



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

TITLE:	ACTION / PUBLIC HEARING - Official Zoning Map Adoption - Ordinance
ITEM TYPE:	Ordinance
APPLICANT:	City

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Steve Mumford, Planning

BACKGROUND:

A huge research and GIS mapping project has been in process by City Staff to update the City's Zoning Map, with the goal of producing a digital user-friendly online map. This has been a much more difficult project than anticipated, as each approved master development plan was approved with unique zoning districts, leading to nearly 100 unique zoning districts that need to be properly displayed on a map. Although the map still requires some final adjustments and minor fixes before publishing for the public, the meat of the map is complete and ready for your review in the meeting.

ITEMS FOR CONSIDERATION:

- Due to the nearly 100 unique zoning districts in the City, the zoning map was set up with the following "General Zoning" categories when you're looking at the map at a higher scale:
 - Residential
 - Ag
 - Open Space
 - Commercial
 - Business Park / Industrial
 - Other (includes Airpark, School, Church, etc.)
- You'll notice that some neighborhood parks, churches, and even schools are technically located within a residential zone and haven't been rezoned to a more specific zone. These uses are allowed within residential zones, so that's not uncommon. For example, the Cedar Valley High School is located within a Residential zone. Although not necessary, a future city-initiated rezone could propose to change it to our Public Facilities zone, or some other similar future zone created for

schools.

- Some master development plans designate parks and open spaces specifically as zones, while others just rezone the entire area to a zone and the parks are just approved as part of the development, but not zoned separately, which is perfectly legal.
- You will see that some roadways are not shown with a zone. Many roads were included in master development plans, and shown as roads, so rather than extending the neighborhood zones over the roads (which is contrary to the MDP maps), we have left them as unzoned. We could make a case that they are zoned as Agriculture, simply as a holding zone, but that doesn't accurately reflect the approved MDPs.
- A code amendment is being drafted to add historical zones into the City Code, so it is clear that there are standards in place for each of the zones listed on the map, whether they are part of an active MDP/MDA, and expired one, or simply a historical zone that is no longer in the City Code. That should be coming to the Commission and Council in the next couple of months.
- We are continuing our research into any properties or zones that may have some uncertainty surrounding them. This may require us to return at a future meeting with a revised map to resolve an of that uncertainty.

***Because this item deals with the review of an interactive map, no attachments are included. However, this map platform will be presented at the November 28, 2023, Planning Commission meeting.**

REQUIRED FINDINGS:

This isn't an official "rezone," as no property is being rezoned at this time. The map simply is being updated to accurately reflect the current zoning on the properties. We have chosen, for clarity and transparency, to have this map be adopted by the Commission and Council as the official City Zoning Map.

RECOMMENDATION:

We recommend that the Commission send the zoning map to the City Council with a recommendation of approval. You may make one of the following motions:

- I move to recommend approval to the City Council of the adoption of the proposed zoning map as Eagle Mountain City's official zoning map, allowing Staff to make edits to colors, labels, links to MDPs & MDAs, links to Code, and to fix any identified minor mistakes to zoning boundaries or zoning names.

or

- I move to table the proposed zoning map in order to make the changes identified as necessary in the meeting. *(Please only make this motion if you feel there are too many issues to be resolved before the City Council meeting or if any major issues have been identified)*

ATTACHMENTS: