



EAGLE MOUNTAIN CITY COUNCIL MEETING

December 7, 2021, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

1.A UPDATE - City Administrator Items

2. DISCUSSION ITEMS

2.A DISCUSSION - Eagle Mountain Municipal Code Chapter 2.27 Board Appointment Process

3. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

9. CITY COUNCIL/MAYOR'S ITEMS

Time has been set aside for the City Council and Mayor to make comments.

10. RECOGNITION

11. APPOINTMENTS

- 11.A Cemetery Advisory Board
 - 1. Steve Conger - 4-year Term
 - 2. Corbin Wade - 4-year Term
- 11.B City Treasurer
 - 1. Tara Freeman
- 11.C Planning Commission
 - 1. Jason Allen - 4-year Term
- 11.D Senior Citizens Advisory Board
 - 1. Joye Roberts - 4-year Term

CONSENT AGENDA

12. AGREEMENTS

- 12.A [First Addendum to an Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services](#)
[First Addendum to Paul Jerome Agreement](#)
- 12.B [Silver Lake Internet, LLC Franchise Agreement](#)
[Franchise Agreement](#)

13. BID AWARDS

- 13.A [Dump Bed and Plow Equipment - Semi Service \(State Contract\)](#)
- 13.B [Wastewater Headworks Equipment: Grit Classifier - Hydro International](#)
[Headworks Equipment RFP - Summary of Proposals](#)
[Notice of Award - Hydro International](#)
- 13.C [Wastewater Headworks Equipment: Grit Classifier/Washer Equipment and Screening Equipment - Huber Technologies](#)
[Notice of Award - Screening Equipment - Huber Technologies](#)
[Notice of Award - Grit Classifier - Huber Technologies](#)

14. BOND RELEASES

- 14.A [Brandon Park Phase A, Plat 7 - Out of Warranty](#)
[Bond Release Letter](#)
[Recorded Plat](#)
- 14.B [Brandon Park Phase A, Plat 10 - Out of Warranty](#)

Bond Release Letter
Recorded Plat

15. CHANGE ORDERS

- 15.A 2021 New Well Design Change Order #1 - Jones and DeMille
- 15.B 2021 White Hills Well Upgrades Change Order #1 - Bowen Collins and Associates
- 15.C Smith Ranch Community Park Design Services Change Order #1 - MHTN Architects
Change Order Proposal

16. MINUTES

- 16.A November 16, 2021 - Regular City Council Meeting
November 16, 2021 City Council Minutes - DRAFT

17. PRELIMINARY PLATS & SITE PLANS

- 17.A SITE PLAN - Marketplace at Eagle Mountain Town Center Lot 8 Pad A
Elevations
Plaza
Site and Landscaping Plans
Overall Site Layout
- 17.B SITE PLAN - Big O Tires
Color Landscape Plans
Site Plan
Exterior Elevations
Renderings

18. RESOLUTIONS

- 18.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding two Federal Holidays to the 2022 Municipal Calendar.
RES--Policies and Procedures Manual - Federal Holidays
Policies and Procedures - 13.10 Holiday Leave
- 18.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Emergency Operations Plan.
RES--Emergency Operations Plan
Emergency Operations Plan - Proposed
- 18.C RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Water and Sewer Agreement Between Eagle Mountain City, Utah, and

Stadion, LLC.

RES--Stadion Water and Sewer Agreement - 2nd Amendment

Stadion Water and Sewer Agreement - 2nd Amendment

Stadion Water and Sewer Agreement - 2nd Amendment Redlines

19. 2022 MEETING SCHEDULE

19.A City Council Meeting Schedule

2022 City Council Schedule

SCHEDULED ITEMS

20. TAGG-N-GO CARWASH

20.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving a Rezone to the Commercial Community Zone for the Tagg-N-Go Carwash.

20.B MOTION - Tagg-N-Go Carwash Site Plan

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* A Site Plan and Rezone application for parcel 66:403:0102, a portion of lot 2 within the Saddle Junction Plat 1 Commercial Subdivision, located south of the Maverick and west of Ranches Parkway. The proposed ordinance rezones approximately 4.51 acres on Parcel 66:403:0102 to the Community Commercial zone. The site plan application is for a Tagg-N-Go Carwash.

ORD--Tagg-N-Go Carwash Rezone

Stonebridge Montessori Elevations

Landscaping Plans

TIS Summary

Civil Plans

Tagg N Go Elevations

21. ORDINANCES/PUBLIC HEARINGS

21.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed amendment to Municipal Code will allow for taller monument and combined monument signs, and addresses maximum flag pole heights in Eagle Mountain.

ORD--EMMC 17.80 Sign Regulations and Sign Permits

Flag pole changes

Applicant Proposed Changes

Draft Sign Elevations

Applicants Supporting Materials

- 21.B [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending References to Accessory Apartments in Chapters 17.05, 17.10, 17.20, and 17.95.](#)

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The proposed ordinance replaces the City's Accessory Apartment chapter with an Accessory Dwelling Units chapter and makes minor amendments to accessory apartment references in other chapters to update the standards and bring the code into compliance with State Code.

[ORD--EMMC Relating to Accessory Dwelling Units](#)

[EMMC 17.70 Accessory Dwelling Units](#)

[EMMC 17.25.030 Land Use Table - Draft](#)

[ADU Amendments - Other Chapters](#)

- 21.C [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, Relating to Indoor and Outdoor Shooting Ranges.](#)

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The proposed ordinance has been drafted to allow for both indoor and outdoor shooting ranges in the City as special uses in appropriate areas.

[ORD--EMMC Relating to Shooting Ranges](#)

[Draft Shooting Range Ordinances](#)

22. **MASTER SITE PLANS**

- 22.A [MOTION - Ranches Crossing Master Site Plan](#)

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The application is for a commercial master site plan on 3.74 acres of land located on Parcels 58:034:0242 and 58:034:0250.

[Alternative Plan \(No Road\)](#)

[Ranches Crossing - Master Site Plan](#)

- 22.B [MOTION - Eagle Crest Phase A Master Site Plan](#)

BACKGROUND: *(Presented by Senior Planner Tayler Jensen)* The application is for a commercial master site plan on approximately 11.89 acres of land on Parcel 59:034:0151.

[Master Site Plan](#)

[Approved Concept Plan](#)
[Elevation Examples](#)
[Storage Concept](#)
[11.19.2019 City Council Minutes](#)

23. RESOLUTIONS

- 23.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Master Development Agreement for Ault Farms](#)

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford & City Attorney Jeremy Cook)* A proposed master development agreement for the Ault Farms project, located east of Pony Express Parkway and south of the Eagle Point neighborhoods (Parcel #59:018:0044).

[RES--Ault Farms Master Development Agreement](#)
[Ault Farms MDA](#)
[Ault Farms MDA Exhibits](#)
[07.20.2021 City Council Minutes](#)

24. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

25. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

26. COMMUNICATION ITEMS

- 26.A Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

27. ADJOURNMENT

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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 2nd day of December, 2021, 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
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	First Addendum to an Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services		
ITEM TYPE:	Agreement		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Fionnuala Kofoed, Admin

PRESENTED BY:
Mayor Westmoreland

RECOMMENDATION:

BACKGROUND:
The proposed amendment to the agreement for Administrative Services increases the annual compensation. When the agreement was approved in 2020, the Council stated that it would review the salary within a year to determine if it needed to be adjusted. The proposed increase is from \$120,892 to \$146,457, which is midpoint in the current pay band.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[First Addendum to Paul Jerome Agreement](#)

**FIRST ADDENDUM
TO
AGREEMENT
between
EAGLE MOUNTAIN CITY
and
PAUL JEROME
for
CITY ADMINISTRATOR SERVICES**

This First Addendum to the *Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services* is effective as of December 6, 2021.

RECITALS:

A. Paul Jerome (“PJ”) has served as the City Administrator for Eagle Mountain City (“City”) since 2020.

B. Section 2 of the *Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services* states, “A salary review will be completed after one year.”

C. The Mayor and City Council have determined that it is in the best interest of Eagle Mountain City to modify the compensation paid to PJ.

AMENDMENT:

NOW THEREFORE, for good and valuable consideration, PJ and City agree to amend the *Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services* (“Agreement”) as follows:

I. Section 2 of the Agreement is hereby deleted in its entirety, and the following is inserted in lieu thereof:

2. Mr. Jerome will be paid salary compensation in the amount of \$146,457.00 annually. Mr. Jerome shall be entitled to participate in City employee benefit plans including long-term sick leave and PTO. Unless otherwise agreed to in writing by the parties, Mr. Jerome shall be entitled to the following benefits:

a. Mr. Jerome shall receive family coverage for dental and vision insurance as well as the standard offered Family Life Insurance plan. Mr. Jerome shall also be eligible for the City disability insurance plan and the long-term insurance care plan.

b. The City shall pay the Utah Retirement System’s contribution as allowed and approved from time to time into the Utah Retirement System Pension Plan. The City will also

pay up to 6.2% of the annual gross salary into a qualified 401-k, 457 or IRA plan through the Utah Retirement System.

c. The City will pay dues on behalf of Mr. Jerome to professional organizations that will benefit the City, such as the International City Manager's Association.

DATED this _____ day of December, 2021.

EAGLE MOUNTAIN CITY

By: _____
Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

Paul Jerome



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	Silver Lake Internet, LLC Franchise Agreement		
ITEM TYPE:	Agreement		
FISCAL IMPACT:			
APPLICANT:	Silver Lake Internet, LLC - Brett Mansfield		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Recorder's
Office

PRESENTED BY:

Staff

RECOMMENDATION:

BACKGROUND:

The proposed franchise agreement is for the nonexclusive right to construct and maintain infrastructure necessary to provide internet services within the City.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Franchise Agreement](#)

**FRANCHISE AGREEMENT
BETWEEN EAGLE MOUNTAIN CITY AND _____**

THIS FRANCHISE AGREEMENT (hereinafter "Agreement") is entered into by and between Eagle Mountain City, Utah (hereinafter "CITY"), a municipal corporation and political subdivision of the State of Utah with principal offices at 1650 E. Stagecoach Run, Eagle Mountain, Utah, 84005, and _____ (hereinafter "PROVIDER") with its principal offices at _____.

WITNESSETH:

WHEREAS, PROVIDER desires to provide voice, data or video transmission services within CITY and in connection therewith to establish a telecommunications network in, under, along, over and across present and future rights-of-way of CITY; and

WHEREAS, CITY has enacted Chapter 13.10 of the Eagle Mountain City Municipal Code titled "Telecommunications and Cable System/Video Provider Franchises" (the "Telecommunications Ordinance") which governs the application and review process for telecommunication franchises in CITY; and

WHEREAS, CITY believes that it is in the best interest of the public to provide PROVIDER a nonexclusive franchise to operate a telecommunications network in CITY.

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, and for other good and valuable consideration, CITY and PROVIDER agree as follows:

**ARTICLE 1
FRANCHISE AGREEMENT AND ORDINANCE**

1.1 Agreement. Upon execution by the parties, this Agreement shall be deemed to constitute a contract by and between CITY and PROVIDER.

1.2 Ordinance. CITY has adopted the Telecommunications Ordinance which is incorporated herein by reference. PROVIDER acknowledges that it has had an opportunity to read and become familiar with the Telecommunications Ordinance. The parties agree that the provisions and requirements of the Telecommunications Ordinance are material terms of this Agreement, and that each party hereby agrees to be contractually bound to comply with the terms of the Telecommunications Ordinance, as amended. The definitions in the Telecommunications Ordinance shall apply herein unless a different meaning is indicated. Nothing in this Section shall be deemed to require PROVIDER to comply with any provision of the Telecommunications Ordinance which is determined to be unlawful or beyond CITY's authority.

1.3 Ordinance Amendments. CITY reserves the right to amend the Telecommunications Ordinance at any time. CITY shall give PROVIDER notice and an opportunity to be heard concerning any proposed amendment. If there is any inconsistency between PROVIDER's rights

and obligations under the Telecommunications Ordinance as amended and this Agreement, the provisions of this Agreement shall govern during its term, provided however that the PROVIDER agrees that it is subject to the lawful exercise of the police power of the CITY. Otherwise, PROVIDER agrees to comply with any such amendments.

1.4 Franchise Description. This Agreement shall confer upon PROVIDER the nonexclusive right, privilege, and franchise to construct and maintain a telecommunications network in, under, above and across the present and future public rights-of-way in CITY. The franchise does not grant to PROVIDER the right, privilege or authority to engage in community antenna (or cable) television business; although, nothing contained herein shall preclude PROVIDER from: (1) permitting those with a cable franchise who are lawfully engaged in such business to utilize PROVIDER's System within CITY for such purposes; or (2) from providing such service in the future if an appropriate franchise is obtained and all other legal requirements have been satisfied.

1.5 Licenses. PROVIDER acknowledges that it has obtained the necessary approvals, licenses or permits required by federal and state law to provide telecommunication services consistent with the provisions of this Agreement and with the Telecommunications Ordinance.

1.6 Business License. PROVIDER acknowledges that PROVIDER must obtain and keep a business license from the City to operate any business within the City.

1.7 Relationship. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties and neither party is authorized to, nor shall either party act toward third persons or the public in any manner that would indicate any such relationship with each other.

ARTICLE 2 FRANCHISE FEE

2.1 Franchise Fee. For the Franchise granted herein, and as fair and reasonable compensation to the CITY for the use of the Rights-of-Way, PROVIDER shall pay the Municipal Telecommunication License Tax authorized by Municipal Telecommunications License Tax Act (Utah Code Ann. §§10-1-401 to 10-1-410, as amended) and the Telecommunications Ordinance. The telecommunications tax shall be calculated in the manner provided in such law (or its replacement) and shall be paid by PROVIDER to the Utah State Tax Commission, and sent as follows:

Utah State Tax Commission
210 North 1950 West
Salt Lake City, Utah 84134

or any successor address designated by the Utah State Tax Commission. Payments shall be made at the times and in the manner prescribed by the Municipal Telecommunications License Tax Act and the Telecommunications Ordinance.

2.2 Additional Infrastructure or Services. CITY reserves any and all rights it may have now or in the future to legally impose taxes, charges and fees, and to regulate or otherwise condition the use of technology and related activities and services to be provided pursuant to this Agreement that are not taxed or regulated through the Municipal Telecommunications License Tax Act. PROVIDER shall be subject to any future taxes, fees or charges that CITY lawfully imposes on infrastructure or services in the future that are not taxed or regulated through the Municipal Telecommunications License Tax Act, unless the CITY is preempted from imposing such taxes, fees or regulations by state or federal laws.

2.3 Equal Treatment. In accordance with Utah Code Ann. §10-1-406(3)(b), the CITY tax or fees imposed under the Municipal Telecommunications License Tax Act shall be imposed on competitively neutral basis. To foster an environment where service providers using the public rights-of-way can compete on a competitively neutral and nondiscriminatory basis; encourage the provision of new and advanced services to the residents; promote local communications infrastructure investments and economic opportunities in the CITY; and provide flexibility in the event of subsequent changes in the law, CITY may require modifications to this Agreement that are required to maintain competitive neutrality of providers of similar services within the CITY.

ARTICLE 3 TERM AND RENEWAL

3.1 Term and Renewal. The franchise granted to PROVIDER shall be for a period of five (5) years commencing on the first day of the month following this Agreement, unless this Franchise be sooner terminated as herein provided. At the end of the initial five (5) year term of this Agreement, the franchise granted herein may be renewed by PROVIDER upon the same terms and conditions as contained in this Agreement for an additional five (5) year term, by providing to CITY's representative designated herein written notice of PROVIDER's intent to renew not less than ninety (90) calendar days before the expiration of the initial franchise term.

3.2 Rights of PROVIDER Upon Expiration or Revocation. Upon expiration of the franchise granted herein, whether by lapse or time, by agreement between PROVIDER and CITY, or by revocation or forfeiture, PROVIDER shall have the right to remove from the Rights-of-Way any and all of its system, but in such event, it shall be the duty of PROVIDER, immediately upon such removal, to restore the Rights-of-Way from which such System is removed to as good condition as the same was before the removal was effected. In the alternative, PROVIDER may, upon CITY's approval, abandon some or all of PROVIDER's system in place.

ARTICLE IV PUBLIC USE RIGHTS

4.1 City Uses of Poles and Overhead Structures. CITY shall have the right, without cost, to use all poles owned by PROVIDER within CITY for fire alarms, police signal systems, or any lawful public use; provided, however, any said uses by CITY shall be for activities owned, operated or used by CITY for any public purposes and shall not include the provision of telecommunications service to third parties or otherwise in a manner which would commercially compete with PROVIDER's

operations or services; and provided that such CITY use does not unreasonably interfere with PROVIDER's operations or services.

4.2 Limitations on Use Rights. Nothing in this Agreement shall be construed to require PROVIDER to increase pole capacity, alter the manner in which PROVIDER attached equipment to the poles, or alter the manner in which PROVIDER operates and maintains its equipment. Such CITY attachments shall be installed and maintained in accordance with the reasonable requirements of PROVIDER and the current National Electrical Safety Code. CITY attachments shall be attached or installed only after written approval by PROVIDER, which approval will be processed in a timely manner and will not be unreasonably withheld.

4.3 Maintenance of CITY Facilities. CITY's use rights shall also be subject to the parties reaching an agreement regarding CITY's maintenance of CITY attachments.

ARTICLE V POLICE POWERS

CITY expressly reserves, and PROVIDER expressly recognizes, CITY's right and duty to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as CITY may deem necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties.

ARTICLE VI CHANGING CONDITIONS AND SEVERABILITY

6.1 Meet to Confer. PROVIDER and CITY recognize that many aspects of the telecommunication business are currently the subject of discussion, examination and inquiry by different segments of the industry and affected regulatory authorities and that these activities may ultimately result in fundamental changes in the way PROVIDER conducts its business and the way CITY regulates the business. In recognition of the present state of uncertainty respecting these matters, PROVIDER and CITY each agree, upon request of the other during the term of this Agreement, to meet with the other and discuss in good faith whether it would be appropriate, in view of developments of the kind referred to above during the term of this Agreement, to amend this Agreement or enter into separate, mutually satisfactory arrangements to effect a proper accommodation of any such developments.

6.2 Severability. If any section, sentence, paragraph, term or provision of this Agreement or the Telecommunications Ordinance is for any reason determined to be or rendered illegal, invalid, or superseded by other lawful authority, including any state or federal, legislative, regulatory or administrative authority having jurisdiction thereof, or is determined to be unconstitutional, illegal or invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision, all of which shall remain in full force and effect for the term of this Agreement or any renewal or renewals thereof. If the invalidated portion is considered a material consideration for entering into this Agreement, however, the parties will negotiate, in good faith, an amendment to this Agreement. As used herein, "material consideration" for CITY is its

ability to collect the Franchise Fee during the term of this Agreement and its ability to manage the rights-of-way in a manner similar to that provided in this Agreement, the Telecommunications Ordinance, and CITY's Excavation Permit Ordinance. For PROVIDER, "material consideration" is its ability to use the Rights-of-Way for telecommunication purposes in a manner similar to that provided in this Agreement, the Telecommunications Ordinance, and CITY's Excavation Permit Ordinance (EMMC Chapter 12.10, as amended).

ARTICLE VII EARLY TERMINATION, REVOCATION OF FRANCHISE AND OTHER REMEDIES

7.1 Grounds for Termination. CITY may terminate or revoke this Agreement and all rights and privileges herein provided for any of the following reasons:

(a) PROVIDER fails to make timely payments of the franchise fee as required under Article 2 of this Agreement and does not correct such failure within sixty (60) calendar days after written notice by CITY of such failure;

(b) PROVIDER, by act or omission, materially violates a material duty herein set forth in any particular within PROVIDER's control, and with respect to which redress is not otherwise herein provided. In such event, CITY, acting by or through its CITY Council, may determine, after hearing, that such failure is of a material nature, and thereupon, after written notice giving PROVIDER notice of such determination, PROVIDER, within sixty (60) calendar days of such notice, shall commence efforts to remedy the conditions identified in the notice and shall have ninety (90) calendar days from the date it receives notice to remedy the conditions. After the expiration of such 90-day period and failure to correct such conditions, CITY may declare the franchise forfeited and this Agreement terminated, and thereupon, PROVIDER shall have no further rights or authority hereunder; provided, however, that any such declaration of forfeiture and termination shall be subject to judicial review as provided by law, and provided further, that in the event such failure is of such nature that it cannot be reasonably corrected within the 90-day time period provided above, CITY shall provide additional time for the reasonable correction of such alleged failure if the reason for the noncompliance was not the intentional or negligent act or omission of PROVIDER; or

(c) PROVIDER becomes insolvent, unable or unwilling to pay its debts, is adjudged bankrupt, or all or part of its facilities should be sold under an instrument to secure a debt and is not redeemed by PROVIDER within sixty (60) days.

7.2 Reserved Rights. Nothing contained herein shall be deemed to preclude PROVIDER from pursuing any legal or equitable rights or remedies it may have to challenge the action of CITY.

7.3 Remedies at Law. In the event PROVIDER or CITY fails to fulfill any of its respective obligations under this Agreement, CITY or PROVIDER, whichever the case may be, shall have a breach of contract claim and remedy against the other, in addition to any other remedy provided herein or by law; provided, however, that no remedy that would have the effect of amending the

specific provisions of this agreement shall become effective without such action that would be necessary to formally amend the Agreement.

7.4 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of CITY and PROVIDER. This Agreement shall not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

ARTICLE VIII NOTICE

8.1 Notice to CITY. All notices from PROVIDER to CITY pursuant to or concerning this Agreement, shall be delivered to City Recorder, 1650 E. Stagecoach Run, Eagle Mountain, Utah 84005, or such other officer and address as CITY may designate by written notice to PROVIDER.

8.2 Notice to PROVIDER. All notices from CITY to PROVIDER pursuant to or concerning this Agreement, shall be delivered to PROVIDER's headquarter offices _____, and such other office as PROVIDER may designate by written notice to CITY.

ARTICLE IX INSURANCE AND INDEMNIFICATION

9.1 Insurance. Prior to commencing operations in CITY pursuant to this Agreement, PROVIDER shall provide evidence of insurance in accordance with EMMC 13.10.050, and the policy or policies of insurance shall be maintained by provider in full force and effect during the entire term of the franchise.

9.2 Indemnification. PROVIDER agrees to indemnify, defend and hold CITY harmless from and against any and all claims, demands, liens, and all liability or damage of whatsoever kind on account of or arising from PROVIDER's acts or omissions pursuant to or related to this Agreement, and to pay any and all costs, including reasonable attorneys' fees, incurred by CITY in defense of such claims. CITY shall promptly give written notice to PROVIDER of any claim, demand, lien, liability, or damage, with respect to which CITY seeks indemnification and, unless in CITY's judgment a conflict of interest may exist between the parties with respect to the claim, demand, lien, liability, or damage, CITY shall permit PROVIDER to assume the defense of such with counsel of PROVIDER's choosing, unless CITY reasonably objects to such counsel. Notwithstanding any provision of this Section to the contrary, PROVIDER shall not be obligated to indemnify, defend or hold CITY harmless to the extent any claim, demand, lien, damage, or liability arises out of or in connection with negligent acts or omissions of CITY or the willful misconduct of CITY or any of its officers, employees or agents.

ARTICLE X INSTALLATION

10.1 Coordinated Installation. In order to prevent and/or minimize the number of cuts to and excavations within CITY Rights-of-Way, PROVIDER shall coordinate with CITY and other providers or users of CITY Rights-of-Way, when such cuts and excavations will be made. Unless otherwise permitted, installation, repairs, or maintenance of lines and facilities within CITY Rights-of-Way shall be made in the same trench and at the time other installations, repairs or maintenance of facilities are conducted within CITY Rights-of-Way. In order to limit damage to recently completed or resurfaced roads, CITY specifically reserves the right to limit cuts or excavation in roads for a period of time after completion, repaving or overlay of roads.

10.2 Underground Installation. Unless otherwise approved by the CITY or allowed by the Telecommunications Ordinance, all of PROVIDER's facilities within CITY shall be constructed underground. PROVIDER expressly agrees to install and maintain all of its facilities in accordance with CITY Ordinances regarding the undergrounding of utility lines, in effect at the time this Agreement is entered into and as subsequently amended during the term of this Agreement. Nothing herein shall require PROVIDER to convert existing overhead facilities to underground facilities until and unless other similarly situated providers in the same location are required to do so.

ARTICLE XI GENERAL PROVISIONS

11.1 Binding Agreement. The parties represent that: (a) when executed by their respective parties, this Agreement shall constitute legal and binding obligations of the parties; and (b) each party has complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their operation in entering into this Agreement.

11.2 Governing Law. This Agreement shall be interpreted pursuant to Utah law.

11.3 Time of Essence. Time shall be of the essence of this Agreement.

11.4 Interpretation of Agreement. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number and vice versa, and the use of any gender shall include any other and all genders. The paragraphs and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

11.5 No Presumption. All parties have participated in preparing this Agreement. Therefore, the parties stipulate that any court interpreting or construing the Agreement shall not apply the rule of construction that the Agreement should be more strictly construed against the drafting party.

11.6 Amendments. This Agreement may be modified or amended by written agreement only. No oral modifications or amendments shall be effective.

11.7 Binding Agreement. This Agreement shall be binding upon the heirs, successors, administrators and assigns of each of the parties.

DATED this _____ day of _____, 20_____

EAGLE MOUNTAIN CITY

By: _____
Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

APPROVED AS TO FORM:

Jeremy R. Cook, City Attorney

PROVIDER

Signature

Print Name: _____

Title : _____



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	Dump Bed and Plow Equipment - Semi Service (State Contract)		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$48,419.69 in the Fleet Fund, GL 54-45-54000-7421		
APPLICANT:	Jeff Weber		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Jeff Weber, Admin

PRESENTED BY:

Jeff Weber

RECOMMENDATION:

Staff recommends the City Council approve the purchase of the dump bed & plow equipment from Semi Service in the amount of \$48,419.69

BACKGROUND:

Replacement vehicle for #56 was approved for purchase in the FY 2022 budget. The cab and chassis have been ordered, and this item is to approve the purchase the dump bed and plow equipment for the truck. The equipment is being purchased under the State Contract from Semi Service.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	Wastewater Headworks Equipment: Grit Classifier - Hydro International		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$29,892		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

BACKGROUND:

Eagle Mountain City has budgeted for a new headworks building in this fiscal year. The headworks building is the initial phase of treatment for wastewater and typically consists of equipment to lift the wastewater influent and screen the larger grit and particles in the influent.

Aqua Engineering was hired to design the headworks building, and based on this design, City staff solicited bids for equipment to be used in this facility. Before final design on the facility can occur, the equipment to be used needs to be determined so that the sizes for the equipment will be known and used for the ultimate layout of the building.

The City considered several different options for the grit removal and screening to be used in the new facility. Ultimately, City staff felt like the best options that balance initial costs with long-term operations and maintenance were the Hydro International grit classifier equipment, and the Huber Technologies grit classifier/washer equipment, and screening equipment.

In order to proceed, the City will need to approve a contract for goods and services to both Huber International and Hydro International so

that they can proceed with the submittals. The submittals will then be used to determine the layout of the facility. The City will only pay for the submittal portion of the equipment, and the balance of the equipment costs will be included in the overall contract if awarded for the construction of the facility next spring. A summary of the costs are outlined below:

Hydro International Grit Classifier Equipment:

Total Cost: \$123,879.30

Submittal Costs: \$5,800.00 (Paid for by City)

Equipment costs: \$118,079.30 (Included in Construction Contract, paid by Installation Contractor)

Huber Technologies Grit Classifier/Washer:

Total Cost: \$144,381.00

Submittal Costs: \$6,077.00 (Paid for by City)

Classifier Equipment Costs: \$123,722.00 (Included in Construction Contract, paid for by Installation Contractor)

Spare Parts: \$2,210.00 (Included in Construction Contract, paid for by Installation Contractor)

316 SS Cost Adder: \$12,372.00 (Included in Construction Contract, paid for by Installation Contractor)

Huber Technologies Screening Equipment:

Total Cost: \$393,858.00

Submittal Cost: \$18,015.00 (Paid for by City)

Screening Equipment: \$342,297 (Included in Construction Contract, paid for by Installation Contractor)

Spare Parts: \$3,946.00 (Included in Construction Contract, paid for by Installation Contractor)

316 SS Cost Adder: \$29,600.00 (Included in Construction Contract, paid for by Installation Contractor)

Although the costs for the submittals to be paid for by the City (\$29,892) is under the \$40,000 limit for budgeted items, approving this equipment will ultimately obligate the City for the full price of the equipment (\$662,118.30), it seemed prudent to obtain City Council approval.

A breakdown of the evaluation for the equipment is included.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Headworks Equipment RFP - Summary of Proposals](#)

[Notice of Award - Hydro International](#)



Technical Memorandum

To: Chris Trusty, Eagle Mountain City
From: Eric Sahm, Aqua Engineering
Date: August 18, 2021
CC: Mack Straw, Bryce Mcrae
Subject: Headworks Equipment RFP – Summary of Proposals

INTRODUCTION & EXECUTIVE SUMMARY

This document summarizes Aqua's review of the proposals that were received in response to the Request for Proposals (RFP) for headworks equipment for the Eagle Mountain City WWTP Headworks Building. Equipment proposals were received for 6mm and 3mm raw influent screens (Bid Item #1A & #1B) and grit removal equipment (Bid Item #2). Huber, JWC, and Ovivo furnished proposals for screening equipment. Huber, Hydro International, and Ovivo provided proposals for grit removal equipment. All proposals appear responsive, complete, and offer diverse styles of equipment.

For screening equipment, the **Huber** proposal offered the highest scoring proposal due to a long and positive installation history with favorable reviews and experience. The Huber equipment offers 3mm screen openings to address operator concerns about excessive material entering downstream processes, and the rated capacity is 5.7 MGD, higher than the required 5.0 MGD. The Huber system is less expensive than the Ovivo screens. The JWC screens are less expensive, but only offered a 6mm screening size, and the band type screen equipment had less installation experience for smaller (< 6mm openings) serving as the primary, raw influent screen. The Huber screening package is **\$364,258 for 304 stainless steel (SS)**, and **\$376,630.00 for 316 SS**; 316 is preferred by City staff. This price does not include controls, which will be furnished by a 3rd party.

Regarding grit removal, the **Hydro International** equipment offers high removal efficiency (higher than standard vortex equipment), ability to expand capacity, and is the simplest to operate as it has no moving or mechanical parts associated with the grit trap itself. The Hydro equipment is newer to the market but has positive reviews from operators at active installations. The Hydro equipment is about \$40,000 more than the Ovivo grit trap, but the simpler operation, higher performance, and ability to expand hydraulic capacity justify the expense, especially considering the 20-year design life of the headworks building. The Huber Grit Wolf equipment also offers high performance, but is more expensive, more mechanically complicated, and does not have any active installations in the US. The Hydro grit removal **equipment package is \$123,879.30.**

Grit washing/classification was priced separately from the grit traps to provide flexibility in selection. The **Huber** grit classifier is the highest scoring package due to its high performance and longer installation history with positive reviews and feedback from operators. The Huber classifier is commonly paired with other grit trap systems including Hydro International. The Hydro classifier claims comparable performance with the Huber unit, but is a new offering without many installations for reference. The Ovivo unit is a standard grit washer; it is the least expensive but offers less efficient grit cleaning, resulting in more odiferous and voluminous grit material to handle. The Huber classifier is **\$132,009.00 for 304 SS** and **\$161,609.00 for 316 SS.**

The following sections compare relevant information from the proposals and are intended to assist the City in their final evaluation, scoring, and selection of equipment.

FINE SCREENS AND WASHER/COMPACTOR EQUIPMENT

The RFP allowed for 6mm and 3mm screening options and required that each screen have a dedicated washer/compactor unit. Huber bid 3mm units only, but stated that the cost, scope, and size of the units would be the same for 6mm screens. Ovivo provided formal bids for 3mm and 6mm units with identical pricing and confirmed that the units would have the same scope and cost regardless of the desired opening size. JWC only bid on a 6mm unit – they do offer smaller openings for these screens but seem less experienced with 3mm (or smaller) openings for applications that do not have coarser screening in front. Band screens (similar to JWC units) have been utilized with 2 or 3mm openings, but are preceded by a coarser screen. While we have experience with all 3 of these screens, we are not aware of any installations of a 3mm band screen installed as the primary, raw influent screen.

All 3 suppliers meet the required 5 MGD peak hydraulic capacity per unit; Huber notes that their screens are rated up to 5.7 MGD. Huber and Ovivo pricing is very comparable. The JWC proposal is less expensive and offers a different style of screen (vertical band screen).

The Huber units include an integrated washpactor (similar to the existing headworks screens) and have a single drive motor that operates both the screen and washpactor. The JWC unit has an integrated washpactor unit with a separate drive motor. The Ovivo screens require separate washpactors (included in the price) that could be installed directly beneath the screens or adjacent to the channels (utilizing a conveyor or sluice).

Both the Huber and Ovivo screens use a rotating drum, with flow entering the interior of the drum. Screenings are captured on the surface of the drum which rotates up to a washing area that pushes screenings into either the washpactor (or sluice channel/conveyor). The JWC unit is a vertical band screen, with screenings lifted vertically out of the channel and deposited into the washpactor installed at the top of the unit.

Bid pricing is broken into the following items:

- Primary equipment (screens/washpactors)
- Submittals (which will be paid for in advance by the City)
- Controls (which do not have to be furnished by the vendor)
- Spare parts

The base bids include 304 SS construction, with cost adders to upgrade to 316 SS. The discrepancy in control pricing is related to factory observation and on-site Factory Acceptance Testing (FAT) observation by the supplier. Huber and JWC furnished these extra services as part of the base bid. Ovivo excluded these in their control pricing, but pricing for controls with or without these services appears comparable (within ~\$10,000) between the vendors. Table 1 summarizes the bid form pricing for equipment.

Table 1: Fine screen equipment proposal pricing summary.

Bid Item	Huber - 3MM or 6MM Screens	Ovivo 3MM or 6MM Screens	JWC 6 MM Screens
Two Screen Units	\$342,297.00	\$355,470.00	\$187,405.00
Submittals	\$18,015.00	\$41,300.00	\$0-
Controls	\$75,760.00	\$42,805.00*	\$67,760.00
Recommended Spare Parts	\$3,946.00	\$0.00	\$4,881.00
Total Cost w/ Controls	\$440,018.00	\$439,575.00	\$260,046.00
Total Cost w/o Controls	\$364,258.00	\$396,770.00	\$192,286.00
Taxes included (in Vendor stated price)?	Yes	Yes	Yes
Cost adder for 316 SS	\$30,200.00/\$12,372	\$20,975.08	\$24,362.00
Total Cost w/ Controls and 316 SS	\$470,218.00	\$460,550.08	\$284,408.00
Total Cost w/o Controls and 316 SS	\$376,630.00	\$417,745.08	\$216,648.00

* Ovivo control pricing excludes factory testing and on-site FAT observation services.

The following subsections summarize comparisons for the 10 evaluation criteria listed in the RFP on which awards will be based. Each section includes a scoring matrix to facilitate tracking of review and scoring for each category.

Operability

This category compares items such as performance, ease of maintenance/access, and other items related to access and day-to-day operation of the system.

Process Performance – With 6mm openings, all 3 suppliers would operate adequately. For the 3mm size, only Huber and Ovivo appear comfortable with the smaller size for a primary, raw influent screen. We have some experience with band screens at smaller opening (<6mm) sizes and have noted bypassing and capacity issues. The Huber units include a single drive that operates the screen and integrated washpactor. The other screens have multiple drive motors for screens, screen cleaning, and washing/compacting. Smaller openings will remove more solids, better protecting downstream equipment and pumps. Smaller openings also yield more material that requires disposal from the headworks waste receptacle. Of note, Huber states that the maximum capacity of their units is 5.7 MGD, higher than the other two which meet the minimum required 5 MGD each.

Access & Maintenance – aside from actual O&M costs (discussed below), the frequency and number of items that must be maintained is considered here. The Huber unit has the fewest drive motors and overall appears to offer the simplest mechanism. Huber states that overhauls are required every 5 years (component swaps). Major maintenance/wear for the Ovivo unit range from every 2 to 10+ years. The JWC unit lists more components that require replacement, mostly every 8-10 years. Overall, the Huber unit appears to require the least amount of effort to maintain (fewer motors, moving components, etc.), but the day-to-day difference between screens is likely not large.

Washpactors for the Huber and JWC units are integrated into the screen structure, meaning that screenings discharge directly out of the unit. This requires that the screenings wastebin be installed immediately adjacent to the screen. The Ovivo unit discharges screenings to a sluice which *can* feed directly into a washpactor, but the sluice can also be extended to allow installation of the washpactor away from the screen unit. This is useful if a common, larger waste dumpster for screenings and grit is desired.

The primary factor is the desired screen opening size (3mm vs 6 mm). Huber may be slightly less work to maintain and has a higher (5.7 MGD) rated capacity. Smaller opening size will reduce the amount of material in downstream tanks and pumps.

Supplier	Points	Weighted Value	Score
Huber	5	4	20
JWC	4	4	16
Ovivo	4	4	16

Installed Capital Costs

This section considers equipment cost and other factors like footprint (impacting building size) and other installation costs. The JWC unit (at 6mm) is significantly less expensive and if cost is an issue or the City determines that 6 mm screening is adequate, the JWC may offer an acceptable choice based on cost. For 3mm , either Huber or Ovivo are fairly close in price, with Huber somewhat less expensive.

Footprint – There is minor variation in the required channel dimensions for the equipment, with Huber equipment having a slightly larger footprint. The JWC unit has the tallest required vertical clearance. Overall, there would not be a significant change in channel or building footprint between the units.

The Ovivo units would incur additional costs for sluice channels if the washpactor is to be installed away from the screens. The Huber units may offer some long-term savings in that the rated capacity (5.7 MGD) could delay the need to purchase a future 3rd screen.

Supplier	Points	Weighted Value	Score
Huber	3	5	15
JWC	5	5	25
Ovivo	2	5	10

O&M Costs

The O&M costs are based on a 20-year lifetime costs which includes replacement/wear parts, routine maintenance and power consumption, the O&M costs are as follows:

Huber - \$40,9202 (power is lower because of the single drive motor)

Ovivo - \$43,470 (slightly more energy consumption and cost for wear components compared with Huber)

JWC - \$99,213 (typical replacement interval is 8-10 years with higher power consumption due to the larger drive for the washpactor)

Supplier	Points	Weighted Value	Score
Huber	5	5	25
JWC	3	5	15
Ovivo	5	5	25

Experience

All three suppliers represent established and reputable manufacturers. Regarding installations for the specific, proposed equipment, the Huber screens have been operating in the US since 2003 and with many more active installations than Ovivo. The Ovivo technology is newer and less established, with installations that do not have extended experience operating the equipment long-term. Band screens (JWC) are also an established technology. Band screens with 1mm, 2mm, and 3mm have been installed, but are preceded by a coarser screen (and grit removal) and would not be endorsed at 3mm for this application without significant, additional research and input from the supplier.

Supplier	Points	Weighted Value	Score
Huber	5	4	20
JWC	5	4	20
Ovivo	4	4	16

Materials of Construction

All exposed, metallic components of the screens are 304 SS (with optional costs for 316 SS). Metal components of the Ovivo screen are also stainless steel. Note, the actual screening panels of the Ovivo unit are plastic (not metal). This is apparent in the lower relative cost to upgrade the Ovivo unit to 316 compared with JWC or Huber. While the plastic is not susceptible to corrosion, it may be relatively less durable compared with stainless steel. The Ovivo is comprised of multiple screen panels which can be removed and replaced individually.

Supplier	Points	Weighted Value	Score
Huber	5	3	15
JWC	5	3	15
Ovivo	4	3	12

Lead Time

Lead time for submittals is fairly comparable, with Huber having the shortest range (4-6 weeks) compared to Ovivo (8 weeks) and JWC (6 weeks). Lead time for fabrication and delivery upon approval of submittals ranges from 14 weeks with JWC, 24 weeks for Ovivo, and 22-30 weeks with Huber. However, each supplier includes a disclaimer that actual lead time will depend on the timing of returned, approved submittals and is pending availability of components. For this project, lead times for submittals appears more critical, as formal submittals will be needed prior to finalizing detailed design and bidding documents.

Supplier	Points	Weighted Value	Score
Huber	4	1	4
JWC	5	1	5
Ovivo	4	1	4

Local Service

All three proposals are from sales representatives with local (Salt Lake City, UT) offices which have proven to be supportive and responsive on past projects. In addition, are three manufacturers are well established wastewater equipment suppliers, with Huber and JWC having longer-established technology for the proposed screens. Regarding startup services, the included service does vary, with Huber offering a total of 5 days over 3 trips, Ovivo 6 days over 2 trips, and JWC 3 days over 2 trips.

Supplier	Points	Weighted Value	Score
Huber	5	2	10
JWC	5	2	10
Ovivo	5	2	10

Warranties

The warranties are the same, namely either 12 months from startup or 18 months from delivery, whichever comes first. Ovivo does offer an additional 1-year warranty extension of both screening and grit equipment are awarded to them.

Supplier	Points	Weighted Value	Score
Huber	4	3	12
JWC	4	3	12
Ovivo	4	3	12

References

All proposals listed multiple references in addition to a complete installation list. Most contacts provided overall positive feedback for all three suppliers. For Huber, performance has been good and consistent, with two separate locations noting that brushes and bearings need replacement more frequently than stated as “typical” by Huber.

Ovivo also had positive reviews, with some installations noting that capacity/blinding seemed to happen a bit more frequently than anticipated. Most installations also recommended more frequent greasing of bearings and frequently washdown of the plates and gears to keep them clean and operating smooth.

JWC also had generally positive reviews, with some noting more frequent replacement of wear parts than originally anticipated. Others noted some of the painted features (motors, etc.) had paint wearing off quickly relative to other equipment.

Supplier	Points	Weighted Value	Score
Huber	5	2	10
JWC	5	2	10
Ovivo	5	2	10

Owner Preference

Accounting for the above listed factors, operators observations from site visits, review of proposals, and other factors, this section should reflect the City/Operators overall preference for equipment .

Supplier	Points	Weighted Value	Score
Huber	5	5	25
JWC	4	5	20
Ovivo	4	5	20

Screening Equipment Final Evaluation

Use this table to compile the scores for each category above:

Evaluation Criteria (and Relative Weight)	Final Score = (Points x Weight)					
	Huber		JWC		Ovivo	
	Points	Score	Points	Score	Points	Score
Operability (4)	5	20	4	16	4	16
Installed Capital Cost (5)	3	15	5	25	2	10
O&M Costs (5)	5	25	3	15	5	25
Experience (4)	5	20	5	20	4	16
Materials of Construction / Quality (3)	5	15	5	15	4	12
Lead Time (1)	4	4	5	5	4	4
Local Service (2)	5	10	5	10	5	10
Warranties (3)	4	12	4	12	4	12
References (2)	5	10	5	10	5	10
Owner's Preference (5)	5	25	4	20	4	20
TOTAL SCORE		156		148		135

GRIT REMOVAL AND WASHER/CLASSIFIER EQUIPMENT

The RFP breaks out pricing for the actual grit trap equipment and the classifier/washer separately. This allows for consideration of equipment from different suppliers for each piece, though typically it is recommended that all grit equipment be furnished by the same supplier to facilitate coordinate, installation, controls/programming, and troubleshooting.

The RFP allowed for multiple styles of grit removal equipment including plate settler (Huber – Grit Wolf), stacked, non-mechanical chambers (Hydro International), and traditional vortex style (Ovivo). The units are required to handle peak hydraulic flow of at least 10 MGD. Other criteria are less firm, with the RFP requesting information on performance, namely removal efficiency for various mesh sizes for different flow rates. The packages include all associated equipment such as mechanism drives, grit pumps, and augers/blowers as applicable and base bid pricing includes 304 stainless steel construction. Cost adders are provided to upgrade to 316 SS if desired.

The Ovivo vortex grit trap package is significantly less expensive and is similar to what is installed in the existing headworks. The Hydro International and Huber units are designed to provide better grit removal efficiency for a given mesh size. For example, the Ovivo unit provides 95% removal of 100 mesh grit, whereas the Huber and Hydro units provide 95%+ removal on 140 mesh grit at higher flows, and 200 mesh grit at lower flows. This means that the Huber and Hydro units remove finer material from the waste stream, again reducing inorganics and solids that pass on to downstream processes.

Bid pricing is broken into main categories including:

- Grit trap equipment
- Submittals
- Controls
- Recommended Spare parts
- Grit classifier

The controls can be furnished by the vendor or by a separate 3rd party. The base bids include 304 SS construction, with cost adders to upgrade to 316 SS. As with screening, the discrepancy in control pricing is related to factory observation and on-site FAT observation by the supplier as Ovivo excluded these services from their bid. The Huber system includes a grit auger and blower which require more complex controls. Table 2 summarizes the bid form pricing for grit removal equipment.

Table 2: Grit removal and classifier equipment pricing summary.

Name	Huber - Grit Wolf	Ovivo	Hydro International - HydroCell
Grit Trap Equipment	\$166,237.00	\$71,369.00	\$118,079.30
Submittals	\$8,166.00	\$9,358.00	\$5,800.00
Controls	\$74,076.00	\$18,867.00*	\$0.00
Recommended Spare Parts	\$710.00	\$0.00	\$0.00
Total Grit Removal Cost w/ Controls	\$249,189.00	\$99,594.00	\$123,879.30
Total Grit Removal Cost w/o Controls	\$175,113.00	\$80,727.00	\$123,879.30
Grit Washer Equipment	\$123,722.00	\$73,868.00	\$88,827.35
Submittals	\$6,077.00	\$9,616.00	\$4,200.00
Controls	\$0.00	\$18,866.00*	\$63,218.50
Recommended Spare Parts	\$2,210.00	\$0.00	\$4,178.85
Total Grit Washer Cost w/ Controls	\$132,009.00	\$102,350.00	\$160,424.70
Total Grit Washer Cost w/o Controls	\$132,009.00	\$83,484.00	\$97,206.20
Taxes included (in Vendor stated price)?	Yes	Yes	Yes
Cost adder for 316 SS	\$40,620/\$29,600	\$4,393.55	\$25,000
Deduction for Purchase of Grit Trap & Washer	-\$27,647.00	\$0.00	\$0.00
Total Cost for All Equipment 304 SS & Controls	\$353,551.00	\$201,944.00	\$284,304.00
Total Cost for All Equipment 304 SS w/o Controls	\$279,475.00	\$164,211.00	\$221,085.50
Total Cost for All Equipment 316 SS & Controls	\$394,171.00	\$206,337.55	\$309,304.00
Total Cost for All Equipment 316 SS w/o Controls	\$320,095.00	\$168,604.55	\$246,085.50

* Ovivo control pricing excludes factory testing and on-site FAT observation services.

The following subsections summarize comparisons for the 10 evaluation criteria listed in the RFP on which awards will be based. Each section includes a scoring matrix to facilitate tracking of review and scoring for each category.

Operability

This category compares items such as process performance, ease of maintenance/access, and other items related to access and day-to-day operation of the system.

Process Performance – The three options are quite different on the grit removal side. In contrast, the grit washing/classification is similar.

The Huber unit utilizes plates (lamella) set in a structure, along with aeration to keep organics suspended as heavier grit settles through the plate settler portion to the bottom of the tank. A submerged grit auger feeds into the grit pump, which directs the slurry to the grit washer. The Huber grit removal involves more mechanical components to operate, with the benefit being improved removal efficiency relative to vortex or other “traditional” technologies. The blower and grit pump *can* be installed at higher elevations, but the grit auger must be at the bottom of the tank, meaning stairs/access to the bottom of the grit would be required. The grit tank itself is rectangular at 35’ long, 12’ wide, and roughly 10’ deep. The plates must be removed periodically for washdown (every 3- 12 months is typical recommended range). The Huber unit would require additional maintenance effort as the blower and auger would need to be maintained on top of the grit pump and classifier drives. Huber reports 95% removal of 140 mesh grit at average flows, and 90% efficiency at peak design (10 MGD). The classifier includes a 0.75 HP motor for the stirring mechanism in

the main chamber, and a 1.5 HP drive unit for the screw. Discharged grit is relatively clean (with minimal odors), usually containing less than 5% organic material.

Hydro International is yet another unique approach to grit removal. The grit chamber consists of a 12'x12' x12' concrete chamber housing stacked plastic chambers. The chamber itself has no mechanical components and relies on flow velocity and the shape of the stacked chambers to remove and direct grit to the bottom of the chamber. As with the Huber unit, this technology provides improved grit removal efficiency relative to traditional technology. The proposal highlights independent, 3rd party results noting 95% removal of 140 mesh at average flows, with 95% removal of 70 mesh at peak flow. Grit is pumped from the bottom with a grit pump to the grit classifier unit. The Hydro International classifier is similar to Huber in that utilizes a stirring mechanism in addition to the screw mechanism. Again, washed grit is relatively clean with low organic content. Performance of this unit appears comparable to the Huber system, with less mechanical components as it requires no blower or screw auger. Depending on the amount of fouling, the chamber does need to be drained/bypassed periodically to clean out the cells.

The Ovivo system is a traditional vortex style grit trip, similar to the unit currently installed at the plant. The 10' diameter chamber that requires ~6' feet of channel length on the inlet and outlet beyond the circular chamber (overall length is ~22 feet). The grit chamber includes a single drive motor to stir/fluidize the settled grit before it is pumped to the grit classifier. This style of equipment provides good performance, but is less effective relative to the Huber and Hydro offerings. Performance is noted as 95% removal of 100 mesh for all flows (average and peak). The associated grit classifier provides just a screw, without a stirring mechanism or spray/wash water. The resulting classified grit will be less clean than with the Huber or Hydro equipment, but would be similar to the quality currently produced at the plant. These chambers typically do not need to be taken offline for cleaning unless excessive issues fluidizing grit are noted.

Finally, it should be noted that the Huber and Hydro International systems can be expanded by adding more plates or cells respectively. To accommodate, the structure would need to be sized to accommodate additional pieces, but may be an advantage to facilitate additional hydraulic capacity if desired.

The key element will be the City's interest in removing higher quantities of finer grit material. If the Huber or Hydrocell technology is selected, a finer upstream screen (3mm) would be recommended to reduce potential fouling of the plates or cells.

Grit Trap Assembly			
Supplier	Points	Weighted Value	Score
Huber	3	4	12
Hydro Int.	5	4	20
Ovivo	4	4	16

Grit Classifier/Washer			
Supplier	Points	Weighted Value	Score
Huber	5	4	20
Hydro Int.	4	4	16
Ovivo	3	4	12

Installed Capital Costs

This section considers equipment cost and other considerations like footprint (impacting building size) and other installation costs. significantly less expensive,

Equipment Cost – The Ovivo system is less expensive, especially the grit washer equipment. Huber's system is the most expensive for both grit removal and classifier equipment. The Hydro equipment is slightly more expensive than Ovivo.

Footprint – The three technologies have different configurations, summarized as follows:

Huber: Requires the largest overall footprint and does require access to the lower (12' deep) portion of the chamber to access the chamber. Height clearance must also be considered to allow raising/washing of the plates. The grit pump and classifier unit footprint is similar to other suppliers.

Hydro International: This appears to be the most compact footprint overall, consisting of a 12'x12'x12' chamber. The bottom of the chamber does not necessarily require access, though it is recommended to facilitate cleaning of the chamber, and grit pumps generally perform better when installed at the bottom rather than having to suction. Nonetheless, an accessible basement is not required for this equipment. The grit classifier equipment has a comparable footprint to Huber and Ovivo.

Ovivo: The footprint is over 22' in length, with a 10' diameter chamber in the center. Less than the Huber system but requiring twice the length of the Hydro equipment. The Ovivo chamber is about as deep as the Hydro system, the diameter decreases with depth, so the overall cost of the chamber structure itself would likely be less expensive.

Grit Trap Assembly			
Supplier	Points	Weighted Value	Score
Huber	3	5	15
Hydro Int.	4	5	20
Ovivo	5	5	25

Grit Classifier/Washer			
Supplier	Points	Weighted Value	Score
Huber	3	5	15
Hydro Int.	4	5	20
Ovivo	5	5	25

O&M Costs

The maintenance and repair aspect of the grit removal systems is not high, with Huber likely requiring the most time and materials due to the auger and blower components. Huber grit removal would also use more energy due to the blower and auger motors. Both Huber and Hydro recommend periodic cleaning of the grit removal elements, which requires a 3-4 hours each time.

The grit washing/classifying equipment is very similar, and expected O&M costs would not vary significantly. Huber and Hydro will have slightly higher energy costs for classification as they include 2 drive motors. The difference in energy cost would only be \$200-300 per year for the classifier. However, these units will yield less material for disposal (better organic washing) and less odors grit to handle.

Grit Trap Assembly			
Supplier	Points	Weighted Value	Score
Huber	3	5	15
Hydro Int.	5	5	25
Ovivo	4	5	20

Grit Classifier/Washer			
Supplier	Points	Weighted Value	Score
Huber	5	5	25
Hydro Int.	5	5	25
Ovivo	3	5	15

Experience

All three suppliers are represented by established and reputable manufacturers. Regarding installations for grit removal equipment vortex type technology has been utilized for decades successfully, including at the existing plant. The Huber Grit-Wolf does not have any active US installations, though it has been awarded a few stateside jobs and does list several international installations. The HydroCell equipment

has been installed and operating in the US at some locations for 10+ years. We have limited experience interacting with Hydro International, but their references report good relationships and responsiveness.

The Huber grit classifier has been utilized for many years in the US, including several installations in Utah. Some older Hydro International grit chambers have been coupled with Huber grit classifiers, as Hydro did not offer a comparable performing piece of equipment at the time. The current offering from Hydro appears very similar to the Huber equipment, but they have fewer installations and less experience compared with Huber. The Ovivo classifier is similar to existing, established technology. The difference between Ovivo and Huber/Hydro is mainly performance, with the classifiers providing cleaner grit.

Grit Trap Assembly			
Supplier	Points	Weighted Value	Score
Huber	2	4	8
Hydro Int.	4	4	16
Ovivo	4	4	16

Grit Classifier/Washer			
Supplier	Points	Weighted Value	Score
Huber	5	4	20
Hydro Int.	3	4	12
Ovivo	4	4	16

Materials of Construction

All exposed, metallic components of the grit trap assemblies are 304 SS (with options costs for 316 SS). Overall, there appears to be little difference in the actual materials of construction – any differences noted are due to the nature of the equipment (plates versus stacked cells versus traditional fluidizing/vortex mechanisms). The hydro cell does not have any interior moving parts or mechanical equipment associated with the trap. The grit classifiers are also similar materials of construction, with Huber offering pickling of stainless steel materials which can yield higher quality finished products.

Grit Trap Assembly			
Supplier	Points	Weighted Value	Score
Huber	4	3	12
Hydro Int.	4	3	12
Ovivo	4	3	12

Grit Classifier/Washer			
Supplier	Points	Weighted Value	Score
Huber	4	3	12
Hydro Int.	4	3	12
Ovivo	4	3	12

Lead Time

Lead time for submittals is fairly comparable, with Huber having the shortest range (4-6 weeks) compared to Ovivo (8 weeks) and Hydro International (9 week). Lead time for fabrication and delivery upon approval of submittals ranges from 24 weeks with Ovivo, 22-30 for Huber, and 30 weeks for Hydro International. However, each supplier includes a disclaimer that actual lead time will depend on the timing of returned, approved submittals and is pending availability of components.

Grit Trap and Classifier Equipment			
Supplier	Points	Weighted Value	Score
Huber	5	1	5
Hydro Int.	4	1	4
Ovivo	5	1	5

Local Service

All three proposals are from sales representatives with local (Salt Lake City, UT) offices which have proven to be supportive and responsive on past projects. Regarding startup services, the included service does vary, with Huber offering a total of 4 days over 2 trips, Ovivo 9 days over 3 trips, and Hydro International at 6 days over 3 trips. Although Huber has a strong service presence in the US, specific local support for the Grit Wolf may be more limited due to the lack of active installations.

There are no active US installations of the Huber system, so some aspects of service and troubleshooting would likely involve international parties. Conversely, Huber has multiple grit classifier installations with good service and track records. The Hydro-International grit classifier is relatively new with fewer installations.

Grit Trap Equipment			
Supplier	Points	Weighted Value	Score
Huber	4	2	8
Hydro Int.	5	2	10
Ovivo	5	2	10

Grit Classifier/Washer			
Supplier	Points	Weighted Value	Score
Huber	5	2	10
Hydro Int.	5	2	10
Ovivo	5	2	10

Warranties

The warranties are the same, namely either 12 months from startup or 18 months from delivery, whichever comes first. However, Huber did add a bonus 5-year service contract which includes semi-annual site visits, replacement/wear parts, and 24/7 customer support over a 5-year period. In addition, Huber provides a 10-year warranty on the grit screw and liner, though this is a feature unique to their system. Ovivo offers a 1-year warranty extension if both screens and grit equipment are awarded to them. Hydro offers a 1-year warranty extension for \$6,100 additional.

Grit Trap and Classifier Equipment			
Supplier	Points	Weighted Value	Score
Huber	4	3	12
Hydro Int.	4	3	12
Ovivo	3	3	9

References

All proposals listed multiple references in addition to a complete installation list. Ovivo's references were overall positive about performance and maintenance issues, with some minor complaints on odors/quality of classified grit from some locals.

Hydro International had very positive reviews, including from installations that had vortex or aerated grit chambers previously installed. Operators noted improved capture rates, especially for finer material. One

location noted that bearings on their classifier required attention every 18-24 months, but stated that the effort was not excessive.

Huber does not have active installations in the US with the Grit Wolf, we are yet unable to communicate with some of the international references. Regarding the Huber grit classifier, all contacted references had very positive reviews for the system, citing very low maintenance and good performance in terms of clean grit with low organic content. Hydro International has fewer references with less experience, but the feedback was generally positive.

Grit Trap Assembly			
Supplier	Points	Weighted Value	Score
Huber	3	2	6
Hydro Int.	5	2	10
Ovivo	4	2	8

Grit Classifier/Washer			
Supplier	Points	Weighted Value	Score
Huber	5	2	10
Hydro Int.	3	2	6
Ovivo	4	2	8

Owner Preference

Accounting for the above listed factors, operators observations from site visits, review of proposals, and other factors, this section should reflect the City/Operators overall preference for equipment.

Grit Trap Assembly			
Supplier	Points	Weighted Value	Score
Huber	3	5	15
Hydro Int.	5	5	25
Ovivo	4	5	20

Grit Classifier/Washer			
Supplier	Points	Weighted Value	Score
Huber	4	5	20
Hydro Int.	4	5	20
Ovivo	3	5	15

Final Evaluation

Use these tables to compile the scores for each category above:

Evaluation Criteria For Grit Removal Equipment (and Relative Weight)	Final Score = (Points x Weight)					
	Huber		Hydro International		Ovivo	
	Points	Score	Points	Score	Points	Score
Operability (4)	3	12	5	20	4	16
Installed Capital Cost (5)	3	15	4	20	5	25
O&M Costs (5)	3	15	5	25	4	20
Experience (4)	2	8	4	16	4	16
Materials of Construction / Quality (3)	4	12	4	12	4	12
Lead Time (1)	5	5	4	4	5	5
Local Service (2)	4	8	5	10	5	10
Warranties (3)	4	12	4	12	3	9
References (2)	3	6	5	10	4	8
Owner's Preference (5)	3	15	5	25	4	20
TOTAL SCORE		108		154		141

Evaluation Criteria For Grit Classifier Equipment (and Relative Weight)	Final Score = (Points x Weight)					
	Huber		Hydro International		Ovivo	
	Points	Score	Points	Score	Points	Score
Operability (4)	5	20	4	16	3	12
Installed Capital Cost (5)	3	15	4	20	5	25
O&M Costs (5)	5	25	5	25	3	15
Experience (4)	5	20	3	12	4	16
Materials of Construction / Quality (3)	4	12	4	12	4	12
Lead Time (1)	5	5	4	4	5	5
Local Service (2)	5	10	5	10	5	10
Warranties (3)	4	12	4	12	3	9
References (2)	5	10	3	6	4	8
Owner's Preference (5)	4	20	4	20	3	15
TOTAL SCORE		149		137		127

SUMMARY

Based on the scoring and feedback from City and operating staff, the highest scoring equipment from each category is recommended to be awarded. Where available and within budget, equipment featuring 316 SS construction is recommended. The following table summarizes the recommended equipment and cost.

Eagle Mountain Headworks Equipment - Recommended Award Summary						
Equipment	Manufacturer	Cost				
	Make/Model	Equipment	Submittals	Spare Parts	316 SS	Total
Screens	Huber ROTAMAT RPPS 1400/3	\$342,297.00	\$18,015.00	\$3,946.00	\$12,372.00	\$ 376,630.00
Grit Trap	Hydro International 9x5	\$118,079.30	\$ 5,800.00	\$ -	\$ -	\$ 123,879.30
Grit Classifier	Huber Grit Washer RoSF4 2	\$123,722.00	\$ 6,077.00	\$2,210.00	\$29,600.00	\$ 161,609.00
TOTAL EQUIPMENT COST						\$ 662,118.30
Cost for Submittals (to be paid by City during design)						\$ 29,892.00
Total Remaining Cost (to be assigned to Installation Contractor)						\$ 632,226.30

The total cost would reduce to \$620,146.30 if 304 SS construction is approved. If additional cost reduction is required, the grit classifier/washer award could be changed from Huber to Hydro International which would decrease the total cost to \$585,343.50.

Upon final approval, the City should issue Notice of Award letters to winning vendors (as well as notification letters to other vendors) and release funding for equipment submittals (total submittal cost for all equipment is \$29,892.00). The remaining costs for the equipment will not be released until the project is bid and awarded to the installation contractor, at which point the Contractor will release the equipment for fabrication. Note that all costs for equipment beyond the submittals will be handled through the installation contractor, as noted in the RFP documents.



James Goldhart
Regional Sales Representative
Coombs-Hopkins Company
8706 South 700 East, Suite 201
Sandy, UT 84070

October 15, 2021

RE: Eagle Mountain – Notice of Award

Dear Mr. Goldhart,

Upon review of your proposal for the Eagle Mountain headworks equipment, the City has elected to award Hydro International for bid item 2, grit trap mechanism, as provided in your proposal dated June 22, 2021.

The total award amount for this equipment is: \$123,879.30. And written: One hundred twenty-three thousand eight hundred seventy-nine dollars and 30 cents. The scope of this award includes all equipment and submittals shown below and as indicated in your proposal.

Item	Name	Hydro International - HeadCell
A	Grit Trap Equipment	\$118,079.30
B	Submittals	\$5,800.00
C	Controls	N/A
D	Recommended Spare Parts	\$0.00
	Total Grit Removal Cost	\$123,879.30

As noted in the RFP, please prepare formal submittals for review and use in the detailed design of the new headworks facility. The City will pay the amount noted in your proposal for submittals upon receipt and approval of the submittal package. The remainder of the contract will be paid by the installation contractor as soon as the project has been designed, bid, and awarded. The contractor is anticipated to be awarded in the spring of 2022. Your submittal will be a crucial part of the detailed design and we look forward to working with you on a successful project. Completed bid forms from your proposal, including listed exceptions, are attached to this letter for reference.

Please feel free to call if you have any questions.

Sincerely,

Eagle Mountain City

cc: File



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	Wastewater Headworks Equipment: Grit Classifier/Washer Equipment and Screening Equipment - Huber Technologies		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$29,892		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Lianne Pengra, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

BACKGROUND:

See the previous bid award for contract details.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Notice of Award - Screening Equipment - Huber Technologies](#)

[Notice of Award - Grit Classifier - Huber Technologies](#)



Dave Ritter, P.E.
President - Sales Representative
Goble Sampson Associates
3500 S Main Street, Suite 200
Salt Lake City, UT 84115

October 15, 2021

RE: Eagle Mountain – Notice of Award

Dear Mr. Ritter,

Upon review of your proposal for the Eagle Mountain headworks equipment, the City has elected to award Huber Technologies for bid item 1A, 3 MM influent fine screens with wash/compactor units, as provided in your proposal dated June 22, 2021.

The total award amount for this equipment is: \$376,630.00. And written: Three hundred seventy-six thousand six hundred thirty dollars. The scope of this award includes all equipment, submittals, spare parts and 316 SS option shown below and as indicated in your proposal.

Item	Bid Item	Huber - 3MM Screens
A	Two Screen Units	\$342,297.00
B	Submittals	\$18,015.00
C	Controls	N/A
D	Recommended Spare Parts	\$3,946.00
	Cost adder for 316 SS	\$12,372.00
	Total Cost w/o Controls	\$376,630.00

As noted in the RFP, please prepare formal submittals for review and use in the detailed design of the new headworks facility. The City will pay the amount noted in your proposal for submittals upon receipt and approval of the submittal package. The remainder of the contract will be paid by the installation contractor as soon as the project has been designed, bid, and awarded. The contractor is anticipated to be awarded in the spring of 2022. Your submittal will be a crucial part of the detailed design and we look forward to working with you on a successful project. Completed bid forms from your proposal, including listed exceptions, are attached to this letter for reference.

Please feel free to call if you have any questions.

Sincerely,

Eagle Mountain City

cc: File



Dave Ritter, P.E.
President - Sales Representative
Goble Sampson Associates
3500 S Main Street, Suite 200
Salt Lake City, UT 84115

October 15, 2021

RE: Eagle Mountain – Notice of Award

Dear Mr. Ritter,

Upon review of your proposal for the Eagle Mountain headworks equipment, the City has elected to award Huber Technologies for bid item 3, grit washer/classifier system, as provided in your proposal dated June 22, 2021.

The total award amount for this equipment is: \$161,609.00. And written: One hundred sixty-one thousand six hundred nine dollars. The scope of this award includes all equipment, submittals, spare parts and 316 SS option shown below and as indicated in your proposal.

Item	Name	Huber - Grit Wolf
E	Grit Washer Equipment	\$123,722.00
F	Submittals	\$6,077.00
G	Controls	\$0.00
H	Recommended Spare Parts	\$2,210.00
	Cost adder for 316 SS	\$29,600.00
	Total Grit Washer Cost w/o Controls	\$161,609.00

As noted in the RFP, please prepare formal submittals for review and use in the detailed design of the new headworks facility. The City will pay the amount noted in your proposal for submittals upon receipt and approval of the submittal package. The remainder of the contract will be paid by the installation contractor as soon as the project has been designed, bid, and awarded. The contractor is anticipated to be awarded in the spring of 2022. Your submittal will be a crucial part of the detailed design and we look forward to working with you on a successful project. Completed bid forms from your proposal, including listed exceptions, are attached to this letter for reference.

Please feel free to call if you have any questions.

Sincerely,

Eagle Mountain City

cc: File



**Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671**

Tuesday, November 23, 2021

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Brandon Park phase "A" plat 7 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Chris Trusty

Chris Trusty [Nov 23, 2021 08:40 MST]

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

Brandon Park phase A plat 7 city acceptance bond release

Final Audit Report

2021-11-23

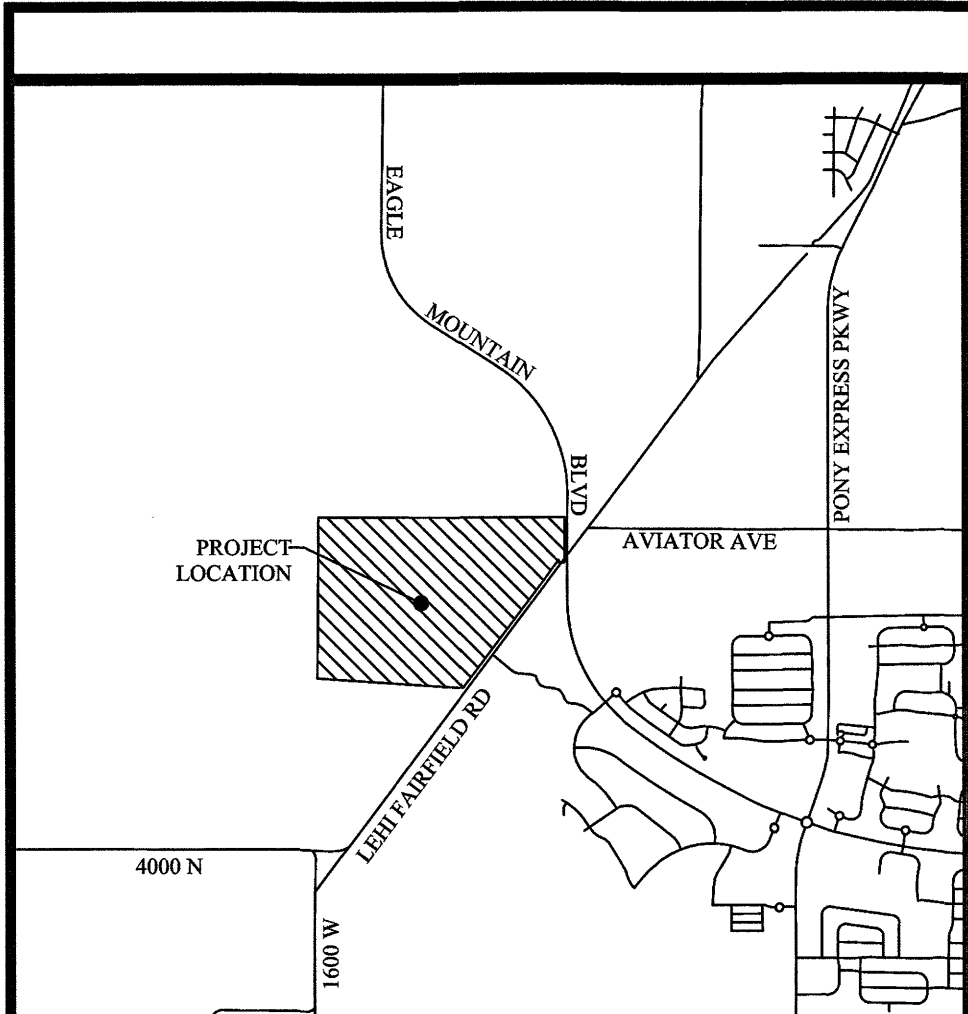
Created:	2021-11-23
By:	Julie Bencomo (jbencomo@emcity.org)
Status:	Signed
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"Brandon Park phase A plat 7 city acceptance bond release" History

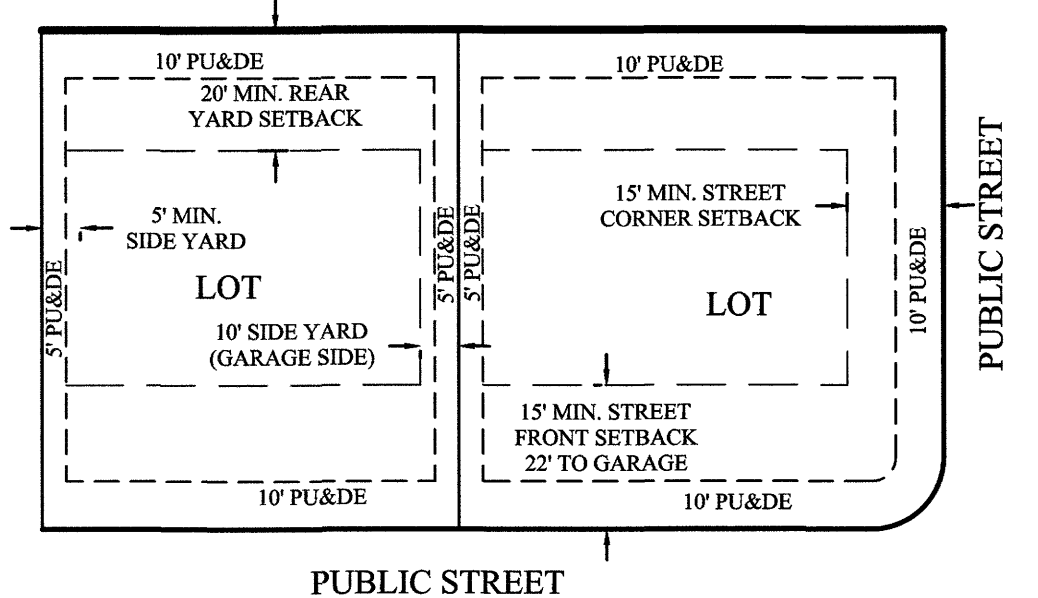
-  Document created by Julie Bencomo (jbencomo@emcity.org)
2021-11-23 - 3:33:25 PM GMT- IP address: 206.251.45.149
-  Document emailed to Chris Trusty (ctrusty@emcity.org) for signature
2021-11-23 - 3:35:16 PM GMT
-  Email viewed by Chris Trusty (ctrusty@emcity.org)
2021-11-23 - 3:39:57 PM GMT- IP address: 206.251.45.149
-  Document e-signed by Chris Trusty (ctrusty@emcity.org)
Signature Date: 2021-11-23 - 3:40:10 PM GMT - Time Source: server- IP address: 206.251.45.149
-  Agreement completed.
2021-11-23 - 3:40:10 PM GMT



Adobe Sign



VICINITY MAP



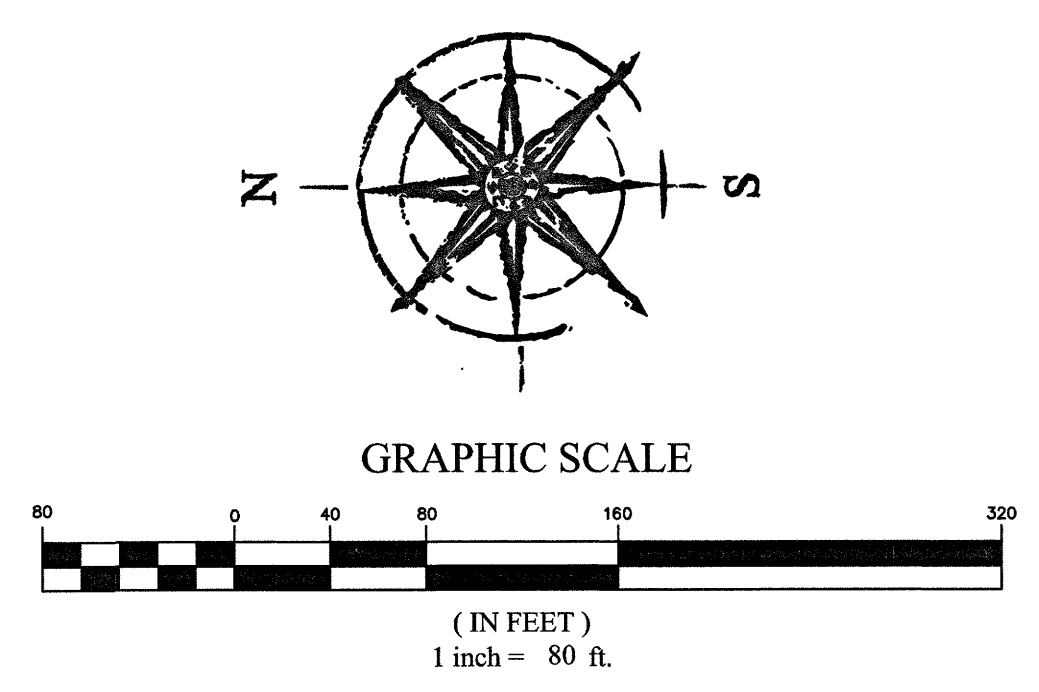
TYPICAL BUILDING SETBACKS
N.T.S.

BRANDON PARK

PHASE A, PLAT 7

SUBDIVISION

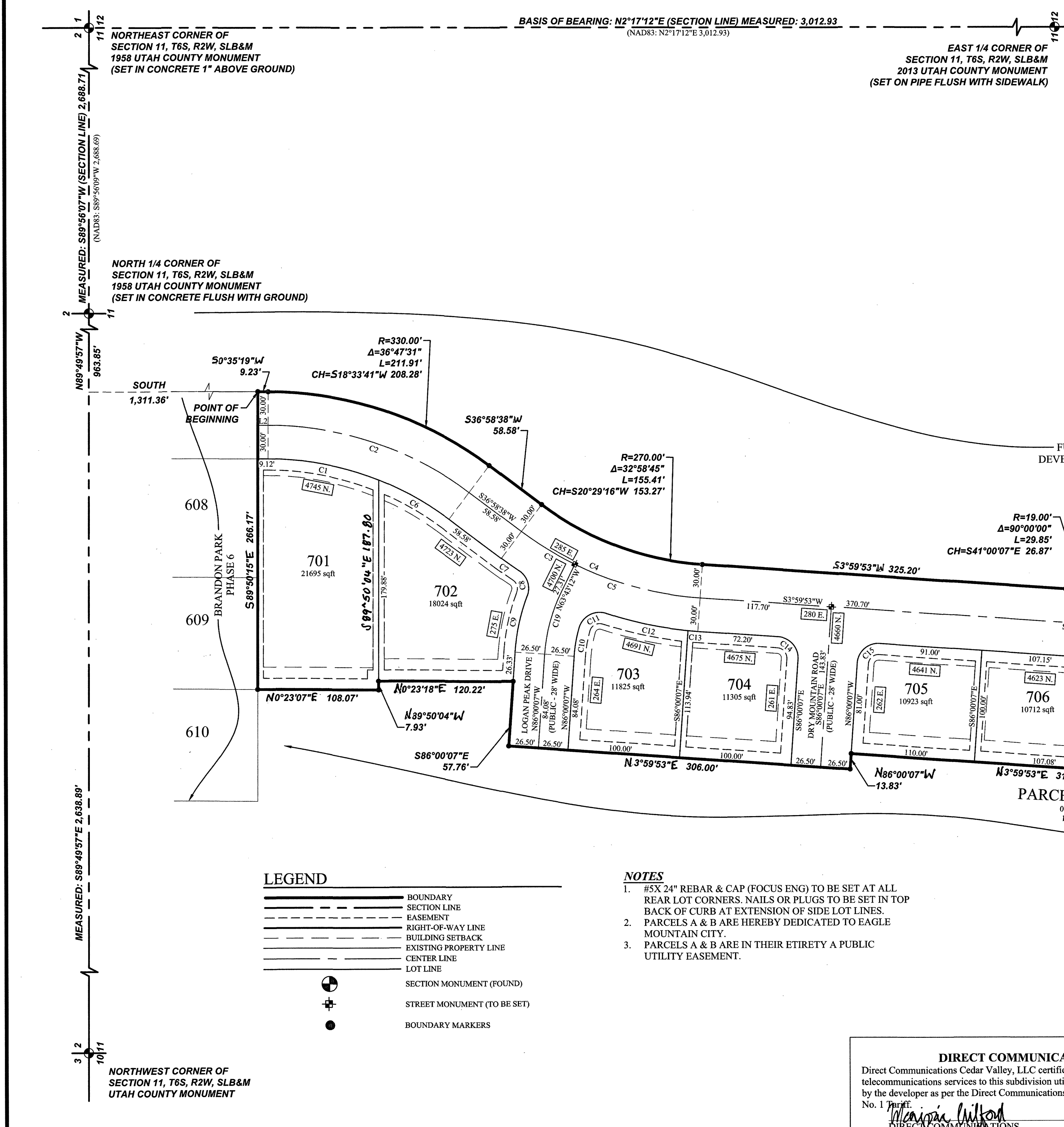
LOCATED IN THE NW 1/4 OF SECTION 11, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



Line Table		
LINE	DIRECTION	LENGTH
L1	N86°00'07"W	49.00
L2	S00°09'45"W	9.12

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	270.00	21°30'06"	101.32	N10°54'48"E
C2	300.00	36°48'53"	192.76	N18°34'12"E
C3	300.00	10°41'51"	56.01	N31°37'43"E
C4	300.00	32°58'46"	172.68	S20°29'16"W
C5	300.00	22°16'55"	116.67	N15°08'20"E
C6	270.00	15°18'48"	72.16	N29°19'15"E
C7	330.00	3°21'25"	19.33	N35°17'56"E
C8	19.00	77°07'54"	25.58	N72°11'11"E
C9	176.50	16°45'15"	51.61	S77°37'30"E
C10	123.50	12°09'19"	26.06	N79°57'28"W
C11	19.00	92°25'44"	30.65	N27°41'56"W
C12	330.00	12°59'20"	74.81	N12°01'16"E
C13	330.00	1°31'43"	8.80	S04°45'44"W
C14	19.00	90°00'00"	29.85	N48°59'53"E
C15	19.00	90°00'00"	29.85	N41°00'07"W
C16	19.00	90°00'00"	29.85	N48°59'53"E
C17	19.00	90°00'00"	29.85	N41°00'07"W
C18	19.00	90°00'00"	29.84	N48°59'47"E
C19	150.00	22°16'55"	58.33	N74°51'40"W

SITE TABULATIONS	
• TOTAL # OF LOTS:	11 LOTS
• TOTAL ACRES:	5.82 ACRES
• TOTAL ACRES IN LOTS:	3.25 ACRES
• TOTAL ROAD ACRES (ASPHALT):	1.49 ACRES
• TOTAL OPEN SPACE:	0.10 ACRES
• TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
• TOTAL ACRES IN ROW:	2.46 ACRES
• AVERAGE LOT SIZE:	0.29 ACRES OR 12,870 SQFT.
• LARGEST LOT SIZE:	0.50 ACRES OR 21,695 SQFT.
• SMALLEST LOT SIZE:	0.23 ACRES OR 10,000 SQFT.
• OVERALL DENSITY:	1.89 UNITS/ACRE



EAST 1/4 CORNER OF
SECTION 11, T6S, R2W, SLB&M
2013 UTAH COUNTY MONUMENT
(SET ON PIPE FLUSH WITH SIDEWALK)

NORTH 1/4 CORNER OF
SECTION 11, T6S, R2W, SLB&M
1958 UTAH COUNTY MONUMENT
(SET IN CONCRETE FLUSH WITH GROUND)

NORTHEAST CORNER OF
SECTION 11, T6S, R2W, SLB&M
1958 UTAH COUNTY MONUMENT
(SET IN CONCRETE 1" ABOVE GROUND)

MEASURED: S89°49'57"E 2,638.89'

NORTHWEST CORNER OF
SECTION 11, T6S, R2W, SLB&M
UTAH COUNTY MONUMENT

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - CENTER LINE
 - LOT LINE
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS

- NOTES**
- #5X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
 - PARCELS A & B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - PARCELS A & B ARE IN THEIR ENTIRETY A PUBLIC UTILITY EASEMENT.

DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1. *Manjiv Kulkarni* 4/7/2020
DIRECT COMMUNICATIONS DATE

Dominion Energy Utah
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 7 day of April, 2020 Questar Gas Company
By *Shirley E. Hodge*
Title *Pic - Con Specialist*

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law
Ed Edwards 4/7/20
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.
Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507
Date 02/28/2020

BOUNDARY DESCRIPTION
Located in the NW 1/4 of Section 11, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah more particularly described as follows:
Beginning at a point, located N89°49'57"W along the Section line 963.85 feet and South 1,311.36 feet from the North 1/4 Corner of Section 11, T6S, R2W, SLB&M (Basis of Bearing: N02°17'12"E along the Section line between the East 1/4 Corner and the Northeast Corner of Section 11, T6S, R2W, SLB&M); then S00°35'19"W 9.23 feet; then along the arc of a curve to the right having a radius of 330.00 feet a distance of 211.91 feet through a central angle of 36°47'31" Chord: S18°33'41"W 208.28 feet; then S36°58'38"W 58.58 feet; then along the arc of a curve to the left with a radius of 270.00 feet a distance of 155.41 feet through a central angle of 32°58'46" Chord: S20°29'16"W 153.27 feet; then S03°59'53"W 325.20 feet; then along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'00" Chord: S41°00'07"E 26.87 feet; then S03°59'53"W 53.00 feet; then Southwesterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: S03°59'53"W) a distance of 29.85 feet through a central angle of 90°00'00" Chord: S48°59'53"W 26.87 feet; then S03°59'53"W 567.91 feet; then along the arc of a curve to the left with a radius of 19.00 feet a distance of 29.85 feet through a central angle of 90°00'11" Chord: S41°00'13"E 26.87 feet; then N86°00'18"W 194.00 feet; then N03°59'53"E 127.92 feet; then S86°00'07"E 15.00 feet; then N03°59'53"E 225.00 feet; then N86°00'07"W 10.00 feet; then N03°59'53"E 192.26 feet; then N73°29'48"E 10.68 feet; then N03°59'53"E 310.00 feet; then N86°00'07"W 13.83 feet; then N03°59'53"E 306.00 feet; then S86°00'07"E 57.76 feet; then N00°23'18"E 120.22 feet; then N89°50'04"W 7.93 feet; then N00°23'07"E 108.07 feet; then S89°50'15"E 266.17 feet to the point of beginning.
Contains: 5.82 acres +/-

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.
OWNER(S):
PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)
Steve Maddox *Steve Maddox* 3/8/2020
Manager Edge Homes Utah, LLC

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF Utah
ON THE 9 DAY OF May A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Utah, IN SAID STATE OF UTAH, Steve Maddox, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Edge Homes Utah, LLC, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 7.10.2021
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 699454
Shelley Mae King
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7 DAY OF April, 2020.
APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER
ATTES BY CITY RECORDER
(SEE SEAL BELOW)

BRANDON PARK
PHASE A, PLAT 7
SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 11, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CITY-COUNTY ENGINEER SEAL
COUNTY RECORDER SEAL

17087

SEC 11.6.2W TU 038 JT



Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Tuesday, November 23, 2021

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Brandon Park phase "A" plat 10 out of warranty Bond Release

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Chris Trusty

Chris Trusty (Nov 23, 2021 08:39 MST)

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

Brandon Park phase A plat 10 city acceptance bond release

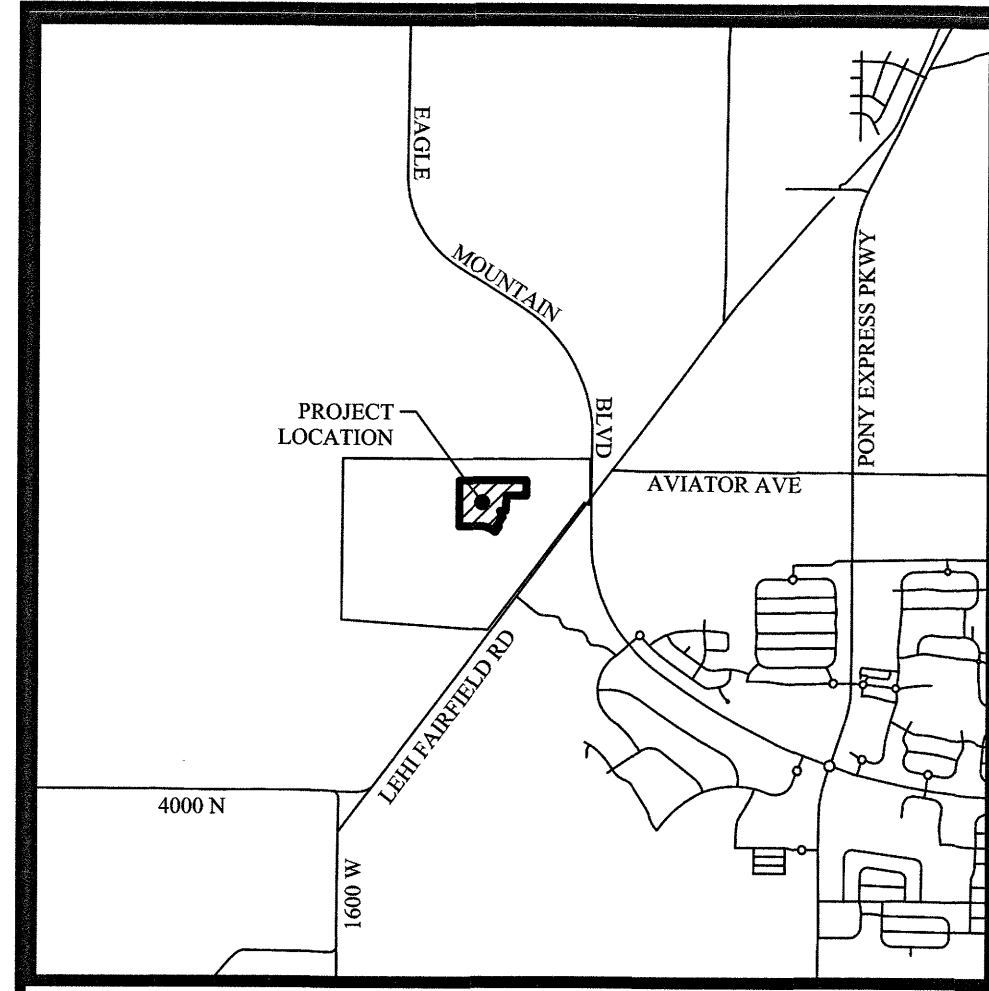
Final Audit Report

2021-11-23

Created:	2021-11-23
By:	Julie Bencomo (jbencomo@emcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAiYdItF5-G5OF5Vp4t1C8-m5igBuFjbH8

"Brandon Park phase A plat 10 city acceptance bond release" History

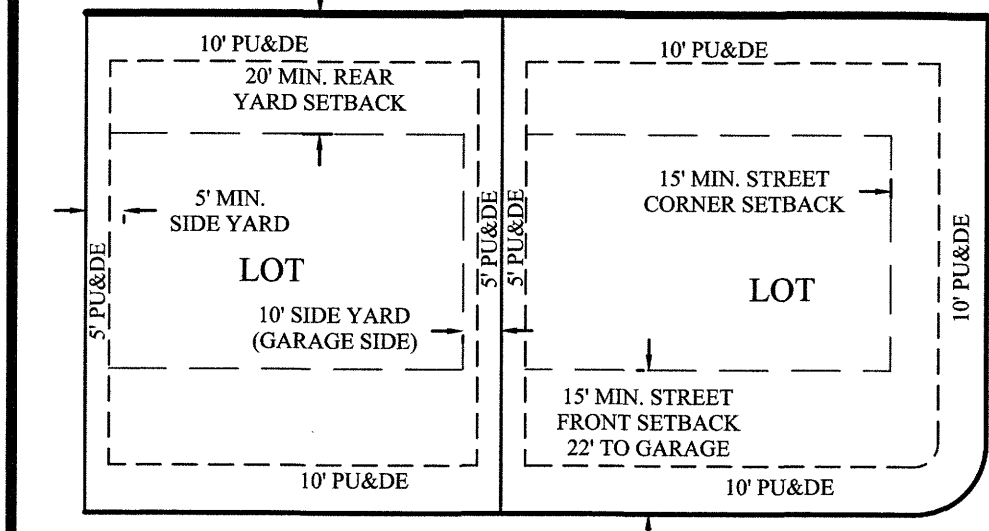
-  Document created by Julie Bencomo (jbencomo@emcity.org)
2021-11-23 - 3:30:15 PM GMT- IP address: 206.251.45.149
-  Document emailed to Chris Trusty (ctrusty@emcity.org) for signature
2021-11-23 - 3:30:49 PM GMT
-  Email viewed by Chris Trusty (ctrusty@emcity.org)
2021-11-23 - 3:39:35 PM GMT- IP address: 206.251.45.149
-  Document e-signed by Chris Trusty (ctrusty@emcity.org)
Signature Date: 2021-11-23 - 3:39:50 PM GMT - Time Source: server- IP address: 206.251.45.149
-  Agreement completed.
2021-11-23 - 3:39:50 PM GMT



VICINITY MAP

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - CENTER LINE
 - LOT LINE
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS

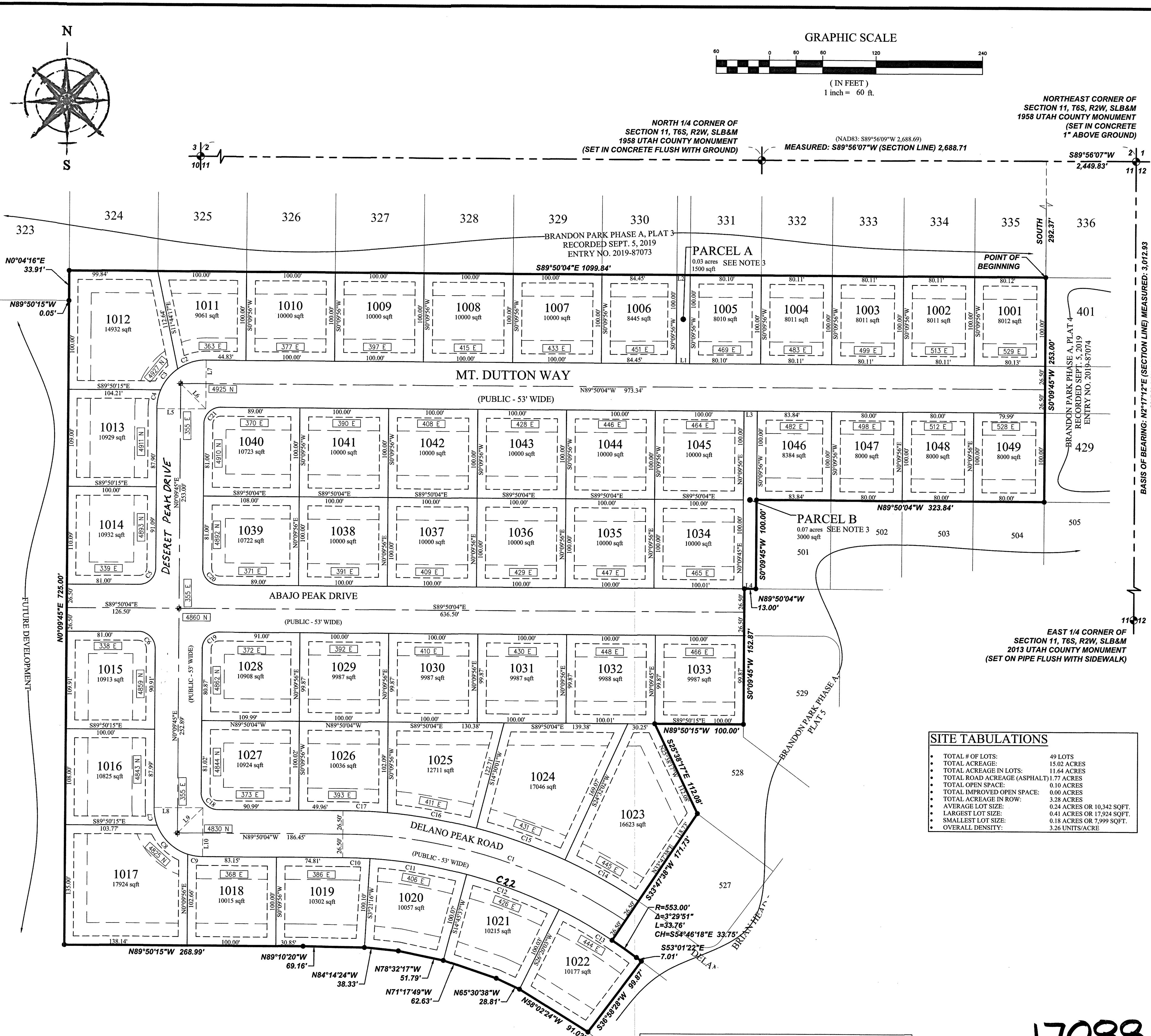
- NOTES**
- #5X24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES. PARCELS A & B ARE HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.
 - PARCELS A & B ARE IN THEIR ENTIRETY PUBLIC UTILITY EASEMENTS.



TYPICAL BUILDING SETBACKS

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	579.50	33°19'43"	337.09	N73°10'13"W
C2	55.00	35°29'36"	34.07	N72°25'08"E
C3	55.00	31°57'08"	30.67	N38°41'46"E
C4	55.00	22°33'27"	21.65	N11°26'29"E
C5	19.00	90°00'11"	29.85	N45°09'50"E
C6	19.00	89°59'49"	29.84	N44°50'10"W
C7	55.00	21°19'59"	20.48	N10°30'15"W
C8	55.00	50°49'10"	48.78	N46°34'49"W
C9	55.00	17°50'40"	17.13	N80°54'44"W
C10	553.00	3°11'20"	30.78	N88°14'24"W
C11	553.00	11°24'21"	110.09	N80°56'33"W
C12	553.00	11°34'26"	111.71	N69°27'10"W
C13	553.00	10°38'34"	102.72	N58°20'39"W
C14	606.00	8°58'23"	94.91	S60°58'46"E
C15	606.00	10°02'01"	106.12	S70°28'58"E
C16	606.00	9°35'54"	101.52	S80°17'56"E
C17	606.00	4°44'11"	50.09	S87°27'59"E
C18	19.00	89°59'49"	29.84	S44°50'10"E
C19	19.00	90°00'11"	29.85	S45°09'50"W
C20	19.00	89°59'49"	29.84	S44°50'10"E
C21	19.00	90°00'11"	29.85	S45°09'50"W

C22 553.00 33°18'51" 321.54 N73°10'39"W 317.03



Line Table		
LINE	DIRECTION	LENGTH
L1	S89°50'04"E	15.00
L2	N89°50'04"W	15.00
L3	N89°50'04"W	15.00
L4	S89°50'04"E	15.00
L5	N89°50'15"W	55.00
L6	N44°50'10"W	40.31
L7	S00°09'50"W	55.00
L8	N89°50'15"W	55.00
L9	S45°09'50"W	40.30
L10	S00°09'50"W	55.00

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C8	55.00	50°49'1



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	2021 New Well Design Change Order #1 - Jones and DeMille		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$33,390		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council approve the 2021 Well Design Change Order #1 for Jones and DeMille.

BACKGROUND:

Eagle Mountain City awarded a bid to Jones and DeMille for the design of a new well house and pump station to be located on Pony Express Parkway west of Hidden Hollow Elementary School. This project is needed to help provide CWP water to the City Center as well as provide additional source capacity in the system.

Last year the City Parks Department had to discontinue using industrial wastewater from the Facebook facility as an irrigation source at Cory Wride Memorial Park. The Parks Department was concerned with the algae in the reuse water and the pressures at which the reuse water could be delivered to the site. Typical PI systems operate at 50-60 psi, but in order to efficiently water Cory Wride Memorial Park during the evening hours, the PI system would need to be boosted to 85 psi. The most efficient way to get to this pressure will be to add a pump station at the park which will feed directly into the park's irrigation system.

The City's goal will be to design this pump house such that a bid package can be awarded and the pumps installed by the end of May so that Cory Wride Memorial Park can return to reuse water, thereby allowing culinary water to be used elsewhere in City Center. With Jones and DeMille already doing design work on a pump house for

the City, it seemed reasonable for City staff to request costs for a change order to add this additional design work to their existing contract.

It is anticipated that the costs for the design and construction of the pump house will be funded by Facebook in an upcoming amended agreement. The original contract with Jones and DeMille was \$196,000. Change Order #1 is for \$33,390, increasing the total contract amount to \$229,390.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	2021 White Hills Well Upgrades Change Order #1 - Bowen Collins and Associates		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$10,204		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends the City Council approve Change Order #1.

BACKGROUND:

The City has awarded a design bid to Bowen Collins and Associates for upgrades to the White Hills well. During the initial kick off meeting, City staff asked BCA for additional pricing for items not included in the bid package, but which were felt to be beneficial for a successful project. These additional items included:

Assisting the City in arranging test pumping of existing wells - \$2,059

Topographic Survey of the well site - \$3,585

Updating Drinking Water Source Protection Plan - \$4,560

The original cost for the well improvement design was \$119,126. With approval of Change Order #1, the revised total would be \$129,330.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	Smith Ranch Community Park Design Services Change Order #1 - MHTN Architects		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$22,315.00		
APPLICANT:	Brad Hickman		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Brad Hickman, Parks and Recreation

PRESENTED BY:

Brad Hickman

RECOMMENDATION:

Staff recommends that the City Council approve change order #1 in the amount of \$22,315.00 for the Design Services for Smith Ranch Community Park.

BACKGROUND:

During concept plan approval for Smith Ranch Community Park, the City Council advised staff to consider exploring a design and cost for a skate park to be installed into park plans. Staff has worked with MHTN Architects to get a proposal from Spohn Ranch Inc. for design services and construction documents. This change order will allow staff to begin the process of design and implementation into construction documents.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

| Change Order Proposal



PROPOSAL FOR DESIGN SERVICES

EAGLE MOUNTAIN SKATEPARK

MHTN ARCHITECTS | EAGLE MOUNTAIN CITY, UTAH

NOVEMBER 11, 2021

EXHIBIT A – SCOPE OF WORK

PROJECT DESCRIPTION

MHTN Architects (Client) in collaboration with Eagle Mountain City seeks professional design services for the development of an approximately 12,000 square foot concrete skatepark at Smith Ranch Regional Park in Eagle Mountain, Utah.

PHASE 1 – DESIGN DEVELOPMENT

Task 1.1 Project Kick-Off Meeting – Spohn Ranch and the Client will kick-off the project via a virtual meeting. We will review the project goals, project schedule and points of coordination.

- Task 1.1 Deliverable
 - Meeting Minutes (PDF)

Task 1.2 Information Gathering & Review – During the Project Kick-Off Meeting, Spohn Ranch and the Client will take stock of existing site data, studies and any other information pertinent to the project and project site. We will review existing information and work with the Client to collect additional information as necessary. The site information typically required to begin design work is as follows:

- Site survey (AutoCAD)
- As-built drawings
- Geotechnical report
- Any master plan design work or future improvements planned for the site
- Any local, state or federal design requirements

Task 1.3 75% Design Development – Incorporating feedback from the Project Kick-Off Meeting, Spohn Ranch will prepare a conceptual design. Conceptual design will address footprint, access, circulation, spacing, elevations and terrain sections, but not detail the specific dimensions of every obstacle.

- Task 1.3 Deliverable
 - 3D Renderings (JPEG)
 - Labeled & Scaled 2D Site Plan (PDF)
 - Construction Cost Estimate (PDF)
 - 2D Base (AutoCAD)

Task 1.4 75% Design Development Review Meeting – Spohn Ranch will lead a virtual meeting with the Client and other relevant stakeholders to present the conceptual design and solicit feedback.

- Task 1.4 Deliverable
 - Meeting Minutes (PDF)

Task 1.5 100% Design Development – Incorporating feedback from the 75% Design Development Review Meeting, Spohn Ranch will refine the conceptual design to a 100% Design Development level.

- Task 1.5 Deliverable



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LOS ANGELES, CA 90230

LET'S ROLL.

- 3D Renderings (JPEG)
- Labeled & Scaled 2D Site Plan (PDF)
- Construction Cost Estimate (PDF)
- 2D Base (AutoCAD)

PHASE 2 – CONSTRUCTION DOCUMENTS

Task 2.1 Construction Documents Kick-Off Meeting – Spohn Ranch will lead a virtual meeting with the Client to review 100% Design Development, special requirements and points of coordination.

- Task 2.1 Deliverable
 - Meeting Minutes (PDF)

Task 2.2 90% Construction Documents – Spohn Ranch will prepare professional construction documents detailing the skatepark-specific site improvements.

- Task 2.2 Deliverable (PDF & AutoCAD)
 - Information Plan
 - 3D Perspective
 - Layout Plan
 - Steel Plan
 - Color Plan
 - Jointing Plan
 - Grading & Drainage Plan
 - Sections
 - Construction Details
 - Technical Specifications

The Client will provide a title block and site base in AutoCAD format. Spohn Ranch will coordinate with the Client on other aspects of the construction documents such as access pathways, landscaping, site amenities, etc.

Task 2.3 90% Construction Documents Review Meeting – The Client will review the 90% Construction Documents submittal and prepare redline comments. Spohn Ranch will lead a virtual meeting with the Client to review the redline comments and identify actions necessary to address the comments.

- Task 2.3 Deliverable
 - Meeting Minutes (PDF)

Task 2.4 100% Construction Documents – Spohn Ranch will incorporate feedback from the 90% Construction Documents Review Meeting and prepare a 100% Construction Documents submittal sealed by a UT-licensed structural engineer.

- Task 2.4 Deliverable
 - 100% Construction Documents (PDF & AutoCAD)



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EXHIBIT B - PROJECT FEES

Fees for services described in Exhibit A shall be incurred and paid pursuant to the following schedule:

PHASE 1 – DESIGN DEVELOPMENT

TASK:	FEE:
DRAFTING, 3D MODELING & RENDERING	\$9,000.00
COST ESTIMATING	\$675.00
MISCELLANEOUS PROJECT MANAGEMENT & COORDINATION	\$1,200.00
TOTAL FEES:	\$10,875.00

PHASE 2 – CONSTRUCTION DOCUMENTS

TASK:	FEE:
DRAFTING	\$7,200.00
TECHNICAL SPECIFICATIONS	\$540.00
STRUCTURAL ENGINEERING – REVIEW & SEAL	\$2,500.00
MISCELLANEOUS PROJECT MANAGEMENT & COORDINATION	\$1,200.00
TOTAL FEES:	\$11,440.00

- Fees do not include any work not expressly described in Exhibit A



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EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

November 16, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, and Carolyn Love.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmembers Melissa Clark and Jared Gray.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Tyler Maffitt, Communications Manager; Embret Fossum, UFA Battalion Chief; Eric McDowell, Chief Deputy Sheriff; and Robert Ballif, Engineering Assistant.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; City Engineer; Aaron Sanborn, Economic Development Director; Kimberly Ruesch, Finance Director; Angela Valenzuela, Human Resource Manager; Michele Graves, Library Director; and Chas Glenn, Administrative Assistant.

4:00 P.M. BOARD OF CANVASSERS – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

Board Chair Westmoreland called the Board of Canvassers meeting to order at 4:06 p.m.

2. MOTION

2.A. MOTION – Approve the Results of the 2021 General Election

Director of Administrative Services/City Recorder Fionnuala Kofoed presented the item and reviewed the results of the canvas. The total number of ballots mailed were 20,241, and 5,039 ballots were returned, representing a 24.9% voter turnout. 134 ballots were returned and not counted due to missing signatures, signature not matching, or invalid postmarks. Mayoral Candidate Tom Westmoreland received 2,615 votes and Melissa Clark received 2,408 votes. City Council Candidate Brett Wright received 2,884 votes, Rich Wood received 2,389 votes, Donna Rivera Burnham received 2,423 votes, and Jason Allen received 1,698 votes.

The vote totals resulted in electing Tom Westmoreland to the office of Mayor and Brett Wright and Donna Rivera Burnham to four-year Councilmember terms.

MOTION: *Board Member Love moved that the Board of Canvassers verify the results of the Eagle Mountain City General Election of November 2, 2021, by ratifying the results of the canvass; accepting the report of the Election Official and certifying the election results; and declaring mayor candidate Tom Westmoreland and City Council candidates Brett Wright and Donna Rivera Burnham elected. Board Member Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

3. ADJOURNMENT

MOTION: *Board Member Gray moved to adjourn the Board meeting at 4:12 p.m. Board Member Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The Board meeting was adjourned at 4:12 p.m.

WORK SESSION - CITY COUNCIL CHAMBERS

Mayor Westmoreland called work session to order at 4:12 p.m.

4. CITY ADMINISTRATOR INFORMATION ITEMS

4.A. UPDATE – City Administrator Items

General

- Eagle Mountain City Library was awarded the Impactful Library Services Award for their work to adapt and continue to provide services during the COVID-19 Pandemic.

Community Development

- The City issued 93 new residential building permits in October, an increase of 20 permits from September.

Water

- Staff is working on a solution to get the well head repaired at Well #5.
- Supply chain issues have resulted in a pending meter shortage. The City is making adaptations to prevent residents from going without services.

Wastewater

- The four new rapid infiltrations basins (RIBs) are completed and functioning. All ponds and the existing RIB are down several feet.
- Staff is completing the installation of fencing and gates for the RIBs.

Engineering

- The Pony Express Parkway project is completed and the City is waiting for Rocky Mountain Power to relocate power boxes due to supply delays. Left turn lanes will be installed in the spring.
- The City is waiting on Rocky Mountain Power to run the power to the traffic lights on Airport Road.
- The City is moving water rights for Well #7 and the booster pump prior to getting a drill card.
- The Water Impact Fee Analysis (IFA) meeting was held today. Once the IFA information is available, the City can complete the utility rate study.

Streets

- The Streets department completed the ADA ramps, painted the crosswalk, and installed the school zone signs in front of the Hidden Hollow Elementary School yesterday to increase safety for the students.

City Administrator Paul Jerome recognized and thanked the employees from the Wastewater, Streets, Stormwater, Engineering and Water Departments for undertaking the largest and most ambitious in-house construction project in the history of the City. With the expansion of the sewer treatment plant and additional industrial users, the State required the City to provide additional RIBs to store treated water. Due to current construction, labor, and material shortages and the time required to acquire the land, the timeframe was insufficient for the City to receive bids and contract out the work and meet the State's deadline. City employees retrofitted City equipment to construct four RIBs on 35 acres of land resulting in a savings of over a million dollars to the City.

4.B. UPDATE – Upcoming Planning Items

Senior Planner Tayler Jensen presented the item.

- Ranches Crossing Master Site Plan – five commercial pads on the northwest corner of Ranches Parkways and Pony Express Parkway.
- Shooting Range Ordinance – a staff-proposed amendment to add shooting range standards due to the mention of shooting ranges in Municipal Code.
- Eagle Crest A Master Site Plan – the first phase in an area formally known as Sage Park for storage units and flex units.
- Tagg N Go Site Plan and Rezone – a carwash on Ranches Parkway south of Maverik. The rezone is required due to the expiration of The Ranches Master Development and the associated vested zoning for the property.
- Sign Code Amendment – an applicant-proposed amendment to the signage code to allow taller monument and individual signs. The Planning Commission recommended approval of the request for the changes to individual monument signs and denial of the request to allow 20-foot-tall monument signs.
- Ault Farms Master Development Agreement – the Planning Commission recommended approval of the agreement. Staff is working with the applicant's attorneys to finalize the terms prior to the presentation to Council.

Mr. Mumford verified that the area for the proposed Tagg N Go Carwash has always been zoned or intended for commercial uses, and a carwash had been proposed for the site previously several years ago.

4.C. DISCUSSION – Parks and Recreation Advisory Board

Parks and Recreation Advisory Board Chair Michael Johnson presented an overview of board activities including conducting an inventory of City parks, park inspections, recreation needs, open space, the new dog park, and rules for the dog park. He said the Board discussed the progress of City recreation programs with Recreation Manager Jason Hall, and Eagle Mountain Nature and Wildlife Alliance member Shon Reed gave a presentation to the Board during a meeting regarding the wildlife corridor suggested areas to preserve as open space.

Parks and Recreation Advisory Board Vice Chair Rod Hess requested feedback from the Mayor and Council regarding their desires for the maintenance of the various types of open space in the City.

The Mayor and Council offered feedback and suggestions to the Board representatives.

5. AGENDA REVIEW

17. PRELIMINARY PLATS & SITE PLANS

17.B. SITE PLAN – Marketplace at Eagle Mountain Town Center Lot 8 Pad A

Mr. Jensen explained that drive through traffic from the adjacent Macey's will be traveling in the opposite direction from the drive through lane for Pad A, the reverse of typical traffic patterns. Staff requested the road indicated on the original plans be removed and for a median to be added as a buffer between the two queue lanes.

