



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
NOVEMBER 28, 2023**

TITLE:	ACTION - Various Sections in Title 17 Relating to Height of Multi-Family Structures, and Height and Standards of Religious or Cultural Meeting Halls - Ordinance
ITEM TYPE:	Development Code Amendment
APPLICANT:	City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

Current EMMC has a maximum height of 35 feet in the MF2 zone regarding multi-family buildings. The Code is proposed to be amended to a maximum height of 45 feet and a maximum of three stories. Three stories is implied but not specified in the current code as four stories and required sloping roofs are not possible at 35 feet. An increase in height will allow for greater architectural options such as steeper roofs, interior ceiling height variability, and rooftop amenities.

The height of Religious and Cultural Meeting Halls is regulated by the standard of the zone in which they are located. This type of use is typically located in a residential zone, which has a maximum permissible height of 35 feet with an ancillary structure(s) an additional 10 feet above the finished structure height. The proposed change will permit the ancillary structure height to not exceed 70 feet above grade. A survey of many of the churches in the City show ancillary structure height at 60-70 feet above grade.

ITEMS FOR CONSIDERATION:

The multi-family building height is proposed to only apply to the MF-2 zone. The main difference between this zone and the MF1 zone is that the MF2 zone is 12 units or less per building and MF1 is 2-6 units per building. Townhomes will typically be constructed in the MF1 zone while stacked units (condo or apartment) will be constructed in the MF2 zone. While not increasing the total number of stories, the change does increase the potential overall height of a multi-family building in MF2. While an overall height would be

permitted at 45 feet, this does not necessarily mean all future buildings in the MF2 zone will be constructed at the maximum height. It does provide for the option of greater architectural design, which is the reason for the proposed change.

The change to the ancillary structure height of a Religious or Cultural Meeting Hall building is to bring existing structures into compliance with EMMC to have a code that is compatible with current church architectural design. A current church site under site plan review brought this issue to the attention of staff.

REQUIRED FINDINGS:

Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

RECOMMENDATION:

The Planning Commission recommends the City Council approve the proposed changes to various sections of Title 17 regarding Multi-family building height in the MF2 zone, and standards and building height of Religious or Cultural Meeting Halls.

ATTACHMENTS:

[Religious or Cultural Meeting Hall Height and Use](#)
[MF2 Building Height](#)