ORDINANCE NO. O- 13 -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE PINNACLES MASTER DEVELOPMENT PLAN

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to approve The Pinnacles Master Development Plan, as set forth more specifically 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 and approve The Pinnacles Master Development Plan, as set forth in Exhibit A.

2. The Pinnacles Master Development Plan is hereby approved, as set forth more specifically in Exhibit A.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 6th day of April, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 6th day of April, 2021.

Those voting aye:	Those voting nay:	Those excused:	Those abstaining:
☑ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☑ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☑ Colby Curtis	☐ Colby Curtis
☑ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☑ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on 4/16/21 by CP.

Exhibit A

FUTURE FREEWAY

BUSINESS CAMPUS
65.34 AC

RC

RC

MF-2

R-3

R-3

R-3

RC

MF-1

R-3

R-2

R-3

CN
16.67 A.C

BRYLEE FARMS

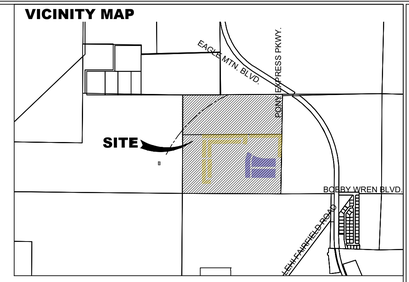
AVIATOR AVE

NORTH

SCALE: 1"=120'

120 60 0 120

VICINITY MAP



TABULATIONS

	AREA	# OF UNITS	DENSITY
RESIDENTIAL AREA=	79.08 AC	406	
COMMERCIAL AREA=	82.01 AC	N/A	
R-C=	18.75 AC	88	4.69 U/A
R-2=	11.79 AC	31	2.62 U/A
R-3=	28.90 AC	108	3.74 U/A
MF-1=	8.28 AC	83	10.08 U/A
MF-2=	5.57 AC	96	17.24 U/A
BUSINESS CAMPUS=	65.34		
CN=	16.67 AC		

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B&H HOLDINGS

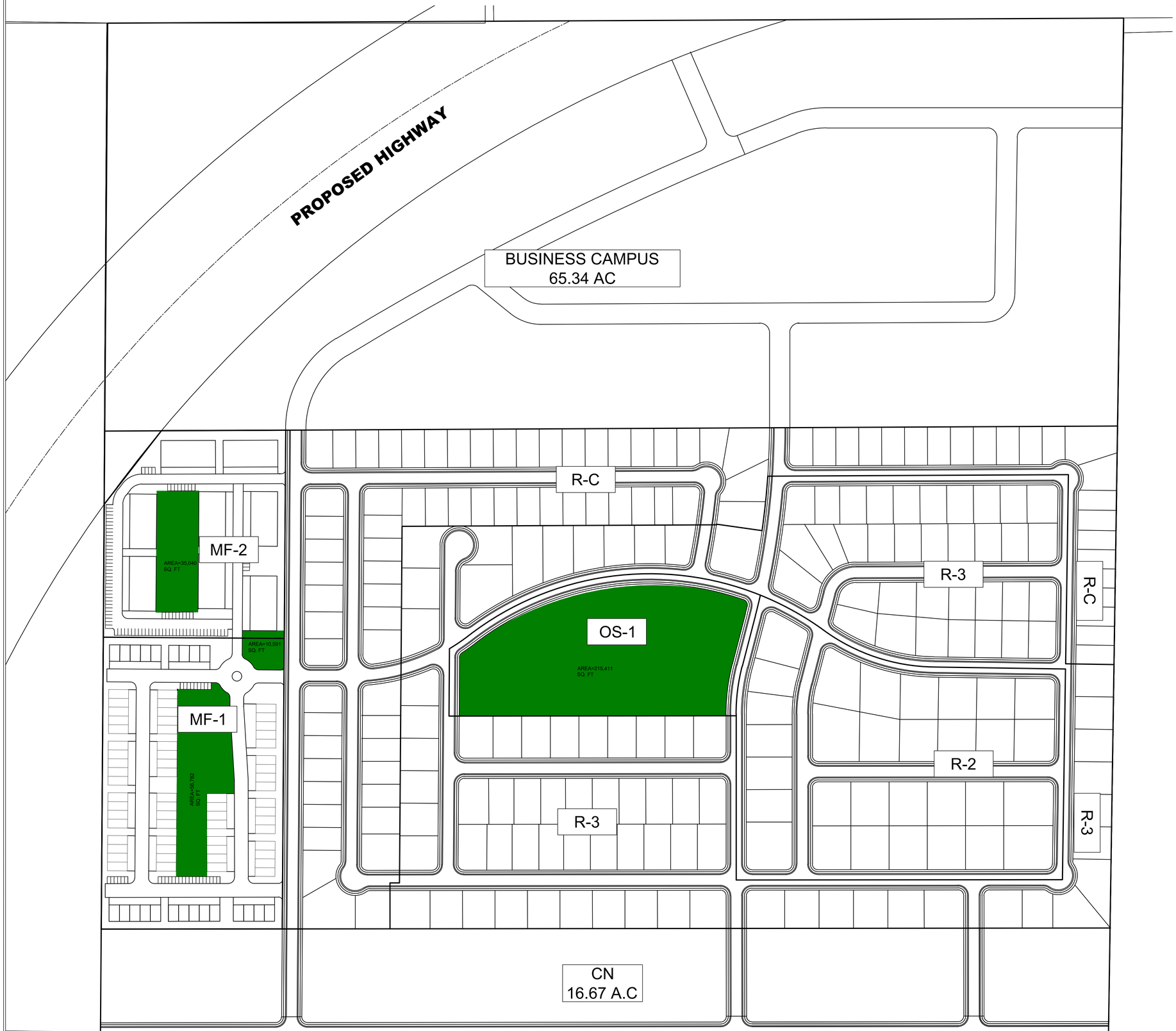
EAGLE MOUNTAIN ,UTAH

CONCEPT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0059
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=120'
DATE: 3/23/2021

SHEET 1



NORTH

SCALE: 1"=120'

120 60 0 120

TABULATIONS

	AREA	# OF UNITS	AVERAGE LOT SIZE	MIN LOT SIZE	DENSITY
RESIDENTIAL AREA=	79.08 AC	406			
COMMERCIAL AREA=	82.01 AC	N/A			
R-C=	18.75 AC	88	6,558 SQ FT (6,000)	4,500 SQ FT	4.69 U/A
R-3=	28.90 AC	108	8,529 SQ FT (8,500)	6,500 SQ FT	3.74 U/A
R-2=	11.79 AC	31	11,957 SQ FT (10,890)	8,000 SQ FT	2.62 U/A
MF-1=	8.28 AC	83			10.08 U/A
MF-2 (2 BEDROOM)	5.57 AC	48			17.24 U/A
MF-2 (3 BEDROOM)		48			
BUSINESS CAMPUS=	65.34 AC				
CN=	16.67 AC				
OS-1=	5.79 AC				
OPEN SPACE AREA REQUIRED=	300,600 SQ. FT				
OPEN SPACE PROVIDED=	317,824 SQ. FT				

