4. The building elevation shall be revised to comply with EMMC 17.72.040(C), (D), and (E), by adding additional architectural detailing and including additional horizontal articulation/modulation;*
- 5. Applicants shall submit grading/drainage/erosion plans and lighting plans with each site plan application;*
- 6. The combined monument sign shall be brought into compliance with approved standards set forth in EMMC 17.80.070(A);*
- 7. As much as possible, buildings shall be located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping between the building and the street; and*
- 8. The Eagle Mountain Boulevard ingress/egress between pads G and H shall be moved to align with the access points on the south side of Eagle Mountain Boulevard.*

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.

6.B. SilverLake South 21 & 24 Site Plan – Public Hearing

Planning Manager Michael Hadley presented an overview of the project and stated the City Council approved the preliminary plat on October 1, 2019. SilverLake Plat 21 consists of a total of 59 units: 27 single-family lots and 32 townhome units. Plat 24 consists of a total of 72 units: 39 single-family lots and 33 townhome units.

Commissioner Wells inquired about the location of guest parking and expressed safety concerns regarding the proximity of the playground to the fire pits. Mr. Tatton agreed to reconsider the layout.

Commissioner Everett stated, for the record, concern the front-loading garages failed to meet Municipal Code requirements and verified back fencing of the lots.

Commissioner Wood requested an increase in articulation in architecture through variance in elevations, materials, and/or colors on the front and rear façades, to add distinction and division among the individual units. The applicant agreed to explore potential revisions to the colors and materials.

Commissioner Wood opened the public hearing at 7:59 p.m. As there were no comments, he closed the hearing.

Commissioner Everett reiterated concern regarding front-facing garages dominating the front of the units which fails to comply with Municipal Code. Discussion among the Commission ensued. Commissioner Everett indicated an increase in architectural movement may rectify the issue. The number of existing high-density units in SilverLake with similar designs compounded his apprehension with approving the project.

Commissioner Wood proposed discussing the Municipal Code requirements for garages on multifamily homes during the next work session. Commissioner Everett indicated his desire to enforce the Code as written.

Commissioner Pengra noted the difficulty in making the garage a non-dominant feature due to the ratio between the widths of the garages and the individual units. He stated his support of the current design as more aesthetically appealing than other units and felt the proposed changes would increase costs without improving the overall aesthetics of the units.

Commissioner Wood supported the desire for an increase in distinction between the units and expressed concern over the 20-foot length of the driveways. Municipal Code requires 22 feet for single-family residences but allows shorter lengths for multifamily units.

Commissioner Wells stated unease over the distance between the guest parking and the homes, fearing people will park along the street which will create issues for snowplows.

Commissioner Wright questioned the applicant about an ADA-compliant parking stall. Mr. Tatton indicated an appropriate location to add ADA parking.

Commissioner Wright asked Mr. Mumford for the ratio of approved high-density homes to single-family homes in the area. Code allows for a maximum of 20%. Mr. Mumford indicated the need to research and compile the numbers.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the SilverLake South 21 & 24 site plan with the following conditions:*

- 1. Applicant shall pay a landscape cash escrow to the City of \$2,810.40 per lot/unit at plat recording;*
- 2. The fencing along Golden Eagle Road shall match the collector road fencing approved for the SilverLake South area;*
- 3. The rear elevation shall be changed to include more architectural articulation, and the material and color shall be changed to be more in line with the current multifamily design standards;*
- 4. The firepit shall be moved away from any structures; and*
- 5. An ADA-compliant parking stall shall be included;*

Commissioner Wells seconded the motion. Those voting aye: Christopher Pengra, Erin Wells, Rich Wood, and Brett Wright. Those voting nay: Matthew Everett. The motion passed with a vote of 4:1.

6.C. Holiday Oil Sunset Drive Conditional Use Permit – Public Hearing

Mr. Hadley stated the Planning Commission reviewed the preliminary plat and site plan for the Holiday Oil on Sunset Drive on December 10, 2019. The Planning Commission recommended approval with conditions requiring the submission of a conditional use permit application prior to City Council review of the site plan and preliminary plat, the applicant meeting with the Utah County Sheriff's Office to determine a plan to resolve traffic and safety concerns, and working with Blackridge Elementary to finance a fence on the south border of the school property.

Applicant John Linton with Holiday Oil stated he had scheduled a meeting with Heather Jensen, principal of Blackridge Elementary School, for Friday, January 10 to discuss the school district's fence preferences and stated a willingness to assist with the financing and construction of the fence. He had not yet met with the Sheriff, but will schedule a meeting; the applicant stated he has generated a traffic report.

Commissioner Wells questioned the applicant about the proposed location of the fence. Mr. Linton indicated a potential area for the fence but stated his intent to consult with the school district before finalizing the plan.

Commissioner Wells asked the applicant if he intended to purchase more land to the west of the project. Mr. Linton responded they are still in discussions with the landowner. They do not have any specific plans but may purchase the land and bank it to allow for future expansion.

Commissioner Wells asked if the applicant would consider additional entrances to the property. He agreed to consider additional connectivity.

Commissioner Wells verified the proposed exit would only permit right-hand turns onto Sunset Drive.

Commissioner Wood opened the public hearing 8:31 p.m. As there were no comments, he closed the hearing.

The Commission discussed the current and potential increase of parking issues due to the return of moving vehicles to Sunset Storage, north of the project.

Commissioner Pengra mentioned issues with a previous gas station failing to install lights built to Code then retroactively devising inadequate solutions to address complaints. He expressed the desire to enforce the installation of dark sky ordinance-compliant lights during construction.

MOTION: *Commissioner Everett moved to approve the Holiday Oil Sunset Drive conditional use permit with the following condition:*

1. The applicant shall be in full compliance with the dark sky ordinance upon construction.

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.

6.D. JJ Ranches Preliminary Plat – Public Hearing

City Planner Jessa Porter presented the preliminary plat for JJ Ranches. The applicant requested to divide a 13-acre lot in the Pole Canyon area to construct single-family residences on two five-acre parcels, retaining the remaining three acres for farming.

The Commission discussed and clarified the designations of the plat. The lot falls under the Pole Canyon Master Development Plan as mixed-use residential and allows for up to 5.5 units per acre; the property could be subdivided if supplied with the necessary infrastructure. A private lane provides access to the south side of the plat.

Mr. Mumford stated Municipal Code does not require public road access to a single-family residence. The private lane initially provided access to Strides Pediatric Therapy, which is located across from the plat in question. Due to the residential zoning of the surrounding area, staff indicated the division of the plat should not cause disunion issues with future development.

Applicant representative Kent Withers with McNeil Engineering indicated the intent for the paved lane to remain private and provide access for the surrounding areas and mentioned a plan for the creation of an easement for existing water and utility lines. No sewer access connects to the area, requiring septic system use.

Commissioner Wells questioned the applicant about the variance of lot size regarding future development in the area. The applicant has no knowledge of any current discussions of subdividing other lots. The family desires to separate these two lots for residential housing and maintain farming on the remaining portion of the land.

The Commission and staff discussed the Pole Canyon Master Development Agreement and density designations of the area.

Discussion ensued regarding septic tanks and potential future connections to City sewer. Mr. Mumford explained when connections to City sewer are required and stated a note on the recorded plat will inform property owners of the requirement of connecting to City sewer lines at the owners' expense, if the lines come within the distance requiring the connection.

Commissioner Wood opened the public hearing at 9:01 p.m.

Bruno Hunsaker stated his desire for the area to only contain larger lots and expressed frustration with paying for sewer services even though his home does not connect to the City line. He voiced concern with allowing construction in the area, due to past flooding and suggested the need for drainage improvements.

Commissioner Wood closed the public hearing at 9:04 p.m.

Commissioner Wright responded to Mr. Hunsaker's frustrations with the assurance of the City's efforts to expand sewer line availability.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the JJ Ranches preliminary plat. Commissioner Everett seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

Commissioner Wood called for a recess at 9:05 p.m., and reconvened the meeting at 9:10 p.m.

6.E. City Sign Rezone – Public Hearing

Mr. Hadley presented an overview of the project: a digital, welcome/information sign near the eastern entrance to the City along Wride Memorial Highway. The sign location must be approved by UDOT, as it will be placed along a State road. UDOT requirements limit sign erection to commercial or industrial zones. The owners of The Ranches Golf course have identified a location for the sign and agreed to allow the City an easement on their property. This application requests a rezoning to commercial of the proposed location.

Mr. Mumford explained UDOT may deny the application because State guidelines prohibit rezoning expressly for signage. The Ranches Master Development Plan designates the parcel as Golf Course Open Space and carries a deed-restriction by the City to prevent commercial use of the site. Mr. Mumford suggested expanding the area to approximately twice the size to connect it to a larger commercial area.

Commissioner Wood suggested tabling the item until Mr. Mumford acquires approval from The Ranches Golf Course of the additional land to be rezoned.

Mr. Mumford advised the Commissioners to approve the motion and allow him to consult with the City Attorney.

Commissioner Wood opened the public hearing 9:18 p.m. As there were no comments, he closed the hearing.

Commissioner Wood expressed desire to not move forward on the rezone without the precise conditions in place.

Mr. Mumford suggested the Commission recommend approval to the City Council with a condition to extend the property to the west.

Discussion ensued among the Commission and Mr. Mumford regarding how to best express their recommendations to the City Council while adhering to UDOT regulations.

Commissioner Pengra expressed concern over a lack of a legal description of the property to be rezoned. Commissioner Wright supported tabling the request.

Commissioner Pengra stated his preference to maintain transparency by retaining the inclusion of signage as the purpose for the rezoning request.

MOTION: *Commissioner Wright moved to table the City sign rezone until the February 11, 2020 Planning Commission meeting, and requested staff provide a legal description and define the exact area to be rezoned. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

6.F. Amendment to the 2020 Planning Commission Meeting Schedule

The proposed amendment changes the start time of the Planning Commission policy session from 6:00 p.m. to 6:30 p.m., allowing for an hour-long work session from 5:30 p.m. to 6:30 p.m.

Commissioner Wells suggested the inclusion of the ability to amend meeting start times, in accordance with workload requirements. She stated it is not likely that all work sessions will contain enough items to require an entire hour.

Commissioner Wood stated his intent of always including sufficient material to require a full hour.

Commissioner Pengra said, due to public attendance of the policy session, both meetings should adhere to set start times.

MOTION: *Commissioner Everett moved to approve the amended 2020 Planning Commission meeting schedule. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood,*

Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.