Discussion ensued regarding concerns with the drive through, the queue direction and length, vehicles attempting to cross the drive through queues to access the parking lot, drive through queues blocking parking stalls, and potential mitigations or solutions such as extending the border between the queues.

Mr. Jensen clarified that the parking lot adjacent to the ordering window will be for staff parking.

Councilmember Clark requested the City review queue stacking Municipal Code standards.

17.C. SITE PLAN – Big O Tires

Councilmember Curtis expressed concern with the appearance of the elevations facing Pony Express Parkway.

Mr. Jensen clarified that the north and south elevations were mislabeled in the materials submitted by the applicant. The applicant is unable to reorient the building due to the grading and slope of the site.

Councilmember Love stated she believes that using the south elevation as the north side of the building facing Pony Express Parkway would be problematic and desires the applicant submit updated north and south elevations with additional design features.

Mr. Jensen explained that the Planning Commission recommended a condition of approval to increase the design features on all façades. The architect for the project is working on updated elevations but was unable to complete the changes prior to the meeting.

Councilmembers Love, Clark, and Curtis expressed the desire to table the item until the applicant can provide updated elevations to evaluate prior to approving the item.

Councilmember Curtis stated that a mostly white façade does not meet the character of the area.

15. CHANGE ORDERS

15.A. Cory B. Wride Memorial Park, Phase 2 Project Change Order #3 – Kenny Seng Construction

Mr. Hickman clarified that the majority of the work has already been performed. He explained that contingencies were not included in the total amount of this project. Even with the change orders, this project has been under the typical 10% increase and is about a 5% over initial budget; some of the costs will be reimbursed by Facebook. This change order addresses onsite drainage and water needs and connecting the electrical work performed by two different contractors.

18. ORDINANCES/PUBLIC HEARINGS

18.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending References to Accessory Apartments in Chapters 17.05, 17.10, 17.20, and 17.95.

Mr. Mumford presented the item and reviewed the following changes made since the October 19, 2021, City Council meeting: restricting detached accessory dwelling apartments (ADUs) to lots with a minimum street frontage of 70 feet; a maximum height of 35 feet for a stand-alone detached ADU; a minimum of 400 square feet and not larger than 50% of the primary home's footprint (including garage), up to a max of 1,200 square feet; the removal of the "tiny home" section and applicable language added to 17.70.030(4)(c)(ii); the rear setback for detached ADUs changed from 8 to 10 feet; added "If the ADU is above a detached garage, the architectural style, building materials, and colors of the ADU must match those of the garage;" added "Municipal," requiring that all municipal utilities be in the property owner's name; removed the requirement for a notarized letter and instead require the owner to sign the application, agreeing to occupy the

primary dwelling except for bona fide temporary absences, and agreeing to comply with the standards in this chapter; and permitting internal ADUs in all single-family zones and detached ADUs on all lots larger than 8,000 square feet.

Mr. Mumford said that the two-bedroom limit is for affordability considerations and to ensure the ADU is a secondary use to the main dwelling unit. The State has reduced the architectural designs standard that the City can require for single-family homes and the style of garages is not regulated. Lots are required to meet both the 8,000-square-foot size and 70-foot frontage minimums to qualify for an external ADU.

Councilmember Gray suggested allowing more than two bedrooms in external ADUs and advocated for the setbacks minimums to be the same as for the primary dwelling.

Discussion ensued regarding concern that increasing the number of bedrooms allowed in external ADUs could increase parking demands and rent costs or result in the subdivision of lots, whether to allow reduced setbacks for ADUs, and allowing accessory buildings built prior to the current setback standards to be grandfathered under the previous requirements in order to allow external ADUs above noncompliant existing detached garages.

Mr. Mumford explained that building standards require a minimum distance of six feet from the primary dwelling or firewalls on both structures. The side and rear property lines are to provide space between neighbors and to provide yard space.

6. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:13 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, and Carolyn Love.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmembers Melissa Clark and Jared Gray.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Embret Fossum, UFA Battalion Chief; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; City Engineer; Aaron Sanborn, Economic Development Director; Tyler Maffitt, Communications Director; Chris Trusty, City Engineer; Zac Hilton, Streets and Storm Drain Manager; and Mack Straw, Public Utilities Manager.

7. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:09 p.m.

8. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

9. INFORMATION ITEMS/UPCOMING EVENTS

- Join us for the annual Eagle Mountain Turkey Trot. It will take place Thanksgiving Day. Participants are encouraged to register beforehand. More information can be found at eaglemountaincity.com.
- Silent Santa is coming up on December 11th. This award-winning program allows for individuals with sensory sensitivities to interact with Santa. Sign-up through the link on the Eagle Mountain City Facebook Page.
- As we near the Thanksgiving holiday, residents may be thinking of those in need. If you or someone you know is in need of assistance to provide a meal this Thanksgiving, nominate them to receive a Thanksgiving basket, courtesy of the Eagle Mountain Senior Citizens Advisory Council and Facebook/Mortensen Construction.

To receive City notifications, including emergency info, news events, and traffic alerts, sign up at emcity.org/notifyme.

10. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:11 p.m.

Elsie Marrott presented a plan for a Healing Park Garden in the City to provide a peaceful area surrounded by nature for people struggling with mental or physical health issues. She made recommendations for physical features, landscape, location, funding, and prohibited items and activities to preserve the tranquility of the park.

Jeff Ruth thanked the individuals and entities that contributed to and assisted with the Veteran's Breakfast, specifically Director of Administrative Services/City Recorder Fionnuala Kofoed for her efforts that enabled the breakfast to be successful; he presented her with a gift.

Mayor Westmoreland closed public comment at 7:23 p.m.

11. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis thanked the Eagle Mountain Nature and Wildlife Alliance, the Kestrel project, and other participants for assisting with planting native plants in the wildlife corridor and Jeff Ruth for his work with the Military and Veterans Advisory Board. He received a request to

add reflectors for the turn from Eagle Mountain Boulevard to the Seniors Center to increase visibility and safety.

Councilmember Burnham

Councilmember Burnham said she appreciates Jeff Ruth for his efforts organizing the Veteran's Breakfast. She felt privileged to assist with the breakfast because her father served in the military. She thanked the people that voted for her for their support.

Councilmember Love

Councilmember Love welcomed the public and appreciates their attendance and participation.

Councilmember Clark

Councilmember Clark apologized for not being able to attend in-person due to illness but is grateful to participate virtually. She thanked the public participants and is grateful for Veterans and the rights we have because of their sacrifices. She thanked Jeff Ruth, the Military and Veterans Advisory Board, and the American Legion. She thanked and recognized staff members for their Herculean feat in expanding the City's rapid infiltration basins.

Councilmember Gray

Councilmember Gray expressed appreciation for the Veterans and the election participants. He advocated for Airport Road to retain its name for historical significance.

Recognition

Youth Councilmember Kayson Welch congratulated Presley Devey on scoring 131 soccer goals during her three years at Cedar Valley High School and presented her with a City Challenge Coin.

12. APPOINTMENT

12.A. City Treasurer – Kim Julian

MOTION: *Councilmember Curtis moved to appoint Kim Julian as City Treasurer. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

Ms. Kofoed administered the oath of office to City Treasurer Kim Julian.

13. PROCLAMATION

13.A. World Pancreatic Cancer Day – November 18, 2021

Mayor Westmoreland read a proclamation recognizing November 18, 2021, as World Pancreatic Cancer Day in Eagle Mountain City and encouraged residents to support the commemoration.

MOTION: *Councilmember Gray moved proclaim November 18, 2021 as World Pancreatic Cancer Day. Councilmember Clark seconded the motion. Those*

voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

CONSENT AGENDA

14. BOND RELEASES

14.A. Brylee Farms Phase A, Plat 1 – Out of Warranty

14.B. Sage Park Phase A, Plat 4 – Out of Warranty

15. CHANGE ORDERS

15.A. Cory B. Wride Memorial Park, Phase 2 Project Change Order #3 – Kenny Seng Construction

16. MINUTES

16.A. October 19, 2021 Minutes – Regular City Council Meeting

17. PRELIMINARY PLATS & SITE PLANS

17.A. SITE PLAN – Eagle Mountain Medical Office Building

17.B. SITE PLAN – Marketplace at Eagle Mountain Town Center Lot 8 Pad A

17.C. SITE PLAN – Big O Tires

MOTION: *Councilmember Curtis moved to approve the consent agenda removing items 17.B. and 17.C. and placing them as scheduled items. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

17.B. SITE PLAN – Marketplace at Eagle Mountain Town Center Lot 8 Pad A

MOTION: *Councilmember Curtis moved to table the site plan for Marketplace at Eagle Mountain Town Center Lot 8 Pad A. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

17.C. SITE PLAN – Big O Tires

Senior Planner Tayler Jensen presented the item. The application is a site plan for a Big O Tires located west of Cascade Collision on Pony Express Parkway. The elevations presented during the November 9, 2021 Planning Commission meeting showed the elevation with the fewest design elements facing Pony Express Parkway. The Planning Commission recommendation included a condition of approval to improve the elevations. Mr. Jensen presented updated elevations to the Council that had been submitted to the City after during the break before the policy session. Additional features have been added to all sides of the building to address the Planning Commission concerns, including wainscoting and awnings.

Councilmember Gray suggested providing direction to the applicant; however, due to receiving the elevations past the submission deadline and the public not being able to review the elevations prior to the meeting, he was in favor of tabling the item.

The Council provided direction to the applicant to address concerns with the building design such as utilization of a color palette in harmony with the other buildings in the area, increasing the horizontal and vertical articulation, adding contrasting brick on the south elevation to the north elevation, utilizing wood or paneling to tie into the designs of other buildings in the area, and additional design elements or color variation to add visual variety to the center section of the north and south elevations.

Applicant representative Trevor Sharp said the building's main body colors are shades of gray. They intend to use rock on both the north and south elevations to indicate and emphasize the main entrances and expressed willingness to address Council concerns regarding visual variety and appropriateness while maintaining the functionality of the business. The applicant requested the Council move the application forward with conditions of approval to prevent the delay of the project in consideration of the reduced number of City Council meetings in December and the holidays.

Discussion ensued regarding whether to approve the item with conditions or to table the application.

Councilmember Clark expressed concern with moving forward an incomplete application that was updated during the meeting. Although she is sympathetic to the applicant, she thinks the City should hold to existing standards.

MOTION: *Councilmember Love moved to table a site plan for Big O Tires. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

18. ORDINANCES/PUBLIC HEARINGS

18.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments

and Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending References to Accessory Apartments in Chapters 17.05, 17.10, 17.20, and 17.95.

This item was discussed after item 20.A. and prior to item 19.A.

Discussion ensued regarding concerns with the setbacks and whether accessory dwelling unit (ADU) setbacks should be the same as the housing requirements especially considering the impact of the residential unit rear setbacks on ADUs.

Mayor Westmoreland opened the public hearing at 11:01 p.m.

Louise Innocenti submitted the following email, "I believe references to "apartment" in the proposed Section 17.70.030 (2) should be changed to "accessory dwelling unit."

Mayor Westmoreland closed the public hearing at 11:02 p.m.

MOTION: *Councilmember Clark moved to table an ordinance of Eagle Mountain City, Utah, repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and replacing it with Chapter 17.70 Accessory Dwelling Units, and amending references to accessory apartments in Chapters 17.05, 17.10, 17.20, and 17.95 to a future meeting. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

Councilmember Clark requested staff research and present the impact of retaining the residential rear setback requirements for ADUs when the Council revisits the item.

18.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations.

This item was discussed prior to item 18.A.

Senior Planner Tayler Jensen clarified that the proposed amendment excludes chicken, dogs, and cats; those animals are addressed in other areas in Municipal Code. The livestock standards under consideration only apply to residentially zoned properties and are presented in response to Council feedback from previous meetings to clarify and expand animal rights, rather than to reduce animal rights.

The Council determined to halt Mr. Jensen's presentation of the proposed amendment to allow discussion of an alternative proposal they had discussed and determined prior to the meeting.

Councilmember Love stated that although the new proposal has improvements over the current standards, it is difficult to create new standards that are comparable with existing standards. The Council discovered that the public is against change, and as such, she proposed retaining the current standards with a few small changes including clarification that chickens are excluded from

this chapter. The conditional use permit process is intended to allow for situations not contemplated in the standards as it would be impossible to anticipate every circumstance.

Councilmember Curtis concurred with Councilmember Love and stated he desires to add standards specific to two-acre lots and adolescent and miniature animals. Residents would retain the option to apply for a conditional use permit for situations not accounted for in Municipal Code.

Councilmember Gray noted that he had requested Table 6.10.090 Residential Zone Livestock Requirements be examined to make the standard equitable for two-acre lots. He proposed dividing the 1- to-3-acre column into two columns. He desires to clarify the setbacks for structures versus fenced areas and to exclude fowl from the livestock requirements on the table.

Councilmember Clark stated that she supports resident agriculture rights and the self-sufficiency it provides for families. She supports excluding fowl from livestock standards. The conditional use permit application cost is minimal and covers the administrative costs and is not meant to be punitive.

Mayor Westmoreland opened public comment at 8:27 p.m.

Mike Boyd and John Hubbard spoke in favor of clarifying the cumulative number of animals permitted and requested a reduction in the total number of animals allowed per acre and for the City to address nuisance issues.

Brent Strong spoke in favor of the point system.

Alex Clark, Kristin Fluckiger, Trevor Hawkins, Manfred Riem, and David Corrington submitted emails expressing concerns that the proposed amendment would prohibit chickens on lots under a half-acre.

Bettina Cameron and Heather Beck submitted emails and spoke against the proposed point system and against counting miniature cattle as half a regular-size cow.

The following residents made comments and/or submitted emails against the proposed point system and in favor of animal rights: Craig Whiting, Ben Keele, Daniel Walker, David Curneal, Scot Parker, Meg McInnes, Lacey Lewis, Matthew Endicott, Jody Hooley, Louise Innocenti, Mike Innocenti, Nicholas Jessen, Jacob Camp, Chad Krupa, Kelli Riem, and Sean Hammond.

Michael Robinson stated that his property has a fruit orchard, and the U.S. Government classifies his property as agricultural.

Liz Smith inquired if the changes impacted quarter-acre lots.

Bart Johnson requested clarification regarding the allowance of horses on his property.

Councilmember Curtis clarified that the City does not currently limit the number of animals on five-acre agricultural lots and that the standards in this amendment only impact residentially-zoned

properties. He explained his intention is to clarify and increase the consistency of the residential livestock standards rather than increasing or decreasing animal rights.

Councilmember Burnham explained that the Equine Overlay permits horses on lots greater than a half-acre.

Mayor Westmoreland closed the public hearing at 9:36 p.m.

MOTION: *Councilmember Love moved to deny an ordinance of Eagle Mountain City, Utah, approving an amendment to the Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations, substituting the ordinance with the following changes to Chapter 6.10 Animal Zoning Regulations:*

- 1. A two-acre column shall be added to the Max. Number Allowed on Lots columns on Table 6.10.090 permitting twice the animals allowed in the one-acre column;*
- 2. Miniature and adolescent animals count for half the number of a full-sized, adult animal excluding cattle; and*
- 3. Verbiage shall be added that clarifies that fowls shall be excluded from the livestock standards in Chapter 6.10.*

Councilmember Curtis seconded the motion.

Councilmember Gray requested to include miniature cattle as a half count of full-sized cattle and to address concerns with the setback requirements regarding inconsistency and ambiguity regarding animal fencing and recommended to change the wording to animal structure.

Discussion ensued regarding whether to count miniature cattle as a full-sized animal.

Councilmember Love stated that she was unwilling to amend the motion to alter setback standards language as she believed additional research would be necessary to determine the appropriate standards prior to amending the current verbiage.

AMENDED MOTION: *Councilmember Love moved to deny an ordinance of Eagle Mountain City, Utah, approving an amendment to the Eagle Mountain Municipal Code Chapter 6.10 Animal Zoning Regulations, substituting the ordinance with the following changes to Chapter 6.10 Animal Zoning Regulations:*

- 1. The Maximum Number Allowed on Lots columns on Table 6.10.090 shall be changed from ½ to 1 Acre to ½ to .99 Acres and 1 to 3 Acres to 1 to 1.99 Acres and a column shall be added for 2 to 2.99 Acres permitting the following number of animals in the appropriate row: horse/mule 8, buffalo 4, cattle 8, donkey 8, lama 8, emu/ostrich 12, sheep/goat 12, and pig (all kinds) 6;*
- 2. Miniature and adolescent animals count for half of a full-sized, adult animal;*
- 3. Fowls shall be excluded from the livestock standards in Chapter 6.10; and*
- 4. Section 6.10.060 General animal regulations for the airpark zone shall be removed and the numbering of the chapter shall be adjusted accordingly.*

Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

Mayor Westmoreland recessed the meeting from 9:56 p.m. to 10:06 p.m.

19. RESOLUTION/PUBLIC HEARING

19.A. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Approving a Sole Source Bid Award to Prime Solution, Inc., for a Bio Solids Fan Press.

This item was discussed after item 18.A.

Public Utilities Manager Mack Straw presented the item. Staff recommends that the City Council approve a sole source bid award to Prime Solutions., Inc, for the purchase and installation of a bio solids fan press in the amount of \$79,103. This will be installed on the same skid that currently houses the fan press. This unit is required as part of the recent plant expansion to handle the extra biosolids. The original budget for the fan press was \$70,000. In compliance with the requirements for sole source bid awards, the City posted a 10-day notice to advertise the procurement. This is a sole source purchase. This unit will attach to our existing fan press.

Ms. Kofoed explained that sole source bid awards require public notification and hearings to provide other entities opportunities to bid on the item. In the case of this item, the bid was awarded to the only business in the area that sells and installs bio solids fan presses.

Mr. Straw explained that the press removes the water from the waste prior to disposal. The current skid has locations for four fan presses. This will be the second fan with two available spots to add additional fan presses as the City grows.

Councilmember Clark suggested purchasing two bio solid fan presses instead of waiting to purchase additional fans when the price will likely have increased.

Mr. Straw noted that the price of the fan has increased \$9,103 in less than a year and purchasing a second fan would likely save the City money. An additional fan is scheduled to be purchased in next year's budget.

Mayor Westmoreland opened the public hearing at 11:13 p.m. As there were no comments, he closed the hearing.

Mr. Jerome stated the second fan could be funded through sewer impact fees and/or the sewer fund. He had no objection to purchasing two fans in consideration of necessary infrastructure expansions.

Discussion ensued and the Council determined to purchase two bio solid fan presses.

MOTION: *Councilmember Curtis moved to approve a resolution of Eagle Mountain City, Utah, approving a sole source bid award to Prime Solution, Inc. for two bio solid fan presses in the amount of \$158,206. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

20. RESOLUTION

20.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving a Master Development Agreement for The Pinnacles.

This item was discussed after item 18.B. and prior to item 18.A.

Mr. Mumford presented the item. The Pinnacles Master Development Plan (MDA), General Plan Amendment, and Rezone were approved by the City Council on April 6, 2021. Those approvals are contingent upon the approval of an MDA, as described in EMMC 16.10. The master development agreement was drafted by the City Attorney and the developer's attorney and negotiated between the parties.

The Planning Commission recommended approval of the MDA on November 9, 2021 with a vote of 4 to 0, with one absentee, and recommended that the language in Section 3.3 and 3.4 be removed that identifies the maximum number of units (sections 3.3 and 3.4); and removing the single-family detached cluster units in the MF1 zone contained in Section 3.3, Second paragraph (page 5). The Commission felt that listing the maximum number of units for each zone in the agreement is not necessary, because the developer will be required to comply with the Municipal Code in order to develop each of those areas, and the density or number of units developed will simply be based on the standards in those zones. They were also concerned about allowing the developer to propose single-family detached cluster units in the MF1 zone when those types of units had been specifically removed from the code.

Some minor modifications to the project layout have been made, consisting mainly of the moving of the neighborhood park to the southeast due to stormwater retention needs. The City Attorney recommended that these changes be approved as part of the MDA and the modified plans be included as exhibits to the MDA or exhibits to the staff report. The business campus area (north of the residential property) is zoned Agriculture and is subject to a future rezone. The agreement requires that the area be developed with commercial uses consistent with the Employment Center Campus designation in the General Plan. Without waiving the right to seek compensation for dedication of the land for the future freeway, the developer acknowledges and agrees to work with the City and/or the Utah Department of Transportation to preserve the freeway right-of-way for future freeway development.

Paragraph 3.4, which was included at the developer's request, allows the developer to propose a single-family detached product (cluster units) in the MF1 area as an alternative to townhomes or other attached products. The approval authority may consider these detached units and may approve the specific setbacks and layouts with the associated site plan and preliminary plat. The

residential parcel shall be developed in accordance with Chapter 17.25 of the current code (the vested laws). The lot configuration and road location within the RC, R3, and R2 areas shall be consistent with the configuration on the concept plan. The maximum number of residential dwelling units within the residential parcel is contingent upon developer complying with the City's vested laws, and City does not guarantee that developer can construct the maximum number of units.

The developer shall dedicate to the City, by plat map, 38.5 feet along the south edge of the project in conjunction with the recording of the first plat for the project, and the developer shall construct improvements to complete Aviator Avenue to the City's standard 77-foot right-of-way as follows: Aviator Avenue east of the eastern access road shall be completed prior to the first plat in the residential parcel or the developer shall provide completion assurance in accordance with Chapter 16.30 of the City's vested laws and Aviator Avenue between the eastern access road and the western property line shall be completed prior to the western access road but not later than the first plat in the RC, MF1, or MF2 zones, or the developer shall provide completion assurance in accordance with Chapter 16.30 of the City's vested laws.

A detailed park plan that complies with Municipal Code is required to be submitted for staff level approval prior to approval of the first preliminary plat. The park will be dedicated to the City. The park must be completed prior to the City recording a final plat that includes more than 85% of the single-family units within RC, R3, and R2 areas. The developer will pay the required park escrow (per Section 16.35.105(A)(10)) along with each final plat recording.

The agreement expires six years from the date of the agreement, or upon project buildout, whichever occurs first. The agreement requires that the first preliminary plat or site plan for the project is submitted within one year of the date of the agreement and the site work for that plat or site plan shall commence within two years of the date of the agreement.

Councilmember Curtis advocated for due diligence with ensuring the timing requirements are adhered to, specifically regarding the park, as the project will be sold to different entities.

Mr. Mumford stated that the Council will generally review a park plan with a preliminary plat or site plan. The timing of the park has been discussed with the applicant and his attorney. Municipal Code has changed requiring an escrow to incentivize developers to improve parks earlier in the project rather than tracking project progress to determine the amenity deadlines, as the escrow process is less onerous and easier to divide responsibility among several contractors working on the same project. The timing element of 85% was included as the last resort to ensure the park is developed; however, the City would have the escrow funds to develop the park should the developer fail to construct the park.

Councilmember Curtis expressed the concerns that due to the current inflation rates, a developer might intentionally default on park construction because forfeiting the escrow funds would cost less than constructing the park at future material and labor rates. As such, he would prefer to require the construction of the park after a lower number of units than the proposed 85%.

City Attorney Jeremy Cook clarified that the multifamily amenity points might contribute to the completion of the park, especially if the number of units is reduced due to the feasibility of meeting the construction and setback requirements. He concurred with concerns regarding the escrow funds being insufficient to cover the cost of the park, depending upon market conditions.

Applicant representative Andy Flamm stated that they are selling the entire residential portion of the development to a builder. The landowner is retaining the southern commercial and the northern business campus areas. They are exploring a smaller, detached product to replace the multifamily units and methods to resolve the Council's parking concerns.

Councilmember Curtis advocated for any detached, single-family product to adhere to all RC Zone requirements.

Discussion ensued regarding the request to allow cluster lot single-family product in the multifamily zones due to parking, lot frontage, and design standard concerns.

Councilmember Burnham suggested excluding the cluster lots from the agreement as the builder could propose those units during a future application and the Council could make a decision regarding the units once more information was available and determine if parking and other concerns had been addressed.

Mr. Cook explained the cluster lots had been included in the agreement due to the builder's plan to propose the units in the near future; however, the builder can still propose the units even if the language is removed from the agreement.

Mr. Mumford estimated that the neighborhood park is less than a quarter mile from the multifamily units. The agreement requires the park design to be included in the first preliminary plat. The applicant can either utilize all amenity points for the neighborhood park or divide the points between the neighborhood park and multifamily park amenities. A pool and clubhouse will still be required for the multifamily units.

Councilmember Curtis suggested changing the park to be developed after 50% of the units have been constructed, rather than 85% of the units.

Councilmember Clark recommended requiring the development of the park after 50% of the single-family homes are developed with a clause permitting an extension if weather conditions or other variables impede park installation. The developer benefits from completing the park early in the development to increase the marketability of the development.

Mr. Flamm said the multifamily would require two points of access prior to developing the units. With this project it is unlikely that the multifamily will develop first due to infrastructure locations, requirements, and constraints.

Discussion ensued regarding the park amenities and park development timing and concerns that including a unit count could lead to arguments that the developer was vested with that unit count.

MOTION: *Councilmember Curtis moved to approve a resolution of Eagle Mountain City, Utah, approving a master development agreement for The Pinnacles with the following conditions:*

- 1. Language identifying the maximum number of units shall be removed from Sections 3.3 and 3.4;*
- 2. The single-family, detached cluster units in the MF1 Zone shall be removed from the second paragraph of Section 3.3 on page five, and*
- 3. Section 8.2 shall be amended to require the park to be completed prior to the City recording the final plat that includes more than 50% of the single-family homes with the option for the applicant to apply for an extension due to weather delays.*

Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

21. CITY COUNCIL/MAYOR'S BUSINESS

22. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark

Councilmember Clark recommended the Parks and Recreation Advisory Board present to the Council once or twice a year. The Be Ready Eagle Mountain held a CERT training and volunteer appreciation dinner. She appreciates their efforts and growth. She's excited that the City filled the Emergency Management position.

Councilmember Gray

None.

Councilmember Curtis

None.

Councilmember Burnham

Councilmember Burnham announced that the Senior Citizen Advisory Council has a vacancy.

Councilmember Love

Councilmember Love noted that resident Mike Kiefer published a blog post regarding the number of accidents at the intersection of Ranches Parkway and Pony Express Parkway. She requested the City conduct a study to quantify if visibility issues are contributing to collisions and potential mitigation or corrective measures to increase safety.

Mayor Westmoreland

Mayor Westmoreland stated that the City plans to extend the eastbound turn lane from Pony Express Parkway onto Ranches Parkway and the alignment of the intersection could be researched in conjunction with the expansion.

23. COMMUNICATION ITEMS

23.A. Financial Report

23.B. Upcoming Agenda Items

24. ADJOURNMENT

MOTION: *Councilmember Curtis moved to adjourn the meeting at 11:23 p.m. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 11:23 p.m.

Approved by the City Council December 7, 2021.

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	SITE PLAN - Marketplace at Eagle Mountain Town Center Lot 8 Pad A		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Tayler Jensen, Planning

PRESENTED BY:
Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The proposed site plan is for a 3 suite building pad on lot 8 within the Marketplace at Eagle Mountain Town Center (Parcel 67:122:0008), which is located at the northwest corner Eagle Mountain Boulevard and Pony Express Parkway. The Marketplace at Eagle Mountain Town Center Master Site Plan and Preliminary plat were approved on August 18th 2020, with the development agreement being approved December 1st 2020. The property is zoned Commercial Community (CC).

ITEMS FOR CONSIDERATION:

Site Plan Development Standards: The following are standards required for all site plans in any zoning district (17.100.050)

- A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal *complies* with 17.100.050 A
- B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it *complies* with 17.100.050 B
- C. Access Requirements: The pad building is in the internal portion of the development, with no frontage on any public ROW, it is located next to the Macey's site
- D. Off-Street Truck Loading Space: This use does not require the

frequent distribution of materials and therefore does not provide off-street Truck Loading Space.

- E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
- F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

Commercial Design Standards The following are design standards for the site and building design of commercial developments.

17.72.030 A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located within the parking lot of the larger project, between the Macey's site and Pad D. While the site has no access off a public ROW the applicant is showing a pedestrian plaza on the front side of the pod, with crosswalks connecting it to Macey's and Pad D, thus it is the opinion of staff that the building *complies* with 17.72.030A

17.72.030 A1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. The main entrance to the building is located on the South Elevation which opens onto a pedestrian plaza, with the rear (North elevation) facing toward future development within the Master Site Plan. As the site is accessed through a larger parking lot, and provides access onto a pedestrian plaza staff believes the site *complies* with 17.72.030 A1.

17.72.030 B Requires surface parking to be located to the rear or side of the building, and that parking should not be located between any commercial building and the street. All parking is located to the rear of the building, thus this project *complies* with 17.72.030 B.

Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered

17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The proposed Pad site elevations are similar in look to the approved Marketplace at Eagle Mountain Town Center pad site elevations, and have been updated to include color schemes closer to

those used in already approved pad buildings.

17.72.040 B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico. The main entrance of the structure orients toward a pedestrian plaza which *complies* with 17.72.040 B.

17.72.040 C states: "the primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has multiple roof planes and heights and a decorative parapet therefore it *complies* with 17.72.040 C.

17.72.040 D requires vertical and horizontal articulation. The building includes columns, awnings, and use of different materials providing visual articulation in *compliance* with 17.72.040 D

17.72.040 E1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses reveals, awnings, columns, decorative trim and molding, decorative doors and windows, in compliance with this provision.

17.72.040 F2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." It shall be up to the Planning Commission to determine if the The West elevation include large featureless surface or if you feel they comply with this standard.

17.72.040 G states "Buildings should not be restricted to using desert landscape colors such as beige, tan, grays, browns etc. A wide palette of colors is recommended..." The proposed elevations are largely greys and brown, with significant use of the color Green. It shall be up to the Planning Commission to determine if the proposal is similar

enough to the approved elevations throughout the development.

Parking

Retail establishments require 1 stall per 300 square feet of gross floor area and a maximum of 1 stall per 200 square feet of gross floor area. If the entire building was retail between 14 and 21 parking stalls would be required

Restaurants with drive-through require 1 parking stall per 125 square feet.

If the entire building was drive through restaurant 34 parking stalls would be required

Restaurants without drive-throughs require 1 parking stall per 250 square feet

If the entire building was restaurant without a drive through 17 parking stalls would be required.

The applicant is providing 24 Parking stalls, as a mix of uses is anticipated (there is only room for 1 drive through), and with the location having access to the excess parking provided with the Macey's project it is anticipated that the project exceeds minimum parking standards.

Drive Through

The proposal has a drive through which must meet the standards of 17.75.069 including up to 120 feet of stacking space, where there is more than 120 feet in the drive through, a significant portion of which is after the ordering window, which may not be in compliance with this provision. It should also be noted that the drive through is adjacent to the Drive Through for the Macey's, which will result in traffic in the drive throughs going against each other and in the opposite direction as the standard driving pattern, as such clear signage and painted arrows shall be provided. Staff also believes it may be prudent to increase the length of the median between the drive throughs to better route traffic.

Bike Racks

Per 17.35.050 K bike racks should be provided

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a site plan can be found in EMMC 17.100. The Marketplace at Eagle Mountain Town Center development agreement should also be considered with reviewing this application.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Eagle Mountain Planning Commission recommended approval of the Marketplace at Eagle Mountain Town Center Lot 8 Retail A Site Plan with the following conditions:

1. Drive Through shall provide at least 120' of stacking (before the window)
2. Applicant shall extend the median between drive throughs.
3. Signage and painted arrows shall be included to clearly indicate correct direction of travel for the drive throughs
4. The applicant shall add bike racks to the pedestrian area in accordance with 17.35.050 K

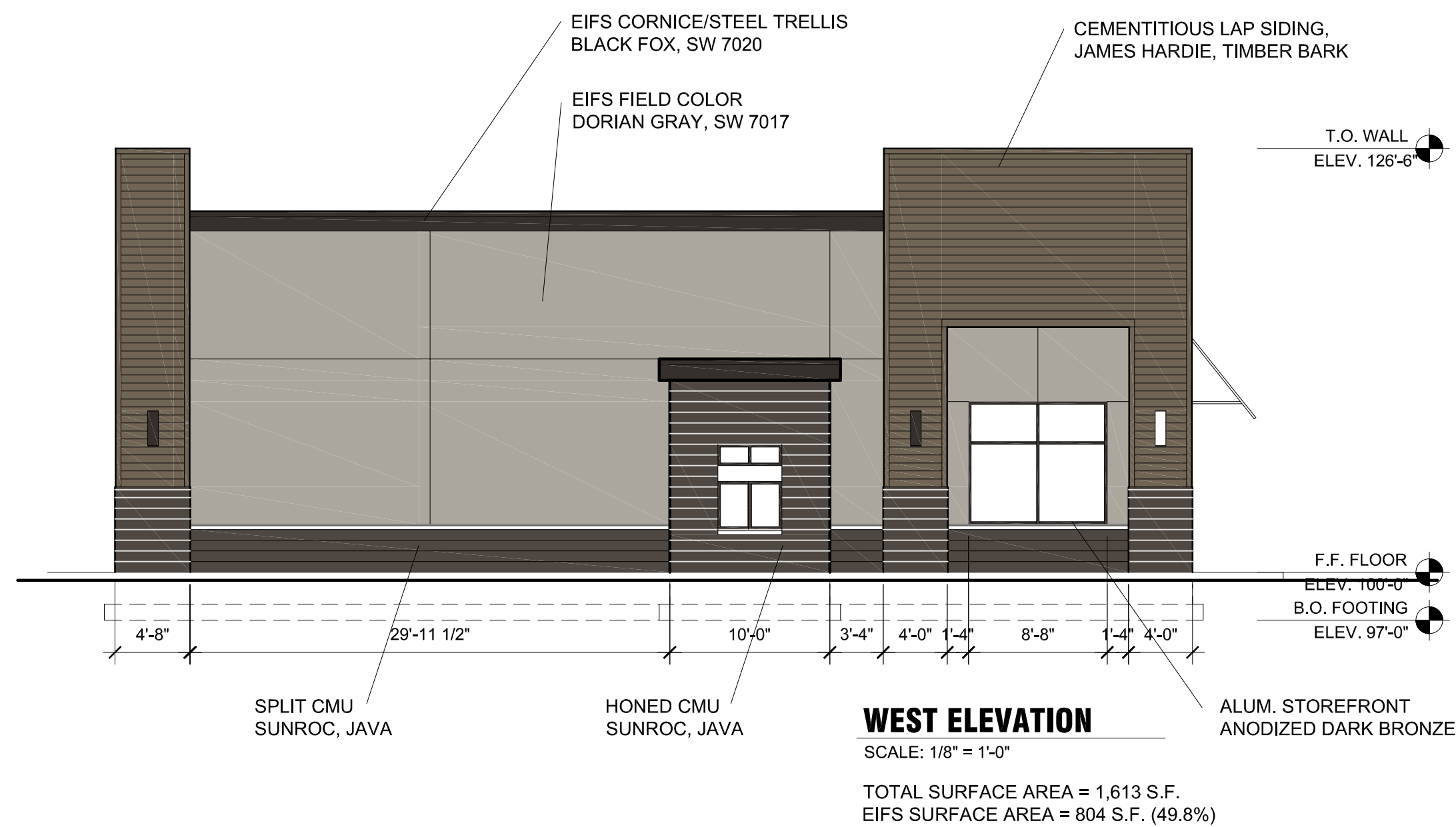
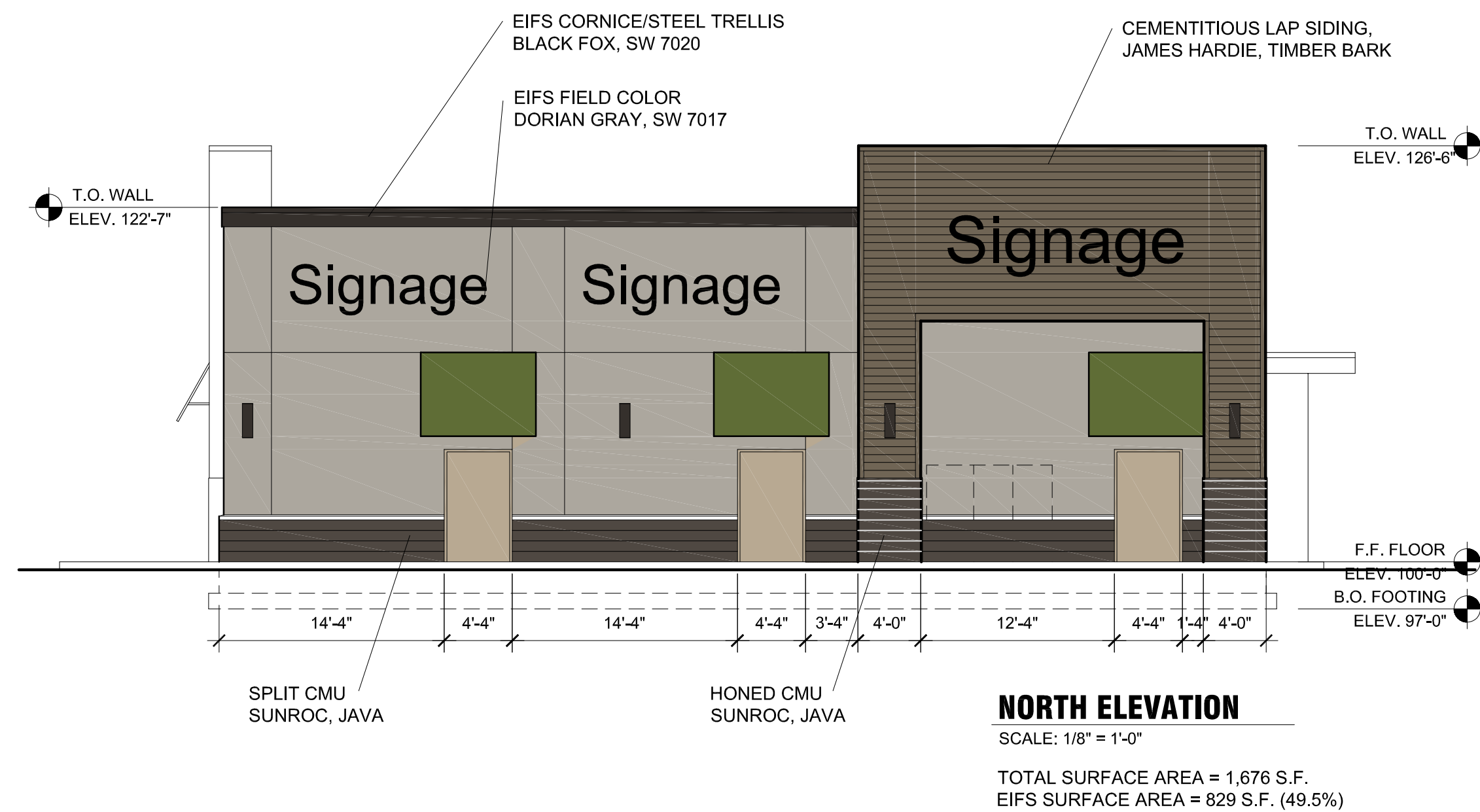
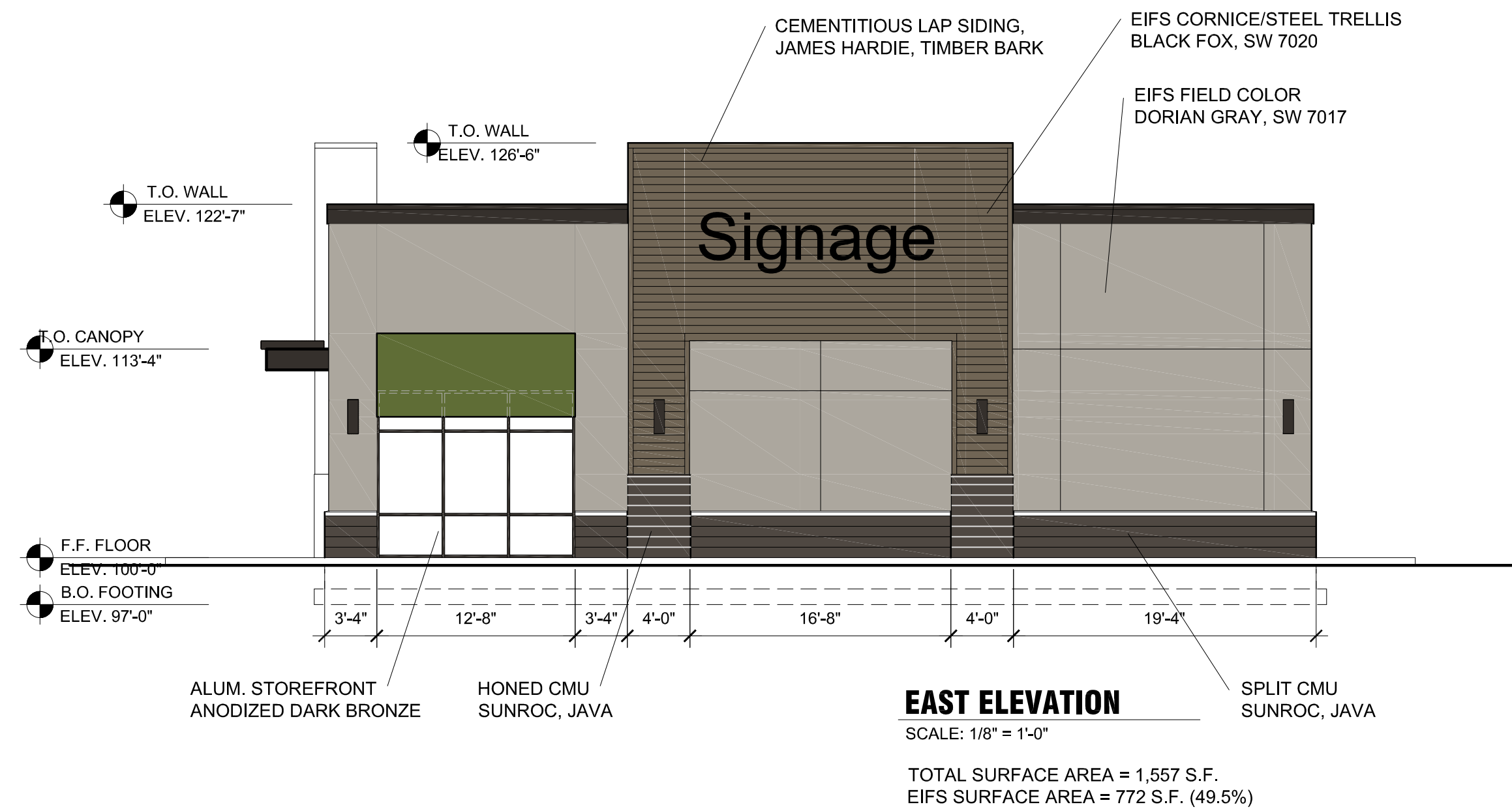
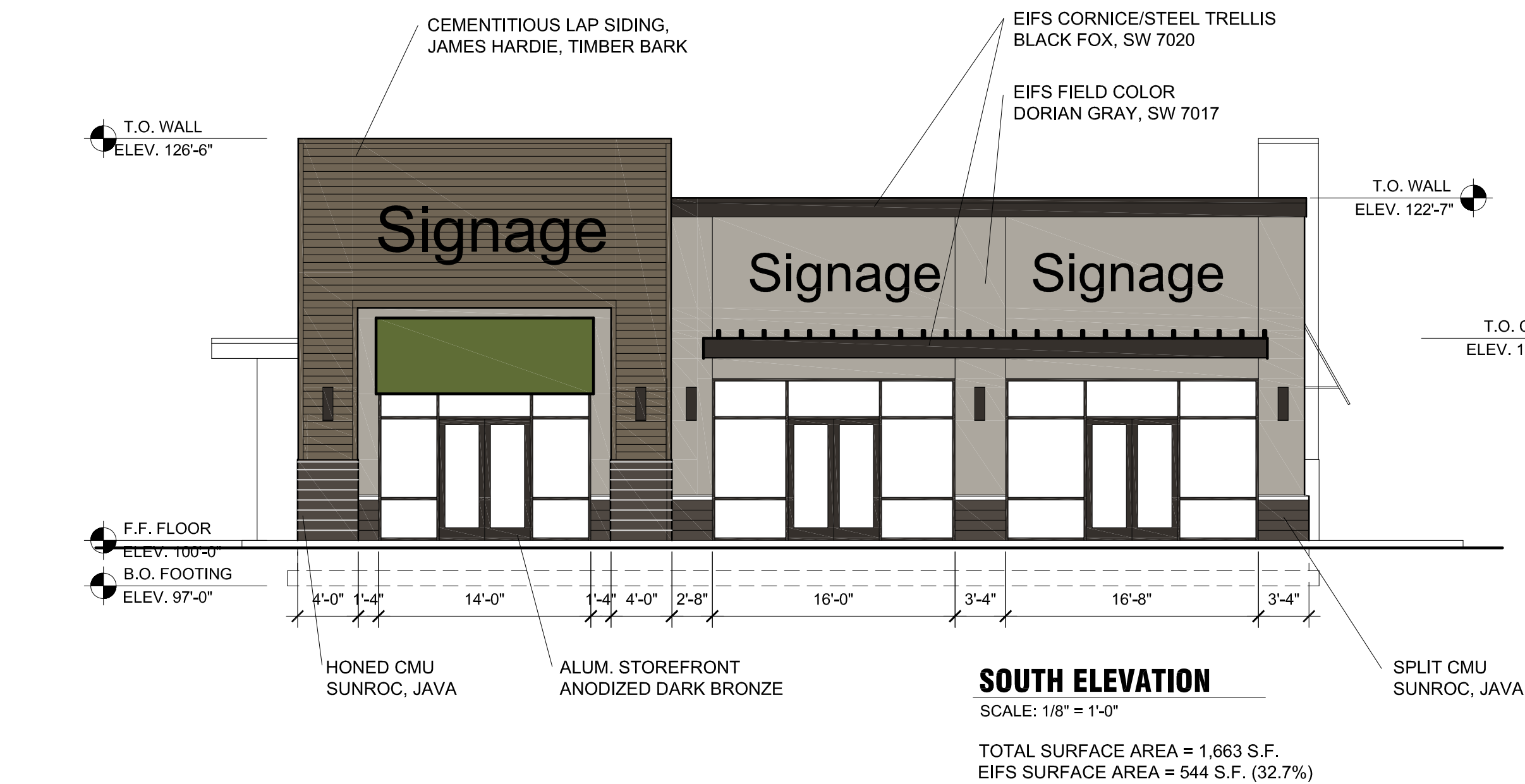
ATTACHMENTS:

[Elevations](#)

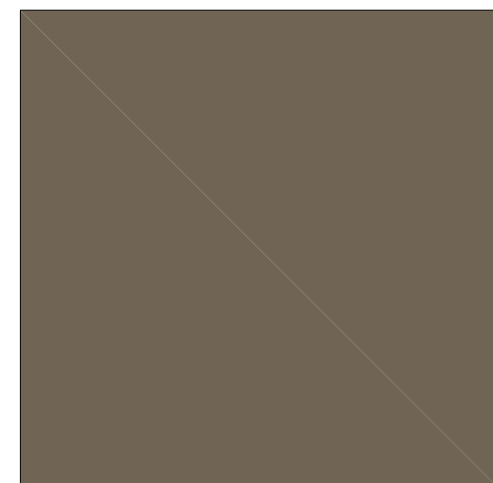
[Plaza](#)

[Site and Landscaping Plans](#)

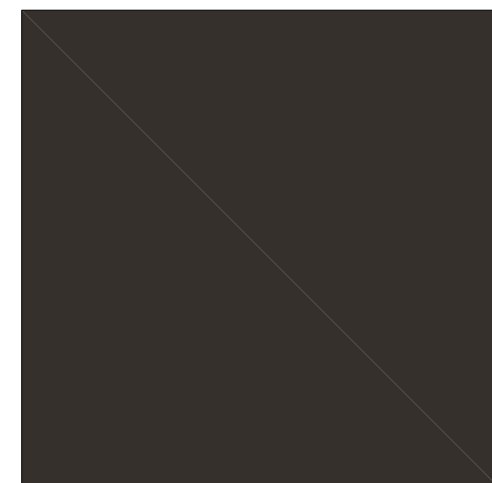
[Overall Site Layout](#)



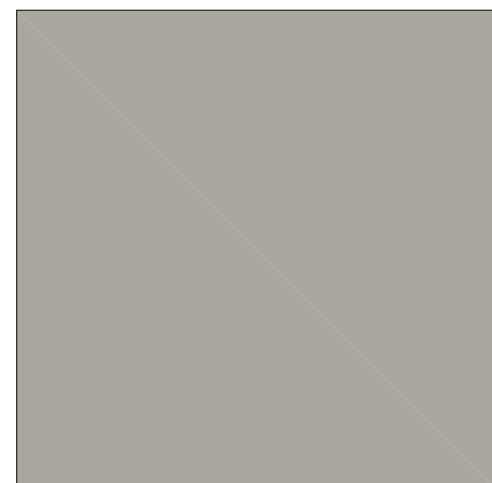
CEMENTITIOUS LAP SIDING,
JAMES HARDIE, TIMBER BARK



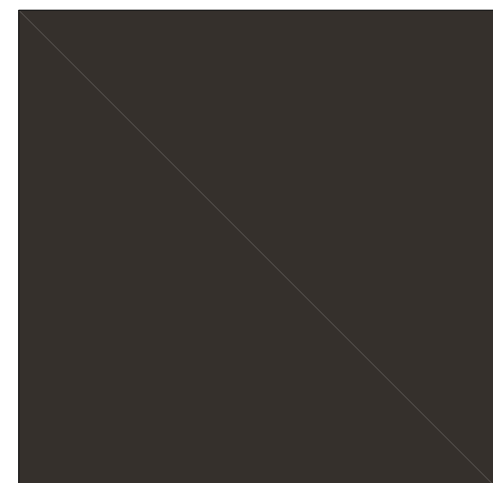
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BLACK FOX, SW 7020



EIFS FIELD COLOR
DORIAN GRAY, SW 7017



ALUM. STOREFRONT
ANODIZED DARK BRONZE



HONED CMU
SUNROC, JAVA



SPLIT CMU
SUNROC, JAVA



FABRIC AWNING
SUNBRELLA, HERITAGE LEAF



consultants

EAGLE
MOUNTAIN
TOWN CENTER
RETAIL A

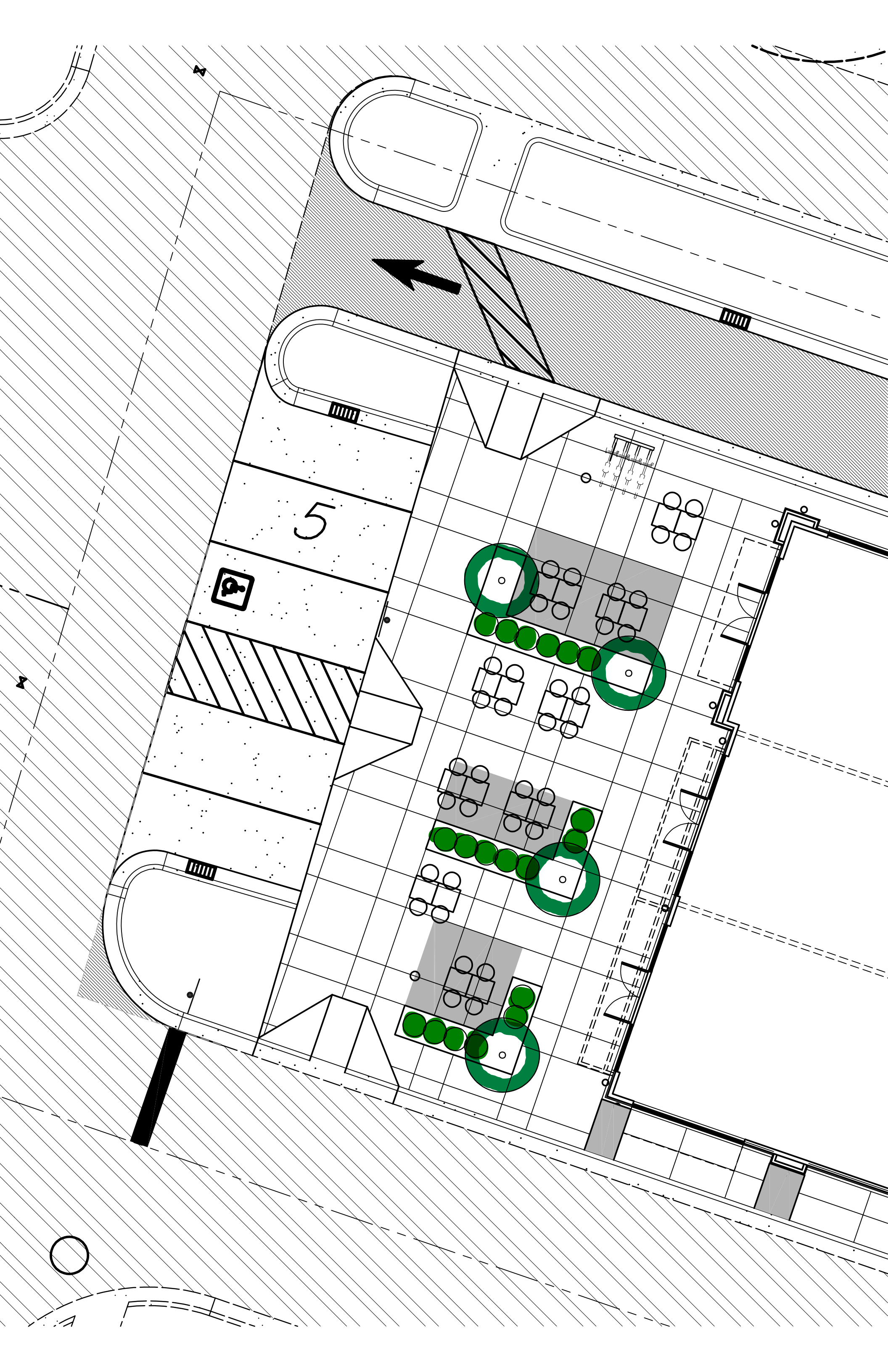
LOT 8
EAGLE MOUNTAIN
UTAH

PROJECT NO: -
DRAWN BY: TA
CHECKED BY: TA

ISSUE DATE: 08/23/21
REV. DATE DESC.

SHEET TITLE

ELEVATIONS



Market Place at Eagle Mountain Lot 8

4211 North Pony Express Parkway

Eagle Mountain, Utah



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Details and Notes
C2.3	Accessible Details and Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade - Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade - Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter	Existing Improvements
Proposed Open Face C & G	Existing Asphalt
Proposed Asphalt	Existing Concrete
Proposed Concrete	Existing Inlet Box
Proposed Truncated Domes	Existing Catch Basin
Proposed Inlet Box	Existing Manhole
Proposed Catch Basin	Existing Fire Hydrant
Proposed Manhole	Existing Water Valve
Proposed Transformer	Existing Overhead Power Line
Proposed Meter Box	Existing Water
Proposed Water Meter	Existing Secondary Water
Proposed Comba Box	Existing Sewer
Proposed Fire Hydrant	Existing Storm Drain
Proposed Water Valve	Existing Gas
Proposed Water Line	Existing Power
Proposed Sanitary Sewer	Existing Telephone
Proposed Storm Drain	Existing Fence
Proposed Conduit Line	Flowline
Proposed Power Line	Centerline
Proposed Gas Line	Existing Contour
Proposed Fire Line	Existing Spot
Proposed Secondary Water Line	Existing Light Pole
Proposed Roof Drain	Existing Street Light
Proposed Fence	Existing Building
Ridge line	Existing Telephone Box
Grade Break	Existing Power Meter
Proposed Contour	Existing Electrical Box
Direction of Drainage	Existing Electrical Cabinet
Proposed Spot	Existing Gas Meter
ADA Accessible Route	Existing Water Meter
Property Line	Existing Irrig. Control Box
Sawcut Line	Existing Bollard
Proposed Light Pole	Existing Hose Bib
Proposed Street Light	Working Point
Proposed Building	Existing Deciduous Tree
Existing Power Pole	Existing Coniferous Tree
Existing Power Pole w/ Guy	
Existing Utility Marker	
Existing Post	

Eagle Mountain City General Notes

SEWER

- Pipe bedding: 3/4" gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer mains/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
- Manholes: manholes to be within 1' of finished grade, 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.

WATER

- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
- Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
- Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
- Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
- Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also 3/4" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid.
- Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
- Water Can: the water can for 3/4" & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
- Hydrants: hydrants to be 5' bury (minimum).
- Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
- Water line fittings: all fittings to have mega lug followers.
- Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN

- Bedding: 3/4" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
- ADS: all ADS pipe to be "HP" brand.
- Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- Manholes: manholes to be within 1' of finished grade, 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.

ROAD SECTION

- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
- UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1" wide by 1" deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be 1/2" down from asphalt edge and concrete to be 1/4" to 3/8" down from asphalt edge.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4865.18 feet
Utah County Surveyor Tie Sheet, Published 2 April, 2002 Observed 16 September, 2020

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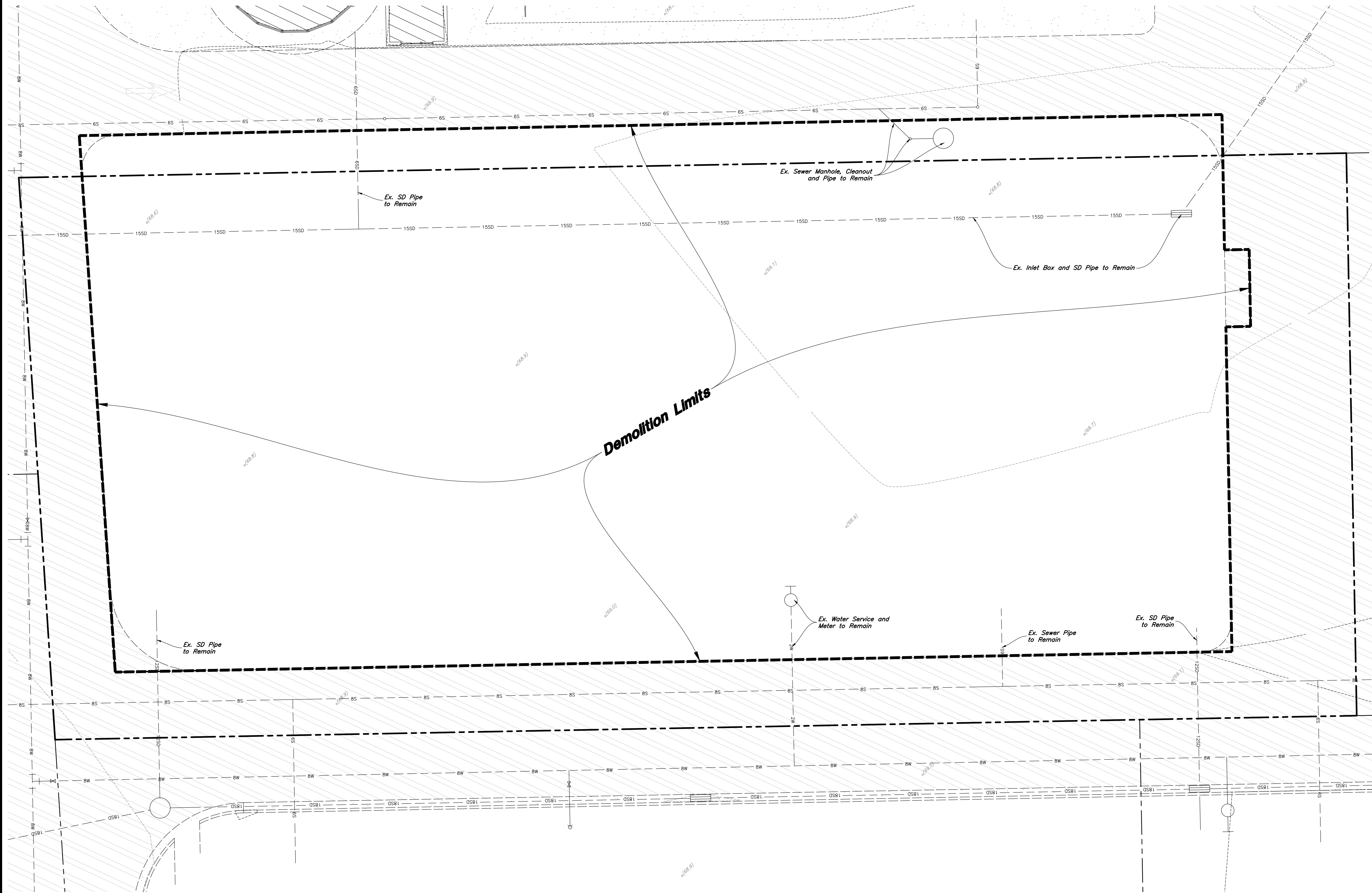
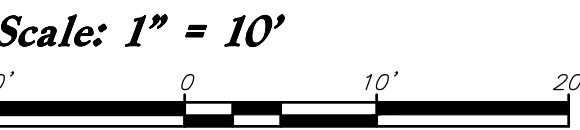
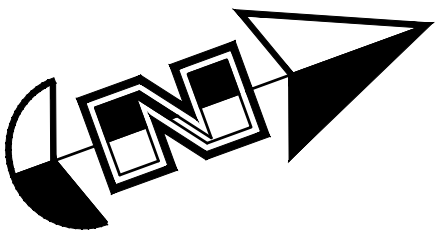
Cover Sheet
Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah



15 Oct, 2021

SHEET NO.

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- General Demolition Notes:**
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
 2. Refer to site improvement plans for more details on limits of removal.
 3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
 4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
 5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
 6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
 7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
 8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
 9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
 10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
 11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
 12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
 13. Install traffic warning devices as needed in accordance with local standards.
 14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
 15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of solid materials or contaminated soil.
 16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction, it is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



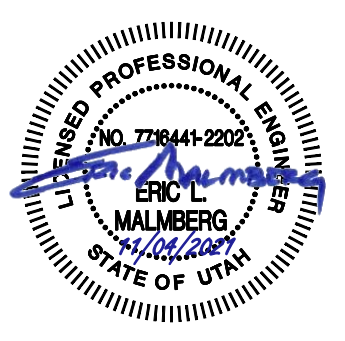
ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 — AWengineering.net

Demolition Plan

Market Place at Eagle Mountain Lot 8

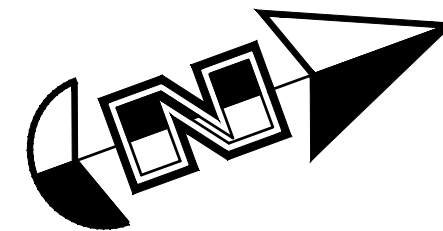
4211 North Pony Express Parkway
Eagle Mountain, Utah



15 Oct, 2021

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Scale: 1" = 10'



Site Data

Site Area = 28,350 s.f. (0.65 ac.)
Onsite Landscape Area Provided = 1,857 s.f. (6.5%)
Offsite Landscape Area Provided = 1,178 s.f.
Total Landscape Area Provided = 3,035 s.f.
Onsite Impervious Area Provided = 22,393 s.f. (79.0%)
Offsite Impervious Area Provided = 532 s.f.
Total Impervious Area Provided = 22,925 s.f.
Building Area = 4,100 s.f. (14.5%)
Parking Required (Drive-Thru) = 1/125 s.f. = 12 stalls
Parking Required (Retail) = 1/200 s.f. = 13 stalls
Parking Provided = 25 stalls (6.10/1,000)

Site Construction Notes

- 1 Const. 24" Curb & Gutter (C4.1)
- 2 Const. Asphalt Paving Section (C4.1)
- 3 Transformer; See Electrical Plans
- 4 Const. Conc. Sidewalk (C4.1)
- 5 Const. Thickened Edge Sidewalk (C4.1)
- 6 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.3)
- 7 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- 8 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.3)
- 9 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.3)
- 10 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- 11 Const. Conc. Paving (C4.1)
- 12 Sawcut; Provide Smooth Clean Edge
- 13 Trash Enclosure (C4.2)
- 14 Const. Directional Arrows per MUTCD
- 15 Const. 24" White Stop Bar
- 16 Const. Stop Sign per MUTCD R1-1
- 17 Conn. & Match Existing Improvements
- 18 Const. Landscaping (Coordinate w/ Landscape Plan)
- 19 Const. 6" Conc. Ballard (C4.3)
- 20 Not Used
- 21 Const. Bike Rack (C4.1)
- 22 Colored Concrete (See Arch Plans for Scoring and Details)
- 23 Const. Crosswalk Striping

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

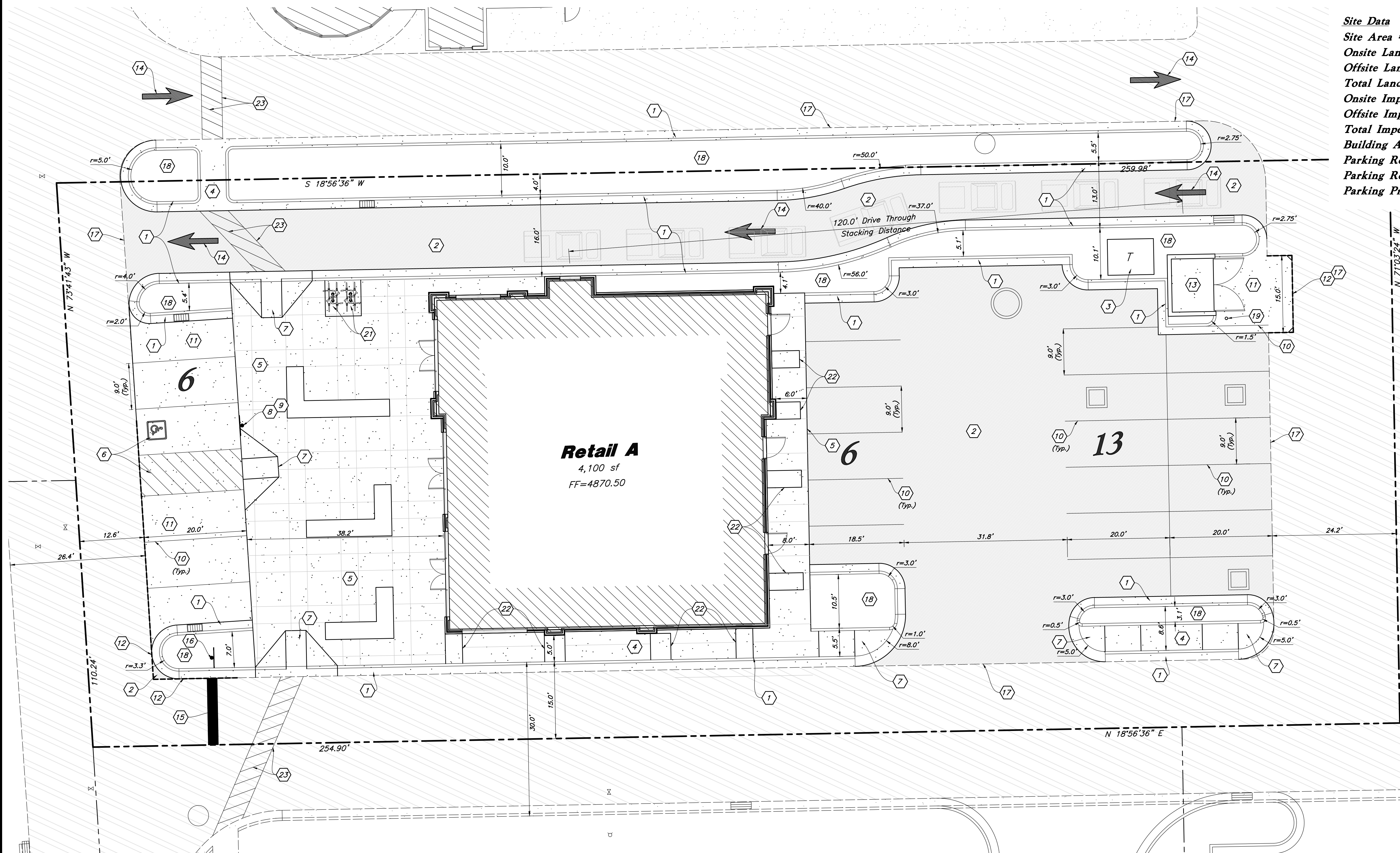
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Survey or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Retail A

4,100 sf
FF=4870.50



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Site Plan
Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah



15 Oct, 2021

SHEET NO.

C1.1

Retail A
4,100 sf
FF=4870.50

Scale: 1" = 10'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical Inc. are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Study Proposed Eagle Mountain Ridley's Market."
Project No.: 3231-001-20
Dated: January 13, 2021
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.

Grading Plan

Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah

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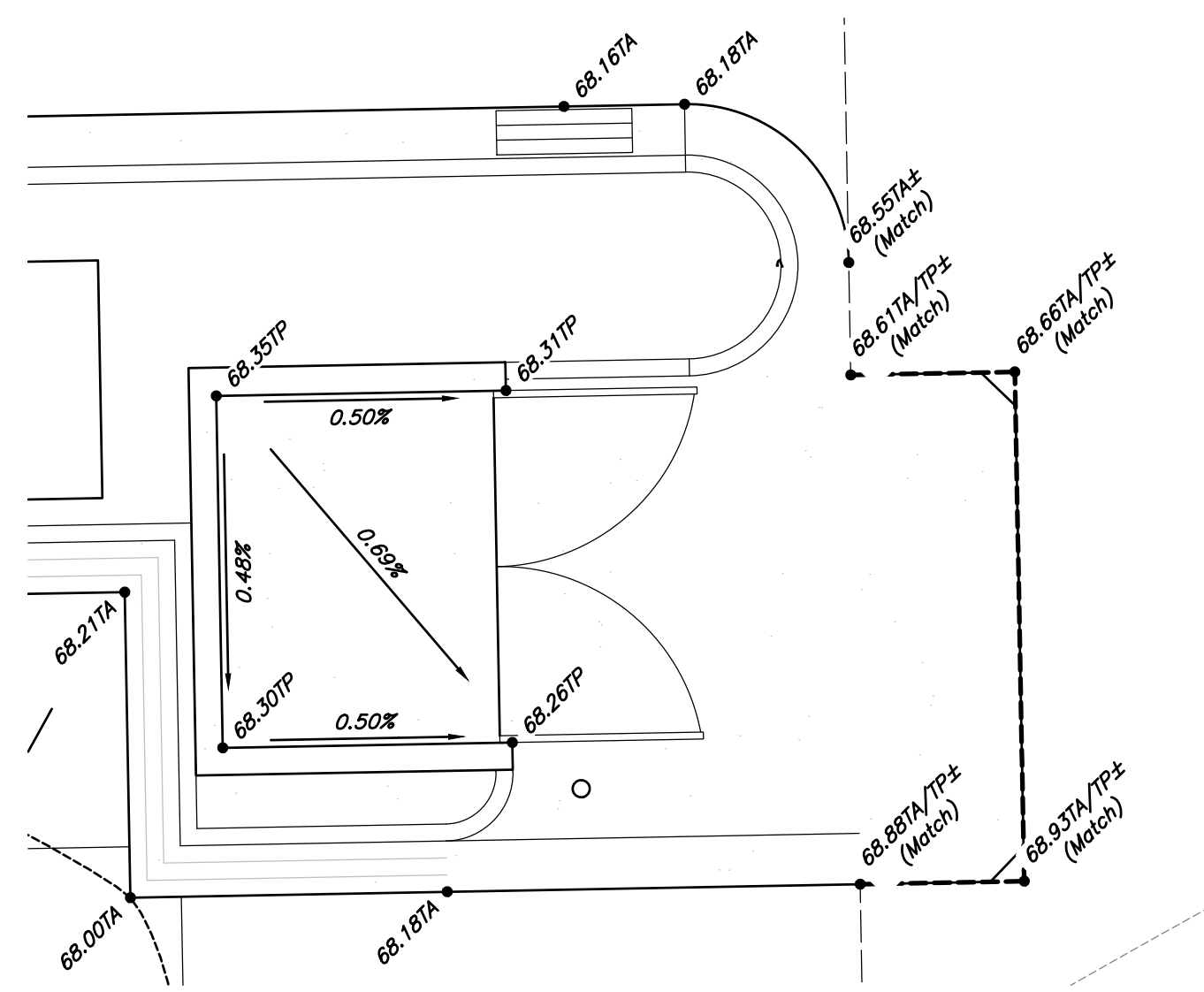
Designed by: EM
Drafted by: XX
Client Name:
Corner Partners, LLC.
21-187 GR



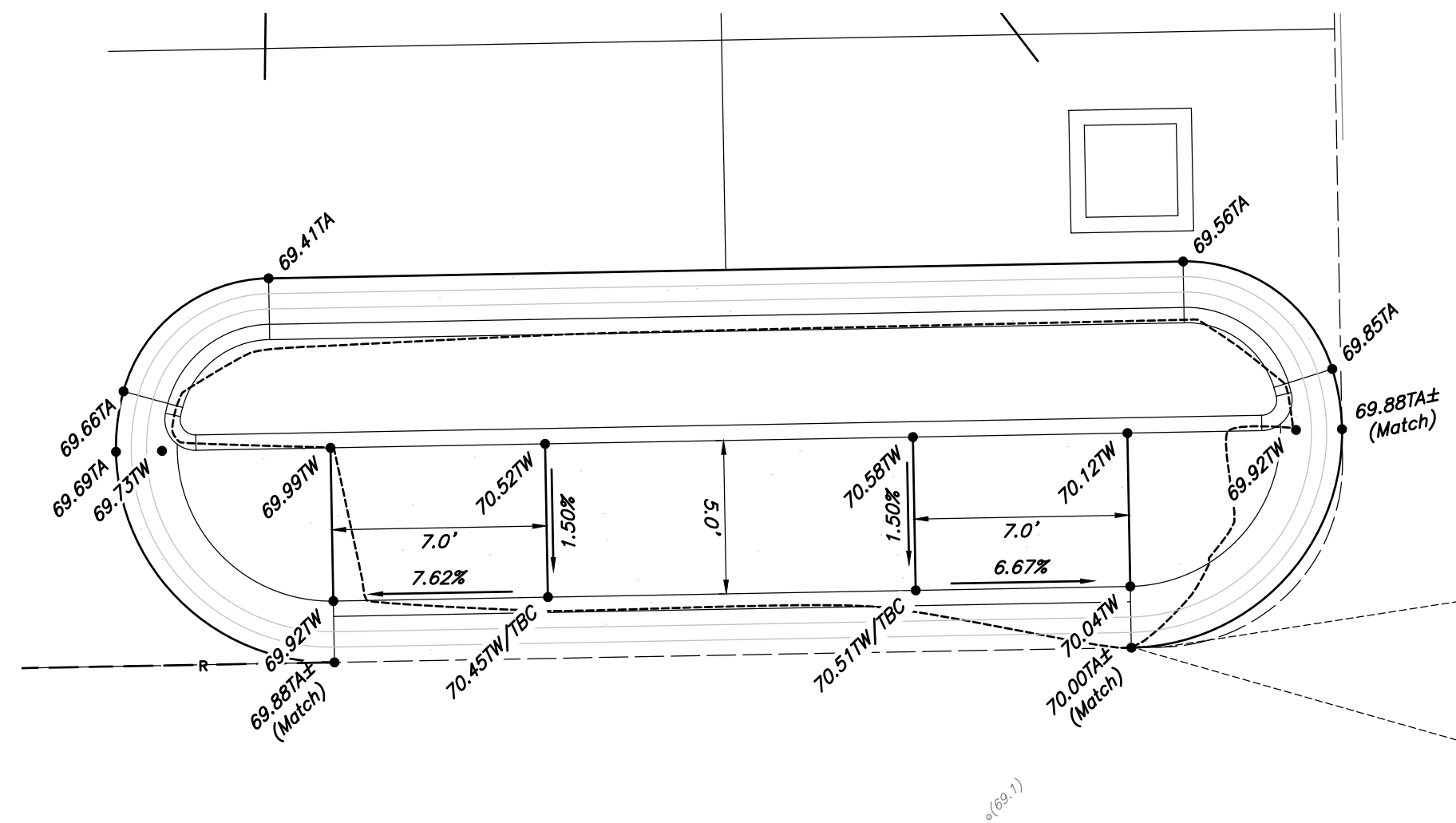
15 Oct, 2021

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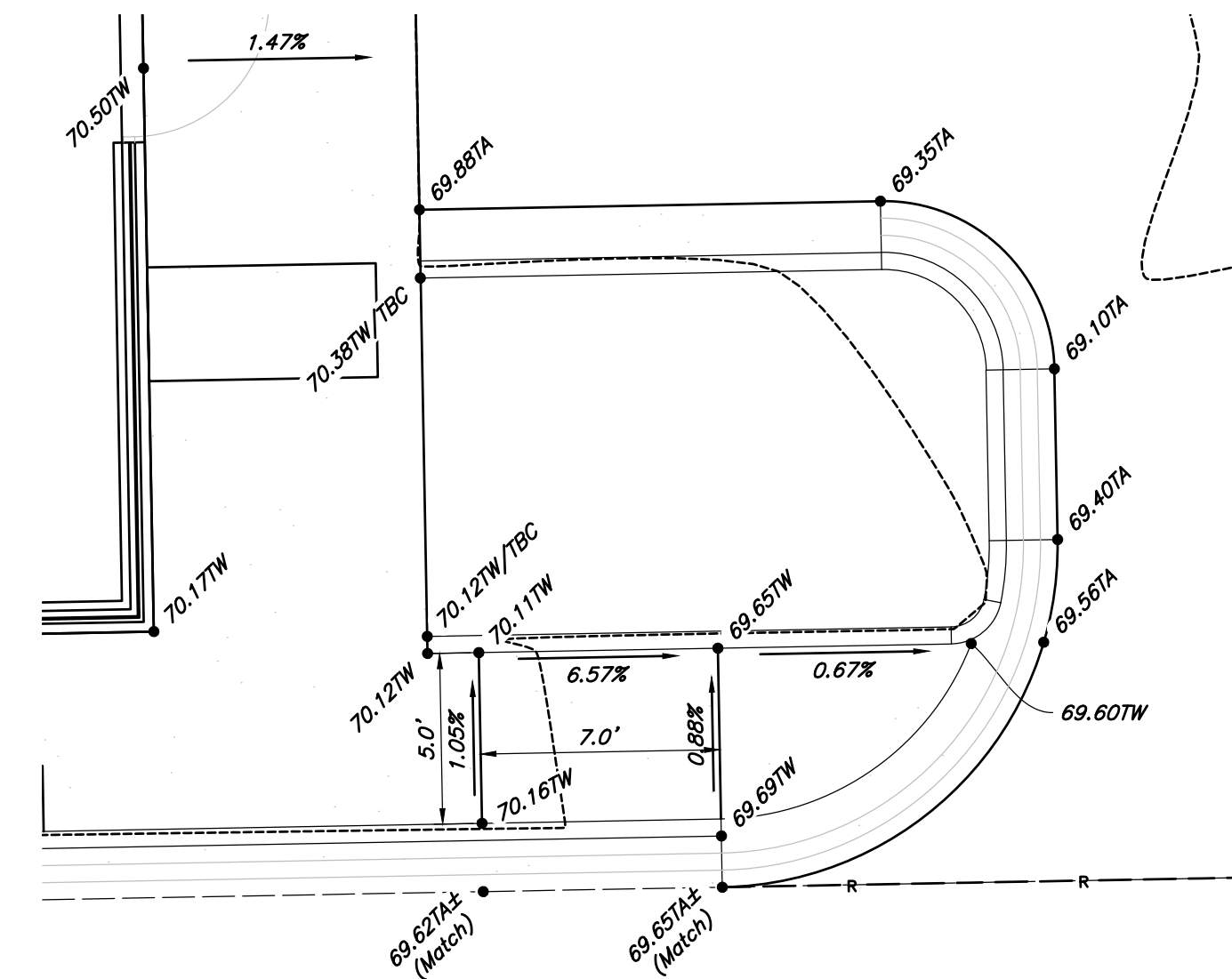
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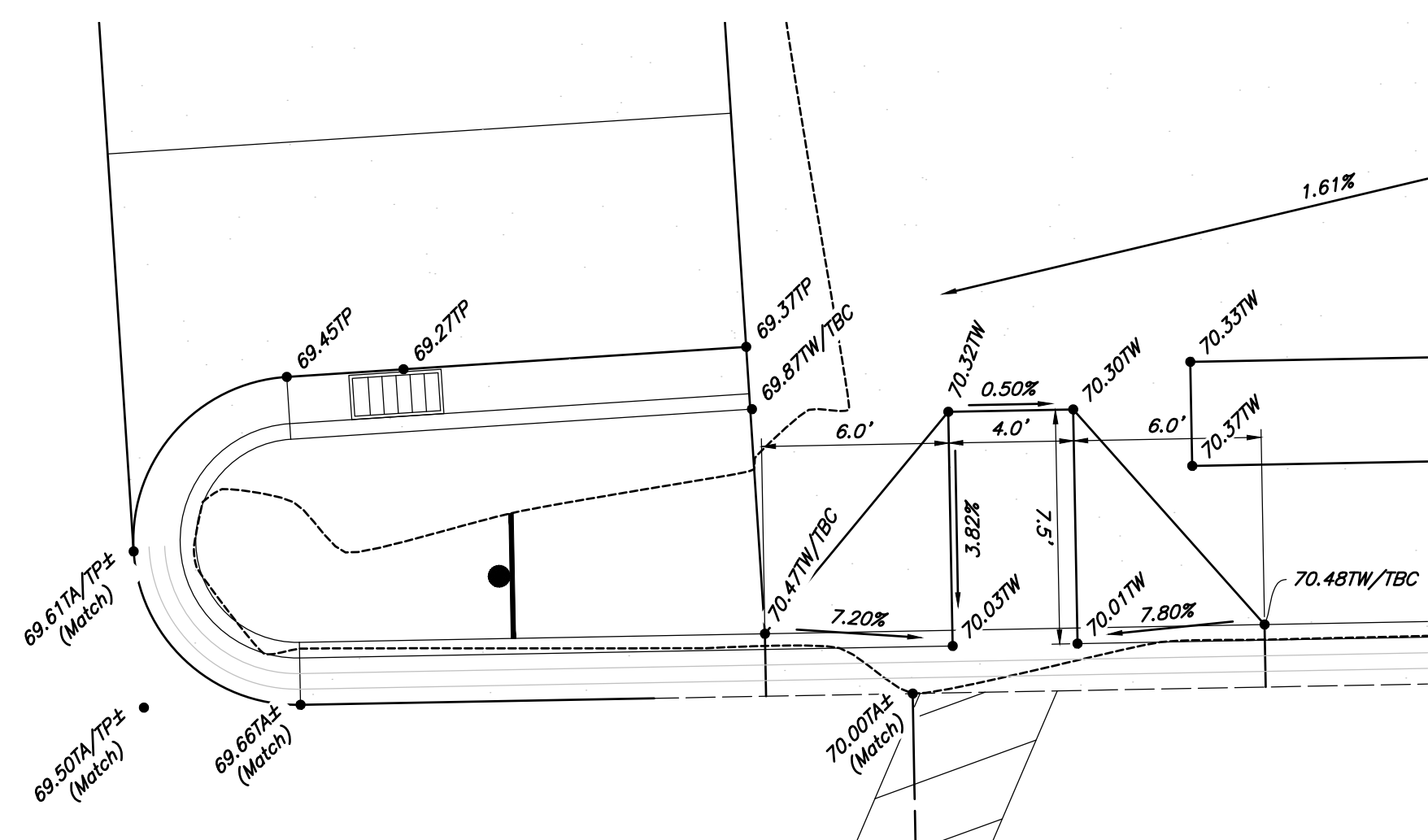
6 *Trash Enclosure Grading*
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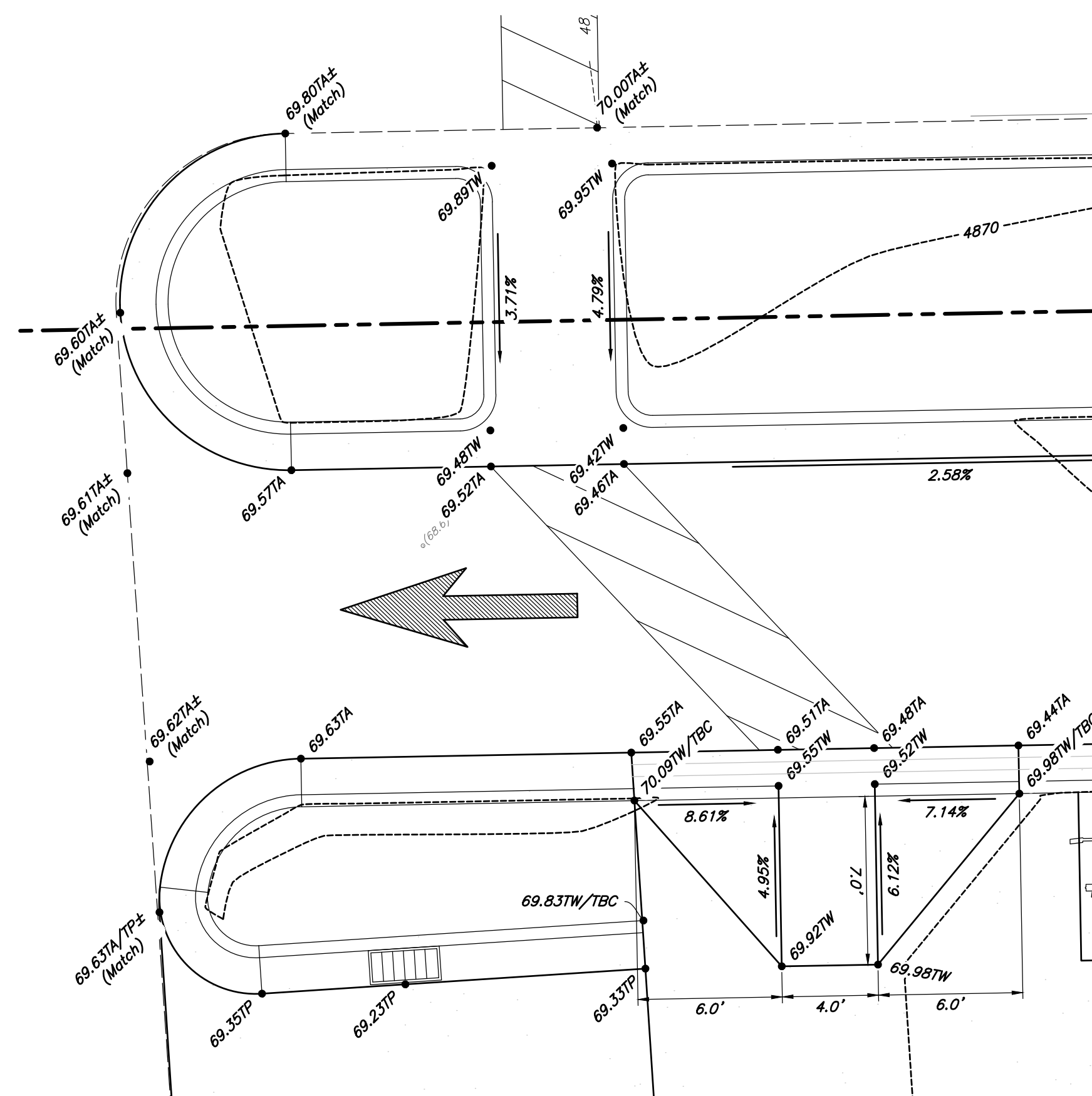
5 ***Curb Ramp Detail***
Scale: 1' = 5'



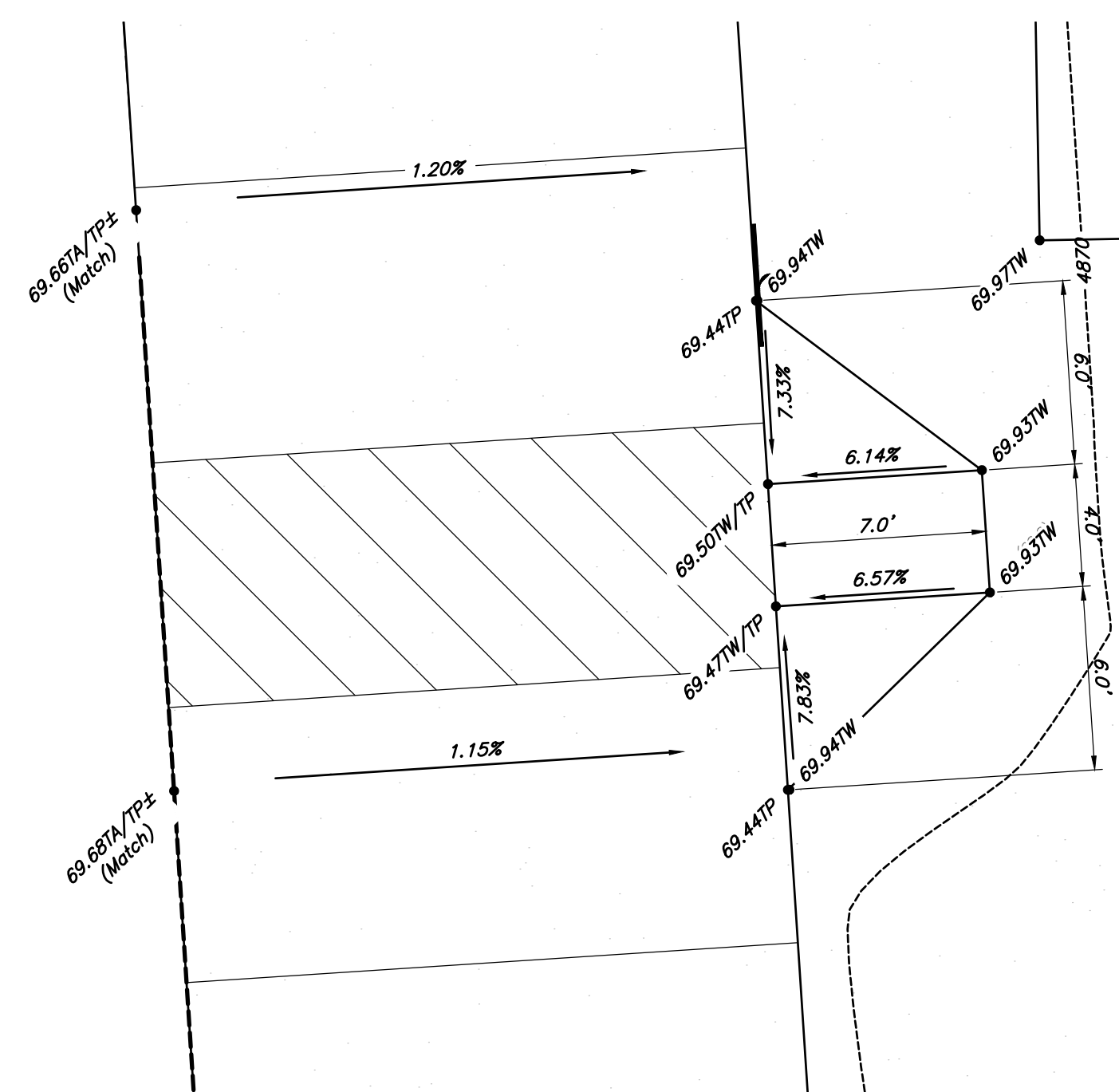
4 *Curb Ramp Detail*
Scale: 1' = 5'



3 ***Curb Ramp Detail***
Scale: 1' = 5'



2 ***Curb Ramp Detail***
Scale: 1' = 5'



1 ***Sidewalk Ramp Detail***
Scale: 1' = 5'

Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

Public Curb Ramp Construction Notes

1. *All public curb ramps shall be constructed in accordance with governing municipalities standards and specifications.*
2. *It is the contractors responsibility to obtain governing municipalities standards and specifications.*
3. *The Client, Contractor and Subcontractor should consult with the Consultant on any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1—Latest Edition) and/or FHAA.*

Private Curb Ramp Construction Notes

1. Slopes provided are per Anderson Whitten & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
2. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state or federal codes and applicable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHWA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
4. Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
5. Contractor to transition curb or sidewalk height from curb to street. Curb or sidewalk height to match ramp throughout transition.

Designed by: EM
Drafted by: XX
Client Name: Corner Partners, LLC.
21-187 GR



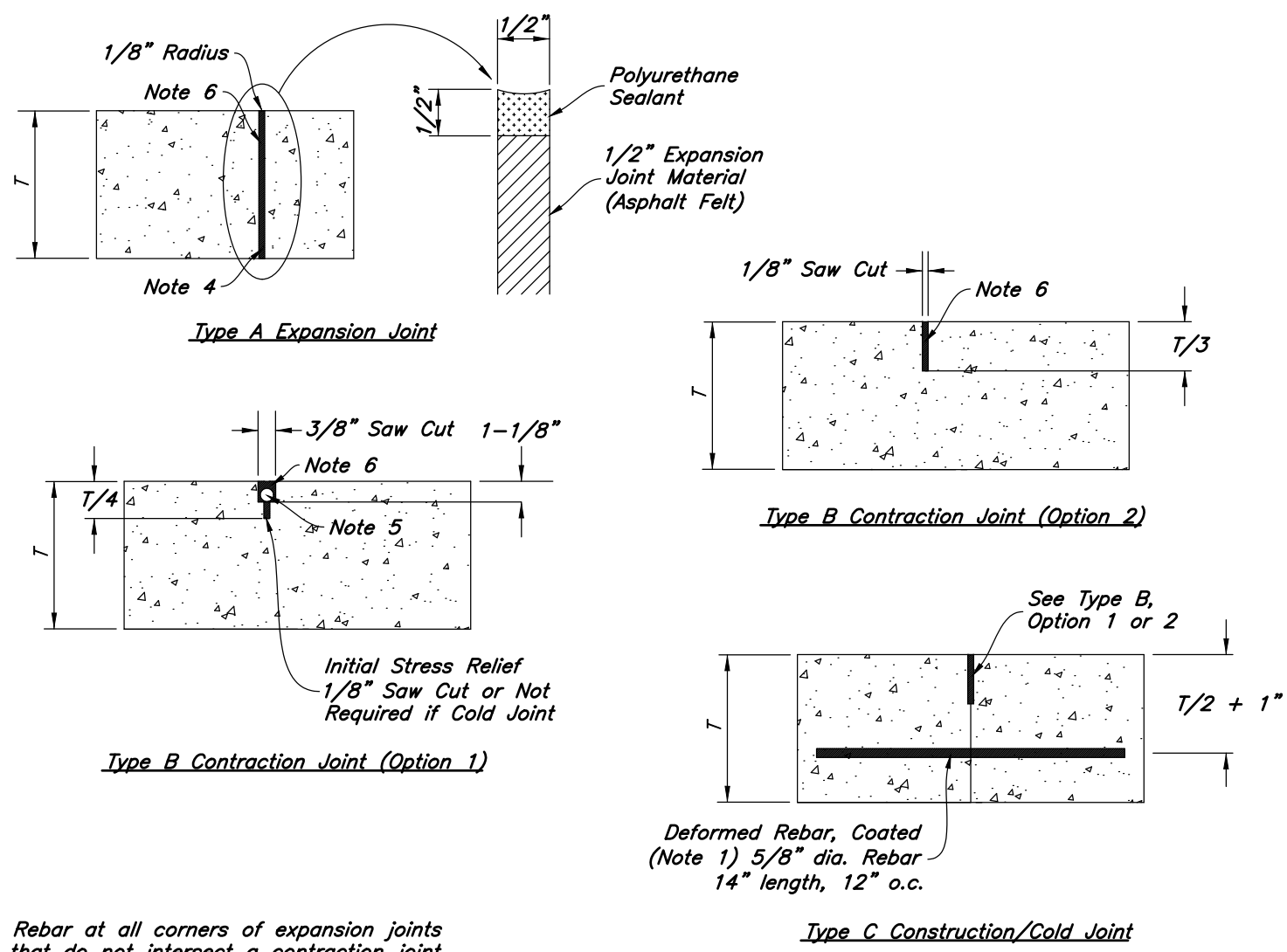
Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah



C2.3

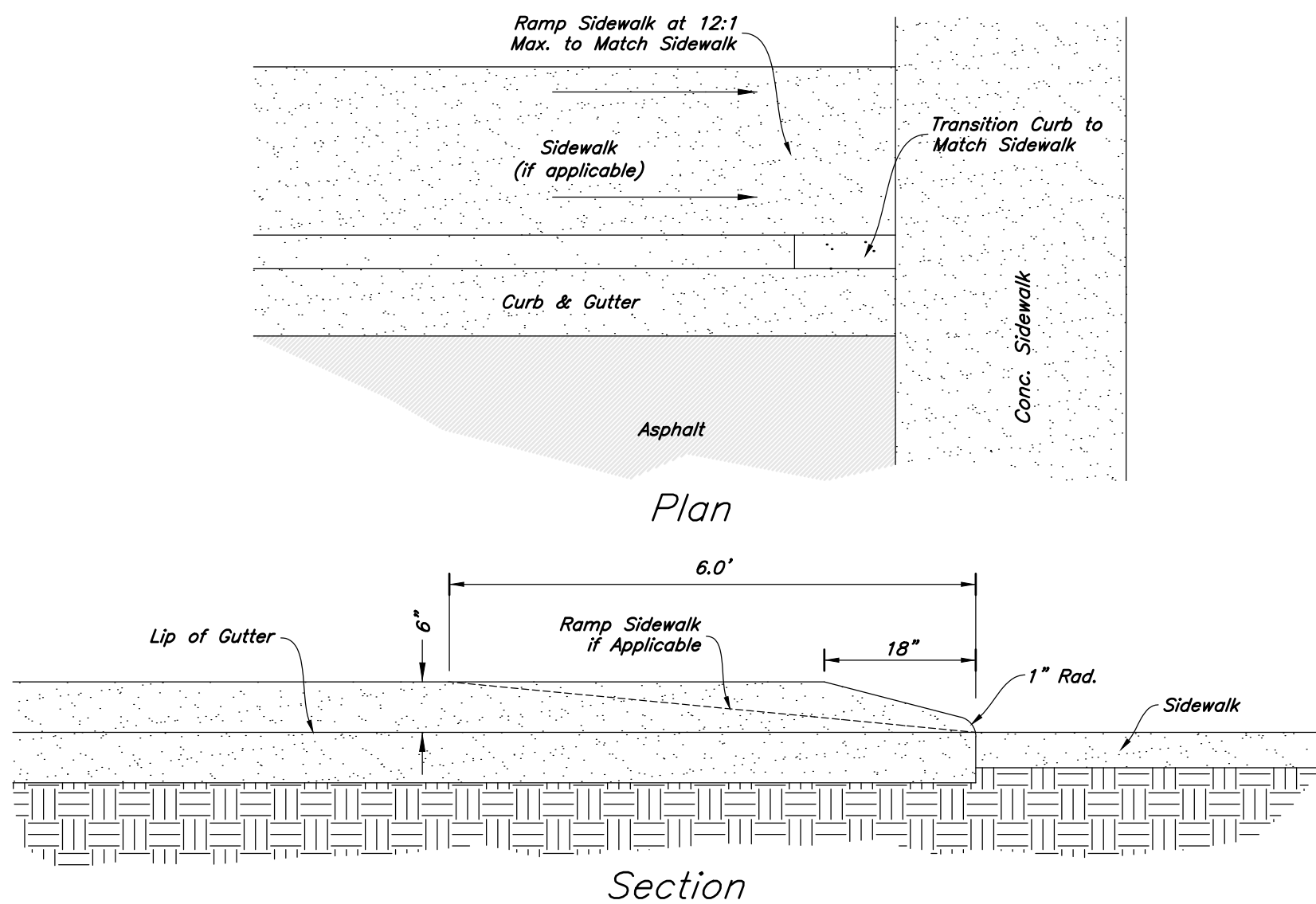


1. **REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
- A. Space rebar and dowels at 12 to 15 inches on center.
B. Grease dowels to provide movement in expansion joints.
C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
2. **SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
3. **JOINTS:** Lay out joints to aid construction and control random cracking.
- A. Joint Spacing shall be 12 feet maximum on center in both directions.
B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
C. Make adjustments in joint locations to meet inlet or manhole locations.
D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
4. **JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. **BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. **JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



9 Concrete Joint Detail

Not to Scale

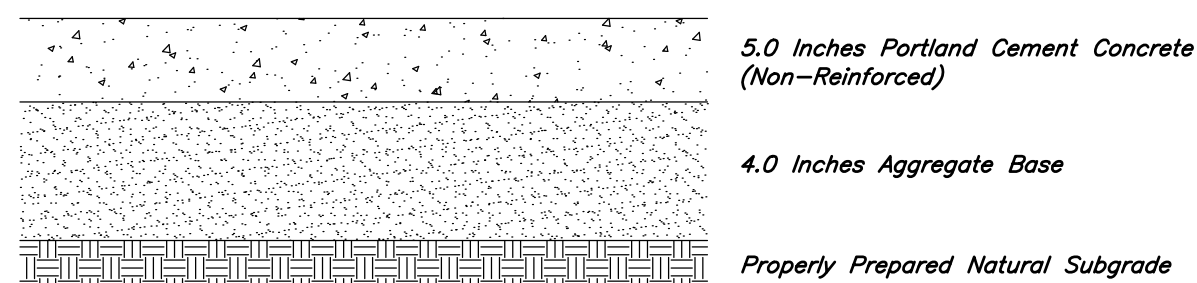


8 Curb Transition

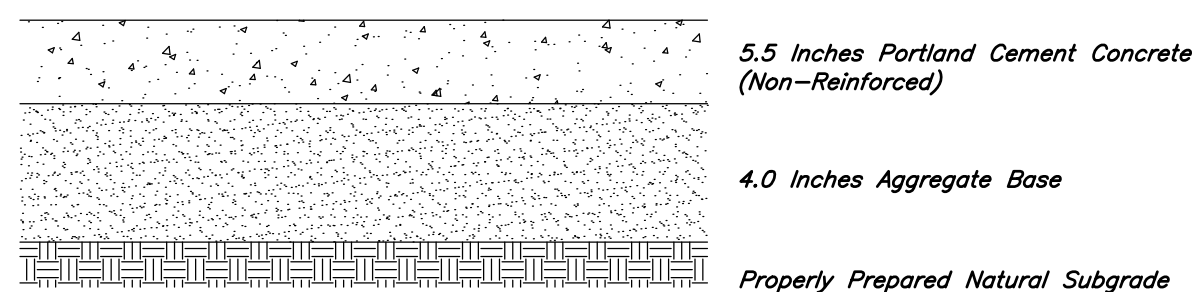
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7 Not Used

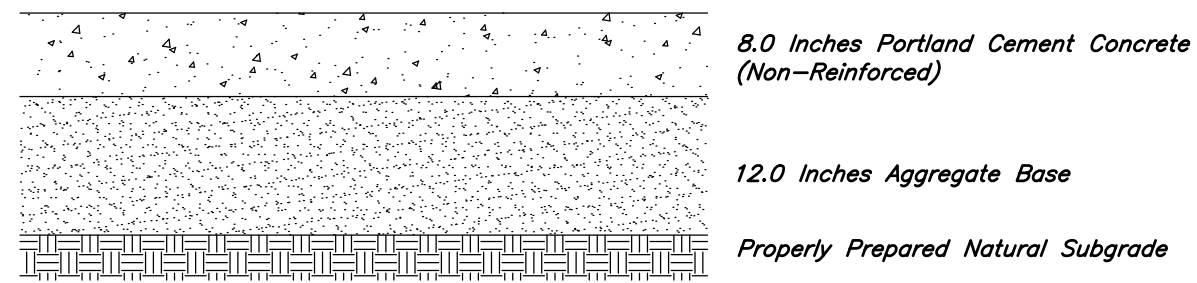
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ADA Parking Stalls



Crosswalks / Drive-Thru Lanes



Dumpster Pads

6 Concrete Paving Section

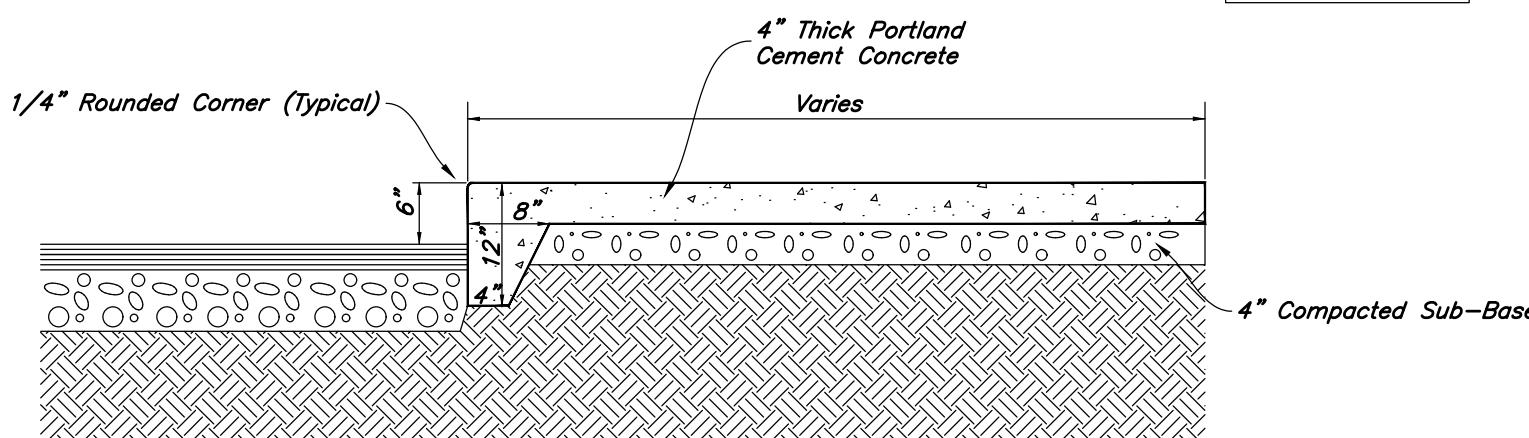
Not to Scale

Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.



5 Thickened Edge Walk

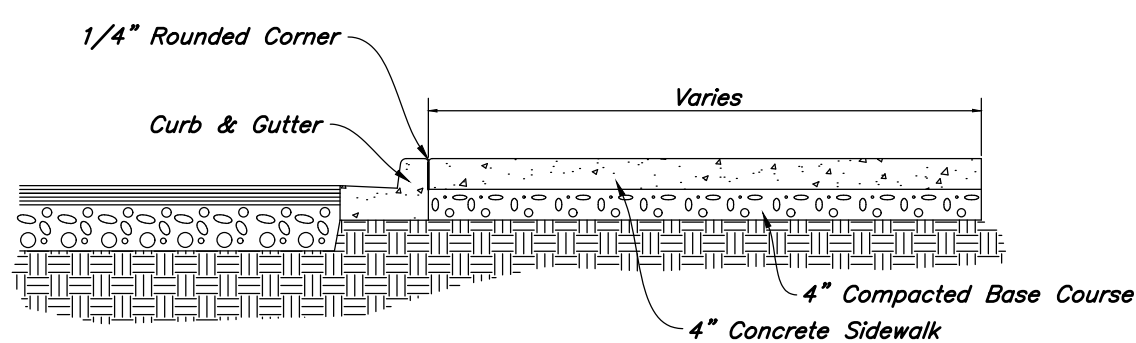
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Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

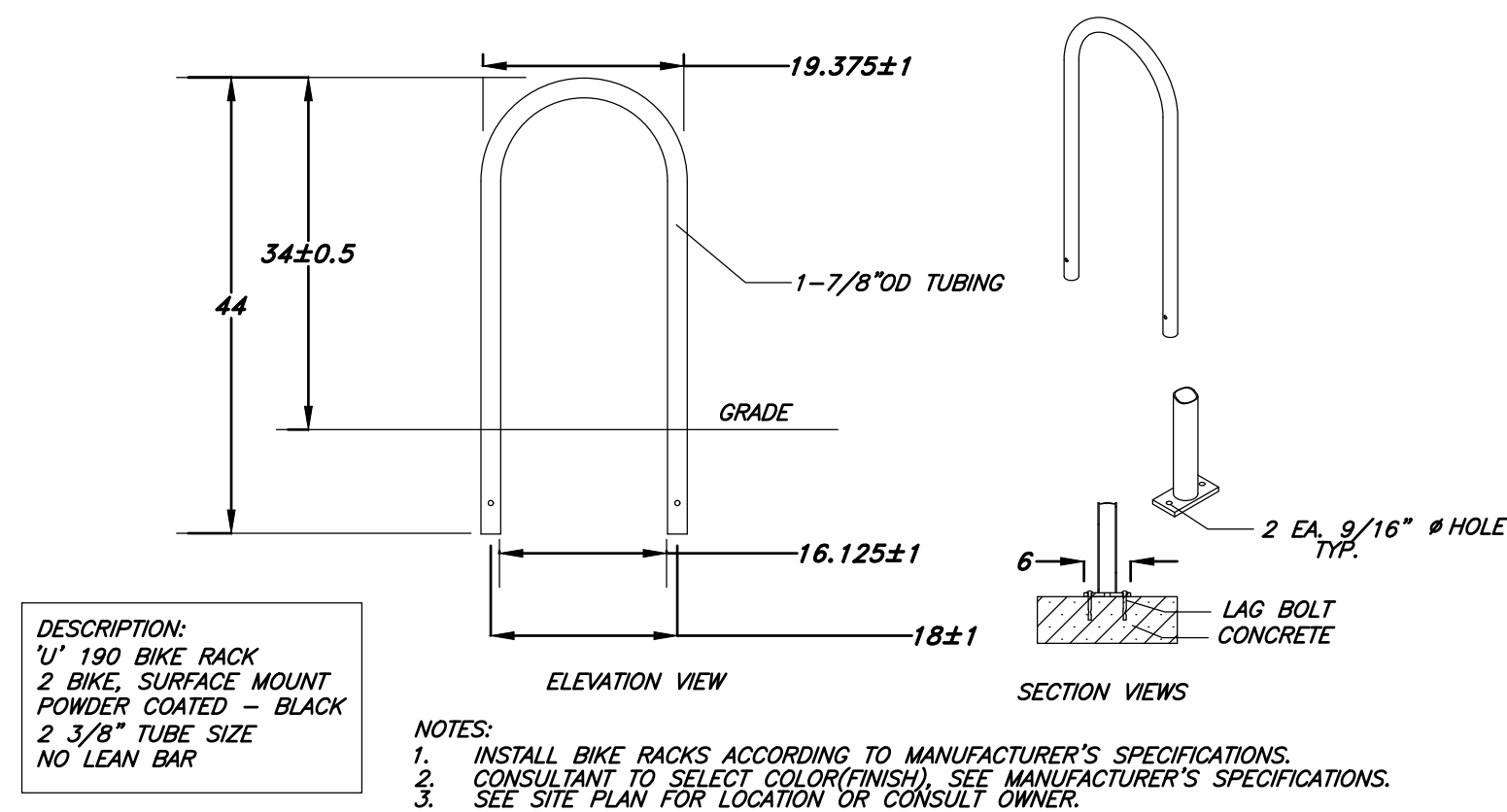
- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.



4 Typical Sidewalk Detail

Not to Scale

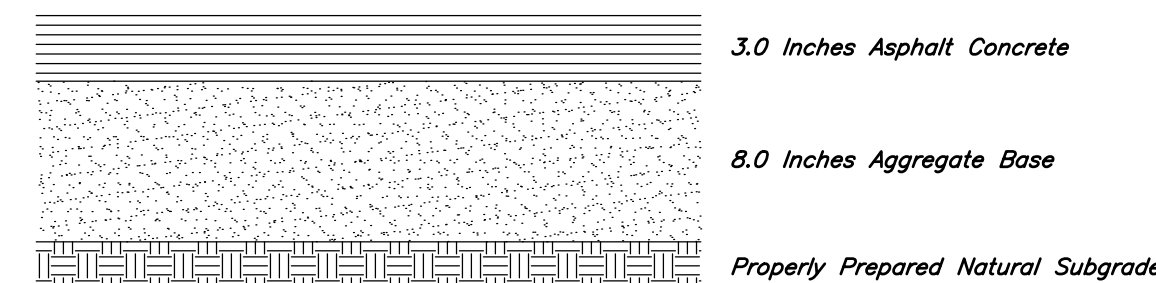
MADRAX
TRILARY, INC.
1080 JUNIAT DRIVE
WALNUT CREEK, CA 94597
P(925) 448-7931
WWW.MADRAX.COM
E-MAIL: SALES@MADRAX.COM



3 Bike Rack

Not to Scale

1. See Geotechnical Report for Project

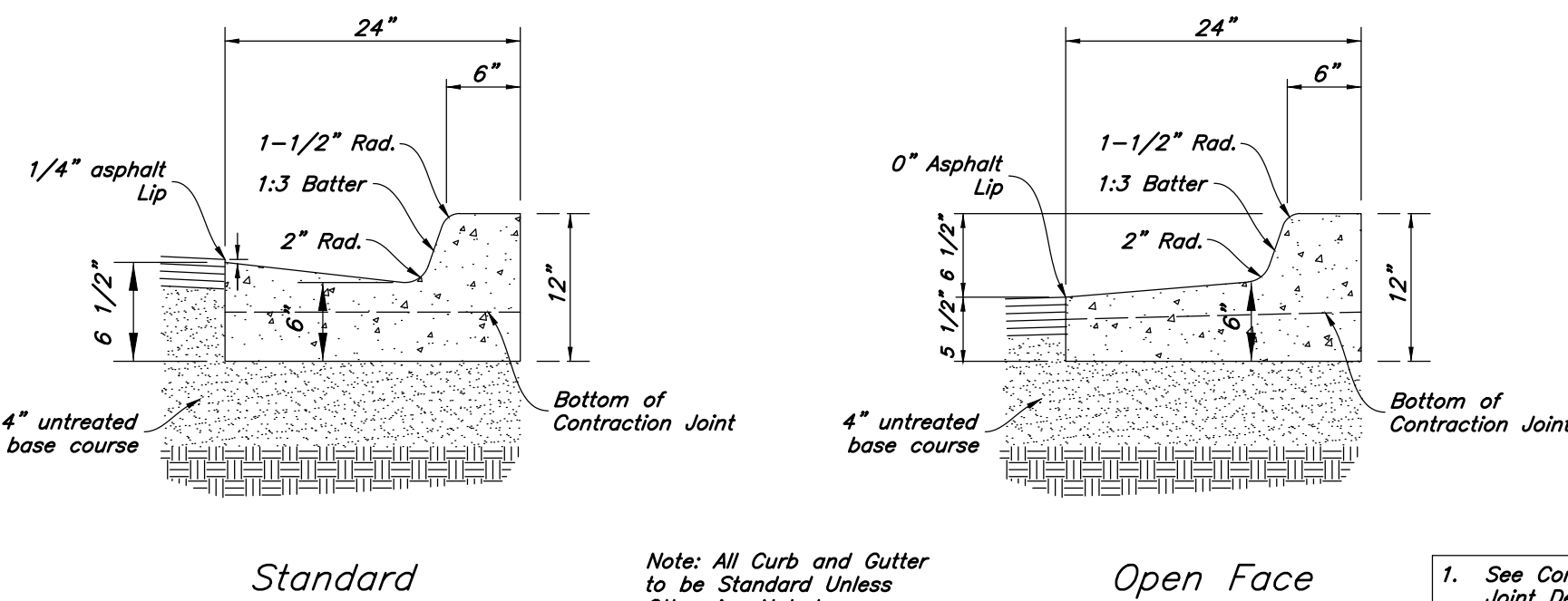


Standard Paving

2 Asphalt Paving Section

Not to Scale

1. **Contraction Joints**
A. Spacing = 10' o.c., see joint detail
B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. **Expansion Joints**
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at ends of all radii 0.05.
D. Required 5'-0" on each side of drainage structures
E. Required at 90'-0" maximum intervals in straight curb and gutter
F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



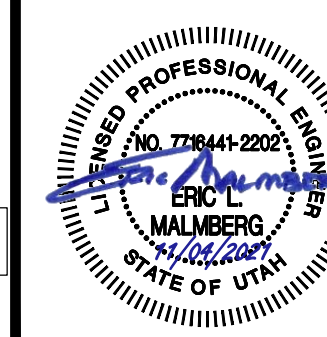
1 24" Curb And Gutter

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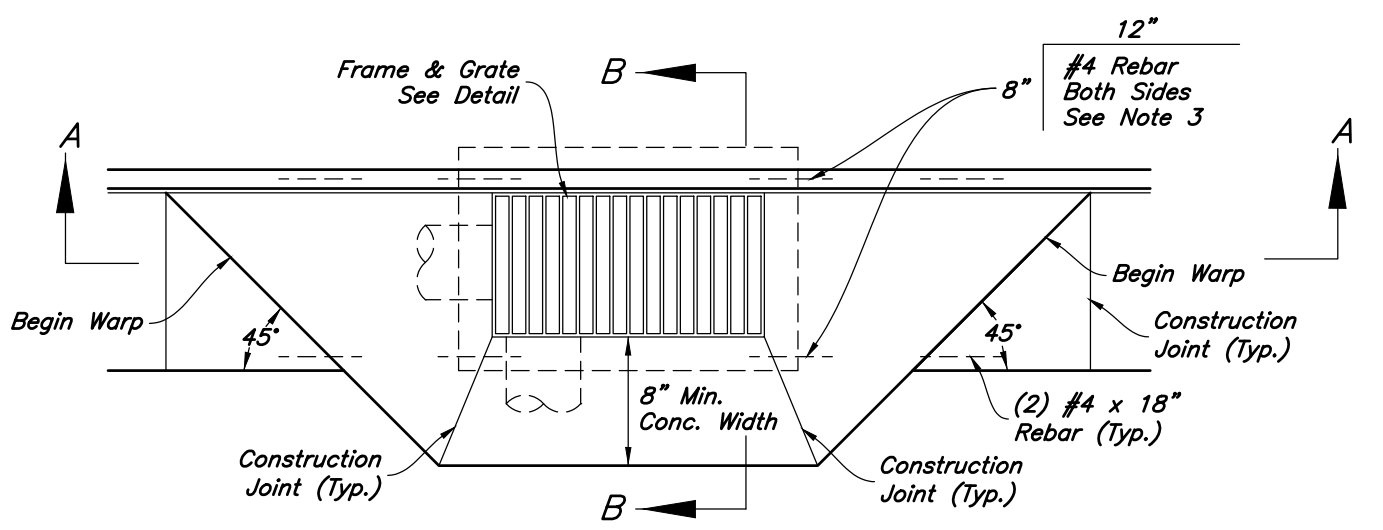
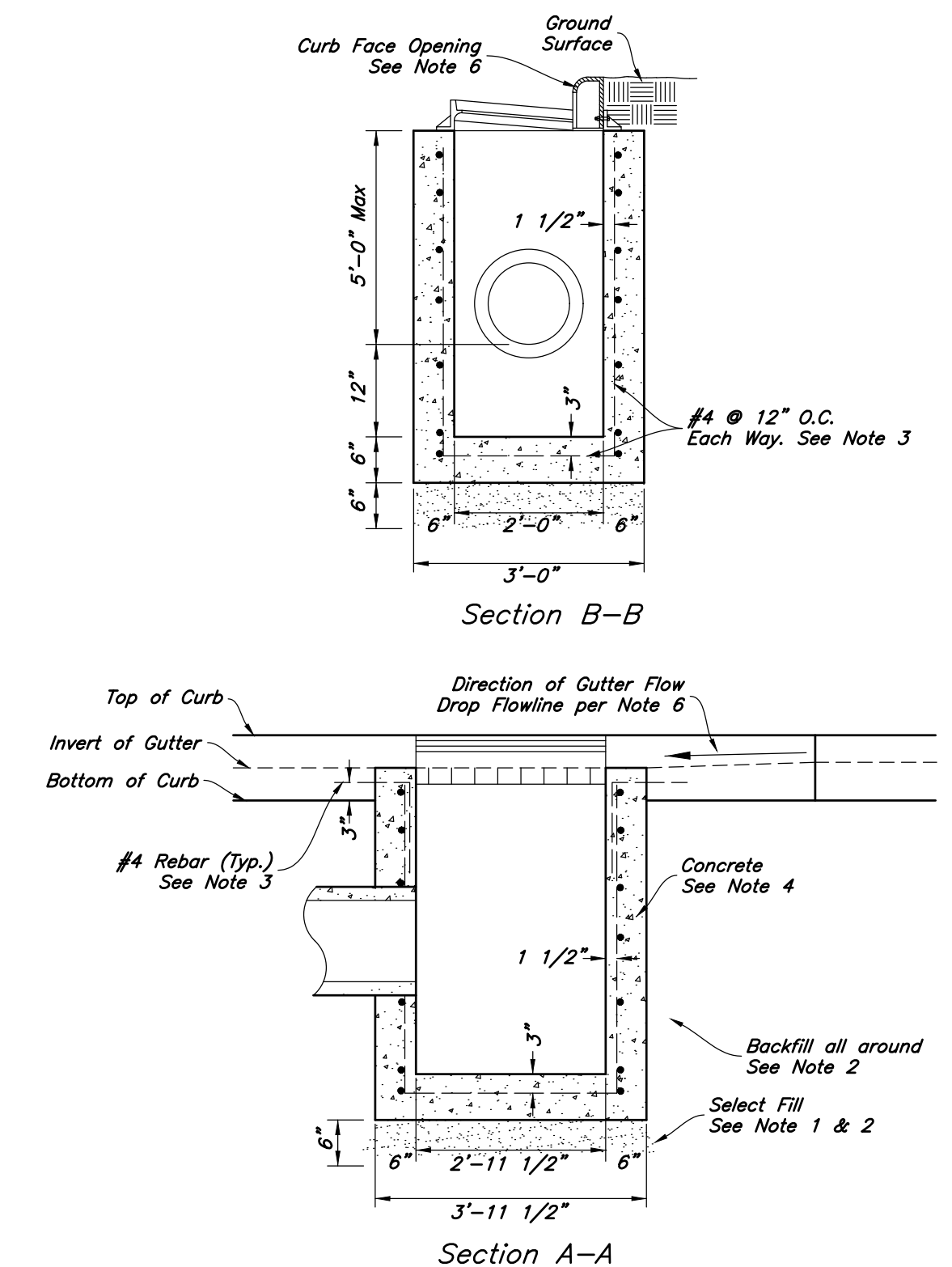
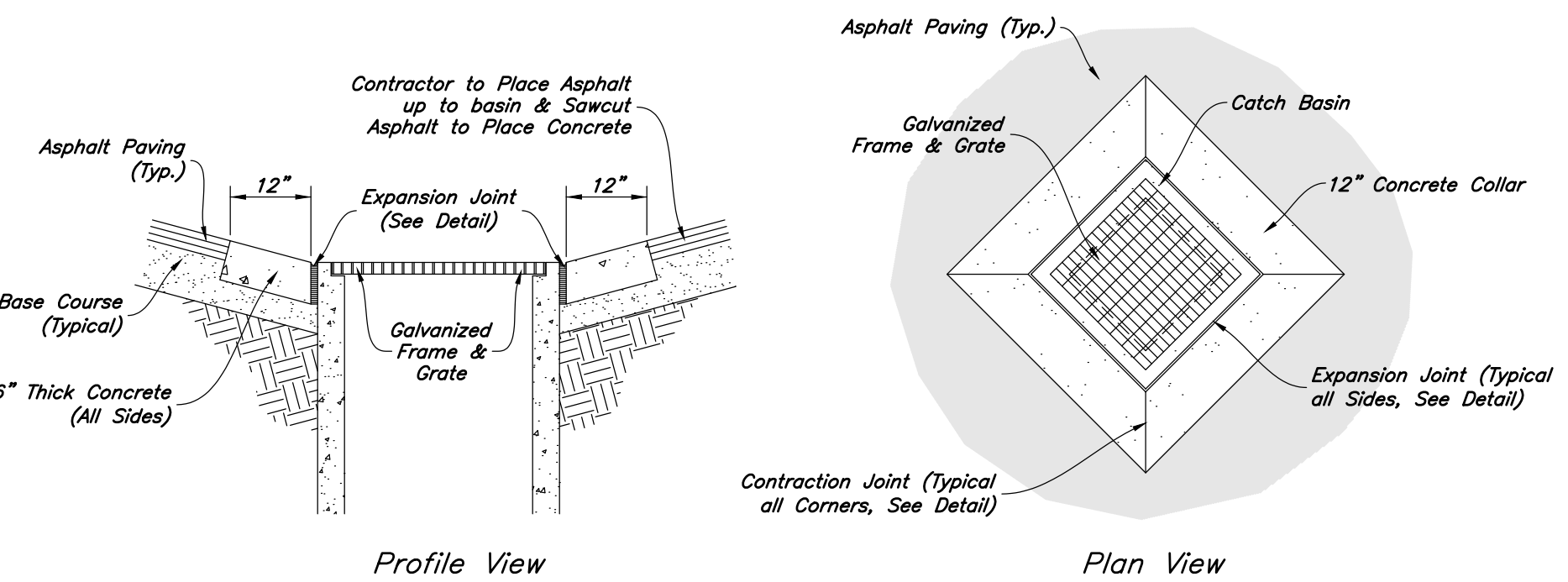
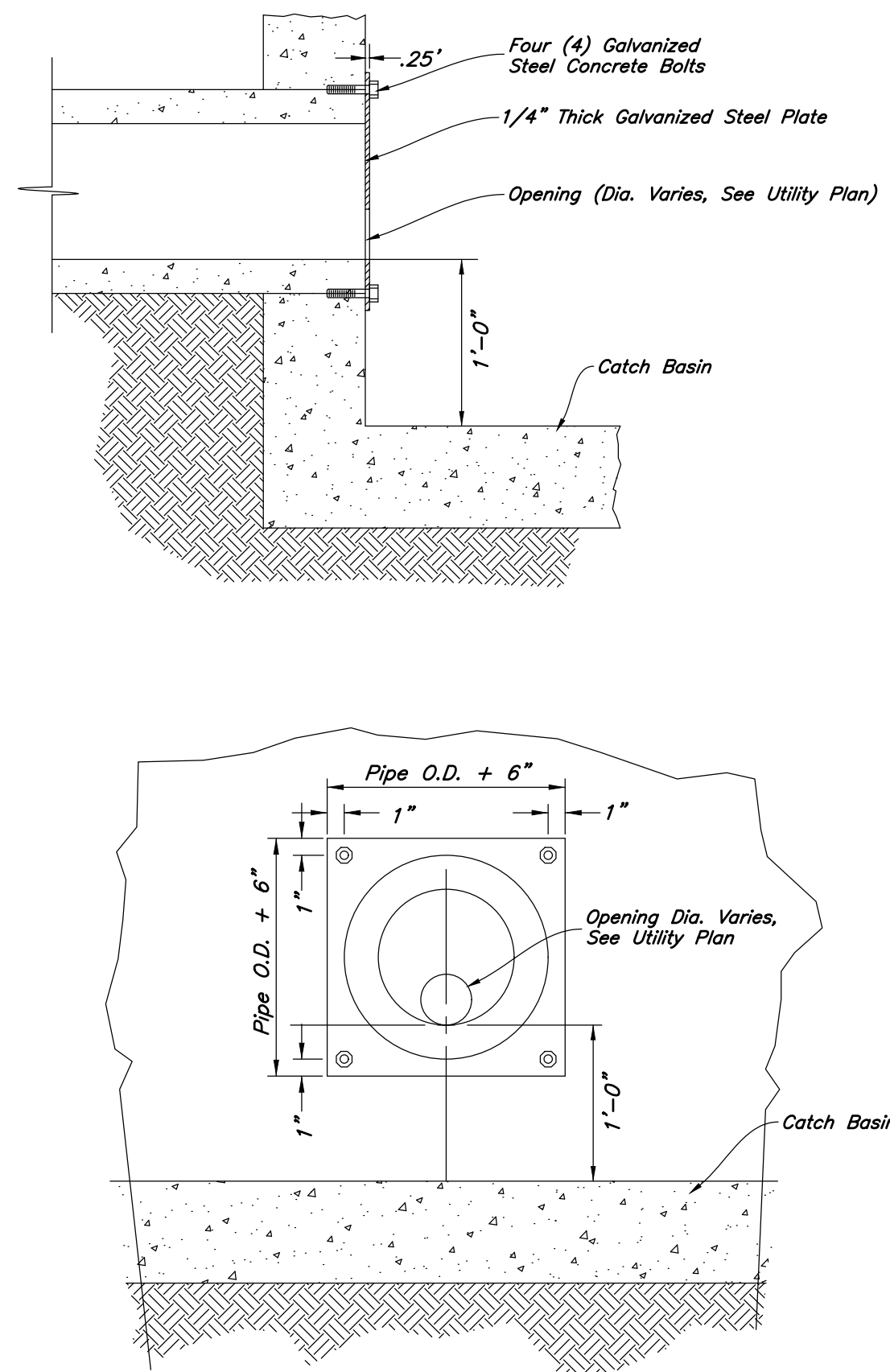
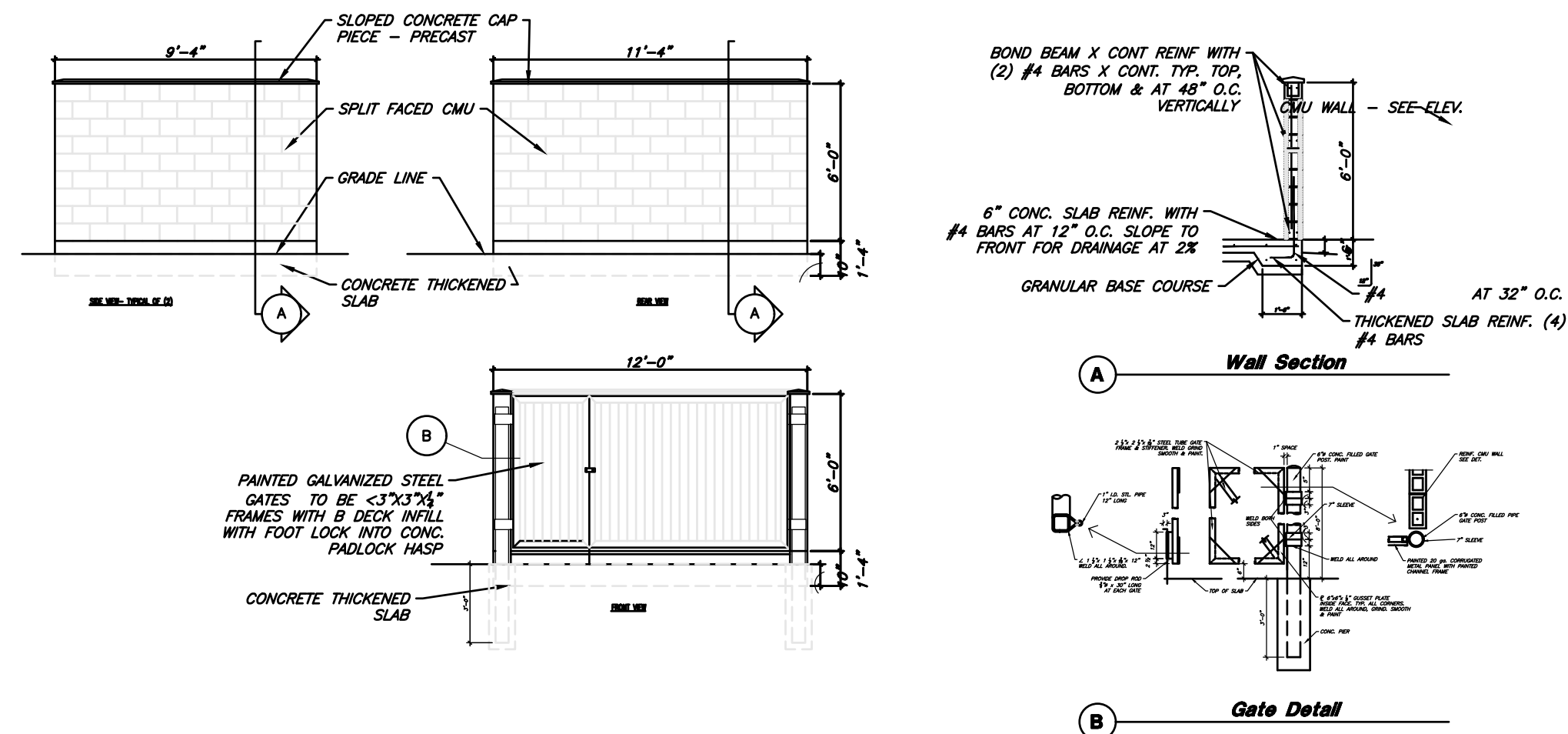
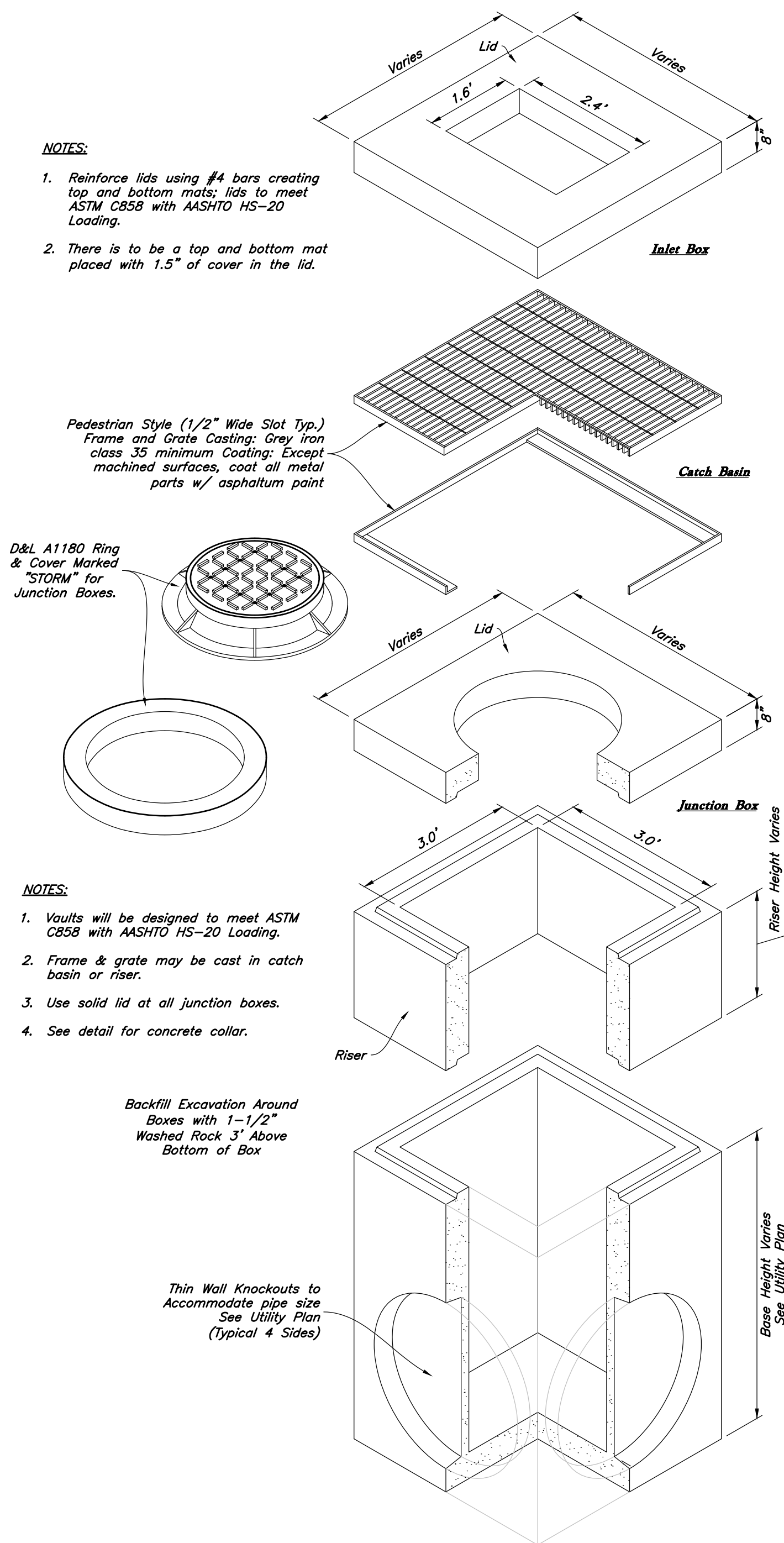
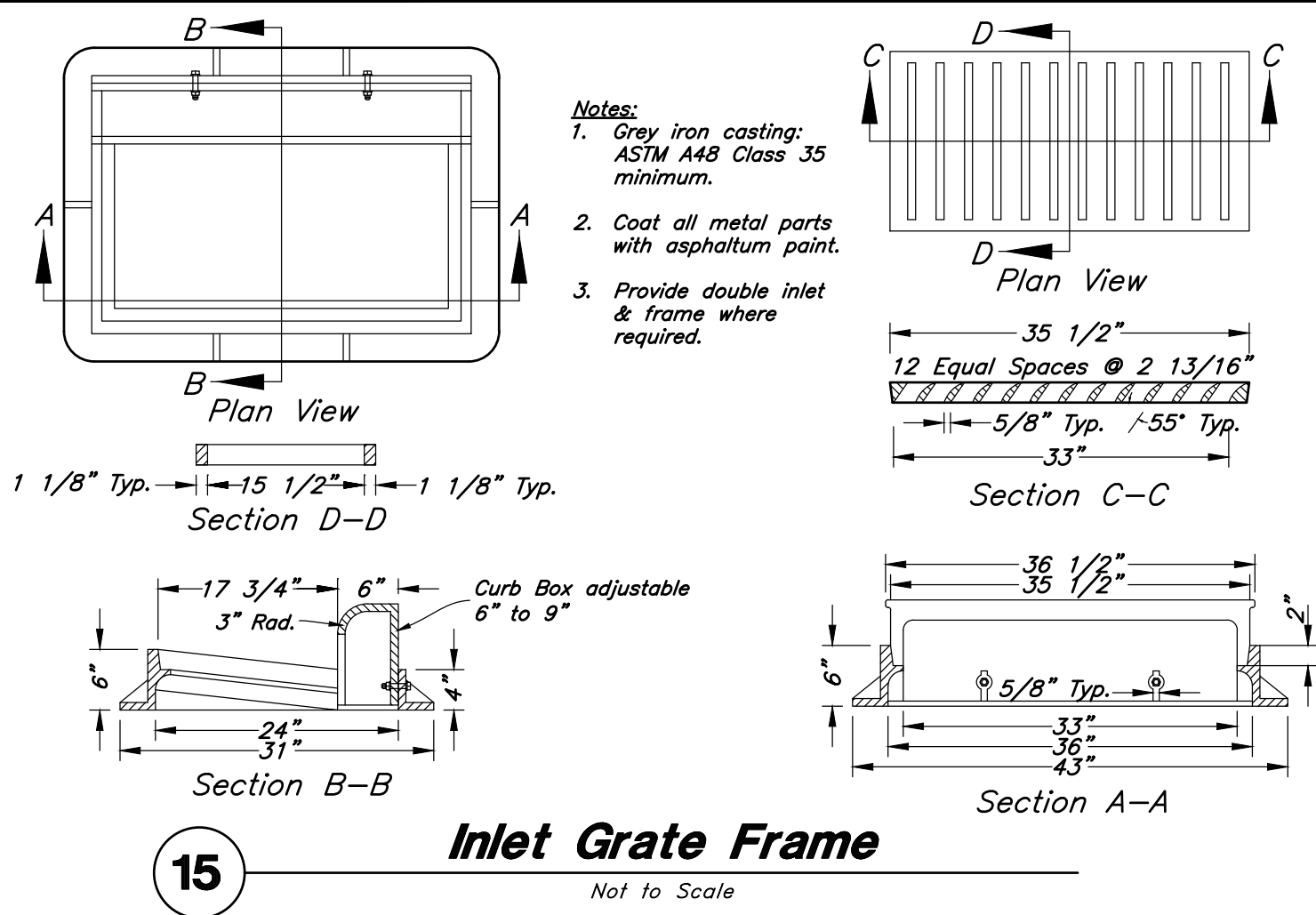
Designed by: EM
Drafted by: XX
Client Name:
Corner Partners, LLC.
21-187 DT

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2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awhengineering.net

Details
Market Place at Eagle Mountain Lot 8
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Eagle Mountain, Utah



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SHEET NO.
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Designed by: EM
 Drafted by: XX
 Client Name:
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 21-187 DT

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Details
Market Place at Eagle Mountain Lot 8
 4211 North Pony Express Parkway
 Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
 NO. 77844-2202
 ERIC L. MALMBERG
 STATE OF UTAH

15 Oct, 2021
 SHEET NO.
C4.2

19

Bollard Detail

Not to Scale

18

Eagle Mountain Sewer Lateral & Cleanout Detail

Not to Scale

16

South Stormtech SC-740 Chambers

Not to Scale

[illegible]

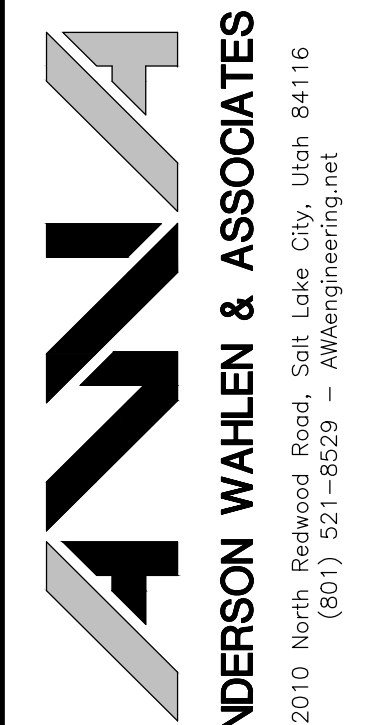
Designed by: EM

Drafted by: XX

Client Name:

Corner Partners, LLC

21-187 D



Details

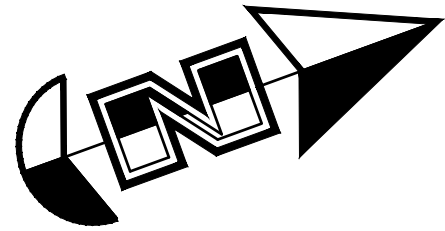
Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah



15 Oct, 2021

SHEET NO

C4.3



Scale: 1" = 10'



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

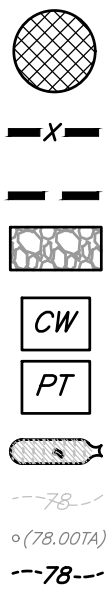
Portable Toilet

Gravel Sack

Existing Contour

Existing Spot

Proposed Contour



Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

Limits of Disturbance

Limits of Disturbance

Limits of Disturbance

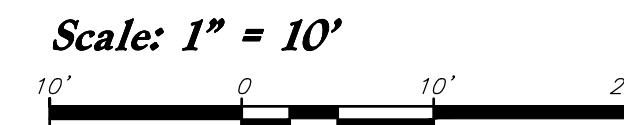
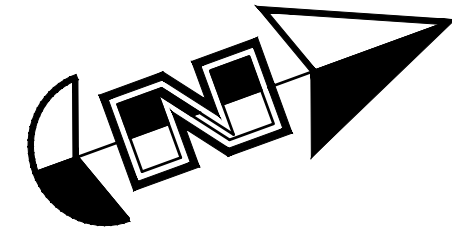
Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

Anderson Wahlen & Associates
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - AWaengineering.net

Erosion Control Plan - Phase 1
Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah

DESIGNED PROFESSIONAL SEAL
NO. 778441-2202
ERIC L. MALMBERG
STATE OF UTAH

15 Oct, 2021
SHEET NO. C5.1



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

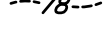
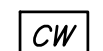
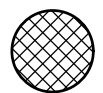
Portable Toilet

Gravel Sock

Existing Contour

Existing Spot

Proposed Contour



Erosion Control Notes

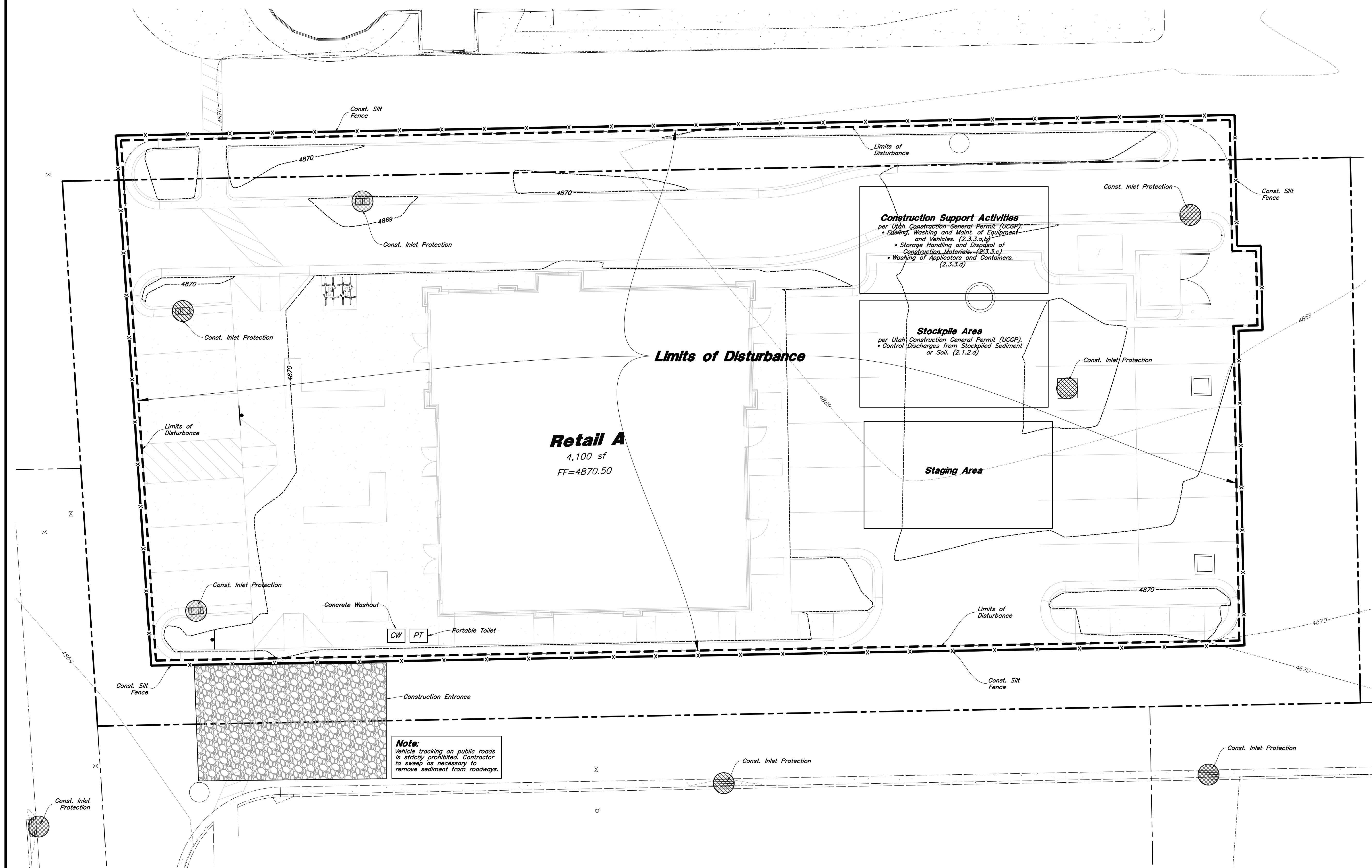
1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Drapped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress. Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awhengineering.net

Erosion Control Plan - Phase 2
Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah

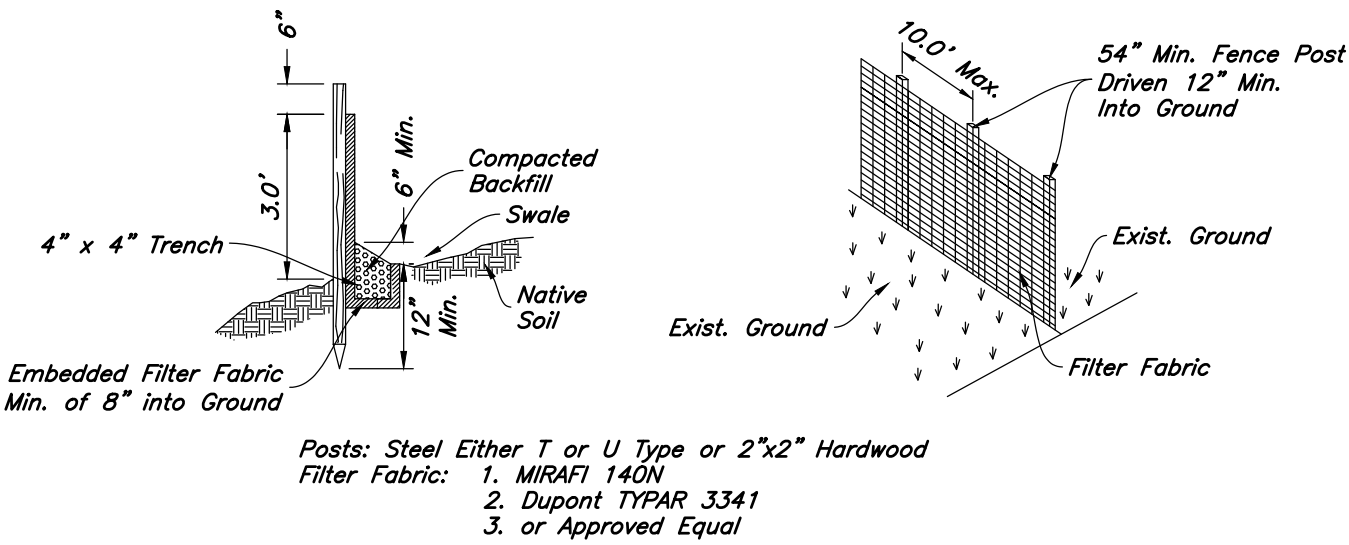
Professional Engineer
No. 778441-2202
ERIC L. MALMBERG
4/11/2021
STATE OF UTAH

15 Oct, 2021
SHEET NO.
C5.2



W:\21-187 Market Place at Eagle Mountain Lot 8\dwg\21-187 EC.dwg, 12/1/2021 1:25:41 PM, 1:1, D:\W

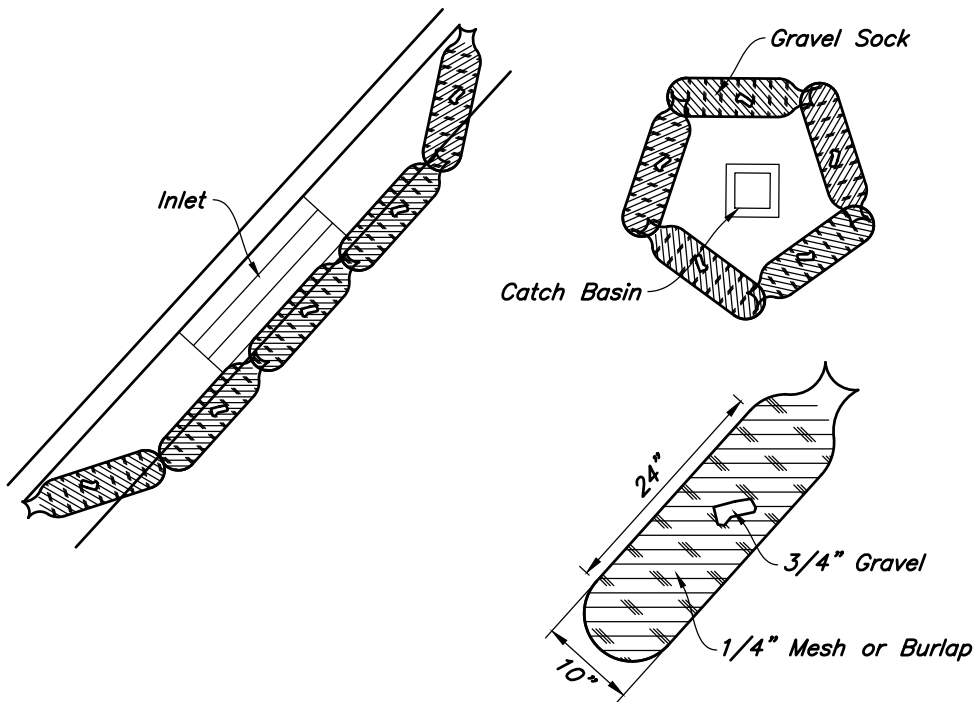
W:\21-187 Market Place at Eagle Mountain Lot 8.dwg, 11/4/2021 4:32:51 PM, 1:1, DWG



- Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
 2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 3. Collected material shall be removed when "bulges" develop in the silt fence.

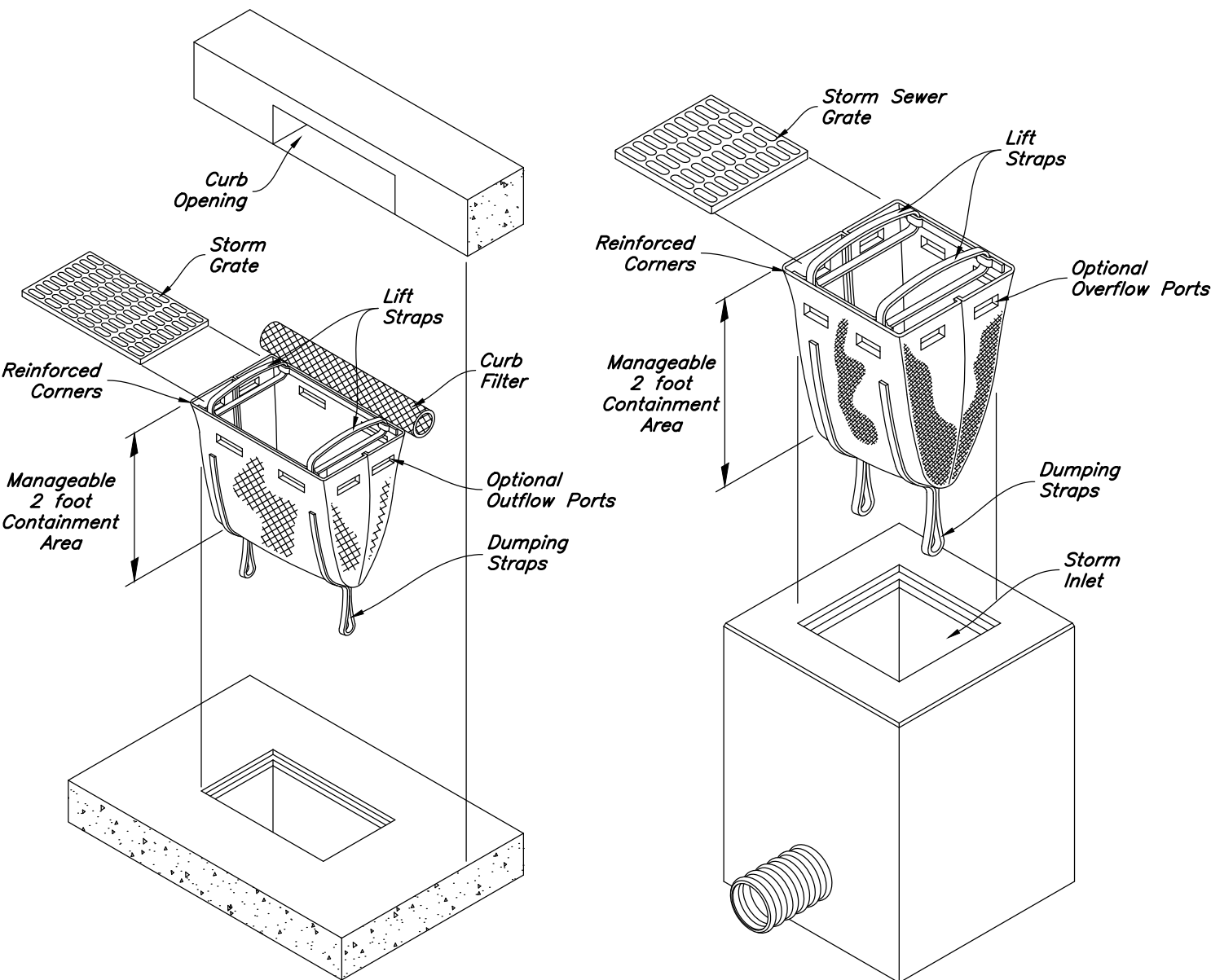
3 Silt Fence Section

Not to Scale



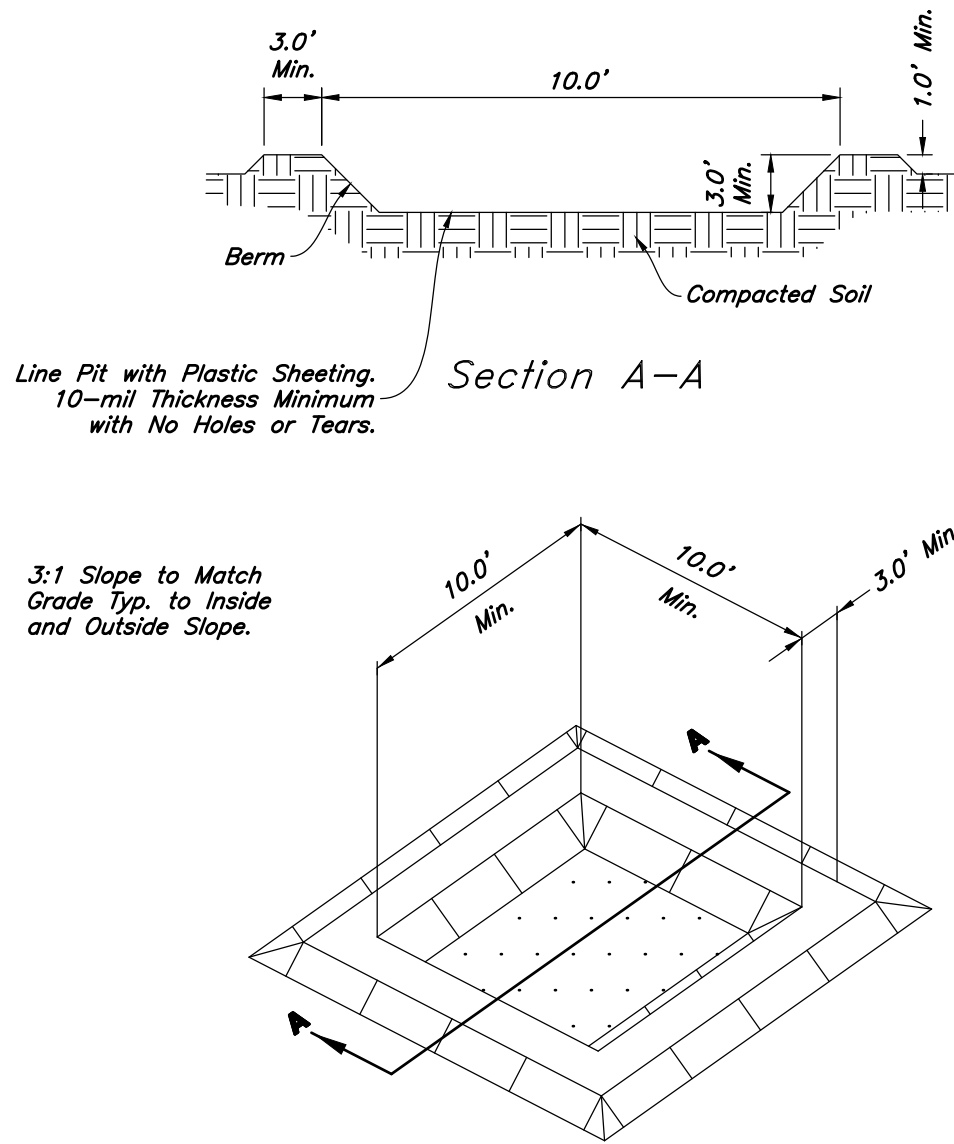
5 Gravel Sock Sediment Barrier

Not to Scale



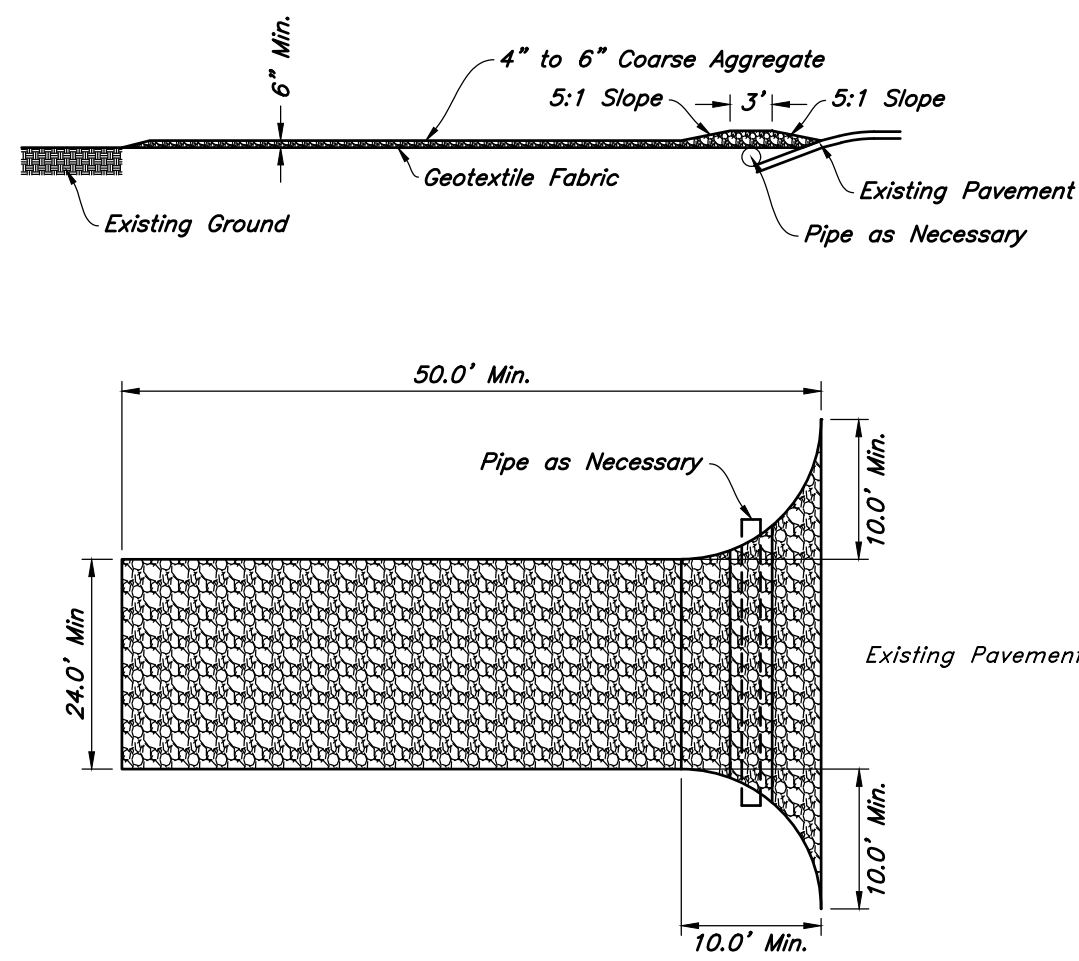
2 Dandy Sack Inlet Protection

Not to Scale



4 Concrete Washout

Not to Scale



1 Stabilized Construction Entrance

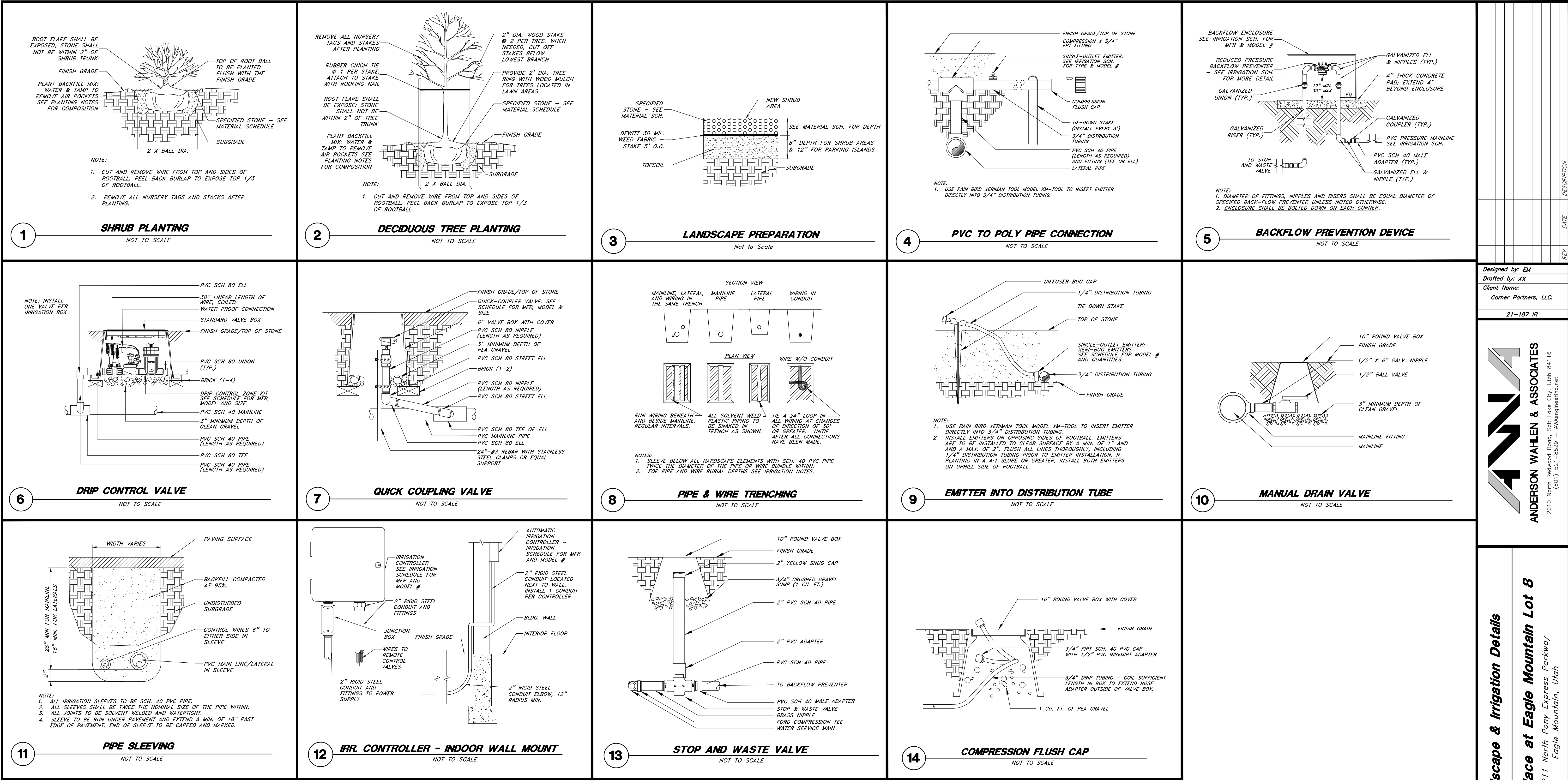
Not to Scale

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Details
Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
NO. 77844-2202
ERIC L. MALMBERG
STATE OF UTAH

15 Oct, 2021
SHEET NO.
C5.3



Designed by: EM
Drafted by: XX
Client Name:
Corner Partners, LLC.
21-187 IR

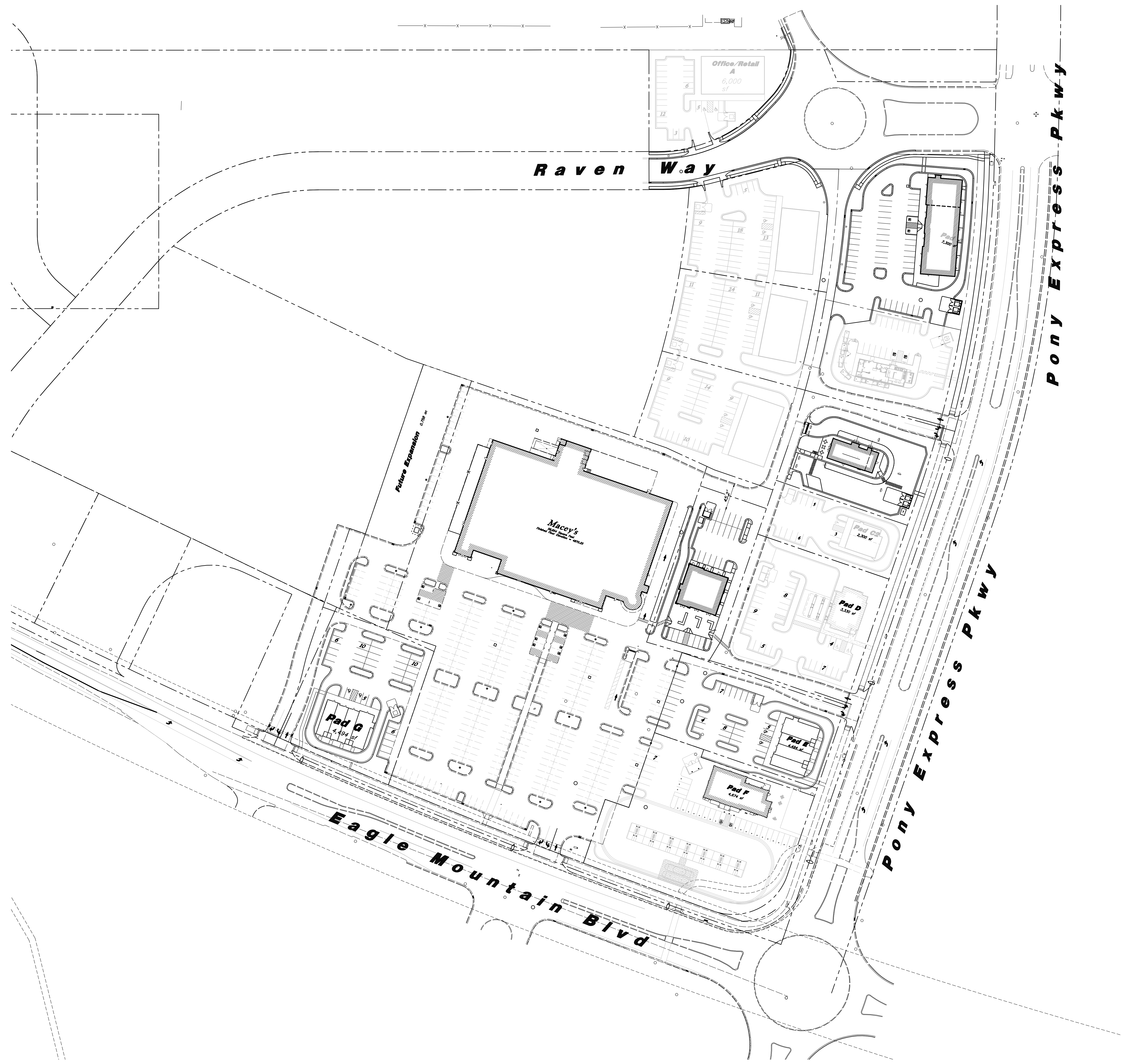
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awhengineering.net

Landscape & Irrigation Details
Market Place at Eagle Mountain Lot 8
4211 North Pony Express Parkway
Eagle Mountain, Utah

State of Utah
Professional Engineer
Jared R. Manscill
No. 7740426-5301
12/01/2021
Landscape Architect

15 Oct, 2021
SHEET NO.
L3.1

811
Know what's below.
Call before you dig.





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	SITE PLAN - Big O Tires		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Trevor Sharp		
GENERAL PLAN DESIGNATION CC	CURRENT ZONE CC	ACREAGE 1.02	COMMUNITY Ranches Gateway

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The proposed site plan for a Big O Tires Service Center is located at approximately 4075 E Pony Express Parkway (Parcel 49:955:0002) lot 2 in the Pony Express Business Park Master Site Plan (Previously the Cascade Silver Fox Master Site Plan).

On December 1st 2020 the Eagle Mountain City Council approved the Silver Fox Cascade Master Site Plan, which included a site plan approval for Cascade Collision Auto Repair on lot 1. The applicant has since made a slight amendment to the lot lines in the Master Site Plan, which didn't create any new buildable areas or lots, but just shifted lot lines to better accommodate users by including the entire access and internal access easement on one lot so that it can be built at once.

The property in question is Zoned CC Automobile Service and Repair (Minor) is a **PERMITTED USE** in the CC zone.

ITEMS FOR CONSIDERATION:

Site Plan Development Standards: The following are standards required for all site plans in any zoning district (17.100.050)

- A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal *complies* with 17.100.050 A
- B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it *complies* with 17.100.050 B
- C. Access Requirements: The Big O tires is located along the access easement approved by the Pony Express Business Park, and it improves the access through the site stubbing it to other parcels within the Master Plan for future development thus it *complies* with the requirement.
- D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials and therefore does not provide off-street Truck Loading Space.
- E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
- F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

Commercial Design Standards The following are design standards for the site and building design of commercial developments.

Building Location: 17.72.030 A requires buildings be at or near front setback line with pedestrian access leading to the primary entrance. The CC zone has a minimum front setback of 10' and a maximum setback of 25' the applicant is showing a 30' setback, the building should be moved forward at least 5' to meet the maximum front setback of 25' currently no pedestrian access is shown leading to the main entrance, a safe pedestrian route from Pony Express Parkway to the building shall be provided.

Parking Location: 17.72.030 B requires surface parking to be located to the side or rear of buildings, the proposal *complies* with this provision.

Architectural Style/Theme: 17.72.040 A states: "Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial and multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary facade.." the only surrounding building is Cascade Collision. The buildings are similar in terms of architectural style both being flat with raised towers on the ends and use of CMU and roll up doors. The applicant has provided color renderings and

updated elevations showing the same architectural features used on all sides of the building

Main Entrance: *17.72.040 B* requires the main entrance of structures orient toward major sidewalks, pedestrian ways etc. The primary entrance of Big O is to the West, and does not orient toward a pedestrian way, but additional windows, and upgraded garage doors have been added to the north elevations/

Roof Design: *17.72.040 C* requires the primary roof help reduce the perceived scale of the building, and that a building shall contain either sloping roofs with overhanging eaves or decorative parapet and multiple roof planes and heights. the proposal does include multiple roof planes (2) and heights (2) the Planning Commission felt this was appropriate.

Building Articulation: *17.72.040 D* requires vertical and horizontal articulation to reduce the perceived scale of buildings. The proposed elevations utilize multiple building materials on all facades, includes wainscot, stripes around the building, awnings, decorative lighting and roof caps.

Architectural Detailing: *17.72.040 E 1* states commercial buildings shall incorporate a majority of the following architectural details, reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details. The applicant's proposal includes: awnings, popouts, decorative windows and doors, ornamental cornices, a decorative masonry pattern, and architectural lighting additional design elements were added so a majority of required features were present on all facades.

Building Materials: *17.72.040 F2* requires all commercial buildings to avoid large panelized products and featureless surfaces, and requires an appropriate mix of building materials on all sides of a building. The nature of repair shops like Big O requires large service bays and roll up doors, The Planning Commission did not believe additional elements were needed, but the applicant has added decorative doors, architectural lighting, and use of different building materials and patterns on all walls to avoid panelized featureless

surfaces.

Other Items for Consideration

Parking: *17.55.120(c)* requires Automotive Service Stations to provide 1 parking stall per 500 SF of gross finished floor area plus 2 stalls per service bay. The proposal includes ~1,400 SF of gross finished floor and 12 service bays, thus 27 parking stalls are required 32 parking stalls are provided.

Lighting: The proposal shall comply with all standards found in *17.56 Outdoor Lighting Standards*

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a site plan can be found in EMMC 17.100.050

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission voted (3-1) (1 Commissioner absent) to recommend approval of the Big O Site Plan with the following conditions:

1. The applicant shall provide safe pedestrian access from Pony Express Parkway to the customer lobby.
2. The applicant shall ensure that all lighting comply with dark sky standards including full cutoff lights, no overspill, no more than 100,000 lumens per acre and all parking lot lights shall be under 17 feet in height.
3. The applicant shall move the building forward at least five feet to comply with maximum front setback of 25 feet.
4. The applicant shall provide additional architectural features so that all facades contain at least six of the architectural features as defined and required by EMMC 17.72.040 E 1.
5. The applicant shall review and provide updated elevations with clear illustration of the orientation of the building, correcting any labels as appropriate.

ATTACHMENTS:

Color Landscape Plans
Site Plan
Exterior Elevations
Renderings



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Gf's	5	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	B & B		2"Cal
	M'pf	2	Malus x 'Prairifire' Prairifire Crabapple	B & B		2"Cal
	Ux1	5	Ulmus x 'Frontier' Frontier Elm	B & B		2"Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Jc's	3	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'
	J's'm	2	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		5'-6'
	Po'b	2	Picea omorika 'Bruns' Bruns Spruce	B & B		5'-6'
	Po'r	2	Picea omorika 'Riverside' Riverside Serbian Spruce	B & B		5'-6'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Ic's	2	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	5 gal		
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	B'l	6	Berberis thunbergii 'Bolefin' TM Limonicello Barberry	5 gal		
	C's'c	3	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood	5 gal		
	C's'k	5	Cornus sericea 'Kelsey' Kelsey Dogwood	5 gal		
	Po'l	12	Physocarpus opulifolius 'UMNHarpell' Fireside Ninebark	5 gal		
	Pf'g	17	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal		
	Pb'p	18	Prunus besseyi 'P0115' TM Pawnee Buttes Sand Cherry	5 gal		
	R'a	8	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal		
	Sb'g	14	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea	5 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Ca'k	44	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
	H's	45	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass	1 gal		
	M'ml	26	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal		
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	R'rd	23	Rosa x 'Meigalpio' TM Red Drift Groundcover Rose	3 gal		

REFERENCE NOTES SCHEDULE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	COLOR
	4'-4" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF STONE MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK OR CENTER OF PLANT.	1,598 sf	
SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	COLOR
	3'-4" GREY BOULDERS - DECORATIVE	25	
SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	COLOR
	STONE MULCH. COLOR: DARK GRAY. SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK OR CENTER OF PLANT.	795 sf	
SYMBOL	1 LANDSCAPE DESCRIPTION	QTY	COLOR
	1" MINUS DESERT ROSE STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING TO AID IN WEED SUPPRESSION. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK OR CENTER OF PLANT.	2,645 sf	

ISSUE DATE
11/3/2021

PROJECT NUMBER
UT21147

NO. REVISION DATE

1 XXXX XX-XX-XX

2

3

4

5

6

7

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

BIG O TIRES

~7950 PORTERS CROSSING PKWY

EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
SOVEREIGN PROPERTIES
C/O TREVOR SHARP
801-787-4603

Client / Engineer:
CIR CIVIL ENGINEERING
3032 SOUTH 1030 WEST, SUITE 202
SALT LAKE CITY, UT 84119
801-949-6296

LANDSCAPE ARCHITECT / PLANNER

DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

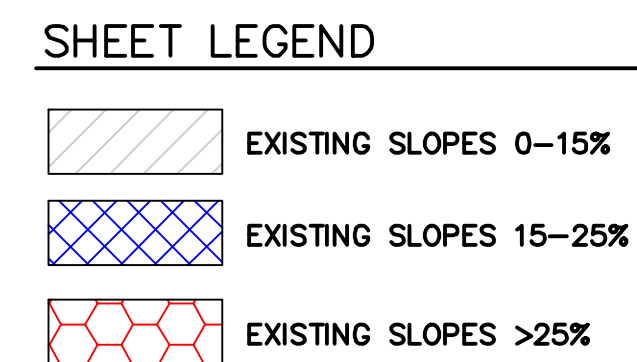
LICENSE STAMP

DRAWING INFO

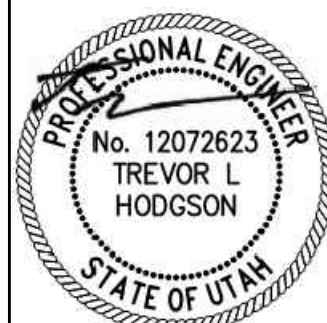
PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 11/3/2021

COLOR PLAN

LP-COLOR



BIG O TIRES
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH
SLOPE ANALYSIS MAP



SHEET NO. C0.1	
PROJECT ID S1070-02	DATE: 09/17/2
FILE NAME: PRJ-TEM2	SCALE: 1"=30

[illegible]

CIR | **CIVIL ENGINEERING
+ SURVEYING**

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

58.034:0558
EAGLE MOUNTAIN CITY
59.65 ACRES

58.040:0258
EAGLE MOUNTAIN CITY
15.77 ACRES

LOT 3
0.46 ACRES
FUTURE PHASE

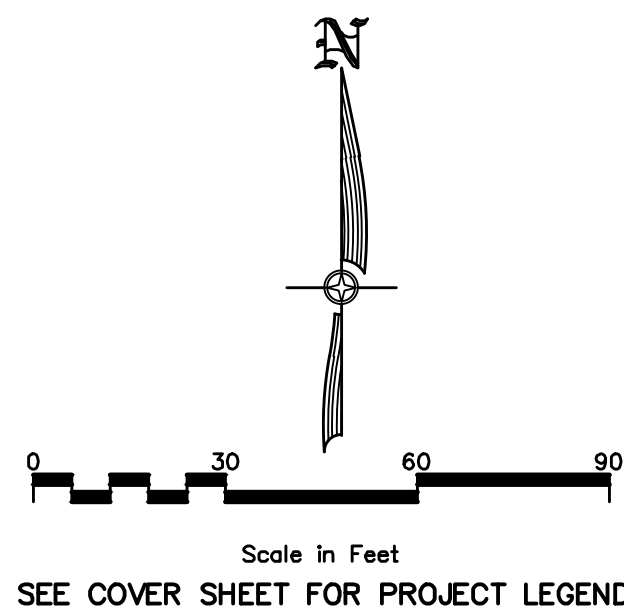
PROPOSED BUILDING
AREA 7,358 SQ. FT.
F.F.E.=4804.00

LOT 2
1.02 ACRES

EXISTING BUILDING
AREA 16,584 SQ. FT.
F.F.E.=4804.00

LOT 4
0.73 ACRES
FUTURE PHASE

58.040:0258
EAGLE MOUNTAIN CITY
15.77 ACRES



LOT 2 AREAS:

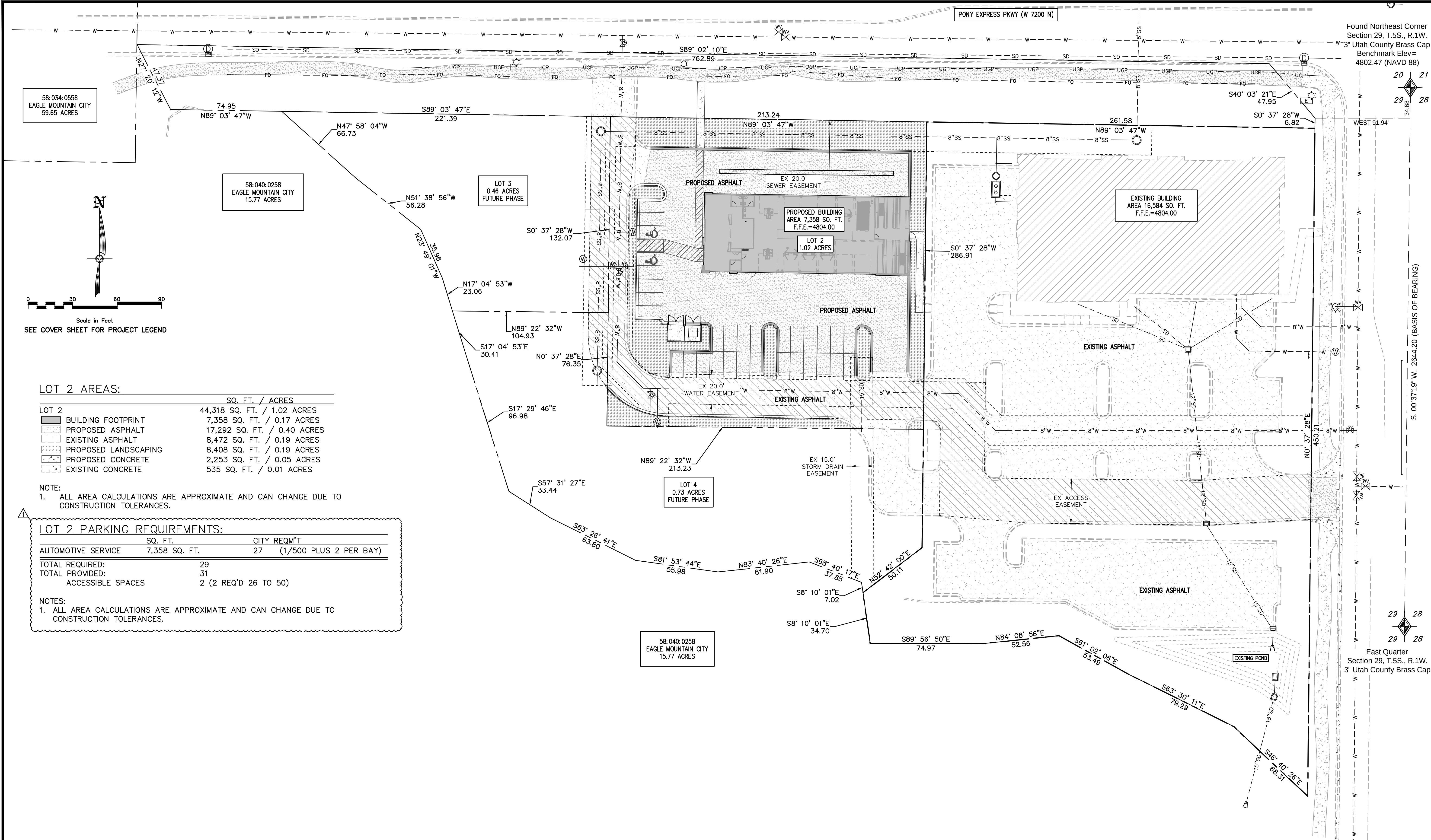
	SQ. FT. / ACRES
LOT 2	44,318 SQ. FT. / 1.02 ACRES
BUILDING FOOTPRINT	7,358 SQ. FT. / 0.17 ACRES
PROPOSED ASPHALT	17,292 SQ. FT. / 0.40 ACRES
EXISTING ASPHALT	8,472 SQ. FT. / 0.19 ACRES
PROPOSED LANDSCAPING	8,408 SQ. FT. / 0.19 ACRES
PROPOSED CONCRETE	2,253 SQ. FT. / 0.05 ACRES
EXISTING CONCRETE	535 SQ. FT. / 0.01 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'D
AUTOMOTIVE SERVICE	7,358 SQ. FT.	27 (1/500 PLUS 2 PER BAY)
TOTAL REQUIRED:	29	
TOTAL PROVIDED:	31	
ACCESSIBLE SPACES	2 (2 REQ'D 26 TO 50)	

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.



Found Northeast Corner
Section 29, T.5S., R.1W.
3" Utah County Brass Cap
Benchmark Elev =
4802.47 (NAVD 88)

East Quarter
Section 29, T.5S., R.1W.
3" Utah County Brass Cap

1	COMMENTS	DATE	BY	REVISIONS	PROJECT ENGINEER: TLH

CIVIL ENGINEERING + SURVEYING

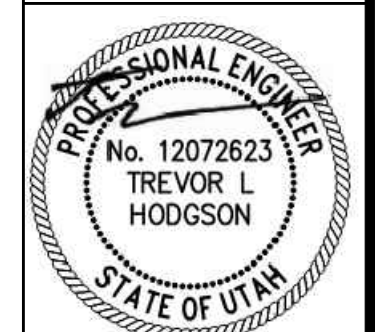
CIR

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

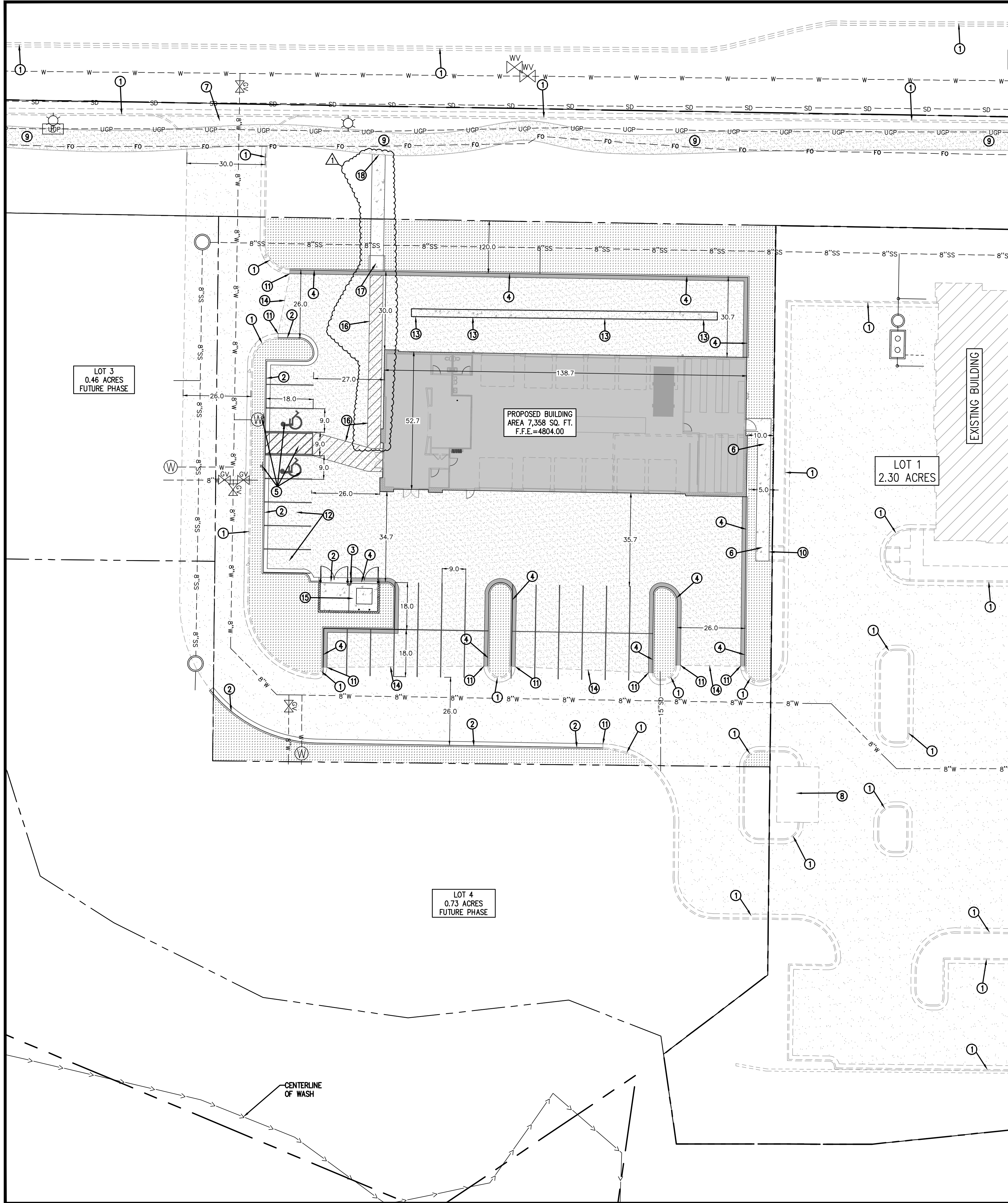
BIG O TIRES

PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH

OVERALL SITE PLAN

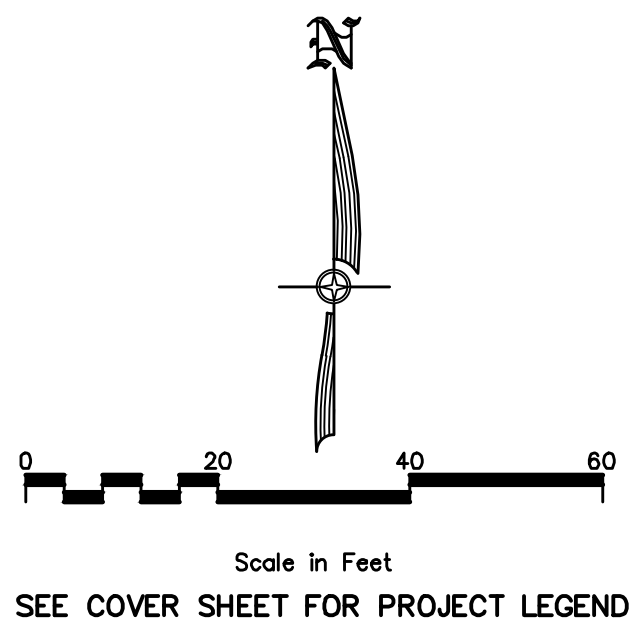


SHEET NO.	C1.0
PROJECT ID	S1070-02
DATE	09/17/21
FILE NAME	PRJ-TEM2
SCALE	1"=30'



SITE PLAN NOTES:

- ① EXISTING CURB & GUTTER.
- ② PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- ③ PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- ④ PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 2/C4.0.
- ⑤ PROPOSED ADA PARKING STALL AND ADA PARKING SIGN. ALL ADA STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 8/C4.0 & 9/C4.0.
- ⑥ PROPOSED 5' WIDE CONCRETE SIDEWALK. TANGENTIAL SLOPE NOT TO EXCEED 5% CROSS SLOPE NOT TO EXCEED 2%.
- ⑦ EXISTING DRIVE APPROACH.
- ⑧ EXISTING TRASH ENCLOSURE.
- ⑨ EXISTING SIDEWALK, TO REMAIN.
- ⑩ MATCH PROPOSED SIDEWALK TO EXISTING ADA RAMP.
- ⑪ MATCH PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER.
- ⑫ PROPOSED SNOW STORAGE LOCATION.
- ⑬ INSTALL 3' WIDE ROLL GUTTER. SEE DETAIL 10/C4.0.
- ⑭ SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
- ⑮ PROPOSED DUMPSTER LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS.
- ⑯ PROPOSED PAINTED PEDESTRIAN WALKWAY.
- ⑰ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 12/C4.0.
- ⑱ MATCH PROPOSED SIDEWALK TO EXISTING SIDEWALK.



CIVIL ENGINEERING + SURVEYING		PROJECT ENGINEER: TLH	
3032 SOUTH 1030 WEST, SUITE 202 SLC, Utah 84119 - 801-949-6296		BY DATE	
REVISIONS		NO	
COMMENTS		1	
TLH 11/02/21			

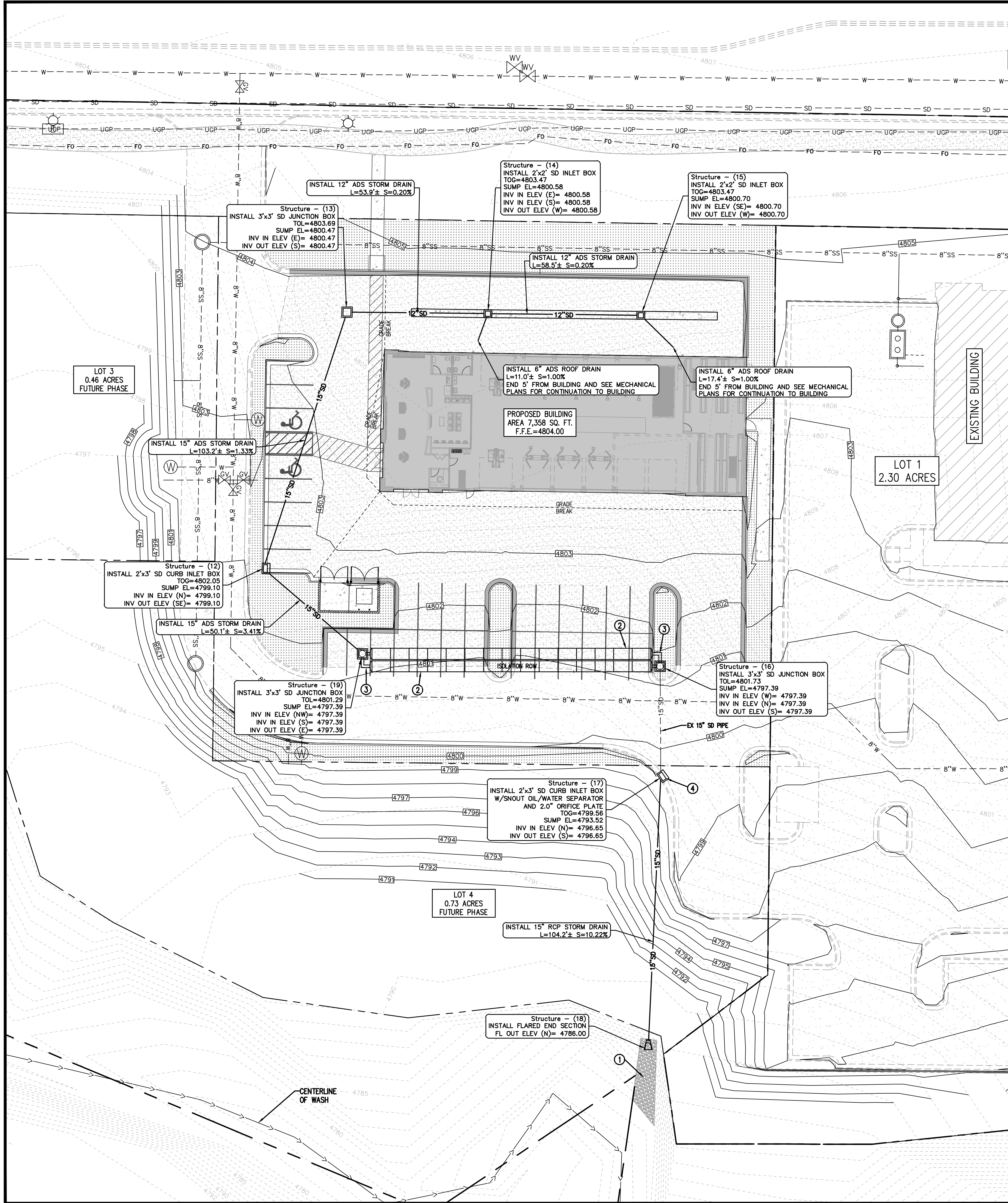
BIG O TIRES
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH
SITE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L. HODGSON
STATE OF UTAH

SHEET NO. **C1.1**

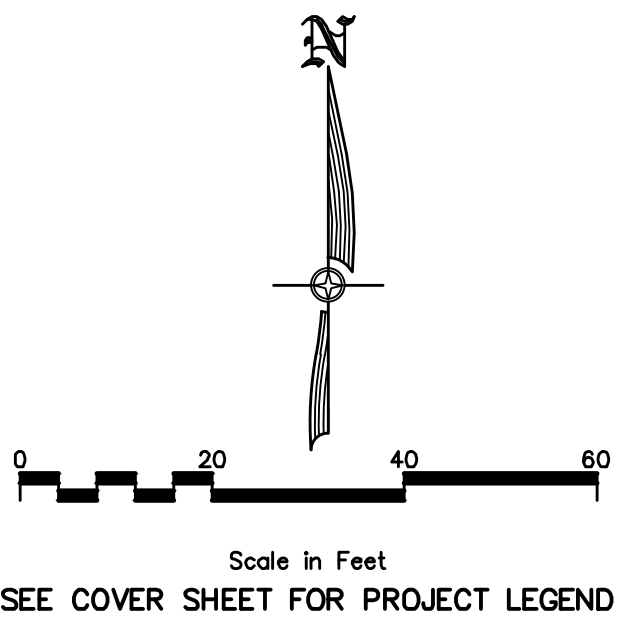
PROJECT ID: S1070-02 DATE: 09/17/21
FILE NAME: PRJ-TEM2 SCALE: 1"=20'

CALL BEFORE YOU DIG
BLUE STAKES 1 800 669 8474

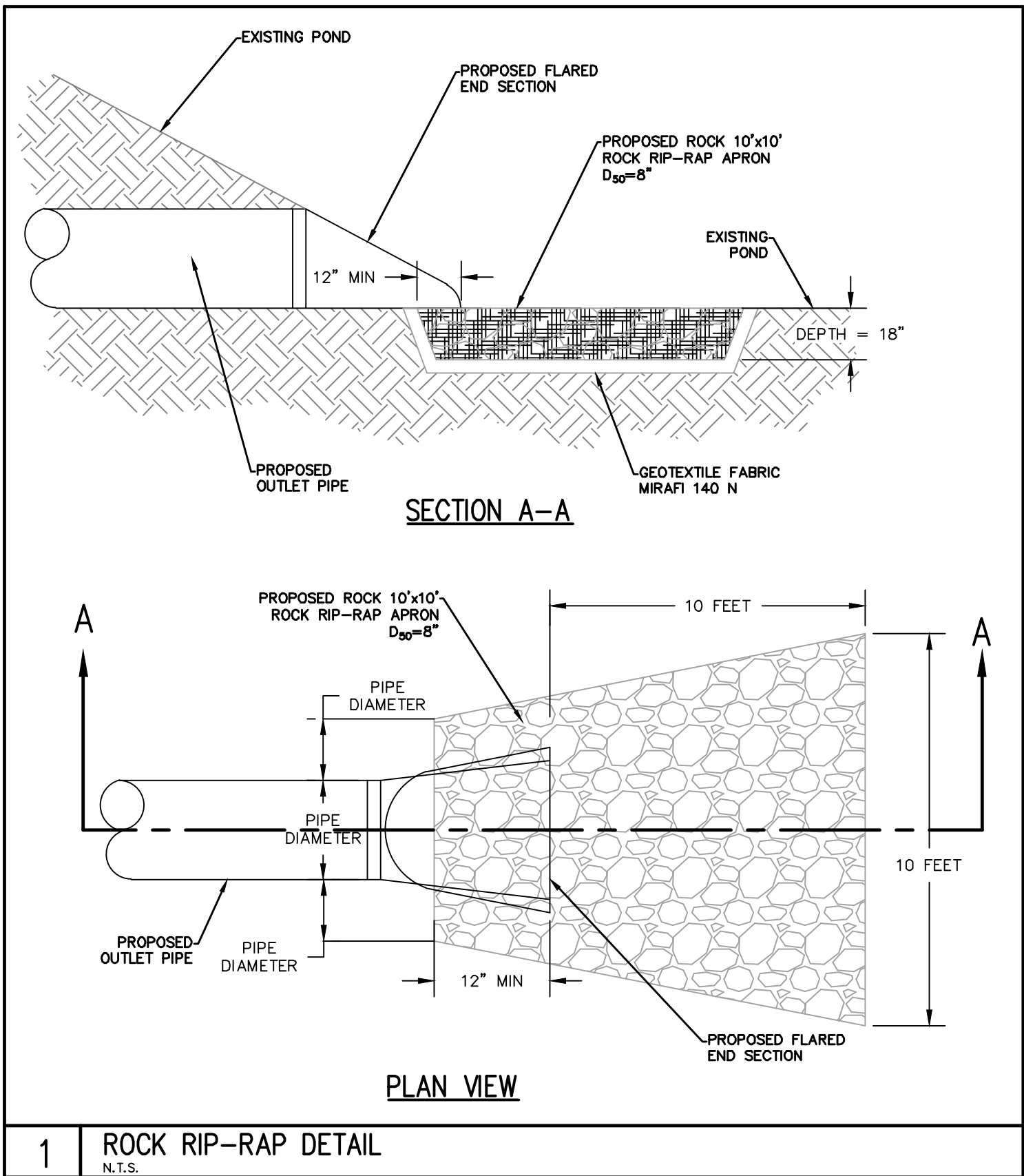


DRAINAGE CALCULATION SUMMARY:

DESIGN STORM	=	100-YEAR, 24-HR
DETENTION VOLUME REQUIRED	=	2,309 CU. FT.
DETENTION VOLUME PROVIDED	=	2,309 CU. FT.
RELEASE RATE	=	0.20 CFS (0.20 CFS/ACRE)
ORIFICE SIZE/ELEVATION	=	2.0" AT 4796.65
PRE-TREATMENT DEVICE	=	18F BMP SNOOT OIL/WATER SEPARATOR



- DRAINAGE PLAN NOTES:**
1. INSTALL RIP-RAP EROSION PROTECTION. D50=8" SEE DETAIL 1/THIS SHEET.
 2. INSTALL STORMTECH SC-740 SUBSURFACE STORMWATER MANAGEMENT SYSTEM. INSTALLATION TO BE DONE PER MANUFACTURER SPECIFICATIONS. BOTTOM OF CHAMBERS TO BE SET AT ELEVATION 4797.39. CONTRACTOR TO INSTALL 2 LEGS OF 15 CHAMBERS EACH. TOTAL CHAMBERS TO BE 28. SEE DETAIL SHEET C4.1.
 3. INSTALL 12" TEES (TYP.).
 4. CUT EXISTING 15" STORM DRAIN PIPE AND CONNECT PROPOSED CURB INLET BOX AT I.E.=4796.65.



1 ROCK RIP-RAP DETAIL
N.T.S.

PROJECT NO.	DATE	BY	DATE
S1070-02	09/17/21	NO	REVISIONS
FILE NAME:	SCALE:	DESIGNER: TLH	PROJECT ENGINEER: TLH
PRJ-TEM2	1"=20'		

CIVIL ENGINEERING + SURVEYING

CIR

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

BIG O TIRES

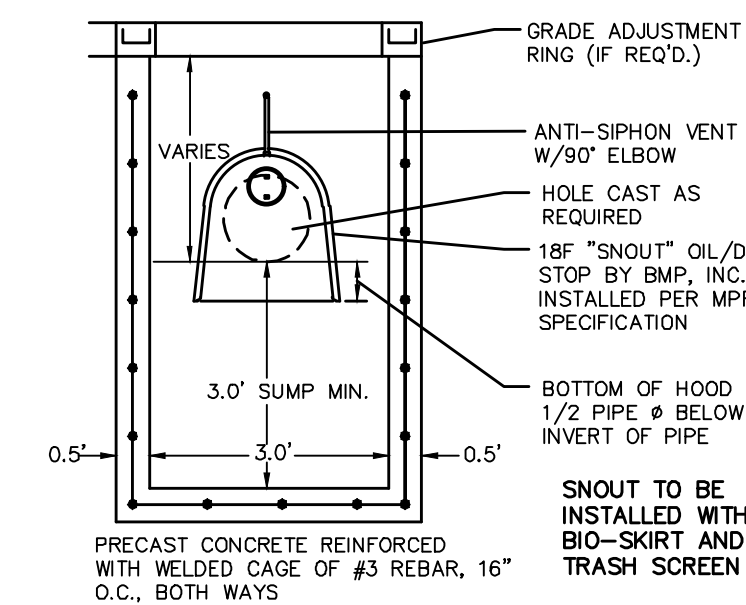
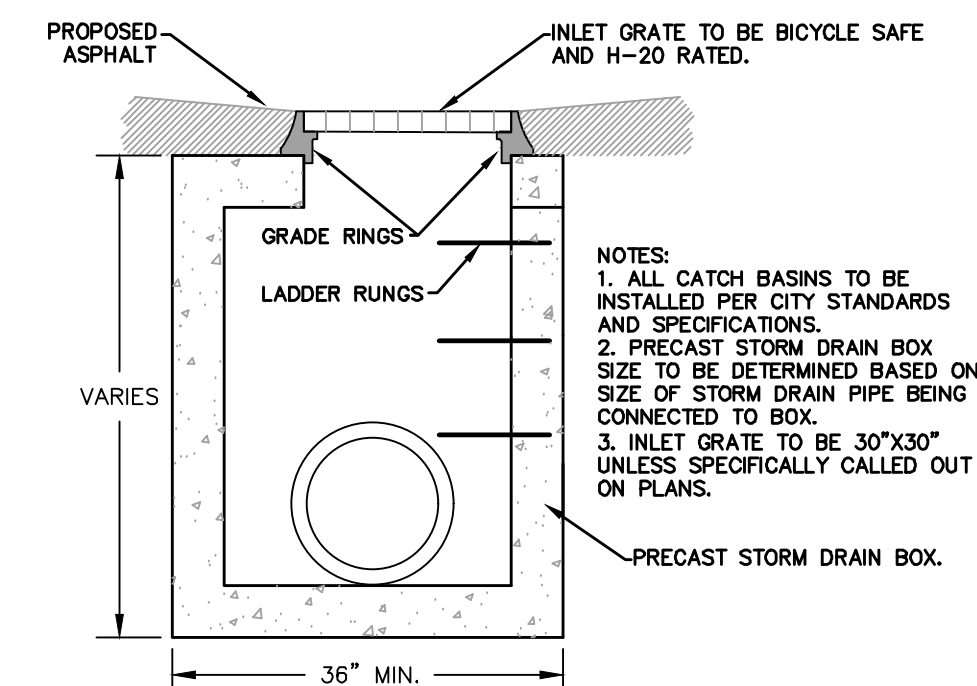
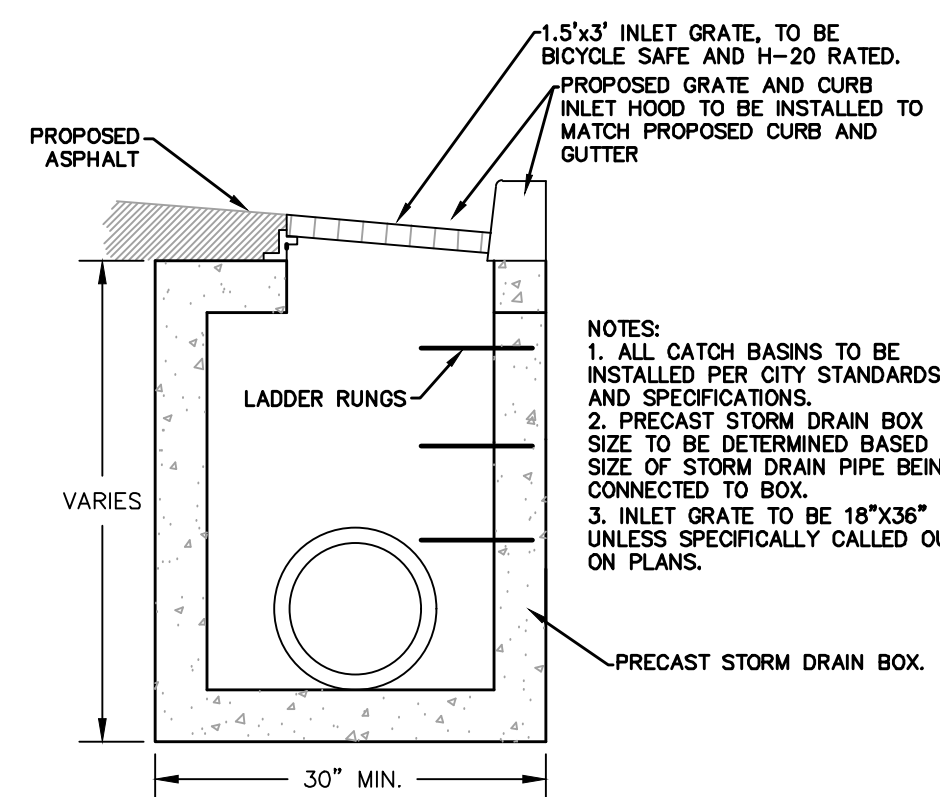
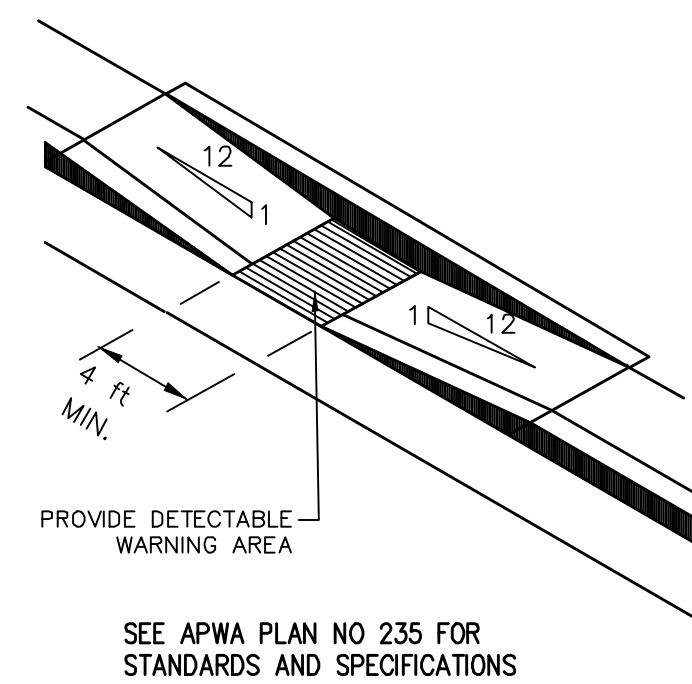
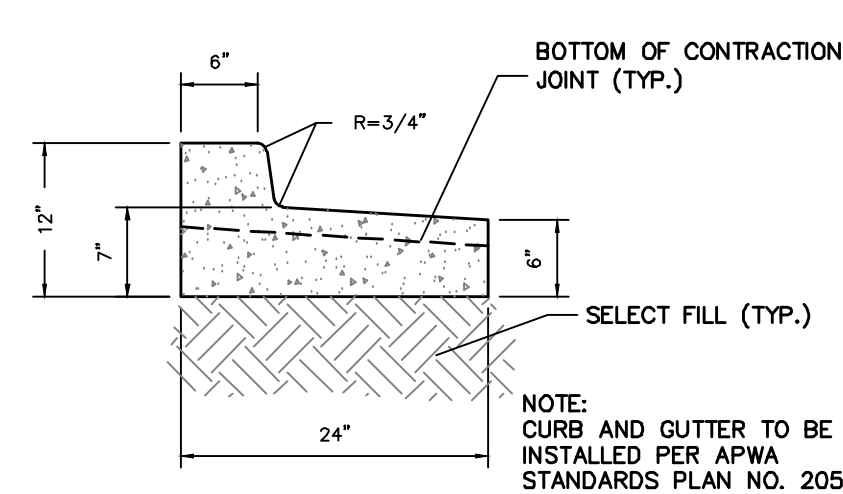
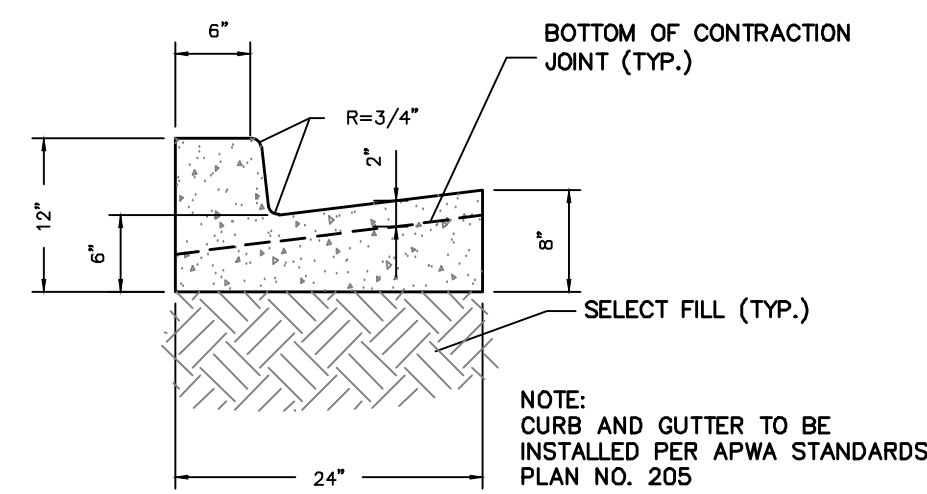
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH

DRAINAGE PLAN

PROFESSIONAL ENGINEER
No. 12072623
TREVOR L. HODGSON
STATE OF UTAH

SHEET NO. **C2.1**

CALL BEFORE YOU DIG
BLUE STAKES 1 800 669 8474



1	24" CURB & GUTTER N.T.S.
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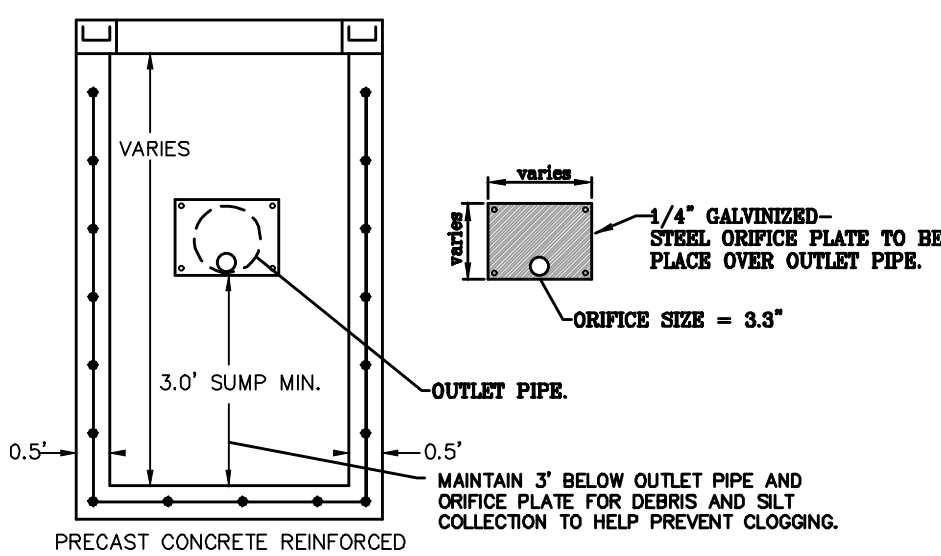
2	24" REVERSE PAN CURB & GUTTER N.T.S.
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3	ADA RAMP N.T.S.
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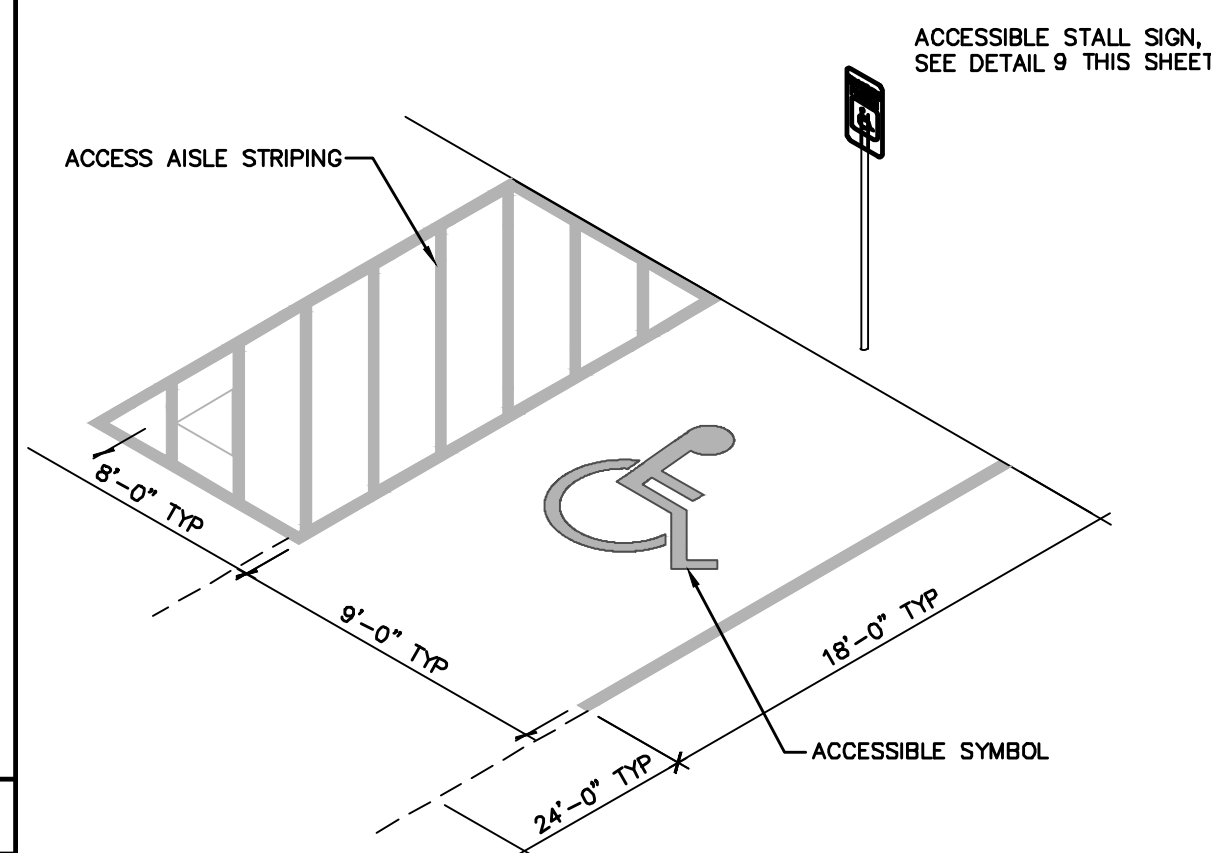
4	STANDARD STORM DRAIN CURB INLET BOX N.T.S.
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5	STANDARD STORM DRAIN INLET BOX N.T.S.
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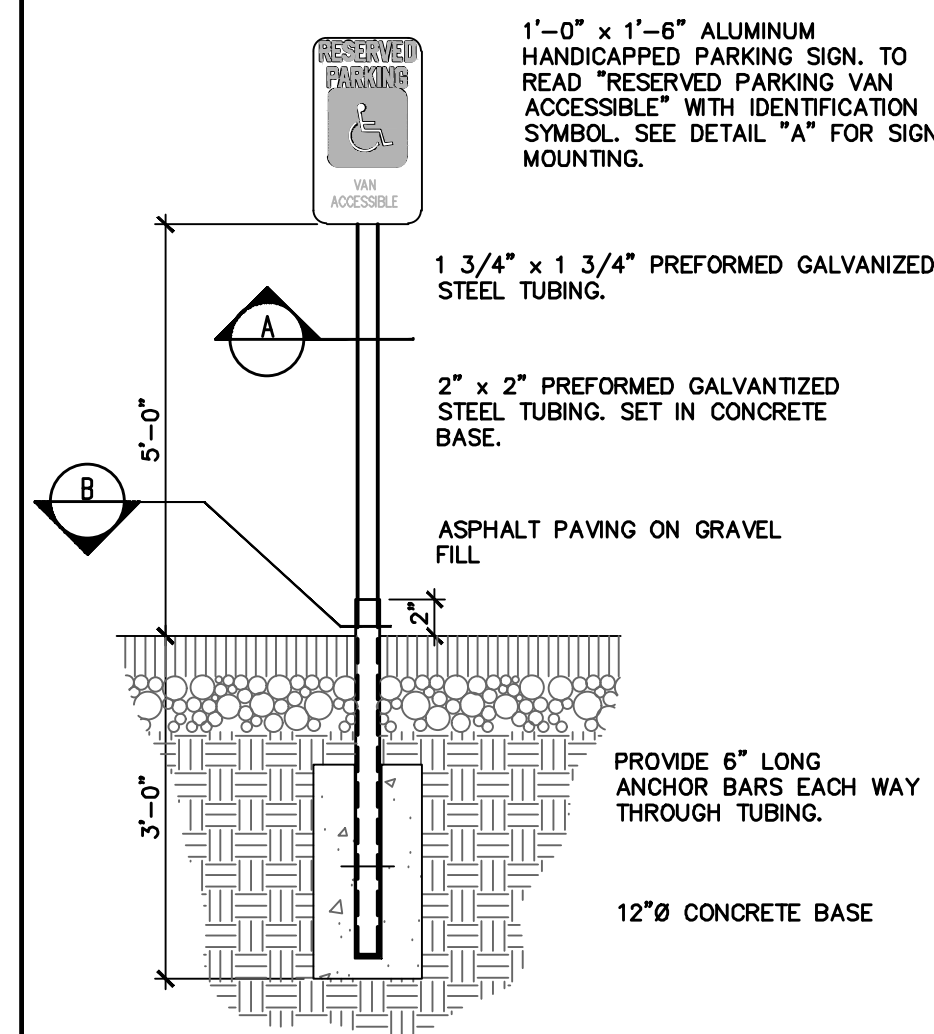
6	SNOUT OIL & DEBRIS STOP N.T.S.
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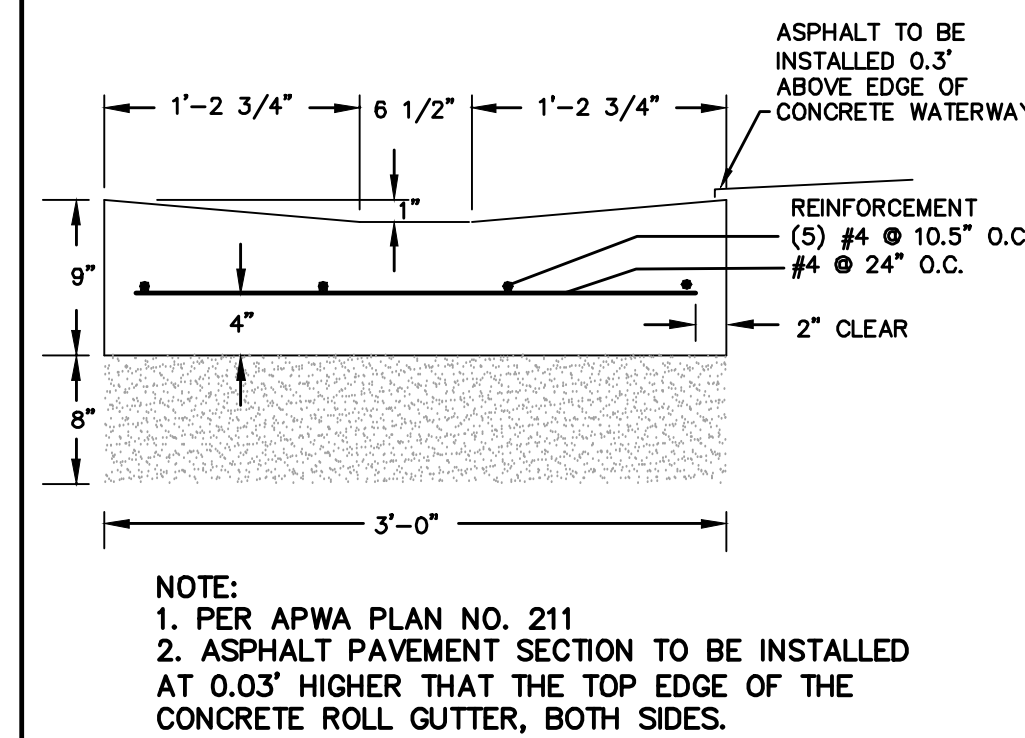
7	ORIFICE PLATE N.T.S.
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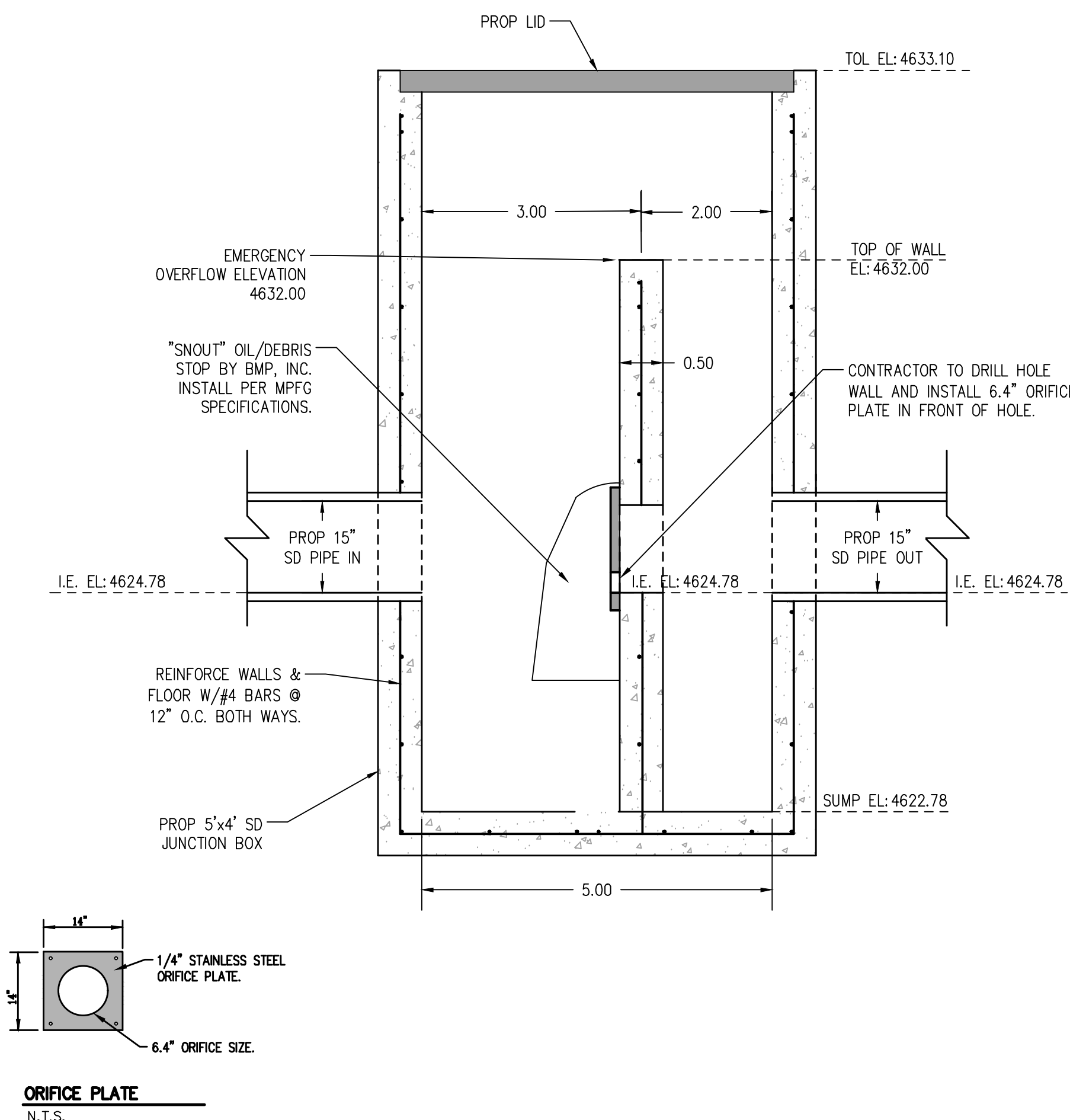
8	ACCESSIBLE PARKING STALL N.T.S.
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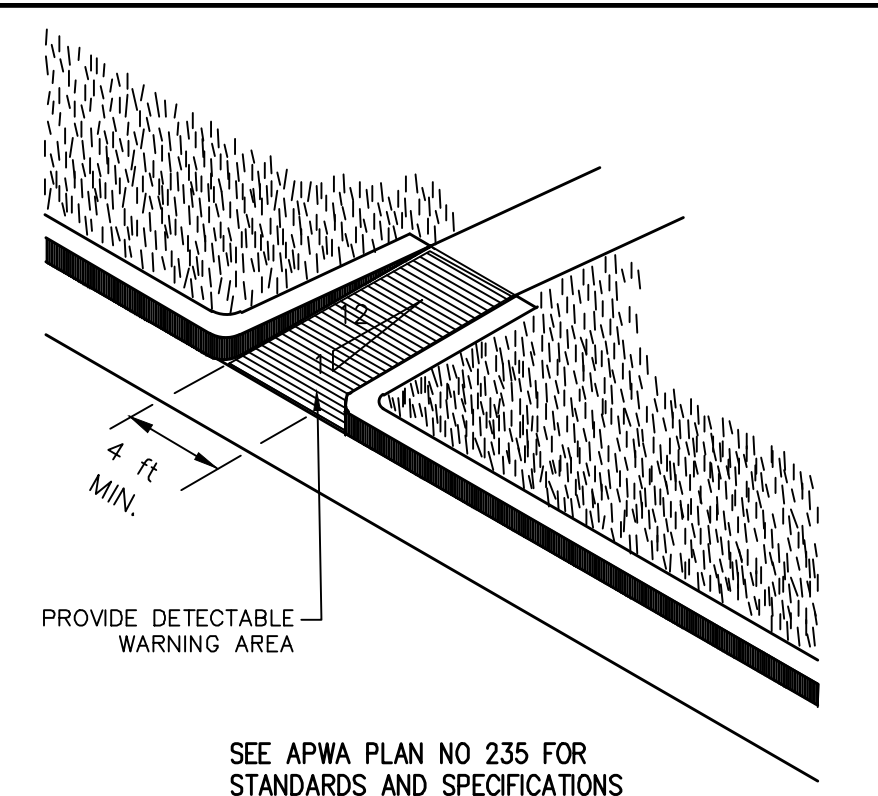
9	HANDICAPPED PARKING SIGN N.T.S.
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10	3'-0" ROLL GUTTER N.T.S.
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11	SITE OUTLET STRUCTURE-SOUTHWEST N.T.S.
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12	ADA RAMP
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STORMTECH SC-740 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.