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B&H HOLDINGS 160± ACRES

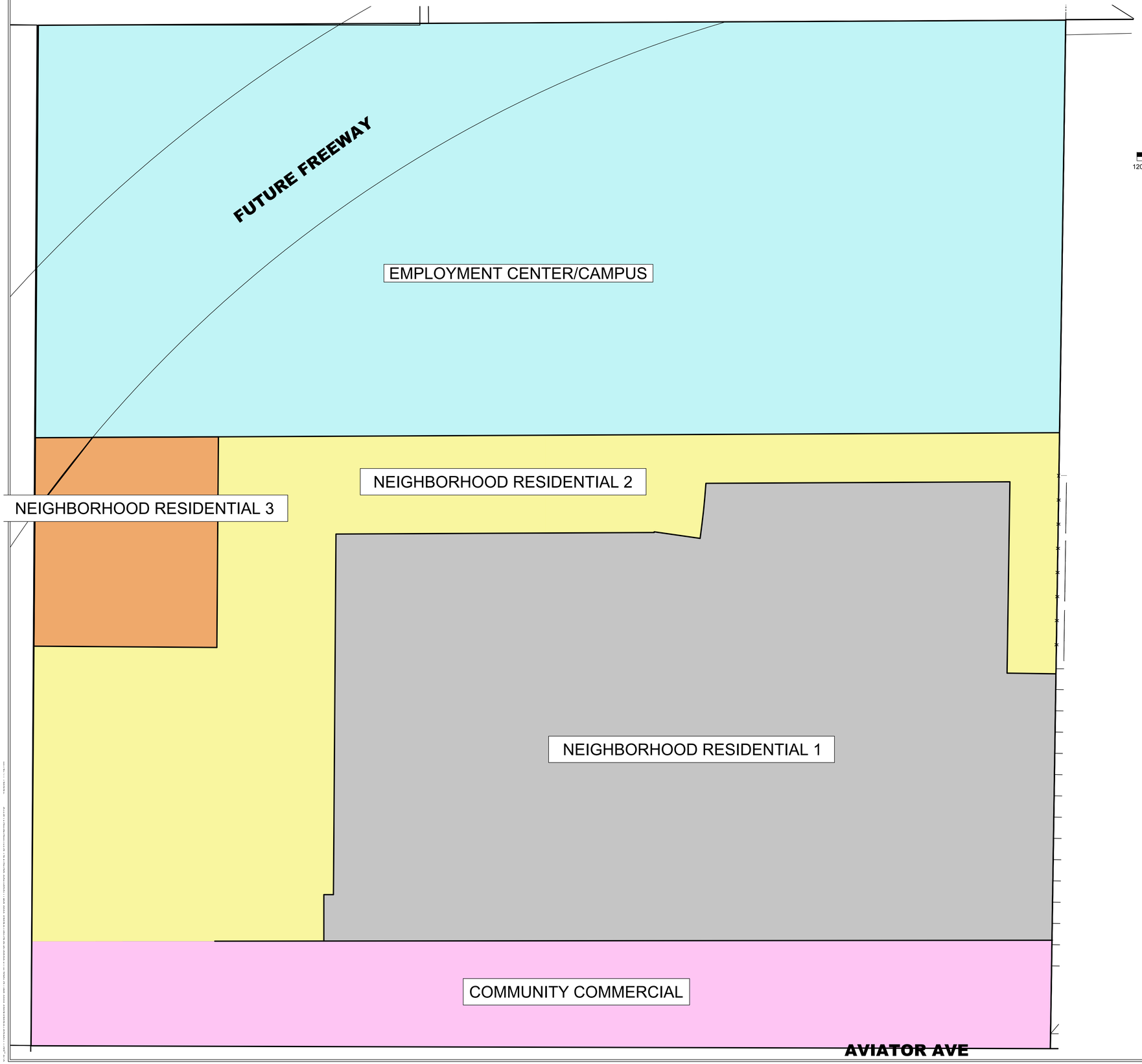
EAGLE MOUNTAIN ,UTAH

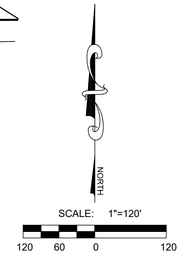
OPEN SPACE EXHIBIT

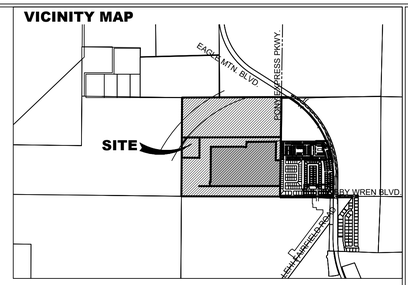
REVISIONS
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SHEET 1







LAND USE	ACRES	% OF TOTAL
TOTAL	161.09 AC	100%
EMPLOYMENT CENTER/CAMPUS	65.02 AC	40%
NEIGHBORHOOD RESIDENTIAL 1	46.48 AC	29%
NEIGHBORHOOD RESIDENTIAL 2	27.03 AC	17%
NEIGHBORHOOD RESIDENTIAL 3	5.89 AC	4%
COMMUNITY COMMERCIAL	16.63 AC	10%

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EAGLE MOUNTAIN ,UTAH
GENERAL PLAN AMENDMENT

REVISIONS
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SHEET 1

FUTURE FREEWAY

BUSINESS CAMPUS
65.34 AC

RC

MF-2

R-3

OS-I

MF-1

RC

R-2

R-2

R-3

CN
16.67 A.C

AVIATOR AVE

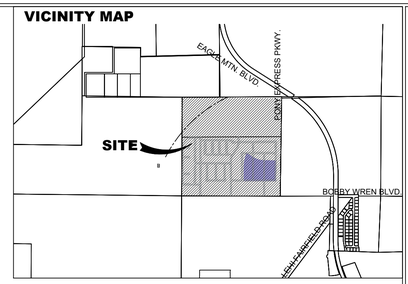
BRYLEE FARMS

NORTH

SCALE: 1"=120'

120 60 0 120

VICINITY MAP



LEGEND

- R-C
- R-3
- R-2
- MF-1
- MF-2
- BUSINESS CAMPUS
- CN
- OS-1

NOTE: THE BUSINESS CAMPUS AREA IS NOT SEEKING A REZONE AT THIS TIME.

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REZONE EXHIBIT

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LEI PROJECT #: 2020-0059
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SHEET 1