6.G. Amendment to the Eagle Mountain City Planning Commission Rules of Order and Procedure

The amendment includes changes that relate to duties of the Planning Commission Chair, meeting agendas, and conflicts of interest. The amended document includes corrections to Municipal Code references.

The proposed addition to Title I Section C, Duties of the Chair, states the Chair will authenticate by signature, when necessary, or when directed by the Commission, all of the acts, findings and orders, and proceedings of the Commission.

The proposed addition to Title III Section C, Agendas for Meetings, notes two members of the Planning Commission may request an item to be added to the agenda by sending a request by email or in writing to the Planning Director prior to the Wednesday before the next Planning Commission meeting. The amendment also references Eagle Mountain Municipal Code 17.05.190 Tables and notes the Planning Commission is an appeal authority.

The amendment to Title VII Section B, Conflict of Interest/Disqualification, adds section B.1.a: if a member is acting in the capacity of an applicant, the member will not sit at the dais and will not perform their duties as a Planning Commissioner, for that specific application. The Municipal Code references have also been corrected.

Discussion ensued regarding the timeline of the Commission Chair's signing of documentation and clarification of authentication procedures. The Commissioners discussed potential implementation of additional verification procedures to ensure agenda items sent for consideration to the City Council reflect the intentions of the Commission, as well as the logistical feasibility of such procedures. Commissioner Wood proposed to work with Mr. Mumford to verify agenda items sent to the Council contain correct information.

Discussion ensued regarding the specification of exclusions of Commissioners due to conflicts of interest and adherence to State and City Code.

Commissioner Wells expressed concern over the conflicting verbiage relating to conflicts of interest in Municipal Code and the Rules of Procedure. Municipal Code indicates a person with a conflict of interest "will normally" leave the meeting until the conclusion of the discussion of and vote on the agenda item, and the member may not exert influence outside of the meeting; however, the Rules of Order and Procedure states the member "shall" leave the room. The Commissioners agreed to change "shall" to "will normally" to better align with Municipal Code.

Mr. Mumford informed the Commission of a recommendation from the City Council to amend the document to specifically allow the Planning Director to add items to an agenda. Commissioner Wood stated the Municipal Code already allows for the Planning Director to make additions to agendas.

Commissioner Pengra expressed concern the Planning Commission Rules of Order and Procedure, in addition to other rules and regulations, creates procedural burden, redundancy, and potential confusion.

MOTION: *Commissioner Wood moved to approve the Planning Commission Rules of Order and Procedure, as noted in the presented document and discussed. Commissioner Wells seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

7. Discussion Items

None.

8. Next scheduled meeting

The next scheduled meeting is February 11, 2020.

9. Adjournment

MOTION: *Commissioner Pengra moved to adjourn the meeting at 10:17 p.m. Motion not seconded. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

Approved by the Planning Commission on February 11, 2020.

Steve Mumford, AICP
Community Development Director



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 11, 2020

TITLE:	Pink Poodle Animal Management Plan
ITEM TYPE:	Conditional Use Permit
APPLICANT:	Darren and Jessica Howell

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

PREPARED BY:

Jessa Porter, Planning

BACKGROUND:

Pink Poodle is a home-based dog grooming salon located on a 6,926 square foot lot in the Pioneer Addition subdivision. Table 6.05.260(a) in chapter 6.05.260 EMMC states that lots ranging from 5,501 – 8,000 SF are allowed up to 4 dogs on a property at once. Pink Poodle would like to expand their services by offering short-term pet sitting. The applicants are asking for a conditional use permit to allow a maximum of 8 dogs on their property at one time to accommodate 5 dogs in boarding, 1-2 dogs for grooming, and their family dog. Dogs being boarded will be housed in the basement, which the applicants intend to build "doggy suites", so each dog has their own space.

ITEMS FOR CONSIDERATION:

6.05.260 EMMC Number of animals:

- 5,501 – 8,000 SF: Short-Term Pet Sitting - maximum of 4 dogs (6.05.260(a) EMMC)

6.05.290 Short-term pet sitting license:

- If approved, applicant will need to apply for a short-term pet sitting license.
- Where permitted by this chapter individuals may provide short-term pet sitting inside their homes or on their residential property as a home-based business.

- Short-Term Pet Sitting Regulations:

1. No dog may be watched for more than 14 days at a time.
2. The applicant shall require proof of rabies certificates and all other state-required vaccines for all boarded dogs.
3. Dogs must be provided external dog runs in accordance with this chapter, unless it is specifically permitted by the community development director or his/her designee to allow for fenced-in rear yards to provide exercise area.
4. Other provisions of this chapter are complied with and no dog or premises is deemed a nuisance.

RECOMMENDATION:

Possible Motion:

The following motion is provided for the Planning Commission's benefit and may be read or referenced when making a motion:

I move that the Eagle Mountain Planning Commission approve the Pink Poodle Animal Management Plan with the following conditions:

1. Any conditions the Planning Commission deems appropriate.

Attachments:

[Applicant Letter.pdf](#)

[Reference Letter 1.pdf](#)

[Reference Letter 2.pdf](#)

[Reference Letter 3.pdf](#)

[Current Basement.JPG](#)

[Potential doggy suite 1.jpg](#)

[potential doggy suite 2.jpg](#)

[potential doggy suite 3.jpg](#)

[The Pink Poodle Boarding Form.pdf](#)

Eagle Mountain City Planning Staff and permitting office,

I am Jessica Howell, owner and founder of the Pink Poodle Salon located in the City Center area of Eagle Mountain. I previously owned London grooming in Las Vegas, NV until we moved up here in 2016. I have been a dog groomer for over 15 years and have worked in many capacities within the industry. We have been steadily growing and expanding our business over the past three years to where my husband quit his full-time job to stay at home and help with the business. We are so excited to see things moving forward and growing. We've also received regular demands from clients to board dogs as well as grooming. At first, we simply told them that we didn't offer that service but we've revisited that decision and have recognized a demand in our community. The demand has grown so much over the past few months that we've decided to explore our options in expanding our business to include a small boarding facility. We are now working on a plan to utilize our finished and available basement space to expand our business to include boarding.

After speaking with a few folks in the Business licensing department and a few other business owners in the area, we've understood that the law currently states in section 6.05.260 "number of animals" that we can have up to 4 dogs on our property at any given time due to our lot size of 6,926 sq. feet. We have one family dog which reduces that number to 3. At times we will have 3 dogs in our salon for grooming just from one family which would put us at the maximum allowable number of dogs on the property. Although we don't often have customers that bring in 3 dogs at once, it has happened and this would make it impossible for us to board enough dogs to continue running the grooming salon simultaneously.

I want to say first that we understand the reasoning and the potential for nuisance noises and barking that having too many dogs on a property can bring. We do not want to be a nuisance to our neighbors. We like them way too much for that. That being said, we'd like to ask if the city planning committee and permitting office would allow us to apply for a conditional use permit to allow us to have up to a maximum of 8 dogs on our property at a single time. We only want to be able to board 5 dogs at maximum capacity and maintain the ability to still have our dog and 1-2 dogs in the grooming salon at any given time. We do not wish to do long-term boarding, only short-term boarding of up to but not greater than 14 consecutive days.

Physical Layout of Boarding Facilities

We have a large finished basement family room that is 11 feet by 30 feet resulting in 330 square feet. I would like to convert this entire area to a dog boarding area. The only other things currently in my basement are two storage closets, a bathroom, and the utility room. We would remove the existing carpet and construct a number of 2"x4"x5'-0" walls to create four or five areas with a gate that extends from floor to the top of the wall so each dog would have their own area to use without having to be put in a kennel.

Our basement has two windows that allow natural light in and there are no exterior doors in the basement. Placing the "doggy suites" in the basement allows us to dampen any noise from barking dogs and would allow us to not be a nuisance to our neighbors. The boarding dogs would be by appointment only and would be allowed in through the front door. This creates a separation by not allowing the boarding dogs to enter through the grooming salon which is located in the garage and has its own private entrance. Our backyard is fenced on all sides with 7' tall vinyl fencing all the way around with no

gaps or breaks in the fence. We also have a lock on the gate located on the west side of our home that can only be opened from the outside. We also plan on insulating our garage and garage door to dampen noise and sound levels generated from the shop as well to continue to prevent any deterioration of quality of life for our neighbors.

We have included a number of pictures with this letter so you can better understand the existing conditions at my home and the proposed changes I would make if the City grants permission for me to add dog boarding to my existing home business.

We love this city! We like it here a lot! We like our neighbors and neighborhood. We have a vested interest in expanding our business to a larger, more adequate property for what we desire to do with our company. Our goal is to purchase a larger, commercial or more adequate property for our home and business within the next 3-4 years. Unfortunately, prices are a little high right now for us to afford such a large property so we are working hard and capitalizing on every opportunity we have in order to move towards that goal each day. As stated previously, we really like our neighbors and have reached out to them to see if they support our plans as well or if they have any concerns. We have included letters from our surrounding neighbors showing their support for our business and proposals.

Potential Noise, Safety and Traffic Impacts

Our first priority is ensuring that we do not degrade our own neighborhood. We want to ensure that our neighbors' homes, as well as our own, maintain the value they deserve. We plan to utilize everything at our disposal to ensure that we are not a nuisance to anyone around us. We added a driveway along the side of the house that extends all the way from the street to the back wall of our home in order to allow customers to pull into the driveway for pick-up/drop-off of their dogs. This allows the street to remain open and free from our clients' vehicles blocking or slowing traffic. It's a little tougher to keep their volume under control while they are outside so our plan to control that is to not just let all dogs into the yard at once for play time but one or two at a time. We would also pay close attention to the length of time we allow the dogs to play supervised in the yard. This would ensure that barking and noises can remain at or below acceptable levels. We have a neighbor who sleeps during the day, bless his heart, and we DO NOT want to be responsible for waking him up and limiting his rest period.

Safety

My dog is current with all her vaccines. All of the dogs that I groom are also current with their vaccines or they are not permitted to enter our salon. We are very careful that dogs from different families do not have any direct contact with any other dog to avoid the chance of spreading diseases, fleas, or ticks between dogs. We also have an animal first aid kit in the event of any type of accident that may require first aid to the dogs. We would ensure that dogs are closely monitored at regular intervals throughout the day and supervise any dog that would be in our back yard. We also have cameras set-up and installed throughout the home that we would allow pet-owners to access to check-in on their dogs from wherever they may be. We also have an emergency plan in place as well in the event of an emergency or fire.