STORMTECH SC-740 CHAMBER

Nominal Chamber Specifications

Size (L x W x H)
85.4" x 51" x 30"

2,170 mm x 1,295 mm x 762 mm

Chamber Storage

45.3 ft³ (1.30 m³)

Min. Installed Storage*

74.9 ft³ (2.12 m³)

Weight

74.0 lbs (33.6 kg)

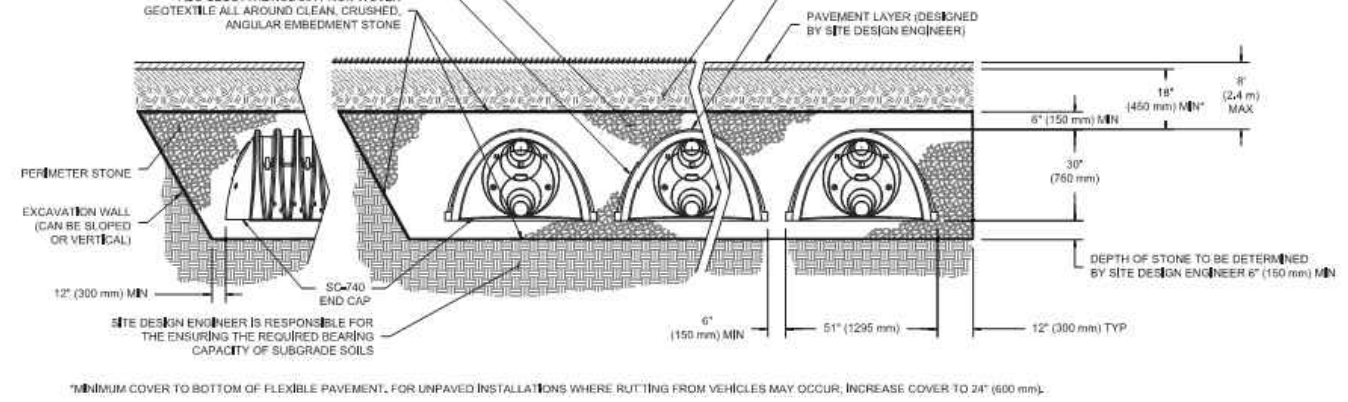
Shipping

30 chambers/pallet

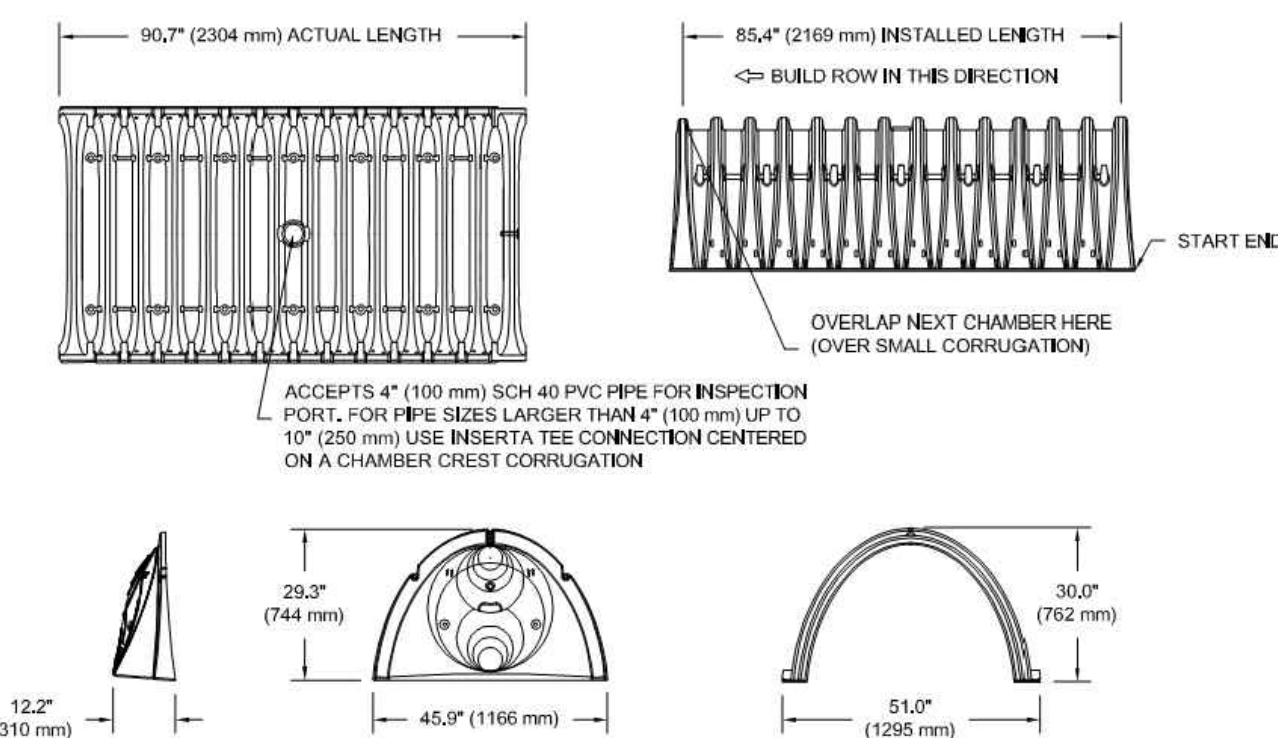
60 and caps/pallet

12 pallets/truck

*Assumes 6" (150 mm) stone above, below and between chambers and 40% stone porosity.



SC-740 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

SIZE (L x W x H) INSTALLED LENGTH

CHAMBER STORAGE

MINIMUM INSTALLED STORAGE*

WEIGHT

*ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC740EP08T / SC740EP08TPC	6" (150 mm)	10.5" (277 mm)	16.5" (419 mm)	0.5" (13 mm)
SC740EP08B / SC740EP08BPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	0.6" (15 mm)
SC740EP10T / SC740EP10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	0.7" (18 mm)
SC740EP10B / SC740EP10BPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—
SC740EP12T / SC740EP12TPC	12" (300 mm)	14.7" (373 mm)	9.0" (229 mm)	1.2" (30 mm)
SC740EP12B / SC740EP12BPC	15" (375 mm)	18.4" (467 mm)	5.0" (127 mm)	—
SC740EP15T / SC740EP15TPC	18" (450 mm)	19.7" (500 mm)	—	1.6" (41 mm)
SC740EP15B / SC740EP15BPC	24" (600 mm)	16.5" (419 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EP08B AND SC740EP10B, ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

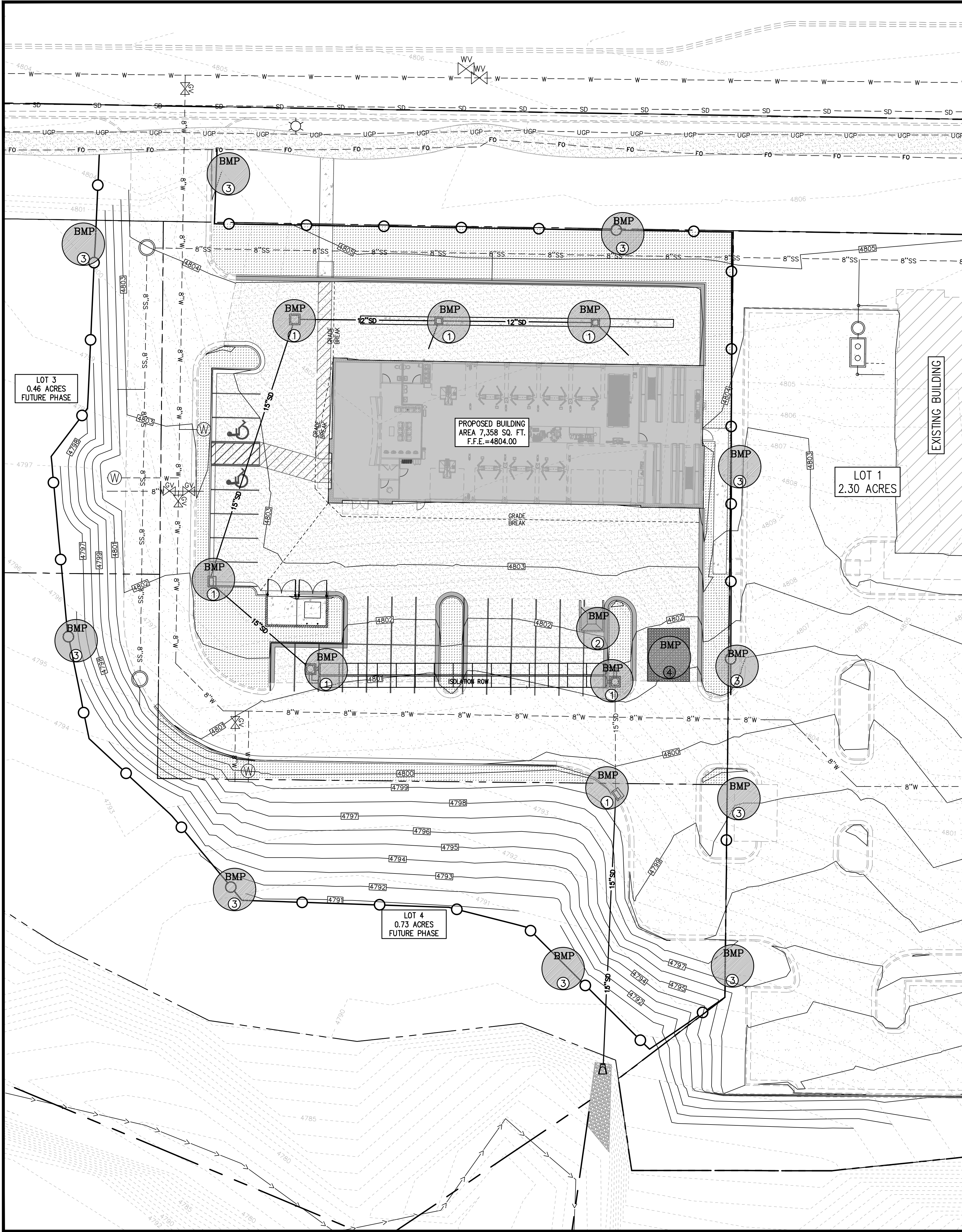
* FOR THE SC740EP24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

SC-740 CUMULATIVE STORAGE VOLUMES PER CHAMBER

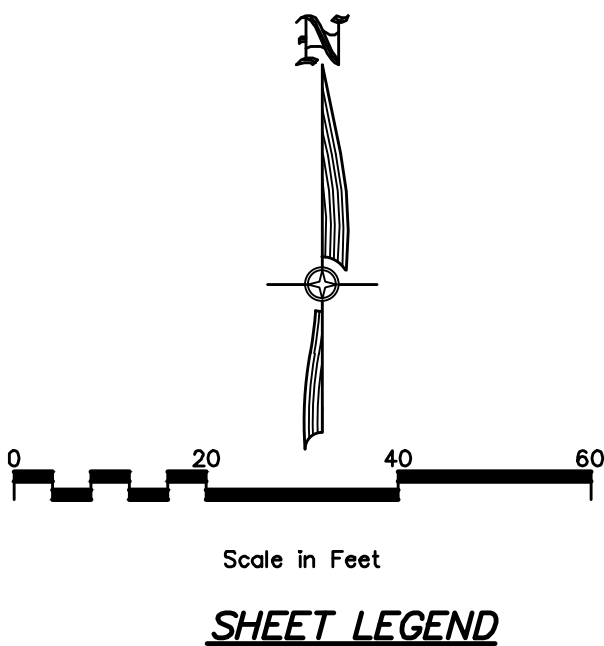
Assumes 40% Stone Porosity. Calculations are Based Upon a 6" (150 mm) Stone Base Under Chambers.

Depth of Water in System (inches)	Cumulative Chamber Storage ft ³ (m ³)	Total System Cumulative Storage ft ³ (m ³)
42 (1067)	45.90 (1.300)	74.90 (2.121)
44 (1118)	45.90 (1.300)	75.77 (2.169)
46 (1169)	45.90 (1.300)	76.64 (2.169)
48 (1219)	45.90 (1.300)	77.51 (2.169)
50 (1270)	45.90 (1.300)	78.38 (2.169)
52 (1321)	45.90 (1.300)	79.25 (2.169)
54 (1372)	45.90 (1.300)	80.12 (2.169)
56 (1423)	45.90 (1.300)	80.99 (2.169)
58 (1474)	45.90 (1.300)	81.86 (2.169)
60 (1525)	45.90 (1.300)	82.73 (2.169)
62 (1576)	45.90 (1.300)	83.60 (2.169)
64 (1627)	45.90 (1.300)	84.47 (2.169)
66 (1678)	45.90 (1.300)	85.34 (2.169)
68 (1729)	45.90 (1.300)	86.21 (2.169)
70 (1780)	45.90 (1.300)	87.08 (2.169)
72 (1831)	45.90 (1.300)	87.95 (2.169)
74 (1882)	45.90 (1.300)	88.82 (2.169)
76 (1933)	45.90 (1.300)	89.69 (2.169)
78 (1984)	45.90 (1.300)	90.56 (2.169)
80 (2035)	45.90 (1.300)	91.43 (2.169)
82 (2086)	45.90 (1.300)	92.30 (2.169)
84 (2137)	45.90 (1.300)	93.17 (2.169)
86 (2188)	45.90 (1.300)	94.04 (2.169)
88 (2239)	45.90 (1.300)	94.91 (2.169)
90 (2290)	45.90 (1.300)	95.78 (2.169)
92 (2341)	45.90 (1.300)	96.65 (2.169)
94 (2392)	45.90 (1.300)	97.52 (2.169)
96 (2443)	45.90 (1.300)	98.39 (2.169)
98 (2494)	45.90 (1.300)	99.26 (2.169)
100 (2545)	45.90 (1.300)	100.13 (2.169)
102 (2596)	45.90 (1.300)	101.00 (2.169)
104 (2647)	45.90 (1.300)	101.87 (2.169)
106 (2698)	45.90 (1.300)	102.74 (2.169)
108 (2749)	45.90 (1.300)	103.61 (2.169)
110 (2800)	45.90 (1.300)	104.48 (2.169)
112 (2851)	45.90 (1.300)	105.35 (2.169)
114 (2902)	45.90 (1.300)	106.22 (2.169)
116 (2953)	45.90 (1.300)	107.09 (2.169)
118 (3004)	45.90 (1.300)	107.96 (2.169)
120 (3055)	45.90 (1.300)	108.83 (2.169)
122 (3106)	45.90 (1.300)	109.70 (2.169)
124 (3157)	45.90 (1.300)	110.57 (2.169)
126 (3208)	45.90 (1.300)	111.44 (2.169)
128 (3259)	45.90 (1.300)	112.31 (2.169)
130 (3310)	45.90 (1.300)	113.18 (2.169)
132 (3361)	45.90 (1.300)	114.05 (2.169)
134 (3412)	45.90 (1.300)	114.92 (2.169)
136 (3463)	45.90 (1.300)	115.79 (2.169)
138 (3514)	45.90 (1.300)	116.66 (2.169)
140 (3565)	45.90 (1.300)	117.53 (2.169)
142 (3616)	45.90 (1.300)	118.40 (2.169)
144 (3667)	45.90 (1.300)	119.27 (2.169)
146 (3718)	45.90 (1.300)	120.14 (2.169)
148 (3769)	45.90 (1.300)	121.01 (2.169)
150 (3820)	45.90 (1.300)	121.88 (2.169)
152 (3871)	45.90 (1.300)	122.75 (2.169)
154 (3922)	45.90 (1.300)	123.62 (2.169)
156 (3973)	45.90 (1.300)	124.49 (2.169)
158 (4024)	45.90 (1.300)	125.36 (2.169)
160 (4075)	45.90 (1.300)	126.23 (2.169)
162 (4126)	45.90 (1.300)	127.10 (2.169)
164 (4177)	45.90 (1.300)	127.97 (2.169)
166 (4228)	45.90 (1.300)	128.84 (2.169)
168 (4279)	45.90 (1.300)	129.71 (2.169)
170 (4330)	45.90 (1.300)	130.58 (2.169)
172 (4381)	45.90 (1.300)	131.45 (2.169)
174 (4432)	45.90 (1.300)	132.32 (2.169)
176 (4483)	45.90 (1.300)	133.19 (2.169)
178 (4534)	45.90 (1.300)	134.06 (2.169)
180 (4585)	45.90 (1.300)	134.93 (2.169)
182 (4636)	45.90 (1.300)	135.80 (2.169)
184 (4687)	45.90 (1.300)	136.67 (2.169)
186 (4738)	45.90 (1.300)	137.54 (2.169)
188 (4789)	45.90 (1.300)	138.41 (2.169)
190 (4840)	45.90 (1.300)	139.28 (2.169)
192 (4891)	45.90 (1.300)	140.15 (2.169)
194 (4942)	45.90 (1.300)	141.02 (2.169)
196 (4993)	45.90 (1.300)	141.89 (2.169)
198 (5044)	45.90 (1.300)	142.76 (2.169)
200 (5095)	45.90 (1.300)	143.63 (2.169)
202 (5146)	45.90 (1.300)	144.50 (2.169)
204 (5197)	45.90 (1.300)	145.37 (2.169)
206 (5248)	45.90 (1.300)	146.24 (2.169)
208 (5299)	45.90 (1.300)	147.11 (2.169)
210 (5350)	45.90 (1.300)	147.98 (2.169)
212 (5401)	45.90 (1.300)	148.85 (2.169)
214 (5452)	45.90 (1.300)	149.72 (2.169)
216 (5503)	45.90 (1.300)	150.59 (2.169)
218 (5554)	45.90 (1.300)	151.46 (2.169)
220 (5605)	45.90 (1.300)	152.33 (2.169)
222 (5656)	45.90 (1.300)	153.20 (2.169)
224 (5707)	45.90 (1.300)	154.07 (2.169)
226 (5758)	45.90 (1.300)	154.94 (2.169)
228 (5809)	45.90 (1.300)	155.81 (2.169)
230 (5860)	45.90 (1.300)	156.68 (2.169)
232 (5911)	45.90 (1.300)	157.55 (2.169)
234 (5962)	45.90 (1.300)	158.42 (2.169)
236 (6013)	45.90 (1.300)	159.29 (2.169)
238 (6064)	45.90 (1.300)	160.16 (2.169)
240 (6115)	45.90 (1.300)	161.03 (2.169)
242 (6166)	45.90 (1.300)	161.90 (2.169)
244 (6217)	45.90 (1.300)	162.77 (2.169)
246 (6268)	45.90 (1.300)	163.64 (2.169)
248 (6319)	45.90 (1.300)	164.51 (2.169)
250 (6370)	45.90 (1.300)	165.38 (2.169)
252 (6421)	45.90 (1.300)	166.25 (2.169)
254 (6472)	45.90 (1.300)	167.12 (2.169)
256 (6523)	45.90 (1.300)	167.99 (2.169)
258 (6574)	45.90 (1.300)	168.86 (2.169)
260 (6625)	45.90 (1.300)	169.73 (2.169)
262 (6676)	45.90 (1.300)	170.60 (2.169)
264 (6727)	45.90 (1.300)	171.47 (2.169)
266 (6778)	45.90 (1.300)	172.34 (2.169)
268 (6829)	45.90 (1.300)	173.21 (2.169)
270 (6880)	45.90 (1.300)	174.08 (2.169)
272 (6931)	45.90 (1.300)	174.95 (2.169)
274 (6982)	45.90 (1.300)	175.82 (2.169)
276 (7033)	45.90 (1.300)	176.69 (2.169)
278 (7084)	45.90 (1.300)	177.56 (2.169)
280 (7135)	45.90 (1.300)	178.43 (2.169)
282 (7186)	45.90 (1.300)	179.30 (2.169)
284 (7237)	45.90 (1.300)	180.17 (2.169)
286 (7288)	45.90 (1.300)	181.04 (2.169)
288 (7339)	45.90 (1.300)	181.91 (2.169)
290 (7390)	45.90 (1.300)	182.78 (2.169)
292 (7441)	45.90 (1.300)	183.65 (2.169)
294 (7492)	45.90 (1.300)	184.52 (2.169)
296 (7543)	45.90 (1.300)	185.39 (2.169)
298 (7594)	45.90 (1.300)	186.26 (2.169)
300 (7645)	45.90 (1.300)	187.13 (2.169)
302 (7696)	45.90 (1.300)	188.00 (2.169)
304 (7747)	45.90 (1.300)	188.87 (2.169)
306 (7798)	45.90 (1.300)	189.74 (2.169)
308 (7849)	45.90 (1.300)	190.61 (2.169)
310 (7900)	45.90 (1.300)	191.48 (2.169)
312 (7951)	45.90 (1.300)	192.35 (2.169)
314 (8002)	45.90 (1.300)	193.22 (2.169)
316 (8053)	45.90 (1.300)	194.09 (2.169)
318 (8104)	45.90 (1.300)	194.96 (2.169)
320 (8155)	45.90 (1.300)	195.83 (2.169)
322 (8206)	45.90 (1.300)	196.70 (2.169)
324 (8257)	45.90 (1.300)	197.57 (2.169)
326 (8308)	45.90 (1.300)	198.44 (2.169)
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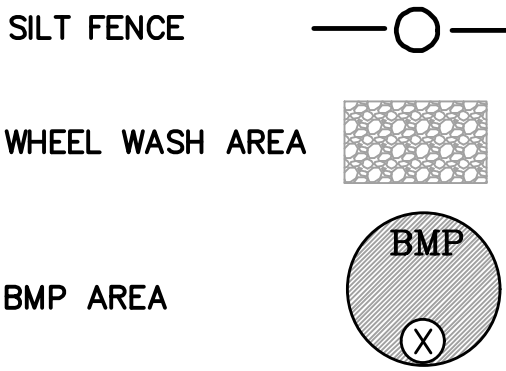


BMP CALLOUTS

- 1 PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN CUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
- 2 CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.
- 3 INSTALL TYPICAL SILT FENCE. SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
- 4 CONTRACTOR TO INSTALL A MINIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.

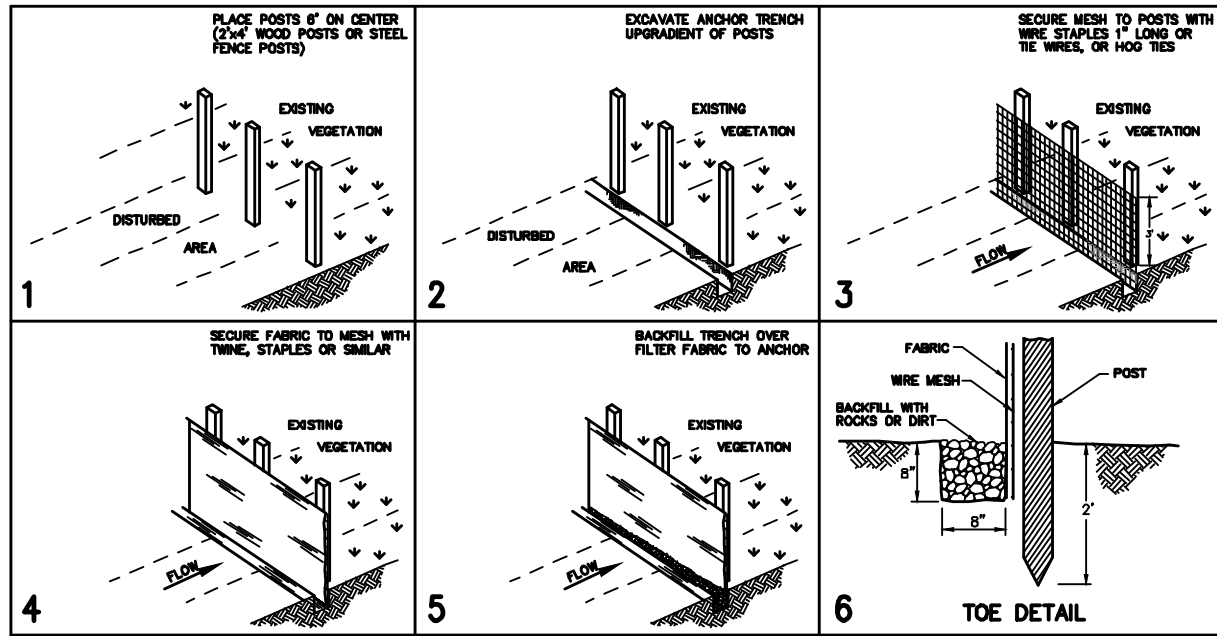


SHEET LEGEND



SILT FENCE

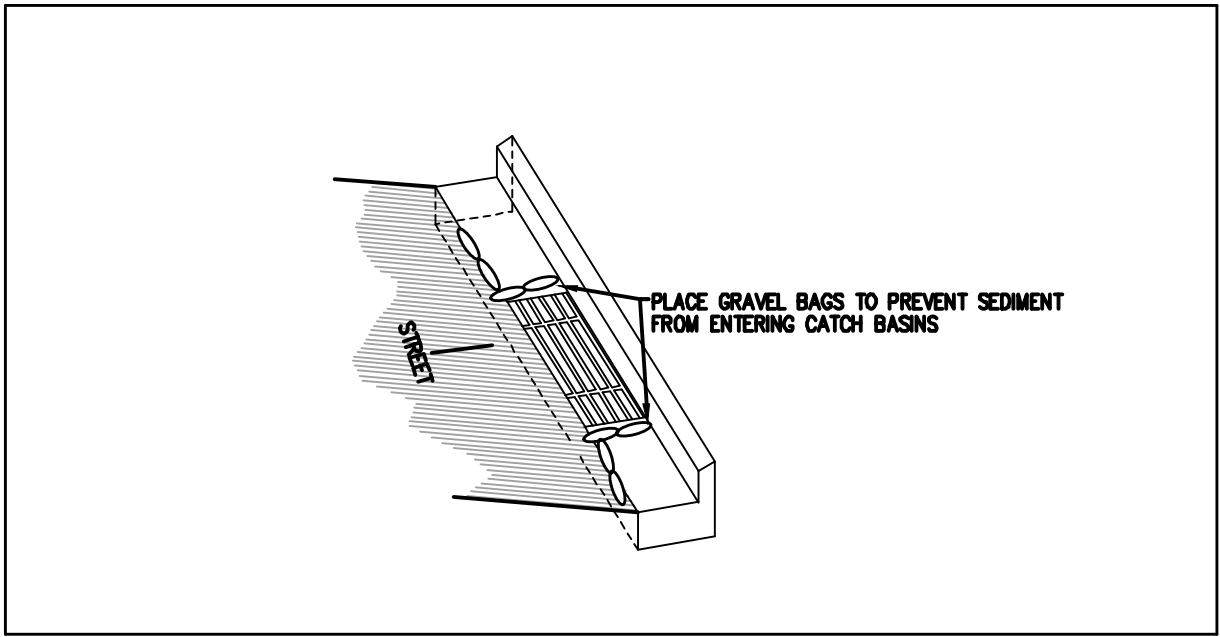
- DEFINITION:** A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.
- PURPOSE:** TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.
- APPLICATION:**
- PERIMETER CONTROL: PLACE FENCE AT DOWNGRADIENT LIMITS OF DISTURBANCE
 - SEDIMENT BARRIER: PLACE FENCE AT TOE OF SLOPE OR SOIL STOCKPILE
 - PROTECTION OF EXISTING WATERWAYS: PLACE FENCE AT TOP OF STREAM BANK
 - INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS
 - BUILDING SITES: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL BUILDING SITES
 - ROADWAYS: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL ROADWAY GRADED AREAS



- INSTALLATION:**
- PLACE POSTS 6 FEET ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
 - SECURE WIRE MESH (14 GAUGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 INCH LONG, TIE WIRES OR HOG RINGS.
 - CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
 - BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.
 - SPLICES TO OCCUR ONLY @ POSTS W/A MIN 6" OVERLAP AND SECURE SEAL.
- MAINTENANCE:**
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 - LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE.
 - REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
 - REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
 - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

GRAVEL BAG BARRIER

- DEFINITION:** TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF GRAVEL BAGS.
- PURPOSE:** TO FILTER STORM WATER RUNOFF FROM UP-GRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.



- MAINTENANCE:**
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 - LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
 - REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
 - REALIGN BAGS AS NECESSARY TO PROVIDE CONTINUOUS BARRIER AND FILL GAPS.

1

COMMENTS

1

11/02/21

CIVIL ENGINEERING
+ SURVEYING

CIR

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

BIG O TIRES

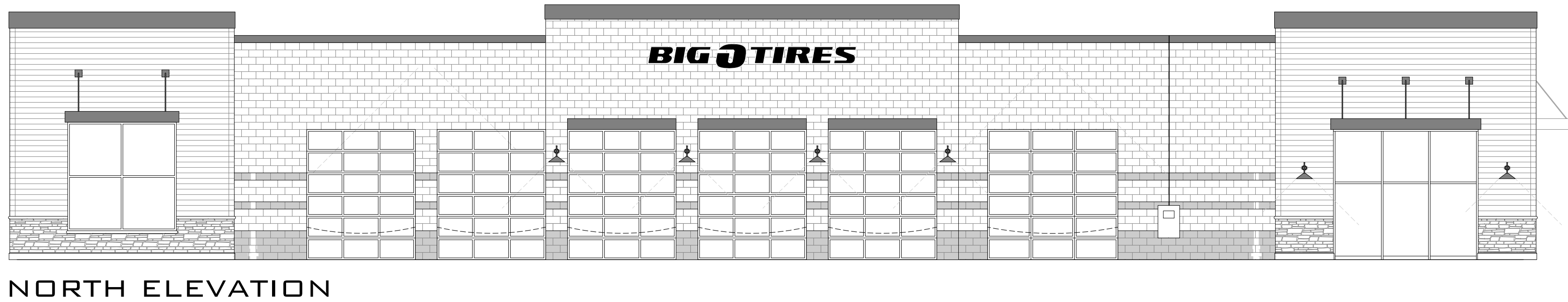
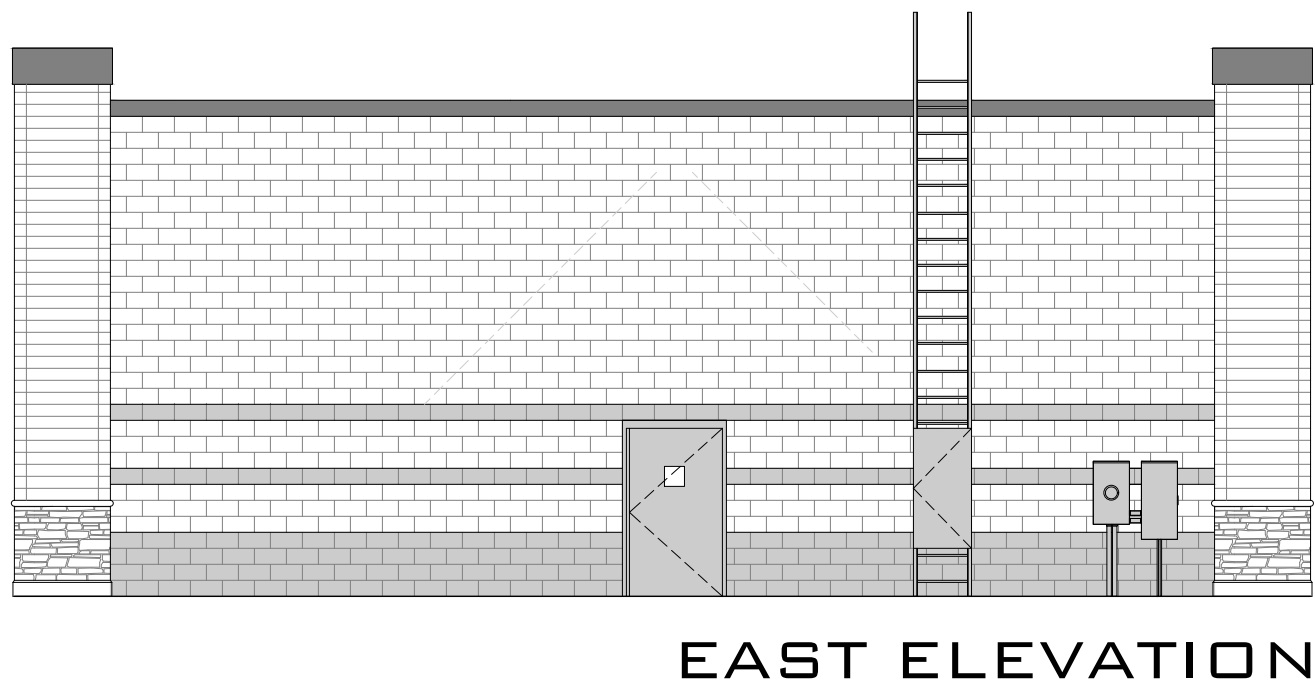
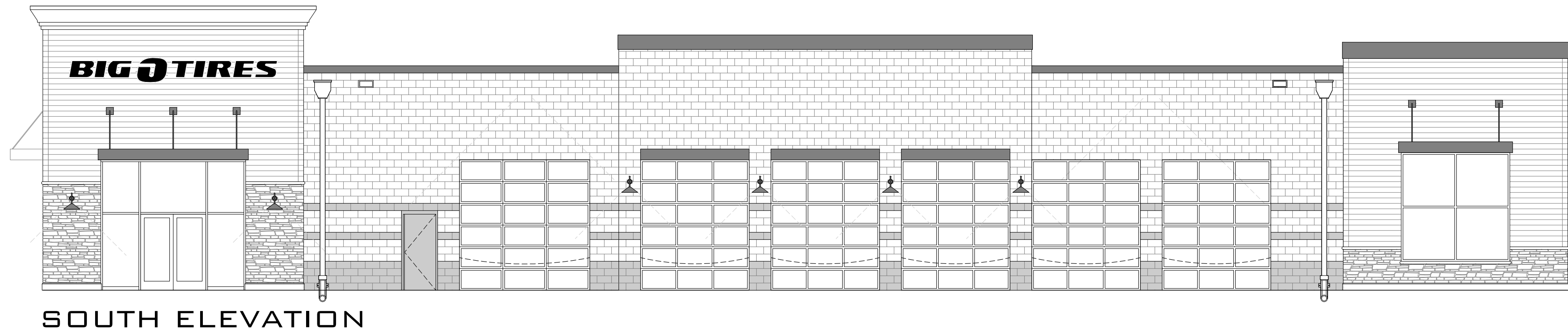
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH

EROSION CONTROL PLAN (SWPPP)

PROFESSIONAL ENGINEER
No. 12072623
TREVOR
HODGSON
STATE OF UTAH

SHEET NO.
C5.0

PROJECT ID: S1070-02
DATE: 09/17/21
FILE NAME: PRJ-TEM2
SCALE: 1"=20'





BIG O TIRES - EAGLE MOUNTAIN, UTAH



WILKUS ARCHITECTS

WEST ELEVATION

V.02
01 DECEMBER 2021
PAGE 2 OF 6

BIG O TIRES - EAGLE MOUNTAIN, UTAH



WILKUS ARCHITECTS

NORTH ELEVATION

V.02
01 DECEMBER 2021
PAGE 3 OF 6



BIG O TIRES - EAGLE MOUNTAIN, UTAH



WILKUS ARCHITECTS

SOUTHEAST ELEVATION

V.02
01 DECEMBER 2021
PAGE 5 OF 6





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual, Adding two Federal Holidays to the 2022 Municipal Calendar.		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	None		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Angela Valenzuela, Admin

PRESENTED BY:

Angela Valenzuela

RECOMMENDATION:

Staff recommends that the City Council approves an amendment to the Eagle Mountain City Policies and Procedures Manual by Adding two Federal Holidays to the 2022 Municipal Calendar.

BACKGROUND:

This is a proposed update to our Policies and Procedures adding two additional holidays to our 2022 calendar. Quite a few years ago we had 12 paid holidays for employees. At that time, it was decided to do away with Veterans Day and Columbus Day; in its place employees received 2 personal holidays that they could choose to take when they wanted during the calendar year. About three years ago the City decided to do away with the personal holidays when we went to PTO instead of vacation and sick pay which brought us back down to 10 holidays per year. The two holidays I am recommending we bring back is Veterans Day (November 11th) and Juneteenth (June 19th).

I believe this will help us be closer in line with what other cities are currently offering their employees as holidays. Here are a few comparisons of what some other cities are currently offering: Vineyard (12 including Juneteenth), American Fork (12), West Jordan (14), South Jordan (12), Lehi (13), Draper (11), Herriman (12), Midvale (13 including Juneteenth), Orem (12), Washington (14 and considering Juneteenth would bring them to 15).

I would like to recommend approval of these additional holidays. Employee retention is a problem nationwide right now. The job market is very competitive and many organizations are looking for different ways to keep our employees and make sure that our benefits, compensation, and time off are comparable to those around us.

A recent article in SHRM (Society Human Resource Management) is encouraging employers to address ways to show that we are a diverse and inclusive organization. One of the things mentioned was adding Juneteenth as one of our holidays. Veterans Day is one that most other organizations do recognize and feel like this should be embraced here at our city as well. I believe that by moving in this direction we can not only show that we are a diverse and inclusive organization but that we value our employees and wish to retain them.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Policies and Procedures Manual - Federal Holidays](#)

[Policies and Procedures - 13.10 Holiday Leave](#)

RESOLUTION NO. R- -2021

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN CITY
POLICIES AND PROCEDURES MANUAL**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest and in the interest of the management of the City and the employees of the City to revise and amend the Eagle Mountain City Policies and Procedures Manual in use up to the date of this Resolution; and

WHEREAS, the Eagle Mountain City Policies and Procedures Manual has been edited, reviewed and compiled to represent the needs of the City and the rights and responsibilities of its employees and should be amended as presented in Exhibit A;

BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The Eagle Mountain City Policies and Procedures Manual is hereby amended and adopted as set forth specifically in Exhibit A.
2. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of December 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 7th day of December, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

Exhibit A

13.10 | Holiday Leave

Last Revision: 12/01/2021

- A. The City provides ~~10-12~~ paid holidays each calendar year to all full-time employees. The employee may take his/her holiday on the nearest regularly scheduled workday in the same pay period, if approved by his/her supervisor. The ~~ten (10)~~twelve (12) paid holidays consist of the following:
1. New Year's Day: January 1
 2. Dr. Martin Luther King, Jr. Day: Third Monday in January
 3. Presidents Day: Third Monday in February
 4. Memorial Day: Last Monday in May
 - 4.5. Juneteenth: June 19
 - 5.6. Independence Day: July 4
 - 6.7. Pioneer Day: July 24
 8. Labor Day: First Monday in September
 - 7.9. Veterans Day: November 11
 - 8.10. Thanksgiving Day: Fourth Thursday in November
 - 9.11. Christmas Eve: December 24
 - 10.12. Christmas Day: December 25
- B. Shift Work Holidays: Those employees on shift work may have to work on recognized holidays.
- C. General employees who are called back to work on City-recognized holidays will be paid for the holiday and for the hours worked.
- D. When a non-exempt employee is unable to take a holiday on the scheduled day, the holiday must be taken within 30 days of the scheduled holiday. When an exempt employee is unable to take a holiday on the scheduled day, the holiday must be taken within 90 days of the scheduled holiday.
- E. Holiday pay will not be paid if it is the employee's first or last day of employment.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Emergency Operations Plan.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Jeff Weber, Admin

PRESENTED BY:

Jeff Weber,
Facilities/Operations Director

RECOMMENDATION:

Staff recommends Council adopt the the updated Eagle Mountain City Emergency Operations Plan.

BACKGROUND:

Draft for the updated City Emergency Operations Plan was presented to Council on October 19, 2021. All recommended changes to the Plan were made and the EOP is being brought before Council for final approval.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[RES--Emergency Operations Plan](#)

[Emergency Operations Plan - Proposed](#)

RESOLUTION NO. R- -2021

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
ADOPTING AND APPROVING AN EMERGENCY OPERATIONS PLAN
FOR EAGLE MOUNTAIN CITY**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to adopt a formal Emergency Operations Plan for the City to govern and guide the activities of City employees during an emergency requiring mobilization and response by the City; and

WHEREAS, the Emergency Operations Plan attached to this Resolution as Exhibit A has been prepared, circulated and reviewed and should be approved and adopted as the Emergency Operations Plan for Eagle Mountain City.

NOW THEREFORE, BE IT RESOLVED by the Eagle Mountain City Council that:

1. The Eagle Mountain City Emergency Operations Plan attached hereto as Exhibit A is hereby approved and adopted.
2. This Resolution shall be effective on the date it is adopted.

ADOPTED by the City Council of Eagle Mountain City this 7th day of December, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on this 7th day of December, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder

Exhibit A



EagleMountain UTAH

EAGLE MOUNTAIN CITY EMERGENCY OPERATIONS PLAN

2021



EAGLE MOUNTAIN UTAH
EMERGENCY MANAGEMENT
EAGLEMOUNTAINCITY.COM

Promulgation Document and Signatures

Eagle Mountain City, Utah

RESOLUTION NO. _____
A RESOLUTION OF THE CITY COUNCIL OF
OF EAGLE MOUNTAIN CITY, UTAH
ADOPTING AND APPROVING
AN EMERGENCY OPERATIONS PLAN FOR EAGLE MOUNTAIN CITY

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to adopt a formal Emergency Operations Plan for the City to govern and guide the activities of City employees during an emergency requiring mobilization and response by the City; and

WHEREAS, the Emergency Operations Plan attached to this Resolution as Exhibit 1 has been prepared, circulated and reviewed and should be approved and adopted as the Emergency Operations Plan for Eagle Mountain City.

NOW THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah that the Emergency Operations Plan attached hereto as Exhibit 1 be and the same hereby is approved and adopted as the 2021 Emergency Operations Plan for the City of Eagle Mountain, Utah.

This Resolution shall take effect upon its enactment by the City Council.

ADOPTED by the City Council of Eagle Mountain City, Utah, this _____ day of, _____.

Name / Title / Date

Name / Title / Date

Approval and Implementation

The above resolution was adopted by the City Council of Eagle Mountain City on the _____ day of _____, 2021. This version of the Emergency Operations Plan for Eagle Mountain City supersedes all previous plans.

_____ voting aye _____ voting nay

Name / Date / Title

Record of Changes

Any updates made to the Emergency Operations Plan should be recorded in the Record of Changes. Updates should be recorded in the table below listing the update number, the date of the update, who the update was performed by, and a summary of the update.

Update Number	Date of Update	Update Performed By	Summary of Updates
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Record of Distribution

The Record of Distribution keeps track of who has been distributed the Emergency Operations Plan. The Emergency Operations Plan can be distributed in the form of a hard or electronic copy. When updates are made to the Emergency Operations Plan, the updated version should be distributed to those listed in this record. The record should also be updated with the name and title of the recipient, the agency or organization they work for, the date the record was distributed, and whether a hard, electronic, or both types of copy were distributed.

Name/Title of Recipient	Agency/Organization	Date of Distribution	Hard/Electronic Copies

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Chapter 1: The Basic Plan

Section 1: Purpose, Scope, Situation Overview

1:1 Purpose

The Eagle Mountain City Emergency Operations Plan (EOP) sets forth the following actions to be taken by the emergency organizations designated by Eagle Mountain City and cooperating private institutions to:

1. Prevent or reduce emergencies.
2. Reduce the vulnerability of city residents to any emergency that cannot be prevented.
3. Assess capabilities and establish procedures for protecting citizens from the effects of emergencies.
4. Respond effectively to the actual occurrence of emergencies.
5. Provide recovery in the aftermath of any emergency involving extensive damage or other debilitating influence on the normal pattern of life within the community.

Used as a management tool, this EOP will increase the city's ability to develop a timely and efficient emergency program, thereby mitigating the effects of an emergency or disaster on people and property.

The EOP emphasizes the extraordinary emergency response functions applicable to all emergencies or disasters, while recognizing the unique aspects of specific types of hazards. In addition, the EOP outlines basic response functions commonly applicable to all hazards in developing a systematic approach to the management of any type or magnitude of emergency or disaster.

The guidelines and procedures included in this plan have been prepared utilizing the best information and planning assumptions available at time of preparation. There is no guarantee implied by this plan. In an emergency, resources may be overwhelmed, and essential services may not be available. Deviation from these guidelines may be necessary given the facts of any situation.

1:2 Scope

This plan will serve as a guideline of actions and decisions needed for the various departments in Eagle Mountain City in response to emergency situations. This plan is a base, or framework, from which to start the process of resolving an emergency and is not intended to be inclusive of every potential problem or situation that may arise.

The existence of this Emergency Operations Plan (EOP) requires that each of the departments and employees understand the requirements placed to fill responsibilities, and that they will be prepared at any time to perform necessary tasks. Departments assigned primary responsibility to resolve certain types of emergencies must compile individual operations plans to serve as an initial guideline to control and resolve specific emergency events. These individual operations plans will be considered an addendum to this document.

It is the intent of this EOP to identify responsibilities and delegate these responsibilities to the appropriate departments in the city. The EOP also includes specific assignments and responsibilities needing special attention during extraordinary events, which are outside of normal and routine daily city operations.

1:3 Situation Overview

Eagle Mountain City is exposed to various hazards consisting of natural, technological, and human caused hazards, which have the potential to disrupt the community, cause damage, and create casualties. Possible natural hazards include but are not limited to droughts, earthquakes, wildfires, floods, and severe weather. There is also the threat of technological hazards such as transportation accidents, hazardous materials incidents, and utility failures. Human caused hazards such as a civil disturbance or a terrorist incident could also occur.

1:3:1 Hazard Analysis Summary

Natural Hazards

Droughts

Droughts are common in Utah due to it being one of the driest states in the country with one of the lowest relative humidity percentages. Eagle Mountain City's primary water source is drawn from underground wells. Although the city doesn't have any immediate exterior water sources such as rivers, ponds, or lakes to draw from, the city's water supply is supplemented from a pipeline produced by the Central Utah Water District. Therefore, while the effects of a drought

could be felt in Eagle Mountain City, there would have to be an issue involving the underground wells for the effects to be dramatic.

Earthquakes

There is no known fault line within the boundaries of Eagle Mountain City. This does not mean that the city would not feel the impact of an earthquake if one were to occur. There are many fault lines throughout the State of Utah. Because of this, there are earthquakes happening all the time, most of which are too small to feel. It is said that Utah is due for a large earthquake estimating over a 6.0 on the Richter scale sometime in the future.

Floods/Landslides

There is a history of flooding in Eagle Mountain City. Fire scar can increase the risk of flooding. Communities that reside near the mountainsides, especially those near a fire scar, would be most at risk for flooding. There is a low risk of landslides in Eagle Mountain City.

Wildfires

The greatest natural hazard in Eagle Mountain City are wildfires. The city is within a dry desert region. There is dry vegetation along the mountain sides including sagebrush and the Utah Juniper Tree, among others. The valley plains also have dry vegetation that could easily ignite. In Eagle Mountain City, there are three concerns with wildfires: (1) It is typically windy in Eagle Mountain City, which could amplify a fire event. (2) Many communities are built in an Urban Interface area and would be threatened if a mountain caught fire. (3) While most of the homes in the city are newer and are built of fire-resistant materials, many homes have been built closely together, which could increase the possibility of a chain reaction of homes catching fire.

Severe Weather

Severe Weather events could occur year-round in Eagle Mountain City, with thunderstorms and intense wind in the warmer months, and snow fall or even blizzards in the colder months. There is a low risk of tornadoes in this region with low potential to occur in the valley.

Liquefaction

There is a low risk of liquefaction occurring in the southwestern part of the city. The hazardous area is where the “Sinks” used to be, which consisted of a few ponds that are now dried up. Currently, there are no existing structures in that part of the city.

Pandemic/Epidemic

While epidemics and pandemics are usually uncommon in the United States, the COVID-19 pandemic, which originated in China and swept across the world in 2020, proved that epidemics and pandemics are a very real hazard in Eagle Mountain City.

Technological Hazards

Utility Failures

Eagle Mountain City relies on its well systems for its main source of water. There have been instances in the past of human omission and even attacks that have threatened some of the wells. During those incidents, the threatened wells were shut down until the threat was mitigated. It is important to note that Utah's main gas line runs right through the city, which is great for the city's natural gas resources, but also presents a complex hazard.

Hazardous Materials

There is a risk of hazardous materials incidents in Eagle Mountain City. West of the city is the city of Tooele where a few corporations that collect, store, process, recycle, and dispose of hazardous, industrial, and nuclear waste reside. If something were to happen to one of those facilities, Eagle Mountain City would be at risk for a severe hazardous materials incident and even nuclear fallout. FEMA (2010) defines hazardous materials as "any substance or material that, when involved in an accident and released in sufficient quantities, poses a risk to people's health, safety, and/or property. These substances and materials include explosives, radioactive materials, flammable liquids or solids, combustible liquids or solids, poisons, oxidizers, toxins, and corrosive materials."

Human Caused Hazards

Terrorism/Civil Disturbances

Terrorism and civil disturbances could occur anywhere and at any given time within Eagle Mountain City. FEMA defines terrorism as "Activity that involves an act that is dangerous to human life or potentially destructive of critical infrastructure or key resources; is a violation of the criminal laws of the United States or of any state or other subdivision of the United States; and appears to be intended to intimidate or coerce a civilian population, to influence the policy of a government by intimidation or coercion, or to affect the conduct of a government by mass destruction, assassination, or kidnapping" (FEMA, 2010).

1:3:2 Mitigation Overview

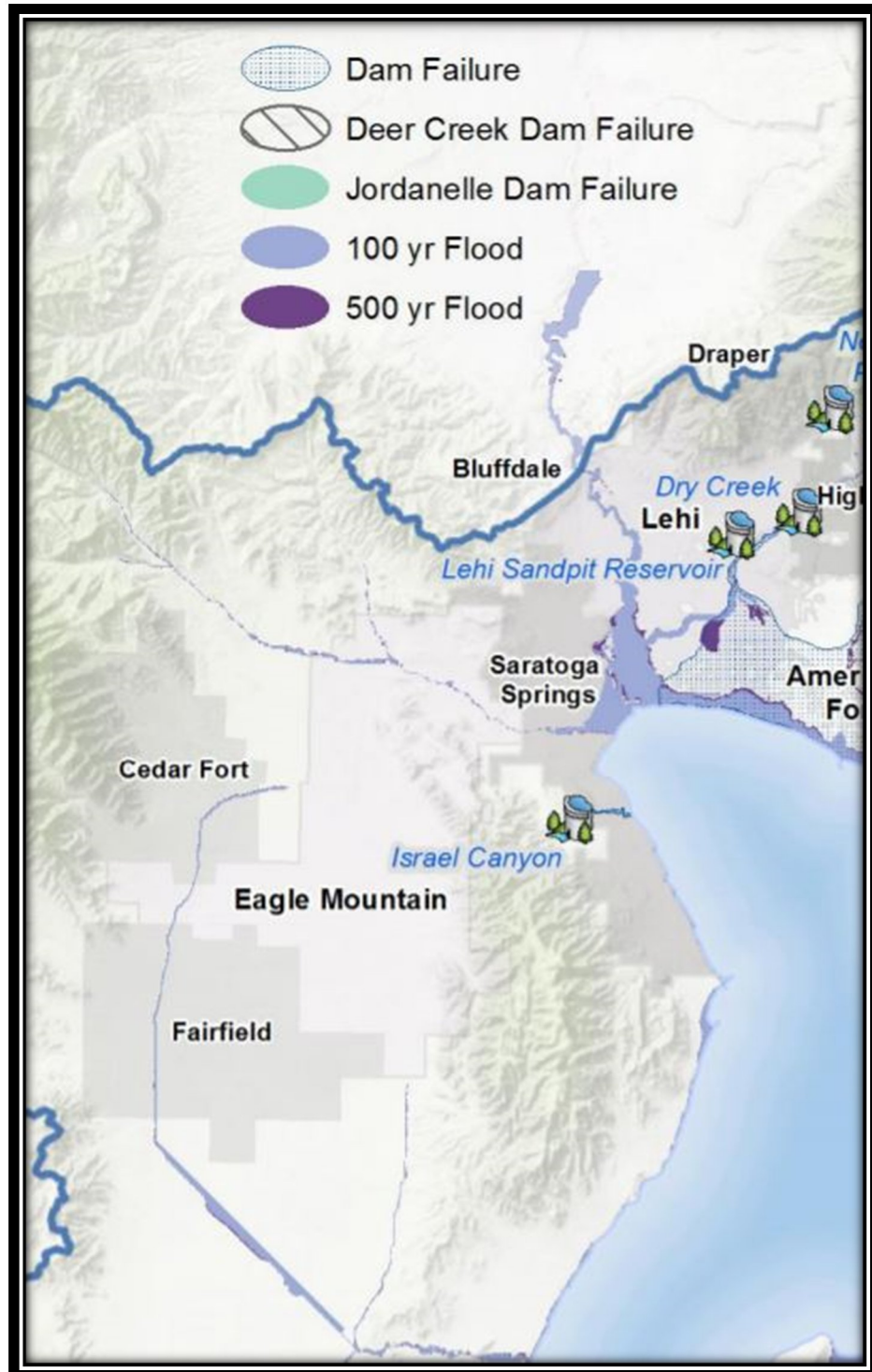
Eagle Mountain City is partnered with Mountainland Association of Governments (MAG), which creates a mitigation overview and plan for the city. MAG updates the data and plan

periodically with the most recent update occurring in 2016. The most recent plan can be found here: <https://hazards.utah.gov/wp-content/uploads/MAG-Plan.pdf>

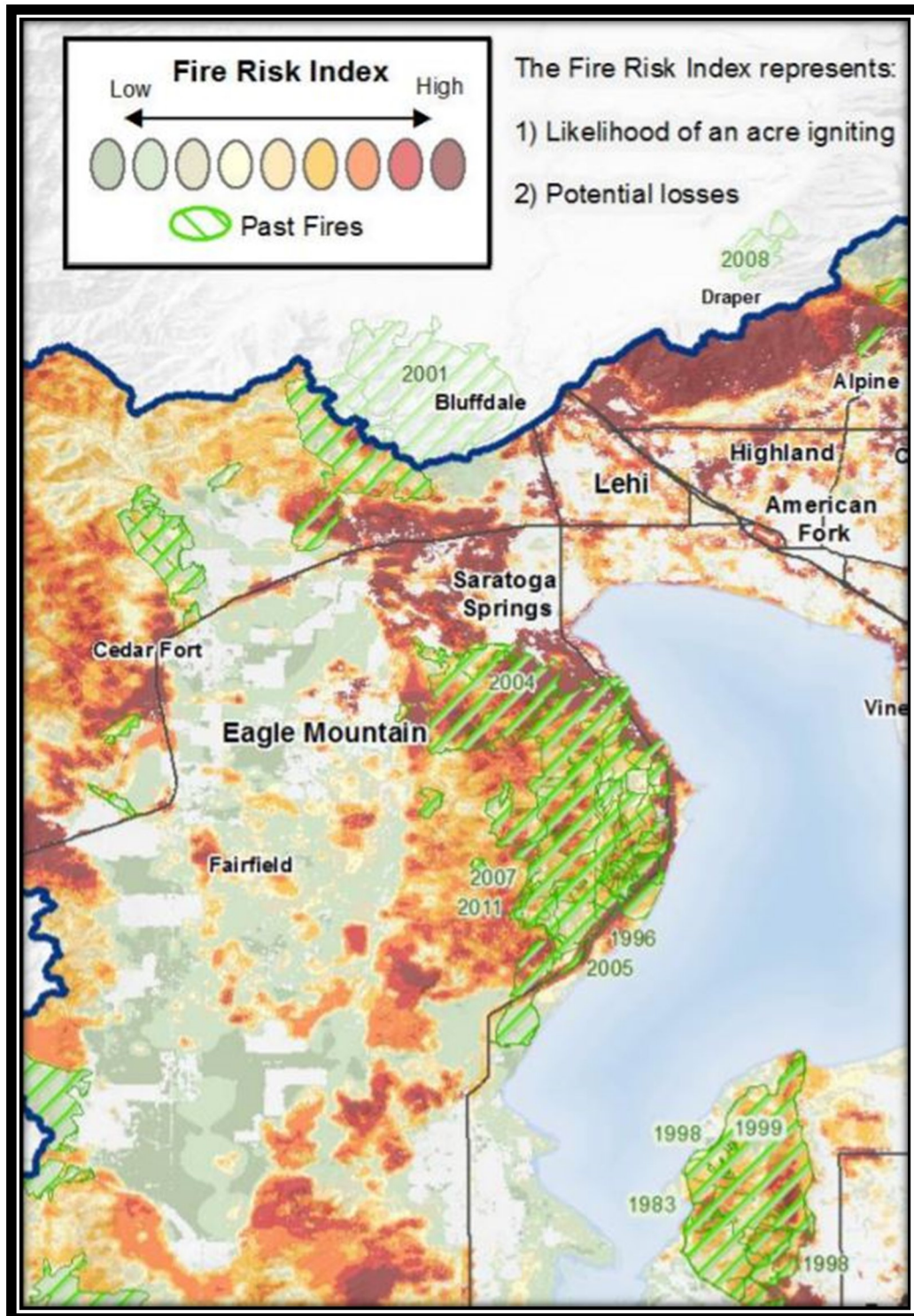
1:3:3 MAG Hazard Maps

The following maps were taken from the Mountainland Pre-Disaster Hazard Mitigation Plan 2016. They show an overview of the history and potential risk of flooding, wildfires, earthquakes, and liquefaction in Eagle Mountain City.

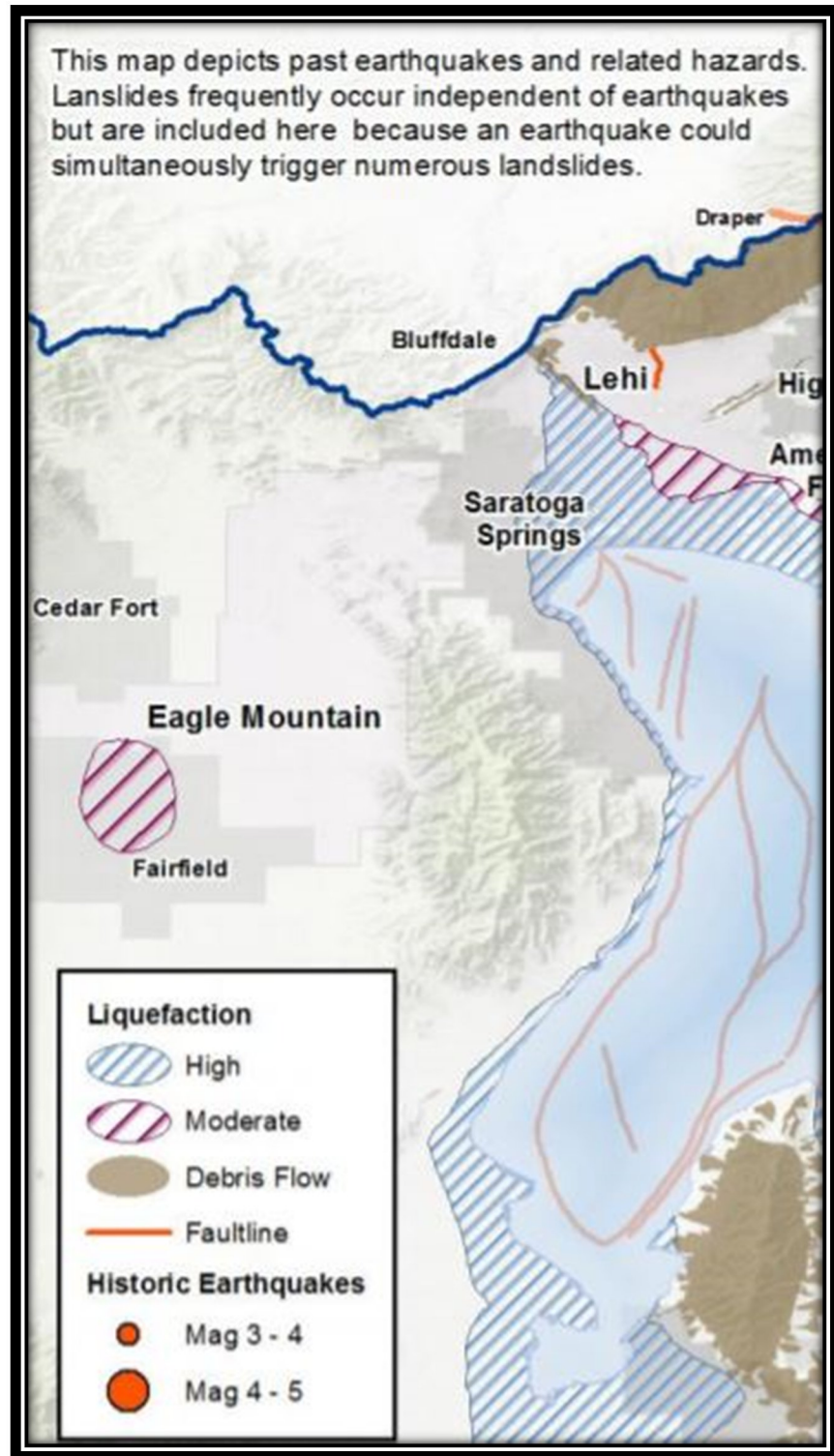
Dam Failure and Flooding



Wildfires



Earthquake and Liquefaction



1:4 Assumptions

Eagle Mountain City will continue to be exposed to the hazards noted above as well as others which may develop in the future.

County and city governments are primarily responsible for emergency management actions and will commit all available resources to protect lives and minimize damage to property.

Outside assistance will be available in most emergency situations involving the city. Although this Emergency Operations Plan (EOP) defines procedures for coordinating such assistance, it is essential for Eagle Mountain City to be prepared to carry out disaster response and short-term actions on an independent basis.

It is possible for a major disaster to occur at any time and at any place in the city. In some cases, dissemination of warning and increased readiness measures may be possible; however, many disasters and events can, and will, occur with little or no warning. A major disaster event will likely affect the lives of many within Eagle Mountain City and other local response agency employees, potentially limiting or preventing them from performing emergency response activities.

Local government officials recognize their responsibilities for the safety and well-being of the public and will assume their respective responsibilities in the implementation of the EOP.

The intent of this plan is to reduce disaster-related losses.

Section 2: Organization and Responsibility

2:1 Organization and Responsibility

Local government has the responsibility for organizing emergency management operations. These operations are designed to protect lives, minimize property damage, and provide for continuation of critical services to customers. This Emergency Operations Plan (EOP) uses the presumption that the emergency functions for various departments/agencies involved in emergency management will generally parallel normal day-to-day functions. To the extent possible, the same personnel and material resources will be employed in both cases; however, employees may be assigned to work in areas and perform duties outside their regular job assignments.

Day-to-day functions that do not contribute directly to an emergency may be suspended for the duration of an emergency, and efforts that would typically be required for normal daily functions will be redirected to the accomplishment of emergency tasks by the department concerned.

If it should be determined that the normal functions of the city are not sufficient to meet the disaster effectively, the mayor may declare a local “State of Emergency.” The effect of the declaration is to activate recovery and rehabilitation aspects of the EOP and authorize the furnishing of aid and assistance.

The Mayor is responsible for ensuring that coordinated and effective emergency response systems are developed and maintained. City departments will perform emergency activities closely related to those they perform routinely. Specific positions and departments are responsible for fulfilling their obligations as presented in the Basic Plan and individual functional annexes. Outside assistance, whether from other political jurisdictions or from organized volunteer groups, will be requested and used only as an adjunct to existing city services when the situation threatens to expand beyond the city's response capabilities.

2:2 Succession of Authority

During times of emergency within the city, it is necessary and advisable to continue the regular delivery of services, as much as possible. During extraordinary events, some disruption of regular services can be expected. The city will continue regular operations as soon as possible, with prioritized response in the few situations that would require total resources for a short period of time. To facilitate this, employees and departments not engaged in the resolution of the emergency will extend every effort to restore and maintain city services and functions to pre-emergency levels.

To maintain city operations and ensure the orderly continuation of leadership during an emergency, the following succession of authority is established:

1. Mayor
2. City Administrator
3. Assistant City Administrator
4. Fire Chief (UFA)
5. Utah County Sheriffs Chief Deputy

*The Emergency Manager will serve in an advisory role to each of these individuals.

Each city department shall also provide a succession of authority that will allow the continuation of routine services at the highest possible level during emergency operations. This sequential succession of authority will be recorded in the city Emergency Operation Center (EOC). It is anticipated that upper management levels of the departments may be largely engaged in the resolution of the emergency, hence the importance of prior designation of the responsibility for continued services and routine tasks within the department.

During times of emergency, employees may find their normal supervisors are engaged in the resolution of the emergency and may not have the opportunity to direct activities as usual. If this occurs, the city expects individual employees to continue assigned functions, and pick up additional duties likely to result from the reassignment of resources, to maintain pre-emergency level of services.

2:3 Emergency Management Organization

The Emergency Management Organization (EMO) consists of all levels of government and may also include contracted agencies and volunteer organizations. Those within the EMO all have certain responsibilities in the protection, mitigation, preparedness, response, and recovery phases of emergency management for Eagle Mountain City.

The Emergency Operations Plan (EOP) is based on the National Incident Management System (NIMS). The EMO is structured to fit both the NIMS and the Incident Command System (ICS). Responsibilities within the EMO structure are as follows:

2:3:1 Mayor and City Council

1. Convene City Council for emergency session(s) [Mayor].
2. Assist in communication and coordination efforts with elected officials of other governmental entities [Mayor].

3. Coordinate emergency public information with the City Administrator and Communications Manager, referred to as the Public Information Officer (PIO).
4. Be available to address the community, and act as a conduit, within their respective neighborhoods or evacuation centers, to disseminate information during an emergency.
5. Meet, as needed, to provide policy direction and enact ordinances, land use and development codes, and anti-price-gouging ordinances.
6. Determine funding levels through the budget for emergency protection, mitigation, planning, response, and recovery activities.

2:3:2 Executive Group

The Mayor and City Administrator will determine, based on the nature of an emergency, which city personnel or contract agency representative will staff the Executive Group. City officers not immediately reporting to the Emergency Operations Center (EOC) will either report to their respective departments to provide staff assistance or prepare to take a later shift as part of the Executive Group.

The Mayor and City Administrator should consider the following members to represent the Executive Group:

1. Mayor
2. City Administrator
3. Assistant City Administrator
4. Fire Chief
5. Utah County Sheriffs Chief Deputy
6. City Attorney
7. Public Information Officer
8. City Recorder
9. Emergency Manager
10. Other Applicable Department Heads
11. Applicable Contracted Agencies

The City Attorney's role is to advise members of the Executive Group regarding legal matters and provide assistance in presenting emergency ordinances to the City Council for adoption. Members of the Executive Group will determine which legal measures are to be processed by the City Council. The Mayor is responsible for declaring a local "State of Emergency" and, if necessary, requesting additional assistance from other jurisdictions or higher levels of government. Responsibilities of the Executive Group are as follows:

1. Provide resources to ensure staff receives necessary training for managing emergency events, including maintenance of the Emergency Operations Plan.
2. Mayor or City Administrator will appoint or fill the role as the Incident Commander (IC), and a second shift IC, when it becomes apparent the event will extend to a second shift.
3. Maintain communication and support with Mayor and City Council; stay informed of event status.
4. Determine city services to be curtailed or modified during the course of an emergency, including determining an appropriate time for services to come back online.
5. Provide policy guidance to the IC.
6. Review critical press releases prior to release.
7. Determine priorities for city resources.
8. Recommend emergency ordinances to the City Council.
9. Review ordinances for legal and liability issues [City Attorney].

2:3:3 Regional Response Partners

It is the responsibility of the Eagle Mountain City Emergency Manager to create, build, and nurture emergency management relationships in the region. Eagle Mountain City is within Utah County which means that emergency management operations at the county level are provided by Utah County Emergency Management. Surrounding cities such as Cedar Fort, Saratoga Springs, and Lehi should also be considered when mutual aid is necessary.

2.3:4 State Response Partners

The State of Utah, in accordance with Utah Code Annotated (UCA) Section 53-2 entitled Emergency Management Act, is required to prepare for, respond to, and recover from emergencies or disasters with the primary objectives to save lives and protect public health and property. State agencies, when directed by the Governor, will take actions to mobilize and deploy resources to assist in life, safety, and property protection efforts.

2:3:5 Federal Response Partners

Federal response partners are typically requested by the Utah Department of Emergency Management (DEM) in the event that state resources become limited or specialized services are needed. Federal resources become available following a formal “Declaration of Emergency” by the Governor.

2:3:6 Non-Governmental Organizations

Non-governmental Organizations (NGOs) play an important role before, during, and after an emergency. NGOs such as the American Red Cross, Faith Based Organizations (FBOs) such as The Church of Jesus Christ of Latter-day Saints, and Voluntary Organizations Active in Disaster (VOADs) may assist with sheltering, emergency food supplies, donations and volunteer management, and other support services which promote the recovery of disaster victims. NGOs should collaborate with Eagle Mountain City through the Emergency Operations Center (EOC) in order to assist other responders, agencies, and organizations.

2:3:7 Private Sector

Private sector organizations are incredibly important to Eagle Mountain City. They can play an important role during and in the recovery phase of an emergency. Many businesses within the city also provide citizens with essential needs and should be restored to normal operations as soon as possible. The city should coordinate efforts with businesses that provide water, electricity, fuels, communication networks, transportation, medical care, and other vital needs.

2:3:8 Individuals and Households

The citizens of Eagle Mountain City can play a vital role and help determine the outcome of an emergency by pre-planning and preparing for disasters. Community members can contribute by reducing hazards in and around their homes and property, preparing emergency supply kits and plans, and volunteering with established organizations or Community Emergency Response Team (CERT) programs in their respective areas. Eagle Mountain City Emergency Management provides free monthly trainings to citizens to help them be prepared for emergencies. All citizens in Eagle Mountain City, as well as surrounding communities are welcome and encouraged to attend these trainings.

2:4 National Incident Management System (NIMS)

Eagle Mountain City utilizes the National Incident Management System (NIMS) for response efforts during an emergency. NIMS institutes the Incident Command System (ICS) as the method for managing emergency systems. The ICS structure utilizes a standard format, defining operational and support functions, by providing a standard description and pre-defining duties and responsibilities for each function, and delineating lines of authority and communication.

When an emergency occurs, the ICS structure is determined by the Incident Commander (IC). The IC is typically established on arrival by emergency responders (i.e., Unified Fire Authority or Utah County Sheriffs Office) and depending on the nature of the emergency will remain within a functional area for large or expanding incidents that need a higher level of coordination. This functional area is typically referred to as the Incident Command Post (ICP). If there is no established IC, the Mayor or City Administrator may appoint an IC and will coordinate with the appropriate department head that oversees that functional area (i.e., Public Works, Fire Chief or Utah County Sheriffs Chief Deputy). The following defines the operational and support functions of the ICS structure:

Incident Commander (IC)

The Incident Commander oversees all operational aspects of an emergency. In addition, the IC is responsible for coordinating all efforts and determining necessary resources for any given emergency. The IC will determine which elements of the ICS will be implemented and may choose to delegate some duties. On smaller incidents, the IC may also act as the capacity of liaison between the Executive Group and operational staff activities. On larger incidents, the Liaison Officer is a standing position within Command Staff.

Command Staff

Command staff includes the Public Information Officer, Liaison Officer, and Safety Officer, all of whom report directly to the IC.

General Staff

General staff includes the Operations Section Chief, Planning Section Chief, Logistics Section Chief, and Finance/Administration Section Chief, all of whom report directly to the IC.

2:5 Emergency Operations Center (EOC)

Response and support activities will be coordinated from the Emergency Operations Center (EOC). The EOC can be activated upon notification of a possible or actual emergency. The EOC staff are responsible to ensure that reports and records, which will vary according to the type and the scope of the emergency, are complete and accurate. Appropriate security to the EOC should be maintained to prevent entrance by persons not connected with an emergency. Depending on the severity of the emergency, the EOC may become the seat of government for the duration of a crisis.

It is important to note that the EOC is not the same as the Incident Command Post (ICP). The ICP is normally separate from the EOC and is where incident response is managed from. During large-scale or long-duration incidents, the EOC becomes the requesting element for additional

requested resources not readily available or the coordinating center to support the incident response.

2:5:1 EOC Locations

Primary

The primary Emergency Operations Center (EOC) is in the Council Chambers of the Eagle Mountain City Hall building located at 1650 E. Stagecoach Run. Eagle Mountain, UT 84005.

Secondary

If the primary EOC facility is not functional when an EOC needs to be activated, then the secondary EOC, located in the conference room of the Eagle Mountain City Community Development building located at 2565 N. Pony Express Pkwy. Eagle Mountain, UT 84005 should be considered.

Mobile

In the event that both the primary and secondary EOCs are not functional, or it is determined to be more convenient, a mobile EOC may be deployed and set up as necessary using the Community Emergency Response Team (CERT) trailers. Each CERT trailer is equipped with a HAM radio system and various emergency response equipment.

Eagle Mountain City has two CERT trailers parked in the following locations:

1. The parking lot of the Eagle Mountain City Hall building located at 1650 E. Stagecoach Run. Eagle Mountain, UT 84005.
2. The back parking lot of the Unified Fire Authority Station 252 located at 3785 Pony Express Pkwy. Eagle Mountain, UT 84005

Note: If Utah County Emergency Management is providing mutual aid, then their mobile EOC will be available for use upon request.

2:5:2 EOC Direction and Control

Upon realization that an Emergency Operations Center (EOC) will require activation, the following guidelines should be followed to ensure adequate direction and control:

1. Authority for activating and initiating the command structure of the EOC will be one of the following (as appropriate):

- o Mayor
 - o City Administrator
 - o Assistant City Administrator
 - o Fire Chief (UFA)
 - o Utah County Sheriffs Chief Deputy
 - o Emergency Manager
2. The Incident Commander (IC) will determine the level of staffing required; alert the appropriate personnel, agencies, and organizations; and keep the Mayor advised as to the status throughout the event.
 3. The Emergency Manager may serve as the overall EOC Coordinating Officer or may choose to delegate this function.
 4. The EOC will operate on a 24-hour basis with rotating shifts as necessary until an emergency is over (typical rotation is on a 12-hour basis).
 5. The Incident Command Post (ICP) is normally the point from which the actual field direction to emergency services personnel takes place. It may be staffed by Police, Fire, and EMS personnel in the event of an emergency, or by representatives from various departments. It is important to note that the IC will conduct operations from the ICP, not the EOC.
 6. A Joint Information Center (JIC) will be established to support all EOC activations. The JIC for the Eagle Mountain City EOC will be staged in the City Council Chamber, which is located at the Eagle Mountain City Hall building. The JIC will coordinate all media and public information requests from the EOC and Field Public Information Officers (PIOs). All JIC operations will be run by the Eagle Mountain City PIO or their designee.

2:5:3 EOC Activation Levels

The Emergency Operations Center (EOC) may utilize multiple activation levels to allow for the scaling of the response to the incident, delivery of the exact resources needed, and a level of coordination appropriate to the incident.

The following are the EOC activation levels and their descriptions:

Normal Operations (None or Level 3 Emergency)

Non-emergency activities, including specialized events, training, or other incidents that involve large scale or multi-agency involvement which could have the potential for increased risk.

Partial Activation (Level 3 or Level 2 Emergency)

Address a credible threat, risk, or hazard and/or respond to a new and potentially evolving incident.

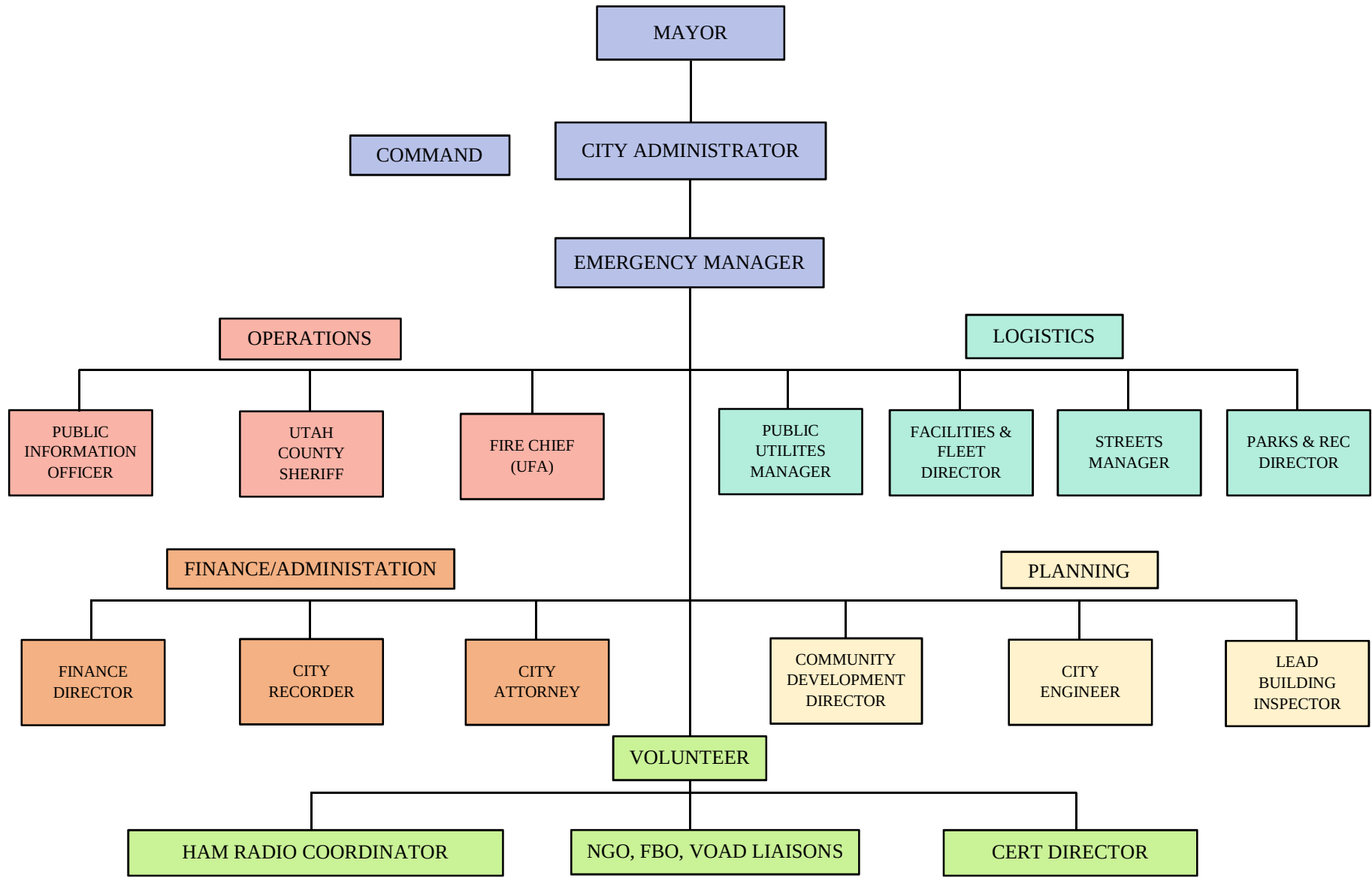
Full Activation (Level 2 or Level 1 Emergency)

Full EOC personnel are activated according to situational needs.

The levels of emergency, along with their definitions and actions, can be found starting in section 3:2.

The following page shows the Emergency Operations Center Organization Chart.

2:5:4 Emergency Operations Center Organization Chart



Section 3: Concept of Operations

3:1 National Preparedness Goal

Eagle Mountain City acknowledges the five mission areas produced from the Federal Emergency Management Agency's National Preparedness Goal to lead their efforts for emergency operations. Definitions of the five mission areas are as follows:

Prevention

Prevent, avoid, or stop an imminent, threatened, or actual act of terrorism.

Protection

Protect our citizens, residents, visitors, and assets against the greatest threats and hazards in a manner that allows our interests, aspirations, and way of life to thrive.

Mitigation

Reduce the loss of life and property by lessening the impact of future disasters.

Response

Respond quickly to save lives, protect property and the environment, and meet basic human needs in the aftermath of a catastrophic incident.

Recovery

Recover through a focus on the timely restoration, strengthening, and revitalization of infrastructure, housing, and a sustainable economy, as well as the health, social, cultural, historic, and environmental fabric of communities affected by a catastrophic incident (FEMA, 2020).

3.2 Response Expectations

Since an emergency can occur at any given time and in any given place, it should be reasonable to have certain expectations of Eagle Mountain City employees during the response and recovery phases of an emergency. The following are response expectations which include the saving of lives and protection of property, self-preservation, emergency call-out, emergency food and temporary housing, restoration of infrastructure, and recovery efforts.

Saving of Lives and Property Protection

The number one priority of response efforts should be focused on saving the lives of Eagle Mountain City residents. These efforts may include prevention or mitigation of major property damage if results of such damage would likely present an immediate danger to human life.

Self-Preservation

Self-preservation includes actions taken immediately before, during, and after an emergency. Eagle Mountain City employees are expected to ensure that their families are sufficiently prepared to be self-reliant after an emergency, allowing the employee to provide timely lifesaving services and other critical operations as effectively and with as little interruption as possible.

Emergency Call-out

Emergency Call-out consists of the recall of critical employees (if the incident occurs during non-working hours), and the allocation of city assets in response to a disaster. This would include activation of the Emergency Operations Center (EOC) for the purpose of coordinating emergency response activities.

Emergency Food and Temporary Shelter

Provision of food and temporary shelter for disaster victims may become an immediate priority and would be coordinated through the EOC with support from volunteer and faith-based organizations who have agreements with the city.

Restoration of Infrastructure

Restoration of Eagle Mountain City's critical infrastructure (utilities, roads, buildings, etc.) would be a prime concern that would require the coordination of local, county, state, and federal agencies with the private sector.

Recovery

Recovery consists of the restoration of lost or impaired capabilities caused by the effects of an emergency. Returning to normal operating conditions and providing non-emergency services to the public are key recovery goals.

3:3 Levels of Emergency

Prior to emergency response, each city department has the responsibility to prepare service support plans, operational procedures, and checklists detailing the utilization and disposition of their resources in an emergency. These plans include coordination and communication links and memorandums of understanding with counterpart organizations of other jurisdictions. These plans will be considered annexes to the Eagle Mountain City Emergency Operations Plan.

To ensure that the city responds appropriately, emergency status and levels are listed below along with the action to be taken during each level. Emergency situations that are within the normal scope and control of the responsible department are not considered here.

Any given level may be bypassed, if necessary, to allow response to proceed directly to a higher level. As an emergency progresses to higher levels, the stated activities of previous levels will continue to be enacted.

There will be three levels of emergency. The level of emergency will determine the extent of EOC activation. (Refer to Chapter 1: Section 2:5:3 Emergency Activation Levels)

3:3:1 Level 3 Emergency

Defined

Any unexpected occurrence met with a single department's normally available resources. "Normally available resources" may include the routine response or assistance from other departments within Eagle Mountain City. This is the least serious of response levels. Loss of life and injury is minimal, if any. Damage to property and infrastructure is minimal if any. Recovery can take from minutes to hours.

Examples

Examples of level 3 emergencies include but are not limited to:

1. **Natural hazards** such as minor flooding, wildfires, earthquakes, and storm damage.
2. **Technological hazards** such as air-crash (small plane), vehicle accidents, minor hazmat incidents, and minor utility failures.
3. **Human-caused hazards** such as small structure fires.

Responsibility

The department that would normally handle the situation is responsible for the decision-making to properly resolve the incident.

Notification

Although citywide action is not required, the Mayor and Department Heads (especially affected departments) should be notified of the incident. Notifications can be channeled through the Emergency Manager, by use of email, telephone, radio, etc.

Actions

The following actions should be taken during response of a level 3 emergency:

1. **Command Post** - The responsible department may set up an on-site command post if they so desire.
2. **EOC Activation** - Normal Operations
3. **State of Emergency** - There is no need for a local “State of Emergency” declaration for level 3 emergencies.
4. **Evacuations** - Voluntary evacuations might occur.
5. **Mutual Aid** - Contact the American Red Cross if necessary. Additional resource requests will be directed to normally assisting city departments.
6. **Communications** - Handheld radios, phone calls, text messaging, emails, social media, HAM radio, dispatch center, written messages, and face to face interactions.
7. **Emergency Notification/Updates** - All official emergency notifications and updates that are produced by Eagle Mountain City will be created and disseminated by the Public Information Officer (PIO) or designee determined by the Mayor. Platforms where emergency warnings and updates could be disseminated are through the Eagle Mountain City official social media outlets, through the city Everbridge notification system, and through official press conferences.
8. **Press** - Any press relations should go through the Public Information Officer (PIO) or designee determined by the Mayor.

3:3:2 Level 2 Emergency

Defined

Any unexpected occurrence requiring response by two or more city departments or outside agencies above a routine capacity. Such emergencies require a cooperative effort and a commitment of personnel, equipment, or resources that would be expected to upset the normal working routine of either or all responding departments. This could include needing assistance from the county or state. Small-scale evacuation measures might be necessary. Loss of life and injury is possible and, in some cases, present. Damage to property and infrastructure is minimal to moderate. Recovery can take from days to weeks.

Examples

Examples of level 2 emergencies include but are not limited to:

1. **Natural hazards** such as moderate flooding, wildfires, earthquakes, and storm damage.
2. **Technological hazards** such as air-crash (commercial carrier), a bus accident, moderate hazmat incidents, and utility failures
3. **Human caused hazards** such as a large structure fire, and moderate acts of terrorism and civil disturbances.

Responsibility

The EOC may be partially or fully activated during a level 2 emergency. The primary decision-making responsibility rests with the Mayor and the Executive Group including the department that would normally handle the situation. Activating the EOC helps facilitate a cooperative effort with departments that are providing response support.

This level of emergency could result in a local “State of Emergency” by the Mayor and invokes the emergency powers of that office. The local “State of Emergency” is sent to Utah County Emergency Management and to the Utah Division of Emergency Management.

Notifications

The following personnel (or alternate if they are not available) will be notified:

1. Mayor
2. Executive Group
3. Department Heads
4. Emergency Manager (may assist with the notification process)

The initiating department shall have the responsibility for notifying these personnel.

Actions

The following actions should be taken during response of a level 2 emergency:

1. **Command Post** - The responsible department should set up an on-site command post and notify all responding departments of the location.
2. **EOC Activation** – Partial or Full Activation.
3. **State of Emergency** - The Mayor should consider a local “State of Emergency” declaration for level 2 emergencies if county and state assistance is necessary.
4. **Evacuations** - Evacuation points should be set up due to the possibility of small-scale evacuation measures being necessary.
5. **Mutual Aid** - Contact Utah County Emergency Management. Contact the American Red Cross to assist with shelter and mass care operations. Contact other NGOs as needed. Contact neighboring cities for assistance as needed.
6. **Communications** - Handheld radios, phone calls, text messaging, emails, social media, HAM radio, dispatch center, written messages, and face to face interactions.
7. **Emergency Notifications/Updates** - All official emergency notifications and updates that are produced by Eagle Mountain City will be created and disseminated by the Public Information Officer (PIO) or designee determined by the Mayor. Platforms where emergency warnings and updates could be disseminated are through the Eagle Mountain City official social media outlets, through the city Everbridge notification system, and through official press conferences.
8. **Press** - Any press relations should go through the Public Information Officer (PIO) or designee determined by the Mayor.

3:3:3 Level 1 Emergency

Defined

Any extraordinary occurrence of such magnitude that all, or most, city departments and resources must be utilized or where a combination of city departments and outside agencies have been mobilized to handle the situation. This includes the need for county, state, and federal assistance. Full-scale evacuations measures might be necessary. Loss of life and injury is possible and, in most cases, present. Damage to property and infrastructure is moderate to severe. Recovery usually takes from weeks to months but in some cases years.

Examples

Examples of level 1 emergencies include but are not limited to:

1. **Natural hazards** such as major flooding, wildfires, earthquakes, and severe storm damage.
2. **Technological hazards** such as major hazmat incidents, fallout emergencies, and major utility failures.
3. **Human-caused hazards** major acts of terror and civil disturbances.

Responsibility

The primary responsibility for decision-making rests with the Mayor and the Executive Group. The on-site commanders may make those decisions necessary to protect life and property and to stabilize the situation. Decisions designed to properly resolve the entire emergency should be the responsibility of the Executive Group.

This level of emergency usually results in a local “State of Emergency” by the Mayor and invokes the emergency powers of that office. The local “State of Emergency” is sent to Utah County Emergency Management and to the Utah Division of Emergency Management.

Notification

The following personnel (or alternate if they are not available) will be notified:

1. Mayor
2. Executive Group
3. Department Heads
4. Emergency Manager (may assist with the notification process)

The initiating department shall have the responsibility for notifying these personnel.

Actions

The following actions should be taken during response of a level 1 emergency:

1. **Command Post** - The responsible departments should set up an on-site command post and notify all responding departments of the location.
2. **EOC Activation** – Partial or Full Activation
3. **State of Emergency** – The Mayor should declare a local “State of Emergency” for level 1 emergencies due to county, state, and federal assistance being necessary.

4. **Evacuations** – Evacuation points should be set up due to the possibility of small-scale or full-scale evacuation measures being necessary.
5. **Mutual Aid** – Contact Utah County Emergency Management. Contact the American Red Cross to assist with evacuation points. Contact other NGOs as needed. Contact neighboring cities for assistance as needed.
6. **Communications** – Handheld radios, phone calls, text messaging, emails, social media, HAM radio, dispatch center, written messages, face to face interactions.
7. **Emergency Notifications/Updates** – All official emergency notifications and updates that are produced by Eagle Mountain City will be created and disseminated by the Public Information Officer (PIO) or designee determined by the Mayor. Platforms where emergency warnings and updates could be disseminated are through the Eagle Mountain City official social media outlets, through the city Everbridge notification system, and through official press conferences.
8. **Press** – Any press relations should go through the Public Information Officer (PIO) or designee determined by the Mayor.

3:4 Local “State of Emergency” Declaration

Utah State Statutes establish the procedures and conditions under which Declarations of Emergencies may be declared. The Governor has the authority on behalf of the state, but the political subdivisions of the state (including Eagle Mountain City) have the same type of authority by action of the chief elected official (Mayor).

A declaration of a local “State of Emergency” may remain in effect no longer than 30 days unless the regular governing body gives approval. As defined in the statute, the governing body would be the City Council. The order also requires that the declaration be filed with the City Recorder before becoming official.

The local “State of Emergency” declaration by local government officials is not a request for supplemental state or federal assistance. Rather, it acknowledges that all involved local entities have officially recognized the situation, that the local emergency operations plan is in effect, and that they are taking all necessary actions to respond to it. Notifications to the county and the state that a declaration is imminent should be communicated immediately. Recommended ways to notify the county of the declaration are by telephone, faxing or emailing a copy of the declaration, and attaching a copy of the declaration into WebEOC. Declarations should also be sent to the state’s Division of Emergency Management.

This legal declaration allows the local jurisdiction to make emergency orders, rules, and regulations to facilitate response and recovery efforts (example: purchasing rules). Orders, rules, and regulations promulgated by Eagle Mountain City, and not in conflict with existing laws, shall have the full force and effect of law during the state of emergency when a copy of such orders, rules, or regulations have been filed with the City Recorder. These statutes are the basis for the extraordinary powers granted to the city, through the Mayor, that can be used when necessary to mitigate or resolve an emergency.

3:4:1 Local “State of Emergency” Rationale

Local governments are the primary responders and managers of any situation that causes or threatens to cause a state of emergency or disaster. Eagle Mountain City has a system in place to monitor and evaluate such situations and is prepared to declare a local “State of Emergency” if necessary.

The rationale for declaring an official local “State of Emergency” is:

1. To acknowledge that the jurisdiction has experienced or has a threat of a disaster, is in a state of emergency, and has responded to the best of its ability.
2. To alert the county and the state that local resources are being fully utilized and further assistance may be requested.
3. To empower the local officials to take extraordinary measures necessary for protecting life, property, and the environment while affording some safeguard against legal liability.

Local governments may initiate direct requests, without a declaration, under all memorandums of understanding, from the American Red Cross, Salvation Army, or other private volunteer agencies and to all neighboring jurisdictions in accordance with existing agreements.

3:4:2 Elements of a Local “State of Emergency” Declaration

The following should be included when drafting a local “State of Emergency” declaration:

1. If possible, use Eagle Mountain City letterhead.
2. Nature or cause of the events, conditions, or threats, with the phrase ‘on or about’ just before the date.
3. Impact on general numbers of people affected and lifelines compromised, including hospitals, roads, access for emergency services, mass care needs, numbers of dead/injured, and services disrupted.

4. Scope or spread of the overall effect on the jurisdiction and to the quality of life, health, environment, and economic issues.
5. Actions being taken such as public safety measures, Emergency Operations Center (EOC) activation, general idea of resources and people committed to the effort, other agencies activated (such as search and rescue, ARES, mutual aid agreements), and state that the Emergency Operations Plan (EOP) is activated.
6. Needs and shortfalls such as response assistance, equipment, services, experts or other personnel, damage assessments, care for citizens. If possible, forecast a projection of time the jurisdiction will be in danger and, if unknown, state “do not know when the situation will end or resolve.” (Forecast example: “need is immediate” and/or “not expected to change in the near future”).
7. Signature and date from the chief elected official or designee.
8. Signature of City Recorder.

3:4:3 Local “State of Emergency” Example Documents

An example document of a local “State of Emergency” declaration can be found on the next page. Following that example, a state of emergency declaration flow chart can be found.

The local “State of Emergency” declaration example document should be copied and pasted into another word document. The example document should be digitally changed to fit the situation, and then sent to the appropriate agencies and personnel. Information that needs to be digitally changed in the example document is typed in red.

The Emergency Declaration Flow Chart is only meant to be used as a visual aid for the emergency declaration process. It can be printed and utilized in the EOC if deemed necessary.

LOCAL “STATE OF EMERGENCY” DECLARATION

(Use Letterhead)

Eagle Mountain City

WHEREAS, beginning on or about (DATE), (Incident) have/has occurred in Eagle Mountain City, Utah; and

WHEREAS, the (incident) have/has caused (Impact) numerous deaths, dozens of injuries, major property damage, downed power lines, disrupted communications and utilities, widespread debris and wreckage, with threats to the environment from overturned trucks and cargo; and

WHEREAS, agencies providing services to the elderly, disabled and emergency services have limited-service capability due to the above conditions; and

WHEREAS, the emergency operations center and the emergency operations plan have been activated, and emergency responder operations are continuing throughout the city, and are severely straining all responding agencies; and

WHEREAS, these conditions have the potential to worsen and immediate attention is necessary to combat the threat to the safety, health, and welfare of the citizens of Eagle Mountain City; and

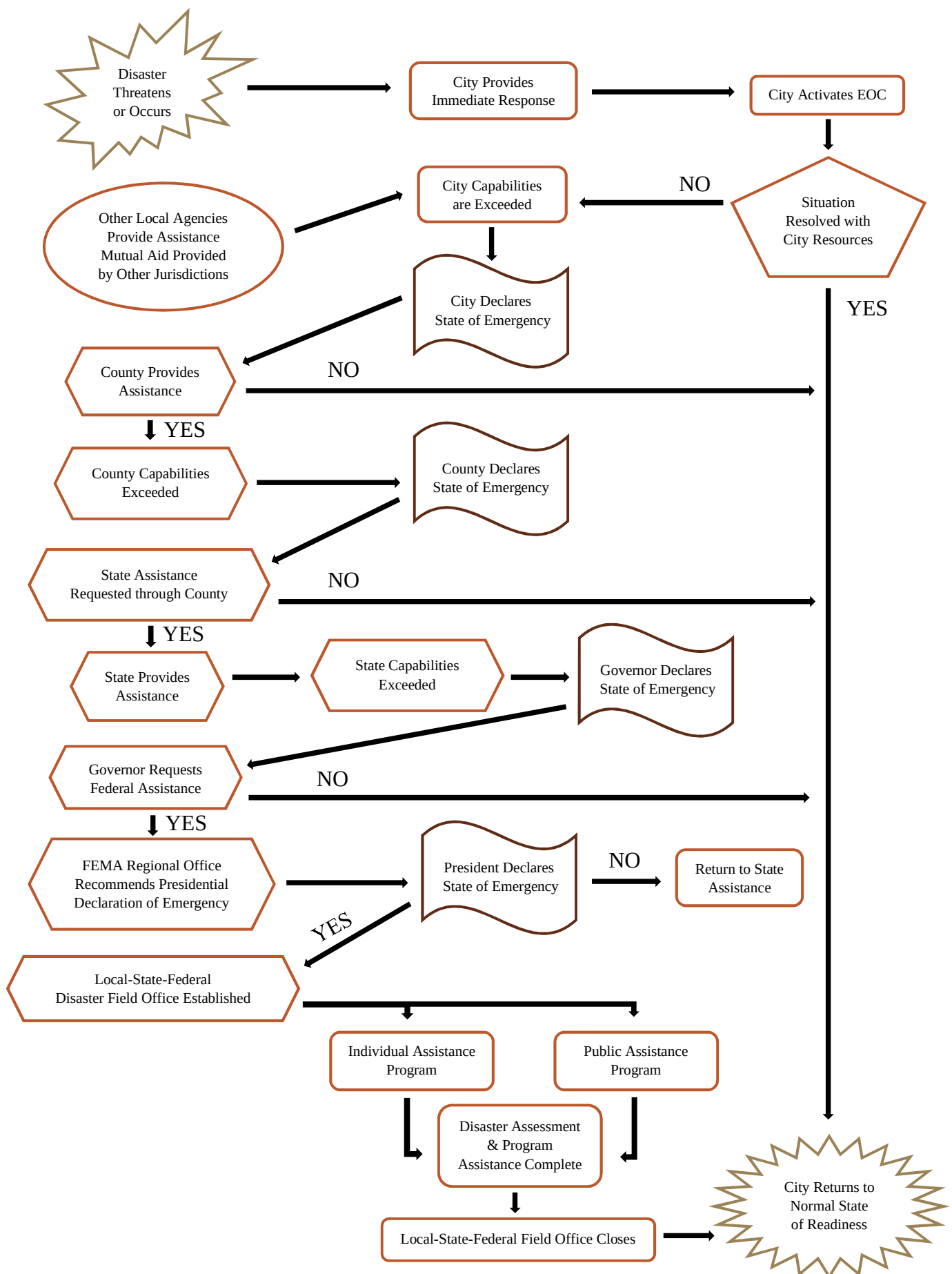
WHEREAS, these conditions do create a “State of Emergency” according to the local and state statutes:

NOW THEREFORE, it is (found, determined, or declared) that a “State of Emergency” exists due to the aforesaid (Incident) in Eagle Mountain City and such area is declared to be a disaster and asks for assistance to augment the fire, medical, search and rescue, food and water, and other assistance pursuant to the provisions of local and state statutes.

Dated: _____

Signature: _____
Chief Elected Official or Designee

Attest: _____
City Recorder



3:5 Demobilization and Recovery

Following response efforts when the emergency is under control and life-saving measures are completed, the demobilization and recovery processes should be initiated to begin getting Eagle Mountain City back to pre-disaster conditions or to a new normal.

Demobilization

Demobilization is the planned process involving the release and return of resources no longer required during an emergency. Demobilization planning should begin at the onset of any emergency and should be implemented as soon as feasibly possible after the initial first response subsides. A demobilization plan details specific responsibilities including release priorities and procedures, checklists, and other general information to accomplish the demobilization of resources.

Recovery

During the recovery process, Eagle Mountain City will take steps to restore populations, infrastructure, and natural and cultural resources to pre-disaster conditions or to a new normal. Decisions made and priorities set early in the recovery process will have a positive cascading effect on the nature and speed of the recovery progress. The recovery process may be either short or long term. Short-term goals seek to restore vital services such as power, water, sewage, communication, and debris removal to an acceptable standard while providing the basic human needs including food, clothing, and shelter.

Once stability is achieved, long-term recovery efforts to restore the affected area to its normal or improved state will be made. The transition from response to recovery is a gradual process, the pace and timing of which will depend upon circumstances. As response activities diminish, recovery activities will increase. Assistance from regional, state, and federal partners, as well as non-governmental organizations, the private sector, and individuals will help speed up the recovery process.

Section 4: Direction, Control, and Coordination

4:1 Direction, Control, and Coordination

This section provides an overview of the direction, control, and coordination between various city departments, contracted agencies, and non-governmental organizations (NGO) during an emergency. This is done by providing essential functions during an emergency and dividing them up into separate annexes. These annexes are referred to as Tactical Operations Annexes.

