



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

TITLE:	ACTION - Drive-Thru - Ordinance
ITEM TYPE:	Ordinance
APPLICANT:	City - initiated.

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

The attached code draft (in a different rendition) was attached to zoning amendments that have made their way through the public hearing process to be codified. Since that time, the language has been modified to make it more condensed. The site plan review process would vet the proper application of the proposed language that introduces the requirement for some form of escape/bypass lane to be a part of the design and installation of drive-thru lanes. In general, the Planning Commission and City Council seemed mostly favorable with the idea but wanted to address it when time better permitted.

ITEMS FOR CONSIDERATION:

Opinion: Proposals to amend code amend are, by nature, legislative, subjective efforts.

For the sake of safety and convenience, the attached codes are proposed by Staff for City officials' consideration. The codes are a parity of other standards in use for years in other jurisdictions. Utah seems to be shy of such to date but as new growth carries forward, such should be anticipated. Already, varying businesses (usually fast food related) already make them part of their site design and many banks and credit unions incorporate them by default given their building designs to improve product delivery efficiency, and relieve, potential, perceived liability.

Escape or bypass lanes contemplated by the draft language are not intended to be egregious in the amount of land they consume, considering any space given over to them to be worthwhile given their possible benefit. A vehicle trapped in a standard drive-thru with no confirmable, easy way to exit in the case of emergency or

other reason is an undesirable predicament they are intended to remedy.

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:

Staff recommends that the Planning Commission advance a positive recommendation to the City Council regarding the proposed code amendments, contingent upon any changes preferred by the Commission being made to the same prior to Council review.

ATTACHMENTS:

[Drive-thru regulations.post PC.5-23-2023.fix](#)