Conclusion

We respectfully request permission from Eagle Mountain City to grant us a conditional use permit to board up to 5 dogs in our home and permission to have up to 8 dogs at our home at any one time. We need to be allowed to have up to 8 dogs at one time at our home business in order to allow us to remain

competitive, profitable, and successful. Our proposed boarding of 5 dogs or less will not have any negative impact on noise, safety, or parking and we would be sure to continue to adhere to all local codes and regulations. As explained in the attached letters from our neighbors, our current dog salon has not negatively impacted them and adding dog boarding would like wise have no negative impact on our neighbors or the City but instead would provide additional needed services.

We would be happy to provide any additional information that is required to approve this request. Further, I would like to invite City staff to come tour our existing dog salon, and see in person how I would board dogs in my basement if the City grants this request that is required to allow my home business to continue to be successful.

Sincerely,

Jessica and Darren Howell, Owners and Founders
The Pink Poodle Salon
2076 E. Cedar Trails Way
Eagle Mountain, UT 84005
(385) 241-8435

To whom it may concern,

My family and I live across the street from the Howell family, and aside from my parents they are the only people I would trust to board my dogs. They have trained their dog they have now very well, and I am always very impressed with how well they handle my dogs. My two dogs absolutely love being groomed there and always come back looking magazine cover worthy. Their grooming shop, Pink Poodle Salon is always very orderly, well kept and remarkably clean. It is obvious that Jessica and Darren love animals and love working with them. I have never encountered an issue with sound from their home or grooming salon. This includes grooming, animals entering and leaving their shop, etc.

In regards to their request to board dogs, I do not think you will find better, more qualified people to do so. I fully support their request to board dogs in their home.

Sincerely,

Meagan and Ken Smuin

2087 East Cedar Trails Way

Eagle Mountain, Utah 84005

385-352-6960 (Meagan's Cell Phone Number)

Meagansmuin20@gmail.com

From: [jennifer.cooper](#)
To: London25@gmail.com
Subject: Business expansion
Date: Wednesday, November 13, 2019 5:01:29 PM

To whom it may concern.

My name is Jennifer Cooper, and I am the homeowner at 2086 Cedar Trails Way , Eagle Mountain Ut 84005. My neighbors to the west are looking to expand their business. I am all for it. The Pink Poodle Salon has always been a great neighbor . Jessica and Darren have been courteous to my husbands sleeping schedule, and we really appreciate that. Thank you in advance for allowing their business to grow to include boarding . This is a service that will really fill a need in this area. I support them fully.

Jennifer Cooper

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14 November 2019

To Whom It May Concern,

I, Zachary Vogl, a resident of Eagle Mountain and direct neighbor to The Pink Poodle am writing this letter to stand as a witness that The Pink Poodle is a professional establishment. The Pink Poodle conducts its business without a disturbance to the local neighborhood. They have adequate parking to allow customers to come and go as needed. They have no issues on keeping a clean appearance both with their home and lawn, as well as inside their shop. I would love to see them keep growing as we have nothing but good to say about The Pink Poodle. Please allow them to expand as needed, as I have no concerns that they can do so in the proper manner.

Thank you.

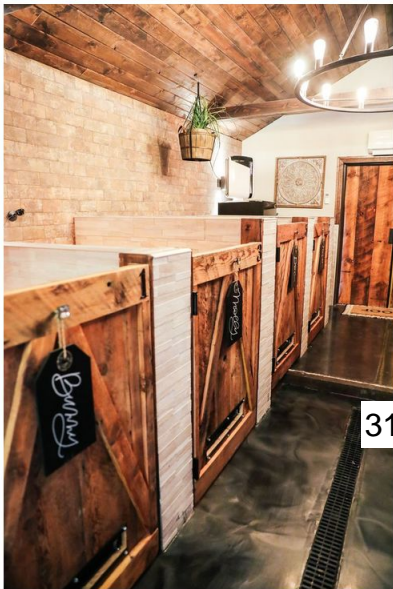
Sincerely,

Zachary Vogl









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The Pink Poodle Boarding Form

OWNER INFORMATION (Please Print)

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Email Address: _____

Phone: _____ ☐ YES Text me pictures of my pup

Emergency contact: _____ Phone: _____

How did you find us? ☐ Google ☐ Facebook ☐ Friend/Family ☐ Our Website

PET INFORMATION

Name: _____ Primary breed(s): _____

Date of Birth: ____/____/____ Age: _____ Color(s): _____ Weight: _____ lbs.

Sex: ☐ Male ☐ Female Neutered/Spayed? Yes / No

How long has your dog been in your family? _____

FEEDING INSTRUCTIONS

☐ Morning: Amount _____ cups ☐ Afternoon: Amount _____ cups ☐ Evening: Amount _____ cups

Special Instructions: _____

Is your pup allowed treats? Yes / No

Does your pup have any allergies? Yes / No Please explain: _____

VETERINARY RECORDS

Veterinarian Clinic: _____ Phone: _____

Clinic Address: _____

The following vaccinations are required to be up to date prior to boarding at The Pink Poodle Salon

Bordetella due: ____/____/____ Rabies due: ____/____/____ Distemper/ Parvo due: ____/____/____

OWNER MUST ALSO PROVIDE US WITH VETERINARY PROOF OF CURRENT VACCINATIONS

Please describe any medical or health issues we should know about your pup: _____

BACKGROUND

What is your dog's level of socialization with other dogs?

☐ None/Minimal ☐ Moderate ☐ Extensive/ Social Butterfly

Please explain: _____

How would you describe the energy level of your dog? ☐ Low ☐ Moderate ☐ High

Which best describes your dog's typical exercise routine?

☐ Couch Potato ☐ Moderate ☐ Olympic Athlete

How did your pup get his/her obedience training?

☐ None ☐ Self-Trained ☐ Formal Classes

How well does your pup respond to obedience cues?

☐ Rarely ☐ Occasionally ☐ Consistently

Do you use a crate? Yes / No Is your dog comfortable in a crate? Yes / No

Has your dog ever jumped a 6' high fence OR dug under a fence? Yes / No

Has your dog ever bitten another Person OR Dog? Yes / No

Has your dog ever growled or snapped at a Person OR dog trying to take food/toys away? Yes / No

Has your dog ever tried to chase a small animal? (i.e. squirrel, rabbit, cat) Yes / No

If you answered yes to any of the four questions above, please explain: _____

How does your dog act when stressed or upset? _____

Is there anything else that you would like us to know about your dog? _____

Thank you for choosing The Pink Poodle Salon & Boarding to take care of your pups!!

Make sure to take our number with you. Have a wonderful safe trip!





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 11, 2020**

TITLE:	Development Code Amendment
ITEM TYPE:	Development Code Amendment
APPLICANT:	Eagle Mountain City

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

N/A

PREPARED BY:

Michael Hadley,
Planning

BACKGROUND:

This is a change in the Development Code removing the word OR under concept plan review, this will require that a Concept plan goes to the Planning Commission and the City Council.

ITEMS FOR CONSIDERATION:

Code amendment 16.15.050

1. The concept plan review shall include an informal conference with the developer and the city's assigned staff, as well as an informal review of the plan by the planning commission, and the city council. 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 staff's, the commission's, and the council's comments shall not be binding, but shall only be used for information in the preparation of future development applications.

RECOMMENDATION:

I move that the Planning Commission recommend approval of the Development Code Amendment to Chapter 16.15.050 to the City Council.

Attachments:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 11, 2020**

TITLE:	Spring Run - Concept Plan
ITEM TYPE:	Concept Plan
APPLICANT:	Steve Allred

ACTION ITEM:

No

PUBLIC HEARING:

No

REQUIRED FINDINGS:

None

PREPARED BY:

Michael Hadley,
Planning

BACKGROUND:

This is a concept plan for a commercial and residential development located on 55 acres north of Highway 73 on Spring Run Parkway. The development consists of four phases which includes 10.45 acres of single-family lots (phase 1), 6.76 acres of town homes (phase 2), 7.74 acres of commercial (phase 3), and 13.79 acres of apartments (phase 4). The applicant will need to change the name of the project since there is already a Spring Run development in the City.

ITEMS FOR CONSIDERATION:

Project name needs to be changed

Current Zone: Commercial

-Mixed-use residential development is listed as a conditional use under 17.35.040 EMMC. It is the staff's opinion that this development does not qualify as a mixed-use development.

The residential areas of this development would require a rezone. Residential Development Standards:

MF1 Zone:

- MF 2-6 units per building, 10 units per acre

MF2 Zone:

- MF equal or less than 12 units per building, 20 units per acre

UDOT already purchased the SR73 Expansion Area. It appears that a majority of the proposed accesses line up with existing approved accesses on the highway.

The project doesn't comply with the City's Lot Size Transitioning Code (17.60.150). The lots to the west are larger than 1 acre in size, and would require 1 acre adjacent lots, 1/2 acre, 1/4 acre, then multi-family. However, this type of transitioning may not be the best use of commercially zoned land this close to the highway. Alternative transitioning should be considered for this location. The Spring Run Phase A project to the northwest was approved with a 100-foot buffer space between 1/4 acre lots and the existing 1-acre lots. If the uses planned adjacent to the 1-acre lots were commercial, the City Code

only requires a 20-foot landscaped buffer and 6-foot privacy wall.

The plan does not contain any large retail or commercial anchors. With the development of the freeway, in the future, this site will be the main intersection in the Ranches area of the city, and the potential for more commercial retail and office uses could be quite high.

RECOMMENDATION:

Please review the plan, discuss it with the applicant, and provide feedback.

Attachments:

[Residential Dev Standards Approved 8-20-19.pdf](#)

[Spring Run Concept B.pdf](#)

[Spring Run Concept B with slope.pdf](#)

Residential Development Standards

General Plan Residential Category	Ag / Rural Density 1		Ag / Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone designation	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Type of housing	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached (Small Lot)	SF Detached ⁵ , MF 2-6 units/building	MF ≤ 12 units/building
Maximum Gross Density										10 units/acre	20 units/acre
Minimum Residential Lot Sizes	5+ Acres (217,800 sq ft)	2.5 Acres (108,900 sq ft)	1 Acre (43,560 sq ft)	1/2 acre (21,780 sq ft)	1/4 Acre (10,890 sq ft)	1/4 Acre (10,890 sq ft)	8,000 sq ft	6,500 sq ft	4,500 sq ft		
Minimum Average Lot Sizes ⁸					1/2 Acre (21,780 sq ft)	1/3 Acre (14,520 sq ft)	1/4 Acre (10,890 sq ft)	8,500 sq ft	6,000 sq ft		
Required Improved Open Space (in compliance with Section 16.35.105)				500 sq ft per lot	750 sq ft per lot	750 sq ft per lot	900 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per 3bd; 750 sq ft per 1 & 2bd	1,000 sq ft per 3bd; 750 sq ft per 1 & 2bd
Primary Structure Maximum Height ¹	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'
Accessory Structure Maximum Height ¹	35	35	35'	25'	20'	20'	20'	20'	20'	20'	20'
Ancillary Structure Maximum Height ⁷	10' above primary structure										
Minimum Lot Frontage ²	150'	150'	125'	100'	90'	85'	80'	62'	58'		
Minimum Lot Frontage (Cul-de-sac or circle)	100'	100'	75'	60'	50'	45'	40'	20'	20'		
Minimum Dwelling Size (excluding garage)	1000 sq ft	1000 sq ft	1000 sq ft	1000 sq ft	1000 sq ft	1000 sq ft	800 sq ft	800 sq ft	800 sq ft	650 sq ft	650 sq ft
Minimum Setbacks for Primary Structures ³											
Front	35'	35'	30'	25'	25'	25'	25'	15'	15'	15'	15'
Front Garage	45'	45'	40'	30'	25'	25'	25'	22'	22'	22' ⁶	22' ⁶
Rear	35'	35'	35'	35'	35'	25'	20'	20'	20'	30' between buildings	
Side	20'	20'	15'	10'	10'	10'	8'	8'	8'	15' between buildings	20' between buildings
Garage Side	20'	20'	15'	15'	10'	10'	10'	10'	10'	15' between buildings	20' between buildings
Street Side	25'	25'	25'	25'	15'	15'	15'	15'	15'	15'	15'
Maximum Size of Accesory Structures				75% of dwelling footprint ⁴	50% of dwelling footprint ⁴						
Minimum Setbacks for Accessory Structures											
Front	Same as principal structure										
Rear	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'
Side	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'
Street Side	Same as principal structure										
Distance from a Residential Dwelling	Structures housing animals: 50' from neighboring residences; 6' for all other structures					6'	6'	6'	6'	6'	6'
Site Plan Approval Required (see Chapter 17.100 EMMC)										Yes	Yes

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 apartments 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 5 feet every 3 or 4 lots in the R3 and RC zones.

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% 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 Section 17.25.060 EMMC.

⁴ Square footage of the footprint of the residential dwelling, including attached garage.

⁵ Only "footprint" single-family detached units - no homes on fee simple lots. These are sometimes referred to as patio homes.

⁶ Driveway length exceptions for multi-family developments may be requested and considered at the discretion of the approval authority with a preliminary plat or site plan.

⁷ Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.

⁸ 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 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.



CONCEPT TABULATIONS

TOTAL PROPERTY:	±67.50 ACRES
SINGLE FAMILY AREA (TIER II):	10.45 ACRES
TOWNHOME AREA (TIER III):	6.76 ACRES
APARTMENT AREA (TIER IV):	13.79 ACRES
COMMERCIAL AREA:	7.74 ACRES
SPRING RUN PARKWAY & COLLECTOR ROW AREA:	19.89 ACRES
NEW UDOT AREA:	16.36 ACRES

SINGLE FAMILY LOTS:	28
TOWNHOME UNITS:	79
APARTMENT UNITS:	269

SINGLE FAMILY DENSITY:	2.65 UNITS/ACRE
TOWNHOME DENSITY:	11.69 UNITS/ACRE
APARTMENT DENSITY:	19.51 UNITS/ACRE

PARKING & OPEN SPACE TABULATIONS

SINGLE FAMILY OS:	0.71 ACRES
SINGLE FAMILY PARK:	28,048 SQFT (28,000 REQD.)
TOWNHOME COMMON OS:	0.27 ACRES
TOWNHOME LIMITED OS:	1.79 ACRES
HILLSIDE OPEN SPACE:	5.99 ACRES

TOWNHOME PARKING:	158 GARAGE STALLS (2 PER UNIT) 158 DRIVEWAY STALLS (2 PER UNIT) 29 GUEST STALLS (26.3 REQD.)
APARTMENT PARKING:	322 UNDERGROUND STALLS 342 OPEN STALLS
COMMERCIAL PARKING:	664 TOTAL STALLS (628 REQD.) 320 STALLS (282-350 REQD.)

ZONE REQUIREMENTS

CUL-DE-SAC RADIUS:	50'
CUL-DE-SAC LENGTH:	400'
LOCAL ROW:	53'
COLLECTOR ROW:	77'
PRIVATE ALLEY:	20'
MULTIFAMILY BUILDING SETBACK:	20'

PARKING REQUIREMENTS

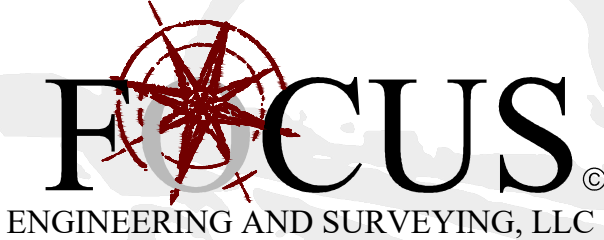
SINGLE FAMILY HOMES:	2 GARAGE STALLS/UNIT
TOWNHOMES:	2 STALLS PER UNIT; 0.33 GUEST STALLS/UNIT
CONDOS/APARTMENTS:	2 STALLS PER UNIT + 0.33 GUEST STALLS/UNIT
OFFICE/PROFESSIONAL:	1 STALL/300 SQFT
FAST FOOD/DRIVE THRU:	1 STALL/125 SQFT
RESTAURANTS:	1 STALL/250 SQFT
RETAIL ESTABLISHMENT:	MIN. 1 STALL/300 SQFT MAX. 1 STALL/200 SQFT



SPRING RUN 55 ACRES concept plan B

EAGLE MOUNTAIN CITY, UTAH COUNTY
1/27/2020
19-0464

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.





CONCEPT TABULATIONS

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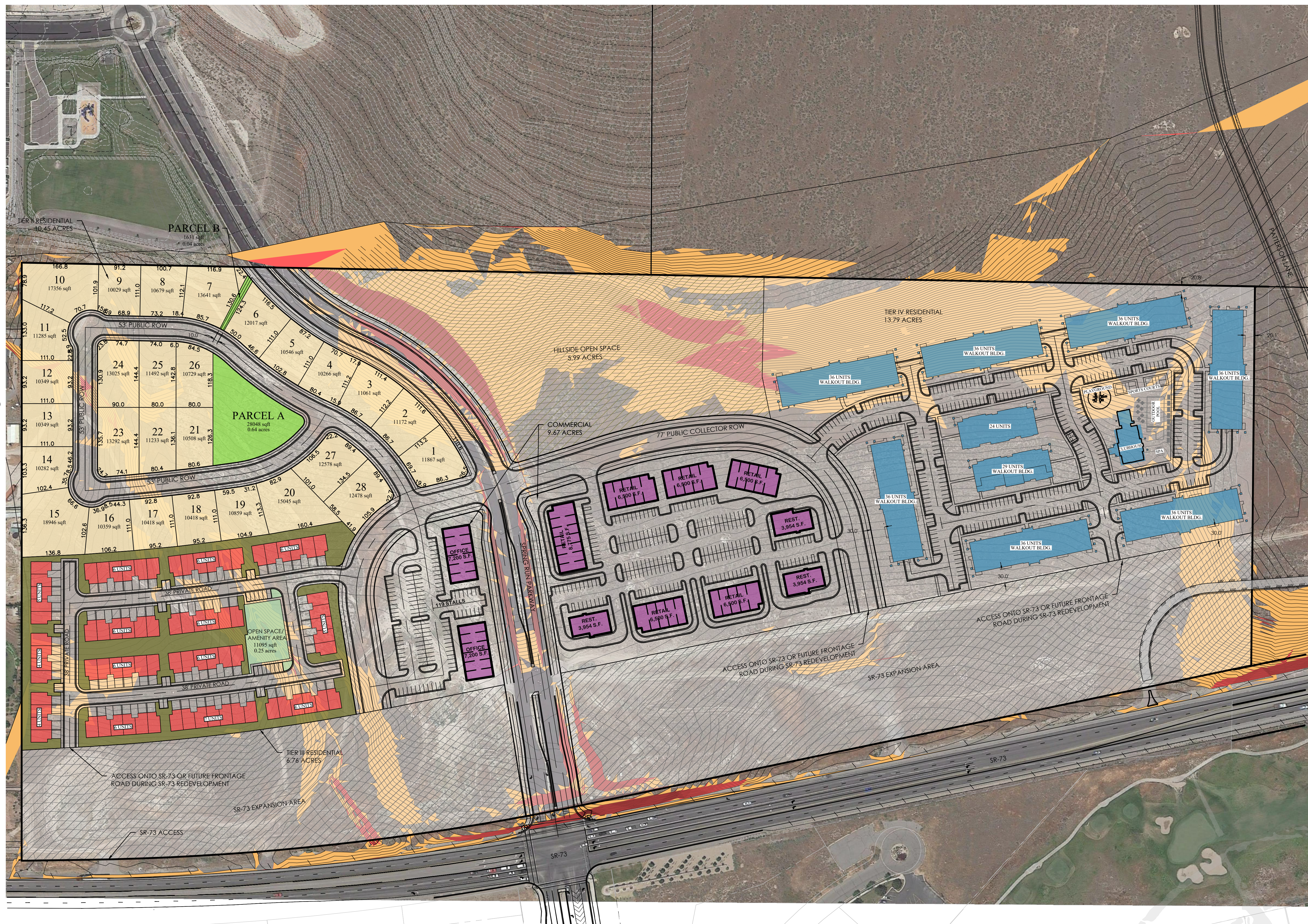
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TOWNHOMES:	2 STALLS PER UNIT; 0.33 GUEST STALLS/UNIT
CONDOS/APARTMENTS:	2 STALLS PER UNIT + 0.33 GUEST STALLS/UNIT
OFFICE/PROFESSIONAL:	1 STALL/300 SQFT
FAST FOOD/DRIVE THRU:	1 STALL/125 SQFT
RESTAURANTS:	1 STALL/250 SQFT
RETAIL ESTABLISHMENT:	MIN. 1 STALL/300 SQFT MAX. 1 STALL/200 SQFT

SLOPE LEGEND

10-30%
30% OR GREATER



SPRING RUN 55 ACRES concept plan B

EAGLE MOUNTAIN CITY, UTAH COUNTY
1/27/2020
19-0464

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