In each Tactical Operations Annex, the city departments, contracted agencies, and NGOs, are first listed as either a primary or secondary department. Then, a summary of each annex is provided, followed by a list of essential actions to be performed by the departments listed in the annex. These Tactical Operations Annexes should aid in deciding which departments should be deployed during activation of the Emergency Operations Center (EOC).

Each city department, contracted agency, and NGO listed in these Tactical Operations Annexes should become familiar with each annex by reviewing them often. These annexes should also be reviewed annually in order to maintain the accuracy of this Emergency Operations Plan (EOP).

4:2 Tactical Operations Annexes

4:2:1 Legal Actions Annex

Primary Departments: City Attorney, Mayor, and Administration Department

Secondary Departments: City Council, City Recorder

Tactical operations for legal actions provide a plan for utilizing emergency powers of government that can be activated during an emergency and to advise staff and officials on specific liabilities associated with emergency response and recovery activities. The following activities may require legal advice:

1. Impairment wage, price, and rent controls.
2. Establish rationing of critical resources.
3. Establish curfews.
4. Restrict or deny access.

5. Specify routes of egress.
6. Limit or restrict use of water or other facilities.
7. Use any publicly or privately-owned resource with or without payment to the owner.
8. Review and advise any city officials on possible liabilities arising from emergency operations, including the exercising of any or all of the above powers.
9. Prepare and/or recommend local legislation needed to implement emergency powers.
10. Advise city officials and Department Heads on record-keeping requirements and other documentation necessary for exercising emergency powers.

4:2:2 Finance and Risk Management Annex

Primary Departments: Finance Department and City Recorder

Secondary Departments: Mayor, Administration Department, City Attorney

Tactical operations for finance and risk management involve keeping appropriate records that are required for local governments to obtain state and federal government reimbursement in the event of an emergency. This includes complications of damages, injury, and allocations of public and private resources. Operations should also provide the maintenance of financial systems during all phases of an emergency, in addition to tracking incident costs.

Essential Actions:

1. Maintain records of emergency-related expenditures for purchases and personnel.
2. Evaluate the effect of damage on the city economic index, tax base, bond ratings, insurance ratings, etc., for use in long-range recovery planning.

4:2:3 Public Information, Alert, and Warning Annex

Primary Department: Community Relations Department, Mayor, and Administration Department

Secondary Departments: City Recorder, Facilities/Fleet Department, Streets Department, Emergency Management

Tactical operations for public information, alert, and warning involve flexible emergency response capabilities that include increasing public awareness of hazards and providing information to the public before, during, and after emergencies. Operations should also provide the effective collection and dissemination of information to control rumors. All outgoing information should be done through the Public Information Officer (PIO). (Refer to Chapter 1: Section 5 for more details)

Essential Actions:

1. Conduct ongoing hazard awareness and public education programs.
2. Compile and prepare emergency information for the public before an emergency occurs.
3. Receive and disseminate warning information to the public and key city officials.
4. Disseminate emergency public information as requested.
5. Arrange for media representatives to receive regular briefings on the city status during extended emergency situations.
6. Handle unscheduled inquiries from the media and public.

4:2:4 Facilities Annex

Primary Departments: Facilities/Fleet Department

Secondary Departments: Administration Department, Engineering & GIS, Public Utilities, Information Technology (IT).

Tactical operations for facilities involve flexible emergency response capabilities that include the design, repair, restoration, and operation of city facilities. During an emergency, the Facilities Department may play a key role in establishing site command posts, staging areas, and other temporary facilities. The Facilities Department would also be in a lead role for relocating city staff from damaged buildings to secure sites. The Facilities Department will coordinate operation and maintenance of all generators and technology that may be used in the operation of city facilities.

Essential Actions:

1. Ensure buildings critical to response efforts remain operational.
2. Provide post-event inspections of city-owned facilities to determine the extent of damage

(ATC 20 inspections).

3. Establish temporary facilities as needed.

4:2:5 Public Utilities Annex

Primary Department: Public Utilities Department

Secondary Departments: Engineering & GIS, Storm Water Department, Streets Department, Parks Department, Utility Billing, Facilities/Fleet Department, Rocky Mountain Power, and Dominion Energy

Tactical operations for public utilities involve flexible emergency response capabilities that include engineering, construction, repair, and restoration of essential public facilities and infrastructure. During a disaster event, the Public Utilities Department may provide support for heavy rescue operations and may play a key role in establishing multipurpose staging areas and onsite command posts. During an emergency, the major responsibilities of both the lead and secondary departments of this annex include operation of the major street system; operation of the sanitary and storm sewer collection system, pump stations, pressure mains, and wastewater treatment plants; operation of traffic control systems; debris removal; contact repair of infrastructure; maintenance of parks; maintenance of fleet vehicles; operation of radio systems; operation of city buildings. Public Utilities may use consultant's contracts to supplement in-house resources.

Essential Actions:

1. Barricade hazardous areas and unsafe infrastructures until repairs can be made.
2. Contact Rocky Mountain Power and Dominion Energy to notify them of the emergency and initiate response.
3. Prioritize restoration and protection of streets and bridges, as well as waste treatment and collection systems.
4. Augment sanitation services.
5. Provide fuel and repair for vehicles.
6. Operate and maintain emergency generators.

4:2:6 Damage Assessment Annex

Primary Departments: Facilities/Fleet Department and Engineering & GIS

Secondary Departments: Unified Fire Authority (UFA), Public Utilities, Community Development, Streets Department, and Finance Department.

Tactical operations for damage assessment involve documenting preliminary estimates and descriptions on the extent of damage resulting from any level of emergency. Operations should also include posting buildings that are unsafe to occupy, condemning structures beyond repair, and evaluating street systems, bridges, wastewater collection systems, and other infrastructure for use and safety. (Refer to Chapter 2: Section 7:4 for Incident/Damage Assessment Form)

Essential Actions:

1. Establish a damage assessment team from city employees with inspection and assessment capabilities and responsibilities.
2. Develop systems for reporting and compiling information on dollar damage to tax-supported facilities and private property.
3. Assist in determining the geographic extent of the damaged area.
4. Compile estimates of damage for requesting disaster assistance.
5. Assess damage to streets, bridges, traffic control devices, wastewater treatment system, airport facilities, and other public works infrastructure.

4:2:7 Debris Management Annex

Primary Departments: Parks and Rec and Streets Department

Secondary Departments: Public Utilities, Facilities/Fleet Department, Unified Fire Authority (UFA), Utah County Sheriff's Office.

Tactical operations for debris management describes procedures to be followed in the removal and recovery of debris resulting from natural, technological, and human-caused emergencies. A coordinated effort will be necessary for removal, collection, and disposal of debris generated from a large event. The goal will be to use existing solid-waste best-practice strategies and methods to reduce, reuse, recycle, recover, and landfill debris where feasible. Initial debris assessment will help establish priorities for the allocation of resources, collaborate with damage assessment team needs, physically remove debris, open transportation routes, and, if needed, locate temporary storage sites for the collection and recovery of debris.

Essential Actions:

1. Establish and operate debris storage and disposal sites.
2. Identify method for estimation of debris quantities.
3. Provide for appropriate recovery and recycling efforts.

4:2:8 Fire and Rescue Annex

Primary Department: Unified Fire Authority (UFA)

Secondary Department: Fire Department Mutual Aid Agreements

Tactical operations for fire and rescue provide responsibilities of the fire department during day-to-day operations, as well as during an emergency. Currently, Eagle Mountain City has a contract with Unified Fire Authority (UFA) to provide firefighting, rescue, and emergency medical services. UFA has standard operating procedures, which should be considered as an annex to this EOP. (Refer to Chapter 2: Section 4 for more details)

Essential Actions:

1. Fire prevention and suppression.
2. Search and rescue operations.
3. Inspection of damaged area for fire hazards.
4. Hazardous spills containment and clean-up.

4:2:9 Emergency Medical Care and Transport Annex

Primary Department: Unified Fire Authority (UFA)

Secondary Department: Emergency Medical Services (EMS) Mutual Aid Agreements

Tactical operations for emergency medical care and transport provide responsibilities of emergency medical services during day-to-day operations, as well as during an emergency. Currently, Eagle Mountain City has a contract with Unified Fire Authority (UFA) to provide emergency medical services and transport. UFA has standard operating procedures, which should be considered an annex to this EOP. The closest medical facilities to transport injured or ill persons include Mountain Point Hospital in Lehi, UT and American Fork Hospital in

American Fork, UT. There are plans to build an Intermountain Healthcare medical facility in Saratoga Springs, UT and a Primary Children's Hospital in Lehi, UT, which will reduce current transport times. (Refer to Chapter 2: Section 5 for more details)

Essential Actions:

1. Provide emergency medical care to injured and ill persons.
2. Provide emergency transport to the appropriate medical facility.
3. Coordinate triage and first aid activities on scene of the emergency.
4. Develop emergency health and sanitation standards and procedures.

4:2:10 Law Enforcement Annex

Primary Department: Utah County Sheriff's Office

Secondary Departments: Law Enforcement Mutual Aid Agreements

Tactical operations for law enforcement provide responsibilities of the police department during day-to-day operations, as well as during an emergency. Currently, Eagle Mountain City has a contract with the Utah County Sheriff's Office to provide law enforcement activities. The Utah County Sheriff's Office has standard operating procedures, which should be considered an annex to this EOP. (Refer to Chapter 2: Section 3 for more details)

Essential Actions:

1. Law enforcement.
2. Traffic and crowd control.
3. Isolation of damaged areas.
4. Damage reconnaissance and reporting.
5. Security at the scene, EOC, and shelters.

4:2:11 Terrorism Annex

Primary Departments: Utah County Sheriff's Office

Secondary Departments: Law Enforcement Mutual Aid Agreements, Unified Fire Authority (UFA), Potentially ALL City Departments

Tactical operations for terrorism provide flexible emergency response capabilities that involve responding to and recovering from a terrorist threat including but not limited to active shooter situations, bomb threats, ransoms, and weapons of mass destruction (WMD). The Utah County Sheriff's Office has standard operating procedures for terrorist emergencies, which should be considered an annex to this EOP. (Refer to Chapter 3: Section 2:10 for more details)

Essential Actions:

1. Identify, acquire, and plan usage of resources needed to prevent or resolve a terrorist threat or act.
2. Protect public health and safety.
3. Restore essential government services.
4. Provide emergency relief to governments, businesses, and individuals affected by consequences of terrorist act.

4:2:12 Communications Annex

Primary Departments: Utah County Sheriff's Office, Unified Fire Authority (UFA)

Secondary Departments: Community Relations, Mayor, Administration Department, Emergency Management

Tactical operations for communications involve flexible emergency response capabilities that include establishing, using, maintaining, augmenting, and providing the communications support necessary for emergency response and recovery operations. Eagle Mountain City owns a radio repeater that is attached to the Utah County radio tower. This repeater may be utilized to enhance emergency radio communications throughout the city. The city Emergency Management Department has a well-established volunteer HAM radio program with certified HAM radio professionals who can aid in emergency communication efforts. (Refer to Chapter 1: Section 5 for more details)

Essential Actions:

1. Develop and maintain adequate communication facilities during any situation, both within and outside the EOC, and develop priorities of sites and equipment for repair and restoration following a disaster.

2. Provide rotating staff of communication technicians and other technical personnel that will be able to maintain the communication equipment at the EOC.
3. Develop adequate security systems to assure no disruption in communications during periods of emergency.
4. Develop adequate resources to install additional telephone lines and acquire resources to expand radio capabilities as required during emergencies.
5. Coordinate, design, and plan for all communications activity required during periods of emergency and assist state and federal authorities in establishing their communication networks during the response to a major disaster.
6. Due to the increase in use of communications in radio transmissions during emergencies, the need will be present to augment already existing radio and telephone networks.
7. Maintain inventory of all communications systems and equipment that might be available for use in time of emergency.

4:2:13 Evacuation Annex

Primary Department: Utah County Sheriff's Office

Secondary Departments: Administration Department, Facilities/Fleet Department, Streets Department, Emergency Management, Unified Fire Authority (UFA).

Tactical operations for evacuations involve flexible emergency response capabilities that determine the responsibilities and actions to relocate residents and livestock to safe areas during emergencies if necessary. Operations establish procedures for carrying out voluntary, small-scale, and full-scale evacuations of residents and livestock within the city, focusing on movement by defining areas likely to be evacuated, determining destinations, and outlining an approach for controlling the flow of traffic. The city owns a small passenger bus that can be utilized in evacuating residents with transportation needs. Evacuation plans will be updated and disseminated to the public annually. (Refer to Chapter 2: Section 1 for more details)

Essential Actions:

1. Identify high-hazard areas and the number of potential evacuees.
2. Identify evacuation points and coordinate those with responding organizations.

3. Identify an evacuation point for livestock and other animals at risk of the hazard.
4. Coordinate evacuation planning to include:
 - o Movement control.
 - o Health and medical requirements.
 - o Transportation needs.
 - o Emergency public information materials.
 - o Shelter/reception.

4:2:14 Human Needs & Management of the Deceased Annex

Primary Departments: Utah County Sheriff's Office, Unified Fire Authority (UFA), American Red Cross

Secondary Departments: NGO Mutual Aid Agreements, Potentially ALL City Departments

Tactical operations for human needs & management of the deceased involve flexible emergency response capabilities that describes steps to be taken in the care and handling of individuals who require basic human services such as shelter, food, and clothing or are deceased due to the occurrence of an emergency. Care and management for displaced residents should include temporary housing and vouchers for food, clothing, and other necessities. In the case where there are deceased individuals, activities would include the tagging of bodies, identification of deceased individuals, execution of the evidentiary process, transportation of bodies, notifying next of kin, and coordination with mortuary facilities. (Refer to Chapter 2: Section 2 for more details)

Essential Actions:

1. Coordinate with the American Red Cross and other volunteer agencies in provision of food, water, clothing, shelter, and other basic necessities for residents of the city that are affected by an emergency.
2. Assist the American Red Cross with inquiries and registration services to reunite families or respond to inquiries from relatives or friends.
3. Assists the American Red Cross with the transition from mass care to separate family and individual living.
4. Assist in supervising established shelters during an emergency.
5. Provide resources to identify, track, and preserve deceased.

6. Provide for coordination of Police, Fire, EMS, and the Medical Examiner in managing care of deceased.

4:2:15 Volunteers Annex

Primary Department: NGOs and Emergency Management

Secondary Departments: NGO Mutual Aid Agreements, City Attorney, Utah County Sheriff's Office, and Unified Fire Authority (UFA)

Tactical operations for volunteers involve flexible emergency response capabilities that include efficient utilization of volunteers during an emergency. Volunteers are a valuable resource during emergencies throughout the phases of response and recovery. The volunteer function must be organized and efficient to ensure maximum utilization of this resource. Working with NGOs is essential in establishing a suitable volunteer program for the city. Eagle Mountain City has an established Community Emergency Response Team (CERT) to assist during all emergency levels. (Refer to Chapter 2: Section 2 for more details)

Essential Actions:

1. Provide tracking and coordination of emergent volunteer efforts.
2. Recruit volunteers when specific need is identified.
3. Establish and manage a Volunteer Coordination Center (VCC) to manage emergency volunteers and their registration process.

4:2:16 Shelter and Mass Care Annex

Primary Departments: Emergency Management and the American Red Cross

Secondary Department: NGO Mutual Aid Agreements and Facilities/Fleet Department

Tactical operations for shelter and mass care involve flexible emergency response capabilities that include the providing emergency shelters and necessities for residents of the city during a period of emergency. The American Red Cross is responsible for being the intermediary between Eagle Mountain City and the community during an emergency that requires shelter and mass care. Due to the nature of their mission, the American Red Cross will assume the lead in establishing shelters and mass care needs, working with other volunteer groups, school districts, etc. If transportation is required for public evacuation, the lead representative will relay those requests to the Alpine School District. (Refer to Chapter 2: Section 2 for more details)

Essential Actions:

1. Establish an evacuation shelter in a facility that is safe from the hazard area.
2. Coordinate shelter and mass care operation with Non-governmental organizations (NGOs), Faith Based Organizations (FBOs), Voluntary Organizations Active in Disaster (VOADs), and city and county departments.
3. Coordinate and procure mass care services such as temporary bedding, food supplies, necessities, and human services.
4. Coordinate care requirement for special groups, i.e., children, the elderly, the disabled, etc.

4:2:17 Employee Services Annex

Primary Departments: Human Resources Department and the American Red Cross

Secondary Departments: NGO Mutual Aid Agreements

Tactical operations for employee services involve flexible emergency response capabilities that includes the delivery of services such as counseling under disaster conditions. Providing care and counseling is essential for the productivity and overall wellbeing of city employees, emergency responders, and their families following an emergency. Care and counseling should also be provided to the public to enhance their physical and mental wellbeing following an emergency.

Essential Actions:

1. Provide counseling services for disaster victims [American Red Cross].
2. Provide employee assistance for city staff and family members through the Employee Assistance Program (EAP).

Section 5: Communications and Dissemination

5:1 Emergency Alert Systems and Authorization

At the local level of government, an Emergency Alert System (EAS) is a public warning system that utilizes radio and television broadcasts to alert the public of an emergency. The primary radio stations used for an EAS in the State of Utah is KSL 1160AM or 102.7FM. The primary radio station used for an EAS in Utah County is KBYU 89.1FM. The primary platform used for an EAS in Eagle Mountain City is the Everbridge Public Warning System, which allows mass notification via text, email, etc. Residents of Eagle Mountain City can sign up to receive messages via Everbridge by following this registration link: eaglemountaincity.com/notifyme

In Eagle Mountain City, the Mayor or the Mayor's designee may initiate activation of an EAS through the Everbridge Public Warning System for emergencies posing a threat to life and property. If necessary, the Mayor or Mayor's designee may also initiate activation of an EAS via radio and television broadcast by contacting the primary radio station for the State of Utah, KSL-AM at (801) 575-6397.

Presently, the following Eagle Mountain City positions are authorized to activate an EAS: Mayor, City Administrator, City Attorney, Utah County Sheriff Chief Deputy, and the Fire Chief. If EAS activation is requested by one of these officials, the radio station will authenticate the message by requesting the verification code from the official. The primary and secondary verification codes for the authorized individuals are listed in the Emergency Alert System binder in the Emergency Operation Center. Radio stations have been provided callback numbers, which they may use in the verification process. Utah County Emergency Management requests notification when an EAS is activated for emergencies in Utah County. A call placed to Utah County Sheriff's Dispatch at 801-343-4100 can be transferred to the office, cell, or pager of the officer on call for Emergency Management.

5:2 Dissemination Disclaimer

There are various ways that Eagle Mountain City can disseminate information to the public before, during, and after an emergency. In times of crisis, especially with the development of social media outlets, residents should be wary of where they receive their information from. The citizens of Eagle Mountain City should become familiar with the official Eagle Mountain City social media pages, so they know where to look for correct emergency information. Residents should also become familiar with the methods that federal, state, and county agencies use to disseminate information during an emergency. To ensure information remains accurate and consistent, all official city information to be disseminated to the public should go through the Mayor, Administration Department, and Public Information Officer (PIO).

5:2:1 External Emergency Alert Methods

The following is a list of official methods that Eagle Mountain City residents should use to receive emergency notifications before, during, and after an emergency.

Federal Emergency Alert System

The National Oceanic and Atmospheric Administration (NOAA) provides an all-hazards public warning system for the United States. Real time emergency notifications for the State of Utah can be found by following this link: <https://alerts.weather.gov/cap/ut.php?x=1>

The federal government can also use radio and television broadcasts, as well as Wireless Emergency Alerts (WEA). WEAs are used to send emergency notifications rapidly to any cellphone with the emergency notification setting enabled.

State Emergency Alert System

1. **Radio:** KSL 1160AM / 102.7FM
2. **TV:** KSL channel 5
3. **Wireless Emergency Alerts (WEA)**

Utah County Emergency Alert System

1. **Radio:** KBYU 89.1FM
2. **TV:** KBYU channel 11
3. **Wireless Emergency Alerts (WEA)**

Local Emergency Alert System

Eagle Mountain City uses Everbridge for their emergency alerts and notification system. Alerts and notifications will be sent as WEAs via the devices that residents sign up for. Eagle Mountain City residents can sign up to receive notifications by following this link: eaglemountaincity.com/notifyme

Official City Social Media Outlets

1. **Facebook:** “Eagle Mountain, Utah - City Hall” @eaglemtncity
2. **Twitter:** “Eagle Mountain City” @eaglemtncity
3. **YouTube:** “Eagle Mountain City, Utah”

Other Methods of External Emergency Alerts

1. Door to Door Alerts Performed by First Responders and CERT.
2. Electronic Construction Signs and City Billboards
3. City Website: eaglemountaincity.com
4. Phone Call / Text Message / Email
5. Press Releases / Press Conferences / News Media

5:3 Internal Communication Operations

The following describes the initial actions of internal communications during an emergency.

5:3:1 Initial Actions

Whoever comes across or is notified of an emergency first should do the following:

1. Activate the 911 system immediately if the emergency requires first responders, including law enforcement, firefighters, or emergency medical services.
 - o First responders will follow their own SOPs for communications.
2. Notify the Mayor and the Administration Department so they can do the following if necessary:
 - o Notify the Emergency Manager of the emergency
 - o Notify members of the Executive Group and other Department Heads
 - o Report to the EOC
 - o Draft a local “State of Emergency” declaration
 - o Draft emergency messages and press releases
 - o Authorize the use of an EAS notification
 - o Disseminate information to the public and media
3. Once the Emergency Manager is notified, they can do the following if necessary:
 - o Activate the EOC
 - o Assist in notifying the Executive Group and other Department Heads
 - o Begin to coordinate evacuation points
 - o Request assistance from Non-Governmental Organizations (NGO)
 - o Request assistance from volunteer agencies
 - o Assemble city CERT and HAM radio volunteer teams
 - o Assign radios to EOC staff for internal communication
 - o Notify Utah County Emergency Management of the emergency

5:3:2 Communication Methods

It is essential that a constant flow of communication occurs in and out of the EOC during an emergency to ensure response efforts are coordinated efficiently and effectively. The following resources are communication methods currently available for personnel staffing the Eagle Mountain City EOC:

1. Phone Call / Text Messages
2. Emails
3. Social Media Direct Messaging
4. WebEOC
5. Written Notes or Letters with Runners
6. 800 MHZ Radios (Police/Fire/EMS communication)
7. UHF 800 MHZ radio (City Communications)
8. Joint Information System/Center
9. HAM Radio

5:3:3 HAM Radio

Eagle Mountain City Emergency Management Department has an established volunteer HAM radio program. These volunteers are trained professionals that will monitor the designated HAM radio frequency for the city and provide as much communications support as necessary. Eagle Mountain City has its own radio repeater that is attached to the Utah County radio tower to enhance emergency radio communications.

The city owns 4 HAM radio systems that reside in the following locations:

1. In the conference room of the Eagle Mountain City Community Development building located at 2565 N. Pony Express Pkwy. Eagle Mountain, UT 84005.
2. In the Council Chambers of the Eagle Mountain City Hall building located at 1650 E. Stagecoach Run. Eagle Mountain, UT 84005.
3. In the CERT trailer parked in the parking lot of the Eagle Mountain City Hall building located at 1650 E. Stagecoach Run. Eagle Mountain, UT 84005.
4. In the CERT trailer parked in the back parking lot of the Unified Fire Authority Station 252 located at 3785 Pony Express Pkwy. Eagle Mountain, UT 84005

Section 6: Administration, Finance, and Logistics

6:1 Administration Operations

The Emergency Operations Plan (EOP) will be maintained and activated by the Emergency Manager of Eagle Mountain City. It is the responsibility of the Emergency Manager to distribute the EOP to personnel who are mentioned in it, as well as contracted agencies with mutual aid agreements.

The Emergency Manager is also responsible for maintaining and activating the Emergency Operations Center (EOC). The EOC should always remain in a state of operational readiness. The Emergency Manager will assist in notifying EOC staff when the EOC is activated. During an emergency, the EOC will be continuously monitored 24 hours per day by the Emergency Manager or designee. If the Emergency Manager is planning to be out of town, it is their responsibility to appoint a temporary replacement while they are away. The temporary replacement should be trained to understand the duties of an emergency manager in case an emergency occurs while the Emergency Manager is away.

6:1:1 Mutual Aid Agreements

Should local resources prove to be inadequate during an emergency, requests will be made for assistance from other local jurisdictions and agencies in accordance with existing or emergency negotiated mutual aid agreements and understandings. Such assistance may take the form of equipment, supplies, personnel, or other available capabilities.

Any agreement or understanding between Eagle Mountain City and another organization should be conducted by duly authorized officials and should be formalized in writing whenever possible prior to emergencies. The Eagle Mountain City Recorder should be present to attest agreements concerning the city.

6:1:2 Record Keeping and Report Operations

The planning and activation of an effective emergency response requires timely and accurate reporting of information and the maintenance of records on a continual basis. All departments in Eagle Mountain City must ensure protection of their records so normal operations can continue after an emergency. Such records may also be vital to recovery efforts from the effects of an emergency.

Operations:

1. Eagle Mountain City will submit situation reports, requests for assistance, and damage assessment reports to Utah County Emergency Management through the county's desired method of delivery. Utah County will submit consolidated reports to the Utah Division of Emergency Management. Which includes information from the city. Eagle Mountain City and Utah County governments will use pre-established bookkeeping and accounting methods to track and maintain records of expenditures and obligations.
2. Eagle Mountain City will create narrative and written log-type records of response actions. These documents will be kept by the Emergency Management Department and copies will be given to the City Recorder. The logs and records will form the basis for status reports to the county and state.
3. Initial reports (needs assessment) are the basis for the governor's decision to declare a state of emergency and to request a presidential disaster declaration. These reports determine the specific types and extent of assistance made available to the affected area.
4. Situation reports outlining new developments and providing additional information will be forwarded as often as necessary in the most expeditious manner available. At a minimum, a daily situation report will be forwarded to the county EOC throughout the duration of local activation.
5. The Emergency Management Department will submit the appropriate post emergency reports for the review and use of the Mayor and City Administrator.

6:2 Finance

When an emergency occurs, it will more than likely create financial obligations for the city. Eagle Mountain City should be prepared to document financial obligations and other expenses generated by an emergency. The Emergency Management Department should work with the Finance Department to ensure documentation occurs and is filed properly. It is important to note that organizations offering mutual aid and contracted agencies should complete their own documentation for emergency expenditures and obligations throughout the emergency.

Maintaining complete and accurate accounts of emergency expenditures and obligations, including personnel and equipment costs is essential for the following reasons:

1. To provide documentation expenses for which no federal reimbursement will be requested.
2. To provide documentation for expenses that are eligible for federal reimbursement under major emergency project applications.

3. To provide documentation of expenses for a potential audit.

When federal public assistance is provided under the Disaster Relief Act, local projects approved by FEMA are subject to both state and federal audit. The Finance Department will coordinate the reimbursement documentation for the FEMA Public Assistance program during a presidentially declared disaster for city government.

During an emergency, Eagle Mountain City will also need to create fiscal agreements. Fiscal agreements consist of a clear statement of agreement between all major agencies responding to an emergency concerning payment or reimbursement for personnel services rendered, equipment costs, and expenditures of materials used in response to an emergency. Creating fiscal agreements should be a mandatory practice during emergencies.

6:3 Logistics

Each Eagle Mountain City Department Head shall maintain current resource information on supplies, equipment, facilities, and skilled personnel available for emergency response and recovery operations. This information should be updated by the Department Heads at least annually and should be sent to the Emergency Management Department where it will be filed. This information will greatly assist in logistical and resource support during an emergency.

Logistical and resource support includes locating, procuring, and issuing resources such as food, water, ice, supplies, office space, office equipment, fuel and communications contracting services, personnel, heavy equipment, and transportation to local entities involved in delivering emergency response and recovery efforts.

The following operations should be understood when dealing with logistical and resource support:

1. Local forces are those resources under direct control of the city EOC. They can be assigned based on priorities established by the EOC organizational response agencies.
2. Mutual aid can be requested by the city EOC to augment local forces during a locally declared state of emergency. Unless covered in a mutual aid agreement or memorandum of understanding, emergency resources may not be sent outside Eagle Mountain City unless the Mayor or other designated representative grants approval.
3. A method of meeting temporary disaster demands is utilizing contracts, procurement, finance, and management services who can issue contracts to meet resource requirements.

4. All procurements and expenditures will be documented. All receipts and invoices with explanations and justifications will be forwarded to the Finance Department and City Recorder in an efficient manner. These departments will ensure all documentation is complete, recorded on the appropriate forms, and in the proper order. If the city was federally declared, they will submit for reimbursement. If the city was not declared, the documentation will serve as a recorded history of activity with expenditures.

6:3:1 WebEOC Resources

WebEOC serves as the emergency manager's online portal. There, an emergency manager or another city official with permission, can log in and use the resources therein to report on emergencies. The WebEOC resource tabs include:

1. Activity Log (ICS 214)
2. Published Incident Action Plans
3. Missions & Tasks
4. Position Checklist
5. Resource Inventory/Tracker
6. Rolodex
7. Significant Events
8. State Situation Reports
9. Common Operating Picture
10. Utah Infrastructure and Hazards
11. Emergency Management Tools
12. EOC Staff Tools
13. Forms (FEMA / ICS)
14. Internet Links
15. Statewide Event Monitoring
16. Status Boards

Section 7: Plan Development, Maintenance, and Implementation

7:1 Plan Development

The Eagle Mountain City Emergency Operations Plan (EOP) was developed by the Emergency Manager of Eagle Mountain City. It has been reviewed by the Mayor, the City Council, and the city Department Heads prior to promulgation. Upon request of the Emergency Manager, it will be the responsibility of each Department Head identified in this EOP to review the content applicable to their department and offer suggestions of revision. This EOP supersedes and rescinds all previous editions of the Eagle Mountain City Emergency Operations Plan (EOP) and is effective upon signing by the Mayor and City Council. If any portion of this plan is held invalid by judicial or administrative ruling, such ruling shall not affect the validity of the remaining portions of this EOP.

7:2 Plan Maintenance

The EOP is a living document and is subject to periodic updates and revisions. Eagle Mountain Emergency Management is responsible for continued development and updates of the basic plan, the functional annexes, and the incident specific annexes. The plan in its entirety should be reviewed and updated annually due to possible changes to government structure, technological changes, changes in city personnel, etc. The plan should also be reviewed and revised following trainings, exercises, and emergencies to enhancement the document with lessons learned. Any updates made in the plan should be recorded in the Record of Changes, and updated versions of the plan should be sent out to those listed in the Record of Distribution.

7:3 Plan Implementation

This Emergency Operations Plan (EOP) will be activated at least once per year in the form of a simulated emergency in order to provide practical experience to those having responsibilities in the Emergency Operation Center (EOC), as well as to find deficiencies in the EOP. Each Department Head will be responsible for providing the appropriate training to those individuals who will be expected to participate in the implementation of the EOP. Trainings can be coordinated with the Emergency Manager as needed.

It is desired that at a minimum, The Mayor, the Administration Department, and Department Heads complete certain virtual Independent Study Courses (IS) presented by FEMA. Those desired courses include IS 100, IS 200, IS 700, IS 800 and G402. These virtual courses are free

of charge and provide knowledge of the National Incident Management System (NIMS) and the Incident Command System (ICS). Understanding the concepts in those courses will enhance the implementation of this EOP and aid in response efforts during an emergency. Those courses can be found here: <https://training.fema.gov/IS/crslist.asp>.

7:3:1 After Action Reporting

As part of the implementation of this Emergency Operations Plan, it is important to document and track lessons learned from exercises, trainings, and emergencies. This can be done through conducting a review and creating an After Action Report (AAR). Following an exercise, training, or emergency, the Emergency Manager will conduct a review with participants who will help fill out the AAR. An AAR will describe the objectives of the exercise and will help document the results of the activities and evaluation of the incident to improve the readiness of the city.

Section 8: Authorities

8:1 Legal Authorities

8:1:1 Federal

1. Federal Civil Defense Act of 1950, Public Law (PL) 920 as amended
2. The Disaster Relief Act of 1974, PL 93-288 as amended
3. Robert T. Stafford Disaster Relief and Emergency Assistance Act, PL 100-707, November 23, 1988
4. Code of Federal Regulations (CFR), Title 44. Emergency Management Assistance
5. Executive Order (EO) 12656, Assignment of Emergency Preparedness Responsibilities, November 18, 1988
6. Executive Order (EO) 12472, Assignment of National Security and Emergency Preparedness Telecommunication Functions, April 3, 1984
7. Executive Order (EO) 12148 of July 20, 1979, as amended, Federal Emergency Management
8. Title III of the Superfund Amendments and Reauthorization Act of 1986, PL 99-499 as amended.
9. Homeland Security Presidential Directive (HSPD) 5: Directive on Management of Domestic Incidents, February 28, 2003

8:1:2 State of Utah

1. Utah Emergency Management Act, 53-2a-101, as amended
2. Utah Disaster Response and Recovery Act, 53-2a-201, as amended
3. Statewide Mutual Aid Act, 53-2a-301, Rule R704-2, 2019
4. Utah Emergency Management Assistance Compact, 53-2a-401

5. Utah Hazardous Materials Emergency Act, 53-2a-701
6. Full Utah Code, Public Safety Code Emergency Management Act is found under UC 53-2a Part 1-13.

8:1:3 Utah County

1. Utah County Ordinance No. 1996-03
2. Utah County Code Chapter 8: Disaster Response and Emergency Management, January 31, 1996

8:1:4 Eagle Mountain City

Eagle Mountain City will act according to the statutes produced by the State of Utah listed above.

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Chapter 2 Functional Annexes

Section 1: Evacuations Annex

1:1 Evacuation Operations

Any emergency occurring in Eagle Mountain City can result in a life-threatening situation. Often, the immediate actions taken by emergency responders and decision-makers will result in lives being saved and a reduction in property damage. Life-threatening situations must be handled in either one of two ways:

1. The hazard must be removed from the vicinity of a population.
2. The affected population must be evacuated from the hazardous area.

In most cases, people will be evacuated from a hazardous area to protect their lives. Generally, evacuations will be a small-scale movement of people living within a few blocks of the affected area. However, in the event of a major disaster, whole cities may have to be evacuated.

During an emergency, evacuation orders should be recommended by the established Incident Commander. The recommendation for evacuation orders will be reported to the Mayor or their designee who will then make the decision to approve or deny the order. To ensure the orderly and safe movement of evacuees, Eagle Mountain City shall provide:

1. Evacuation notification through the city Everbridge system, social media outlets, and other external communication methods. (Refer to Chapter 1 Section 5: Communications and Dissemination)
2. Evacuation routes with emergency signs, traffic control devices, and barricades around unsafe areas.
3. Emergency transportation as needed during the evacuation and return periods with special provisions for handicapped and injured persons. In addition, provisions shall be made for wrong-side roadway travel to double capacity in accordance with County and State authorization.
4. Facilities that may serve as temporary shelters. (Refer to Chapter 2 Section 2:2 Potential Evacuation Shelter Locations)

5. Food provisions that will sustain evacuees during crisis periods.
6. Emergency medical services to all injured evacuees in the hazardous area as well as along evacuation routes and within shelters.
7. Coordination with Non-governmental Organizations (NGOs), Faith Based Organizations (FBOs), Voluntary Organizations Active in Disaster (VOADs), and other public service organizations.

1:2 Major Roads and Evacuation Routes

There are two major roads that Eagle Mountain City residents can utilize during a full-scale evacuation of the city. Those two major roads are SR-73 and Pony Express Pkwy. The following evacuation routes utilize these major roads, and lead to the nearest interstate highway.

While only Eagle Mountain Blvd is listed in these evacuation routes as a road that connects Pony Express Pkwy to SR-73, it is important to note that Tiffany Lane, Ranches Parkway, and many residential roads throughout the city also connect Pony Express Pkwy to SR73, and therefore could be utilized instead of Eagle Mountain Blvd.

SR-73 Eastbound to I-15

1. Eagle Mountain Blvd to SR-73 to Pioneer Crossing to I-15

(1) Head north onto **Eagle Mountain Blvd.** (2) Turn east onto **SR-73** for 5.7 miles. (3) Continue east onto **Pioneer Crossing** for 6.7 miles. (4) Turn north onto **I-15** toward Salt Lake City or turn south onto **I-15** toward Provo.

2. Eagle Mountain Blvd to SR-73 to Mountain View Corridor to 2100 N to I-15

(1) Head north onto **Eagle Mountain Blvd.** (2) Turn east onto **SR-73** for 5.7 miles. (3) Turn north onto **Mountain View Corridor** for 2.4 miles. (4) Continue east onto **2100 N** for 2.7 miles. (5) Turn north onto **I-15** toward Salt Lake City or south onto **I-15** toward Provo.

3. Eagle Mountain Blvd to SR-73 to Crossroads Blvd to Lehi Main Street to I-15

(1) Head north onto **Eagle Mountain Blvd.** (2) Turn east onto **SR-73** for 5.8 miles. (3) Turn north-east onto **Crossroads Blvd** for 1.3 miles. (4) Continue onto **Lehi Main Street** for 4 miles. (5) Turn north onto **I-15** toward Salt Lake City or turn south onto **I-15** toward Provo.

SR-73 Westbound to I-80

1. **Eagle Mountain Blvd** to **SR-73** to **UT-36** to **I-80**

(1) Head north onto **Eagle Mountain Blvd.** (2) Turn west onto **SR-73** for 29.7 miles. (3) Turn north onto **UT-36** toward Tooele for 23.9 miles. (4) Turn east onto **I-80** toward Salt Lake City or turn west onto **I-80** toward Wendover.

Pony Express Pkwy to **I-15**

1. **Pony Express Pkwy** to **Redwood Road** to **Pioneer Crossing** to **I-15**

(1) Head east onto **Pony Express Pkwy.** (2) Turn north onto **Redwood Road** for 0.7 miles. (3) Turn east onto **Pioneer Crossing** for 6 miles. (4) Turn north onto **I-15** toward Salt Lake City or south onto **I-15** toward Provo.

2. **Pony Express Pkwy** to **Redwood Road** to **US-6** to **I-15**

(1) Head east onto **Pony Express Pkwy.** (2) Turn south onto **Redwood Road** for 31 miles. (3) Turn east onto **US-6** for 10.5 miles (4) Turn north onto **I-15** toward Spanish Fork or south onto **I-15** toward Nephi.

1:3 Evacuating to a Shelter

Whether or not residents should evacuate to a safer location within or outside of city limits will be determined by the severity of the emergency. Generally, evacuations will be a small-scale movement of people living within a few blocks of the affected area. However, in the event of a major disaster, the whole city may have to be evacuated. During evacuations, the Eagle Mountain City Emergency Manager or designee will help coordinate establishing emergency shelters for evacuees to reside in until the emergency is over. Shelters could be established virtually anywhere with the right equipment, but by and large high schools, middle schools, elementary schools, and church buildings have been used in the past. A list of potential evacuation shelters within Eagle Mountain City can be found in Chapter 2: Section 2:2 “Potential Evacuation Shelters.”

1:4 Evacuation Functional Responsibility Checklist

Note: Each functional responsibility listed under any given personnel could potentially be performed by another person according to the circumstances that are presented at the time of any given emergency. If someone is unable to perform any responsibility listed below, it may be delegated to another person when deemed appropriate. Delegation of responsibility should be coordinated through the proper chain of command and reported to the EOC.

1:4:1 Command

Mayor

1. Consult the City Attorney on initiating evacuation orders.
2. Draft a local “State of Emergency” declaration. (Refer to Chapter 1 Section 3:4 Local “State of Emergency” Declaration)

City Administration Department

1. Provide food provisions for personnel staffing the EOC.
2. Prepare and maintain a personnel resource list, that contains the names of city employees that would be helpful in facilitating evacuation procedures.

Emergency Manager

1. Advise all city Department Heads that the EOC will be activated. Prepare the EOC for 24-hour operations.
2. Request that all Department Heads assign staff to the EOC on a continuing basis throughout the emergency period.
3. Request that Department Heads and emergency personnel carry out their assigned evacuation responsibilities and implement their SOP’s.
4. Create an incident on WebEOC and contact Utah County Emergency Management to notify them of the emergency and request aid if necessary.
5. Ensure that an emergency power generator is available.
6. Hold periodic briefings for key officials and department heads as the situation develops.
7. Provide the Public Information Officer (PIO) with information about the emergency to be disseminated to the public, including any immediate hazards, evacuation statuses, routes, points, and shelters.
8. Direct the PIO to prepare news releases for radio, television, and newspapers.

9. Coordinate resources such as safety and security, food, necessities, and health and medical resources to shelter facilities.
10. Determine when it is safe for residents to resume normal activities.
11. Coordinate communication efforts by doing the following:
 - o Establish twenty-four-hour communications operations at the City EOC.
 - o Maintain a smooth message flow into and out of the EOC.
 - o Assign communications personnel to each evacuation, shelter, and emergency site.

1:4:2 Operations

Public Information Officer

1. Establish a twenty-four-hour news media center at the City EOC.
2. Prepare proclamations, news releases, etc., and have them ready for immediate release to all media.
3. Manage the release of information to news media and the public.
4. Manage the flow of information and instructions to all evacuees.
5. Conduct news conferences and public meetings.

Utah County Sheriff's Office

1. In conjunction with the Emergency Management Department, determine which evacuation shelters and transportation routes will be used by the city.
2. Assign personnel to man all traffic control points to maintain a smooth flow of evacuating traffic.
3. Provide security for the EOC and shelter facilities.

4. Establish support and security at the emergency site and other places where looting or crowd control may be a problem.
5. Establish relief and shift schedules for law enforcement personnel.
6. Request assistance from local jurisdictions and the Utah Highway Patrol.

Unified Fire Authority (UFA)

1. Respond to the emergency and provide on-scene reports to the EOC.
2. As conditions warrant, organize fire personnel, and assign them to emergency sites by priority.
3. If necessary, request assistance from local jurisdictions and Utah County Fire Department.
4. Manage all emergency medical services resources during evacuation efforts.
5. Organize medical and first aid teams to handle injured evacuees.
6. Treat disaster victims and transport them to appropriate medical facilities.
7. If the disaster has resulted in a large number of deaths, a temporary morgue will need to be established.

1:4:3 Logistics

Public Utilities Department / Power and Energy

1. There is no specific assignment for this annex; however, the Public Utilities Manager should remain on call in case they are requested to assist with the emergency.
2. Requests for assistance should be received and disseminated through the EOC.

Facilities & Fleet Director

1. Maintain an inventory of city owned vehicles and a call list of who the vehicles are assigned to.

2. Maintain an inventory of other city owned fleet resources such as bulldozers, dump trucks, trailers, buses, etc.
3. Maintain critical facilities and equip them with emergency generators for an emergency supply of power.
4. Mobilize mass transportation resources such as buses to assist in evacuating the emergency area if necessary.
5. Provide appropriate transportation for the return of relocates to their residence.

Streets Manager

1. Prepare and deploy resources for supporting traffic control during the emergency.
2. Prepare and deploy road signs and barricades that will be used to control traffic on evacuation routes.
3. Stay in constant communication with the EOC to provide updates on progress and request further assistance if necessary.
4. Provide assistance to vehicles, which have emergencies along evacuation routes.
5. Request assistance from Utah County Public Works Roads Division and Utah Department of Transportation if necessary.

Parks & Rec Director

1. There is no specific assignment for this annex; however, the Parks and Rec Director should remain on call in case they are requested to assist with the emergency.
2. Requests for assistance should be received and disseminated through the EOC.

1:4:4 Finance and Administration

Finance Director

1. Serve as the chief advisor on purchase agreements and procurement during the emergency period.

2. Maintain records of expenditures and resource usage to support reimbursements and adjustments.
3. Assist with resolving claims and accounting for resources expended during the evacuation.
4. Review and become familiar with applicable resource management procedures and policies outlined in the State Emergency Resource Management Plan.

City Recorder

1. Assist with all record keeping and documentation practices throughout the emergency period.
2. Attest the local “State of Emergency” declaration and other emergency legislations as required.

City Attorney

1. Review emergency ordinances for legal and liability issues.
2. Advise members of the Executive Group regarding legal matters and provide assistance in presenting emergency ordinances to the City Council for adoption.

1:4:5 Planning

Community Development Director

1. Assist in planning evacuation measures, including evacuation routes, what equipment will be used, and the amount of personnel it will take to implement the plan.
2. Evacuation plans should be presented to the Emergency Manager and PIO, who will then disseminate the information to city departments and the public.

City Engineer

1. Assist in planning evacuation measures, including evacuation routes, what equipment will be used, and the amount of personnel it will take to implement the plan.

2. Evacuation plans should be presented to the Emergency Manager and PIO, who will then disseminate the information to city departments and the public.

Lead Building Inspector

1. There is no specific assignment for this annex; however, the Lead Building Inspector should remain on call in case they are requested to assist with the emergency.
2. Requests for assistance should be received and disseminated through the EOC.

1:4:6 Volunteers

NGO, FBO, VOAD Liaisons

1. Determine, with the Emergency Manager, which facilities may be used as shelters. (Refer to Chapter 2 Section 2:2 Potential Evacuation Shelter Locations)
2. Estimate needs for food, bedding, heating fuels, and other needs.
3. Deploy to and set up the shelter facilities determined by the Emergency Manager.
4. Set up a Volunteer Coordination Center to manage volunteer staff and to manage spontaneous volunteers.
5. Coordinate and administer mass feeding operations for evacuees.
6. Coordinate and administer any relief supplies, which may be arriving from outside the city and county.
7. Assist in disseminating information as requested by the PIO.
8. Coordinate with the Alpine School District Superintendent of Schools to:
 - o Open school facilities and make them available for use as shelters.
 - o Suspend classes if necessary so school facilities may continue to be used as shelters throughout the evacuation period.
 - o Assist with the transportation of disaster victims by permitting the use of school buses.

- o Permit the use of school buses to transport evacuees back to their permanent residences when evacuation measures are no longer in affect.

Ham Radio Coordinator

1. Assist in emergency radio communications as requested by the Utah County Sheriff's Office and Unified Fire Authority.
2. Coordinate with other amateur radio emergency services entities such as UCARES to assist with emergency radio communications.
3. Deploy HAM radio technicians along evacuation routes to communicate progress and needs to the EOC.
4. Deploy HAM radio technicians to shelter facilities to communicate progress and needs to the EOC.

CERT Director

1. Establish communication with the EOC to receive assignments.
2. Send out notification to members of Eagle Mountain City CERT to either standby or deploy to a designated location.
3. Retrieve the CERT trailers from their designated location. (Refer to Chapter 1 Section 2:5:1 for CERT Trailer Locations)
4. Ensure the proper formation of CERT Sections by establishing leadership and ensuring teams have enough members.
5. Provide each section with information regarding the emergency and what their response operations will be.

1:5 Immediate Evacuation Order Template

Immediate Evacuation Order Template

[Replace all red bracketed text below] / (Delete bolded fields in parenthesis)

(Headline field)

Immediate Evacuation Ordered for [geographic description of area to be evacuated]

(Description field)

Effective immediately and extending until [further notice or expiration time], the Mayor of Eagle Mountain City has issued an evacuation order for all persons living, working, or traveling in the vicinity of [geographic description of area to be evacuated]. This area is at immediate risk from [brief description of the hazardous conditions].

(Instruction field)

To protect yourself and your family from this dangerous situation, the following actions are strongly urged:

1. Evacuate your home or workplace immediately for a safe destination outside the hazard area. The following evacuations route(s) are recommended: [specify recommended route(s) of travel].
2. Take only pets and essential items such as emergency kits and medications with you.
3. [*Instruction related to school children if applicable, i.e., Do not pick up your children from school. They are being evacuated by school officials.]

A shelter operated by [organization, i.e., the Red Cross] is available at [address of public shelter]. If you need evacuation assistance, call [designated phone number]. Do not call 9-1-1 unless you have a serious personal emergency. For further information, tune to radio station [designated radio station] or the follow these city operated media outlets [city media outlets].

Section 2: Shelter, Mass Care, and Volunteers

2:1 Shelter, Mass Care, and Volunteer Operations

Anytime evacuation orders are given, evacuation shelter and mass care operations will need to be initiated. While some evacuees will have family or friends that they can stay with throughout the duration of an evacuation order, many evacuees will not have that luxury. Therefore, evacuation shelters should be established to provide evacuees with temporary lodging, food, and other necessities until they are able to return home. It is also important to note that many Eagle Mountain City residents have animals, including livestock, and provisions should be made for them, in addition to residents, during an evacuation.

During an emergency where shelter and mass care operations are necessary, Eagle Mountain City will need assistance from Non-governmental Organizations (NGOs) such as the American Red Cross, Faith Based Organizations (FBOs) such as The Church of Jesus Christ of Latter-day Saints, and Voluntary Organizations Active in Disaster (VOADs) to conduct operations involving sheltering, emergency food supplies, donations and volunteer management, and other support services which promote the safety and recovery of disaster victims.

It is important to note that Eagle Mountain City has an established volunteer Community Emergency Response Team (CERT) and a HAM Radio Communications Team that can aid in emergency response and recovery operations. All volunteer organizations should collaborate with Eagle Mountain City through the Emergency Operations Center (EOC) in order to assist other responders, agencies, and organizations.

2:1:1 Initial Operations

When an emergency is made known to the emergency manager, they will take the lead in initiating shelter and mass care operations by doing the following:

1. Requesting assistance from NGOs, FBOs, and VOADs.
2. Assembling city CERT and HAM radio volunteers.
3. Beginning to coordinate evacuation shelter locations.
4. Assigning radios to EOC staff for internal communication.
5. Notifying Utah County Emergency Management and requesting assistance if necessary.

The American Red Cross should be the first volunteer agency contacted, as they specialize in establishing emergency shelters and mass care operations. When contacting the American Red Cross, or any other volunteer organization for assistance, they should be provided with the following information:

1. The type of emergency that has occurred.
2. The location of the EOC.
3. The location or potential location of evacuation shelter(s).
4. The point of contact for the shelter (i.e., representative from the school district, principal of the school, religious leader of the meeting house).
5. The potential number of evacuees.
6. The potential number of animals or livestock.
7. The needs being requested from Eagle Mountain City.

When assistance arrives, the Emergency Manager or designee will act as a liaison between Eagle Mountain City and the volunteer agencies providing mutual aid. It is important that direct communication is established between the EOC and the established shelter(s) so that requests and provision are made in an efficient manner.

2:1:2 Shelter and Mass Care Logistics

Evacuation Shelters

The designation of evacuation shelters will depend on the actual situation and the location of the hazard. Selected facilities will be located far enough from the hazard area so that there is no possibility of the threat extending to the designated shelter. The best possible facilities within Eagle Mountain City are listed in Chapter 2: Section 2:2. This list should be updated periodically and sent to the American Red Cross. The Emergency Manager, in conjunction with the American Red Cross, will need to obtain agreements from facility owners to utilize them as shelters during emergencies. Although agreements will be in place, permission from facility owners will need to be obtained prior to occupying and setting up the facility as a shelter during each emergency.

When choosing an evacuation shelter location, specific care must be given to ensure that designated facilities are suitable for lodging special needs groups. All organizations, both public and private, who are responsible for special needs groups should continue to be responsible and provide for specialized care needs during an emergency.

Mass Care

In the event of an emergency, it is assumed that the American Red Cross will assist with needed mass care and feeding support within its capabilities. The following will need to be considered as part of mass care operations:

1. Registration of evacuees.

- The American Red Cross will assist local government in the registration of evacuees, and as applicable, will coordinate information with appropriate government agencies for those evacuees who are housed in Red Cross shelters.
- 2. Opening and managing temporary lodging facilities.
 - When shelter facilities are opened, it will be the responsibility of the American Red Cross to maintain administrative control and all functions and staffing needs according to Red Cross policy.
 - The American Red Cross will also provide, to the extent possible, bedding provisions and other necessities.
- 3. Feeding evacuees and workers through both mobile and fixed feeding sites.
 - As needed, meals and snacks will be provided to evacuees and workers through both mobile and fixed feeding sites. Upon American Red Cross arrival, they will be responsible for meal planning, coordination of mobile feeding, and identifying feeding sites and resources for the procurement of food and related supplies.
- 4. Providing access to human services.
 - In addition to the provision of shelter/mass care needs, unique demands will be placed upon the delivery of human services, which include the care of special needs groups and crisis counseling.
- 5. Proper record keeping.
 - The American Red Cross will maintain records of all expenses incurred by their mass care activities. The Emergency Manager or designee will ensure that adequate records of local government expenses are maintained and filed accordingly.

2:1:3 Volunteer Coordination Center

When volunteers arrive to assist during an emergency, a Volunteer Coordination Center (VCC) should be established, especially in the event spontaneous volunteers emerge to provide aid. Doing so will help successfully manage volunteer operations. The American Red Cross should have personnel who are experts in volunteer management and who should be utilized to whatever extent possible when setting up and managing a VCC.

A VCC, if run successfully, can register spontaneous volunteers and volunteers from established organizations, it can help determine a volunteer's skills and other important information, and it can help decide where they can be utilized during the emergency period. A VCC can also serve as a communication hub for volunteers in the field. Volunteers should report back to the VCC periodically to announce their safety status, to report any findings, and to make requests for any

of their needs. All requests that cannot be fulfilled by the VCC should be relayed from the VCC to the EOC.

The two CERT trailers, owned by Eagle Mountain City, are equipped with a VCC Kit. Each VCC kit includes everything one could need to successfully run a VCC, including all paperwork and office supplies (Refer to Chapter 1 Section 2:5:1 for CERT trailer locations). There is also a VCC kit located in the basement storage room at the Eagle Mountain City Hall Building.

VCC Site Selection

According to FEMA (2021), when selecting a site for a VCC, the location should:

1. Be out of a high-risk area.
2. Be secure, either by location or through other security measures.
3. Be large enough to accommodate all VCC stations, equipment, and traffic flow.
4. Provide adequate space for volunteers.
5. Include areas for conferences, orientations, and safety briefings.
6. Have food facilities or be within walking distance to food sources.
7. Provide adequate parking for staff and volunteers.

2:2 Potential Evacuation Shelter Locations

Facilities meant to become evacuation shelters need to have certain functions in order to be suitable to inhabit evacuated persons. Facilities considered suitable include:

1. School buildings with multi-purpose rooms, showers, and cafeteria facilities.
2. Church facilities with kitchens.
3. Governmental or non-profit facilities such as community centers or activity centers.
4. Clubs operated by fraternal and social organizations that have suitable eating and bathroom facilities.

The following facilities within Eagle Mountain City should be considered as potential evacuation shelters that meet these suitable criteria:

2:2:1 High Schools

Cedar Valley High School

District: Alpine School District

Address: 1389 E Aviator Ave. Eagle Mountain, UT 84005

Rockwell Charter High School

Address: 3435 E Stonebridge Ln. Eagle Mountain, UT 84005

Westlake High School

District: Alpine School District

Address: 99 N Thunder Blvd. Saratoga Springs, UT 84045

2:2:2 Middle Schools

Frontier Middle School

District: Alpine School District

Address: 1427 E Mid Valley Rd. Eagle Mountain, UT 84005

Vista Heights Middle School

District: Alpine School District

Address: 484 W Pony Express Pkwy. Saratoga Springs, Utah 84045

2:2:3 Elementary Schools

Black Ridge Elementary

District: Alpine School District

Address: 9358 N Sunset Dr. Eagle Mountain, UT 84005

Brookhaven Elementary School

District: Alpine School District

Address: 7082 N Seedling Dr. Eagle Mountain, UT 84005

Eagle Valley Elementary

District: Alpine School District

Address: 4475 N Heritage Dr. Eagle Mountain, UT 84005

Hidden Hollow Elementary

District: Alpine School District

Address: 7447 N Hidden Valley Pkwy. Eagle Mountain, UT 84005

Mountain Trails Elementary

District: Alpine School District

Address: 3951 North Wood Rd. Eagle Mountain, UT 84005

Pony Express Elementary

District: Alpine School District

Address: 3985 E Smith Ranch Rd. Eagle Mountain, UT 84005

Silver Lake Elementary

District: Alpine School District

Address: 5069 Golden Eagle Rd. Eagle Mountain, Utah 84005

Ranches Academy

Address: 7789 N. Tawny Owl Circle. Eagle Mountain, UT 84005

2:2:4 LDS Church Buildings

The Ranches Area North of Pony Express Pkwy

1. Address: 8273 N. Simpson Springs Rd. Eagle Mountain, UT 84005
2. Address: 3793 E. Rose Hearty Ln. Eagle Mountain, UT 84005
3. Address: 8285 N. Porters Crossing Pkwy. Eagle Mountain, UT 84005
4. Address: 8732 N. Desert Canyon Rd. Eagle Mountain, UT 84005
5. Address: 4338 E. Inverness Ln. Eagle Mountain, UT 84005
6. Address: 9475 N. Mustang Way. Eagle Mountain, UT 84005 (North of SR-73)
7. Address: 3382 E. Spring Mountain Dr. Eagle Mountain, UT 84005 (North of SR-73)

The Ranches Area South of Pony Express Pkwy

1. Address: 2011 E. Oquirrh Ranch Pkwy. Eagle Mountain, UT 84005
2. Address: 1953 E Lone Tree Pkwy. Eagle Mountain, UT 84005
3. Address: 2977 E. Saddle Rock Rd. Eagle Mountain, UT 84005
4. Address: 7746 N. Sparrow Hawk Way. Eagle Mountain, UT 84005
5. Address: 7944 N. Smith Ranch Rd. Eagle Mountain, UT Eagle Mountain 84005

6. Address: 4105 E. Smith Ranch Rd Eagle Mountain, UT Eagle Mountain 84005
7. Address: 7241 North Ute Dr. Eagle Mountain, UT 84005
8. Address: 7250 North Porters Crossing Pkwy. Eagle Mountain, UT 84005
9. Address: 4506 East Pony Express Pkwy. Eagle Mountain, UT 84005
10. Address: 7775 North Woodhaven Blvd. Eagle Mountain, UT 84005
11. Address: 5027 East Chapel Dr. Eagle Mountain, UT 84005

The City Center Area

1. Address: 4588 N. Eagle Mountain Blvd. Eagle Mountain, UT 84005
2. Address: 1330 E. Ira Hodges Scenic Pkwy. Eagle Mountain, UT 84005
3. Address: 1934 E. Cedar Trails Way Eagle Mountain, UT 84005
4. Address: 4561 N Buckboard Street Eagle Mountain, UT 84005
5. Address: 4142 N. Lake Mountain Rd. Eagle Mountain, UT 84005

2:2:5 Animals and Livestock

Evacuees with animals/livestock can drop off their livestock at the Eagle Mountain Rodeo Grounds and their animals at an approved shelter throughout the duration of the evacuation period. Information about approved shelters for animals will be included in the emergency notifications sent by the PIO. Animals/livestock should be uniquely marked (i.e., branded, tagged, tied with a unique ribbon/collar) to help differentiate one owner's animals/livestock from another.

Check In

Upon arrival at the rodeo grounds/shelter, evacuees will need to check in their animals/livestock with the proper authority on site. After check in paperwork has been completed, the evacuee will receive a receipt, which will serve as proof of their check in. After the evacuation period is over, the evacuee will need to return to the rodeo grounds/shelter to check out their animals/livestock.

Check Out

In order to check out their animals/livestock, the evacuee must present their identification and check in receipt to the proper authority on site to receive their animals/livestock. If the evacuee does not have the check in receipt with them at the time of check out, then they may recite their personal information on the check in paperwork (i.e., name, address, phone number, email, etc.), recite how many and what kind of animals/livestock they checked in, recite how the animals/livestock are uniquely marked, and recite their secret 4-digit code they set up during check in. If all this information is answered correctly, then the evacuee may receive their animals/livestock. The evacuee must sign a check out slip as proof that their animals/livestock have been received. These measures must be implemented to prevent negligence and theft.

Animals/Livestock Check in and Check out paperwork can be found in Chapter 2 Section 7:5.

Eagle Mountain Rodeo Grounds

Address: Pony Express Memorial Park, Pony Express Pkwy, Eagle Mountain, UT 84005

2:3 Functional Responsibility Checklist

Note: Each functional responsibility listed under any given personnel could potentially be performed by another person according to the circumstances that are presented at the time of any given emergency. If someone is unable to perform any responsibility listed below, it may be delegated to another person when deemed appropriate. Delegation of responsibility should be coordinated through the proper chain of command and reported to the EOC.

Emergency Manager

1. Request assistance from NGOs, FBOs, and VOADs.
2. Assemble city CERT and HAM radio volunteers.
3. Begin to coordinate and obtain permission for evacuation shelter locations.
4. Assign radios to EOC staff for internal communication.
5. Notify Utah County Emergency Management and request assistance if necessary.
6. Act as or appoint a liaison between incoming volunteer organizations and Eagle Mountain City.
7. Establish a Volunteer Coordination Center with assistance from the American Red Cross.

8. Ensure all shelter, mass care, and volunteer information is relayed to the Public Information Officer for emergency notifications and updates.
9. Ensure shelter facilities are activated and deactivated as required.

NGO, FBO, VOAD Liaisons

1. Determine, with the Emergency Manager, which facilities may be used as shelters (Refer to Chapter 2 Section 2:2 Potential Evacuation Shelter Locations)
2. Coordinate with the Superintendent of Schools or other owners of potential shelter facilities to:
 - o Open the facilities and make them available for use as shelters.
 - o Suspend classes if necessary so school facilities may continue to be used as shelters throughout the evacuation period.
 - o Assist with the transportation of disaster victims by permitting the use of school buses.
 - o Permit the use of school buses to transport evacuees back to their permanent residences when evacuation measures are no longer in affect.
3. Estimate needs for food, bedding, heating fuels, and other needs.
4. Deploy to and set up the shelter facilities upon receiving permission from the facility owner.
5. Maintain adequate volunteer staffing at all shelter facilities.
6. Set up a Volunteer Coordination Center to manage volunteer staff and to manage spontaneous volunteers. (Refer to Chapter 2: Section 2:1:3 Volunteer Coordination Center)
7. Register evacuees along with their animals and livestock, if necessary, as they arrive at evacuation shelters. (Refer to Chapter 2: Section 2:2:5 Animals and Livestock)
8. Coordinate and administer mass feeding operations for evacuees.
9. Coordinate and administer any relief supplies, which may be arriving from outside the city and county.
10. Assist in disseminating information as requested by the PIO.

11. Provide and coordinate public transportation to emergency feeding sites, food distribution points, clothing pick-up points, etc.
12. Coordinate with Red Cross Disaster Health Services to ensure that all shelter facilities meet all current health code standards.
13. In cooperation with the Red Cross Disaster Health Services, coordinate medical coverage at all shelter facilities.
14. Coordinate human services including crisis counseling.
15. Process inquiries from concerned families outside the disaster area.

Ham Radio Coordinator

1. Assist in emergency radio communications as requested by the Utah County Sheriff's Office, Unified Fire Authority, and the EOC.
2. Coordinate with other amateur radio emergency services entities such as UCARES to assist with emergency radio communications.
3. Deploy HAM radio technicians to shelter facilities to communicate progress and needs to the EOC.

CERT Director

1. Establish communication with the EOC to receive assignments.
2. Send out notification to members of Eagle Mountain City CERT to either standby or deploy to a designated location(s).
3. Retrieve the CERT trailers from their designated location. (Refer to Chapter 1: Section 2:5:1 for CERT trailer location)
4. Ensure the proper formation of CERT Sections by establishing leadership and ensuring teams have enough members.
5. Provide each section with information regarding the emergency and what their response operations will be.

Public Information Officer

1. Establish a twenty-four-hour news media center at the City EOC.
2. Prepare proclamations, news releases, etc., and have them ready for immediate release to all media.
3. Manage the release of information to news media and the public.
4. Manage the flow of information and instructions to all evacuees.
5. Conduct news conferences and public meetings.

Utah County Sheriff's Office

1. In conjunction with the Emergency Management Department, determine which evacuation shelters and transportation routes will be used by the city.
2. Provide security for the EOC and shelter facilities.
3. Establish relief and shift schedules for law enforcement personnel.
4. Request assistance from local jurisdictions and the Utah Highway Patrol.

Unified Fire Authority (UFA)

1. As conditions warrant, organize fire and EMS personnel, and assign them to evacuation shelters by priority to do the following:
 - o Inspect shelters to make sure fire alarms, sprinklers, etc. are in working order.
 - o Provide fire extinguishers if they are not already available on the premises.
 - o Train shelter volunteers in fire safety and fire suppression if time permits.
 - o Designate EMS staff to stay on the premises, if possible, to assist with medical needs.

Section 3: Law Enforcement Annex

3:1 Law Enforcement Operations

Eagle Mountain City has a contract with the Utah County Sheriff's Office to provide law enforcement capabilities for the city. The Utah County Sheriff's Chief Deputy is responsible for all law enforcement matters within the city during an emergency. If an emergency occurs, they will maintain constant communication with both the city and county EOC.

The Utah County Sheriff's Chief Deputy should organize operations including law enforcement, security, traffic control, crowd control, and the organization and management of law enforcement personnel. If the Utah County Sheriff's Office finds that the magnitude of the emergency exceeds their ability to respond to it, they can request and receive assistance from other local departments or the Utah Highway Patrol. Law enforcement officials should be prepared to implement proper security measures that will prevent sightseers, spectators, and other unauthorized persons from congesting the emergency area and interfering with emergency response operations.

Utah County Sheriff's Office Location

1650 E Stagecoach Run. Eagle Mountain, UT 84005.

The Utah County Sheriff's Office has their own standard operating procedures regarding emergency response operations. Those should be considered as an annex to this Emergency Operations Plan.

3:2 Functional Responsibility Checklist

Utah County Sheriff's Office

1. Deploy personnel to those areas of greatest need.
2. Implement departmental standard operating procedures.
3. Secure the immediate area surrounding the emergency.
4. Establish traffic routes into and out of the affected area with priority given to injured persons requiring immediate medical care.

5. Coordinate with the city Streets Department, Utah County Public Works Roads Division, Utah Department of Transportation (UDOT), and other law enforcement agencies regarding traffic and population control.
6. Provide security and the emergency site, the EOC, and at designated shelters.
7. Keep the Mayor and other officials at the EOC updated on conditions at the emergency site.
8. Keep the peace by preventing rioting and looting from occurring or getting out of control.
9. All law enforcement personnel will use their normal communication resources.

Law Enforcement Mutual Aid

1. Establish communication with the Utah County Sheriff's Office and the EOC.
2. Assist the Utah County Sheriff's Office with traffic and crowd control, security, and any other law enforcement activities deemed necessary.

Highway Patrol

1. Establish communication with the Utah County Sheriff's Office and the EOC.
2. Assist the Utah County Sheriff's Office with traffic and crowd control, security, and any other law enforcement activities deemed necessary.
3. Assist with traffic control of major highways during evacuations. Especially since the normal flow of traffic may be reversed to increase evacuation capability. Patrolmen should make sure traffic lanes are clear of oncoming traffic in this case.

Streets Department

1. Be responsive to needs as directed by the Utah County Sheriffs Office and contact other departments, including the Utah County Public Works Roads Division, UDOT, and other city departments as needed.
2. Assist with placing barricades, emergency signage, and traffic control equipment wherever necessary.

3. In addition, these departments should provide assistance to broken down and stalled vehicles along evacuation routes in order to maintain an orderly flow of traffic within the Eagle Mountain City jurisdiction.

State, Federal, and Military Mutual Aid

Should an emergency develop in which the Utah County Sheriff's Office and neighboring law enforcement capabilities are not sufficient to adequately control, mutual aid should be requested from the Utah Department of Public Safety (DPS).

Should law enforcement capabilities still be insufficient following support from neighboring law enforcement departments and the DPS, then mutual aid from the federal government and National Guard should be requested. The assistance they provide will consist of additional equipment, supplies, and personnel to supplement local government law enforcement capabilities.

In some cases, such as acts of terrorism, it should be expected that federal government law enforcement agencies will be involved in response operation in some way or another.

Section 4: Firefighting and Rescue Annex

4:1 Firefighting and Rescue Operations

Eagle Mountain City has a contract with the Unified Fire Authority (UFA) to provide firefighting and emergency rescue activities for the city. UFA also provides emergency medical services (EMS) for the city, which will be discussed in a later section. The UFA Fire Chief is responsible for all fire and rescue activities within the city during an emergency. If an emergency occurs, they will maintain constant communication with both the city and county EOC.

Firefighting and rescue activities in any disaster situation are generally the same as those performed by fire fighting and rescue personnel during normal operations, except the volume of incidents might increase. It should be anticipated that during a level 2 or level 1 emergency, excitement, stress, and unusual physical activity might increase the incident of medical problems such as heart attacks, that fallen debris or flooding might increase the need for rescue operations, and that increased automobile travel in an evacuation may cause an increase in motor vehicle accidents.

Unified Fire Authority Station Locations

Station 251: 1680 Heritage Drive. Eagle Mountain, UT 84005

Station 252: 3785 Pony Express Parkway. Eagle Mountain, UT 84005

Unified Fire Authority has their own standard operating procedures regarding emergency response operations. Those should be considered as an annex to this Emergency Operations Plan.

4:2 Functional Responsibility Checklist

Unified Fire Authority (UFA)

1. Ensure all UFA personnel have up to date certifications for firefighting, emergency medical services, hazmat response, etc. and provide adequate training for certification renewal.
2. Provide periodic fire safety trainings for the public.
3. Conduct fire inspections on all structures and city infrastructure.

4. Respond to all emergency calls dispatched through the 911 system including, fire, rescue, medical, and hazmat.
5. Implement departmental standard operating procedures.
6. Establish on-scene command and communicate an immediate assessment of the scene to dispatch and the EOC. Also, provide periodic updates as the incident progresses.
7. Provide all fire prevention and suppression activities, search and heavy rescue activities, and hazmat response activities as necessary during an emergency.
8. Establish fire safety standard for shelter facilities and ensure fire prevention and suppression equipment such as fire extinguishers, smoke and carbon monoxide alarms, and fire sprinkler systems are available and in working order.
9. Frequently inspect all shelter facilities to maintain fire safety standards. Special care will be necessary to ensure that fire exits and passageways remain clear.

Fire Department Mutual Aid

Should an emergency develop in which UFA firefighting capabilities are not sufficient to adequately control, mutual aid should be requested from neighboring fire departments. Mutual aid fire departments should assist with the following:

1. Establish communication with the Unified Fire Authority and the EOC.
2. Assist UFA with fire prevention and suppression, search and heavy rescue, and hazmat response activities as deemed necessary.
3. Assist with maintaining fire safety standards at shelter facilities.

County, State, and Military Mutual Aid

Should an emergency develop in which UFA and neighboring fire department firefighting capabilities are not sufficient to adequately control, mutual aid should be requested from Utah County Fire Department.

Should firefighting capabilities still be insufficient following support from neighboring fire departments and Utah County Fire Department, then mutual aid from the state and National Guard should be requested. The assistance they provide will consist of additional equipment, supplies, and personnel to supplement local government urban firefighting capabilities.

Section 5: Medical Services

5:1 Medical Services Operations

Eagle Mountain City has a contract with the Unified Fire Authority (UFA) to provide emergency medical services (EMS) for the city. The UFA Fire Chief, or their designee, is responsible for all EMS activities within the city during an emergency. If an emergency occurs, they will maintain constant communication with both the city and county EOC.

EMS activities in any disaster situation are generally the same as those performed by EMS personnel during normal operations, except the volume of incidents might increase. It should be anticipated that during a level 2 or level 1 emergency, the probability of residents sustaining injuries will increase. It should also be noted that excitement, stress, and unusual physical activity might increase the incident of medical problems such as heart attacks.

Unified Fire Authority Station Locations

Station 251: 1680 Heritage Drive. Eagle Mountain, UT 84005

Station 252: 3785 Pony Express Parkway. Eagle Mountain, UT 84005

Unified Fire Authority has their own standard operating procedures regarding emergency response operations. Those should be considered as an annex to this Emergency Operations Plan.

5:2 Medical Center Capabilities and Locations

There are currently six medical centers/hospitals with varying capabilities that UFA could transport sick or injured residents to following an emergency. These six medical centers/hospitals have capabilities that range from “Hospital” to “Trauma II.” The severity of a medical issue or traumatic injury should help determine which medical center/hospital is most appropriate for a resident to be transported to.

A medical center/hospital that is designated with “Hospital” capability is a basic hospital with a functioning emergency room and possibly a few specialties. Only residents with the most basic, non-life-threatening medical issues or traumatic injuries should be transported to these facilities.

Trauma levels include I, II, III, IV, and V. Although a medical center/hospital with a Trauma V designation is the lowest and least capable trauma level, it is still more capable than a medical center/hospital with a “Hospital” designation. A medical center/hospital with a Trauma I designation is the highest trauma level and is capable of treating all medical issues and traumatic injuries regardless of severity. It is important to note that medical centers/hospitals with trauma

levels lower than I or II can be utilized to stabilize critical patients until they are ready to be transported to a higher trauma level facility.

The primary hospital destinations for emergency transport include Mountain Point Medical Center, which only has “Hospital” capabilities and American Fork Hospital, which has “Trauma 4” capabilities. For individuals who have serious medical issues or who sustain serious traumatic injuries, Utah Valley Hospital should be the transport destination due to its “Trauma II” capabilities. The closest hospital with “Trauma I” capability is Intermountain Medical Center in Murry, UT.

The six closest medical centers/hospitals that UFA could transport to following an emergency includes:

1. Mountain Point Medical Center

Capability Designation: Trauma IV

Address: 3000 Triumph Blvd Lehi UT 84043

Phone Number: 385-345-3000

Travel Time: 14 miles (28 mins)

2. American Fork Hospital

Capability Designation: Trauma IV

Address: 170 N 1100 E American Fork, UT 84003

Phone Number: 801-855-4600

Travel Time: 17 Miles (33 Mins)

3. Timpanogos Regional Hospital

Capability Designation: Trauma IV

Address: 750 W 800 N Orem UT 84057

Phone Number: 801-714-6000

Travel Time: 22 Miles (33 Mins)

4. Riverton Hospital

Capability Designation: Trauma IV

Address: 3741 W 12600 S Riverton, UT 84065

Phone Number: 801-285-2500

Travel Time: 21 Miles (34 Mins)

5. Orem Community Hospital

Capability Designation: Hospital

Address: 331 N 400 W Orem, UT 84057

Phone Number: 801-714-3326

Travel Time: 23 Miles (34 Mins)

6. Utah Valley Hospital

Capability Designation: Trauma II

Address: 1034 N 500 W Provo, UT 84604

Phone Number: 801-357-2130

Travel Time: 29 Miles (41 Mins)

5:3 Functional Responsibility Checklist

Unified Fire Authority (UFA)

1. Ensure all UFA personnel have up to date certifications for emergency medical services, including EMT, AEMT, Paramedic, hazmat response, BLS, ACLS, PALS etc. and provide adequate training for certification renewal.
2. To the extent possible, maintain an adequate inventory of all medical supplies at the fire stations and in the ambulances.
3. Provide periodic basic first aid trainings for the public.
4. Respond to all emergency medical calls dispatched through the 911 system.
5. Implement departmental standard operating procedures.
6. Establish on-scene command and communicate an immediate assessment of the scene to dispatch and the EOC. Also, provide periodic updates as the incident progresses.
7. Establish communication with potential receiving medical centers/hospitals to notify them of the emergency. This will allow hospital personnel to adequately prepare the emergency room for the arriving patients.
8. Provide all emergency medical activities as necessary during an emergency.
9. Provide patients with transport to the appropriate medical center/hospital via ambulance or helicopter.
10. Notify receiving hospital that an ambulance is in route and provide details regarding the patient's condition.

11. Provide personnel to assist with medical care in shelters facilities if available.
12. All patients should receive expedient emergency care.

EMS Mutual Aid

Should an emergency develop in which UFA emergency medical capabilities are not sufficient to adequately control, mutual aid should be requested from neighboring departments. Mutual aid departments should assist with the following:

1. Establish communication with the Unified Fire Authority and the EOC.
2. Assist UFA with emergency medical activities as deemed necessary.
3. Assist with maintaining medical care at shelter facilities.

Public Health

1. Inspect all shelter facilities, water and food supplies, sewage and garbage disposal systems throughout the city to maintain high sanitation standards.
2. Closely monitor shelter facilities and other congregate areas to identify any outbreak of communicable disease during the crisis period.
3. Conduct immunizations as needed.
4. Provide isolation or quarantine facilities if needed.
5. Animal control may be necessary following an emergency. Dead or diseased animals should be disposed of properly.

Mortuary

1. Supervise the handling and disposal of the dead during the emergency period.
2. Augment existing operations, including the establishment of temporary morgue facilities as needed.
3. Request to obtain more body bags through the Utah County EOC as needed.

Section 6: Resource Management

6:1 Resource Management Operations

The following pages contain lists of resources owned by Eagle Mountain City that can be used during an emergency. All city departments, county and state departments, and volunteer organizations will manage resources within their respective areas of responsibility in support of the disaster relief effort. Eagle Mountain City departments should be responsible for developing and maintaining lists of vital resources which may be used during an emergency.

During an emergency, following activation of the Emergency Operations Center (EOC), the Emergency Manager should appoint a Resource Coordinator to serve as a point of contact for all resource requests that come into the EOC. The Resource Coordinator should work with the Emergency Manager to properly prioritize and fulfill all resource requests during the emergency period.

6:1:1 Resource lists

The first resource list in this section contains city equipment resources. Resources on this list should include items such as radios, computers, printers, tools, shovels, sandbags, folding tables, folding chairs, trailers, and any other equipment that could possibly be used during an emergency.

The second resource list in this section contains city vehicle resources. Resources on this list should include vehicles such as trucks, passenger cars, bulldozers, forklifts, and any other vehicle that could possibly be used during an emergency.

The third resource list in this section contains city personnel. This list will include all city personnel, the department they work for, and their employment status. This list may serve well if additional personnel are needed during an emergency.

[illegible]

[illegible]

[illegible]

Section 7: Emergency Forms

7:1 ICS Forms Description

“The National Incident Management System (NIMS) Incident Command System (ICS) Forms Booklet, FEMA 502-2, is designed to assist emergency response personnel in the use of ICS and corresponding documentation during incident operations....

A general description of each ICS Form’s purpose, suggested preparation, and distribution are included immediately after the form, including block-by-block completion instructions to ensure maximum clarity on specifics, or for those personnel who may be unfamiliar with the forms.

The ICS organizational charts contained in these forms are examples of how an ICS organization is typically developed for incident response. However, the flexibility and scalability of ICS allow modifications, as needed, based on experience and particular incident requirements” (FEMA 2010).

7:1:1 ICS Forms

ICS Forms can be accessed in the following ways:

1. By following these links:
 - o ICS Forms Booklet:
[https://training.fema.gov/emiweb/is/icsresource/assets/ics%20forms/nims%20ics%20forms%20booklet%20\(v3\).pdf](https://training.fema.gov/emiweb/is/icsresource/assets/ics%20forms/nims%20ics%20forms%20booklet%20(v3).pdf)
 - o Individual ICS Forms: <https://training.fema.gov/icsresource/icsforms.aspx>
2. Within the WebEOC database.
3. By physical master copy within the Emergency Manager’s office.

7:2 Local “State of Emergency” Declaration

LOCAL “STATE OF EMERGENCY” DECLARATION

(Use Letterhead)

Eagle Mountain City

WHEREAS, beginning on or about (DATE), (Incident) have/has occurred in Eagle Mountain City, Utah; and

WHEREAS, the (incident) have/has caused (Impact) numerous deaths, dozens of injuries, major property damage, downed power lines, disrupted communications and utilities, widespread debris and wreckage, with threats to the environment from overturned trucks and cargo; and

WHEREAS, agencies providing services to the elderly, disabled and emergency services have limited-service capability due to the above conditions; and

WHEREAS, the emergency operations center and the emergency operations plan have been activated, and emergency responder operations are continuing throughout the city, and are severely straining all responding agencies; and

WHEREAS, these conditions have the potential to worsen and immediate attention is necessary to combat the threat to the safety, health, and welfare of the citizens of Eagle Mountain City; and

WHEREAS, these conditions do create a “State of Emergency” according to the local and state statutes:

NOW THEREFORE, it is (found, determined, or declared) that a “State of Emergency” exists due to the aforesaid (Incident) in Eagle Mountain City and such area is declared to be a disaster and asks for assistance to augment the fire, medical, search and rescue, food and water, and other assistance pursuant to the provisions of local and state statutes.

Dated:_____

Signature:_____

Chief Elected Official or Designee

Attest:_____

7:3 Immediate Evacuation Order Template

Immediate Evacuation Order Template

[Replace all red bracketed text below] / (Delete bolded fields in parenthesis)

(Headline field)

Immediate Evacuation Ordered for [geographic description of area to be evacuated]

(Description field)

Effective immediately and extending until [further notice or expiration time], the Mayor of Eagle Mountain City has issued an evacuation order for all persons living, working, or traveling in the vicinity of [geographic description of area to be evacuated]. This area is at immediate risk from [brief description of the hazardous conditions].

(Instruction field)

To protect yourself and your family from this dangerous situation, the following actions are strongly urged:

1. Evacuate your home or workplace immediately for a safe destination outside the hazard area. The following evacuations route(s) are recommended: [specify recommended route(s) of travel].
2. Take only pets and essential items such as emergency kits and medications with you.
3. [*Instruction related to school children if applicable, e.g., Do not pick up your children from school. They are being evacuated by school officials.]

A shelter operated by [organization, i.e., the Red Cross] is available at [address of public shelter]. If you need evacuation assistance, call [designated phone number]. Do not call 9-1-1 unless you have a serious personal emergency. For further information, tune to radio station [designated radio station] or the follow these city operated media outlets [city media outlets].

7:4 Incident/Damage Assessment Form

Incident/Damage Assessment Form

Type of Incident: _____

Time/Date of Incident: _____

Location: City/Town: _____ County: _____

Damage: (Total estimated cost): \$ _____

Impact on Residents/Businesses

#Deaths: _____ #Injuries: _____ #Evacuated: _____ #Hospitalized: _____

#Damaged Homes/Farms: _____ #Evacuated Homes/Farms: _____

#Businesses Damaged: _____ #Businesses Closed: _____

Response to the Incident

1. Was a Local “State of Emergency” Declaration officially declared? YES / NO
2. Was assistance requested from local mutual aid jurisdictions? YES / NO
3. Was assistance requested from any volunteer organizations? YES / NO
4. Was Utah County Emergency Management notified of the incident? YES / NO
5. Was assistance requested from Utah County Emergency Management? YES / NO
6. Was the State of Utah notified of the incident? YES / NO
7. Was assistance requested from the State of Utah? YES / NO
8. Was the federal government notified of the incident? YES / NO
9. Was assistance requested from the federal government? YES / NO

Local Resources Mobilized: _____

Local Mutual Aid Resources Mobilized:_____

Volunteer Organizations Resources Mobilized:_____

County Resources Mobilized:_____

State Resources Mobilized:_____

Federal Resources Mobilized:_____

Additional Remarks/Comments:_____

Impact on Public Facilities/Infrastructure

1. Is there any damaged building infrastructure? YES/ NO
2. Is there any damaged road infrastructure? YES / NO
3. Is there any damaged or compromised water/sewer infrastructure? YES / NO
4. Is there any damaged or compromised electric/gas infrastructure? YES / NO
5. Is there any debris present? YES / NO

Notes:_____

7:5 Animal and Livestock Forms

Date: ____/____/____

Form Number ____

Time ____

Animal and Livestock Check-in Form

Personal Information

Name: _____ Address: _____

Phone Number: _____ Email: _____

Secret Code / Unique Mark

Please provide a secret 4-digit code that you will remember upon checking out your animal(s)/livestock. Also, describe the unique mark (i.e., brand, tag, ribbon, collar.) your animal(s)/livestock are wearing. Should you lose your check-in receipt, you need to be able to provide the secret 4-digit code of your choosing and to describe your animal(s)/livestock's unique mark to check out your animal(s)/livestock.

Secret 4-Digit Code: _____ Unique Mark: _____

Is there anyone besides yourself that you want to authorize to check out your animal(s) or livestock? Circle one: **Yes** or **No**

If Yes, please provide the following information for the authorized person:

Name: _____ Address: _____

Phone Number: _____ Email: _____

****Please ensure this authorized person knows the secret 4-digit code and unique mark you chose.***

Circle one or both: Are you checking in **Animal(s)** or **Livestock**?

Animal(s)

Type: (i.e., dog, cat, rabbit)	Color	Name

Livestock

Type: (i.e., cow, sheep, goat)	Quantity	Color

Printed Name: _____

Date: _____

Signature: _____

Date: ____/____/____

Form Number _____

Time _____

Animal and Livestock Check-out Form

I, _____ hereby acknowledge that I have successfully checked out my
 animal(s)/livestock from _____ on ____/____/____ at
 _____ hours.

Printed Name: _____

Date: _____

Signature: _____

Date____/____/____

Form Number_____

Time_____

Check-in Receipt

Please present this receipt when you come back to check-out your property. Also, be ready to present your personal information and code to retrieve said property.

Date____/____/____

Form Number_____

Time_____

Check-out Receipt

This receipt is proof that you have successfully checked out your animal(s) and livestock and that they are now back in your possession.

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Chapter 3: Incident Specific Operations

Section 1: Purpose and Framework

1:1 Purpose and Framework

The purpose of this chapter is to provide operational annexes for emergencies that could occur in Eagle Mountain City. Each Incident Specific Annex provides a framework of actions and response priorities for city departments and supporting agencies to follow. The framework begins by determining both the primary and secondary departments who will respond to the specific emergency. Next, initial response operations and tactical operations are discussed to guide response efforts. Finally, specific activities are determined for each emergency using FEMA's five mission areas.

As mentioned in Chapter 1: The Basic Plan, Eagle Mountain City acknowledges the five mission areas produced from the Federal Emergency Management Agency's National Preparedness Goal to lead their efforts for emergency operations. The following are definitions of the five mission areas:

Prevention

Prevent, avoid, or stop an imminent, threatened, or actual act of terrorism.

Protection

Protect our citizens, residents, visitors, and assets against the greatest threats and hazards in a manner that allows our interests, aspirations, and way of life to thrive.

Mitigation

Reduce the loss of life and property by lessening the impact of future disasters.

Response

Respond quickly to save lives, protect property and the environment, and meet basic human needs in the aftermath of a catastrophic incident.

Recovery

Recover through a focus on the timely restoration, strengthening, and revitalization of infrastructure, housing, and a sustainable economy, as well as the health, social, cultural, historic, and environmental fabric of communities affected by a catastrophic incident (FEMA, 2020).

Section 2: Incident Specific Annexes

2:1 Floods

Primary Departments: Public Utilities Department and Storm Water Department

Secondary Departments: Utah County Sheriff's Office, Unified Fire Authority, Streets Department, Facilities & Fleet Department, and Parks Department.

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform

the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a flood:

1. Public Information, Alert, and Warning Annex (Pg. 33)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Communications Annex (Pg. 40)
10. Evacuation Annex (Pg. 41)
11. Human Needs & Management of the Deceased Annex (Pg. 42)
12. Volunteers Annex (Pg. 43)
13. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Because most flooding emergencies are generated by a natural phenomenon, there isn't much if anything one can do to prevent them from occurring. However, there are strategies for protecting life and property, as well as mitigation activities that can reduce the effects of flooding.

Mitigation

1. Determine if and where flood plains exist in the city and restrict community development in those areas.
2. Reserve trees and vegetation or even create vegetation buffers along the mountain sides to help reduce rain runoff.
3. Create policy to improve storm water management during future development and work to improve existing storm water drainage system infrastructure.
4. Perform regular drainage system maintenance, which includes sediment and debris clearance within the system, as well as sediment and debris clearance along curbs and storm drain entrances.

Other flood mitigation activities can be found here:

https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Critical facilities including the EOC, police station, fire stations, and utility facilities should be located outside of flood prone areas.
2. Create sandbags to distribute if necessary.
3. Purchase flood insurance.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the scene and to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions may be required, as well as who will perform the actions throughout the emergency.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city’s critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Special attention must be given to the provision of safe drinking water and sewage disposal during flooding emergencies. Both are easily disrupted in a variety of ways from the breaking of lines and conduits to the destruction or contamination of treatment plants.

Disclaimer

The Public Utilities and Storm Water departments have the responsibility to draft and update an operational plan to properly manage flooding emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during flooding emergencies.

2:2 Droughts

Primary Departments: Public Utilities Department and Administration Department

Secondary Departments: Mayor, City Council, City Attorney, and Parks Department

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. **Note: There is no need to activate the 911 system for a drought.** (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a drought:

1. Legal Actions Annex (Pg. 33)

2. Public Information, Alert, and Warning Annex (Pg. 34)
3. Facilities Annex (Pg. 35)
4. Public Utilities Annex (Pg. 36)
5. Fire and Rescue Annex (Pg. 38)
6. Law Enforcement Annex (Pg. 39)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Because droughts are generated by a natural phenomenon, there isn't much, if anything, one can do to prevent them from occurring. There are however strategies for protecting life and property, as well as mitigation activities that can reduce the effects of a drought.

Mitigation

1. Assess the city's vulnerability to a drought, continuously monitor drought conditions, and monitor the city's water supply.
2. Require mandatory water conservation measures during drought emergencies, which include restricting non-essential usage for landscape, washing cars, and filling swimming pools.
3. Develop new or upgrade the existing water delivery systems to eliminate breaks and leaks.
4. Incorporate drought tolerant xeriscape practices into landscape ordinances to reduce dependance on irrigation.
5. Educate residents and farmers on soil and water conservation practices.

Other drought mitigation activities can be found here:

https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Residents should have an emergency supply of water on hand. For an emergency water supply, it is recommended that an individual saves enough water to use 1 gallon per day for at least 3 days. (1 person will need to save 3 gallons of water)
2. Purchase crop insurance.

Response

1. City departments are notified and respond to the Emergency Operations Center (EOC).
2. Non-governmental and volunteer organizations are notified and respond if necessary.
3. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
4. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. Two essential actions include:
 - o Implementing water conservation mandates.
 - o Closely monitoring drought conditions and the city water supply.
5. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city’s critical infrastructure, particularly the city’s water infrastructure, to normal operating conditions or to a new normal.
2. Special attention must be given to water levels in the well systems.
3. As the situation resolves, mandates on water conservation can be lifted as appropriate.

Disclaimer

The Public Utilities and Administration departments have the responsibility to draft and update an operational plan to properly manage drought emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during drought emergencies.

2:3 Earthquakes

Primary Departments: Community Development and Facilities & Fleet Department

Secondary Departments: Unified Fire Authority (UFA), Utah County Sheriff's Office, Streets Department, and Public Utilities Department

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to an earthquake:

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Communications Annex (Pg. 40)
10. Evacuation Annex (Pg. 41)
11. Human Needs & Management of the Deceased Annex (Pg. 42)
12. Volunteers Annex (Pg. 43)
13. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Because an earthquake is generated by a natural phenomenon, there isn't anything that can be done to prevent one from occurring. However, there are strategies for protecting life and property, as well as mitigation activities that can reduce the effects of an earthquake.

Mitigation

1. Adopt and enforce building codes that would reduce the risk of earthquake damage to homes and city facilities. This might include conducting inspections of existing structures for seismic structural and non-structural weakness.
2. Protect critical facilities and infrastructure by installing seismic retrofitting, bracing generators and elevators, and using flexible piping for extending water, sewer, and natural gas lines.
3. Increase public awareness of earthquake risk and safety techniques through trainings and exercises.

Other earthquake mitigation activities can be found here:

https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Secure heavy items like bookcases, refrigerators, and televisions in place. Also, store heavy objects on low shelves so they won't fall and cause injury.
2. If an earthquake occurs, then drop down to the ground. Get to cover under something sturdy like a table, and hold on tight until the shaking stops.
3. If an earthquake occurs while outside or driving, then come to a complete stop in an area clear of hazards that could fall and cause injury. If in a car, then put the car in park, use the emergency break, and turn off the engine. Next, wait until the shaking stops and check the surrounding area for immediate hazards. If no hazards are present, then proceed with caution. If there are hazards in the immediate area, do not proceed, but wait and call for help.
4. Expect aftershocks to occur following the initial shaking and react accordingly.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. Three essential actions include:
 - o Providing lifesaving care through medical services and search and rescue efforts.
 - o Conducting building inspections and marking buildings safe or unsafe to enter.
 - o Inspecting utility infrastructure for cracks, breaks, leaks, etc.
6. Depending on the level of emergency, a local "State of Emergency" declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city's critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal. This may include long-term recovery efforts such as rebuilding structures and debris removal.
2. Conduct damage assessment reports for insurance claims and for potentially receiving federal aid.
3. Because an earthquake will likely affect both the public and private sector, they should work together to recover from the effects of the incident.

Disclaimer

The Community Development department have the responsibility to draft and update an operational plan to properly manage earthquake emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during earthquake emergencies.

2:4 Wildfires

Primary Departments: Unified Fire Authority (UFA)

Secondary Departments: Mutual Aid Fire Departments, Utah County Sheriff's Office and Emergency Management Department.

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a wildfire:

1. Public Information, Alert, and Warning Annex (Pg. 34)

2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Communications Annex (Pg. 40)
10. Evacuation Annex (Pg. 41)
11. Human Needs & Management of the Deceased Annex (Pg. 42)
12. Volunteers Annex (Pg. 43)
13. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Only start campfires in the appropriate zones and in an appropriate pit.
2. Never leave a fire unattended.
3. Dispose of matches and cigarette butts in a closed container or a cup of water.
4. Manage yard waste and other combustible material around structures and in open spaces appropriately.
5. Don't burn anything on a windy day.
6. Never park a hot car or another machine in dry grassy areas.
7. Be mindful of sparks created by vehicles, tools, and machinery.

Mitigation

1. Assess the history and vulnerability of wildfires occurring in the city and create GIS maps to help determine planning and mitigation efforts.
2. Develop and enforce wildland urban interface code for fire-resistant construction and development.

3. Create a defensible space or even buffers around residential and non-residential structures and infrastructure.
4. Perform fuel management techniques periodically, which includes pruning and clearing dead vegetation, cutting high grass, planting fire-resistant vegetation, and creating fuel/fire breaks.
5. Increase wildfire risk awareness throughout the city and participate in the creation of the Community Wildfire Protection Plan (CWPP) and the Firewise program.

Other wildfire mitigation activities can be found here:

https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Restrict public use of drones during firefighting efforts to allow a clear airspace for emergency aircraft.
2. Set up a perimeter that restricts public access to the wildfire.
3. Initiate evacuation measures as necessary.
4. Stay off the roads as much as possible to allow evacuations to take place and emergency vehicles to travel in an orderly manner.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from

the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid, including a fire management assistance grant, if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city's critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Special attention must be given to fire scar created from wildfires along hills and mountain sides, which could increase the chance of flooding following a rainstorm.
3. Organize and plan a way for evacuated residents to return to their homes accordingly.

Disclaimer

Unified Fire Authority has the responsibility to draft and update an operational plan to properly manage wildfire emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during wildfire emergencies.

2:5 Severe Weather: Thunderstorms and Winter Weather

Primary Departments: Public Utilities Department and Storm Water Department

Secondary Departments: Streets Department, Facilities & Fleet Department, Parks Department, Utah County Sheriff's Office, and Unified Fire Authority (UFA)

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a severe weather emergency:

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Communications Annex (Pg. 40)
10. Evacuation Annex (Pg. 41)
11. Human Needs & Management of the Deceased Annex (Pg. 42)
12. Volunteers Annex (Pg. 43)
13. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

Because severe weather emergencies are generated by a natural phenomenon, there isn't much if anything one can do to prevent them from occurring. However, there are strategies for protecting life and property, as well as mitigation activities that can reduce the effects of severe weather.

Mitigation

1. Determine if and where flood plains exist in the city and restrict community development in those areas.
2. Reserve trees and vegetation or even create vegetation buffers along the mountain sides to help reduce rain runoff.
3. Create policies to improve storm water management during future development and improve the current stormwater drainage system infrastructure.
4. Perform regular drainage system maintenance, which includes sediment and debris clearance within the system, as well as sediment and debris clearance along curbs and storm drain entrances.
5. Install and maintain emergency generators to power critical facilities during power outages. Also, install and maintain surge protection on critical electronic equipment.

6. Regularly maintain power line infrastructure by pruning trees around power lines and inspecting power line poles for rot or rust.
7. Retrofit public and residential buildings to reduce wind damage by improving roof coverings, anchoring roof mounted heating, ventilation, and air conditioning units, and by avoiding the placement of flag poles or similar construction near buildings.
8. Create plans for maintaining adequate road and debris clearing capabilities, especially for severe weather that produces flooding and snow fall.

Other severe weather mitigation activities can be found here:

https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Critical facilities including the EOC, police station, fire stations, and utilities facilities should be located outside of flood prone areas.
2. Monitor weather advisories and warnings to allow adequate time for storm preparation.
3. Create sandbags to distribute if necessary.
4. Purchase flood insurance.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the scene and to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. Four essential actions include:

- o Provide lifesaving care through emergency medical services and search and rescue efforts.
 - o Monitor for wildfires caused by lightning strikes.
 - o During thunderstorms, identify areas where flooding is occurring and manage those areas accordingly. For example, block access to roads, manage storm drains, place sandbags, etc.
 - o During a winter weather emergency, manage snow and ice buildup on the streets and sidewalks with snowplows, snow shovels, and rock salt.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city’s critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Special attention must be given to debris management, which includes but is not limited to gathering and disposal of fallen trees, scattered vegetation, garbage, and debris created from buildings and other structures.
3. Retrieve sandbags and roadblock signage from areas they were placed.

Disclaimer

The Public Utilities and Storm Water departments have the responsibility to draft and update an operational plan to properly manage severe weather emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during severe weather emergencies.

2:6 Hazardous Materials

Primary Departments: Unified Fire Authority and Utah County Sheriff's Office

Secondary Departments: Streets Department, Facilities & Fleet Department, Public Utilities Department, and Building Department.

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a hazardous materials emergency:

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Terrorism Annex (Pg. 39)
10. Communications Annex (Pg. 40)
11. Evacuation Annex (Pg. 41)
12. Human Needs & Management of the Deceased Annex (Pg. 42)
13. Volunteers Annex (Pg. 43)
14. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Prevention of hazardous materials (hazmat) emergencies can be difficult to manage. Most hazmat emergencies are caused accidentally when transporting hazardous materials, through mechanical failures, and through human error in the workplace or at home.
2. Some ways to prevent hazmat emergencies are by following all traffic laws when transporting hazardous materials, using proper storage or disposal methods, and following all safety protocols in the workplace.

Mitigation

1. Ensure that emergency responding agencies have been trained in hazmat response and have access to the proper personal protective equipment to respond to hazmat emergencies.
2. Develop and maintain evacuation and temporary shelter plans that can be implemented at a moment's notice.
3. Establish communications with major companies that create or store hazardous materials and truck carriers that transport hazardous materials with terminals in the area. Doing so will provide advanced notice of shipments that could constitute a hazard to the community.

Protection

1. Emergency responders should provide prompt response to the scene and request mutual aid from the appropriate agencies.
2. Determine the perimeter necessary to avoid toxic exposure and implement the necessary evacuation measures.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the Emergency Operations Center (EOC). During Hazmat emergencies, city employees should only assist with what emergency responders request.
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
Two essential actions include:
 - o If deemed necessary, inspections of the city's water supply, HVAC systems, and other vital utilities should take place to monitor for breaches of hazardous materials.
 - o Other than that, city response will most likely consist of assisting with creating a perimeter around the incident, assisting with evacuation measures, establishing temporary shelters, and obtaining necessities for evacuees.
6. Depending on the level of emergency, a local "State of Emergency" declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city's critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Special attention must be given to inspecting the water supply, HVAC systems, and other vital utilities for potential breaches of hazardous materials.
3. The scene and surrounding area of the emergency should be cleaned and pronounced safe by the proper authorities before anyone may return to the area.

Disclaimer

Unified Fire Authority has the responsibility to draft and update an operational plan to properly manage hazardous materials emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during hazardous materials emergencies.

2:7 Utility Failure: Power Outages, Water and Gas Line Breaks, and Compromised Wells

Primary Departments: Public Utilities Department

Secondary Departments: Unified Fire Authority, Rocky Mountain Power, Dominion Energy, Streets Department, Parks Department, and Facilities & Fleet Department.

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be

considered during an emergency, the following will most likely be used in response to a utility failure emergency:

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Law Enforcement Annex (Pg. 39)
7. Communications Annex (Pg. 40)
8. Evacuation Annex (Pg. 41)
9. Human Needs & Management of the Deceased Annex (Pg. 42)
10. Volunteers Annex (Pg. 43)
11. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Well houses and other critical utility facilities should be well equipped with security systems to prevent unauthorized access and tampering.
2. Adequate planning should take place that depicts where water and gas lines exist before any construction takes place.

Mitigation

1. Generate detailed lists of where electric, water, and gas line shut off valves exist.
2. Equip critical facilities including the EOC, police station, fire stations, and utilities facilities with backup generators.
3. Create policies to utilize the best electric, water, and gas line infrastructure for future development and work to improve existing infrastructure.

Protection

1. For an incident involving a gas line break, allow the fire department to determine if the scene is safe before responding to the scene.
2. Perform periodic maintenance on backup generators.

3. Create sandbags to distribute if necessary.
4. Purchase flood insurance.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the scene and to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city’s critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Damage assessments should be conducted and documented appropriately for insurance claims. The city will file this documentation for their own records accordingly.

Disclaimer

The Public Utilities department, Rocky Mountain Power, and Dominion Energy have the responsibility to draft and update an operational plan to properly manage utility failure emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during utility failure emergencies.

2:8 Landslides and Liquefaction

Primary Departments: Unified Fire Authority

Secondary Departments: Streets Department, Facilities & Fleet Department, Parks Department, and Storm Water Department

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a landslide and liquefaction emergency:

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Damage Assessment Annex (Pg. 36)
3. Debris Management Annex (Pg. 37)
4. Fire and Rescue Annex (Pg. 38)
5. Emergency Medical Care and Transport Annex (Pg. 38)
6. Law Enforcement Annex (Pg. 39)
7. Communications Annex (Pg. 40)
8. Evacuation Annex (Pg. 41)
9. Human Needs & Management of the Deceased Annex (Pg. 42)
10. Volunteers Annex (Pg. 43)
11. Shelter and Mass Care Annex (Pg. 43)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Because most landslide and liquefaction emergencies are generated by a natural phenomenon, there isn't much, if anything, one can do to prevent them from occurring. However, there are strategies for protecting life and property, as well as mitigation activities that can reduce the effects of landslides and liquefaction.

Mitigation

1. Determine if and where landslide and liquefaction hazards exist in the city and restrict community development in those areas.
2. Apply soil stabilization measures, such as planting soil stabilizing vegetation on steep, publicly-owned slopes.
3. Use debris-flow measures that may reduce damage in sloping areas, such as stabilization, energy dissipation, and flow control measures.

Other landslide and liquefaction mitigation activities can be found here:

https://www.fema.gov/sites/default/files/2020-06/fema-mitigation-ideas_02-13-2013.pdf

Protection

1. Critical facilities including the EOC, police station, fire stations, and utilities facilities should be located outside of landslide and liquefaction prone areas.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the scene and to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city’s critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.

Disclaimer

The Streets, Parks, and Storm Water departments have the responsibility to draft and update an operational plan to properly manage landslides and liquefaction situations within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during landslide and liquefaction emergencies.

2:9 Epidemic / Pandemic

Primary Departments: Administration Department and the Mayor

Secondary Departments: Unified Fire Authority, Emergency Management Department, Federal, State, and County Agencies.

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to an epidemic/pandemic emergency:

1. Legal Actions Annex (Pg. 33)
2. Public Information, Alert, and Warning Annex (Pg. 34)
3. Facilities Annex (Pg. 35)
4. Emergency Medical Care and Transport Annex (Pg. 38)
5. Communications Annex (Pg. 40)
6. Human Needs & Management of the Deceased Annex (Pg. 42)
7. Volunteers Annex (Pg. 43)
8. Employee Services Annex (Pg. 44)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

1. Follow the recommended guidelines on vaccination to prevent infectious diseases that already have a cure.
2. In the event a new disease is discovered, follow recommended guidelines on slowing the spread or preventing the spread altogether.
3. Follow proper hygiene and sanitation practices whenever possible.

Mitigation

1. Monitor the origin, strength, and way of transmission of the epidemic and research federal and state guidelines regarding mitigation strategies.
2. Implement policies that allow employees to remain working, while following state guidelines and mandates. For example: Increasing sanitation practices, implementing mask mandates, allowing work to be done remotely, limiting gatherings of large groups of people, rearranging workstations to allow for social distancing.

Protection

1. Perform best hygiene and sanitation practices by washing hands often, using alcohol-based hand sanitizers when soap is not available, avoiding touching the eyes, nose, and mouth, clean and disinfect high touch surfaces often, and increase the amount of fresh air in buildings by opening windows or replacing air filters.
2. Wear a mask when in a populated area.

3. Social distance by staying at least 6 feet from other people.
4. If testing is available, get tested if you feel symptoms of the disease.
5. Exercise best quarantine or isolation practices determined by health professionals.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the scene and to the Emergency Operations Center (EOC).
3. Non-governmental and volunteer organizations are notified and respond accordingly.
4. Other agencies from neighboring cities, the county, and the state are notified and respond accordingly.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
 - o Create and implement new policy and procedures.
 - o Obtain personal protective equipment for employee use.
 - o Rearrange workstations to allow social distancing or equip employees with the means to work remotely.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. Recovery efforts will be determined by the state of the epidemic or pandemic. Determining the state of the incident can be done by monitoring the trend of daily cases, while continuing to follow state guidelines and mandates.
2. The priority of recovery efforts should be on returning city functions and capabilities to normal operating conditions or to a new normal.

Disclaimer

The Administration department has the responsibility to draft and update an operational plan to properly manage epidemic/pandemic emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during epidemic/pandemic emergencies.

2:10 Domestic Terrorism

Primary Department: Utah County Sheriff's Office

Secondary Department: Unified Fire Authority

Initial Response Operations

The following initial response operations can be found throughout Chapter 1: The Basic Plan. Section and page numbers are referenced following each operation, which will lead to more detailed descriptions of the actions required to complete the operation.

1. Follow the initial actions for internal communication operations. (5:3:1, Pg. 47)
2. Determine the level of emergency. (3:3, Pp. 21 – 27)
3. Determine the location and activation level of the EOC. (2:5, Pp. 15 – 18)
4. Utilize the National Incident Management System (NIMS) to determine the organization and responsibility of the Incident Command System (ICS). This includes establishing leadership through the succession of authority, assembling the members of the emergency management organization, and establishing the incident commander, command staff, and general staff. (2:2, Pp. 10 – 15)
5. Use the Tactical Operations Annexes to aid in resolving the emergency. (4:2, Pp. 33 – 44)
6. If necessary, declare a local “State of Emergency” to receive aid from county, state, and federal agencies. (3:4, Pp. 27 – 30)
7. Follow protocols involving administration, finance, and logistics. (6:1, Pp. 49 – 52)

Tactical Operations for Response

Tactical Operations Annexes can be found in Chapter 1: The Basic Plan, Section 4: Direction, Control, and Coordination (Pp. 33 – 44). The Tactical Operations Annexes should be utilized during an emergency to know what essential actions are necessary, as well as who will perform the actions throughout the emergency. While potentially all Tactical Operations Annexes will be considered during an emergency, the following will most likely be used in response to a domestic terrorism emergency, including active killer situations, bomb threats, and civil disturbances:

Active Killer Situations

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Damage Assessment Annex (Pg. 36)
4. Fire and Rescue Annex (Pg. 38)
5. Emergency Medical Care and Transport Annex (Pg. 38)
6. Law Enforcement Annex (Pg. 39)
7. Terrorism Annex (Pg. 39)
8. Communications Annex (Pg. 40)
9. Evacuation Annex (Pg. 41)
10. Human Needs & Management of the Deceased Annex (Pg. 42)
11. Volunteers Annex (Pg. 43)
12. Shelter and Mass Care Annex (Pg. 43)
13. Employee Services Annex (Pg. 44)

Bomb Threats

1. Public Information, Alert, and Warning Annex (Pg. 34)
2. Facilities Annex (Pg. 35)
3. Public Utilities Annex (Pg. 36)
4. Damage Assessment Annex (Pg. 36)
5. Debris Management Annex (Pg. 37)
6. Fire and Rescue Annex (Pg. 38)
7. Emergency Medical Care and Transport Annex (Pg. 38)
8. Law Enforcement Annex (Pg. 39)
9. Terrorism Annex (Pg. 39)
10. Communications Annex (Pg. 40)
11. Evacuation Annex (Pg. 41)
12. Human Needs & Management of the Deceased Annex (Pg. 42)
13. Volunteers Annex (Pg. 43)
14. Shelter and Mass Care Annex (Pg. 43)
15. Employee Services Annex (Pg. 44)

Civil Disturbances

1. Legal Actions Annex (Pg. 33)
2. Finance and Risk Management Annex (Pg. 34)
3. Public Information, Alert, and Warning Annex (Pg. 34)
4. Facilities Annex (Pg. 35)

5. Public Utilities Annex (Pg. 36)
6. Damage Assessment Annex (Pg. 36)
7. Debris Management Annex (Pg. 37)
8. Fire and Rescue Annex (Pg. 38)
9. Emergency Medical Care and Transport Annex (Pg. 38)
10. Law Enforcement Annex (Pg. 39)
11. Terrorism Annex (Pg. 39)
12. Communications Annex (Pg. 40)
13. Evacuation Annex (Pg. 41)
14. Human Needs & Management of the Deceased Annex (Pg. 42)
15. Volunteers Annex (Pg. 43)
16. Shelter and Mass Care Annex (Pg. 43)
17. Employee Services Annex (Pg. 44)

Incident Specific Operations Using FEMA's Five Mission Areas

Prevention

The phrase, "If you see something, say something," is used throughout the nation. The U.S. Department of Homeland Security defines suspicious behavior as any observed behavior that could indicate terrorism or terrorism-related crime. This includes, but is not limited to:

1. Unusual items or situations: A vehicle is parked in an odd location, luggage or a package is left unattended, a window or door that is usually closed is open, or some other out-of-the-ordinary situation occurs.
2. Eliciting information: A person questions individuals at a level beyond idle curiosity about a building's purpose, operations, security procedures and/or personnel, shift changes, etc.
3. Observation and surveillance: Someone pays unusual attention to facilities or buildings, beyond a casual or professional interest. This includes extended loitering without explanation (particularly in concealed locations); unusual, repeated, and/or prolonged observation of a building (e.g., with binoculars or video camera); taking notes or measurements; counting paces; sketching floor plans, etc. (DHS, 2008).

Mitigation

1. Conduct proficient employee screenings and background checks prior to hiring candidates.

2. Create a system of reporting violent behavior in the workplace and make counseling services available.
3. Update security systems by issuing identification key cards to enter buildings, installing security cameras and alarms, hiring security guards, and posting signage to deter threats.
4. Take appropriate cybersecurity measures to protect confidential information.
5. Conduct trainings and exercises dealing with active killer situations, bomb threats, and civil disturbances.

Protection

1. If you see something, say something by activating the 911 system immediately to notify law enforcement.
2. Run, hide, or fight depending on how the situation presents itself.
3. When law enforcement arrives, obey their commands while keeping hands empty and in plain sight.

Response

1. Emergency responders follow their own standard operating procedures to respond to the incident. Their main priorities will be saving lives and protecting property.
2. City departments are notified and respond to the Emergency Operations Center (EOC). For their own safety, city departments should standby at the EOC until a request for assistance is made by emergency responders.
3. Non-governmental and volunteer organizations are notified and respond if necessary.
4. Other agencies from neighboring cities, the county, and the state are notified and respond if necessary.
5. The Tactical Operations Annexes are utilized to know what essential actions are necessary, as well as who will perform the actions throughout the emergency.
6. Depending on the level of emergency, a local “State of Emergency” declaration should be drafted and sent to Utah County Emergency Management so the city can receive aid from

the county and state. Declaring a local state of emergency will also potentially enable the city to receive federal aid if deemed necessary.

Recovery

1. The priority of recovery efforts should be on returning the city's critical infrastructure (utilities, roads, buildings, etc.) to normal operating conditions or to a new normal.
2. Special attention must be given to the mental health of individuals involved in the emergency. This can be done by providing professional counselors who will facilitate debriefings and establish long-term care if necessary.

Disclaimer

The Utah County Sheriff's Office has the responsibility to draft and update an operational plan to properly manage domestic terrorism emergencies within Eagle Mountain City. All departments should integrate this information into their own response plans as they respond to such incidents. Other departments should plan to provide essential services during domestic terrorism emergencies.

2:10:1 Active Killer Situation Guidelines

An Active Killer is an individual actively engaged in killing or attempting to kill people in a confined and populated area; in most cases, active killers use firearms, but have been known to use other methods of killing as well. There is no pattern or method to an active killer's selection of victims.

Active killer situations are unpredictable and evolve quickly. Typically, the immediate deployment of law enforcement is required to stop the killing and mitigate harm to victims.

Because active killer situations are often over within 10 to 15 minutes, and sometimes conclude before law enforcement arrives on the scene, individuals must be prepared both mentally and physically to deal with an active killer situation (DHS, 2008).

The following information was obtained from the Department of Homeland Security (2008) regarding an active killer emergency. More information can be found by following this link: https://www.dhs.gov/xlibrary/assets/active_shooter_booklet.pdf

Before the Incident

1. Be aware of your surroundings and any possible dangers.
2. Take note of the two nearest exits in any facility you visit.

During the Incident

Run

If possible, attempt to evacuate the premises. Be sure to:

1. Have an escape route and plan in mind.
2. Evacuate regardless of whether others agree to follow.
3. Leave your belongings behind.
4. Help others escape, if possible.
5. Prevent individuals from entering an area where the active killer may be.
6. Keep your hands visible when engaging with law enforcement.
7. Follow the instructions of any police officers.
8. Do not attempt to move wounded people unless it is safe and reasonable to do so.
9. Call 911 when you are safe.

Hide

If evacuation is not possible, find a place to hide where the active killer is less likely to find you.

Your hiding place should:

1. Be out of view.
2. Provide protection if shots are fired in your direction (i.e., an office with a closed and locked door).
3. Do not trap yourself or restrict your options for movement.

4. Prevent an active killer from entering. (i.e., blockade the door with heavy furniture).

If the active killer is nearby:

1. Lock the door.
2. Silence your cell phone and/or pager.
3. Turn off any source of noise (radios, televisions).
4. Hide behind large items (cabinets, desks).
5. Remain quiet and calm.
6. Dial 911, if possible, to alert police to the active killer's location.
 - o If you cannot speak, leave the line open and allow the dispatcher to listen.

Fight

As a last resort, attempt to disrupt and/or incapacitate the active killer by:

1. Acting as aggressively as possible against them.
2. Throwing items and improvising weapons.
3. Yelling.
4. Committing to your actions.

After the Incident

After an active killer emergency, it is important to interact appropriately with law enforcement. Recommendations include:

1. Keeping your hands visible and empty as you interact with them.
2. Allowing law enforcement to end the incident, which might entail them walking past wounded people along the way.
3. Allowing fire and EMS to triage victims, which might entail them doing an initial treatment and triage and then moving to the next victims or wounded people without

moving them out of the scene for additional treatment for some amount of time.

4. Following law enforcement's instructions and evacuating in the direction they come from, unless otherwise instructed.
5. Taking care of yourself before helping any wounded individuals.
6. While waiting for Emergency Medical Services, provide first aid to wounded individuals by applying direct pressure to bleeding areas and using tourniquets if you have been trained to do so.
7. Turning wounded people onto their sides if they become unconscious and make sure they are warm.
8. Consider seeking a mental health provider to help yourself and your loved ones process the trauma of this event.

2:10:2 Bomb Threats

A bomb threat is defined as a threat to detonate an explosive or incendiary device to cause property damage, death, or injuries, whether or not such a device actually exists. Threats can be given in various forms, including phone threats, verbal threats, written threats, or e-mailed threats.

The following three attachments were obtained from the Cybersecurity & Infrastructure Security Agency regarding bomb threats. All city personnel should review these attachments so that they know what to do if presented with a bomb threat. More information can be found by following this link: <https://www.cisa.gov/what-to-do-bomb-threat>

BOMB THREAT PROCEDURES

This quick reference checklist is designed to help employees and decision makers of commercial facilities, schools, etc. respond to a bomb threat in an orderly and controlled manner with the first responders and other stakeholders.

Most bomb threats are received by phone. Bomb threats are serious until proven otherwise. Act quickly, but remain calm and obtain information with the checklist on the reverse of this card.

If a bomb threat is received by phone:

1. Remain calm. Keep the caller on the line for as long as possible. DO NOT HANG UP, even if the caller does.
2. Listen carefully. Be polite and show interest.
3. Try to keep the caller talking to learn more information.
4. If possible, write a note to a colleague to call the authorities or, as soon as the caller hangs up, immediately notify them yourself.
5. If your phone has a display, copy the number and/or letters on the window display.
6. Complete the Bomb Threat Checklist immediately. Write down as much detail as you can remember. Try to get exact words.
7. Immediately upon termination of call, DO NOT HANG UP, but from a different phone, contact authorities immediately with information and await instructions.

If a bomb threat is received by handwritten note:

- Call _____
- Handle note as minimally as possible.

If a bomb threat is received by e-mail:

- Call _____
- Do not delete the message.

Signs of a suspicious package:

- No return address
- Excessive postage
- Stains
- Strange odor
- Strange sounds
- Unexpected delivery
- Poorly handwritten
- Misspelled words
- Incorrect titles
- Foreign postage
- Restrictive notes

*** Refer to your local bomb threat emergency response plan for evacuation criteria**

DO NOT:

- Use two-way radios or cellular phone. Radio signals have the potential to detonate a bomb.
- Touch or move a suspicious package.

WHO TO CONTACT (Select One)

- 911
- Follow your local guidelines

For more information about this form contact the Office for Bombing Prevention at: OBP@cisa.dhs.gov



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BOMB THREAT CHECKLIST

DATE:

TIME:

TIME CALLER HUNG UP:

PHONE NUMBER WHERE CALL RECEIVED:

Ask Caller:

- Where is the bomb located? (building, floor, room, etc.)
- When will it go off?
- What does it look like?
- What kind of bomb is it?
- What will make it explode?
- Did you place the bomb? Yes No
- Why?
- What is your name?

Exact Words of Threat:

Information About Caller:

- Where is the caller located? (background/level of noise)
- Estimated age:
- Is voice familiar? If so, who does it sound like?
- Other points:

Caller's Voice	Background Sounds	Threat Language
☐ Female ☐ Male ☐ Accent ☐ Angry ☐ Calm ☐ Clearing throat ☐ Coughing ☐ Cracking Voice ☐ Crying ☐ Deep ☐ Deep breathing ☐ Disguised ☐ Distinct ☐ Excited ☐ Laughter ☐ Lisp ☐ Loud ☐ Nasal ☐ Normal ☐ Ragged ☐ Rapid ☐ Raspy ☐ Slow ☐ Slurred ☐ Soft ☐ Stutter	☐ Animal noises ☐ House noises ☐ Kitchen noises ☐ Street noises ☐ Booth ☐ PA system ☐ Conversation ☐ Music ☐ Motor ☐ Clear ☐ Static ☐ Office machinery ☐ Factory machinery ☐ Local ☐ Long distance	☐ Incoherent ☐ Message read ☐ Taped message ☐ Irrational ☐ Profane ☐ Well-spoken
Other Information:		



PRIOR TO THREAT

- Plan and prepare
- Develop a Bomb Threat Response Plan
- Provide Bomb Threat Response Plan training to all personnel



IF THREAT IS RECEIVED

- Conduct threat assessment
- Execute appropriate actions outlined in Bomb Threat Response Plan

1. PLANNING & PREPARATION

PLANNING CONSIDERATIONS

- Coordinate with local law enforcement & first responders to ensure smooth handling of a bomb threat
- Develop clear-cut primary and alternate levels of authority (referred to in this document as "Site Decision Maker(s)")
- Select Evacuation Teams and Search Teams
- Develop training plan
- Determine search procedures
- Designate control center locations
- Plan for emergency assistance (police, fire, etc.)
- Establish primary and alternate evacuation routes and assembly areas
- Establish evacuation signal(s)
- Develop a communications plan
- Determine procedures for accessing/shutting off & reactivating utilities

PREPARATION CONSIDERATIONS

- Control building access
- Implement strict master key control
- Inspect incoming parcels
- Safeguard confidential material
- Keep exits unobstructed
- Ensure adequate internal/external emergency lighting
- Utilize electronic surveillance

2. EMERGENCY TOOLKIT

Items you may want to consider including in your Emergency Toolkit, which will be taken to the Incident Command Post.

BUILDING FACILITY

- Complete set of master keys: coded to rooms and corresponding with a printed key list
- Blueprints and floor plans or site map of building
- Video, photographs, or a CD depicting building interior and exterior

EMERGENCY RESPONSE PLANS

- Copies of the Site Crisis Response Plan, Bomb Threat Plan, and Crisis Management Plan
- A list of the following phone numbers:
 - Site Decision Maker(s)
 - Police/Fire/Emergency Medical Services (EMS)
 - Federal Bureau of Investigation (FBI)
 - Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF)
 - Postal Inspector
 - Nearest hospital
 - Facility emergency names and phone numbers

PERSONNEL INFORMATION

- Building Emergency Response Team member contact information and assignments
- List of personnel trained in CPR and/or first aid
- Updated list, with pictures if possible, of all staff/personnel
- Staff/visitors sign-in/out sheets that include names and dates; Include provision for staff/visitors transported to medical facilities
- List of staff with special needs and description of need
- Contact information for neighboring/contiguous buildings

ADDITIONAL EMERGENCY ACTION RESOURCES

- Reflective vests for building emergency response team members with identifying marks
- Bullhorn with charged batteries
- AM/FM portable radio
- Flashlights and batteries
- Local street and zone maps
- Clipboards
- Writing materials (legal pads, pens, pencils, markers)
- Plastic red/yellow tape for cordoning off areas

3. RECEIVING A THREAT

PHONED THREAT

- **Remain Calm & DO NOT HANG UP**
- If possible, signal other staff members to listen & notify Site Decision Maker(s) and authorities
- If the phone has a display, copy the number and/or letters on the window display
- Write down the exact wording of the threat
- Keep the caller on the line for as long as possible and use the Bomb Threat Checklist to gather as much information as you can
- Record, if possible
- Fill out the Bomb Threat Checklist immediately
- Be available for interviews with the building's emergency response team and law enforcement

VERBAL THREAT

- If the perpetrator leaves, note which direction they went
- Notify the Site Decision Maker(s) and authorities
- Write down the threat exactly as it was communicated
- Note the description of the person who made the threat:
 - Name (if known)
 - Race
 - Gender
 - Type/color of clothing
 - Body size (height/weight)
 - Hair & eye color
 - Distinguishing features
 - Voice (loud, deep, accent, etc.)

WRITTEN THREAT

- Handle the document as little as possible
- Notify the Site Decision Maker(s) and authorities
- Rewrite the threat exactly as is on another sheet of paper and note the following:
 - Date/time/location document was found
 - Any situations or conditions surrounding the discovery/delivery
 - Full names of any personnel who saw the threat
 - Secure the original threat; **DO NOT** alter the item in any way
 - If small/removable, place in a bag or envelope
 - If large/stationary, secure the location

E-MAILED THREAT

- Leave the message open on the computer
- Notify the Site Decision Maker(s) and authorities
- Print, photograph, or copy the message and subject line, note the date and time

4. THREAT ASSESSMENT

All threats should be carefully evaluated. One must consider the facts and the context, and then conclude whether there is a possible threat.

Low Risk

Lacks Realism: A threat that poses a minimum risk to the victim and public safety. Probable motive is to cause disruption.

- Threat is vague and indirect
- Information contained within the threat is inconsistent, implausible, or lacks detail
- Caller is definitely known and has called numerous times
- The threat was discovered instead of delivered (e.g., a threat written on a wall)

Medium Risk

Increased Level of Realism: Threat that could be carried out, although it may not appear entirely realistic.

- Threat is direct and feasible
- Wording in the threat suggest the perpetrator has given some thought on how the act will be carried out
- May include indications of a possible place and time
- No strong indication the perpetrator has taken preparatory steps, although there may be some indirect reference pointing to that possibility
- Indication the perpetrator has details regarding the availability of components needed to construct a bomb
- Increased specificity to the threat (e.g. "I'm serious!" or "I really mean this!")

High Risk

Specific and Realistic: Threat appears to pose an immediate and serious danger to the safety of others.

- Threat is direct, specific, and realistic; may include names of possible victims, specific time, and location of device
- Perpetrator provides his/her identity
- Threat suggests concrete steps have been taken toward carrying out the threat
- Perpetrator indicates they have practiced with a weapon or have had the intended victim(s) under surveillance

5. STAFF RESPONSE

CONSIDERATIONS FOR SITE DECISION MAKER(S)

- Immediately contact local law enforcement if not done
- Limit access to building
- Review Bomb Threat Response Plan
- Conduct Threat Assessment
- **Determine if search is warranted based on Threat Assessment**

IF SEARCH IS INITIATED

- Enact Search Plan
- Communicate situation to staff/personnel and request that they make a quick and complete visual scan of their personal workspace for anything unusual
- Account for all personnel
- Assemble Search and Evacuation Team(s) and update about bomb threat condition

GENERAL SEARCH TEAM GUIDELINES

- Search Teams make a quick and complete visual scan of the search area
- Divide individual rooms/areas into search levels
- Take special note of any object(s) that seem out of place
- Check ledges, balconies, waste baskets, and false ceilings and floors
- Check for unusual odors and listen for any unusual background noises
- If anything unusual is noticed, move people away from the potential hazard and immediately report the location of the object(s) to the Site Decision Maker(s)

NOTE: Use of radio communications is **NOT** recommended unless the area has been searched and cleared.

For additional information and products on bomb threats and improvised explosive device (IED) search procedures, please visit the Office for Bombing Prevention website at:
www.cisa.gov/what-to-do-bomb-threat

6. SUSPICIOUS ITEM

A suspicious item is anything (e.g., package, vehicle) that is reasonably believed to contain explosives, an IED, or other hazardous material that requires a bomb technician to further evaluate it. Potential indicators are threats, placement, and proximity of the item to people and valuable assets. Examples include unexplainable wires or electronics, other visible bomb-like components, unusual sounds, vapors, mists, or odors. Generally anything that is **Hidden, Obviously suspicious, and not Typical (HOT)** should be deemed suspicious.

IF SUSPICIOUS ITEM IS FOUND

- **DO NOT** touch, tamper with, or move the item
- Immediately report item to the Site Decision Maker(s) and local law enforcement/first responders
- Site Decision Maker(s) must:
 - Ensure area is secured & cleared of personnel
 - Notify Search Teams
 - Ensure emergency responders are briefed
 - Evacuation & Search Teams should remain available to assist and inform evacuees, media, staff, and others

CONSIDERATIONS FOR SITE DECISION MAKER(S)

- Not all items are suspicious
- An **unattended item** is anything (e.g., bag, package, vehicle) not in someone's possession and where there are no obvious signs of being suspicious (see above), especially if no threat was received

NOTE: The discovery of one device should not automatically mean the conclusion of a search; more devices may be present!

The Site Decision Maker(s) must take the discovery of multiple suspicious items into consideration during the planning and execution stages of the facility's Bomb Threat Response Plan.

7. LOCKDOWN / EVACUATION

CONSIDERATIONS FOR SITE DECISION MAKER(S)

- Repeat Threat Assessment:
 - Is the threat still credible?
 - Were any suspicious items located (if search was initiated)?
- Based on the Threat Assessment, search (if initiated), and the totality of circumstances, determine if additional measures are warranted:
 - Partial or full lockdown?
 - Partial or full evacuation?
 - No further action?

IF EVACUATION IS INITIATED

- Select evacuation routes and assembly areas that are not in the vicinity of the suspicious item; ensure these routes have been searched and cleared
- Notify police/fire/EMS of evacuation and request assistance
- Account for all personnel
- Evacuation Team confirms the building is empty
- Bring emergency kits and building trauma kits, if available
- Advise all evacuees to remove all personal items (e.g. purses, backpacks)

CONTINUING ACTIONS AFTER EVACUATION

- Debrief emergency services and assist in coordinating further actions
- Take accountability and report
- Open media, medical and family areas—brief regularly
- As appropriate, determine reoccupy or dismiss action
 - Reoccupy when cleared and deemed appropriate
 - Dismiss in consultation with site administration
 - Notify all personnel of decision and ensure accountability
- Site Decision Maker(s) should remain on-scene until the situation is resolved or until relieved by another administrator

A FINAL NOTE

Every bomb threat requires professional judgment and should be handled in accordance with the facility's needs. Site Decision Maker(s) and administrators should periodically review Federal guidance and work with local first responders to establish a Bomb Threat Response Plan that addresses each risk level appropriately and is optimal for their building(s) and personnel.

BOMB THREAT GUIDANCE



These guidelines help Site Decision Makers react to a bomb threat in an orderly and controlled manner.



For more information contact the
Office for Bombing Prevention at: OBP@cisa.dhs.gov

V2

2:10:3 Civil Disturbances

A civil disturbance is “a civil unrest activity such as a demonstration, riot, or strike that disrupts a community and requires intervention to maintain public safety” (FEMA, n.d.).

The following information was obtained from Odell Studner (2020) regarding civil disturbance mitigation strategies. More information can be found by following this link:
<https://www.odellstudner.com/civil-disturbance/>

Before a Disturbance

1. Monitor news, social media, and bulletins for groups who conduct organized protests. This can help obtain information on who, what, when, where, and how a civil disturbance, whether peaceful or not, will occur.
2. Draft evacuation plans that include primary and secondary evacuation routes for city facilities in case a civil disturbance occurs spontaneously.

A Known Disturbance

If a known civil disturbance is planned to take place at or near any city facilities, the following operations should be completed to prepare city facilities prior to the disturbance:

1. Verify that all security systems are in working order, including video surveillance, perimeter lighting, and the alarm panels. This might also include establishing more security in preparation for the disturbance.
2. Confirm that all fire protection systems are in working order.
3. Ensure that all important data is backed up on the city drive.
4. Remove all valuable materials, including any cash, and relocate them to a safe area away from the disturbance.
5. Make sure all doors and windows are locked to prevent access into the facility.
6. Verify that “No Trespass” signage is in place.
7. Set up fences or barriers if necessary.

8. Hire extra security staff to assist law enforcement if necessary.
9. Have employees work remotely throughout the disturbance if possible.
10. Gather incident logs and forms to use for reporting damage.
11. Designate personnel who are allowed to speak with the media. Only designated personnel should speak with anyone, including the media and rioters, regarding the disturbance.

A Spontaneous Disturbance

If a civil disturbance occurs spontaneously at or near any city facilities, the following operations should be completed:

1. Do not confront those involved in the civil disturbance.
2. Activate the 911 system to deploy law enforcement. This will help ensure the safety of city employees.
3. Lock down the affected facilities and begin to initiate as many of the operations as possible listed in “A Known Disturbance” mentioned above.
4. Initiate the facilities evacuation plan with assistance from law enforcement if possible.
5. If evacuations are not possible, establish only 1 entrance to the building. Have this entrance guarded by law enforcement. Only allow employees to enter the building.
6. Plan to acquire food and shelter provisions for employees if a shelter in place order is necessary.

After a Disturbance

1. Cooperate with law enforcement and other local authorities.
2. Perform temporary fixes to broken doors, windows, etc. until permanent fixes can be made.
3. Fill out an incident log, a damage assessment form if necessary, and a log of expenses created for emergency repairs.

4. Compile all reports with supporting evidence such as videos, pictures, and witness statements for legal counsel and police reports.
5. Immediately report all damage for insurance claims.
6. Conduct an after-action report to see which operations can be improved.
7. Update policies and procedures based the on findings in the after-action report.

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Acronyms and References

Acronyms

(AAR)	After Action Report
(CERT)	Community Emergency Response Team
(EAS)	Emergency Alert System
(EMO)	Emergency Management Organization
(EMS)	Emergency Medical Services
(EOC)	Emergency Operations Center
(EOP)	Emergency Operations Plan
(FBO)	Faith Based Organizations
(FEMA)	Federal Emergency Management Agency
(ICS)	Incident Command System
(ICP)	Incident Command Post
(IC)	Incident Commander
(IS)	Independent Study Courses
(IT)	Information Technology
(JIC)	Joint Information Center
(MAG)	Mountainland Associations of Governments
(NIMS)	National Incident Management System
(NOAA)	National Oceanic and Atmospheric Administration
(NGO)	Non-Governmental Organizations
(PIO)	Public Information Officer
(UFA)	Unified Fire Authority
(UCA)	Utah Code Annotated
(DEM)	Utah Department of Emergency Management
(VCC)	Volunteer Coordination Center
(VOAD)	Voluntary Organizations Active in Disaster
(WMD)	Weapons of Mass Destruction
(WEA)	Wireless Emergency Alerts

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**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Water and Sewer Agreement Between Eagle Mountain City, Utah, and Stadion, LLC.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	N/A		
APPLICANT:	Stadion		
GENERAL PLAN DESIGNATION NA	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Admin

PRESENTED BY:

Jeremy Cook

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution of Eagle Mountain City, Utah, approving the Second Amendment to the Water and Sewer Agreement Between Eagle Mountain City, Utah, and Stadion, LLC.

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

NA

ATTACHMENTS:

[RES--Stadion Water and Sewer Agreement - 2nd Amendment](#)
[Stadion Water and Sewer Agreement - 2nd Amendment](#)
[Stadion Water and Sewer Agreement - 2nd Amendment Redlines](#)

RESOLUTION NO. R- -2021

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE SECOND AMENDMENT TO THE
WATER AND SEWER AGREEMENT
BETWEEN EAGLE MOUNTAIN CITY, UTAH, AND STADION, LLC**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Second Amendment to the Water and Sewer Agreement with Stadion, LLC 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 and hearings have been completed as required by law to consider and approve the Second Amendment to the Water and Sewer Agreement with Stadion, LLC as set forth in Exhibit A.
2. The Second Amendment to the Water and Sewer Agreement with Stadion, LLC is hereby approved as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of December, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 7th day of December, 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
Director of Administrative Services/City Recorder

EXHIBIT A

SECOND AMENDMENT TO WATER AND SEWER AGREEMENT

This SECOND AMENDMENT TO WATER AND SEWER AGREEMENT (the “**Second Amendment**”) is made and entered into as of the _____ day of _____ 2021 (the “**Effective Date**”) by and between EAGLE MOUNTAIN CITY, a municipal corporation of the State of Utah (the “**City**”) and STADION LLC, a Delaware limited liability company (together with its affiliates and their respective successors and assigns, “**Customer**”). The City and Customer are sometimes referred to herein collectively as the “**Parties**” and each individually as a “**Party**”.

RECITALS

- A. The parties entered into that certain Water and Sewer Agreement, dated May 25, 2018, (the “**Agreement**”) whereby the parties set forth Customer’s rights to obtain water and sewer service to support the Project. Capitalized terms used but not otherwise defined herein shall have their respective meanings set forth in the Agreement.
- B. The parties entered into that certain First Amendment to Water and Sewer Agreement, dated August 12, 2020 (the “**First Amendment**”), which updated the reserved water and sewer capacity for each Phase of the Project and provided for payment by Customer of additional One-time Development Charges for future use.
- C. The City and Customer desire to enter into this Second Amendment to update the number of Phases for which Customer has reserved water and sewer capacity within the Project.

AMENDMENT

1. The Recitals set forth above are acknowledged by the Parties to be true and correct in all materials respects and are incorporated herein by this reference.
2. Exhibit B-1, which was attached to the First Amendment and replaced Exhibit B to the Agreement, is hereby replaced in its entirety with Exhibit B-2 attached hereto.
3. The Agreement, as amended by the First Amendment and this Second Amendment, contains the entire agreement between the Parties relating to the matters contained within such documents. Any further modifications to the Agreement shall be of no force or effect unless in writing and signed by all parties. Except as set forth in this Second Amendment and the First Amendment, the terms and conditions of the Agreement remain in full force and effect. In the event of a conflict among this Second Amendment, the First Amendment, and the Agreement, this Second Amendment shall control.
4. This Second Amendment may be signed in any number of counterparts with the same effect as if the signatures to each counterpart were upon a single instrument and is intended to be binding when all parties have delivered their signatures to the other parties. The parties shall be entitled to electronically sign this Second Amendment and transmit a counterpart

by electronic means (whether by facsimile, PDF, or other electronic transmission). All counterparts shall be deemed an original of this Second Amendment.

[Signature page follows.]

The Parties have executed this Second Amendment on the respective dates set forth below, to be effective as of the date first set forth above.

CITY

EAGLE MOUNTAIN CITY,
a municipal corporation of the State of Utah

Tom Westmoreland, Mayor

Date: _____

ATTEST:

City Recorder

Approved as to Form:

City Attorney

CUSTOMER

STADION LLC,
a Delaware limited liability company

By: _____

Name: _____

Title _____

Date: _____

EXHIBIT B-2

RESERVATIONS

1. Water Capacity Reservation. The Water capacity reservation for each Phase of the Project is as follows: (a) for Phase I, Phase II, Phase III, Phase IV, and Phase V, 0.76 acre-feet per day at a maximum flow rate of 500 gallons per minute, with water delivered at a pressure within the range of 65 to 85 pounds per square inch, and (b) for Phase VI, Phase VII, Phase VIII, and Phase IX, 0.95 acre-feet per day at a maximum flow rate of 625 gallons per minute, with water delivered at a pressure within the range of 65 to 85 pounds per square inch (collectively, the “Water Capacity Reservation”).

2. Sewer Capacity Reservation. The Sewer capacity reservation for each Phase of the Project is as follows: (a) Phase I, Phase II, Phase III, Phase IV, and Phase V, 0.38 acre-feet per day at a maximum flow rate of 250 gallons per minute, and (b) for Phase VI, Phase VII, Phase VIII, and Phase IX, 0.48 acre-feet per day at a maximum flow rate of 312 gallons per minute (collectively, the “Sewer Capacity Reservation”).

SECOND AMENDMENT TO WATER AND SEWER AGREEMENT

This SECOND AMENDMENT TO WATER AND SEWER AGREEMENT (the “**Second Amendment**”) is made and entered into as of the _____ day of _____ 2021 (the “**Effective Date**”) by and between EAGLE MOUNTAIN CITY, a municipal corporation of the State of Utah (the “**City**”) and STADION LLC, a Delaware limited liability company (together with its affiliates and their respective successors and assigns, “**Customer**”). The City and Customer are sometimes referred to herein collectively as the “**Parties**” and each individually as a “**Party**”.

RECITALS

- A. The parties entered into that certain Water and Sewer Agreement, dated May 25, 2018, (the “**Agreement**”) whereby the parties set forth Customer’s rights to obtain water and sewer service to support the Project. Capitalized terms used but not otherwise defined herein shall have their respective meanings set forth in the Agreement.
- B. The parties entered into that certain First Amendment to Water and Sewer Agreement, dated August 12, 2020 (the “**First Amendment**”), which updated the reserved water and sewer capacity for each Phase of the Project and provided for payment by Customer of additional One-time Development Charges for future use.
- C. The City and Customer desire to enter into this Second Amendment to update the number of Phases for which Customer has reserved water and sewer capacity within the Project.

AMENDMENT

- 1. The Recitals set forth above are acknowledged by the Parties to be true and correct in all materials respects and are incorporated herein by this reference.
- 2. Exhibit B-1, which was attached to the First Amendment and replaced Exhibit B to the Agreement, is hereby replaced in its entirety with Exhibit B-2 attached hereto.
- 3. The Agreement, as amended by the First Amendment and this Second Amendment, contains the entire agreement between the Parties relating to the matters contained within such documents. Any further modifications to the Agreement shall be of no force or effect unless in writing and signed by all parties. Except as set forth in this Second Amendment and the First Amendment, the terms and conditions of the Agreement remain in full force and effect. In the event of a conflict among this Second Amendment, the First Amendment, and the Agreement, this Second Amendment shall control.
- 4. This Second Amendment may be signed in any number of counterparts with the same effect as if the signatures to each counterpart were upon a single instrument and is intended to be binding when all parties have delivered their signatures to the other parties. The parties shall be entitled to electronically sign this Second Amendment and transmit a

counterpart by electronic means (whether by facsimile, PDF, or other electronic transmission). All counterparts shall be deemed an original of this Second Amendment.

[Signature page follows.]

The Parties have executed this Second Amendment on the respective dates set forth below, to be effective as of the date first set forth above.

CITY

EAGLE MOUNTAIN CITY,
a municipal corporation of the State of Utah

Tom Westmoreland, Mayor

Date: _____

ATTEST:

City Recorder

Approved as to Form:

City Attorney

CUSTOMER

STADION LLC,
a Delaware limited liability company

By: _____

Name: _____

Title _____

Date: _____

EXHIBIT B-2

RESERVATIONS

1. Water Capacity Reservation. The Water capacity reservation for each Phase of the Project is as follows: (a) for Phase I, Phase II, Phase III, Phase IV, and Phase V, 0.76 acre-feet per day at a maximum flow rate of 500 gallons per minute, with water delivered at a pressure within the range of 65 to 85 pounds per square inch, and (b) for Phase VI, Phase VII, Phase VIII, and Phase IX, 0.95 acre-feet per day at a maximum flow rate of 625 gallons per minute, with water delivered at a pressure within the range of 65 to 85 pounds per square inch (collectively, (the “Water Capacity Reservation”).~~—Customer anticipates the Water Capacity Reservation will become necessary for each of the following Phases of the Project: Phase I, Phase II, Phase III, Phase IV, Phase V, Phase VI, Phase VII, Phase VIII, Phase IX, and Phase X.~~

2. Sewer Capacity Reservation. The Sewer capacity reservation for each Phase of the Project is as follows: (a) Phase I, Phase II, Phase III, Phase IV, and Phase V, 0.38 acre-feet per day at a maximum flow rate of 250 gallons per minute, and (b) for Phase VI, Phase VII, Phase VIII, and Phase IX, 0.48 acre-feet per day at a maximum flow rate of 312 gallons per minute (collectively, (the “Sewer Capacity Reservation”).~~—Customer anticipates the Sewer Capacity Reservation will become necessary for each of the following Phases of the Project: Phase I, Phase II, Phase III, Phase IV, Phase V, Phase VI, Phase VII, Phase VIII, Phase IX, and Phase X.~~

Document comparison by Workshare 9 on Friday, August 13, 2021 12:37:09 PM

Input:	
Document 1 ID	netdocuments://4819-4176-7397/3
Description	Second Amendment to Water and Sewer Agreement
Document 2 ID	netdocuments://4819-4176-7397/5
Description	Second Amendment to Water and Sewer Agreement
Rendering set	Standard

Legend:	
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Deletion	
Moved from	
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Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
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Moved to	1
Style change	0
Format changed	0
Total changes	12

EAGLE MOUNTAIN CITY COUNCIL
2022 MEETING SCHEDULE

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, Utah

The Eagle Mountain City Council, at its regularly scheduled meeting on December 7, 2021, adopted the following meeting schedule for the year 2022.

Work Sessions	4:00 p.m.
Policy Sessions	7:00 p.m.
January 4, 18	July 5, 19
February 1, 15	August 2, 16
March 1, 15	September 6, 20
April 5, 19 (Spring Break 4 th -8 th)	October 4, 18 (Fall Break 13 th -17 th)
May 3, 17	November 1, 15 (Election Day 8 th)
June 7, 21(Primary Election 28 th)	December 6

The public is invited to participate in all City Council meetings and may monitor or listen to open portions of electronic meetings at <https://eaglemountaincity.com/cityrecorder/citymeetings-portal#meetingdocs>.

If you need a special accommodation to participate in a City Council meeting, please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	MOTION - Tagg-N-Go Carwash Site Plan		
ITEM TYPE:	Site Plan & Rezone		
FISCAL IMPACT:			
APPLICANT:	Conner Atkin		
GENERAL PLAN DESIGNATION CC	CURRENT ZONE	ACREAGE 4.51	COMMUNITY Ranches Gateway

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The proposed site plan is located directly south of Maverick, and directly north of the recently approved Stonebridge Montessori School. The approval for the Stonebridge Montessori School required a connection to the north (*Condition #1 The applicant shall work with staff to determine a drive aisle to connect to the northern property, permitting less than half-width of the drive aisle be located on the applicant's property*) This is addressed by this site plan as it provides a full drive access (26' from curb to curb) to Stronebridge Lane, and it moves the entire drive access off the school's site.

The parcel is shown as Community Commercial on the City's Future Land Use Plan, and the applicant is proposing a rezone to the Commercial Community (CC) zone, which is appropriate within the Community Commercial land use designation.

The applicant has also responded to staff concerns rotating the building 45 degrees so the exit (where sound is anticipated to be the loudest) is to the west rather than the south facing towards the school's playground.

It should be noted that the site was redesigned and a traffic study was completed for the site after the city received the traffic study for the

intersection of Campus Drive and Ranches Parkway, and that the applicant has taken care to avoid putting additional pressures on that intersection.

In January of 2008 the Planning Commission Recommended approval of a Carwash at the site where the Tagg N Go is proposed.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a motion.

Site Plan Development Standards 17.100.050

The following standards apply to the proposed development all bullets and letters are under section 17.100.050

A. Use of Property. Lot 2 in the subdivision is over 4 acres in size, while the Car Wash takes only 1.08 Acres, a Final Plat (staff level application) will be used to divide the parcel from the remainder of the parcel after a site plan is approved. As the full area for the car wash is being improved it is the opinion of Staff that it *complies* with this provision.

B. Screening Requirements. Any commercial lot which abuts a residential or agricultural use shall be effectively screened... The proposed use will abut Commercial property on the West, North, and South sides, and will abut Ranches Parkway to the East, therefore it *complies* with this provision.

C. Access Requirements.

The proposal has access onto a public right-of-way through an existing drive access to the north, and onto Stonebridge Lane to the south, its access point is under 40' in width and provides interconnection with other projects in *compliance* with this requirement.

Landscaping, Buffering, Fencing and Transitioning 17.60

In addition to Site Plan requirements, the proposal should comply with the standards of 17.60 as detailed below:

17.60.040. The proposal is showing landscaping for the entire area

that is not improved, including the park strip area, there is no violation of the Clear-Vision Triangles therefore it *complies* with this provision.

17.60.050. The Applicant has provided a landscaping plan completed by a Landscaped architect which includes the plant name and locations, as well as a planting schedule, in *compliance* with this provision.

17.60.090 The applicant is proposing waterwise landscaping which utilizes trees, bushes and shrubs in lieu of turf, the vegetation is spread throughout the project, and approved rock is utilized in *compliance* with this provision.

17.60.110 D requires a headlight screen of 3.5 feet capable of blocking headlights, the applicant is proposing a number of *Compact Burning Bush* plants between the drive aisle and Ranches Parkway, to serve as a headlight screen. The Parks and Recreation Director indicated that he felt a compact burning bush would be an appropriate headlight screen, but some members of the Planning Commission felt that it may not be appropriate during the winter when foliage was lost.

It is worth noting that the exit to the Carwash is facing to the west, away from Ranches Parkway so there is only a small area in the drive approach to the car wash where lights will shine toward Ranches Parkway. It is also worth noting that the stores hours of operation generally don't continue much later than sunset. It shall be up to the Council to determine if the provided screening is appropriate or not.

Commercial and Multifamily Design Standards 17.72

As a commercial development the proposal shall also be required to comply with the standards found in chapter 17.72.

17.72.030 A The building is located fairly close to the front setback line, with only the access drive between it and Ranches Parkway, as this is an auto oriented development (Customers only leave vehicles after going through the tunnel wash to vacuum) it is appropriate that there is not a pedestrian oriented entrance.

17.72.030 B Requires parking to be to the side or rear of commercial buildings. As the front of this lot is onto Ranches Parkway, the

proposed site plan *complies* with this provision.

17.72.040 A Requires commercial buildings to be similar in style as significant adjacent buildings. The significant adjacent buildings include Maverick and Stonebringe Montessori School. The Elevations are similar in style to the Stonebridge School while the chosen colors are of a darker pallet. The Planning Commission did not recommend any changes to the proposed elevations.

17.72.040 B Requires that the main entrance of a building orient to major sidewalks, pedestrian ways plazas...and consist of a sheltering element. As a tunnel carwash doesn't provide any services to pedestrians it is the opinion of staff that it is appropriate that the site doesn't include these elements.

17.72.040 C Requires that the primary roof form of a structure help reduce the perceived scale of the building. The proposed elevations have columns, towers and multiple roof heights which is in *compliance* with this requirement.

17.72.040 D requires both horizontal and vertical articulation. The proposal largely meets this standard through the use of different materials as well as columns.

Rezones

As the proposal also includes a proposal to rezone the parcel to the CC zone it shall comply with the Rezone Criteria Found in 17.90.060 of Eagle Mountain Municipal Code detailed below:

Compliance with General Plan: The General Plan designates the area as Community Commercial, and surrounding land uses are commercial in nature (Maverik Gas Station, and School, which was rezoned to a commercial zone) Therefore the proposal *complies* with this provision.

Compatibility Determination: The proposed rezone and site plan fit with the commercial uses in the area, and a car wash has long been anticipated for the area.

City Services: The proposed rezone and anticipated land use is not anticipated to overburden City Services

Traffic Generation: Traffic is a concern in the area, and has been addressed in a Traffic Study, the study does reveal that traffic concerns are existing in the area, the traffic study does indicate that through mitigation the overall traffic situation can be improved from its current levels.

Property Values: The proposed rezone to Commercial Community is not expected to have a significant negative impact on surrounding property values.

Other Items for consideration

Parking

The applicant is proposing 7 parking stalls, and an additional 19 vacuum stalls. There is no standard for required parking stalls for Car Washes.

Noise Levels

8.15.070 defines noise disturbances as sounds over 65 decibels 25 feet from a property line, with quiet hours from 9:00 pm to 7:00 am - Monday to Friday and 9:00 pm to 9:00 am Saturday and Sunday. **It should be noted** that the Quick Quack carwash in the Ranches which is roughly the same as this proposal was approved with hours from 7:00 AM to 7:00 PM, which are the same hours being asked for in this location.

The applicant has moved the exit to the car wash which does alleviate some staff concerns with the amount of noise being directed towards the school.

Traffic Study:

The applicant has provided a traffic study (The Summary has been attached to this report) which was completed after the applicant changed up the site orientation, added the new connection to Stonebridge, and after the Traffic Study at Campus Drive was completed. With the mitigation recommended of adding a new connection to Stonebridge the LOS for each of the study intersections remains consistent with current condition's

It is worth noting that the traffic modeling software does anticipate all vehicles exiting onto Stonebridge during the PM peak due to the

traffic at Stonebridge lane, this movement increases in the future with a signal being added to Stonebridge, thus the traffic study shows with a traffic signal a reduction of total traffic on Campus Drive.

There was also questions about the number of vehicles/trips being shown on the traffic study for the car wash, the applicant has indicated that those numbers are accurate for week day trips, and that most visits to the carwash happen on the weekends, which aren't typically modeled in a traffic report as the Peak traffic numbers occur during the week.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with City Code requirements. The approval criteria for a Site Plan can be found in EMMC 17.100.080

Rezones are legislative decisions and are considered valid if reasonably debatable and not illegal, criteria for approval are found in EMMC 17.90.060

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission voted (4-0) to recommend approval of the rezone of parcel 66:403:0102 to the Commercial Community Zone.

The Planning Commission voted (4-0) to recommend approval of the the Tagg N Go site plan with the following condition:

1. The applicant shall comply with the traffic mitigation strategies recommended in the traffic impact study.

ATTACHMENTS:

[ORD--Tagg-N-Go Carwash Rezone](#)

[Stonebridge Montessori Elevations](#)

[Landscaping Plans](#)

[TIS Summary](#)

[Civil Plans](#)

[Tagg N Go Elevations](#)

ORDINANCE NO. O- -2021

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, APPROVING A REZONE TO COMMERCIAL COMMUNITY FOR THE TAGG-N-GO CARWASH

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to rezone the Tagg-N-Go Carwash parcel to Commercial Community, 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 rezone of the Tagg-N-Go Carwash parcel, as set forth in Exhibit A.
2. The lands depicted and described in Exhibit A are hereby rezoned to the density and uses 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 7th day of December, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 7th day of December, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder

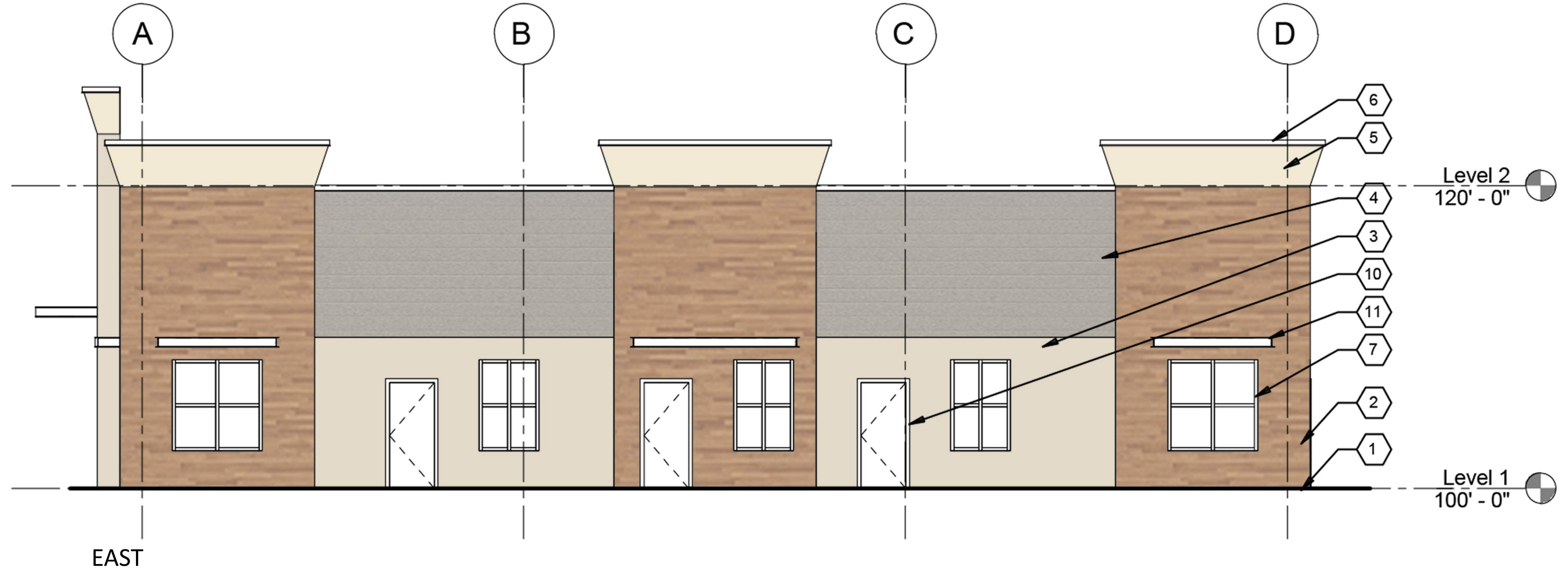
Posted on _____ by _____ .

Exhibit A

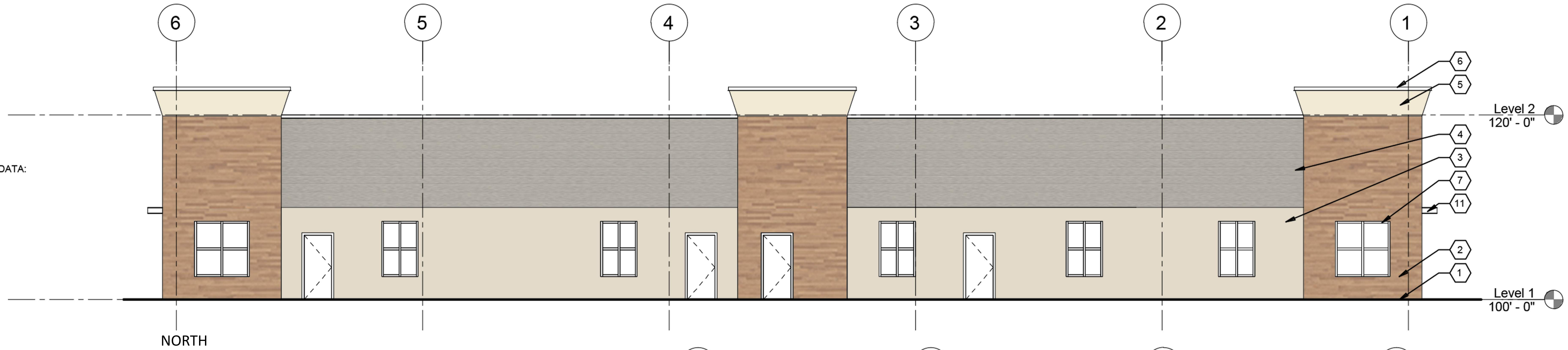
SOUTH ELEVATION MATERIAL DATA:
SIMULATED WOOD = 989 SF
EIFS = 1,284 SF 42%
SIDING = 401 SF
GLASS = 418 SF
TOTAL = 3,092 SF



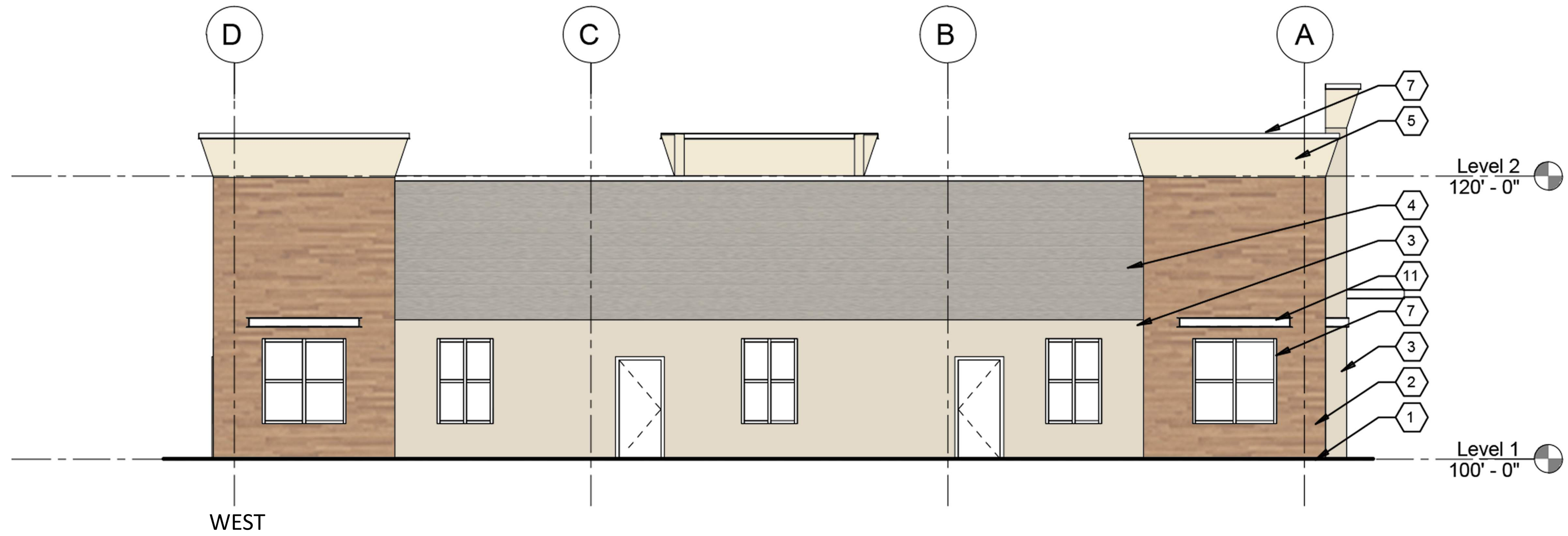
EAST ELEVATION MATERIAL DATA:
SIMULATED WOOD = 664 SF
EIFS = 556 SF 32%
SIDING = 227 SF
GLASS = 270 SF
TOTAL = 1,717 SF



NORTH ELEVATION MATERIAL DATA:
SIMULATED WOOD = 659 SF
EIFS = 1241 SF 43%
SIDING = 691 SF
GLASS = 301 SF
TOTAL = 2,892 SF



WEST ELEVATION MATERIAL DATA:
SIMULATED WOOD = 444 SF
EIFS = 670 SF 40%
SIDING = 368 SF
GLASS = 203 SF
TOTAL = 1,685 SF



KEYED NOTES:

- 1 FINISH GRADE SEE CIVIL
- 2 PHENOLIC WOOD VENEER
- 3 EIFS - COLOR BY OWNER
- 4 HORIZONTAL SIDING - COLOR BY OWNER
- 5 EIFS CROWN - COLOR BY OWNER
- 6 METAL WALL CAP - COLOR BY OWNER
- 7 STOREFRONT WINDOW
- 8 STOREFRONT ENTRY
- 9 SIGN PANEL
- 10 PAINTED STEEL EXIT DOOR
- 11 STEEL WINDOW AWNING



PROJECT

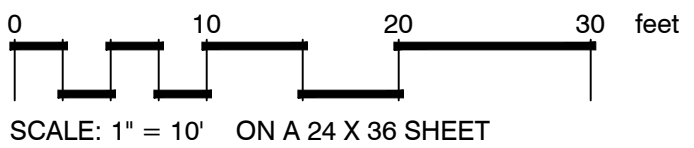
RANCHES PARKWAY
EAGLE MOUNTAIN, UT[illegible]

SHEET NO.



PROPERTY LINE

" MINUS PERMABARK ROCK
MULCH- 3" THICK, TYP.



DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY LANDARC, LLC AND LANDARC LLC'S CONSULTANTS, FOR INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. LANDARC, LLC AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER PRESERVED RIGHTS, INCLUDING COPYRIGHTS, THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADJUSTMENTS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF LANDARC, LLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO LANDARC, LLC AND LANDARC LLC'S CONSULTANTS. © 2020 LANDARC, LLC.

Executive Summary

Tagg-N-Go is proposing a Car Wash Development that is planning to open in early 2022 on the southwest corner of Memorial Highway (SR-73) and Ranches Parkway. There are some other developments in the near vicinity that are also planning on being built within the next 3-4 years. The purpose of this study is to assess the existing traffic flow and distribution, forecast the additional traffic generated from the development on opening day for the Car Wash (2022) and forecast the traffic 3-4 years from now (2025) with the surrounding developments being in place to determine the projected Level of Service to determine the impact these developments would have on the existing traffic flow and what mitigations may be needed.

Key Findings

- **Existing 2021 Traffic conditions:**
 - The existing Memorial Highway (SR-73) and Ranches Pkwy intersection is operating at a Level of Service D in the AM & PM Peak.
 - During the morning school rush, left turn movements onto Ranches Pkwy have a delay, but is quickly resolved after the school rush.
- **Car Wash 2022:** The Car Wash generates 14 AM trips and 58 PM trips during the peak hours.
 - The Car Wash has little to no impact on the Level of Service at the intersection but does increase the Maverik access delay.
 - Mitigations:
 - An alternative route to Stonebridge Ln has been designed to ease the Maverik access.
- **Adjoining Developments (2022-2025):** Anticipated neighboring developments (preschool, dentist office, variety retail store, fast food restaurants etc.) generate 314 AM trips and 325 PM Trips.
 - The addition of these developments worsens the Level of Service at the accesses into the site – but has little to no impact on the intersection.
 - Mitigations:
 - A traffic light at Stonebridge Ln is needed once any fast food restaurant with a drive thru-window is installed.
 - Slight modifications to the signal phasing at the Memorial Highway (SR-73) & Ranches Pkwy traffic signal.

Introduction and Summary

This report presents the findings of the Traffic Impact Study (TIS) performed for the proposed Tagg-N-Go Car Wash, PreSchool, and drive-thru restaurants and other retail buildings at this location. The study areas are:

- Ranches Parkway/Memorial Highway (SR-73) (Signalized)
- Ranches Parkway/Campus Drive (Two-way stop controlled)
- Ranches Parkway/Stonebridge Ln (One-way stop controlled)

This report addresses the impacts based on Level of Service (LOS) values calculated by delay per vehicles.

Proposed Development

The proposed development is located on the southwest corner of Memorial Highway (SR-73) and Ranches Parkway. This project location is shown in Figure #1. This land is currently undeveloped, and it is proposed that a car wash be built during Phase 1, a PreSchool to be built during Phase 2 (to be completed by others), a general retail store with some office space and fast food restaurants be built during Phase 3, and a dental office be built during Phase 4. While the final layouts have not been solidified, see Figure #2 for a rough concept plan.

Analysis of Existing Conditions

Level of Service Analysis

For this traffic impact study, the LOS was determined by calculating the average delay time per vehicle in seconds using Synchro 11. Each LOS is associated with a designated range of delay times in seconds per vehicle. Table 1 (below) is used to determine the LOS for a signalized intersection based on the delay in seconds per vehicle. Table 2 (below) is used to determine the LOS for an unsignalized intersection based on the delay in seconds per vehicle. According to the Highway Capacity Manual, most facilities are designed for a service flow rate at LOS D or better to ensure acceptable operating conditions to users.

Table 1 - Signalized Intersections Level of Service

LOS	Intersection Delay per Vehicle (sec/veh)	General Description
A	≤ 10	Free Flow
B	> 10 - 20	Stable Flow (slight delays)
C	> 20 - 35	Stable Flow (acceptable delays)
D	> 35 - 55	Approaching unstable (tolerable delay)
E	> 55 - 80	Unstable Flow (intolerable delay)
F	> 80	Forced Flow (congested and failure)

Source: Highway Capacity Manual (HCM) 2010.

Table 2 - Unsignalized Intersections Level of Service

LOS	Intersection Delay per Vehicle (sec/veh)	General Description
A	≤ 10	Free Flow
B	> 10 - 15	Stable Flow (slight delays)
C	> 15 - 25	Stable Flow (acceptable delays)
D	> 25 - 35	Approaching unstable (tolerable delay)
E	> 35 - 50	Unstable Flow (intolerable delay)
F	> 50	Forced Flow (congested and failure)

Source: Highway Capacity Manual (HCM) 2010.

Study Area Level of Service

The existing intersection was analyzed using Synchro 11. The results, indicating the current level of service, are shown in Table 3 and the appendix.

Table 3 – Existing Level of Service for Study Area

<i>Studied Intersection</i>	<i>AM Peak Hour</i>		<i>PM Peak Hours</i>	
	<i>Delay (sec/veh)</i>	<i>LOS</i>	<i>Delay (sec/veh)</i>	<i>LOS</i>
<i>Memorial Highway/Ranches Pkwy</i>	<i>48.0</i>	<i>D</i>	<i>48.4</i>	<i>D</i>
<i>Ranches Pkwy/Campus Dr</i>	<i>5.5</i>	<i>A</i>	<i>2.9</i>	<i>A</i>
<i>Ranches Pkwy/Stonebridge Ln</i>	<i>2.2</i>	<i>A</i>	<i>2.1</i>	<i>A</i>

Source: Delay times and LOS determined using Synchro 11.

Queuing

Memorial Highway/Ranches Pkwy

The northbound left and southbound left turn movements at the signalized intersection have some queue lengths and delay that sometimes create unstable flow.

Ranches Pkwy/Campus Dr

Eastbound turn movements out of the existing Maverik access at times have a significant delay where mitigation is needed.

Ranches Pkwy/Stonebridge Ln

Eastbound left turn movements out of the have times of significant delay, however this was only during a very small portion of day when school traffic was in play.

Summary of Existing Conditions

Based upon the existing traffic conditions in both the AM and PM peak hours, the overall Level of Service on Memorial Highway/Ranches Pkwy operates at a LOS D, while the unsignalized intersections operate at a LOS A.

Projected Traffic w/ Car Wash in 2022

Trip Generation

The number of new trips generated for the proposed development was determined using trip generation figures obtained from ITE Trip Generation Manual 10th Edition.

It is proposed that the development will consist of a 5,100 square foot automated Car Wash. The number of new trips generated for the proposed development was determined using trip generation figures obtained from ITE Trip Generation Manual 10th Edition. The calculations for this can be found in the Appendix. These results can be seen in Table 4 below. For additional information and calculations see the Appendix.

Table 4 – Project Trip Generation

<i>Land Use</i>	<i>Weekday Trips Entering</i>	<i>Weekday Trips Exiting</i>	<i>AM Trips Entering</i>	<i>AM Trips Exiting</i>	<i>PM Trips Entering</i>	<i>PM Trips Exiting</i>
<i>Car Wash</i>	61	61	7	7	29	29

The new trips estimated to be generated from the proposed development was distributed onto the roadway network based on the proposed site access locations, existing turning movements, existing traffic patterns, and proximity to major roadways. The estimated trip generation distribution is shown in Figure 4 below.

The projected new trips were added to the existing 2021 background traffic to represent opening day of this project. The projected combined vehicle movements are shown in Figure 5 below.

Results – w/Car Wash in 2022

Based on current conditions, combined with the projected traffic flows from the proposed development at full build out, we have prepared a study of the studied intersection and new accesses. The results of the study are shown in Table 5.

Table 5 – Existing and Proposed Level of Service for Study Area (2022 w/Car Wash)

<i>Peak Hour</i>	<i>Studied Intersection</i>	<i>Existing</i>		<i>Proposed</i>	
		<i>Delay (sec/veh)</i>	<i>LOS</i>	<i>Delay (sec/veh)</i>	<i>LOS</i>
AM Peak	Memorial Highway/Ranches Pkwy	48.0	D	48.2	D
	Ranches Pkwy/Campus Dr	5.5	A	5.5	A
	Ranches Pkwy/Stonebridge Ln	2.2	A	2.6	A
	Stonebridge Ln Access	-	-	0.2	A
PM Peak	Memorial Highway/Ranches Pkwy	48.4	D	48.4	D
	Ranches Pkwy/Campus Dr	2.9	A	3.0	A
	Ranches Pkwy/Stonebridge Ln	2.1	A	3.6	A
	Stone Bridge Ln Access	-	-	1.1	A

Source: Delay times and LOS determined using Synchro 11.

Queuing

Memorial Highway/Ranches Pkwy

The Car Wash has minimal to no impact on the level of service at this intersection.

Ranches Pkwy/Campus Dr

While the overall level of service is still fantastic, Eastbound turn movements out of this access at times have a significant delay where mitigation is needed.

Ranches Pkwy/Stonebridge Ln

Eastbound left turn movements out of the have times of significant delay, however this was only during a very small portion of day when school traffic was in play. The peak hours of the car wash don't coincide with the school hours, so there virtually isn't any increase in delay.

Mitigations

- It is recommended that an alternative access point be constructed to Stonebridge Ln to not produce any additional traffic to the existing Maverik Access.

Summary of Existing Conditions

Based upon the existing traffic conditions in both the AM and PM peak hours, the overall Level of Service in all locations remain the same. However, there are significant queue/delay times specifically at the Ranches Pkwy/Campus Dr. intersection and an alternative route to Stonebridge Ln should be built.

Future Traffic w/full Development by 2025

Trip Generation

The number of new trips generated for the proposed development was determined using trip generation figures obtained from ITE Trip Generation Manual 10th Edition.

It is proposed that the development will consist of a 7,000 square foot Dental Office, 15,000 square feet of Variety Retail, and 3,000 square feet of Fast Food Restaurant. The number of new trips generated for the proposed development was determined using trip generation figures obtained from ITE Trip Generation Manual 10th Edition. The calculations for this can be found in the Appendix. These results can be seen in Table 6 below. For additional information and calculations see the Appendix.

Table 6 – Project Trip Generation

<i>Land Use</i>	<i>Weekday Trips Entering</i>	<i>Weekday Trips Exiting</i>	<i>AM Trips Entering</i>	<i>AM Trips Exiting</i>	<i>PM Trips Entering</i>	<i>PM Trips Exiting</i>
<i>PreSchool</i>	98	97	37	31	14	18
<i>Dental Office</i>	122	122	16	9	11	18
<i>Variety Retail Store</i>	476	476	34	34	56	55
<i>Fast Food Restaurant</i>	708	705	81	72	78	75
<i>TOTAL</i>	1404	1400	168	146	159	166

The new trips estimated to be generated from the proposed development was distributed onto the roadway network based on the proposed site access locations, existing turning movements, existing traffic patterns, and proximity to major roadways. The estimated trip generation distribution is shown in Figure 6 below.

The projected new trips were added to the Car Was 2022 background traffic to represent opening day of this project. The projected combined vehicle movements are shown in Figure 7 below.

Results - 2025

Based on current conditions, combined with the projected traffic flows from all of the developments, we have prepared a study of the studied intersection and new accesses. The results of the study are shown in Table 7.

Table 7 – Existing, Proposed 2025 Full Development Level of Service for Study Area

<i>Peak Hour</i>	<i>Studied Intersection</i>	<i>Existing</i>		<i>Car Wash 2022</i>		<i>2025</i>	
		<i>Delay (sec/veh)</i>	<i>LOS</i>	<i>Delay (sec/veh)</i>	<i>LOS</i>	<i>Delay (sec/veh)</i>	<i>LOS</i>
AM Peak	Memorial Highway/Ranches Pkwy	48.0	D	48.2	D	48.4	D
	Ranches Pkwy/Campus Dr	5.5	A	5.5	A	2.9	A
	Ranches Pkwy/Stonebridge Ln	2.2	A	2.6	A	8.9	A
	Stonebridge Ln Access	-	-	0.2	A	4.2	A
PM Peak	Memorial Highway/Ranches Pkwy	48.4	D	48.4	D	49.9	D
	Ranches Pkwy/Campus Dr	2.9	A	3.0	B	2.4	A
	Ranches Pkwy/Stonebridge Ln	2.1	A	3.6	A	8.9	B
	Stonebridge Ln Access	-	-	1.1	A	4.2	A

Source: Delay times and LOS determined using Synchro 11.

Our principal findings from our traffic impact analysis have determined that during the peak hours, the Memorial Highway/Ranches Pkwy intersection will all operate at a LOS D or better and all accesses will operate at a LOS B or better.

Queuing

Memorial Highway/Ranches Pkwy

The addition of this full development will very slightly increase the delay and queuing at the intersection.

Ranches Pkwy/Campus Dr

With the new traffic signal on Stonebridge Ln and Ranches Pkwy, a majority traffic at this intersection can be redistributed to the new traffic signal improving the level of services at this intersection

Ranches Pkwy/Stonebridge Ln

With a traffic signal being installed at this intersection, the level of service and left turn lanes is dramatically improved.

Tagg N Go Express Wash

CIVIL CONSTRUCTION SET

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
OCTOBER, 2021

AGENCY CONTACTS:

PLANNING:
Eagle Mountain Planning Department
1650 E Stagecoach Run,
Eagle Mountain UT 84005
Phone: (801) 789-6617

SEWER DISTRICT:
Eagle Mountain Public Utilities
1650 E Stagecoach Run,
Eagle Mountain UT 84005
Phone: (801) 789-6691

POWER COMPANY:
Rocky Mountain Power
Customer Service Line
Phone: (801) 546-1235

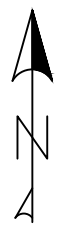
TELEPHONE COMPANY:
Century Link
Customer Service Line
Phone: (801) 603-6000

FIRE DEPARTMENT:
Eagle Mountain Fire & EMS
1680 E Heritage DR.
Eagle Mountain , UT 84005
Phone: (801) 743-7200

GAS SERVICE:
Dominion Energy
1140 West 200 South
Salt Lake City, UT 84104
Phone: (801) 323-5517



Vicinity Map
NTS



DEVELOPER:

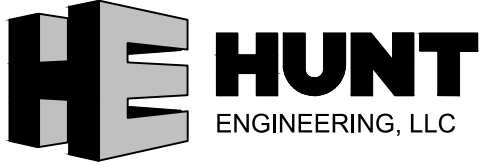


Wright Development Group
Spencer Wright
1178 W. Legacy Crossing Blvd Ste 100
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ARCHITECT:

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401 East 1700 South,
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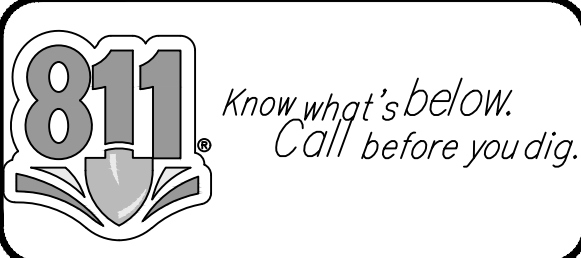
SURVEYOR:

Utah Land Surveying
Mike Wangemann, PLS
1359 Fairway Cir., Farmington, UT 84025
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Sheet 1 - Cover Sheet
Sheet 2 - Notes/Legend Sheet
Sheet 3 - Site Plan
Sheet 4 - Grading & Drainage Plan
Sheet 5 - Utility Plan
Sheet 6 - Details
Sheet 7 - Details
Sheet 8- Erosion Control Plan
Sheet 9 - Erosion Control Details

Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

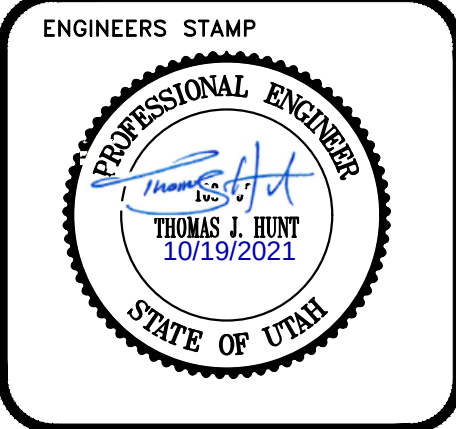


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Tagg N Go Express Wash
Ranches Parkway
Eagle Mountain, UT

Site Plan

Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	9/27/2021
Name:	Tagg N Go

SHEET	9
1	SHEETS

GENERAL NOTES

1.0 COMPLIANCE

- 1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY’S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- 1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLOWING:

– INTERNATIONAL BUILDING CODES (IBC)

– INTERNATIONAL PLUMBING CODES

– STATE DRINKING WATER REGULATIONS

– APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS

– ADA ACCESSIBILITY GUIDELINES.
- 1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

- 2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 2.3 ANY WORK IN THE PUBLIC RIGHT–OF–WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

- 3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- 3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- 3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:

– LANDSCAPE PLANS

– SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)

– FIRE PROTECTION

– ARCHITECTURAL SITE PLANS

– ACCESSIBLE ROUTES

– ETC.
- 3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION

- 4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- 4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- 4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- 4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- 4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- 4.6 IT IS THE CONTRACTOR’S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- 4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- 4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- 4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- 4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- 4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- 4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- 4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR’S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER’S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

- 5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4” MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:

– SLABS–ON–GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.

– CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.

– UNLESS OTHERWISE NOTED, ALL SLABS–ON–GRADE WILL HAVE A MINIMUM 8” TURNED–DOWN EDGE TO HELP CONTROL FROST HEAVE.

– UNLESS OTHERWISE NOTED, ALL ON–GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4” GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.

– ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."

– ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
- 5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. ASPHALT COMPACTION SHALL BE A MINIMUM 96%.

– SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.

– AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.

– THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS

- 6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
- 6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- 6.3 ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D–1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
- 6.4 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 6.5 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- 6.6 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES

- 7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR’S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- 7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB–CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- 7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 30 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSIMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- 7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- 7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- 7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- 7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON–SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- 7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- 7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL

- 8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- 8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- 8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT

- 9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:

– ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.

– ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.

– RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- 9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- 9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL

- 10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.
- 10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.
- 10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT–OF–WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

- 11.1 ALL BEST MANAGEMENT PRACTICES (BMP’S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE–OUT.
- 11.2 THE CONTRACTOR’S RESPONSIBILITY SHALL INCLUDE MAKING BI–WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.
- 11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE–HALF THE HEIGHT OF BARRIER.
- 11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.
- 11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

– SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED

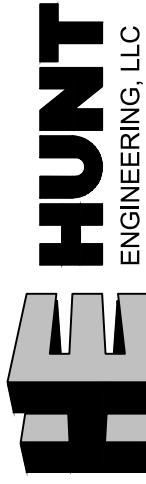
– TRACKING STRAW PERPENDICULAR TO SLOPES

– INSTALLING A LIGHT–WEIGHT, TEMPORARY EROSION CONTROL BLANKET

LEGEND

	PROPOSED IRRIGATION		PROPOSED LAND DRAIN
	EXISTING IRRIGATION		PROPOSED LAND DRAIN LATERAL
	EXISTING IRRIGATION REMOVE		EXISTING LAND DRAIN
	BOUNDARY		EXISTING LAND DRAIN REMOVE
	EASEMENT		PROPOSED BUILDING
	EXISTING EASEMENT		EXISTING BUILDING
	RED LINE		EXISTING BUILDING REMOVE
	PROPOSED CURB & GUTTER		PROPOSED WATER
	EXISTING CURB & GUTTER		PROPOSED WATER LATERAL
	EXISTING CURB & GUTTER REMOVE		EXISTING WATER
	LOT		EXISTING WATER REMOVE
	PROPOSED POWER		PROPOSED STORM DRAIN
	EXISTING POWER		EXISTING STORM DRAIN
	EXISTING POWER REMOVE		EXISTING STORM DRAIN REMOVE
	PROPOSED GAS		PROPOSED SECONDARY WATER
	EXISTING GAS		PROPOSED SECONDARY WATER LATERAL
	EXISTING GAS REMOVE		EXISTING SECONDARY WATER
	PROPOSED SEWER		EXISTING SECONDARY WATER REMOVE
	PROPOSED SEWER LATERAL		PROPOSED RETAINING WALL
	EXISTING SEWER		SIGN
	EXISTING SEWER REMOVE		BACK OF SIDEWALK
	PROPOSED FIRE HYDRANT		BOTTOM OF WALL
	EXISTING FIRE HYDRANT		BUILDING
	PROPOSED MANHOLE		CURB AND GUTTER
	EXISTING MANHOLE		CATCH BASIN
	EXISTING CLEAN OUT		CUBIC FOOT
	PROPOSED VALVE		FINISHED FLOOR ELEVATION
	EXISTING VALVE		FINISHED GRADE
	NEW WATER METER		FIRE HYDRANT
	EXISTING WATER METER		FLOW LINE
	PROPOSED CATCH BASIN		GRADE BREAK
	EXISTING CATCH BASIN		INVERT
	PLUG & BLOCK		LINEAR FOOT
	PROPOSED STREET LIGHT		NATURAL GRADE
	EXISTING STREET LIGHT		POWER POLE
	RIGHT-OF-WAY		RIM OF MANHOLE
	TOP BACK OF CURB		TOP OF WALL
	TOP OF ASPHALT		WATER METER
	TOP OF CONCRETE		
	TOP OF PUMP ISLAND		
	TOP OF SIDEWALK		

	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE



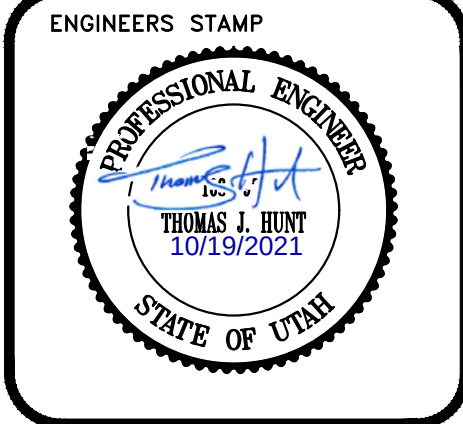
HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.684.4724
thomas.hunt@hunt-engineering.com

Tagg N Go Express Wash

Ranches Parkway
Eagle Mountain, UT

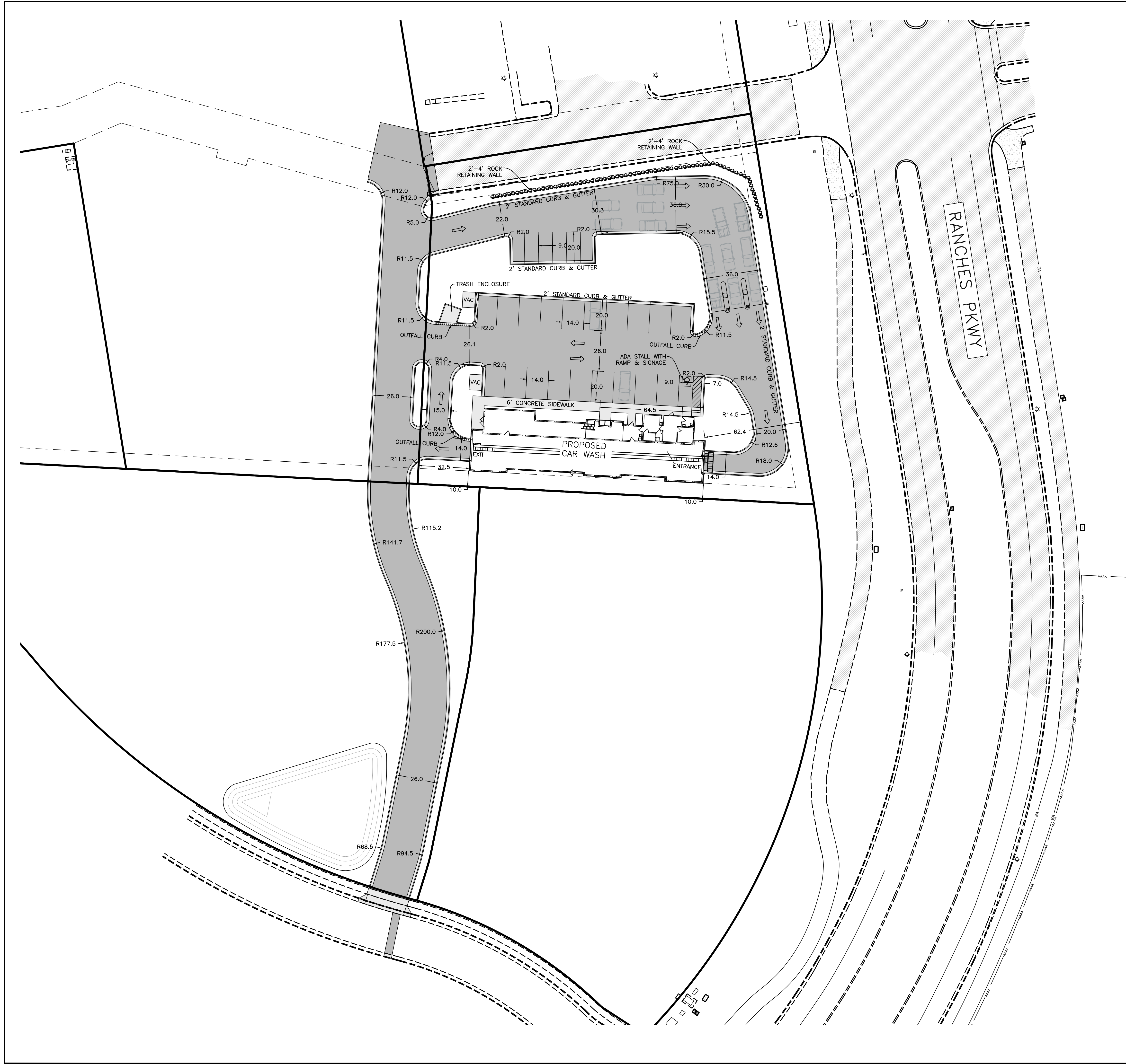
Site Plan

Revisions	Date

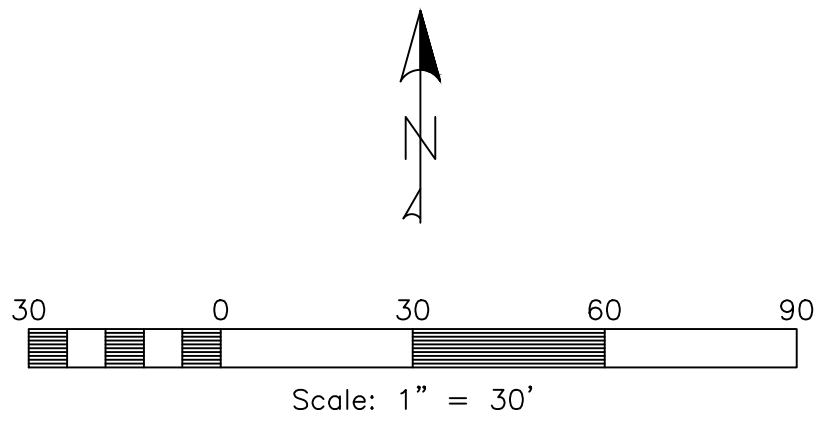


PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	9/27/2021
Name:	Tagg N Go

SHEET	
2	9
	SHEETS



Site Information			
LOCATED IN:	EAGLE MOUNTAIN, UTAH COUNTY		
PROPERTY:	1.08 ACRES		
BUILDING AREA:	5,466 SF		
HARD SURFACE AREA:	36,414 SF	23.0%	
LANDSCAPE AREA:	10,786 SF		
PARKING:	7 STANDARD STALLS 19 VACUUM STALLS		



Notice To Contractors:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

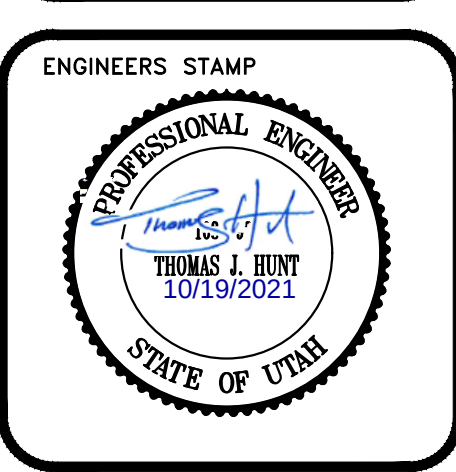
Tagg N Go Express Wash

Ranches Parkway

Eagle Mountain, UT

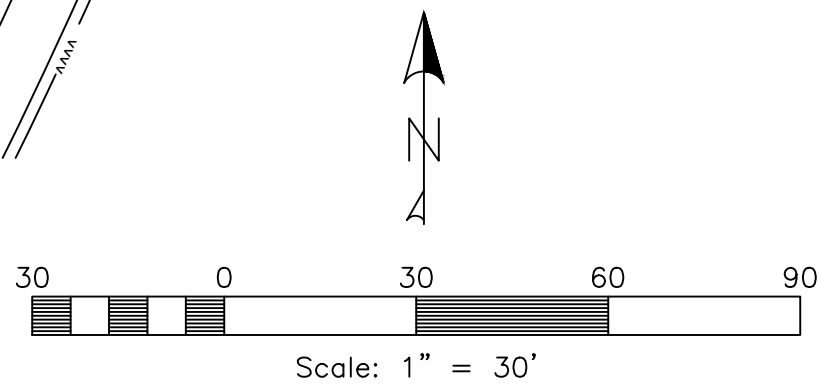
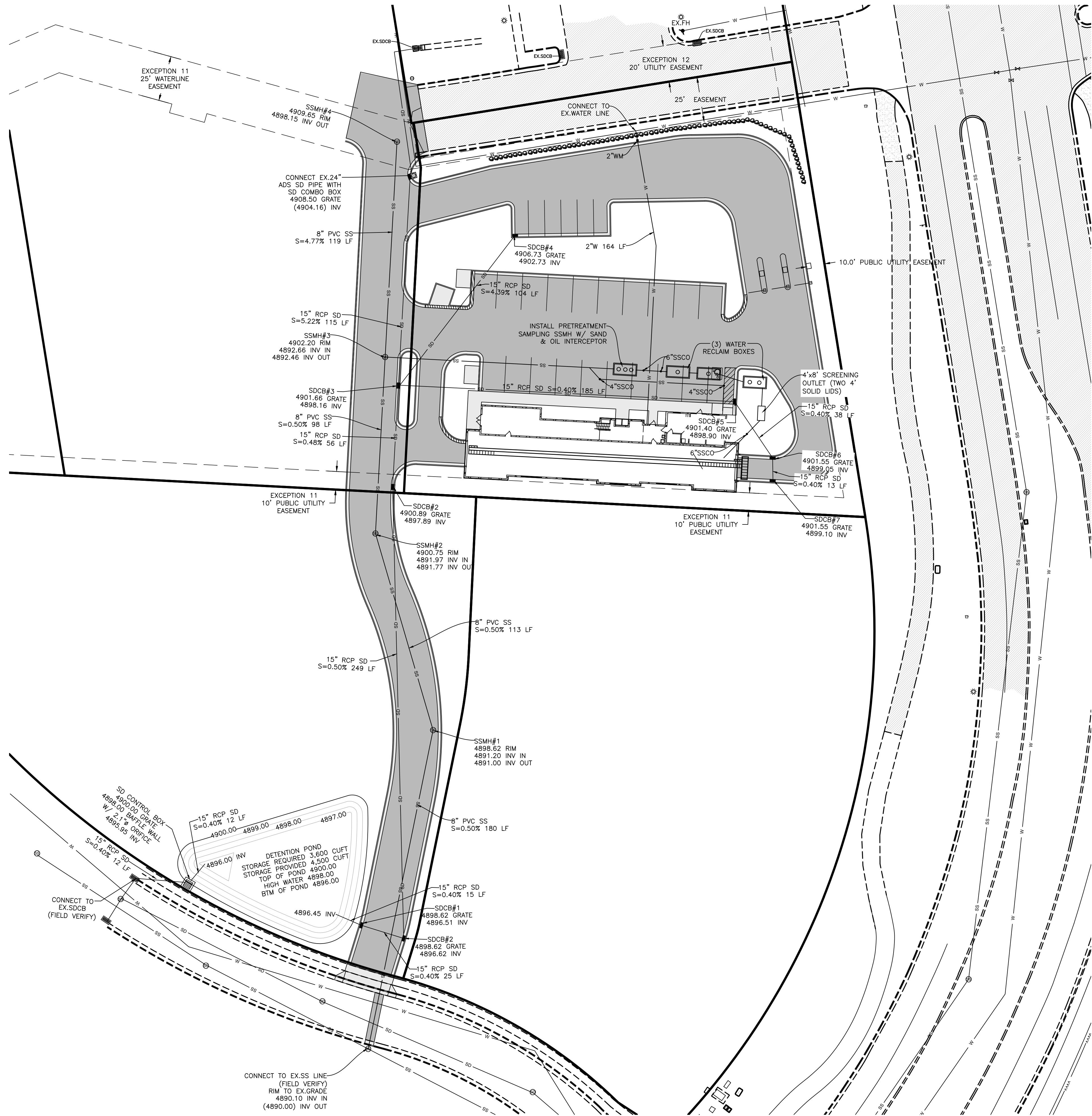
Site Plan

Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	9/27/2021
Name:	Tagg N Go

SHEET	9
3	SHEETS



Tagg N Go Express Wash
Ranches Parkway
Eagle Mountain, UT

Utility Plan

Revisions	Date

ENGINEERS STAMP

THOMAS J. HUNT
10/19/2021
STATE OF UTAH

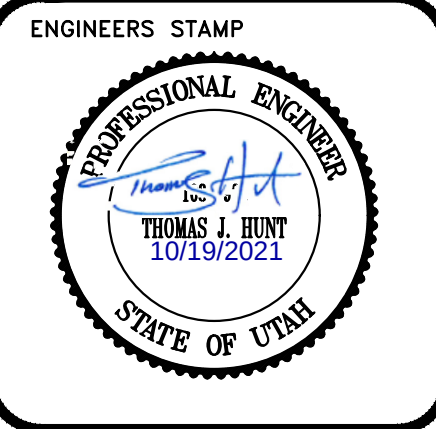
PROJECT INFO.

Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/27/2021
Name: Tagg N Go

Tagg N Go Express Wash
Ranches Parkway
Eagle Mountain, UT

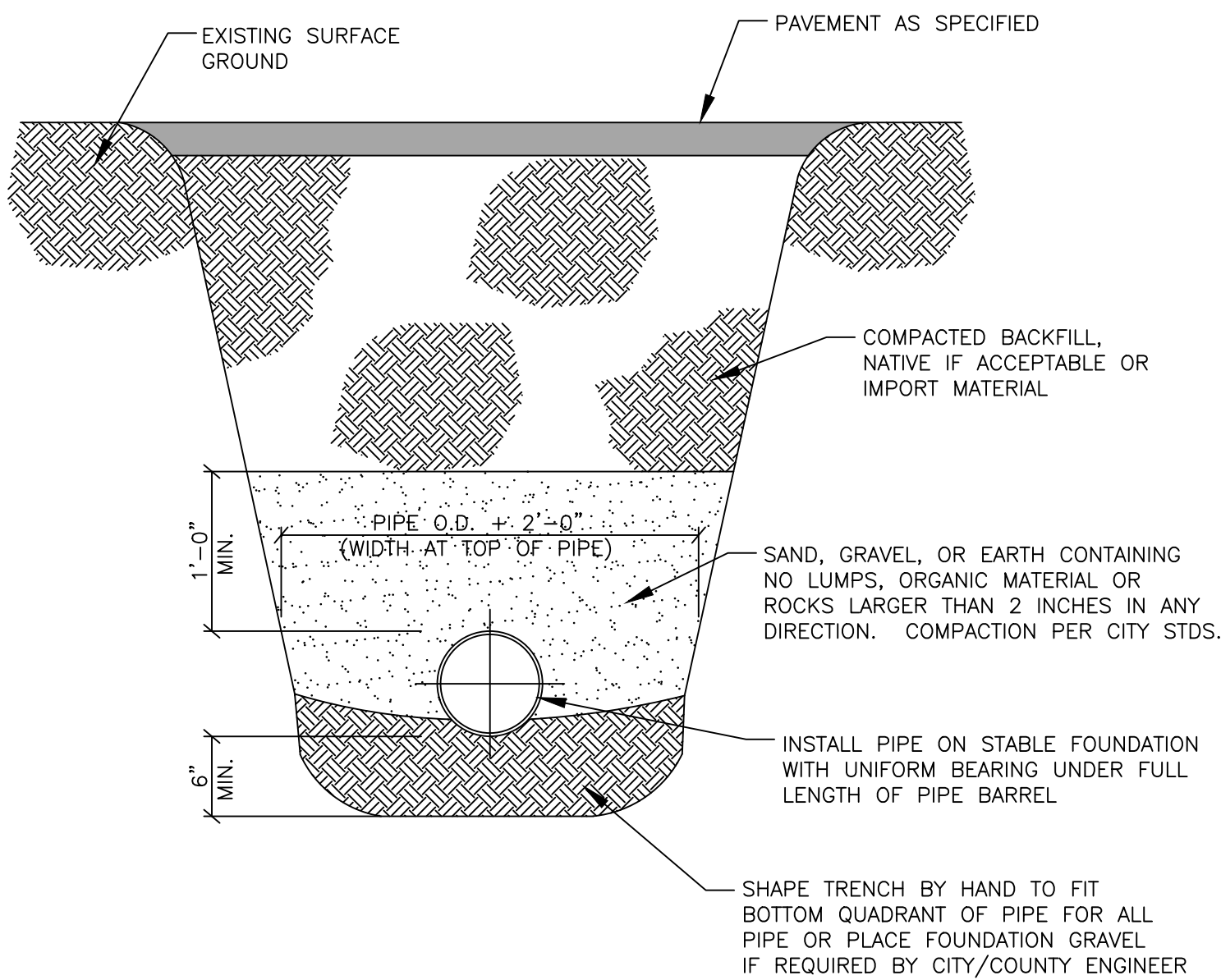
Details

Revisions	Date

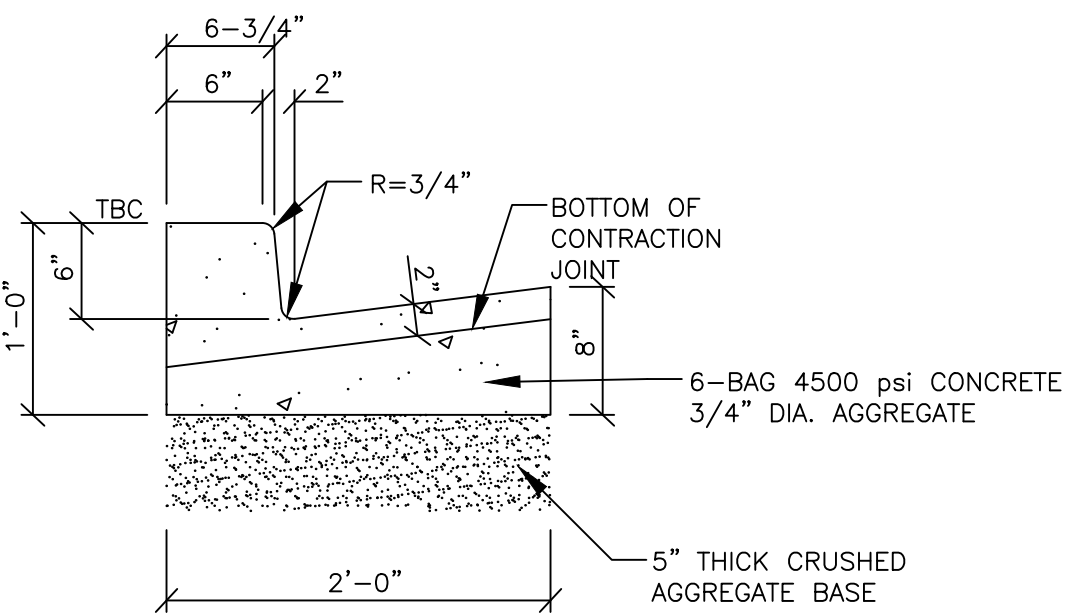


PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	9/27/2021
Name:	Tagg N Go

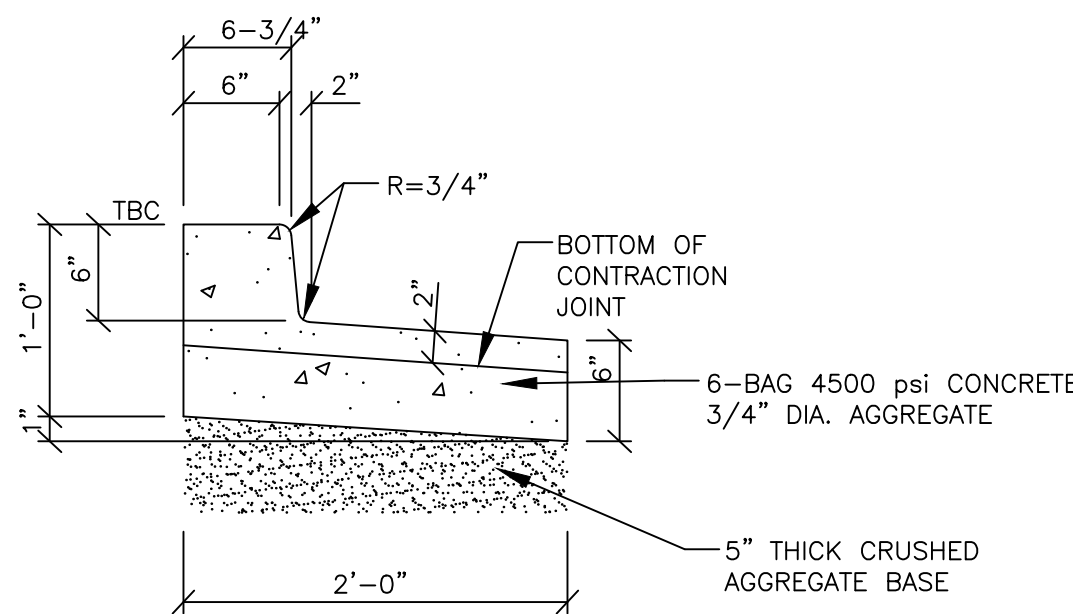
SHEET	9
6	SHEETS



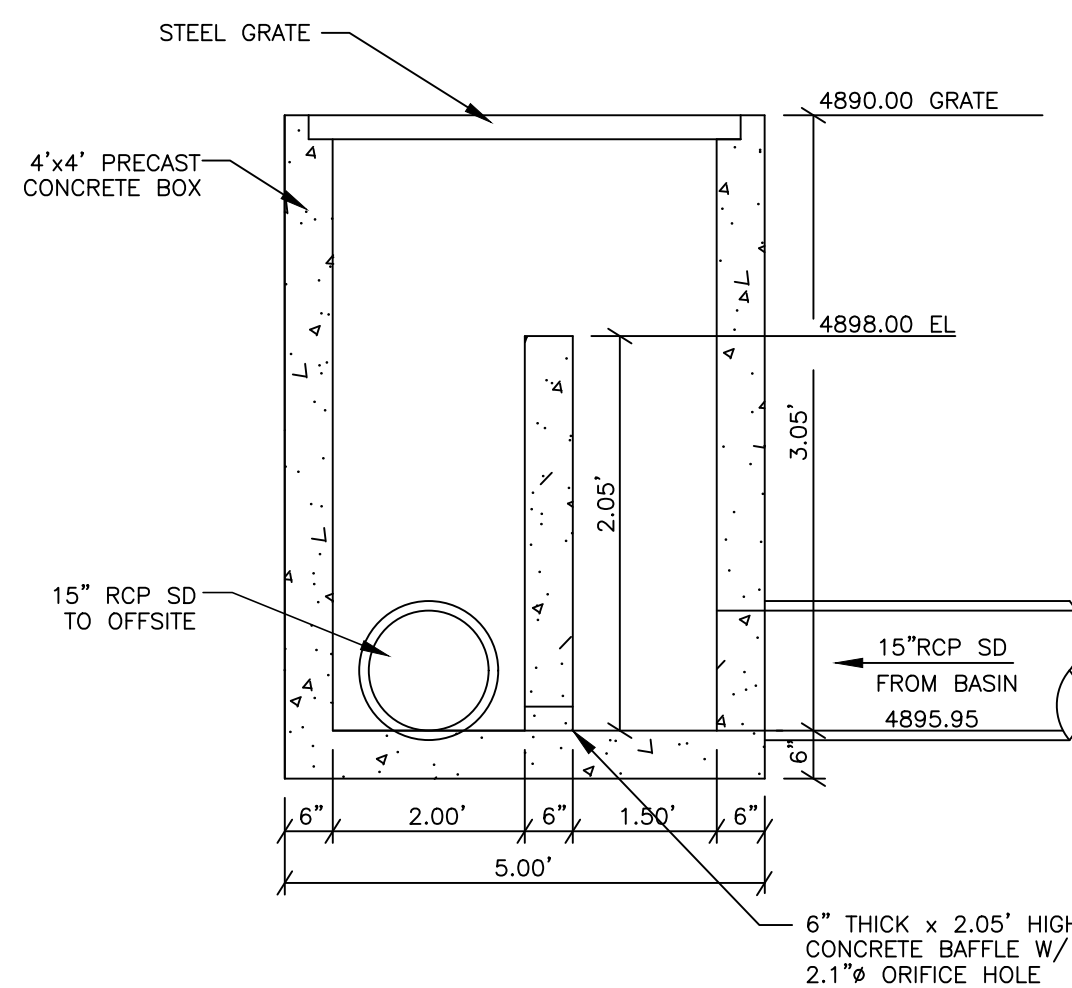
Typical On-Site Pipe Bed Section
SCALE: NONE



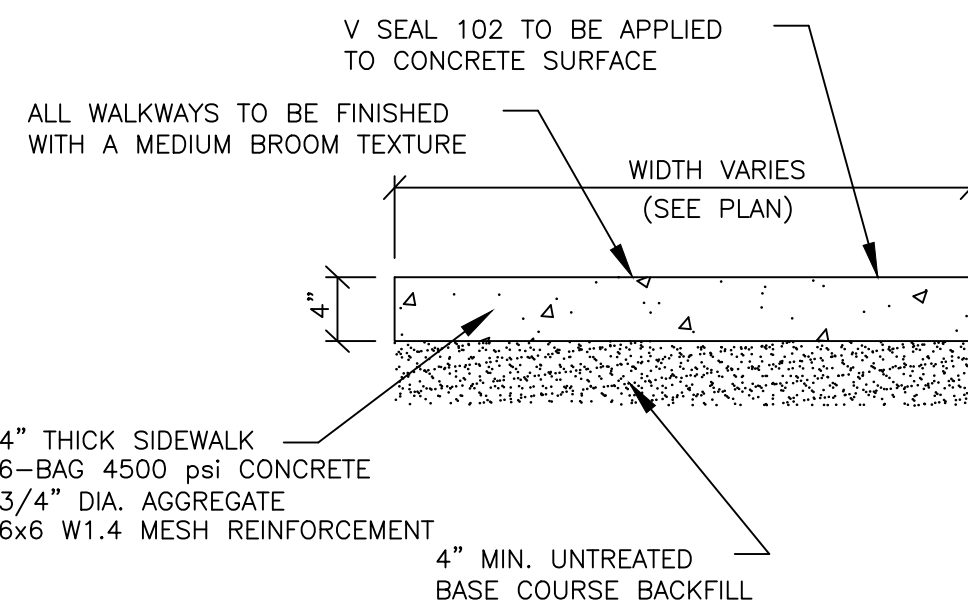
On-Site Curb & Gutter
SCALE: NONE



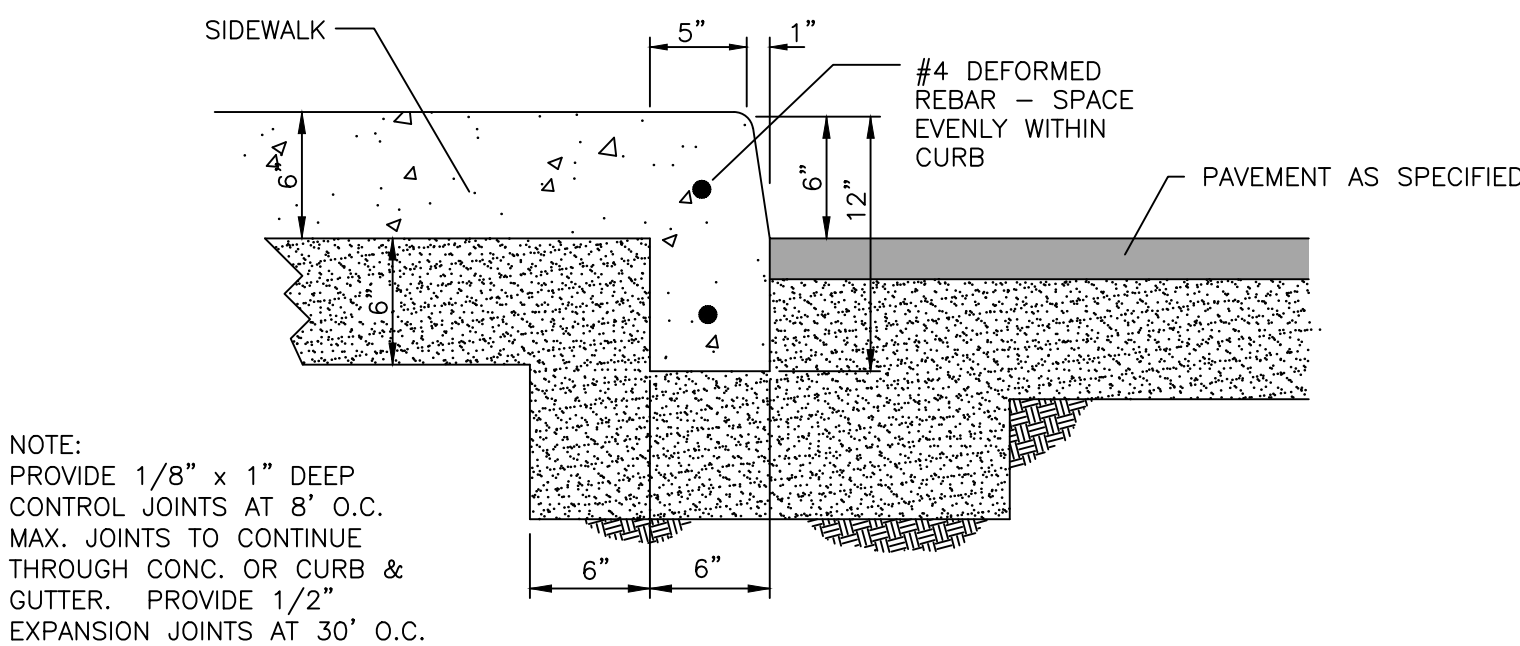
On-Site Outflow Curb & Gutter
SCALE: NONE



4'x4' Control Box Detail
SCALE: NONE

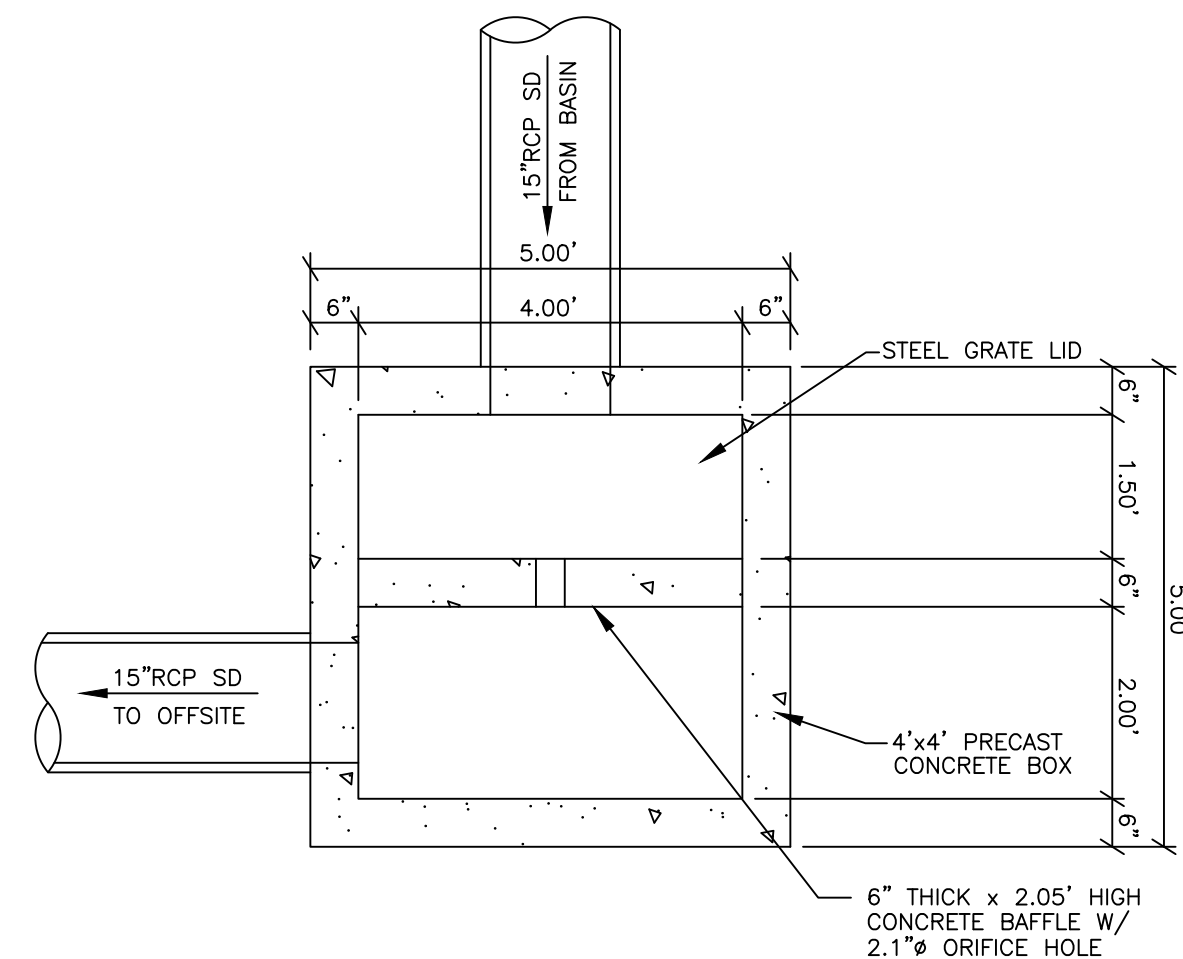


Concrete Walkway
SCALE: NONE

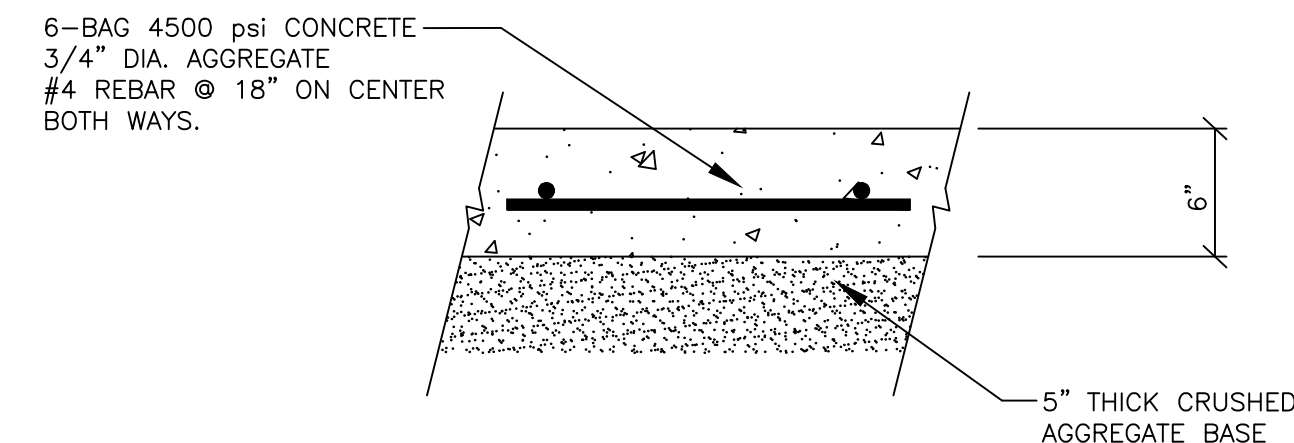


Thickened Edge Sidewalk
SCALE: NONE

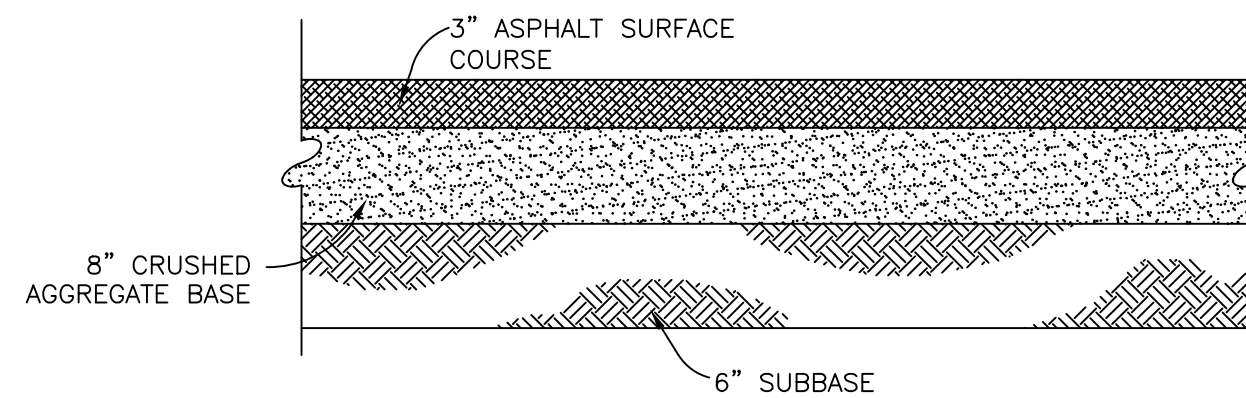
NOTE:
PROVIDE 1/8" x 1" DEEP
CONTROL JOINTS AT 8' O.C.
MAX. JOINTS TO CONTINUE
THROUGH CONC. OR CURB &
GUTTER. PROVIDE 1/2"
EXPANSION JOINTS AT 30' O.C.



4'x4' Control Box Plan
SCALE: NONE



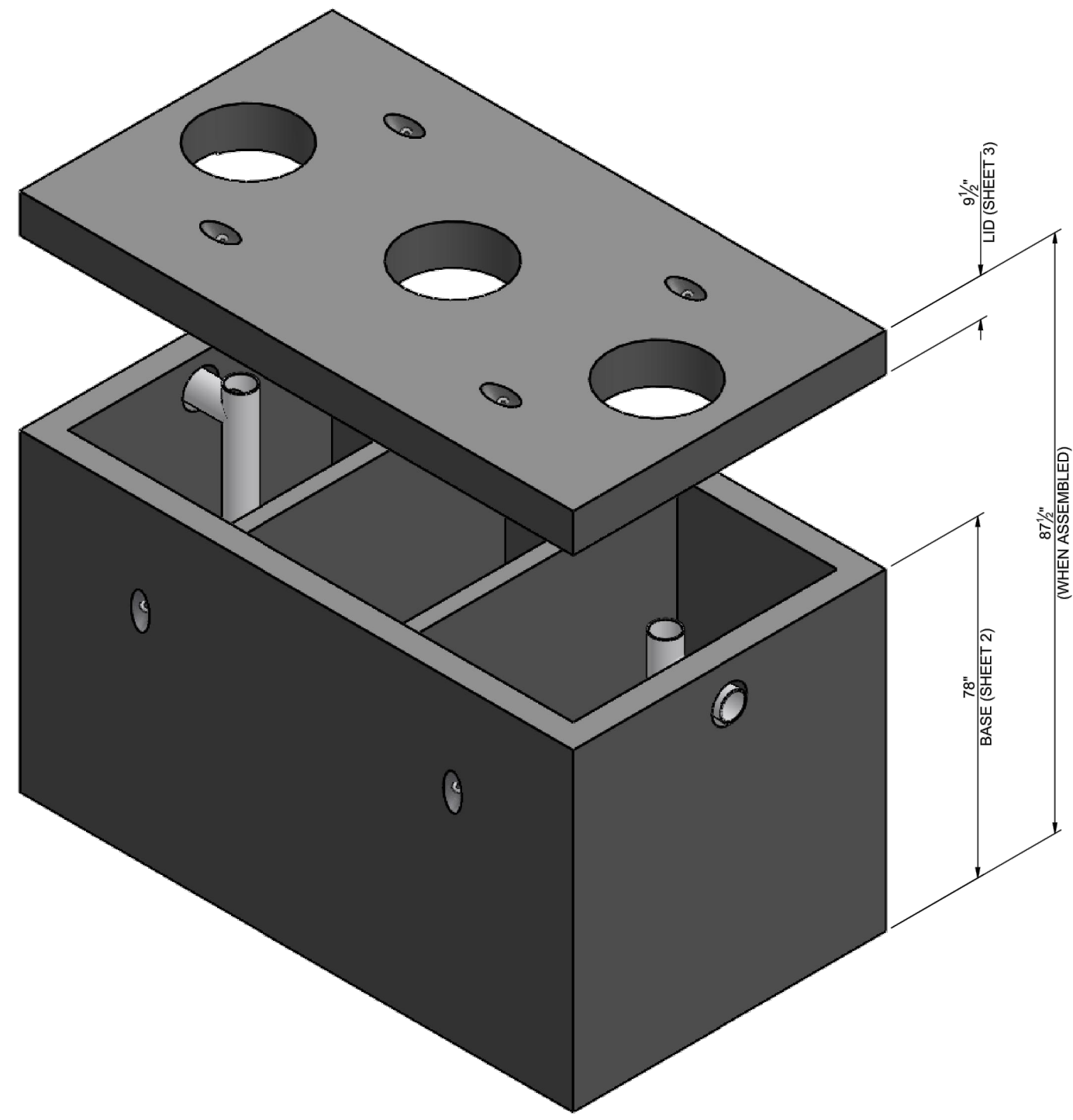
Trash Enclosure Concrete Pad
SCALE: NONE



Parking Lot/Parking Stall Asphalt Paving
SCALE: NONE

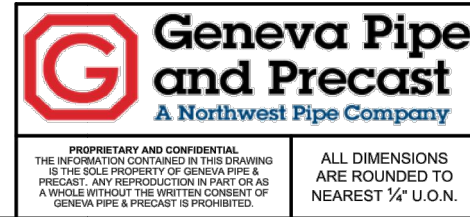
NOTICE TO CONTRACTOR:
ON ALL SECTIONS, REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT,
GEOTECHNICAL REPORT DONE BY AGEC APPLIED GEOTECH PROJ. NO.
1210864 DATED OCTOBER 15, 2021 IS TO GOVERN & CONTROL.

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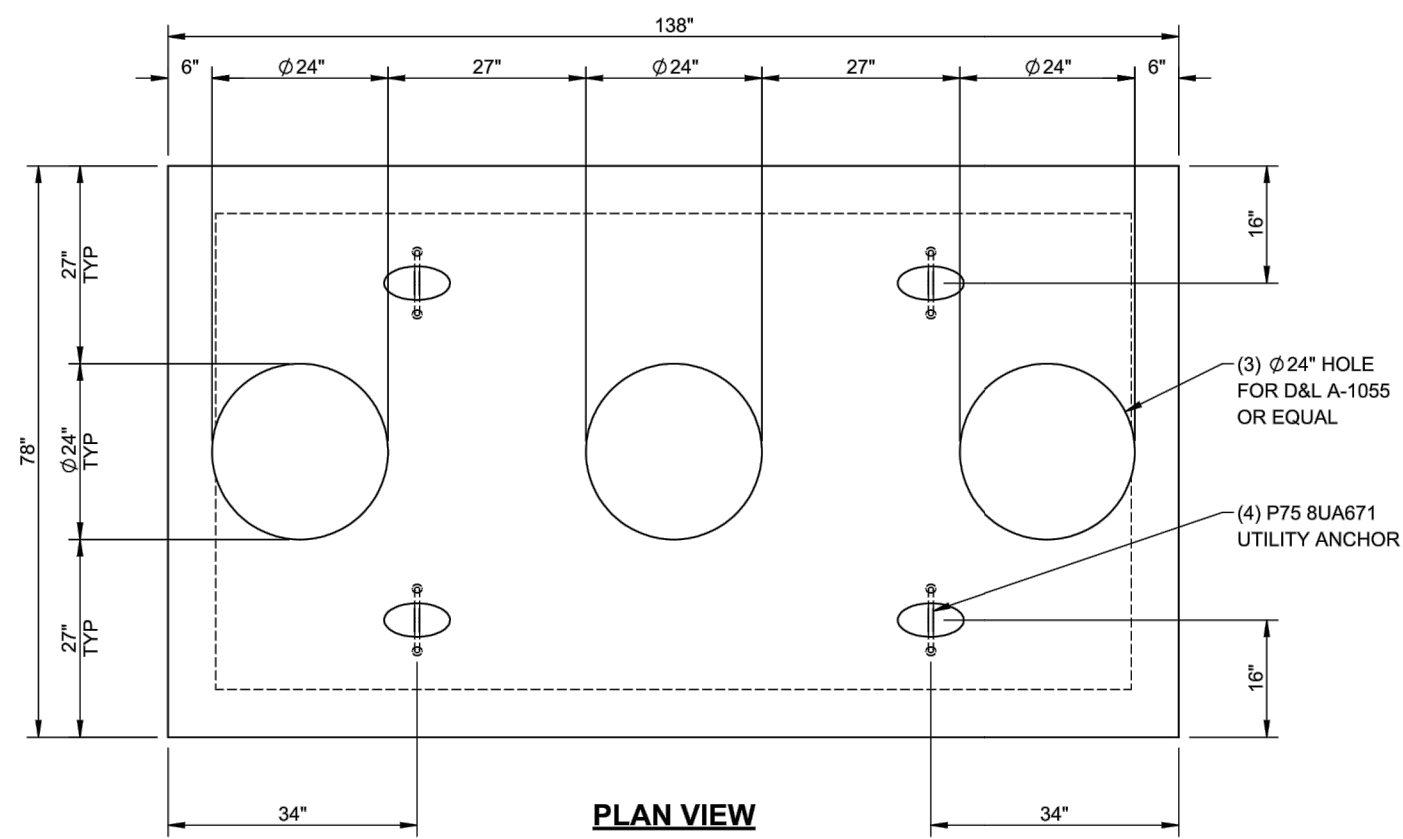


ISOMETRIC VIEW

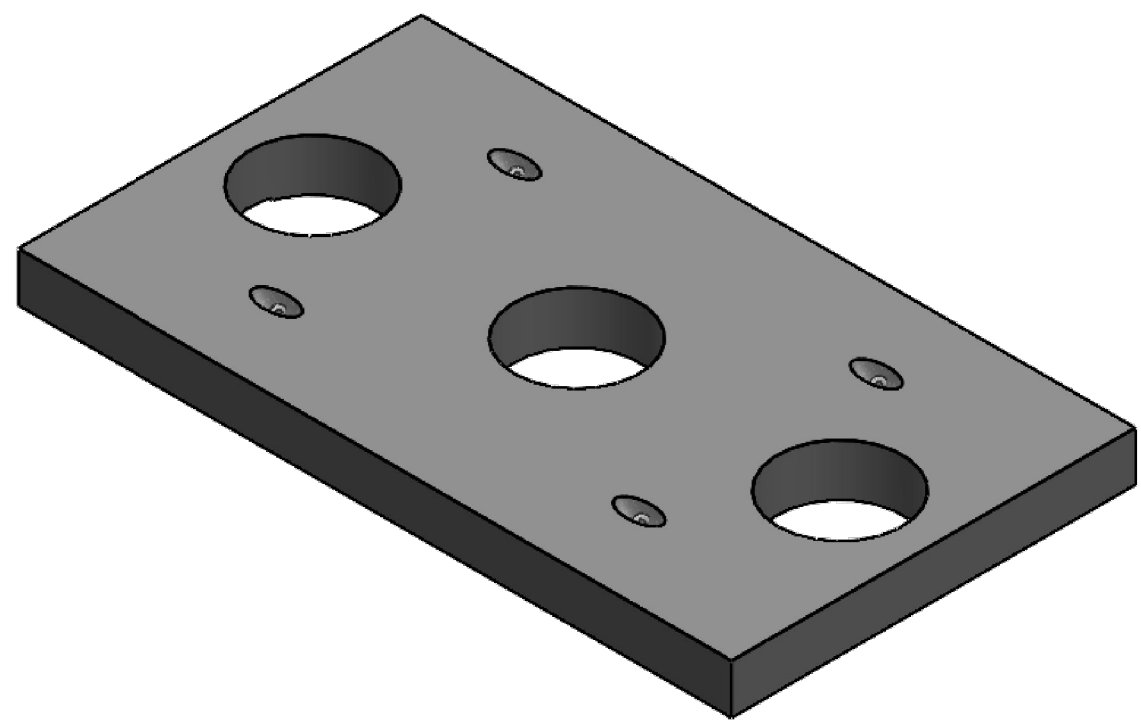
- NOTES:
- DESIGNED TO MEET ASTM C1813 AND APMA/ANSI Z1001 SPECIFICATIONS
 - LATERAL SOIL LOAD = 45 psf
 - SOLID DENSITY = 120 pcf
 - DEPTH OF FILL WILL BE 0-6" FILL
 - ASSUMED WATER TABLE - BELOW TANK
 - COAT ALL INTERIOR SEAMS WITH CONSEAL CS1800 FOR WATER TIGHTNESS



PRODUCT:	2,000 GALLON GREASE INTERCEPTOR WITH 3 CHAMBERS (DEEP BURY)
DRAWN BY:	DMANNING
DATE:	11/24/2020
LOADING:	HS-20
CHECKED BY:	MB
SCALE:	1:24
SHEET SIZE:	B
LOCATION:	OREM, SALT LAKE CITY, ST. GEORGE
SHEET:	1 of 3



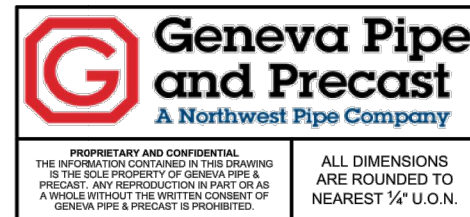
PLAN VIEW



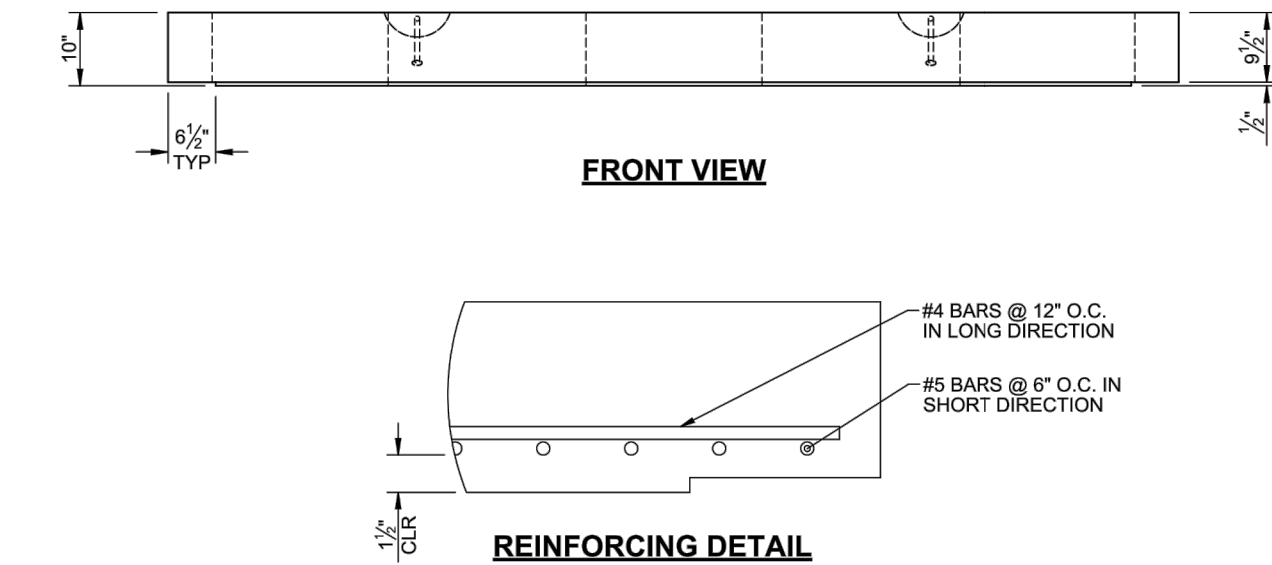
ISOMETRIC VIEW

- ADDITIONAL REBAR NOTES:
- ADD (2) #4 DIAGONAL BAR AROUND EACH SIDE OF ALL HOLES

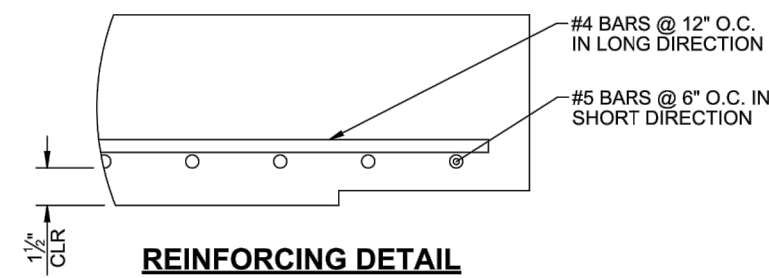
- LIFTING NOTES:
- WEIGHT = 8,040 LBS
 - DO NOT LIFT UNTIL CONCRETE STRENGTH REACHES 2,500 PSI
 - LIFT WITH MINIMUM SLING LENGTHS OF 7' LONG



PRODUCT:	2,000 GALLON GREASE INTERCEPTOR WITH 3 CHAMBERS (DEEP BURY)
DRAWN BY:	DMANNING
DATE:	11/24/2020
LOADING:	HS-20
CHECKED BY:	MB
SCALE:	1:24
SHEET SIZE:	B
LOCATION:	OREM, SALT LAKE CITY, ST. GEORGE
SHEET:	3 of 3

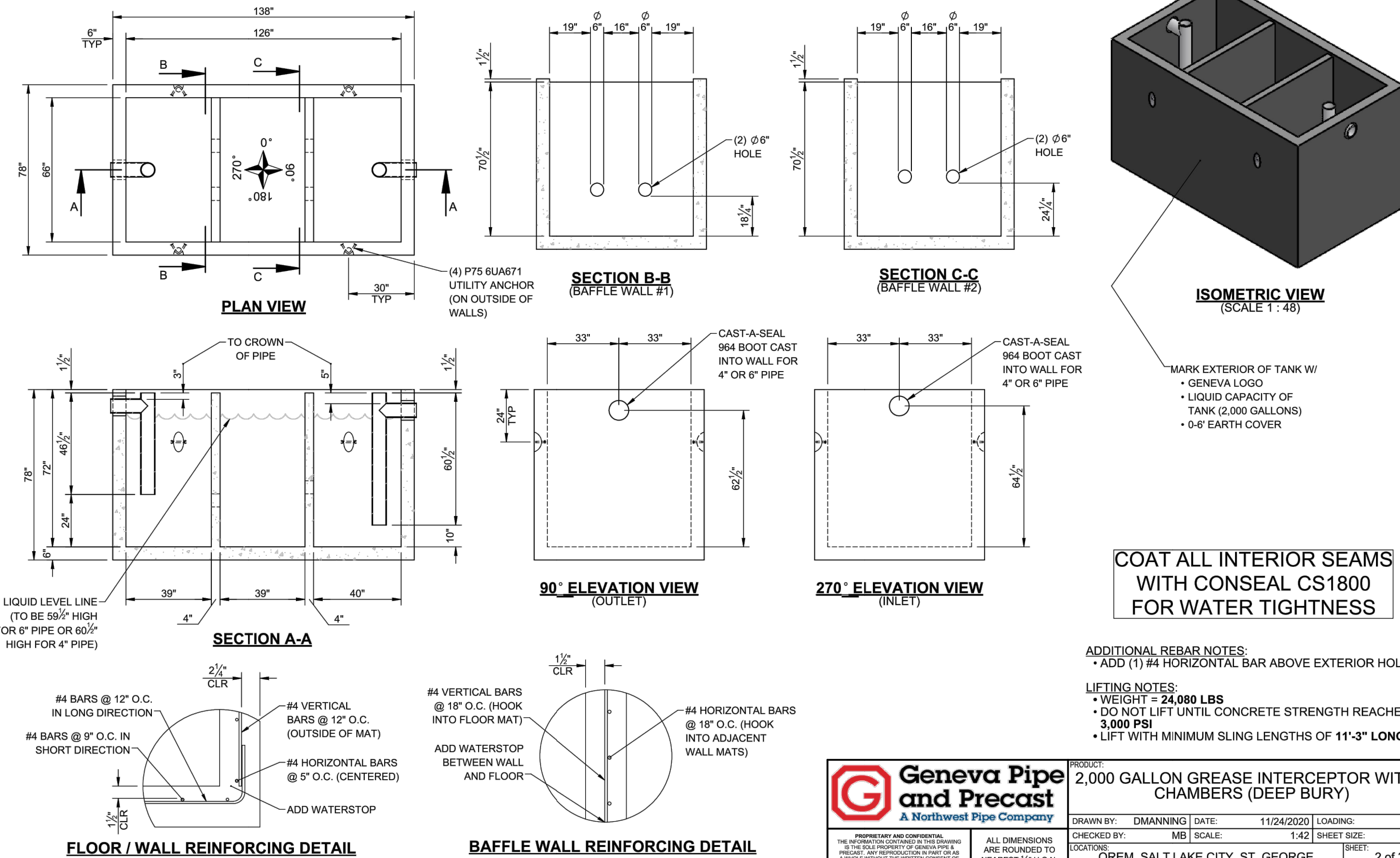


FRONT VIEW



REINFORCING DETAIL

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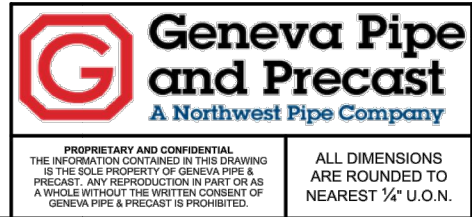


COAT ALL INTERIOR SEAMS WITH CONSEAL CS1800 FOR WATER TIGHTNESS

ADDITIONAL REBAR NOTES:

- ADD (1) #4 HORIZONTAL BAR ABOVE EXTERIOR HOLES

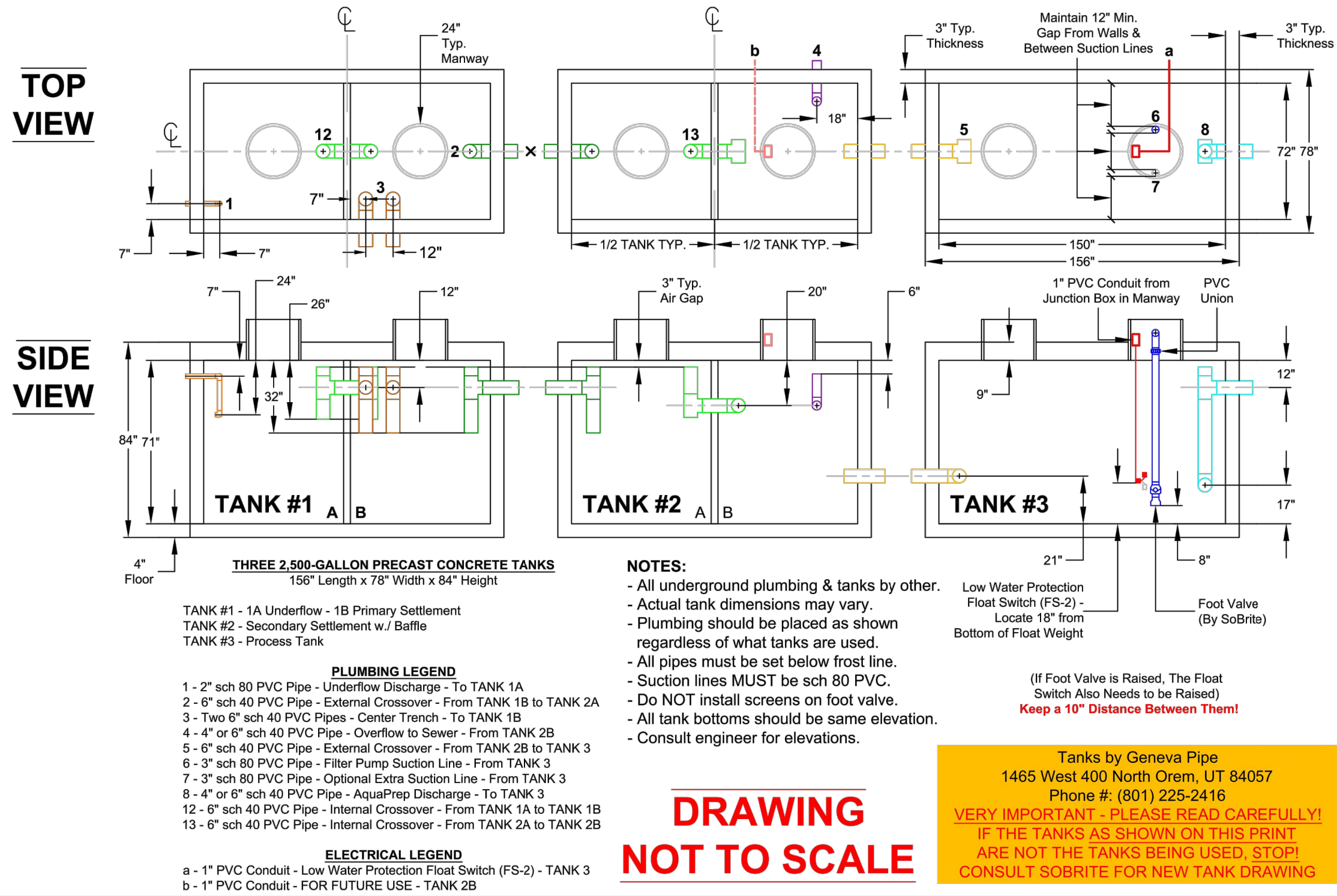
- LIFTING NOTES:
- WEIGHT = 24,080 LBS
 - DO NOT LIFT UNTIL CONCRETE STRENGTH REACHES 3,000 PSI
 - LIFT WITH MINIMUM SLING LENGTHS OF 11'-3" LONG



PRODUCT:	2,000 GALLON GREASE INTERCEPTOR WITH 3 CHAMBERS (DEEP BURY)
DRAWN BY:	DMANNING
DATE:	11/24/2020
LOADING:	HS-20
CHECKED BY:	MB
SCALE:	1:24
SHEET SIZE:	B
LOCATION:	OREM, SALT LAKE CITY, ST. GEORGE
SHEET:	2 of 3

SOBRITE ERS 100 3-TANK LAYOUT

Three 2,500 Gallon Precast Concrete Tanks



- NOTES:
- All underground plumbing & tanks by other.
 - Actual tank dimensions may vary.
 - Plumbing should be placed as shown regardless of what tanks are used.
 - All pipes must be set below frost line.
 - Suction lines MUST be sch 80 PVC.
 - Do NOT install screens on foot valve.
 - All tank bottoms should be same elevation.
 - Consult engineer for elevations.

DRAWING NOT TO SCALE

Tanks by Geneva Pipe
1465 West 400 North Orem, UT 84057
Phone #: (801) 225-2416
VERY IMPORTANT - PLEASE READ CAREFULLY!
IF THE TANKS AS SHOWN ON THIS PRINT
ARE NOT THE TANKS BEING USED, STOP!
CONSULT SOBRITE FOR NEW TANK DRAWING

Contents:
Underground
Reclaim Tank
Details

Job:
Cedar City
Car Wash

Customer:
Tagg N Go

File Name:
04292021.dwg

Revisions

Date	Rev	Drafter
04/29/21	0	NRC

ENGINEERS STAMP

PROFESSIONAL ENGINEER

THOMAS J. HUNT

10/19/2021

STATE OF UTAH

PROJECT INFO.

Engineer:
T. HUNT

Drafter:
T. HUNT

Start Date:
9/27/2021

Name:
Tagg N Go

SHEET
4

SoBrite Technologies

809 W. Center St.
Eureka IL 61530

Phone:(309)467-2335
Fax: (309) 467-2539

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the exclusive property of SoBrite Technologies.
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NOTICE TO CONTRACTOR:
ON ALL SECTIONS, REFER TO THE SITE SPECIFIC GEOTECHNICAL
REPORT, GEOTECHNICAL REPORT IS TO GOVERN & CONTROL.

Tagg N Go Express Wash
Ranches Parkway
Eagle Mountain, UT

Details

Revisions

ENGINEERS STAMP

PROFESSIONAL ENGINEER

THOMAS J. HUNT

10/19/2021

STATE OF UTAH

PROJECT INFO.

Engineer:
T. HUNT

Drafter:
T. HUNT

Start Date:
9/27/2021

Name:
Tagg N Go

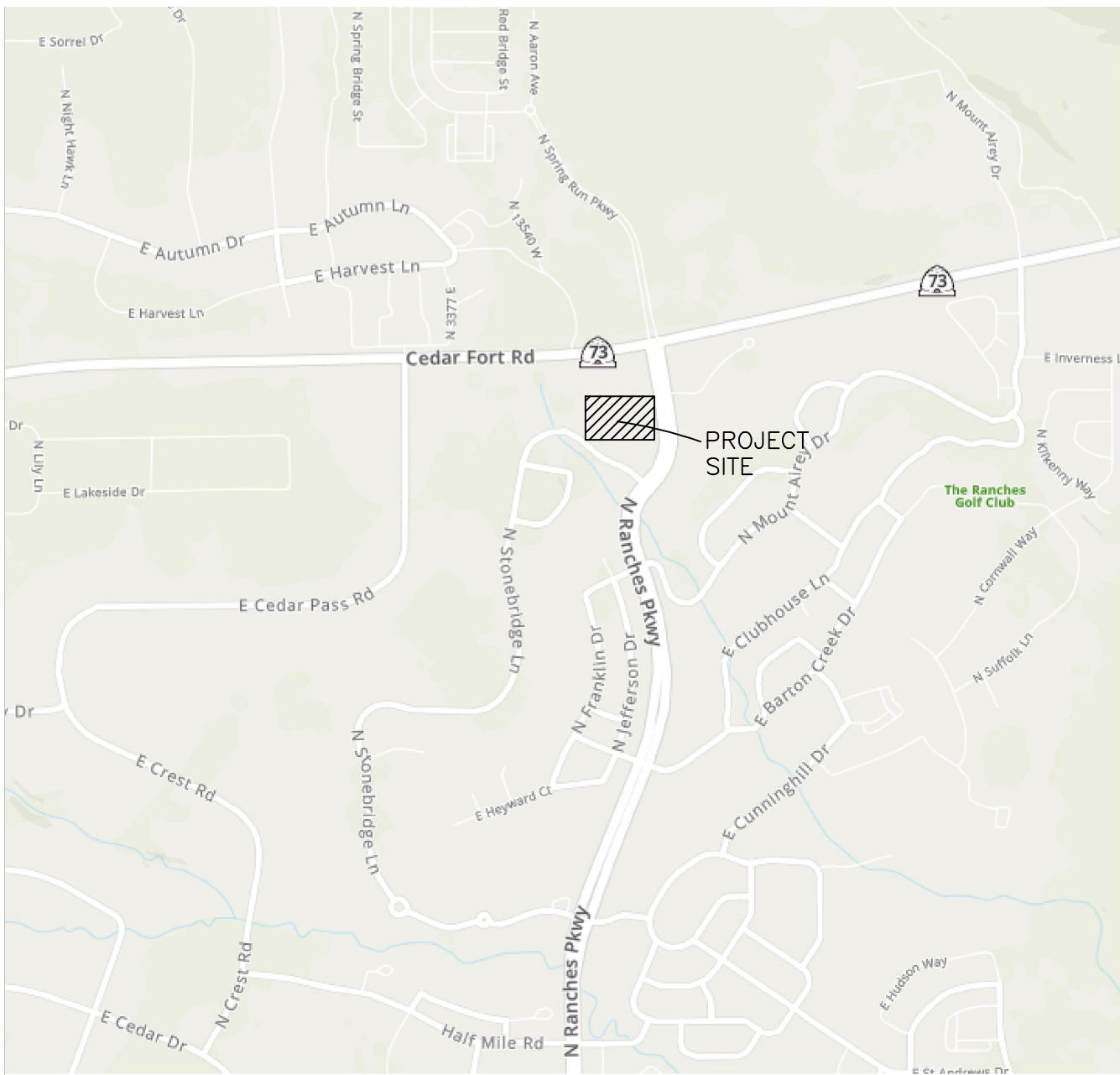
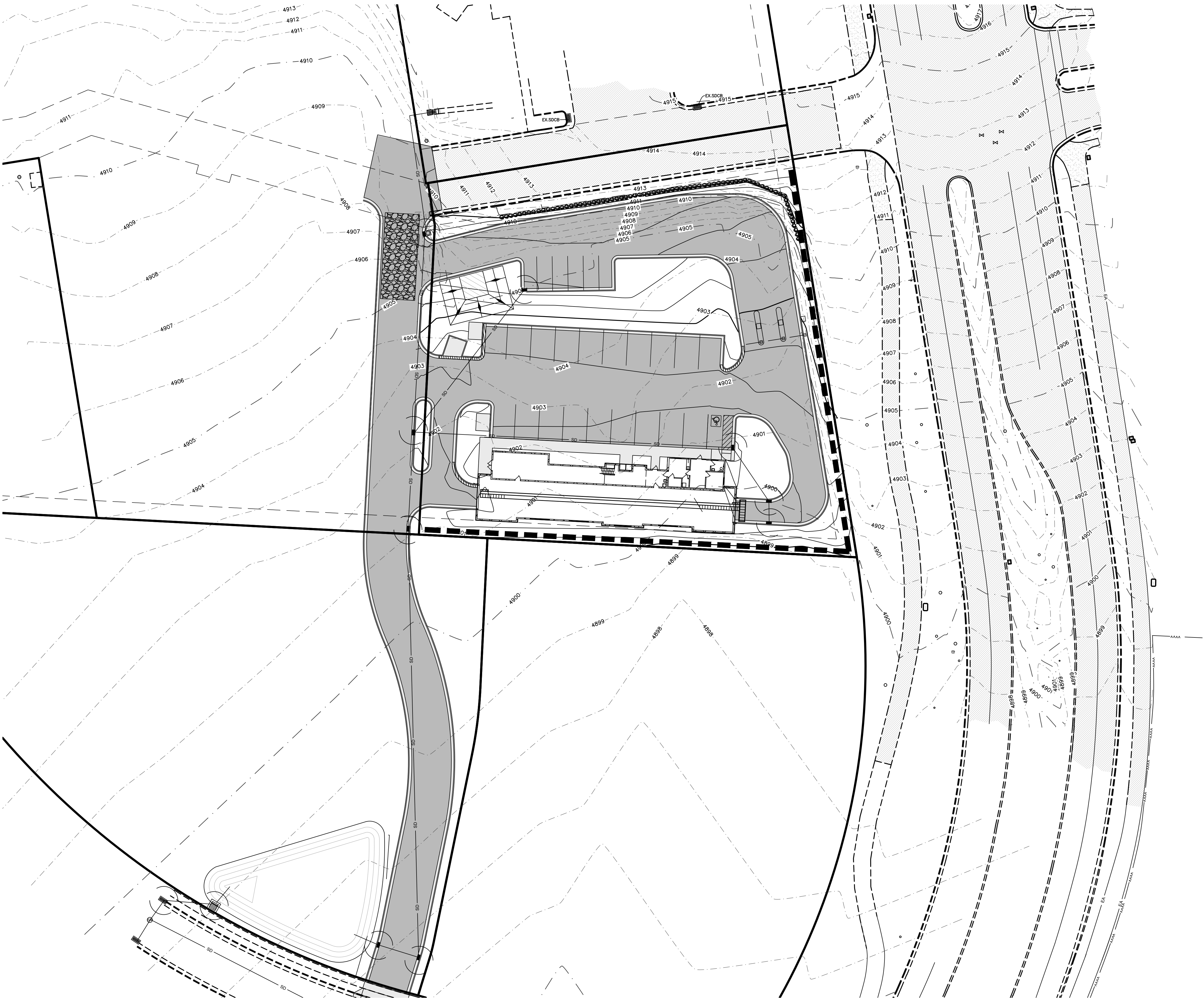
SHEET
7

9
SHEETS

Tagg N Go Express Wash

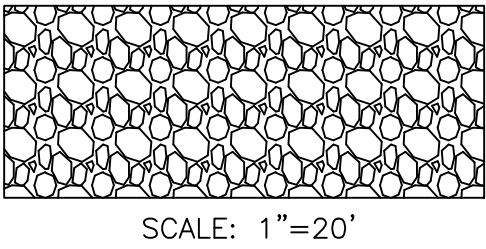
Storm Water Pollution Prevention Plan

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
OCTOBER 2021

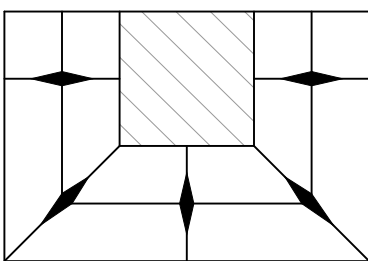


Vicinity Map
NOT TO SCALE

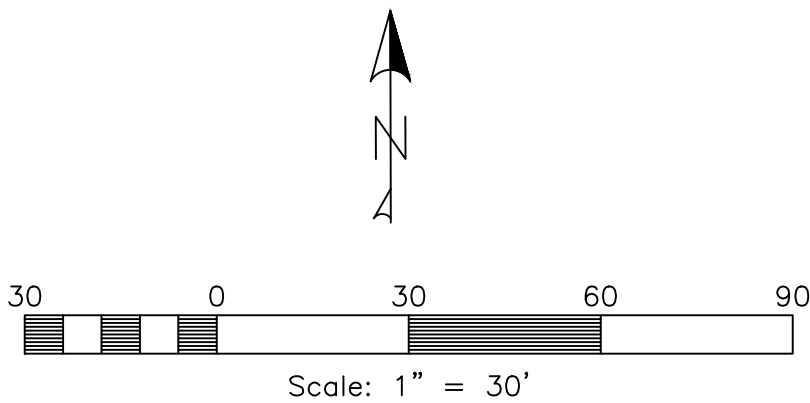
- PORTABLE TOILET
- INLET PROTECTION
TYP. (SEE DETAIL)
- SILT FENCE
(SEE DETAIL)
- STREETS TO BE SWEEPED WITHIN
1000 FEET OF CONSTRUCTION
ENTRANCE DAILY IF NECESSARY
-



SCALE: 1"=20'



SCALE: 1"=20'



HUNT
ENGINEERING, LLC
HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Tagg N Go Express Wash
Ranches Parkway
Eagle Mountain, UT

Erosion Control Plan

Revisions	Date

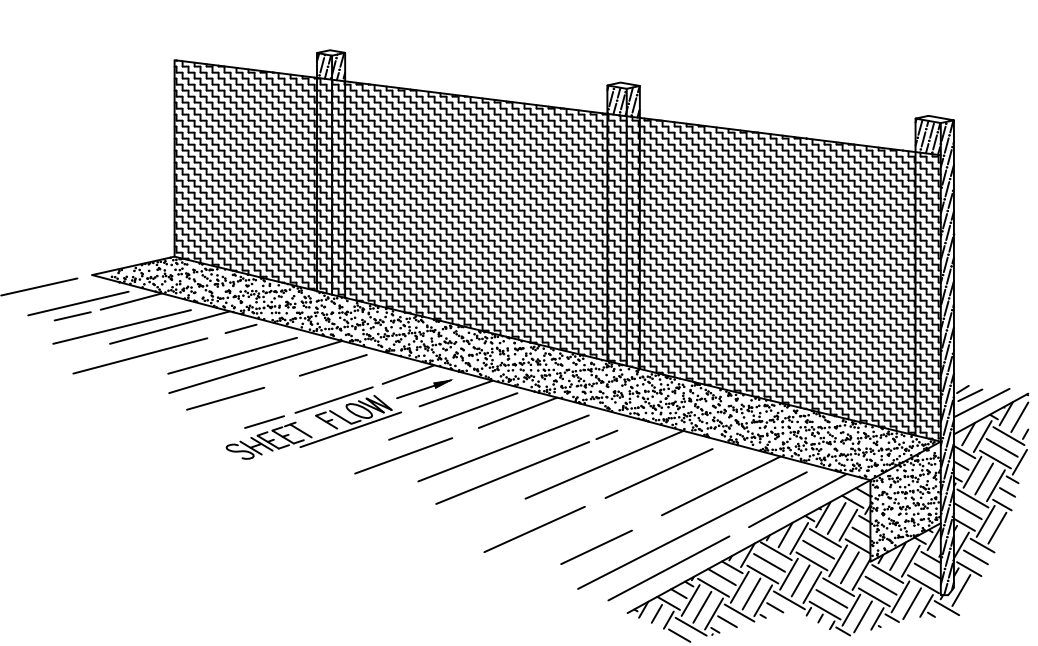
ENGINEERS STAMP

PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 9/27/2021
Name: Tagg N Go

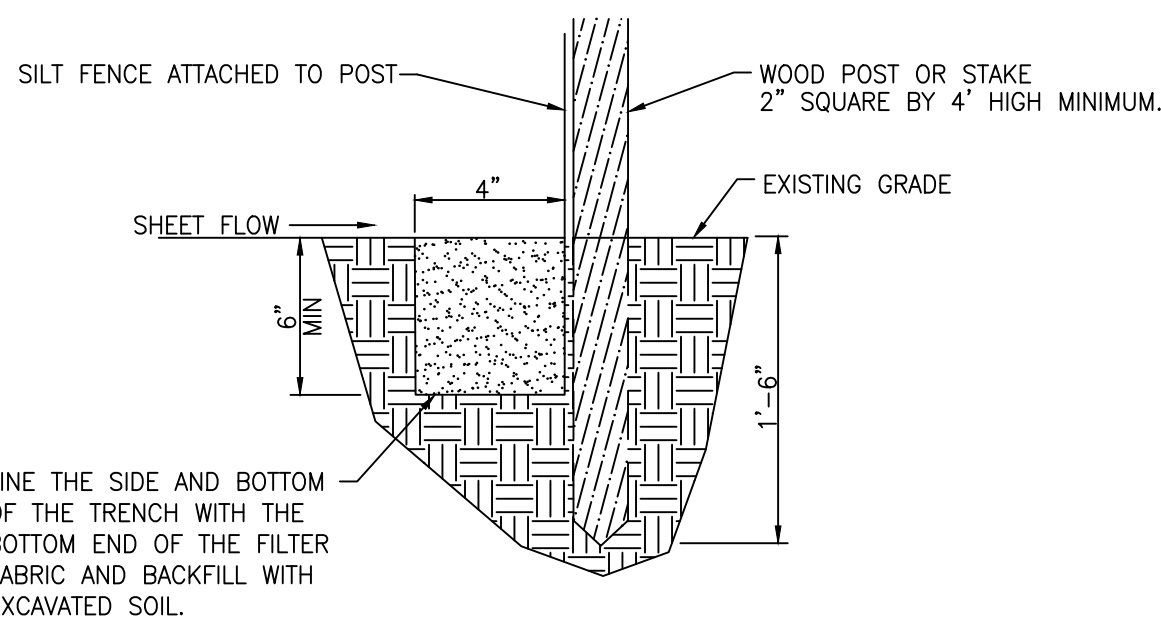
SHEET
8
9
SHEETS

Notes:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
(A)WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
(B)WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE A TO BE INITIATED ON THAT PORTION OF THE SITE.
(C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
11. THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:
- THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;
- INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVIDING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES IDENTIFIED UNDER PART III.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND
- A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.
12. THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
13. THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
14. THE PROJECT SITE IN IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
15. THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
16. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
17. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
18. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
19. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
20. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
21. ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
22. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
23. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
24. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
25. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
27. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
28. THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
29. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
30. IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
31. THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
32. EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



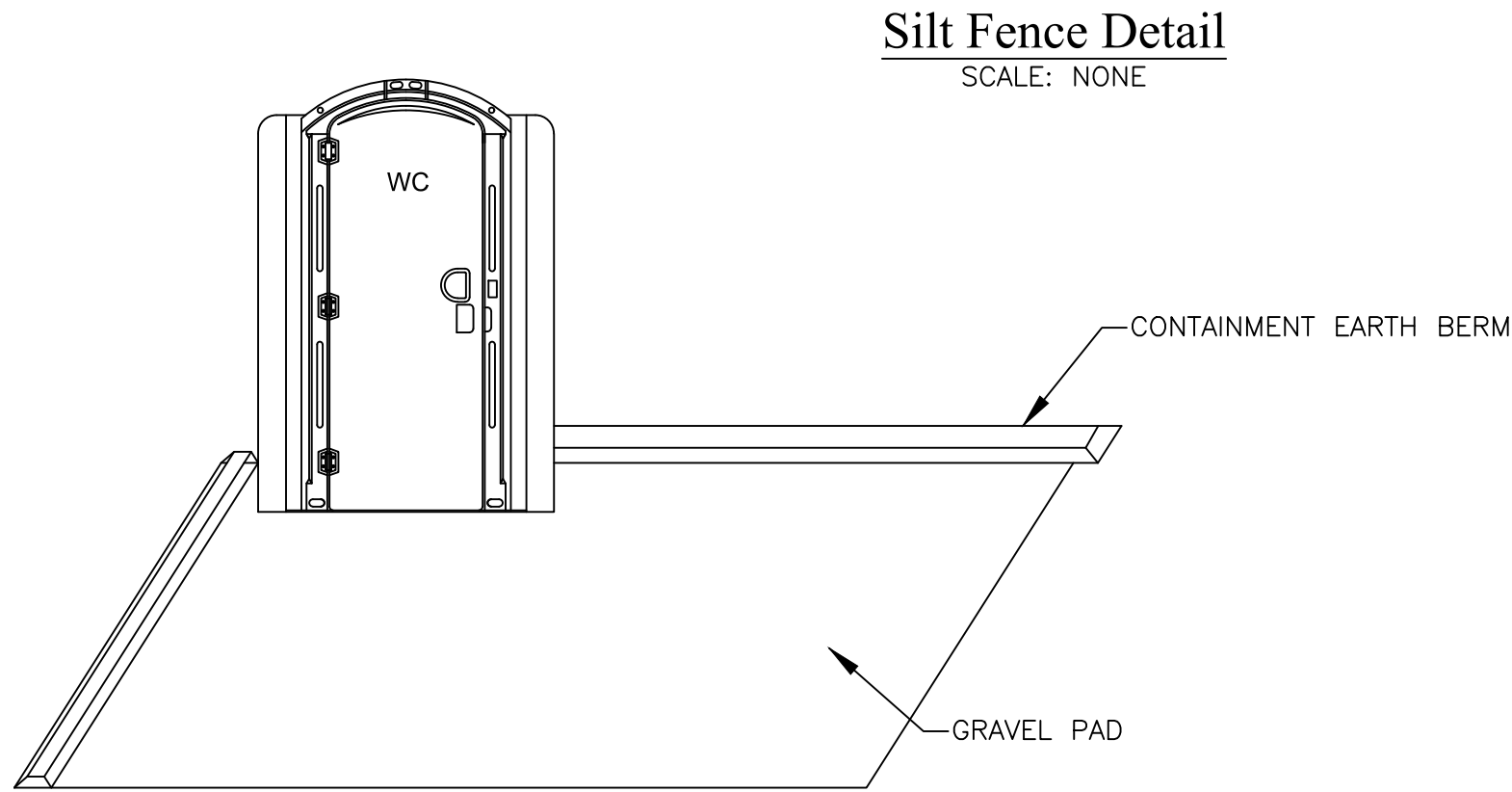
Perspective View



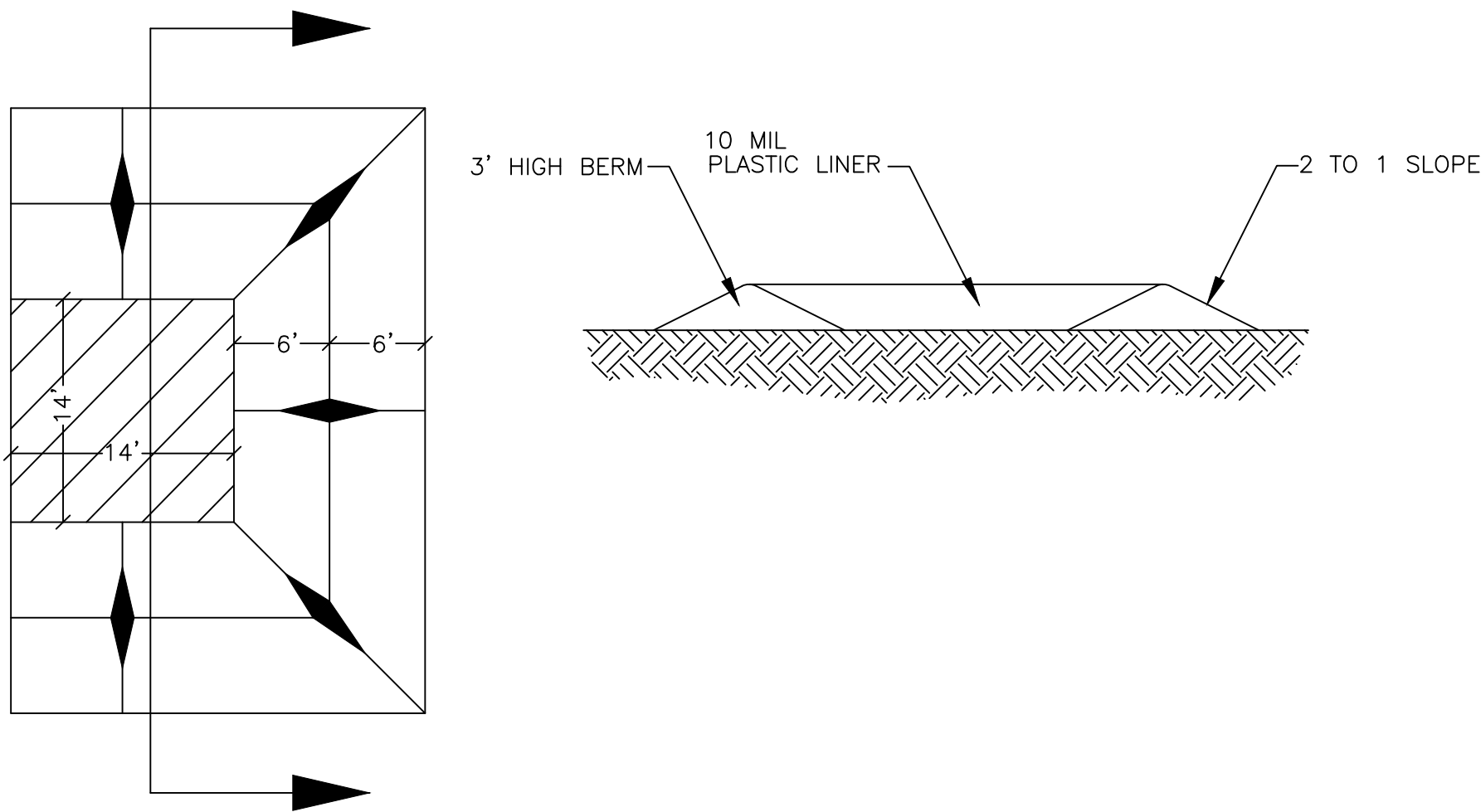
Section

Silt Fence Notes:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
7. WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

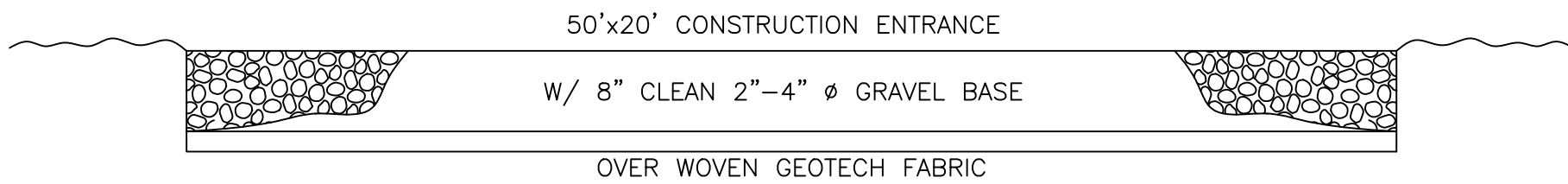


Portable Toilet

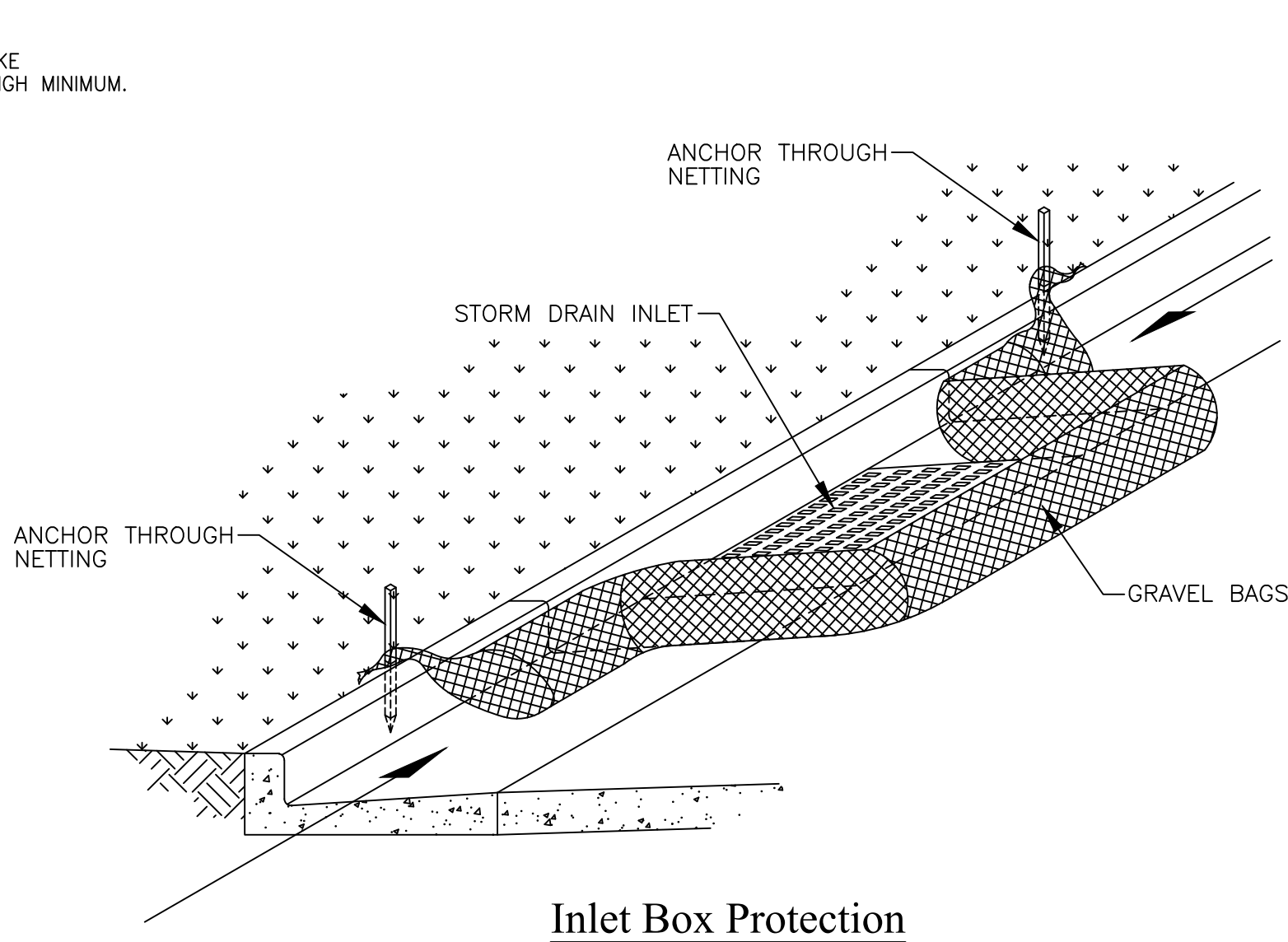


Concrete Washout Area
w/ 10 mil Plastic Liner

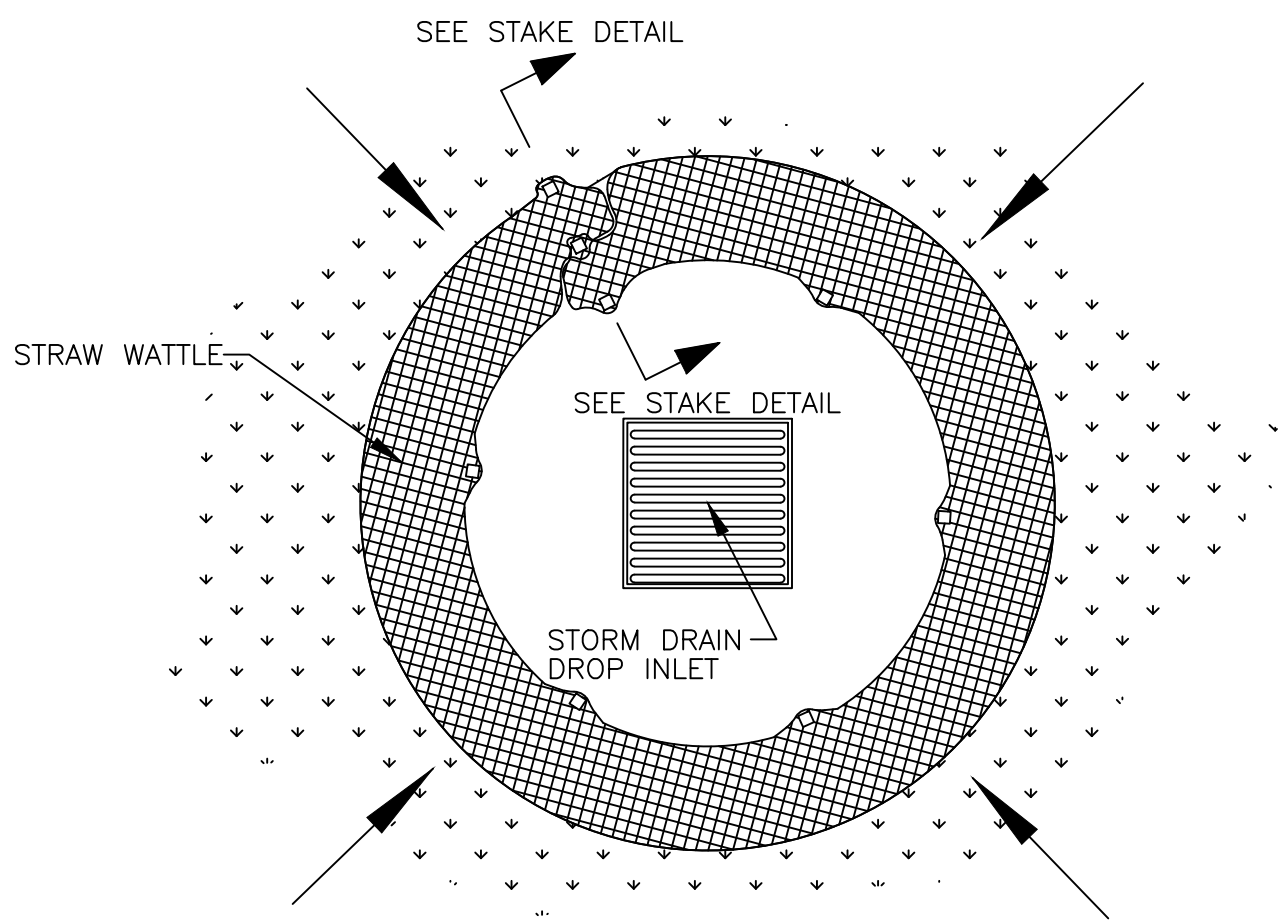
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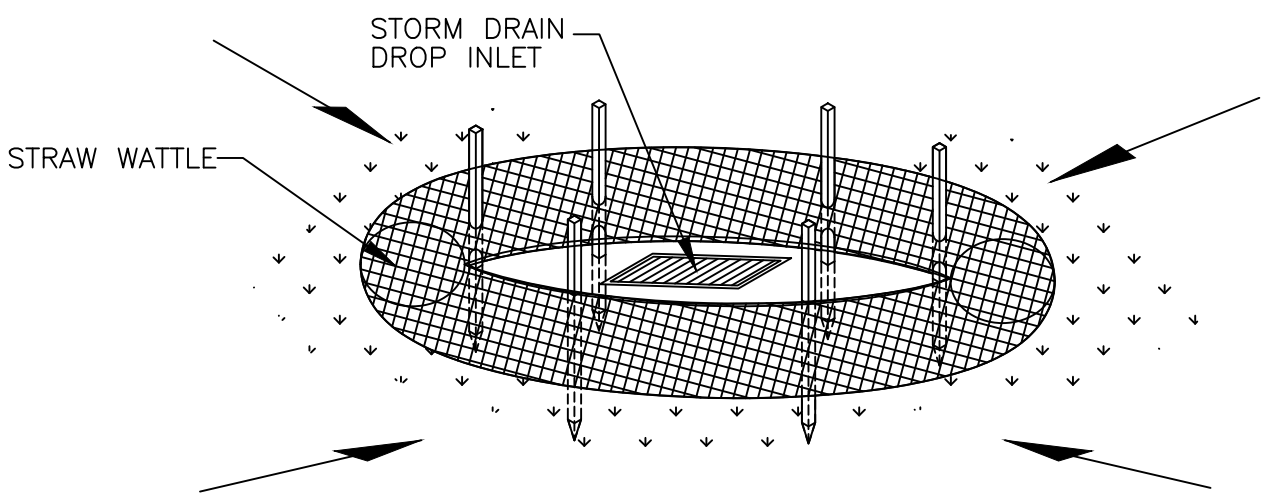
Cross Section 50' x 20' Construction Entrance



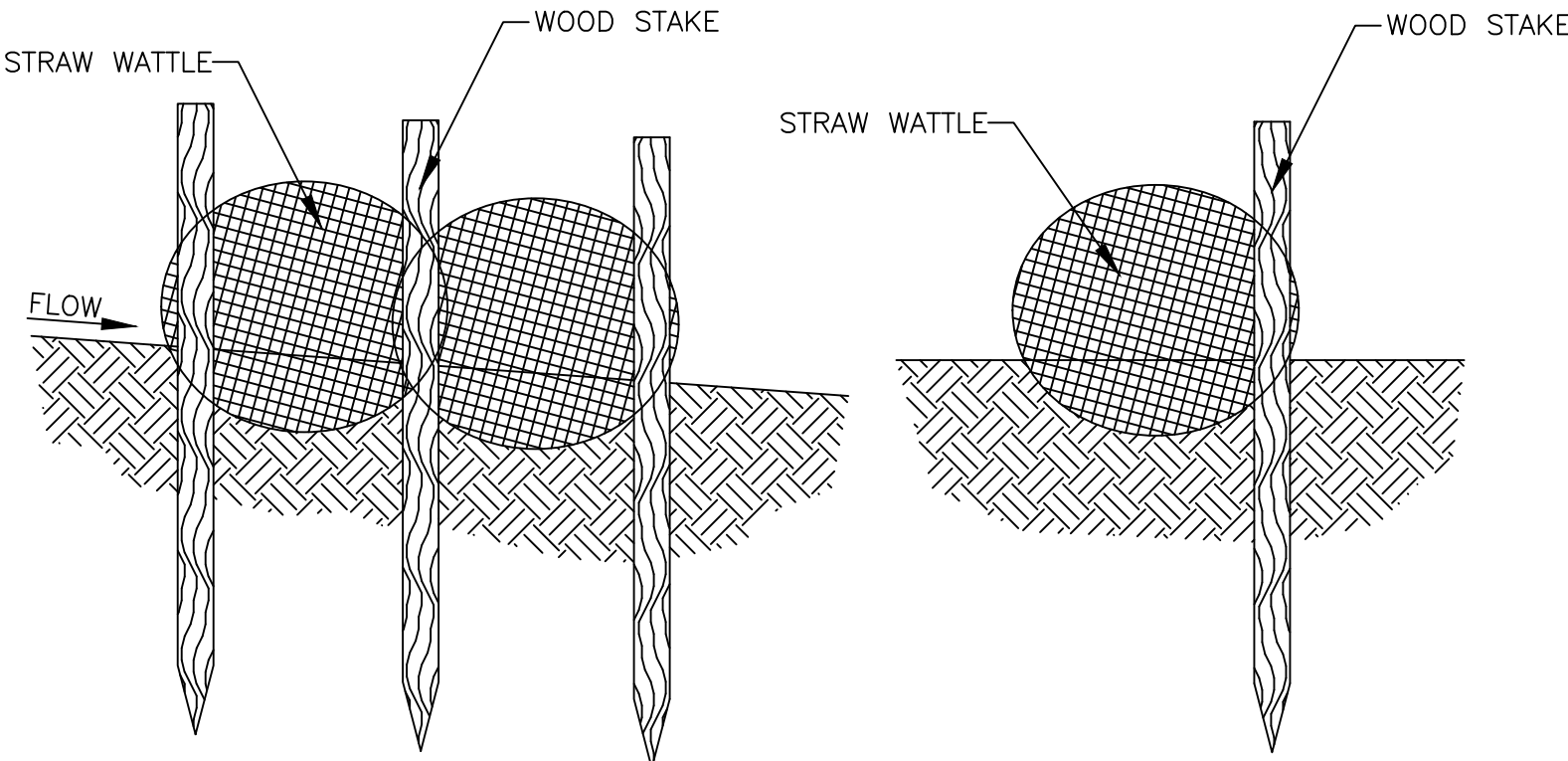
Inlet Box Protection



Plan View



Drop Inlet Protection



HE

HUNT

ENGINEERING, LLC

HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.684.4724
thomas.hunt@hunt-engineering.com

Tagg N Go Express Wash
Ranches Parkway
Eagle Mountain, UT

Erosion Control Details	
Revisions	Date

ENGINEERS STAMP

PROFESSIONAL ENGINEER

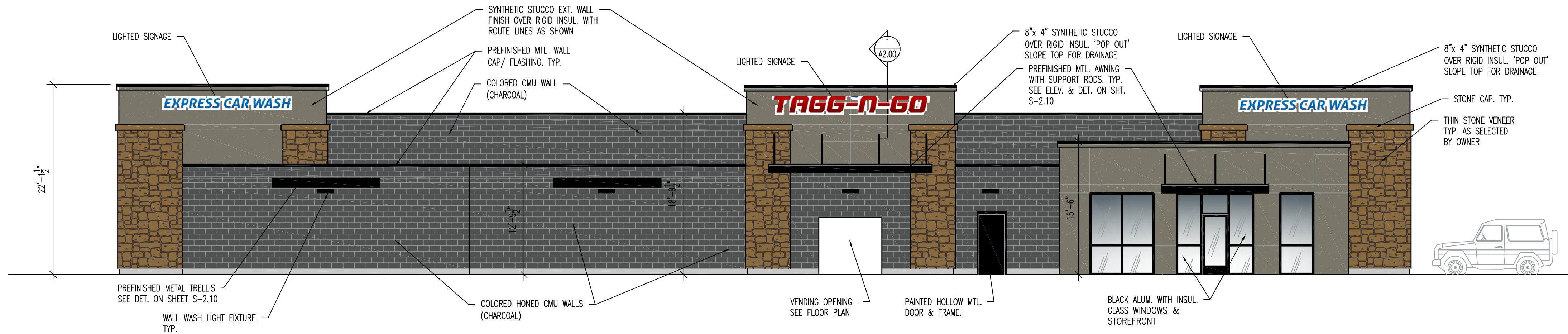
THOMAS J. HUNT

10/19/2021

STATE OF UTAH

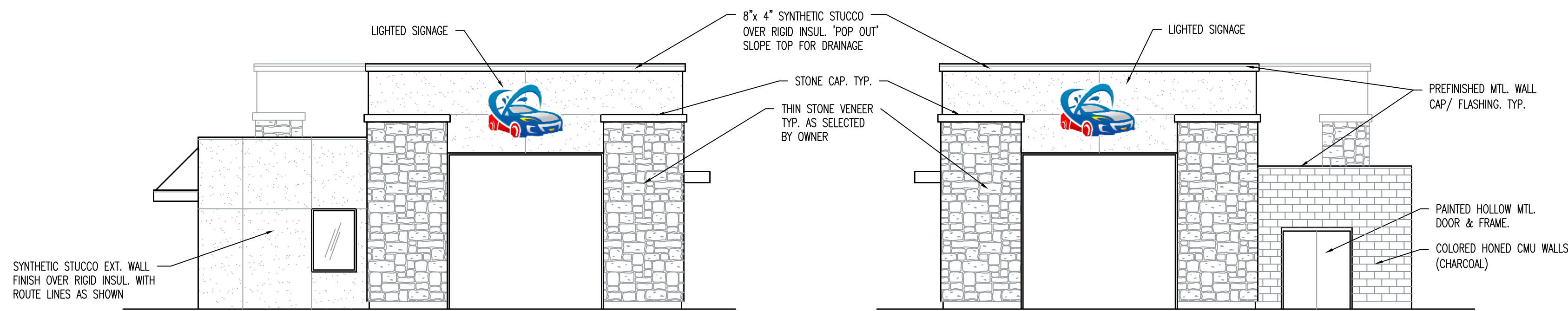
PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	9/27/2021
Name:	Tagg N Go

SHEET	9
9	SHEETS



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

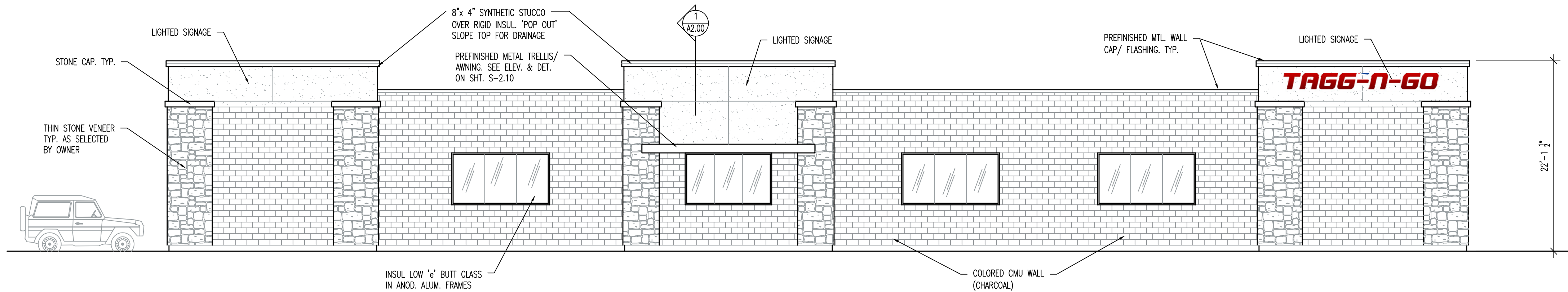


WEST ELEVATION

SCALE: 1/8" = 1'-0"

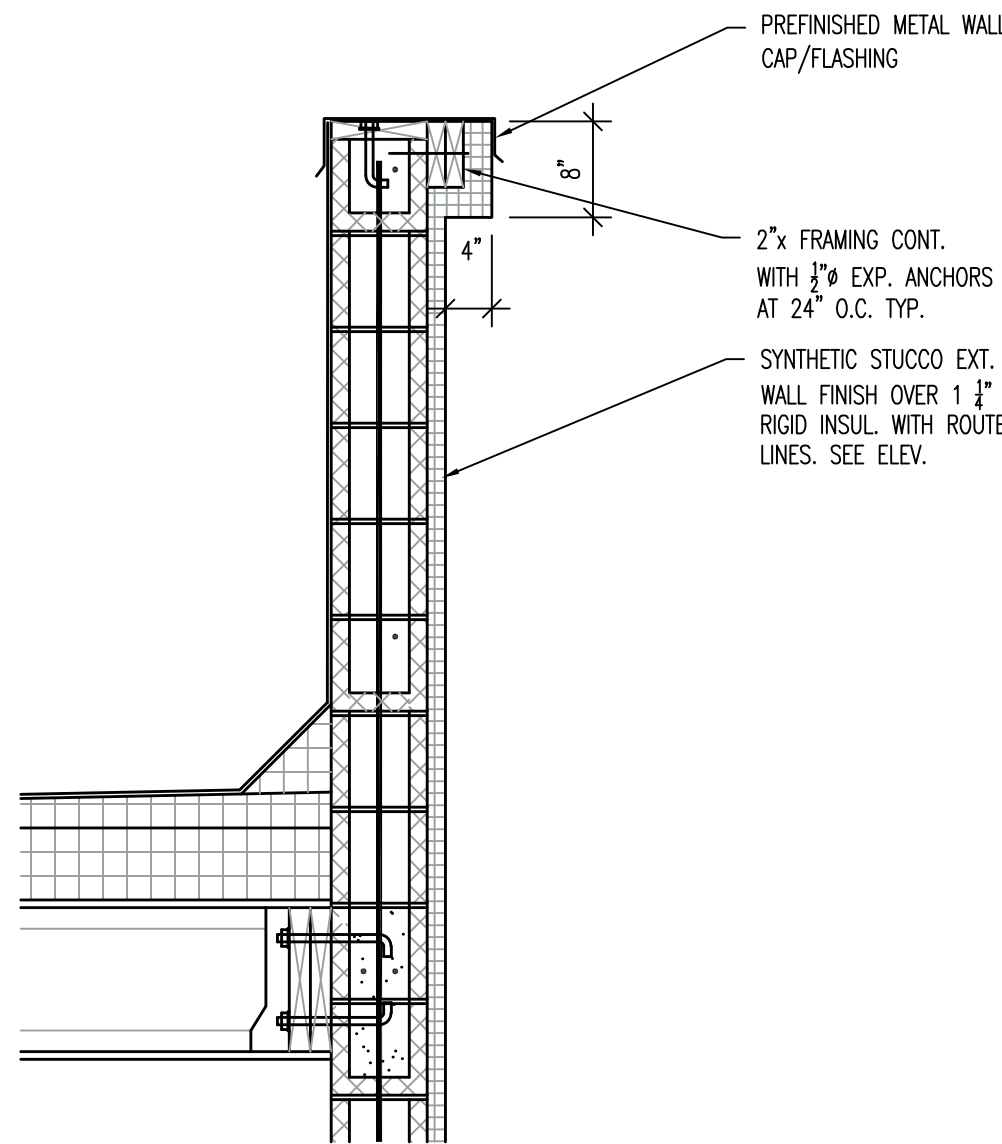
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



DETAIL

SCALE: 3/4" = 1'-0"

1

A-2.00

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NEW TUNNEL CAR WASH BUILDING:

TAGG N GO CAR WASH

EAGLE MOUNTAIN, UTAH

BUILDING ELEVATIONS

ARCH. PROJECT NO:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	
© COPYRIGHT VDG ARCHITECTS	

DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL 2 OF 8

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

VDG

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Approving an Amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill & City Staff		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

While all of the proposed development code amendments that are attached relate to chapter 17.80 which regulates signs we are looking at two distinct proposal, the first, a staff driven code amendment to allow for taller flag poles in non-residential zones (currently the code only allows flag poles up to 35').

The second an applicant proposed code amendment to allow for taller monument and combined monument signs.

ITEMS FOR CONSIDERATION:

Staff Proposed - Flag Changes

Currently city code does not address flag pole heights in non-residential areas of the city, as a result the maximum height of flag poles is currently 35'.

The proposed changes:

- Clarify that all residential units may have a flag (including in multifamily developments).
- Allow flagpoles of up to 80' in non-residential areas.

- Clarify that flagpoles larger than 80' may be approved via a Conditional Use Application.
- Define the maximum size of flags in relation to the height of the flagpole.
- Designate that the National flag shall be the primary flag on a flagpole.

Applicant Proposed Change - Monument Signs

The applicant is proposing changes to the maximum height of monument signs to allow for taller signs, while making no changes to the amount of sign copy permitted.

Proposed Changes include:

- 17.80.070 B
 - To allow a **Combined Monument** sign at each drive access onto a street (currently city Code only allows/but also requires one sign per road frontage)
 - Increasing the maximum height for **Combined Monument** signs to **20 Feet** up from the current maximum of 10 feet.
 - Removes the requirement for brick, rock, or stone along the vertical edge of **Combined Monument** signs.
- 17.80.070 C
 - Increasing the maximum height of **Individual Monument** signs to **6 Feet** up from the current maximum of 5 feet.
 - Allows design elements on **Individual Monument** signs to be up to **8 Feet** up from the current maximum of 6.5 feet.

Supporting Information

The applicant has provided the following (attached to the staff report) to support their proposed code amendment:

- Table summarizing commercial sign standards in Eagle Mountain and Surrounding Communities
- Map showing where combined monument signs would go in the Marketplace Development
- Examples of other signs approved in Eagle Mountain.
- Context of how signs height and commercial buildings
- Examples of Signs in neighboring communities

REQUIRED FINDINGS:

Development code amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:**Flag pole recommendation:**

The Eagle Mountain Planning Commission held a public hearing on the proposed changes for the Flag pole changes on September 14th the Planning Commission then recommended approval (4-0, 1 commissioner absent) to approve the code changes as they are presented in this packet.

Monument signs recommendation:

On November 9th, 2021 the Eagle Mountain Planning Commission held a public hearing on the proposed applicant proposed sign changes.

The Planning Commission had concerns with increasing the height of the signs, particularly the combined monument signs, and in removing the requirement for stone, brick, or rock along the vertical edge of the signs.

Ultimately the Planning Commission voted (4-0) (1 Commissioner Absent) to recommend approval of the following changes to 17.80:

1. EMMC 17.80.070 B Shall be amended to allow a combined monument sign at each drive access onto a street.
2. EMMC 17.80.070 C be amended to increase the maximum height for individual monument signs to six feet
3. EMMC 17.80.070 C be amended to allow design elements on individual monument signs up to eight feet
4. References to the Airpark zone shall be removed from EMMC 17.80 and the numbers shall be adjusted accordingly

ATTACHMENTS:

[ORD--EMMC 17.80 Sign Regulations and Sign Permits](#)

[Flag pole changes](#)

[Applicant Proposed Changes](#)

[Draft Sign Elevations](#)

[Applicants Supporting Materials](#)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTER 17.80 SIGN REGULATIONS AND SIGN PERMITS**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 17.80 Sign Regulations and Sign Permits, as described 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 an amendment to the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 7th day of December, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 7th day of December, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

Posted on _____ by _____ .

Exhibit A

EMMC 17.80.120 Exempt Signs

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story.

P. Official Signs. Signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within Eagle Mountain City. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Official signs that do not comply with the general provisions of this chapter must be approved by the city council. Electronic signs should be turned off between the hours of 12:00 a.m. and 5:00 a.m., except in the case of necessary communications. Electronic signs shall also comply with EMMC 17.80.070(F)(5)(c) in relation to maximum nighttime brightness and illumination. [Ord. O-14-2020 § 2 (Exh. A); Ord. O-03-2020 § 2 (Exh. A); Ord. O-17-2019 § 2 (Exh. A); Ord. O-05-2019 § 2 (Exh.

Q. Flagpoles. Any flagpole must comply with the following standards:

1. In residential zones:
 - a. A stand-alone flagpole not to exceed thirty-five feet (35') in height may be installed for every residential dwelling unit.
2. In non-residential zones:
 - a. Non-residential developments may install flagpoles eighty feet (80') in height.
 - b. A conditional use permit application shall be submitted if a flagpole will exceed eighty feet (80') in height.
3. Size. The size of the flag material, when measured diagonally, shall not exceed one-third (1/3) of the height of the flagpole.
 - a. If designed to accommodate such, flagpoles may hold more than one flag so long as the combined size of all flags, when measured diagonally, do not exceed one-half (1/2) of the height of the flagpole.
 - b. National flags shall be the primary flag with all other flags as secondary to the national flag.
4. Location. All flagpoles shall be located outside of any public right-of-way and in a place that will not impede traffic or cause a hazard for pedestrians or vehicles.

Chapter 17.80

SIGN REGULATIONS AND SIGN PERMITS

Sections:

- [17.80.010 What this chapter does.](#)
- [17.80.020 Purpose.](#)
- [17.80.030 Sign permit required.](#)
- [17.80.040 Application.](#)
- [17.80.050 Approval process.](#)
- [17.80.060 General provisions.](#)
- [17.80.070 Permitted signs.](#)
- [17.80.080 Off-premises ladder signs.](#)
- [17.80.090 Special events signs.](#)
- [17.80.100 Yard sale temporary signage.](#)
- [17.80.110 Community entrance signs.](#)
- [17.80.120 Exempt signs.](#)
- [17.80.130 Prohibited signs.](#)
- [17.80.140 Nonconforming signs.](#)
- [17.80.150 Sign enforcement.](#)
- [17.80.160 Definitions.](#)
- [17.80.170 Schematics.](#)

17.80.010 What this chapter does. SHARE

This chapter regulates the design and placement of commercial and governmental identification/communication devices and structures that are built specifically to identify, inform and direct patrons to a particular merchant, store, establishment, development or service. These regulations apply to both on-premises and off-premises signs, but do not apply to handheld placards and other similar devices traditionally used for public protest and the exercise of free speech. This chapter does not regulate the content of free speech. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.1); Ord. [O-18-2008](#) § 2 (Exh. A § 16.1); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.1); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.1)].

17.80.020 Purpose. SHARE

The purpose of this chapter is to regulate signs and to authorize the use of signs that are: compatible with their surroundings; legible under the circumstances in which they are seen; conducive to promoting traffic safety and the enjoyment of public travel by preventing visual distraction; protecting pedestrians; preserving and enhancing property values and establishing and enhancing high-quality office and commercial developments.

This chapter is also established to promote both short-term and long-term civic beauty and order by establishing standards and regulations for sign design, location, type, size, compatibility and aesthetics. It is intended that this chapter will assist the city in achieving its objective of having both functional and attractive streetscapes. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.2); Ord. [O-18-2008](#) § 2 (Exh. A § 16.2); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.2); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.2)].

17.80.030 Sign permit required. SHARE

Every person or entity that proposes to or who installs, erects or constructs new permanent signs, or makes alterations, adjustments, reconstruction or other changes to existing signs, shall first obtain a permit, unless otherwise exempted by this chapter. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.3); Ord. [O-18-2008](#) § 2 (Exh. A § 16.3); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.3); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.3)].

17.80.040 Application. SHARE

Only property owners, sign lessors or their duly authorized agents shall make application for a sign permit on forms prepared by the planning department. No sign permit application shall be processed without the submission of the application and all supporting materials as required by this chapter, including the processing fee. Incomplete applications shall not be processed under any circumstance.

A. Supporting Materials. The sign permit application shall be submitted with the materials listed in this section. The planning director may determine and require that additional items not listed herein be submitted in order to evaluate the proposed sign permit application. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.

1. Site Plans. A site plan drawn to scale, showing the proposed location of the sign, parking areas, landscaped areas and buildings. If the proposed sign will be located within 100 feet of a property line, the parking areas, landscaped areas and buildings shall be shown for the property within 100 feet of the proposed sign.

2. Colored Graphics. Colored graphics showing the proposed sign copy, type of sign, and dimensions.

3. Fee. The processing fee required for a sign permit of \$50.00 per sign face, as required by the current consolidated fee schedule approved by the city council. [Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.4); Ord. [O-18-2008](#) § 2 (Exh. A § 16.4); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.4); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.4)].

17.80.050 Approval process. SHARE

Sign permits for permitted signs may be approved by either the planning director or designee.

A. Planning Director or Designee Approval. The planning director or designee shall have the authority to review and approve sign permits that are in compliance with EMMC [17.80.060](#) and [17.80.070](#). In carrying out this responsibility, the planning director may also require signage applications to be reviewed by the planning commission in cases where signage is proposed that requires interpretation of these provisions or is otherwise unusual. This is not to be interpreted to mean that signage that violates this chapter or specific provisions may be reviewed, interpreted and/or approved by the planning commission. As part of the planning director's or designee's review, inspections may be required by the planning and building departments. The planning director or designee may approve, approve with conditions, or deny the application based upon findings of fact. [Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.5); Ord. [O-18-2008](#) § 2 (Exh. A § 16.5); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.5); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.5)].

17.80.060 General provisions. SHARE

The following general provisions and requirements shall apply to all signs and outdoor advertising structures that may be erected or maintained within Eagle Mountain City. The planning director shall approve signs that are in compliance with the regulations and standards contained herein. Signs shall be maintained in accordance with these provisions and standards.

A. Signs Installed in Compliance with Codes. Signs shall be installed according to requirements contained in the International Building and Electrical Codes, as applicable.

B. Traffic Hazards. No sign shall be erected where it may create a traffic safety hazard by: obscuring traffic control signs or signals; confusing drivers by appearing to be a traffic control sign or signal; or obstructing vision at intersections or driveways by being placed within a clear vision triangle. Signs shall not be fastened to traffic control devices, street signs, or utility poles.

C. Signs in Right-of-Way. Unless authorized by specific written agreement with the city, no sign shall be placed in or extend over any public right-of-way except traffic control signs, signs described in this chapter, city events or notices (Pony Express Days, recreation leagues, etc.), and public notices placed by public agencies.

D. Sign Illumination. All temporary signs must be nonilluminated. Allowed permanent signs may be nonilluminated, or illuminated by a constant, indirect source of illumination focused on the sign's copy or be internally illuminated, halo illuminated, or externally indirectly illuminated, unless otherwise specified. All illuminated signs shall comply with the time limitations of EMMC [17.56.050](#)(G). No animated, flashing, blinking, or moving signs shall be permitted, except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events may be permitted by the planning commission. No sign illumination is permitted within the residential zone of the city unless approved by the planning director, or approved as part of a conditional use permit or master development plan. Electrical

signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the city's adopted International Electrical Code, International Building Code and Chapter [17.56](#) EMMC, Outdoor Lighting Standards.

1. Type of Sign Illumination. The type of sign illumination as otherwise set forth in this chapter:

a. Halo-Type Illumination. The light source is concealed behind an opaque face and the rays of illumination are projected outwards toward the edge of the sign, forming a "halo" effect around the exterior of the sign.

b. Internal Illumination. The light source is concealed entirely within a sign which makes sign graphics visible by transmitting light through a translucent or semitranslucent material.

c. External, Indirect Illumination. The light source is exposed and directed toward the sign face but is shielded or concealed from view with proper shields or glass lenses to avoid glare. Examples of external illumination include gooseneck light fixtures and ground-mounted light fixtures.

2. Externally Illuminated Sign Standards.

a. External illumination for signs shall comply with all provisions of this chapter, and is included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#), and shall comply with applicable lamp source and shielding restrictions.

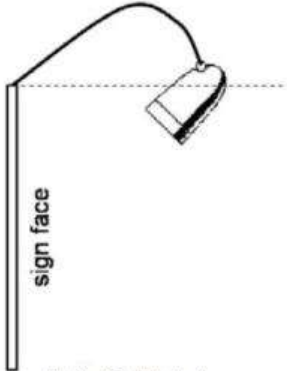
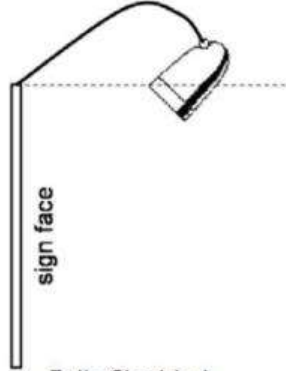
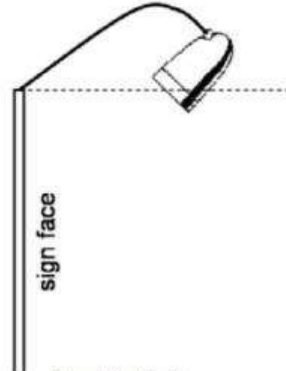
b. Except as provided in subsection C of this section, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare.

c. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face, provided:

i. The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and

ii. The uppermost portion of the fixture's opening is located no higher than the top of the sign face (Figure 17.80.060-1). Light fixtures aimed and installed in this fashion shall be considered fully shielded for purposes of calculating the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

Figure 17.80.060-1 External Light Fixture Shielding

Permitted and Prohibited External Sign Lighting Configurations		
Allowed	Allowed	Not Allowed
 sign face Fully Shielded	 sign face Fully Shielded	 sign face Unshielded

3. Internally Illuminated Sign Standards. Internally illuminated signs shall either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, or cream) background and generally lighter text and symbols (Figure

17.80.060-2). Lamps used for internal illumination of internally illuminated signs shall not be counted toward the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

Figure 17.80.060-2 Internal Lighting Standards

Light Background Not Allowed	Colored Background Allowed	Opaque Background Allowed
RESTAURANT CAFE	GAS STATION	HOTEL

a. Other internally illuminated panels or decorations not considered to be signage according to this chapter (such as illuminated canopy margins, building faces, or architectural outlining) shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards, and total outdoor light output limits established in EMMC [17.56.050\(D\)](#).

4. Neon Sign Standards. Neon sign lighting shall be included within the total outdoor light output limits of EMMC [17.56.050\(D\)](#).

5. Single-Color LED Sign Standards. Single-color LED signs shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum nighttime brightness.

a. Single-color LED signs shall not exceed a maximum illumination of 200 nits during nighttime hours (between dawn and dusk) and a maximum illumination of 5,000 nits during daylight hours.

6. Time Limitations. All signs shall be turned off by 11:00 p.m. or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

E. Compatibility. The design of signs, including materials and form, shall be compatible with the building or use to which they are an accessory.

F. Maintenance of Signs. Signs and their supporting structures shall be maintained so as not to create a health or safety hazard, or constitute a nuisance. Signs and their supporting structures shall also be maintained in good repair and operation and shall be repaired, repainted, relettered or otherwise maintained in good visual condition so as to not be an aesthetic detriment to the immediate and surrounding areas.

G. Abandoned Signs. Any sign that is not structurally sound or no longer serves to inform or attract the public, including illegible signs and signs advertising or identifying abandoned uses,

shall be considered abandoned and shall be removed as required by this chapter. [Ord. [O-12-2014](#) (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.6); Ord. [O-18-2008](#) § 2 (Exh. A § 16.6); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.6); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.6)].

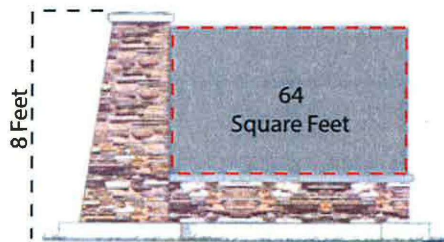
17.80.070 Permitted signs. SHARE

The following permanent signs shall be permitted in accordance with regulations and standards for this section. Any sign not expressly allowed by this chapter is prohibited. The planning director shall approve signs that are in compliance with requirements of EMMC [17.80.060](#), General provisions, and the regulations and standards contained herein.

A. **Monument Signs in Agricultural and Residential Zones.** Monument signs are allowed in all zones. Monument signs in the agricultural and residential zones may only be used in conjunction with a residential development, agricultural business, church, school or an institutional or recreational facility that has received approval from the city. These monument signs shall conform to the following standards:

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1. Height. The maximum height shall be eight feet.
2. Sign Copy. The maximum sign copy shall be 64 square feet.



3. Setback. The setback shall be five feet from any property line.
4. Orientation. Monument signs shall be located perpendicular to the adjacent public street or public view if double-sided or, if single-sided, shall be parallel to the adjacent public street or public view.
5. Landscaping. All areas surrounding monument signs shall be landscaped with irrigated landscaping.
6. Compatibility. Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme.

7. Illumination. Monument signs may be internally or externally lit and shall only illuminate the sign face or copy.

B. **Combined Monument Signs in the Commercial, Industrial, and Airpark Zones.** Developments that have multiple parcels pads and are located in a commercial, industrial, or airpark zone may be ~~allowed~~required to construct one ~~or more~~ combined monument sign structures per street frontage, ~~equal to the number of driveway access points along that particular street frontage.~~ The ~~Allowance requirement~~ to construct the monument sign structures may be a condition of approval for a site plan or conditional use. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. The sign copy will be approved by the planning director or designee through the sign permit application process. All combined monument signs shall be designed and built in substantial conformance to the sign depicted in Figure 17.80.070(A) and must comply with the standards enumerated in subsections (A)(4) through (A)(7) of this section and the standards contained in this subsection. Minor variations to the sign design may be considered by the planning director. More significant variations require approval by the planning commission and city council; height and size requirements may not be exceeded.

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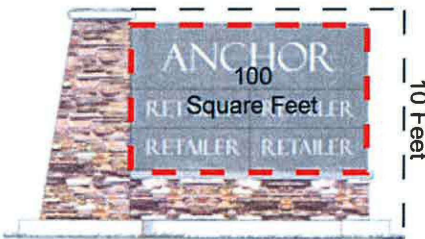


Figure 17.80.070(A)

1. Height. The maximum height of a combined monument sign shall be ~~20~~10 feet.
2. Sign Copy. The maximum sign copy of a combined monument sign shall be 100 square feet.
3. Materials. Each sign shall contain stone, rock, ~~or~~ brick at the base (at least two feet high) ~~and vertically along at least one side (at least two feet wide).~~ ~~The sign copy may not exceed the height of the rock column, and may not extend beyond the rock base.~~
4. Design. Additional design elements may be considered by the planning director in order to give uniqueness to a development.
5. Setback. There is no required setback for combined monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.

C. **Individual Monument Signs in the Commercial, Industrial, and Airpark Zones.** Developments that have multiple pads and are located in a commercial, industrial, or airpark zone shall be allowed to construct one individual monument sign for each freestanding building. In an effort to maintain aesthetic consistency, all individual monument signs within a project/development shall be substantially similar in design and materials. All monument signs must comply with the standards enumerated in subsections (A)(4) through (A)(7) and (C)(1) through (C)(6) of this section. Minor variations to the sign designs within a development may be considered by the planning director. More significant variations require approval by the planning commission and city council. If multiple businesses share a common structure, then a combined monument sign containing signage for each business is required. No individual monument sign is allowed for businesses that share a structure.

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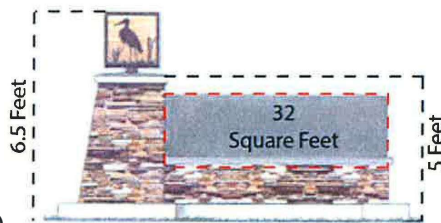


Figure 17.80.070(B)

Preferred example of an individual monument sign

1. Height. The maximum height shall be six feet. Additional design elements, such as those depicted in Figure 17.80.070(B), may be no higher than six and one-half feet.
2. Sign Copy. The maximum sign copy of any monument sign shall be 32 square feet.
3. Materials. Each sign shall, at a minimum, contain stone, rock, or brick at the base (at least two feet high). The recommended monument sign design is depicted in Figure 17.80.070(B). The materials and design shall be consistent for each sign in the development/project.
4. Design. Each development should contain an element of uniqueness, but the signage throughout a development must be consistent.
5. Setback. There is no required setback for individual monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. The specific sign location must be approved by the planning director or designee.
6. Proximity to Other Such Signs. Signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other monument sign located on the same frontage.

D. Wall, Canopy, or Awning Signs. Wall, canopy, or awning signs are allowed in commercial, airpark, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. Wall signs shall not take up more than 10 percent of any wall area on which the sign is located. Canopy or awning signs shall not be included in the calculation of the wall sign area, although the sign copy for canopy signs shall not exceed 50 percent of the



canopy area.



1. Illumination. Wall signs may be internally or externally lit and shall only illuminate the sign face or copy. Canopy and awning signs may be externally lit and shall only illuminate the sign face or copy.

E. Changeable Copy Signs. Changeable copy signs on a marquee, reader board, or other replaceable copy area are allowed in commercial, airpark, and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. The changeable wording area shall not exceed 50 percent of the total sign face. Animated signs, with the exception of city-controlled public announcement signs, are not permitted in the city. All lettering, background, and other aspects of changeable copy signs shall be maintained and repaired consistently to ensure that no discoloring or bleaching occurs. Gas station advertising

signage is exempt from the 50 percent size restriction and is reviewed as a standalone

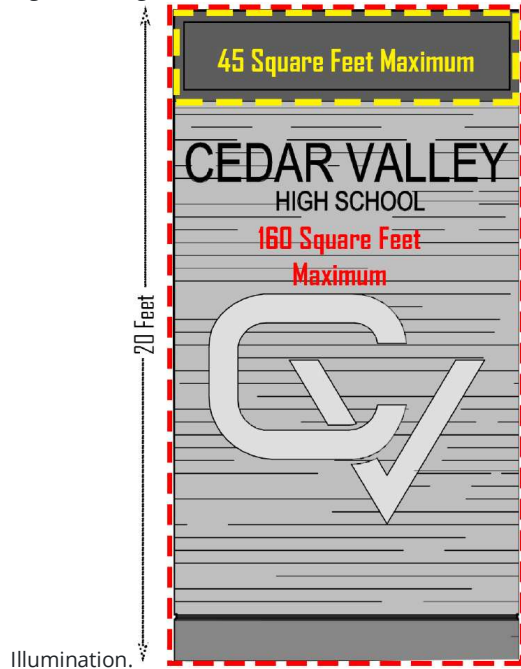


commercial monument sign.

F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be 20 feet.
2. Sign Copy. The maximum sign area shall be 160 square feet.
3. Design. All signs on a site shall have consistent materials and design elements.
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. The specific sign location shall be approved by the planning director or his/her designee.
5. Electronic message centers/reader boards shall also meet these criteria:
 - a. Electronic message boards or reader boards shall not exceed 45 square feet.
 - b. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.
 - c. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum

nighttime brightness and illumination standards found in EMMC [17.80.060\(D\)](#), Sign



[Ord. [O-05-2019](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.7); Ord. [O-18-2008](#) § 2 (Exh. A § 16.7); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.7); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.7)].

17.80.080 Off-premises ladder signs. [SHARE](#)

Directional off-premises double-faced ladder signs located in the shoulder of the city's right-of-way (ROW) along city streets are only permitted as this chapter allows. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter. These ladder signs are intended to direct traffic to a business with an active city business license, subdivision or development project, model home, neighborhood, city facility or park, or not-for-profit entity. Ladder signs and sign inserts/slats shall comply with the following requirements:

A. Allowed Signs. Ladder signs are intended to direct people to, and/or advertise for, a licensed business, model home, new subdivision, city facility or park, not-for-profit entity, neighborhood, or community event. All advertisers must have an active Eagle Mountain City business license (if required to obtain a license) and be current members of the Eagle Mountain Chamber of Commerce. Advertising priority shall be given in the following order:

1. Commercial or home-based businesses located within Eagle Mountain City and nonprofits with primary operations within Eagle Mountain City.
2. Residential or commercial developers advertising for active projects within Eagle Mountain City.
3. Commercial or home-based businesses not located within Eagle Mountain City and nonprofits with primary operations outside Eagle Mountain City.

B. Application. Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to the economic development director or Eagle Mountain Chamber of Commerce if a separate concessions agreement has been entered into, to be added to a wait list for advertising space on ladder signs. Application shall include:

1. Business name, address, and business type.
2. Eagle Mountain City business license number (if required).
3. Proof of Eagle Mountain Chamber of Commerce membership.
4. Signage requested.
5. Preferred location of sign.

C. Sign Inserts. The sign slats or inserts should be consistent in background color and design and may contain advertising along with directional information. Sign copy shall be readable from 30 feet (minimum of three-inch-tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo. There are three allowable slat sizes on each ladder sign: single (16-inch by 72-inch), double (32-inch by 72-inch), or full slats (80-inch by 72-inch). The total advertising area must equal 80 inches by 72 inches. Advertisers may reserve a maximum of two full slat signs throughout the city and any additional space would be limited to a single slat. The maximum signs a single entity, or its associated affiliates, may advertise on is five. All advertising copy shall be approved by the community development director and economic development director or designee.

D. Sign Ownership. The city shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs. The city may place directional signs leading to city facilities in any appropriate right-of-way location.

E. Billing and Payment. Eagle Mountain City may bill advertisers on a semi-annual or annual basis. Signs may be removed for nonpayment. Out-of-city advertisers must be billed on a semi-annual basis and allow for higher priority advertisers, if any are on the wait list, to take their place.

F. Maintenance. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition.

G. Location. Signs may be located on arterial or collector roads throughout the city, and generally spaced at least 1,000 feet apart, excluding any ladder signs used exclusively for city facilities. Within business areas and near major intersections the signs may be spaced closer together, but no less than 300 feet apart. No on-site or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on the approved map. If a sign location is requested outside of the approved map, the city council may amend the map and approve the new location. In all cases, the placement of signs shall not create a traffic hazard.

H. New Signs. The community development director and economic development director or designee shall determine which signs from the approved map should be constructed. Business shall be drawn from the wait list. Existing signs should be filled before new signs are added.

I. Maximum Number. Excluding any directional ladder signs to city facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is 40. [Ord. [O-19-2019](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.8); Ord. [O-18-2008](#) § 2 (Exh. A § 16.8); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.8); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.8)].

17.80.090 Special events signs. SHARE

A. On-Premises Special Event Signs. The planning director or designee may approve a permit for on-premises special event signs, such as flags, banners, or other signs, subject to the following:

1. For each business location, one permit (for up to two signs) may be obtained at a time and up to one permit may be obtained in a calendar year for the following:
 - a. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between two signs.
 - b. Signs may not be posted or visible for a period of more than 60 consecutive days.
2. For each business location, one permit (for up to four signs) may be obtained at a time and up to three permits may be obtained in a calendar year for the following:
 - a. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between four signs.
 - b. Signs may not be posted or visible for a period of more than 12 consecutive days.

3. On-premises special event signs may include signs used for advertising a special event such as a business grand opening, special business sale event, employment opportunity, registration events, or other similar events or activities.

4. The planning director may approve on-premises special event signs to be located within or partially within the public right-of-way directly adjacent to a business location.

B. Right-of-Way Special Event Signs. The planning director or designee may approve a permit for special event signs such as flags, banners, or other signs for the purpose of temporarily advertising special events within the public right-of-way subject to the following:

1. No more than one permit (for up to four signs) may be obtained at a time and no more than three permits may be obtained in a calendar year.

2. Right-of-way special event signs may include signs used for advertising a fundraiser event, concert, school activity, farmers market, parade of homes, or other similar event that the planning director or designee determine to be special events. Special events do not include small, private events like yard sales, garage sales, moving sales or lost pet signs.

3. For each permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between up to four signs.

4. Signs may not be posted for a period of more than 12 consecutive days.

5. The permit holder is solely responsible to remove the signs by the appropriate date.

6. Right-of-way special event signs are not allowed on private property.

C. Inflatable Special Event Signs. The planning director or designee may approve a permit for a tube man inflatable sign (a.k.a. skydancer, wacky waving inflatable arm, or fly guy) subject to the following:

1. The sign will be located in commercial, business park, commercial storage, or industrial zones.

2. The maximum height of the sign does not exceed 22 feet. The diameter at the base of the sign does not exceed 30 inches.

3. Signs may not be operational or visible for a period of more than 12 consecutive days.

4. For each business location, no more than one permit for up to two inflatable signs may be obtained at a time and no more than three permits may be obtained in a calendar year.

5. Signs shall be set back a distance equal to or greater than the height of the sign from all rights-of-way, lot lines, and overhead utility lines, and shall be spaced no closer than 25 feet to other inflatable signs.

D. Approval Process. An application for a special event sign permit together with the special event sign permit application fee must be made on forms provided by the city. Any special event sign permit application that is not approved by the city within 30 days shall be deemed denied.

E. Restriction on Location. Temporary right-of-way signs may not be located in the park strip (between the street and the sidewalk), but may be located between the sidewalk and the property line or fence. Temporary signs shall not be placed in the public right-of-way, a required parking space, a driveway, or in a manner that obstructs points of access. No sign shall be positioned in such a manner as to result in the creation of an unsafe visual clearance at any intersection or driveway location. Signs may not be placed on utility poles, light poles, fences, or trees.

F. Penalty for Violation. Any person or entity that places or installs a special event sign without a permit shall be subject to a fine of \$250.00 for each day of the violation. The planning director may also withhold approval of any new special event sign permit for a period of two years from the date of the last violation. [Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-03-2018](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.9); Ord. [O-18-2008](#) § 2 (Exh. A § 16.9)].

17.80.100 Yard sale temporary signage. SHARE

Small private events such as yard sales, garage sales, and moving sales must comply with the following signage standards:



A. Sign Copy. Signs may be no larger than four square feet in size.

B. Location. Signs must be located on private property, unless the sale is registered with the city prior to the date of sale for temporary right-of-way signage. On major streets (arterial and major collectors) signs may not be located in the park strip (between the street and the sidewalk/trail), but may be located between the sidewalk and a property line or fence. Signs may not be placed on utility poles, light poles, fences, or trees. On local roads, signs are allowed in the park strip.

C. Duration. Temporary signs in the right-of-way that serve as directional signs to the event may be posted on the day of the sale only, and must be removed by the end of the day. It is the owner's responsibility to remove all signage during the appropriate time period. No sale or signage will be permitted for more than two consecutive days.

D. Approval Process. The yard/garage sale must be registered with the city for any signage to be allowed in the public right-of-way. Any sign in the public right-of-way that is not registered with the city may be immediately removed. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A)].

17.80.110 Community entrance signs. [SHARE](#)

Community entrance signs located in the median or shoulder of the city's right-of-way (ROW) along streets classified as arterials or collectors shall only be allowed under specific agreement with the city. Community entrance signs shall be constructed, installed, and maintained at the expense of the original applicant in accordance with the specifications outlined in the submitted application and as determined by the city council. The exact location of each sign and the sign copy shall be subject to review and approval by the Eagle Mountain planning



commission and city council.

A. Approval Process. Community entrance signage shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of fact. At their discretion, the planning commission may recommend and the city council may approve community entrance signs along streets classified as arterials and collector roads. The placement of the signs shall not create a traffic hazard. Since these signs are within the city's right-of-way, the applicant must enter into an agreement to lease the city's property. The city council shall approve the agreement, which will detail the terms and conditions of the property lease as well as the design of the signage. The lease fee shall be

equal to the fee established in the city's current consolidated fee schedule for off-premises ladder signs. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.9); Ord. [O-18-2008](#) § 2 (Exh. A § 16.9); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.9). Formerly 17.80.100].

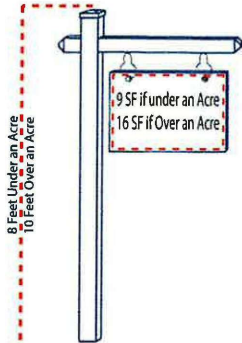
17.80.120 Exempt signs. [SHARE](#)

All signs exempt from the permit process shall comply with the general provisions of this chapter except traffic signs approved by the city engineer. No sign permits shall be required for the following signs:

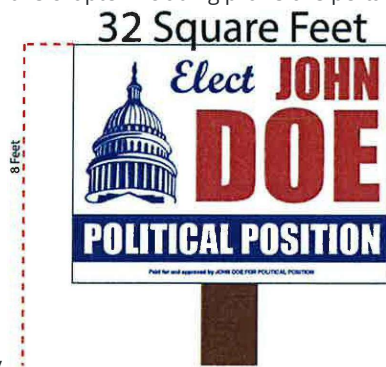
A. On-Premises Project Sign. One on-premises project sign may be erected for projects that have received either site plan approval or final subdivision approval. This sign may contain information about the approved business or project, and shall not exceed eight feet in height and 32 square feet of sign copy per side if double-faced. This sign shall be allowed until the development is complete or within one year of posting, whichever occurs first.



B. On-Premises Real Estate Sign. One on-premises real estate sign for lots less than one acre in size. The real estate sign shall not exceed eight feet in height and nine square feet of sign copy per side if double-faced. For lots that are larger than one acre in size, the property will be allowed to display a sign that shall not exceed 10 feet in height and 16 square feet of sign copy per side if double-faced. Real estate signs shall be allowed until the transaction with the property is complete.



C. Political Signs. Political signs placed on private property that do not exceed eight feet in height and 32 square feet per side if double-faced; provided, that such signs do not violate any other provisions of this chapter including provisions pertaining to the placement of signs in the



public right-of-way.

D. Temporary Use Signs. Signs for temporary uses that have obtained a business license, if required, from the city may be installed as follows: one sign on a temporary basis located on premises that shall not exceed eight feet in height and 32 square feet of sign copy per side if double-faced. Temporary use signs will be allowed as long as the temporary use has a business license from the city.



E. Property Signs. Property signs no larger than nine square feet of sign copy per side if double-faced. These signs shall be permitted indefinitely as long as the sign is in compliance with the general provisions of this chapter.

F. Nameplate Signs. One nameplate sign identifying owners and addresses and no larger than two square feet of sign copy per side if double-faced.

G. Traffic Signs. Traffic signs as required by law which are approved by the city engineer and erected by or on behalf of a public agency. Traffic signs deemed necessary by the city engineer



may not be required to comply with provisions of this chapter.

H. Civic Signs. Civic signs on private property which announce holidays or public interest events sponsored by nonprofit organizations; public service signs or signs related to community service projects not to exceed eight feet in height and 32 square feet of sign copy per side if double-faced.



I. Window Signs. Window signs including posters, messages, or displays painted or mounted on the interior side of a window may be used to advertise special promotions.



J. Public Notice. The display of official notices used by any court, public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving



legal notice at the direction of a governmental entity.

K. Community Event Signs. Temporary community event signs displayed by the city, or one of its committees, subcommittees, councils, boards, or city partner agencies, to promote community events.

L. Model Homes. One on-premises sign for model homes; provided, that the on-premises sign does not exceed 32 square feet in size. A maximum of six flags not to exceed 15 square feet each posted on flag poles not to exceed 20 feet measured from the grade level to the top of the pole. The flags' colors shall be consistent with the on-premises sign. In addition, a single flag pole that complies with the standards for ancillary structures defined in Chapter [17.25](#) EMMC may be constructed. Flags allowed on this flag pole include only the national flag of the United States of America, the Utah State, and the official Eagle Mountain flags; no commercial flags

shall be allowed on this flag pole. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.

M. Real Estate Open House Signs. One A-frame or temporary directional sign of no more than four square feet for real estate open houses for individual home sales is allowed in the park strip of the nearest street corner, one day per week, to be put up no more than one hour prior to the open house and must be removed within one hour after the open house.

N. Temporary Informational Signs. Small informational signs such as lost pet signs, neighborhood or religious activity signs, youth sales signs (such as lemonade stands), and other signs for noncommercial purposes (i.e., not promoting a business of any kind, except youth sales) are allowed in the right-of-way. These signs may not be located in the park strip (between the street and the sidewalk) on major streets, but may be located between the sidewalk and a property line or fence. These signs may not be placed on utility poles, light poles, fences, or trees. The code enforcement officer has the authority to remove signs without notice if they have not been removed in a timely manner or if they present a safety hazard.

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story.

P. Official Signs. Signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within Eagle Mountain City. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Official signs that do not comply with the general provisions of this chapter must be approved by the city council. Electronic signs should be turned off between the hours of 12:00 a.m. and 5:00 a.m., except in the case of necessary communications. Electronic signs shall also comply with EMMC [17.80.070\(F\)\(5\)\(c\)](#) in relation to maximum nighttime brightness and illumination. [Ord. [O-14-2020](#) § 2 (Exh. A); Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-17-2019](#) § 2 (Exh. A); Ord. [O-05-2019](#) § 2 (Exh.

A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.10); Ord. [O-18-2008](#) § 2 (Exh. A § 16.10); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.10); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.9). Formerly 17.80.110].

17.80.130 Prohibited signs. SHARE

The following signs as defined in EMMC [17.80.160](#) shall be prohibited: visible moving, revolving, or rotating parts signs, sign twisters signs, snipe/bootleg signs, vehicular signs including

unlicensed, inoperable or immovable vehicles or trailer signs (but not including actively used construction trailers not functioning solely as signs), pole signs, inflated signs (except as permitted in EMMC [17.80.090](#)), ribbons, balloons and billboards. In addition, any signs that emit sound, smoke or steam are prohibited. Staff may make an exception for memorial and honorarium ribbons. [Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-03-2018](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-02-2012](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.11); Ord. [O-18-2008](#) § 2 (Exh. A § 16.11); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.11); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.10). Formerly 17.80.120].

17.80.140 Nonconforming signs. SHARE

A nonconforming sign may be maintained and repaired, even if such a repair may not bring the sign into compliance with this chapter. If a nonconforming sign is damaged or allowed to deteriorate in an amount in excess of 50 percent of its replacement cost, the sign shall not be repaired unless such a repair shall result in the sign coming into compliance with the provisions of this chapter. [Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.12); Ord. [O-18-2008](#) § 2 (Exh. A § 16.12); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.12); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.11). Formerly 17.80.130].

17.80.150 Sign enforcement. SHARE

The planning director, or designee, shall perform the following duties and use the following procedures when enforcing sign regulations:

- A. Compliance. Determine and ascertain that all signs, construction, reconstruction, or alterations of existing signs are completed in compliance with this chapter.
- B. Site Inspections. Conduct site inspections to determine compliance with this chapter.
- C. Instigate Proceedings. Instigate appropriate action or proceedings in any case where a sign is illegally erected, constructed, altered, repaired or maintained in violation of any city ordinance, including the provisions of this chapter.
- D. Notices of Violation. Issue verbal or written notice of violation to owners or persons having control, charge or benefit of any sign that is found to be unsafe or in violation of city ordinances or this chapter, including all general provisions (EMMC [17.80.060](#)).
- E. Unsafe or Dangerous Signs. Abate and remove signs that are unsafe or dangerous.
- F. Removal of Illegal Signs. Assist applicants to bring into compliance signs that are illegal under the provisions of this chapter or that are installed without a permit. The planning director or designee shall have the authority to abate and remove such signs if they are not brought into compliance within seven calendar days after written notice has been given to the owner or

party in interest advertised on the sign. The person responsible for such sign shall be liable for the cost of removal and the city is authorized to effect the collection of said cost.

G. Removal of Temporary Signs. Abate and remove temporary signs posted upon private property if they are not made conforming within 72 hours after being noticed. Verbal or written notice is sufficient warning for these signs. The person responsible for such an illegal sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

H. Removal of Signs on Public Property. Remove or require the immediate removal of any sign posted on public property. Such signs, though removed, shall not be destroyed for at least seven calendar days from the date of removal. In no case shall a failure to remove such signs constitute approval by the city of the illegal placement of the sign.

I. Removal of Abandoned Signs. Remove or require the removal of all signs that are nonmaintained, abandoned, or that identify a discontinued or abandoned use within 45 calendar days after giving written notice to the person having control of or receiving benefit from the sign. The person responsible for such a sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

J. Continual Sign Erection without Permits. Persons who continue to erect signs without the proper permits may have the unauthorized signs removed without notice. All signs removed by the city will be impounded. Owners of impounded signs shall pay a fee before the signs are released.

K. Fines. The penalties associated with violations of this chapter shall be consistent with the consolidated fee schedule as adopted by the city council. [Ord. [O-18-2021](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-02-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.13); Ord. [O-18-2008](#) § 2 (Exh. A § 16.13); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.13); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.12). Formerly 17.80.140].

17.80.160 Definitions. SHARE

The following terms related to this chapter are hereby defined below:

"A-frame sign" means any sign or structure (usually freestanding, temporary and/or movable) composed of two sign faces mounted or attached back-to-back in such a manner as to form a



triangular vertical cross-section through the sign faces.

"Abandoned sign" means a sign which is located on a property or place of business which has been vacated or which remains unused for a period of time exceeding 90 days.

"Advertising sign" means a sign which directs attention to a use, product, commodity or service.

"Alteration" in this chapter means changing or rearranging any structural part, sign face, enclosure, lighting, coloring, copy (except on reader signs that have changeable copy), graphics, components or location of any sign.

"Animated signs" means signs which incorporate moving or rotating parts or other special lighting effects with flashing or intermittent lights (excluding time and temperature signs or



electronic message centers).

"Banner" means a building sign made of fabric, plastic, or a similar lightweight material and



hung from a building, fence, wall or pole.

"Billboard" means an advertising sign not necessarily related to the premises on which it is located and intended for use of changeable copy by posting or repainting.



"Building sign" means any sign attached to or a part of a building. Several types of signs defined in this chapter may also be defined as building signs if they are attached to or are a part of a



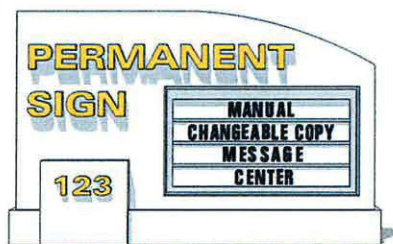
building.

"Canopy sign" means a building sign that is part of a fabric, plastic, or similar shelter supported by a noncombustible rigid framework attached to a building, and sheltering the building's

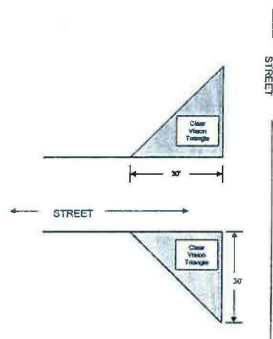
entrance or windows. Synonymous with “awning” for the purposes of this chapter.



“Changeable copy sign” means a variable message sign composed of individual letters panel-mounted in or on a track system.



“Clear vision areas” means corner areas at intersecting streets and/or driveways in which unobstructed vision of motor vehicle operators is maintained (see Chapter [17.60](#) EMMC for the specific requirements and an illustration of required clear vision areas).



“Community entrance sign” means a sign used to welcome people to the city or a monument at the entrance to specific neighborhoods indicating the name of the project, subdivision or neighborhood. Any community entrance sign not required to be installed as part of a master development plan or final plat shall be processed through the planning department with the

appropriate application and fee.



"Community event sign" means a temporary sign displayed by the city, or one of its committees, subcommittees, councils, boards or city partner agencies, to promote community events.



Cornerstone. A cornerstone is carved or cast into a building, or a metal plaque permanently attached to a building. It carries no commercial message, but may include the building's name, the date of its completion, and the names of owners, architects, contractors, etc.



Directional Signs. Directional signs are defined in two general categories as follows:

1. Any sign used to display the address of a commercial or industrial building or use, or to identify points of access, the direction of travel, and similar functions in off-street parking and loading areas. Such signs display no advertising or promotional copy, but may bear a logo or be in a distinctive design associated with the use to which they are accessory. Such name or logo shall not exceed more than 50 percent of sign area.



2. A sign erected by an official government agency to denote the name of any thoroughfare; to point out the route to any city, educational institution, public building, historic place or hospital; to direct and regulate traffic; and to denote any railroad crossing, bridge or other transportation facility for the convenience and safety of the general public.



"Double-faced sign" means a sign with two faces, back-to-back.

"Flag" means fabric, plastic, or similar lightweight material hung from a pole that may bear a logo, which is displayed with the intent to advertise or attract attention to a commercial



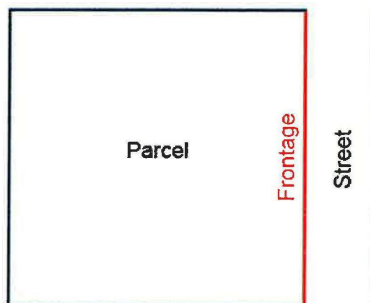
enterprise.

"Freestanding sign" means any sign that has its own supporting structure, rather than being



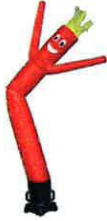
attached to and supported by a building.

"Frontage" means the distance or length of the side of any parcel that is adjacent to any public or private street, but does not include alleys, watercourses or limited access roadways.



"Illuminated sign" means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.

"Inflatable sign" means any advertising device which is supported by heated or forced air or



lighter-than-air gases.

"Monument sign" means a freestanding sign whose sign face extends to the ground or to a



base or pedestal.

"Movable, freestanding sign" means any sign not affixed to or erected into the ground.



"Nonconforming sign" means a sign or sign structure which lawfully existed prior to the adoption of the ordinance codified in this chapter but which does not conform to all or a part of the requirements of this chapter.

"Off-premises sign" means any sign which advertises a use, establishment, product or service that is sold, produced, manufactured or furnished at a place other than on the property on which said sign is located.

"On-premises sign" means a sign that advertises or directs attention to a use or establishment located on premises or a product or service available on premises.

"Pole sign" means a freestanding identification or business sign, which is supported by a pole(s), mounted permanently in the ground and the base of the sign copy is greater than nine feet in



height.

"Political sign" means a temporary sign advertising a candidate for public office, a political party



or a measure or issue scheduled for an election.

"Property sign" means on-premises signs that state the rights that the owner of that property wishes to enforce such as no dumping, no trespassing or no parking.



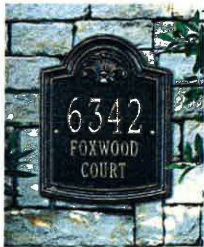
"Real estate sign" means a temporary sign indicating that the lot on which the sign is located, or



any building or structure located thereon, is for sale, rent, or lease.

"Replacement," for the purposes of this chapter, does not include the temporary removal of an existing sign for repair or refurbishment.

"Residential sign" means a freestanding or building sign that displays the address and the name of the occupants of a residence.



"Sign" means any and all advertising message, announcement, declaration, warning, statement, demonstration, illustration, insignia, words, space, figures or objects erected or maintained in view of any observer for the purpose of designating, identifying, promoting, advertising, directing or warning for the benefit of any person, product, company, entity or service; whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof, frame, support, fence, or other manmade structure. "Sign" also includes the accessory sign structures, supports, lighting systems and other attachments or components. The word "sign" does not include the flag, pennant or insignia of any nation, state, city or other political unit or any official notice issued by any court, public body or officer, or directional, warning or information sign or structure required or authorized by law.

"Sign area" means the entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all sign elements

affixed to the wall, including but not limited to cabinet structures, written copy, logos, symbols, decorative embellishments, border or roof treatments and illustrations.

“Sign copy” means the area on a sign in which letters, logos, and symbols are or can be printed upon.

“Sign face” means the part of a sign that is or may be used for advertising purposes.

“Snipe/bootleg sign” means a small sign of any material including but not limited to paper, cardboard, wood or metal when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.



“Special events sign” means a sign which calls attention to a business promotion or grand



opening.

“Suspended signs” are attached to the ceiling of an arcade or the framework of a canopy and



hang over a sidewalk.

“Temporary sign” means any permitted type of sign, but displayed for 60 days or less, except in the case of construction and real estate signs, which are temporary, but may be displayed until

construction is complete or the property advertised has been rented or sold or otherwise allowed by this chapter.

“Traffic control sign” means standard regulatory signs installed by public agencies, including stop and yield signs, speed limit signs, etc., and permitted wherever warranted. When installed



on private premises, such signs are directional.

“Vehicular sign” means a sign affixed to a vehicle or trailer for the purpose of advertising. Such sign shall only be applicable or regulated by this chapter when said vehicle or trailer is parked on a parcel other than the owner’s property for the primary purpose of conveying a business



message.

“Wall face,” for the purpose of this chapter, means the visible outer surface area of a main exterior wall of a building. The area of the wall face shall be the total area of such surface including the area of doors and windows that are included in the main exterior wall.

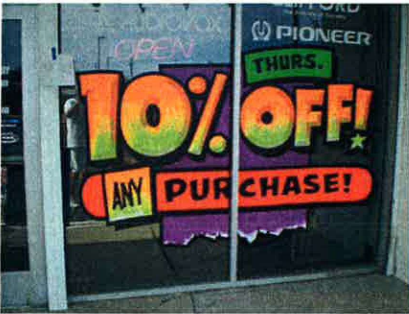


“Wall sign” means a building sign painted directly on the wall of a building or attached to the wall of a building, and parallel with the wall to which it is attached. Wall signs extend no more

than one foot from the building to which they are attached and do not extend above the roofline of the building to which they are attached

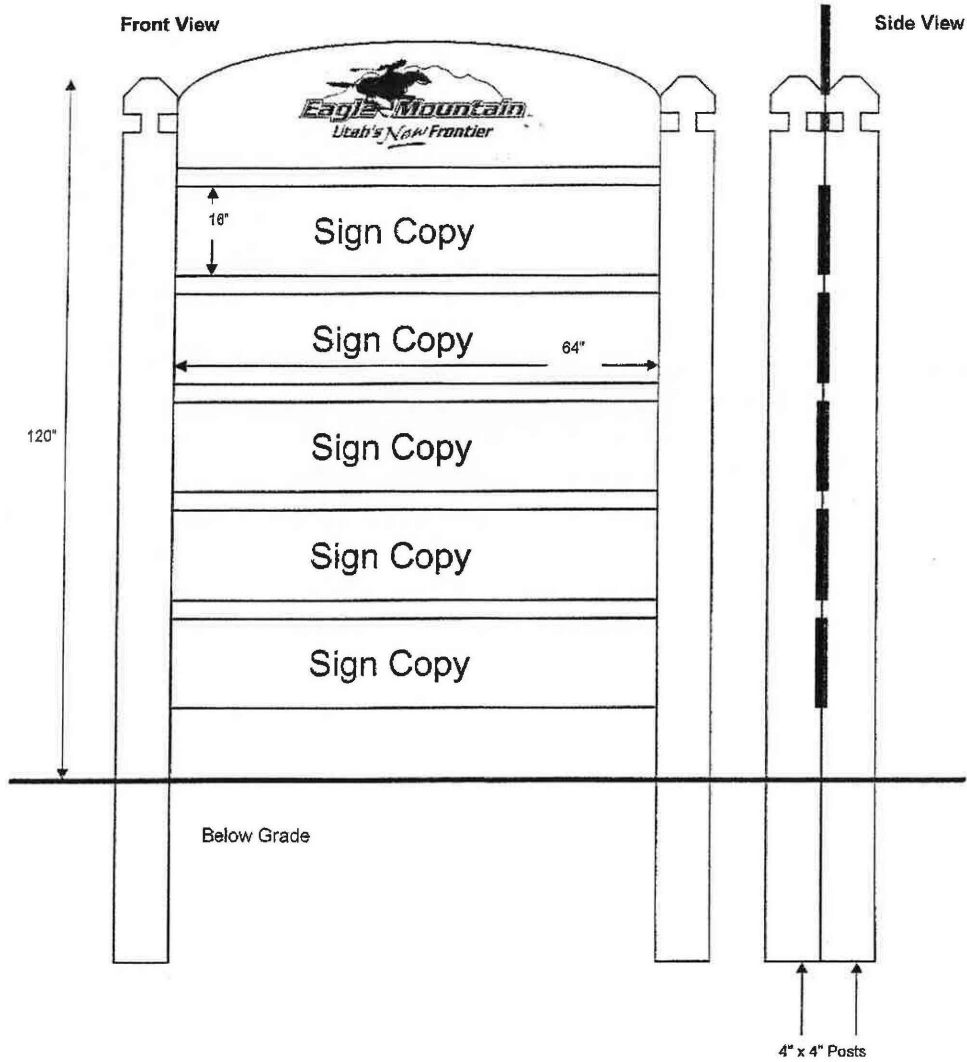


"Window sign" means signs, including posters, messages, or displays painted or mounted on the interior side of a window for special promotional or other temporary displays.



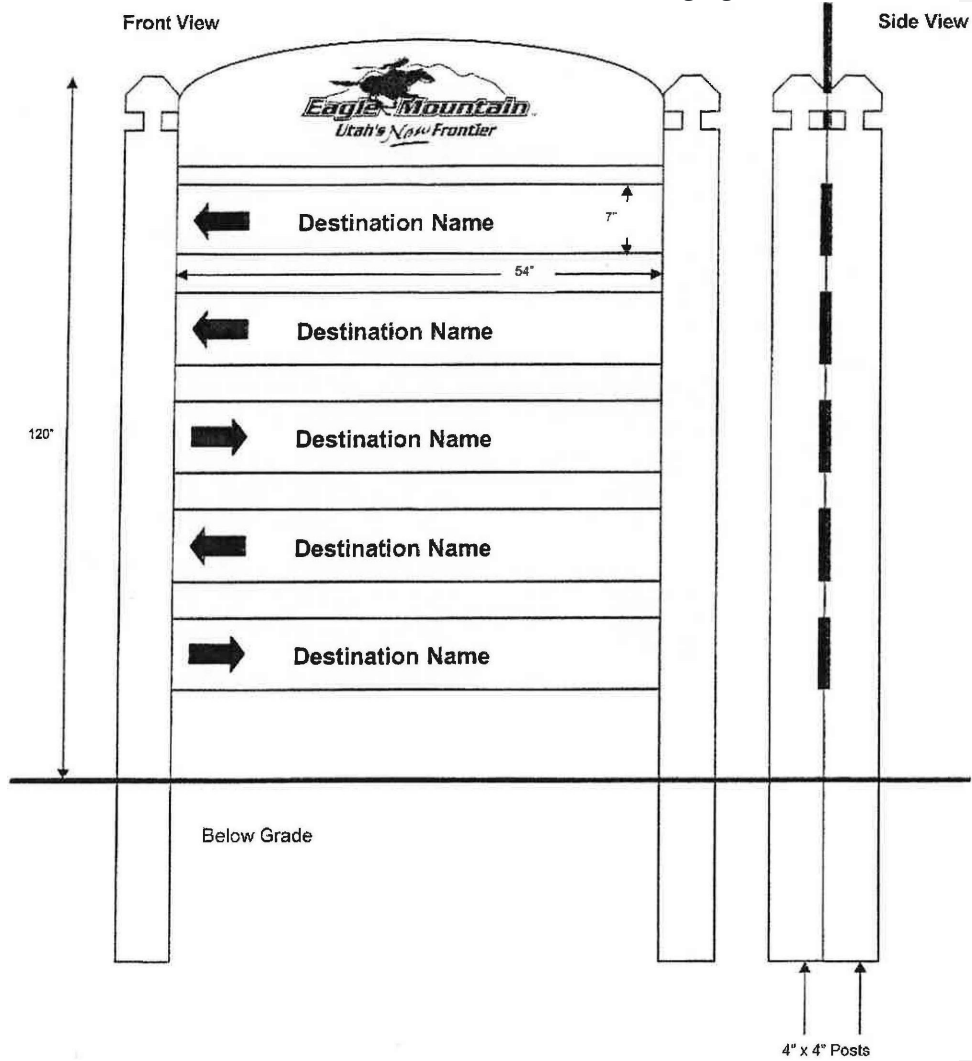
[Ord. [O-03-2020](#) § 2 (Exh. A); Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-26-2008](#) § 2 (Exh. A § 16.14); Ord. [O-18-2008](#) § 2 (Exh. A § 16.14); Ord. [O-17-2006](#) § 2 (Exh. 1 § 16.14); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 16.13). Formerly 17.80.150].

Schematic 17.80.170(a) - Model Home Signage



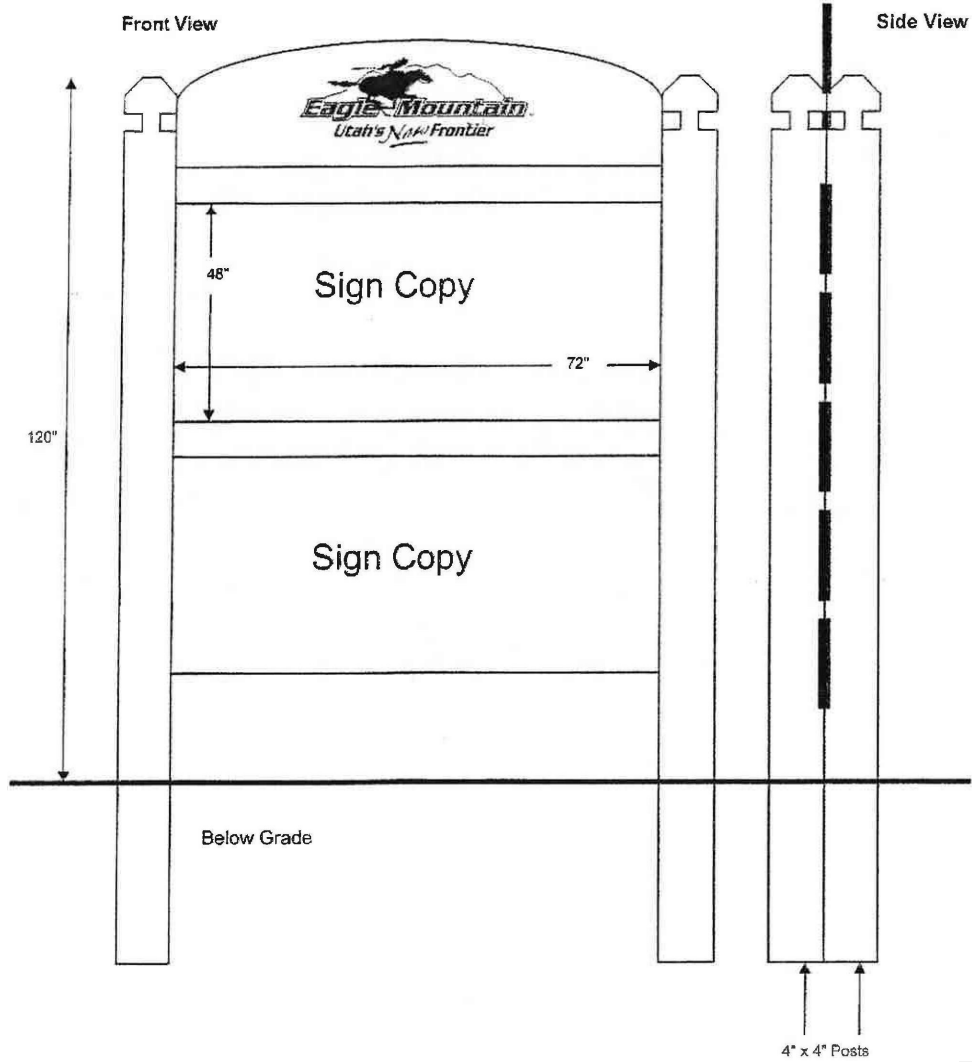
Signs shall be painted Monterrey Grey.

Schematic 17.80.170(b) - Directional Median Signage



Signs shall be painted Monterrey Grey.

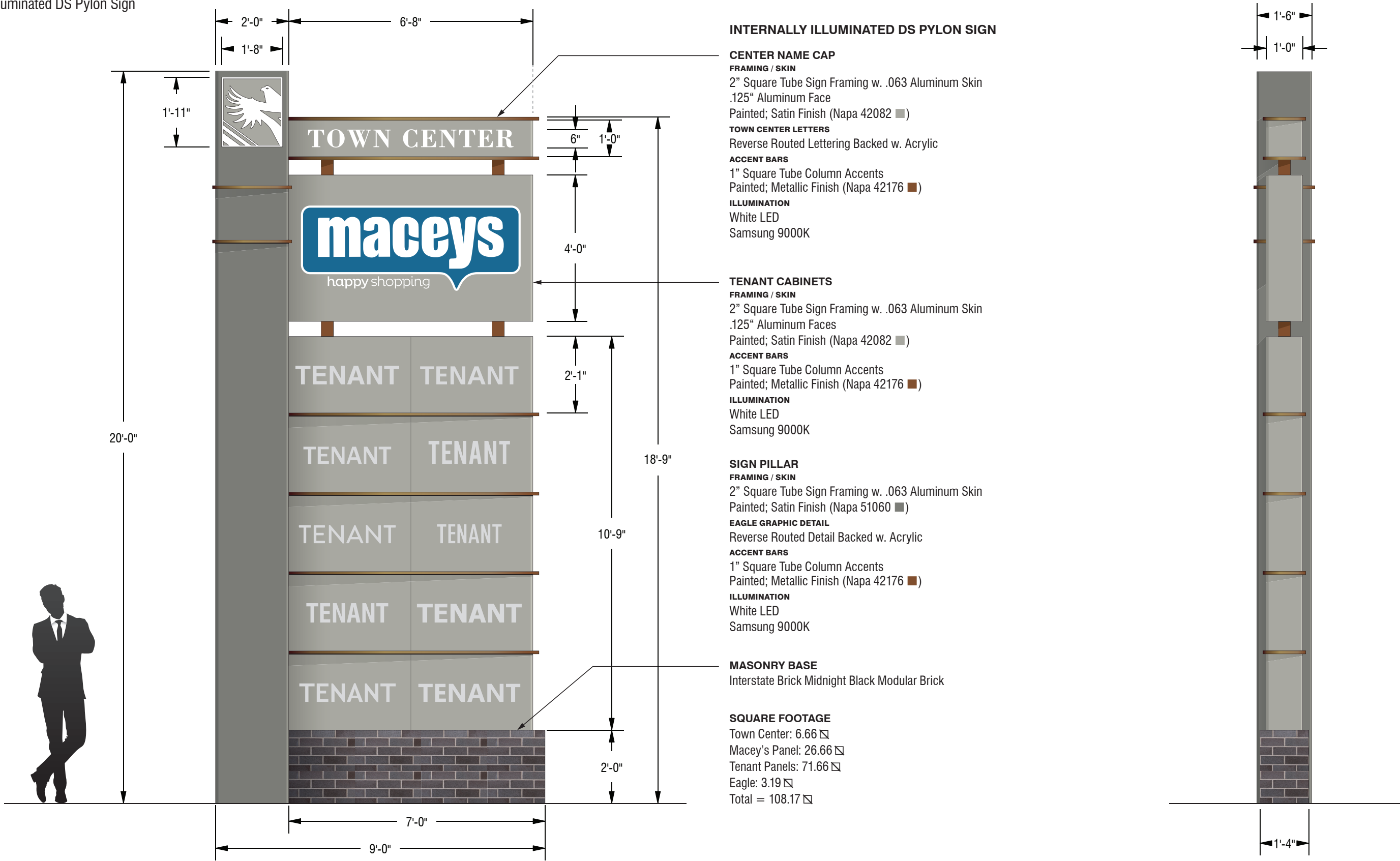
Schematic 17.80.170(c) - Directional/Advertising Business Signage



Signs shall be painted Monterrey Grey.

[Ord. [O-08-2016](#) § 2 (Exh. A); Ord. [O-06-2010](#) § 2 (Exh. A); Ord. [O-12-2009](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(1) Schematics 15.1 – 15.3). Formerly 17.80.160.]

1 Internally Illuminated DS Pylon Sign



A Project Detail
SCALE 3/8" = 1'0"

Qty: 1 / ☉ Install
108.17

B Side Detail
SCALE 3/8" = 1'0"

SIGN

880 North 100 East, Lehi, UT 84043 801 766 0207



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician.
Client to provide primary electric feed to within 6 feet of sign location.

CONCEPT DRAWING

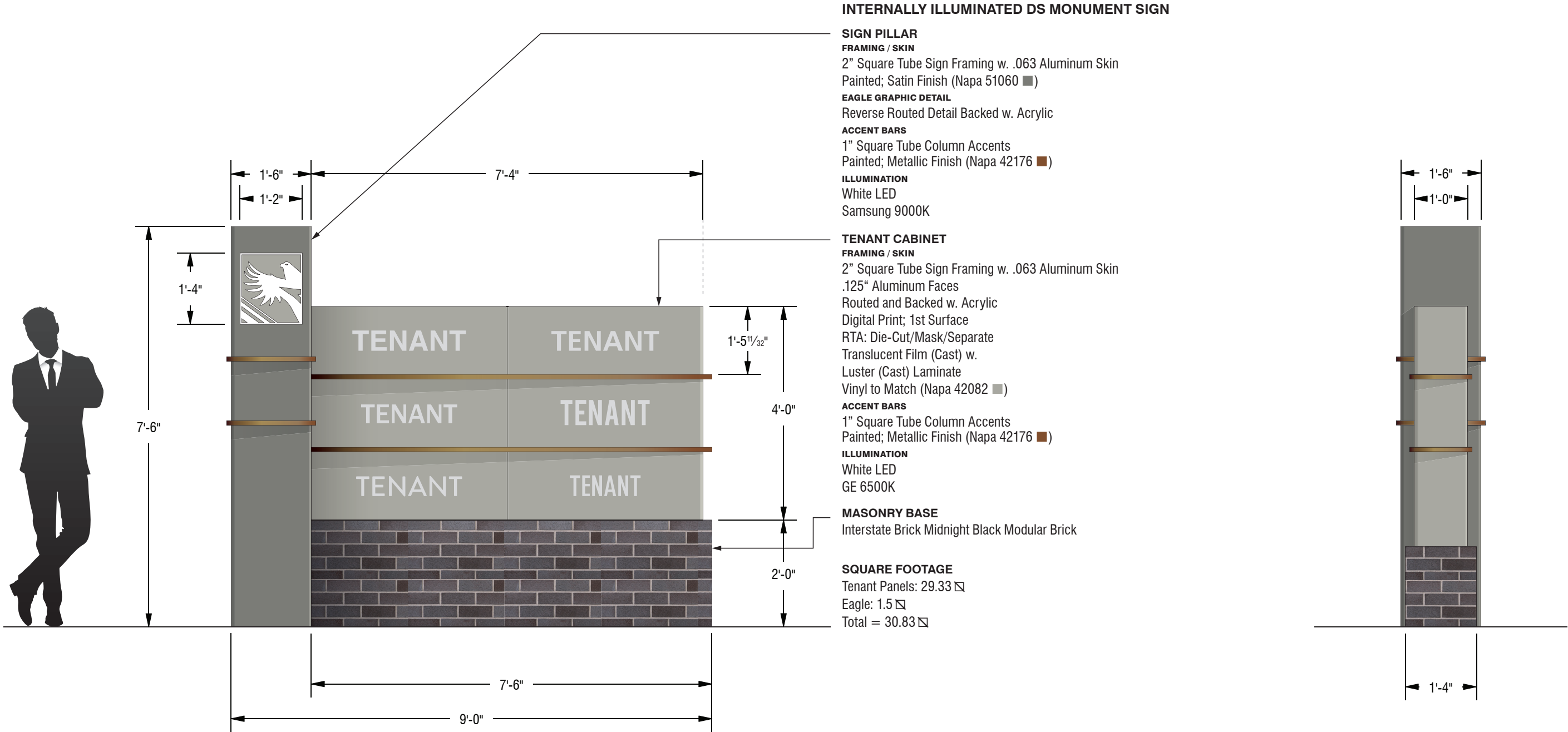
This concept drawing is presented to assist the client and determining the direction for this project. It is not a final Presentation Drawing or Construction Drawing. The limited specifications provided on this drawing are subject to change as the scope of work is further defined. A detailed drawing must be produced and signed by the client before production work can commence.

COMPANY
ADDRESS
CITY STATE
CUSTOMER

Amsource
Eagle Mountain Town Center
Eagle Mountain, Utah

DESIGN # AMS EM M 002-20_km
DATE 10/08/20
SHEET 1.00
SR Zane Latimer 801.755.2953

FILE PATH: NEW JOBSD / AMSOURCE / EAGLE MOUNTAIN TOWN CENTER / DESIGN / AMS EM M 001-20



A Project Detail
SCALE 1/2" = 1'0"

Qty: 1 / ● Install
30.83 □

B Side Detail
SCALE 1/2" = 1'0"



880 North 100 East, Lehi, UT 84043 801 766 0207



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COMPANY
ADDRESS
CITY STATE
CUSTOMER

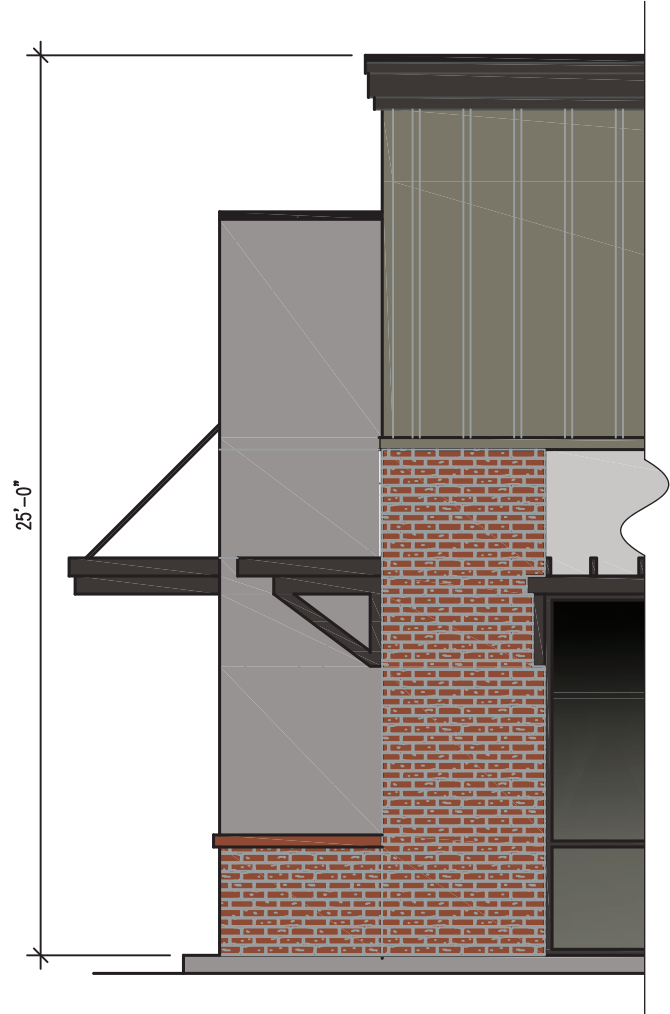
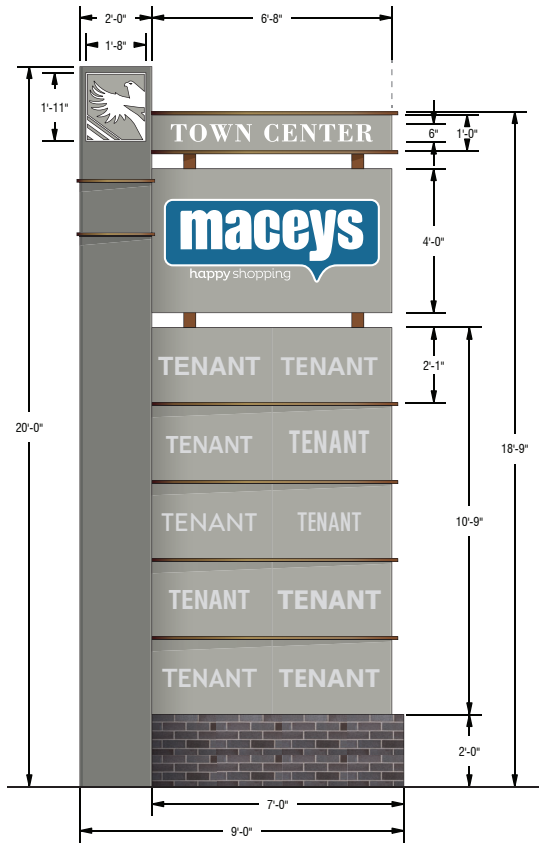
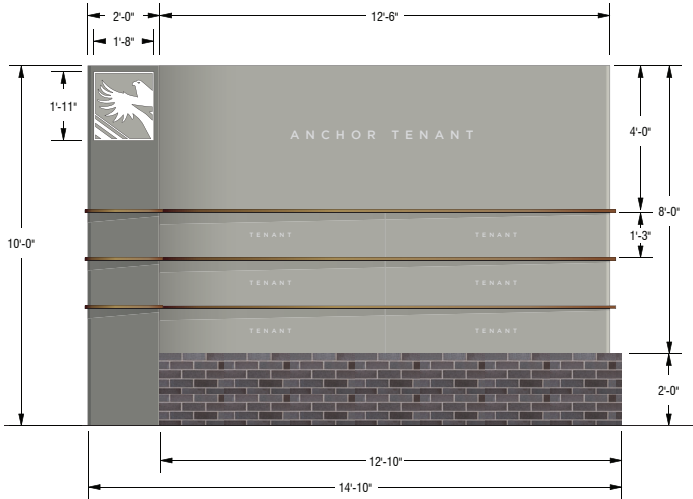
Amsource
Eagle Mountain Town Center
Eagle Mountain, Utah

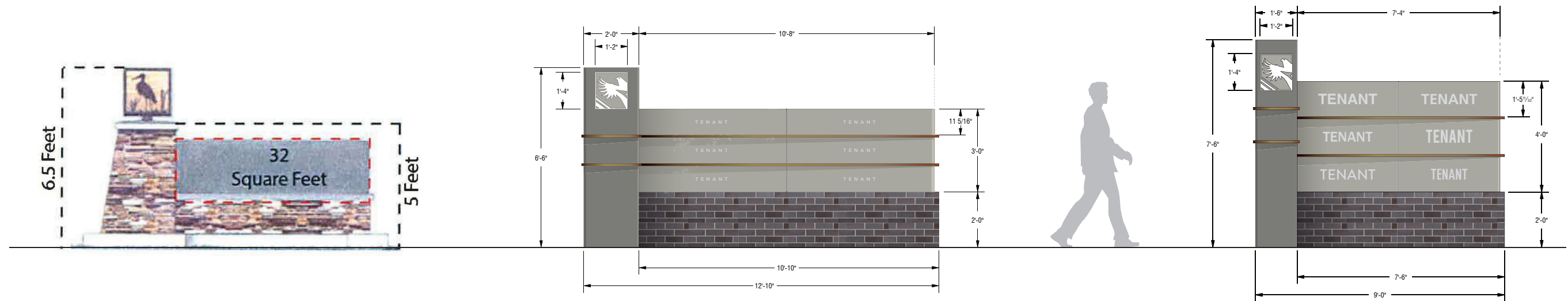
FILE PATH: NEW JOBSD / AMSOURCE / EAGLE MOUNTAIN TOWN CENTER / DESIGN / AMS EM M 002-20

DESIGN # AMS EM M 002-20_km
DATE 10/08/20
SHEET 2.00
SR Zane Latimer 801.755.2953

City Sign Ordinances for Comparable Zoning

	Eagle Mountain City	Saratoga Springs	Lehi City	Provo City	Herriman City
Zone	Community Commercial	Regional Commercial	Commercial 3+ acres	Neighborhood and Community Shopping Centers	C2 3+ acres
Sign type	Combined Shopping Center	Pedestal	Pylon Sign	Freestanding	Planned Center
Number	One Per Frontage	At each Major Entrance	1 each road	1 per frontage	Not Specified
Height	10 feet	20 feet	25 feet	35 feet	16 feet
sq.ft.	100 square feet	120 square feet	200 square feet	Between 90 and 230 Square Feet (Based on Frontage)	200 square feet
spacing	100 feet	300 feet	Not Specified	200 feet	Not Specified
Electronic	no	Yes	Yes	Yes	Yes





HERRIMAN CROSSROADS

Smith's

NANCE ORTHODONTICS

Cafe Rio MEXICAN GRILL

The UPS Store

TANNING



20 Feet

45 Square Feet Maximum

CEDAR VALLEY
HIGH SCHOOL

160 Square Feet
Maximum





770

Batteries + Bulbs

Batteries + Bulbs

Maceys

6:00 am to midnight - closed sundays

Goldenwest

Syntex

Great Clips

Pinnacle

Lighting

Lighting

Lighting

Lighting

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The UPS Store



Papa Murphy's

Batteries + Bulbs

Allstate

NO PARKING
ANY TIME



MEADOWBROOK

Denny's

19SPORTS

Great Harvest
Bread Co.



La Fountain
Mexican Restaurant

Camera Shy
PHOTOGRAPHY

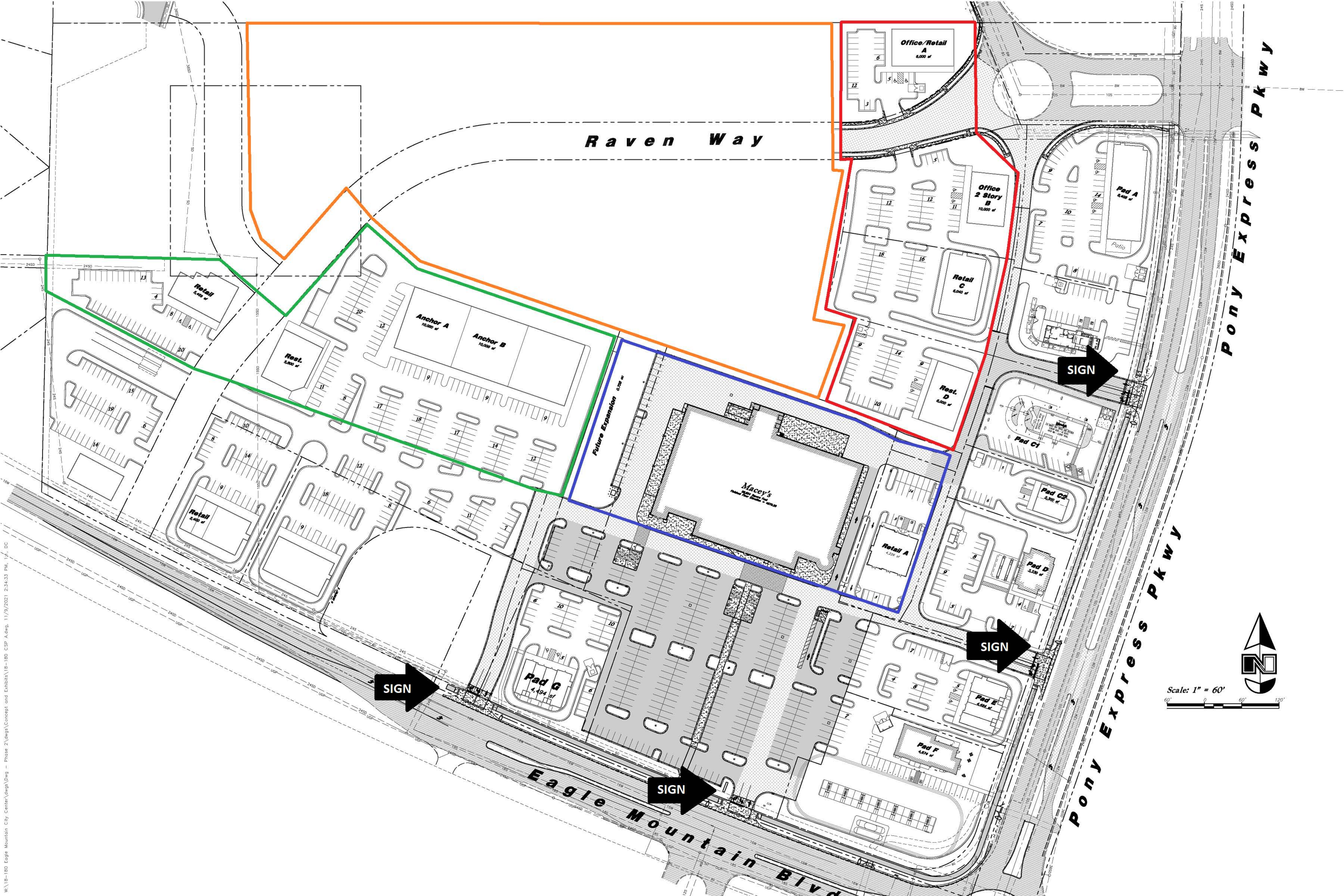
Total Scrubs
TOTAL GROOMING SALON

Denny's

V1

NOW HIRING





Raven Way

Pony Express Pkwy

SIGN

SIGN

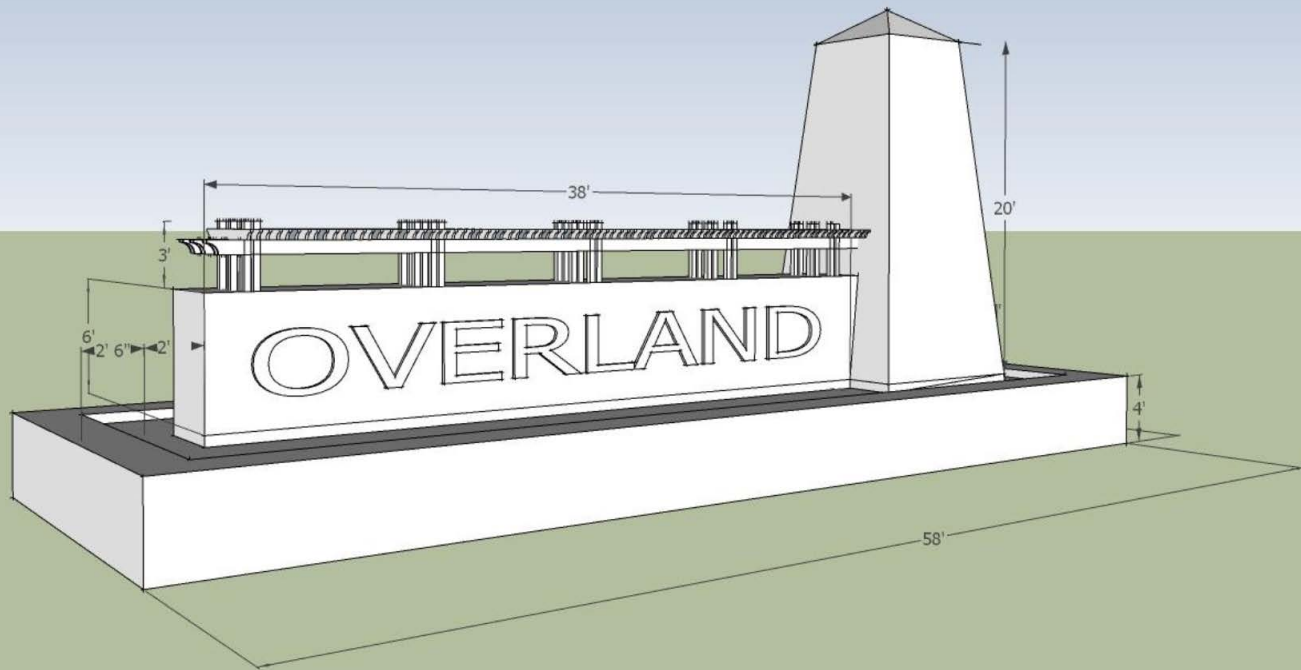
SIGN

Eagle Mountain Blvd

Scale: 1" = 60'



\\A\18-180 Eagle Mountain City Center\degs\deg - Phase 2\degs\Concept and Exhibits\18-180 CSP A.dwg, 11/9/2021 2:34:33 PM, V/L, DC







Walmart
Neighborhood Market

Pickup

PLATINUM DENTAL

Habit Burger Grill

edible

F-RGE

BANANA BUNCH

WING-STOP

ubreakifix

SALLY Beauty

CosmoProf

ProV

Armed Forces Cancer Center

Colliers

801-410-1300

Spencer O. Shaw 801-830-7690
Cameron S. Jensen 801-879-7474



SARATOGA CROSSROADS

yoga sweet
CHUBBY'S CAFE
COLD STONE
maunices
cricket
ALLURE NAILS

10710 SP







**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Repealing Eagle Mountain Municipal Code Chapter 17.70 Accessory Apartments and Replacing it with Chapter 17.70 Accessory Dwelling Units, and Amending References to Accessory Apartments in Chapters 17.05, 17.10, 17.20, and 17.95.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Assistant City Administrator /
Community Development
Director Steve Mumford

RECOMMENDATION:

Staff recommends that the City Council approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Sections 17.70 Accessory Apartments and Chapters 17.05, 17.10, 17.20, and 17.95.

BACKGROUND:

Staff has been working to clear up inconsistencies and make improvements to Title 17 of the Eagle Mountain Municipal Code and to ensure compliance with recent changes to State Code. The proposed amendments include changes to EMMC Chapters 17.70 Accessory Apartments and Chapters 17.05, 17.10, 17.20, and 17.95.

UPDATE

On November 16th the City Council discussed the proposed ADU code, specifically setbacks for detached ADUs and the number of bedrooms in detached ADUs. Proposed changes as a result of the City Council discussion and another minor change (allowing the owner to live in either the primary dwelling or the ADU) are included in red in the attached proposed ADU code (17.70). The changes that were shown in red in the proposal on November 16th have been changed to black and added to the document as well.

ITEMS FOR CONSIDERATION:**ACCESSORY DWELLING UNITS (ADUs)**

The Eagle Mountain General Plan promotes the use of accessory dwelling units (ADUs) as an affordable housing strategy. This strategy not only helps families and residents looking for an affordable housing option, but also helps the homeowners be able to afford their mortgage (especially in this booming real estate market). In an effort to promote the use of ADUs in the city, and to ensure compliance with Utah State Code, we are proposing the following changes to *Chapter 17.70 Accessory Apartments* and *17.25.030 Land Use Table*:

- Changing the name of the chapter (and throughout) from Accessory Apartments to Accessory Dwelling Units, to be consistent with Utah Code
- Clarifying standards and adding standards related to detached accessory dwelling units (size, height, setbacks, architecture, etc.), including allowing them on 8,000 square-foot lots in the residential zones (previously only shown as allowed in FR and RD2 zones, which don't allow for 8,000 square-foot lots) as previously intended
- Restricting detached ADUs to lots with a minimum street frontage of 70 feet
- Making changes to be consistent with Utah Code in relation to internal ADUs
- Prohibit short-term rentals in ADUs
- Add minimum and maximum size standards for detached ADUs and other standards (max 2 bedrooms, foundation, connection to utilities, etc.)

REQUIRED FINDINGS:

Development code amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission reviewed the proposed code amendments and made the following recommendations:

Recommend approval to the City Council (4-0, 1 absent) of development code amendments to Title 17 Zoning Section 17.70 Accessory Apartments and 17.25.030 Land Use Table with the

following changes:

1. EMMC 17.70.030(4) "an accessory dwelling unit in a basement must have a separate exterior entrance on either the side or rear of the building."
2. References in EMMC 17.70 to "accessory apartments" shall be changed to "accessory dwelling units."
3. EMMC 17.70.030(4)(C)(i), "Stand-alone units may not exceed two stories in height."
4. EMMC 17.70.030(4)(C)(ii), "Size. A detached accessory apartment must be a minimum of three hundred (300) square feet and may not be larger than 50% of the primary home's footprint (including garage), up to a maximum of 1,000 square feet. Detached accessory dwelling units may not have more than two (2) bedrooms," shall be removed from the standards or modified if staff determines the requirement is in conflict with Utah Code 10-9a-403.

The proposed code has been modified to include items 1 & 3. Item 4 is not necessary (state code only regulates internal ADUs and doesn't restrict cities from regulating the size of detached ADUs). We have now included the other code sections that require the name change from accessory apartment to accessory dwelling unit.

ATTACHMENTS:

[ORD--EMMC Relating to Accessory Dwelling Units](#)

[EMMC 17.70 Accessory Dwelling Units](#)

[EMMC 17.25.030 Land Use Table - Draft](#)

[ADU Amendments - Other Chapters](#)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
REPEALING EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTER 17.70 ACCESSORY APARTMENTS AND REPLACING IT WITH
CHAPTER 17.70 ACCESSORY DWELLING UNITS, AND AMENDING CHAPTERS
17.05 GENERAL PROVISIONS, 17.10 DEFINITIONS, 17.20 AGRICULTURE ZONE,
17.25 RESIDENTIAL ZONES, AND 17.95 CONDITIONAL USES.**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to repeal Eagle Mountain Municipal Code, Chapter 17.70 Accessory Apartments and replace it with Chapter 17.70 Accessory Dwelling Units, and amend Chapters 17.05 General Provisions, 17.10 Definitions, 17.20 Agriculture Zone, 17.25 Residential Zones, and 17.95 Conditional Uses, as described 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 an amendment to the Eagle Mountain Municipal Code, repealing Chapter 17.70 Accessory Apartments and replacing it with Chapter 17.70 Accessory Dwelling Units, and amending Chapters 17.05 General Provisions, 17.10 Definitions, 17.20 Agriculture Zone, 17.25 Residential Zones, and 17.95 Conditional Uses.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 7th day of December, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 7th day of December, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

Posted on _____ by _____ .

Exhibit A

Chapter 17.70

ACCESSORY DWELLING UNITS

Sections:

17.70.010 Definition.

17.70.020 Purpose and intent.

17.70.030 Accessory dwelling unit standards.

17.70.040 Accessory dwelling unit permit.

17.70.050 Noncompliance.

17.70.010 Definition.

Accessory Dwelling Unit. An accessory dwelling unit is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is: 1) within or attached to an owner-occupied single-family residential dwelling, or 2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels.

17.70.020 Purpose and Intent.

This chapter provides a process to allow affordable housing within the city through accessory dwelling units within single-family detached dwellings or in separate detached structures in zoning districts specified in this title. The standards in this chapter include reasonable limitations to minimize impact on neighboring properties.

17.70.030 Accessory Dwelling Unit Standards.

Proposed accessory dwelling units must be in compliance with the following criteria to ensure that health and safety considerations are addressed and that the residential characteristics of neighborhoods are preserved. Accessory dwelling units are to be clearly incidental and secondary to the primary residential use of the property. The approval criteria include:

1. Number of Accessory Dwelling Units. A maximum of one accessory dwelling unit is allowed on a residential lot, whether it is in an owner-occupied single-family dwelling, or in a detached accessory structure associated with a single-family dwelling.

2. Occupancy and Owner Occupation. The owner(s) of the residence shall live in the dwelling in which the ADU was created (either in the primary unit or in the ADU), except for bona fide temporary absences. The occupants of the ADU shall be related to each other by blood, marriage, or adoption; or consist of no more than two unrelated individuals living as a single housekeeping unit. The occupants of the ADU shall not sublease a portion of the unit to other individuals. The following are not considered accessory dwelling unit uses and do not fall

under the regulation of this chapter: occupation by a live-in maid, in-home nurse, nanny or any other person or persons who are provided a place to live as part of their employment with, or services they provide to, the owner/resident of the dwelling; or while a family member is called up for military service, etc.; and any occupation by individuals related by blood or marriage.

3. Code Compliance. The accessory dwelling unit shall conform to all applicable standards in the International Fire Code and International Residential Code.

4. Location and Type. Accessory dwelling units may be allowed within or attached to the main single-family residential dwelling (basement or addition), over the garage (attached or detached), or in a detached accessory structure (cottage home, casita, guest house), where permitted by [EMMC 17.25.030](#).

a. ADU – Basement. An accessory dwelling unit in a basement must have a separate exterior entrance located on either the side or the rear of the building.

b. ADU – Attached. Accessory dwelling units attached to the primary dwelling as an addition shall meet all minimum setback standards required for the primary dwelling, as found in [EMMC 17.25.040](#). Attached ADUs must have a separate entrance located on the side or in the rear of the building.

c. ADU – Detached.

i. Maximum height. Maximum height of accessory dwelling units located above a garage is thirty-five (35) feet. Stand-alone units may not exceed two stories and 35 feet in height.

ii. Size. The living space of a detached accessory dwelling unit must be a minimum of four hundred (400) square feet and may not be larger than 50% of the primary home's footprint (including garage), up to a maximum of 1,200 ~~1,000~~ square feet. Detached accessory dwelling units may not have more than two (2) bedrooms and must be permanently connected to utilities, attached to a site-built permanent foundation which complies with building code, and must comply with all other applicable standards of this chapter. A building permit and inspections are required for construction of the foundation and installation of the structure and connection to utilities.

iii. Setbacks. Detached accessory dwelling units must meet **the same front, side, and rear yard setbacks as the primary dwelling** ~~a minimum side setback of five (5) feet, a minimum rear setback of ten (10) feet,~~ and be located at least six (6) feet from the primary dwelling.

iv. Street Frontage. The lot must have a minimum street frontage of seventy (70) feet to receive approval for a detached accessory dwelling unit. A

smaller-frontage lot may be approved if, at the discretion of the approval authority, the lot configuration is unique and/or the primary dwelling unit is unique in size or location on the lot, and the impacts to neighbors and the street are substantially similar to those on a 70-foot wide lot.

5. Exterior Appearance. The accessory dwelling unit shall be incorporated into the residence so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family residence. All entrances to accessory dwelling units shall be located on the side or in the rear of the building. The architectural style, building materials, and colors of detached ADUs shall be compatible and consistent with the architectural style, materials, and color of the primary dwelling unit. If the ADU is above a detached garage, the architectural style, building materials, and colors of the ADU must match those of the garage.

6. Utilities. Detached accessory dwelling units may have separate utility meters, and all municipal utilities shall be in the property owner's name and the property owner shall be responsible for payment of all municipal utilities.

7. Parking. Off-street parking for one vehicle, in addition to parking for two vehicles otherwise required for a residence in this title, shall be available for use by the tenants of the accessory dwelling units. Driveway (tandem) parking in front of a garage does not qualify. All parking shall be on a hard surface (concrete, asphalt, etc.). Occupants may not park on the street along the frontage of a neighboring property.

8. Address. The principal dwelling and the accessory dwelling unit shall have the same address number but shall refer to the accessory dwelling unit as unit "B." The address must be located in a visible location on the street frontage side of the home.

9. Short-Term Rental Prohibited. Accessory dwelling units may not be rented for a period of less than thirty (30) consecutive days.

17.70.040 Accessory dwelling unit permit.

Any person owning an existing accessory dwelling unit that has not been permitted by the City, or any person constructing or causing construction of a residence that has an accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, shall obtain an accessory dwelling unit permit from the Planning Division of the City's Community Development Department. This shall be in addition to any required building permit for the work to be performed. The applicant shall obtain all necessary building permits and pay all applicable fees prior to constructing the ADU, including permits for a basement that was finished previously without a permit. Accessory dwelling units constructed without an approved accessory dwelling unit permit shall be considered illegal until a permit is submitted and approved by the City.

A. Applications. Applicants for an accessory dwelling unit shall submit a complete application and the supporting materials listed in this section to the Planning Division of the Community Development Department.

1. Owner Signature. The owner shall sign the application, agreeing to occupy the ~~primary dwelling~~ (either the primary unit or the ADU), except for bona fide temporary absences, and agreeing to comply with the standards in this chapter.

2. Site Plan. A site plan shall be provided that shows property lines, dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings to property lines, the location of required off-street parking, and utility meters.

3. Floor Plan. A detailed floor plan, to scale, showing the floor in which the accessory dwelling unit will be located, including labels on rooms indicating uses or proposed uses, shall be provided.

4. Evidence of Building Permit. Evidence shall be provided that a building permit was obtained for the building and/or area containing the accessory dwelling unit.

5. Fee. The processing fee required by the current consolidated fee schedule approved by the city council shall be paid in full.

B. Planning Director or Designee Approval. The planning director or designee shall approve an accessory dwelling unit application if it is in complete compliance with all the approval criteria standards identified in this chapter. As part of the planning director's or designee's review, inspections may be required by the planning, building, and/or fire departments.

C. Exceptions to Standards. Accessory dwelling unit applications that deviate from the approval criteria may be considered by the Planning Commission in a public meeting. After conducting a public hearing and reviewing the application, the Planning Commission may approve, approve with conditions, or deny the application. Applicants requesting exceptions are not guaranteed approval and must provide evidence that the exceptions will not create negative impacts on neighboring properties. Conditions must be connected to the exceptions being requested, and may include increased setbacks, limitations on windows and doors adjacent to abutting property lines, privacy fencing, and additional parking.

D. Transfer of Ownership. Upon sale of the home or transfer of ownership, accessory dwelling unit permits shall remain valid so long as the accessory dwelling unit is in compliance with the city's ordinances and conditions of approval.

17.70.050 Noncompliance.

Owners of the single-family dwelling where the accessory dwelling unit use has been approved shall be responsible for their property's compliance with the city's ordinances and conditions of approval. Property owners who fail to maintain or violate the city's ordinances regulating accessory dwelling unit use or conditions upon which approval was contingent may have the accessory dwelling unit permit revoked by the planning director, designee or planning commission. Enforcement will occur in accordance with EMMC 4.10, Administrative Code Enforcement Hearing Program.

17.25.030 Land use table.

This land use table contains the various land uses that are permitted, conditional, special, and prohibited uses in the residential zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

C = Conditional (Due to their unique characteristics or negative effects that may not be compatible without conditions to mitigate or eliminate the detrimental impacts. Must comply with Chapter [17.95](#) EMMC)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter [17.75](#) EMMC that are specific to that type of use)

Blank = Prohibited

Land Use Table
Residential Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Home Businesses in Compliance with Ch. 17.65 EMMC	P	P	P	P	P	P	P	P	P	P	P
Dwelling (Single-Family)	P	P	P	P	P	P	P	P	P		
Dwelling (Multifamily)										P ≤ 6 units/building	P ≤ 12 units/building
Assisted Living Facility	S	S	S							S	S
Public Parks, Trails, and Recreation	P	P	P	P	P	P	P	P	P	P	P
Public and Private Utility Structures or Facilities	S	S	S	S	S	S	S	S	S	S	S
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P
Religious or Cultural Meeting Halls	S	S	S	S	S	S	S	S	S	S	S
Public/Charter School	S	S	S	S	S	S	S	S	S	S	S
Private School	S	S	S								

Land Use Table
Residential Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Radio, Microwave, or Other Transmission Towers	S	S	S	S	S	S	S	S	S	S	S
Detached Accessory Apartments Apartment Dwelling Unit in Compliance with Ch. 17.70 EMMC	P	P	P	P ≥ 8,000 sq ft lot	P ≥ 8,000 sq ft lot	P	P	P ≥ 8,000 sq ft lot	P ≥ 8,000 sq ft lot		
Accessory Apartments Dwelling Unit within the Primary Residence in Compliance with Ch. 17.70 EMMC	P	P	P	P	P	P	P	P	P		
Residential Facility for Persons with a Disability (Up to 4 Unrelated Adults) in Compliance with Ch. 17.75 EMMC	S	S	S	S	S	S	S	S	S	S	S
Plant and Tree Nursery/Garden Center	S	S	S								
Chickens	P	P	P	P	P	P	P	P			
Livestock/Farm Animals (See EMMC 6.10.090)	P	P	P	P							
Riding Arena (Commercial)	C	C									
Stables (Commercial)	C	C									
Equestrian Center	C	C									
Animal Care Service	S	S	S								
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P
Model Home Sales Office	P	P	P	P	P	P	P	P	P	P	P

[Ord. [O-15-2021](#) § 2 (Exh. A); Ord. [O-24-2019](#) § 2 (Exh. A)].

Chapter 17.10

DEFINITIONS

17.10.030 Definitions.

~~“Accessory dwelling unit (ADU) apartment” is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is: 1) within or attached to an owner-occupied single-family residential dwelling, or 2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels. means a self-contained second living unit which is built into or attached to an existing single-family dwelling. The is private and generally equal to or smaller than the primary unit and usually contains one or two bedrooms, bath, sitting room, kitchen, and a separate entrance. may be located in any part of the house depending upon the availability of usable space.~~

Chapter 17.20

AGRICULTURE ZONE

17.20.050 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

- A. Limited processing of agricultural products.
- B. Religious or cultural meeting hall.
- C. Radio, microwave or other transmission towers.
- D. Home businesses (as allowed by this title).
- E. Accessory ~~dwelling units (ADUs) apartments~~ in accordance with the standards contained in this title.
- F. Commercial hunting areas as a temporary land use with no long-term vesting.
- G. Stables.
- H. Commercial riding arena.
- I. Equestrian center.
- J. Equine assisted therapy center.

Chapter 17.95

CONDITIONAL USES

17.95.110 Expiration of permits.

Conditional use permits that comply with the conditions and requirements of approval shall continue to be valid. Changes in the land use regulations shall not cause the approved conditional use permit to be revoked. In these cases the approved conditional use permit shall be classified as a nonconforming conditional use permit and shall be allowed to continue unless it is abandoned for a period of 12 months or more in accordance with Chapter [17.05](#) EMMC, General Provisions.

A change in tenancy, ownership or management of a conditional use shall not affect the status of a conditional use (with the exception of ~~accessory apartments and~~ home businesses), which remains otherwise unchanged, nor shall such a change be interpreted to permit a departure from the conditions of approval and the approved plans. [Ord. [O-02-2006](#) § 3 (Exh. 1 § 19.11); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 19.11)].

Chapter 17.25

RESIDENTIAL ZONES

17.25.040 Residential development standards.

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~~ **dwelling units (ADUs)** located above a detached garage is 35 feet.

17.05.200 Tables.

Table [17.05.200\(b\)](#) Land Use Authority

Development Code Amendments – Changing “Accessory Apartments” to “Accessory Dwelling Units” (As Recommended by the Planning Commission)

[Table 17.05.200\(a\) Public Hearing](#)

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
GENERAL PLAN					
General Plan*	Yes	Yes	Published in paper – Direct mailed notice to affected entities – Post notice in 3 public places	10 Days	Yes – Check definition of affected entity
LAND USE ORDINANCE					
EMMC Titles 16, Subdivisions, and 17, Zoning: Requirements and Approvals	Yes	Yes	Published in paper – Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected agencies – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity
HOME BUSINESS					
License Official Approval	No	No	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 300 feet including at least 15 property owners – Post notice in 3 public places	10 Days	N/A
ACCESSORY DWELLING UNITS (ADUs) APARTMENTS					
Planning Director Approval	No	No	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 600 feet – Post notice in 3 public places	10 Days	N/A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, Relating to Indoor and Outdoor Shooting Ranges.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

The RTI Overlay currently allows "Indoor Shooting Ranges" but there is no definition or standards for any type of shooting range in City Code.

This ordinance has been drafted to allow for both indoor and outdoor shooting ranges in the City as special uses in appropriate areas.

Staff presented a draft of this ordinance to the Planning Commission on October 26th 2021, where it was tabled and a number of changes were requested. Staff met with industry experts and drafted changes and held a second public hearing on the proposed change on November 9th where it received a recommendation of approval.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

On November 9th 2021 the Planning Commission held a public hearing on the proposed development code amendments for shooting ranges and voted (4-0) (1 Commissioner was absent) to recommend approval of the proposed ordinances to the City Council.

ATTACHMENTS:

[ORD--EMMC Relating to Shooting Ranges](#)

[Draft Shooting Range Ordinances](#)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTERS 17.10 DEFINITIONS, 17.75 STANDARDS FOR SPECIAL USES, 17.20
AGRICULTURE ZONE, 17.35 COMMERCIAL ZONE, 17.37 BUSINESS PARK ZONE,
17.40 INDUSTRIAL ZONE, AND 17.23 OPEN SPACE ZONES, RELATING TO
INDOOR AND OUTDOOR SHOOTING RANGES**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, relating to indoor and outdoor shooting ranges, as described 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 an amendment to the Eagle Mountain Municipal Code Chapters 17.10 Definitions, 17.75 Standards for Special Uses, 17.20 Agriculture Zone, 17.35 Commercial Zone, 17.37 Business Park Zone, 17.40 Industrial Zone, and 17.23 Open Space Zones, relating to indoor and outdoor shooting ranges.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 7th day of December, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah
on this 7th day of Dedcember, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

Posted on _____ by _____ .

Exhibit A

9.10.030 Discharge allowed at Firing Ranges

This article shall not prevent the firing of firearms at any rifle, pistol, or shotgun range lawfully designated by the City Council of Eagle Mountain

17.48.040 Allowed Uses

M – Indoor Shooting Ranges

17.10.030 Definitions

“Indoor Shooting Range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, or Archery Bows, which is open to the General Public upon payment of a fee and which is located within the confines of a building.

“Outdoor Shooting Range” means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, or Archery Bows, which is open to the General Public upon payment of a fee and which is located outside the confines of a building

Chapter 17.75 Standards for Special Use

17.75.072 Indoor Shooting Ranges

Indoor shooting ranges may be permitted only where:

A. Safety Regulations:

1. The range shall conform to all federal, state, and industry regulations and standards for health and safety.
2. Material and construction shall be designed and certified to capture all fired rounds.
3. No ammunition shall be permitted to be fired that exceeds the certified design specifications of the range.
4. No alcoholic beverages shall be sold, consumed, or permitted on the premises.
5. A written log of all range users shall be maintained by the ranger operator.
6. Minors shall not be permitted on the shooting range unless accompanied by a responsible adult at all times, and at no time shall a child under the age of eight (8) be permitted to discharge or handle firearms on the shooting range.
7. On-site supervision and monitoring shall be provided by the range operator in addition to a credentialed qualified range master at all times.
8. An alarm system, cut wire protected, shall be provided for general security of the premises.

B. Sound Study. A sound study shall be performed and submitted with the application indicating decibel levels at the property lines and on the interior of neighboring properties (if connected by a shared/party wall) a measurement of 65 decibels or above shall be considered a nuisance per 8.15.070 B

C. Additional Components: In addition to the above an Indoor Shooting Range may include the following components:

1. A retail component for the sale and on-site rental of firearms, ammunition and other accessories related to firearms. Such facility shall comply with all licensing and operation

- requirements of the Federal Bureau of Alcohol, Tobacco and Firearms (ATF), State Agencies, and other regulator organizations.
- 2. Classroom facilities to be used for community education, public forums, and seminars on gun safety and use.
- 3. Restaurant or dining component.

17.75.073 Outdoor Shooting Ranges

Outdoor shooting ranges may be permitted only where:

A. Lot Size. Shall be located on lots with a minimum of Five (5) acres in size.

B. Standards:

- 1. Access to the facility shall be from a public rights-of-way or road.
- 2. The applicant shall submit a plan of operations for the shooting range, including all ancillary uses and activities. Such plan shall include a health and safety plan that addresses the safety and security of patrons, guests, staff, and persons on adjacent parcels or lots of land.
- 3. Applicant shall provide documentation to demonstrate that such facility has been designed, and shall be operated, to contain, on-site, all projectiles and debris caused by firing ammunition.
- 4. Food services, as well as groceries, sporting goods, merchandise, guns, and ammunition shall only be provided or sold to patrons, guests, staff, or operators of the facility.
- 5. Outdoor Shooting Ranges shall be exempted from Commercial Design Standards
- 6. Outdoor Shooting Ranges shall not be located within ¼ of a mile of the Wildlife Corridor

C. Safety Regulations:

- 1. The range shall conform to all federal, state, and industry regulations and standards for health and safety.
- 2. Material and construction shall be designed and certified to capture all fired rounds.
- 3. No ammunition shall be permitted to be fired that exceeds the certified design specifications of the range.
- 4. No alcoholic beverages shall be sold, consumed, or permitted on the premises.
- 5. A written log of all range users shall be maintained by the ranger operator.
- 6. Minors shall not be permitted on the shooting range unless accompanied by responsible adult at all times, and at no time shall a child under the age of eight (8) be permitted to discharge or handle firearms on the shooting range.
- 7. On-site supervision and monitoring shall be provided by the range operator in addition to a credentialed qualified range master at all times.
- 8. Applicant shall submit a fire mitigation and safety plan
- 9. Use of Tannerite shall be prohibited

D. Additional Components: In addition to the above an Outdoor Shooting Range may include the following components:

- 1. A retail component for the sale (and onsite rental) of firearms, ammunition and other accessories related to firearms. Such facility shall comply with all licensing and operation requirements of the Federal Bureau of Alcohol, Tobacco and Firearms (ATF), State Agencies, and other regulator organizations.

2. Classroom facilities to be used for community education, public forums, and seminars on gun safety and use.
3. Restaurant or dining component.
4. Event Facilities
5. Office, gathering/event spaces, restrooms
6. Shooting platforms
7. Storage structures
8. Outdoor shooting ranges shall be permitted to reclaim lead

17.20 Agriculture Zone

17.20.050 Conditional and special uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in 17.75 will be considered:

K. Outdoor Shooting Range – Special Use

17.23 Open Space Zones

Land Use	Improved Open Space (OS-I)	Natural Open Space (OS-N)
<u>Outdoor Shooting Range</u>		<u>S</u>

17.35.030 Commercial Land Use Table

Commercial/Nonresidential Uses			
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
<u>Indoor Shooting Range</u>		<u>S</u>	<u>S</u>

17.37.030 Business Park Zones Land use table

Commercial/Nonresidential

Commercial/Nonresidential Uses			
	Light Manufacturing/Distribution (LMD)	Medical/Educational Campus (MEC)	Office Professional (OP)

<u>Indoor Shooting Range</u>	<u>S</u>		
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17.40 Industrial Zone

17.40 Conditional and special uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in 17.75 will be considered:

K. Indoor Shooting Range – Special Use

L. Outdoor Shooting Range – Special Use



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	MOTION - Ranches Crossing Master Site Plan		
ITEM TYPE:	Master Site Plan		
FISCAL IMPACT:			
APPLICANT:	Brian Haskell		
GENERAL PLAN DESIGNATION CC	CURRENT ZONE	ACREAGE 3.74	COMMUNITY Ranches Gateway

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

This application is for a Master Site Plan for five (5) Commercial pad sites located at the Northeast intersection of Ranches Crossing and Pony Express Parkway.

ITEMS FOR CONSIDERATION:

The following shall be considered when making a motion.

17.100.040 Master Site Plan Requirements: The following shall be considered for all commercial sites that are planned to be developed in phases, for the entire land area that will eventually be developed.

Land use: The proposed master site plan envisions the entire area to be developed for commercial development, which is in line with the Future Land Use Plan which designates both parcels as Community Commercial.

Open space and landscaped areas: The applicant has included a landscape plan which shows 54% of the landscaping on the site as Water-wise landscaping, as the applicant is proposing to leave existing turf and irrigation in place. The applicant is proposing a 6' masonry wall between the site and the Rock Creek development to the east as required by 17.60.110 B.

Architectural guidelines: The applicant provided some general

architectural guidelines, which roughly match the City's Commercial Design Standards, and provided images of several structures that include the chosen materials as well as corporate elements. In its motion the Planning Commission elected to remove the architectural guidelines, and instead recommended that as the site develops in the future that each site plan meet the City's Commercial Design Standards in place at that time of individual site plan approvals.

Buildable square footage: There is no property on either parcel that is defined as unbuildable, and the applicant has shown five (5) development pads, which cover the entire parcel minus traffic circulation routes, parking areas, and required setbacks/landscaping along the outside edge of the development.

Parking requirements: While no parking requirements are discussed in the Master Site Plan, because the applicant doesn't know what future uses will be, a plan has been provided showing anticipated parking with 216 illustrated parking stalls (and 11 ADA stalls which exceeds the requirement of 7 that would be required for this development). Each individual site plan would need to prove that there is adequate parking for that use. the applicant has brought forward a concept plan which showed anticipated buildings and parking requirements, which showed that the site could accommodate the various commercial uses. As the applicant is unsure of what uses will be coming into the center it is difficult to plan for minimum parking standards in advance. It is the applicants intention that adequate parking will be provided and planned for with each individual site plan.

It should be noted that in the Planning Commission's recommendation of approval the conceptual site plan that showed potential building and parking locations was excluded from the approval, in favor of the bubble plan that shows access locations, internal connectivity, and 5 pads. The recommendation would have each site plan provide it's own parking meeting City standards in place at that time.

Access and circulation: The applicant is showing access and circulation with access coming off Rock Creek Road, Clear Rock Road, and a new access onto Ranches Parkway.

Phasing and timing of improvements: The phasing and timing of improvements is not discussed in the Master Site Plan

Project monument sign locations: The Applicant has shown the location of monument sign locations.

Storm drainage and all preliminary calculations for infrastructure improvements: The applicant has worked with the City Engineering Department on these requirements and they will continually be updated as the site builds out.

Traffic impact mitigation related to a traffic impact study: The applicant has completed a traffic study (attached to this report). This traffic study shows that the intersection of Rock Creek Road and Ranches Parkway currently operates with a LOS F in the PM Peak.

The applicant's proposal creates two new road access "Access Y" which accesses Ranches Parkway to the west, and "Access Z" which completes Clear Rock Road, providing it as a full access onto Pony Express Parkway, both of these accesses are included as recommended mitigations which include:

- Access Y along Ranches Parkway should be built with a southbound left turn deceleration with a minimum of 50 feet of storage. This is a new access point and will need to modify the center landscaped median if it is to be installed.
- Access Z be built to align with the existing access to the south and include an eastbound left turn deceleration lane with a minimum of 50 feet of storage. There is currently already a left turn pocket on Pony Express to accommodate this eastbound left turn movement.
- The EBL queue at Pony Express Parkway / Ranches Parkway is already operating near capacity and based on the volumes should be considered for dual left turns. This is an existing issue that worsens as traffic and development in the area increases. There is an opportunity to extend the eastbound left turn storage length by utilizing the existing landscaped median to the west.

It should be noted that the traffic modeling software also doesn't take into account the visual blockages caused by the median, and the additional delays that may be caused by the beaming and landscaping of the medians.

Alternative Master Plan

City staff and the applicant received a number of comments from

residents in the neighboring residential development (Rock Creek) concerned about commercial traffic entering their neighborhoods via Clear Rock road as it is connected to Pony Express Parkway and Ruby Lane. The applicant has provided an alternative Master Plan which continues the 6' masonry wall across Clear Rock Road, and along the East side of the parcel, cutting off access to Ruby Lane. This proposal would prevent Clear Rock Road from being connected as intended and would only provide access into the Commercial area from Pony Express Parkway.

16.30.090 Connectivity Standards states:

"These standards are intended to create a connected transportation system between neighborhoods and commercial areas, with the goal of promoting walkability through additional connections and shorter block lengths, improving emergency response times, providing better routes to schools and parks, preventing isolated developments, and reducing impacts of development on arterial and collector roads by providing alternate routes."

It is the opinion of staff that Clear Rock Road should connect through to Pony Express Parkway and Ruby Lane as it increases connectivity in the area, provides for better emergency access, and as the connections have long been anticipated and planned.

Other Items for consideration

- All buildings shall meet commercial design standards, including orienting buildings to pedestrian ways along Ranches Parkway and Pony Express Parkway, with Parking to the side or rear of buildings.
- All lighting shall be dark sky compliant
- Parking Location: Per 17.72.030 B all parking should be located to the side or rear of the buildings and should not be located between the buildings and the street. It is the opinion of staff that this master plan should be updated to show development pads next to the ROW with parking behind.

REQUIRED FINDINGS:

Master Site Plan approvals are based upon compliance with City Code requirements, the approval criteria for a Master Site Plan can be found in EMMC 17.100.040.

PLANNING COMMISSION ACTION/RECOMMENDATION:

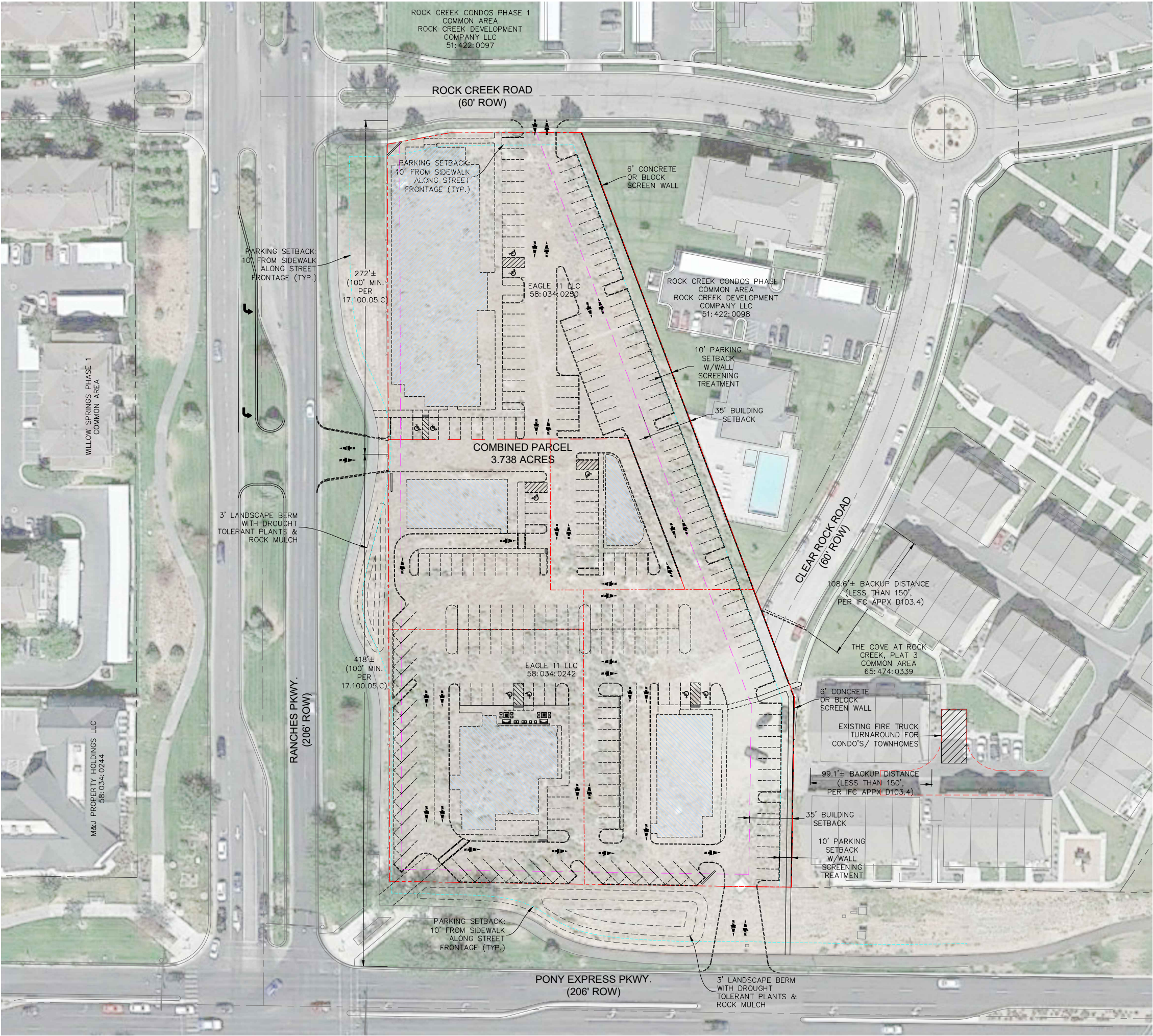
The Planning Commission voted (3-1) (1 commissioner absent) to recommend approval of the Ranches Crossing Master Site Plan with the following conditions:

1. The proposed concept/lot plan shall be excluded from the approval.
2. Clear Rock Road shall connect to Ruby Lane
3. Access X on Rock Creek Road shall be provided
4. The Applicant proposed design standards are excluded from the approval and the site plans shall adhere to current Municipal Code design standards at the time of approval.

ATTACHMENTS:

[Alternative Plan \(No Road\)](#)

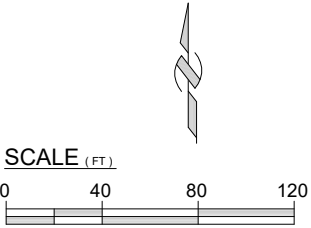
[Ranches Crossing - Master Site Plan](#)

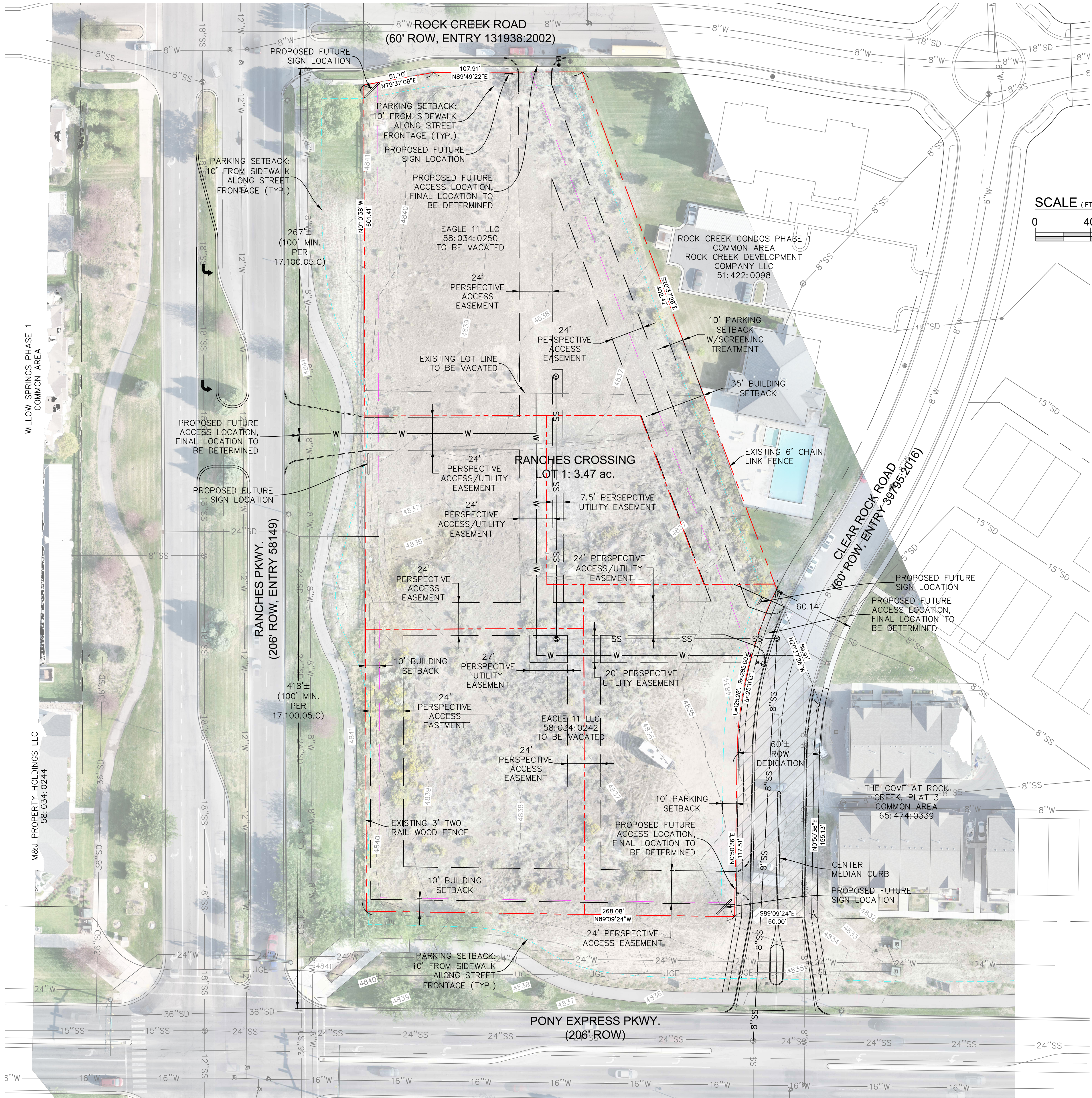


LEGEND:

- PROPERTY LINE OF INTEREST
- PERSPECTIVE FUTURE PROPERTY
- PARKING OFFSET REQ'T
- BUILDING OFFSET REQ'T
- EXISTING PROPERTY LINE

- SITE NOTES:**
- ZONE: Community Commercial
 - FEMA: ZONE X, AREA OF MINIMAL FLOOD HAZARD
 - SLOPES DO NOT EXCEED 15%
 - TOTAL ACREAGE: 3.74 ac.
 - TOTAL PARKING PROPOSED: 230 Stalls (1 stall per 130 sf)
 - TOTAL BUILDING PAD SF: 29,940 sf
 - AVG. LOT SIZE: 0.75 ac.
 - MIN. LOT SIZE: 0.25 ac.
 - GENERAL TOPOGRAPHY: GENTLY SLOPED (0-10%)





LEGEND	
	PROPERTY LINE OF INTEREST
	PERSPECTIVE PROPERTY LINE
	PARKING OFFSET REQ'T
	BUILDING OFFSET REQ'T
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PERSPECTIVE EASEMENT
	EXISTING CURB & GUTTER
	PROPOSED CURB
	PROPOSED FENCE
	EXISTING FENCE
	ROADWAY DEDICATION TO EAGLE MOUNTAIN CITY

GENERAL NOTES:
1. NO SLOPES EXIST OVER 15%.
2. NO NATURAL DRAINAGES EXIST THROUGH THE SITE.
3. ACCORDING TO THE UTAH GEOLOGIC HAZARDS PORTAL THERE ARE NO EARTHQUAKE FAULT HAZARDS WITHIN OR ADJACENT TO THE SITE.

LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°02'40" WEST ALONG SECTION LINE 419.44 FEET AND NORTH 122.78 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°09'24" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF PONY EXPRESS PARKWAY A DISTANCE OF 328.08 FEET; THENCE NORTH 0°10'37" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF RANCHES PARKWAY A DISTANCE OF 601.40 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF ROCK CREEK CONDOMINIUMS PHASE 1 THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 79°37'08" EAST 51.70 FEET, 2) NORTH 89°49'22" EAST 107.91 FEET, AND 3) SOUTH 20°37'28" EAST 402.56 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF THE COVE AT ROCK CREEK PHASE 3 THE FOLLOWING TWO COURSES AND DISTANCES: 1) SOUTH 20°37'28" EAST 89.76 FEET, AND 2) SOUTH 0°50'36" WEST 155.13 FEET TO THE POINT OF BEGINNING. AREA = 3.738 ACRES.

LOT DEVELOPMENT NOTES

PARCEL NUMBER: 58:034:0242 & 58:034:0250
SECTION: 20
TOWNSHIP: 5S
RANGE: 1W

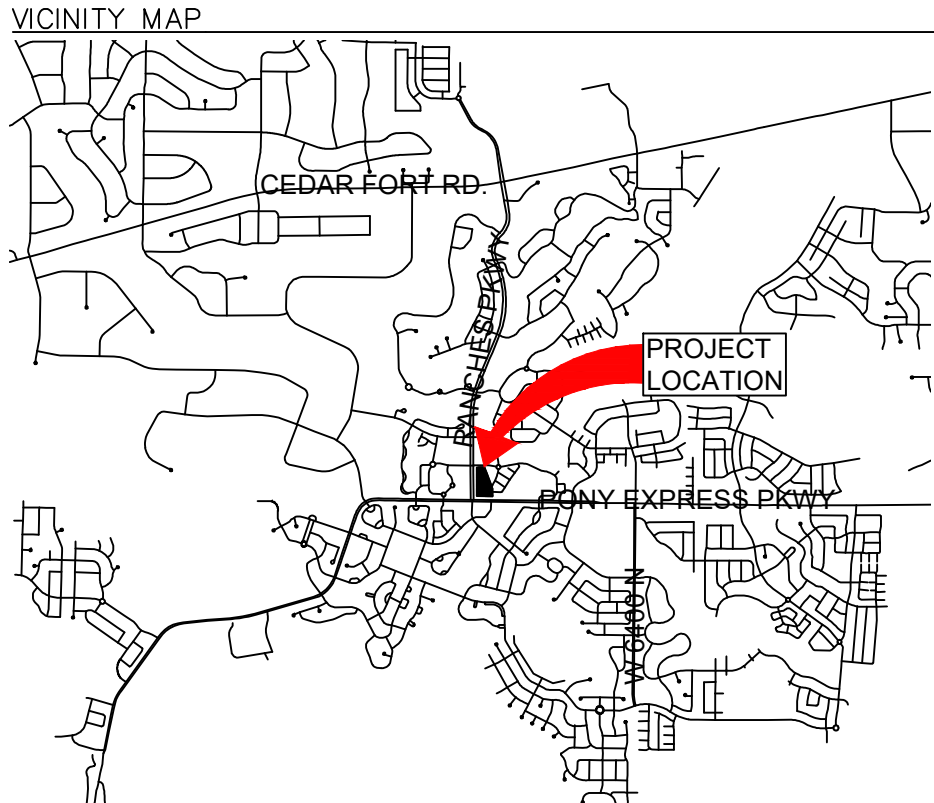
DEVELOPMENT ACREAGE: 3.738 ACRES (162,824 SF)

PROPOSED ZONING: CC – COMMERCIAL COMMUNITY

- ADJOINING RECORDED DEED NAMES:
- ROCK CREEK CONDOS PHASE 1
 - THE COVE AT ROCK CREEK
 - WILLOW SPRINGS PHASE 1
 - M&J PROPERTY HOLDINGS LLC

FLOOD PLAIN: PER FEMA FLOOD INSURANCE RATE MAP #49049C0300F CITY OF EAGLE MOUNTAIN 490258, EFFECTIVE DATE 6/19/2020, THIS PROPERTY LIES WITHIN UNSHADED ZONE X AND DOES NOT FALL WITHIN THE SPECIAL FLOOD HAZARD AREA.

PLAT CALCULATIONS	
TOTAL ACREAGE:	3.74 ACRES
BUILDABLE ACREAGE:	2.93 ACRES
TOTAL ACREAGE IN LOTS:	3.47 ACRES
TOTAL OPEN SPACE:	0 ACRES
TOTAL IMPROVED OPEN SPACE:	0 ACRES
AVERAGE LOT SIZE:	3.47 ACRES
LARGEST LOT:	3.47 ACRES
SMALLEST LOT SIZE:	3.47 ACRES
OVERALL DENSITY:	0.29 LOTS/ACRE
TOTAL # OF LOTS:	1 LOT



OWNER:
EAGLE 11 LLC

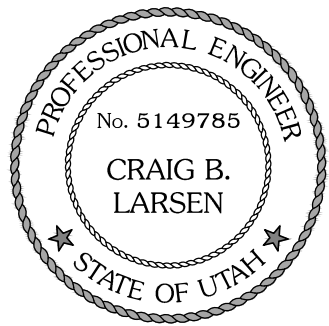
RANCHES CROSSING

PONY EXPRESS PKWY &
RANCHES PKWY
EAGLE MOUNTAIN, UT



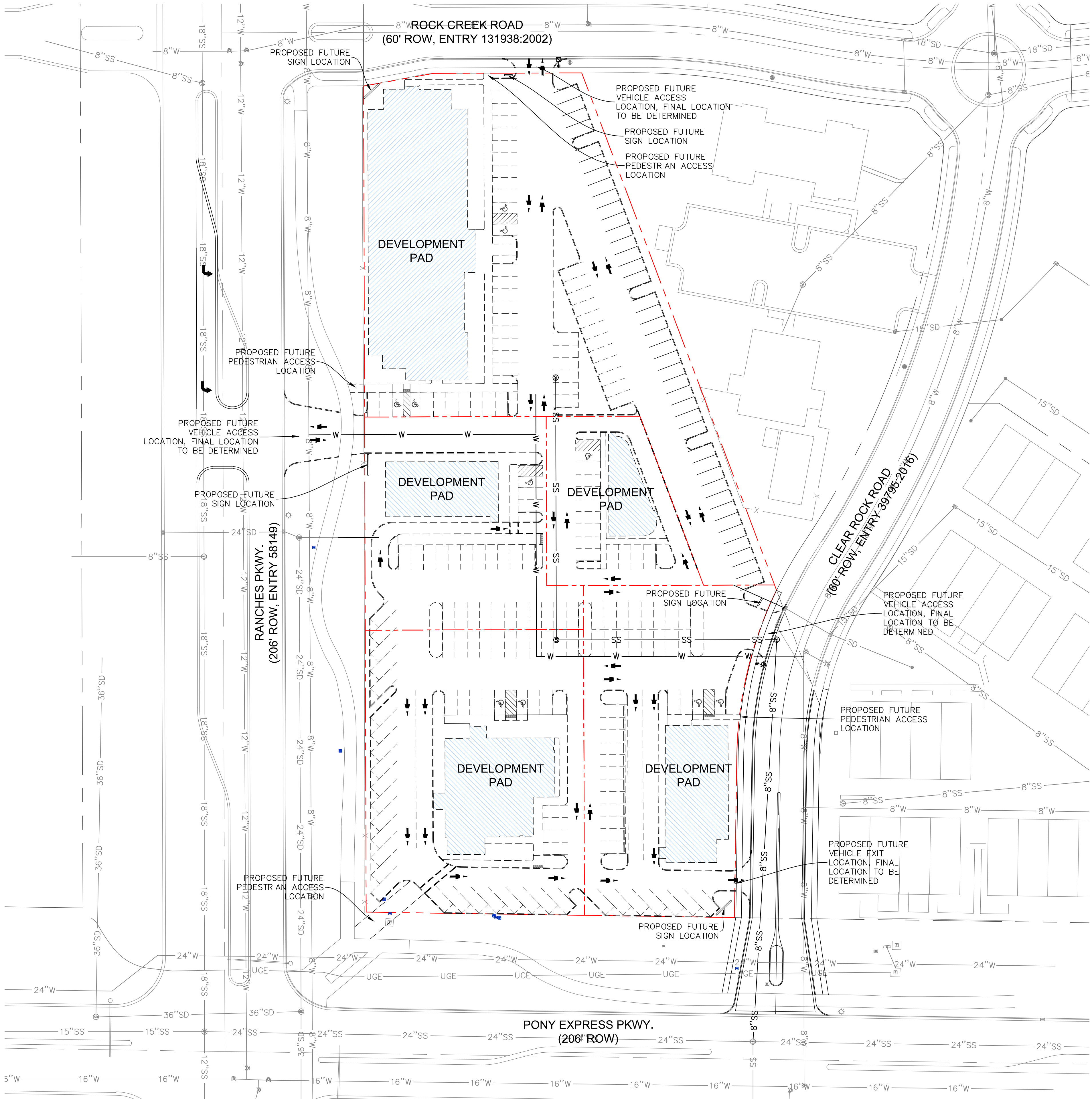
Rev.	Date	Comment
A	11.04.21	CITY COMMENTS

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: OCT. 4, 2021

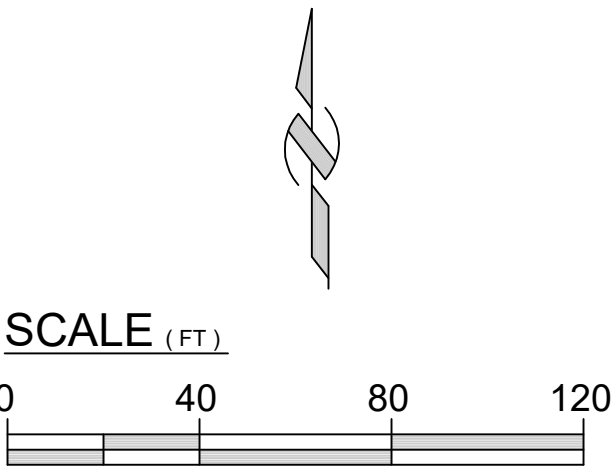


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PRELIMINARY
PLAT
P100

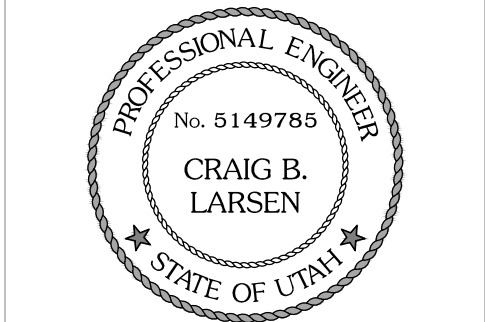


LEGEND		
PERSPECTIVE	EXISTING	
		PERSPECTIVE & EXISTING PROPERTY LINE
		EASEMENT
		CURB & GUTTER
		PROPOSED CIRCULATION ROUTE
		STORMDRAIN LINE
		SANITARY SEWER LINE
		WATER LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND ELECTRIC LINE
		COMMUNICATIONS LINE
		GAS LINE
		CONDUIT
		COND
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES
		FIRE DEPT. CONNECTION
		SITE LIGHT
		POWER POLE & GUY WIRE

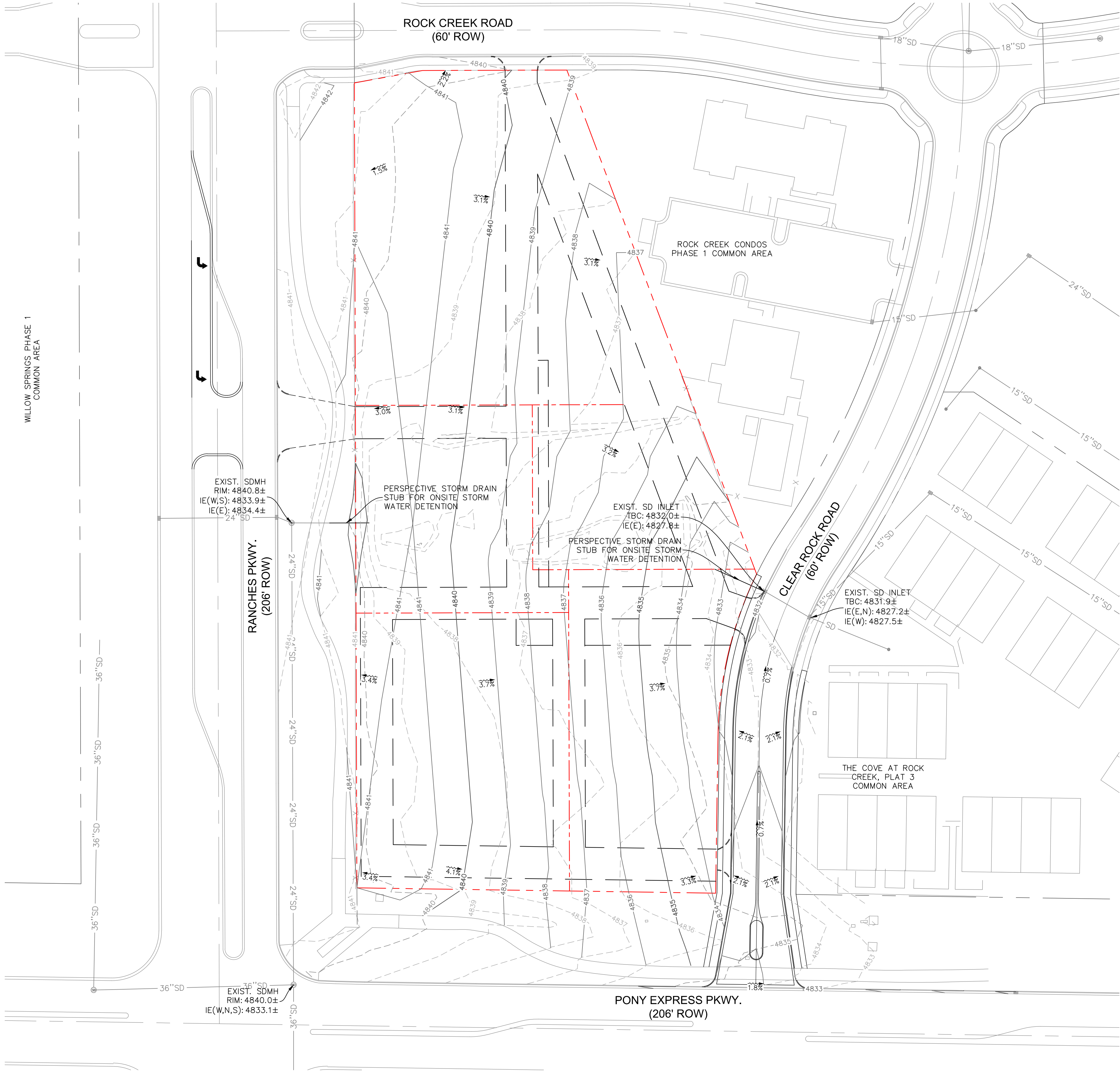


Rev.	Date	Comment
A	11.04.21	CITY COMMENTS

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C200



LEGEND		
PROPOSED	EXISTING	
		MAJOR CONTOUR
		MINOR CONTOUR
		DITCH BANK, FLOWLINE
		BUILDING/STRUCTURE
		CURB, GUTTER
		PROPERTY LINE
		EASEMENT
		GRADE BREAK LINE/CONVERGENCE POINT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN DISCHARGE (DISCHARGE TO LANDSCAPING)
		CLEANOUT

- GRADING, DRAINAGE & EROSION PLAN NOTES & INFORMATION:
- PREDEVELOPMENT RUNOFF OF 3.74 ac. (SEE ADD'L CALCS PROVIDED):
 - 1.1 10 YEAR-24 HOUR STORM (2.16 in. RAINFALL): 0.27 CFS
 - 1.2 100 YEAR-24 HOUR STORM (3.07 in. RAINFALL): 1.07 CFS
 - 1.3 TOC: 55 min.
 - 1.4 CN: 67.0 (BRUSH)
 - 1.5 SOIL GROUP B: JUAB LOAM - WELL DRAINED MIXED ALLUVIUM & LAKE SEDIMENT
 - NO MAJOR OR NATURAL DRAINAGES EXISTING WITHIN THE PROPERTY
 - HISTORICAL DRAINAGE PATTERN: EAST-SOUTHEAST SHEET FLOW (SEE EXIST. CONTOURS)
 - PROPOSED DRAINAGE PATTERN: EAST-SOUTHEAST FOLLOWING EXIST. PATTERN
 - EXISTING STORMWATER FACILITIES EXIST IN THE RANCHES PARKWAY & CLEAR ROCK ROAD FOR FUTURE CONNECTIONS FOR ON-SITE DEVELOPMENT. NO ADDITIONAL STORMWATER PUBLIC INFRASTRUCTURE IS REQUIRED.
 - ONSITE DETENTION & TREATMENT WILL BE PROVIDED FOR FUTURE ONSITE DEVELOPMENT TO LIMIT RUNOFF TO PREDEVELOPMENT RATES & 0.2 CFS/AC.
 - ALL DISTURBED & IMPROVED AREAS NOT ALREADY IMPROVED WITH A FINISHED SURFACE SHALL BE LANDSCAPED.
 - CONSTRUCTION EROSION & SEDIMENT CONTROL SHALL BE CONTROLLED BY ADHERENCE TO A SWPPP (SEE C400) & PERMITTED UNDER THE CURRENT STATE OF UTAH UPDES CONSTRUCTION GENERAL PERMIT (UTRC000000)
 - THERE ARE NO EXISTING SLOPES GREATER THAN 15%
 - NO FUTURE SLOPES, CUT OR FILL SURFACES, GREATER THAN 15% ARE ANTICIPATED.
 - CUT & FILL DEPTHS WILL BE LESS THAN 10 ft.
 - NO OFFSITE RUNOFF IS EXPECTED TO IMPACT OR RUN THROUGH THE SITE DUE TO EXISTING IMPROVEMENTS AND ELEVATIONS.
 - ALL PROPOSED CONTOURS & SLOPES SHOWN HERE SHOULD BE CONSIDERED PRELIMINARY TO DEMONSTRATE FEASIBILITY & MASS GRADING & DRAINAGE PATTERNS.

OWNER:
EAGLE 11 LLC

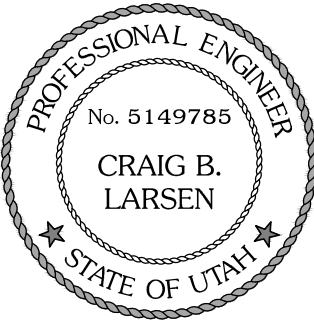
RANCHES
CROSSING

PONY EXPRESS PKWY &
RANCHES PKWY
EAGLE MOUNTAIN, UT

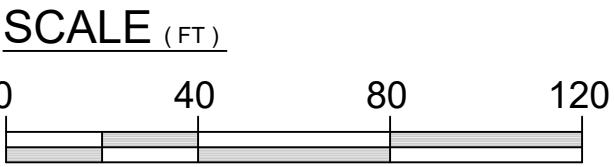


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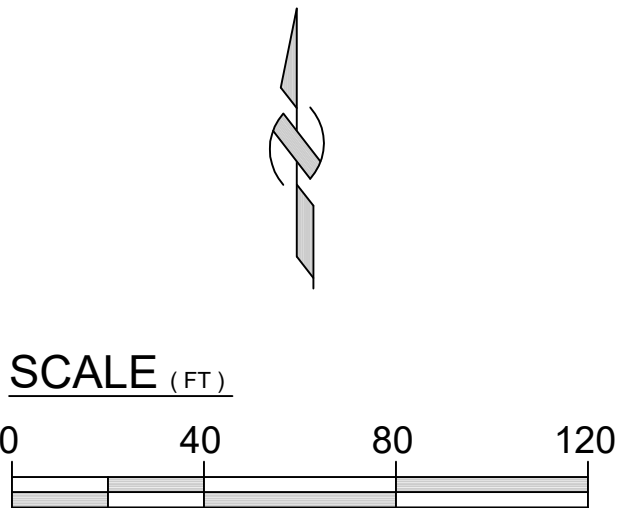


GRADING
& DRAINAGE
C300





- (A) CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE, LOCATION TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY
- (B) CONSTRUCT CONCRETE WASHOUT FACILITY, LOCATION(S) TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY, CLEAN & DISPOSE OF EXCESS MATERIAL AS NECESSARY IN A LAWFUL MANNER
- (C) INSTALL SILT FENCE, STRAW WATTLE OR BALE EROSION CONTROL BARRIER AT ALL LOCATIONS WHERE STORMWATER RUNOFF MAY FLOW OFF-SITE
- (D) PLACE GRAVEL BAGS & INLET PROTECTION, OVER PROPOSED & EXISTING INLETS & STREET GUTTERS UNTIL COMPLETION OF SITE CONSTRUCTION & LANDSCAPING (TYP. ALL INLETS)



LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
X	X	DITCH BANK, FLOWLINE
		SILT FENCE, STRAW WATTLE
		STRAW BAIL
		GRAVEL BAG
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION

Ldg

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605.725.5257

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OWNER:
EAGLE 11 LLC

RANCHES
CROSSING

PONY EXPRESS PKWY &
RANCHES PKWY
EAGLE MOUNTAIN, UT

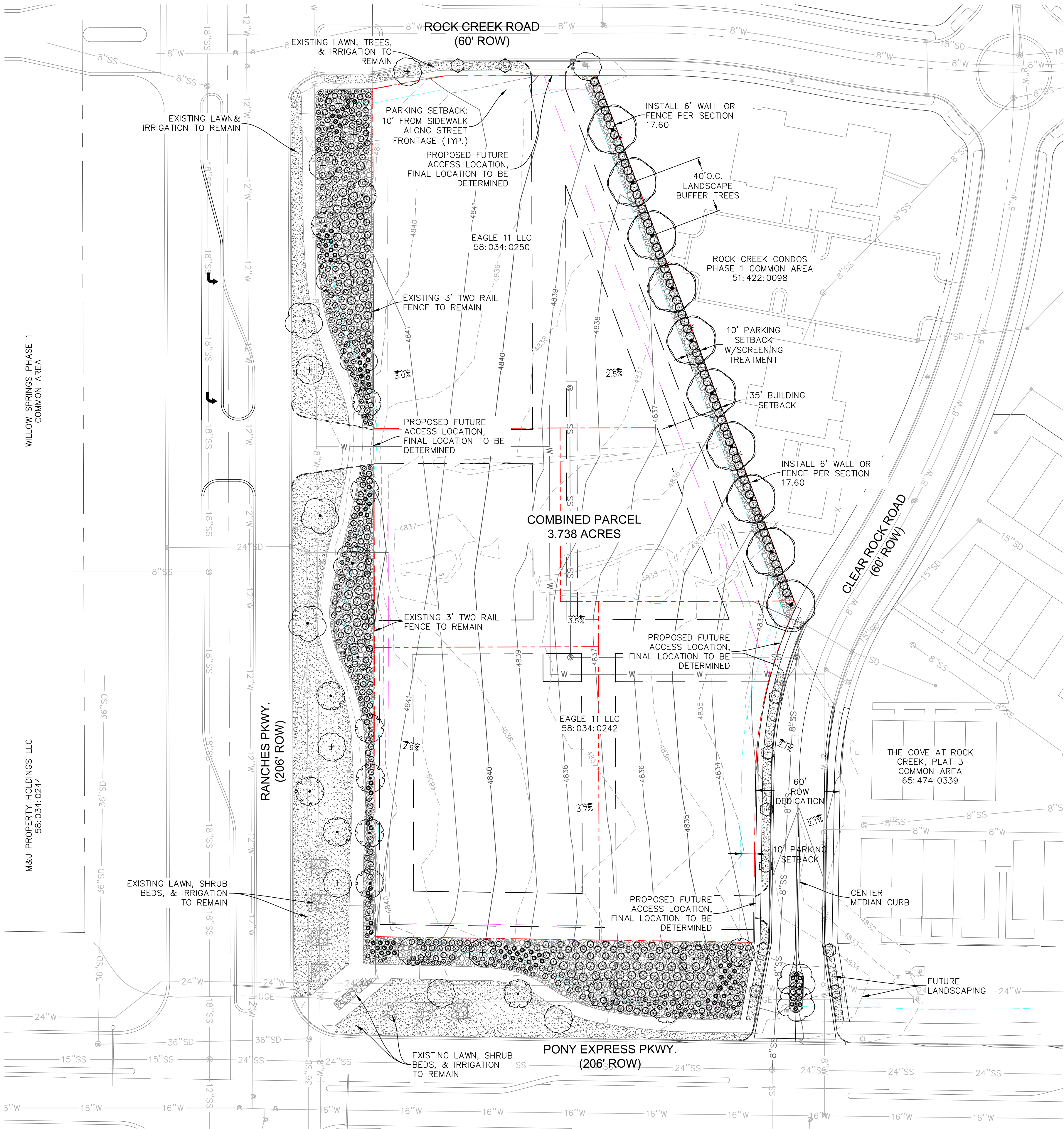
811
Know what's below.
Call before you dig.

Rev.	Date	Comment
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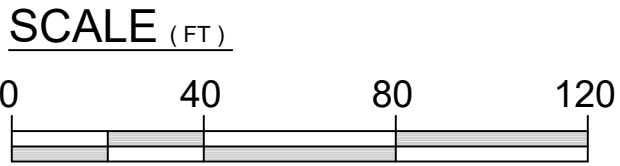
DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: OCT. 4, 2021

PROFESSIONAL ENGINEER
No. 5149785
CRAIG B. LARSEN
STATE OF UTAH

EROSION
PLAN
C400



LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		EASEMENT
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN (OUTLET TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER & DIAMETER IF KNOWN
		WATER, IRRIGATION, POST INDICATOR VALVES
		SITE LIGHT
		POWER POLE & GUY WIRE



LANDSCAPE AREAS SUMMARY	
TOTAL LANDSCAPE AREA	52,472 SF
TURF LANDSCAPE AREA	24,169 SF (46%)
WATER-WISE LANDSCAPE AREA	28,303 SF (54%)
LANDSCAPE BUFFER TREES	10 TREES
ROW TREES	40 TREES
STREET TREES	8 TREES

- LANDSCAPE NOTES:**
- DECORATIVE ROCK MULCH MIN. 1" AGGREGATE TO MATCH EXISTING ROCK MULCH ON SITE SHALL BE A MIN. OF 3" THICK ABOVE DEWIT PRO WEED BARRIER FABRIC.
 - ALL ROCK MATERIALS SHALL NOT EXCEED THE HEIGHT OF THE SIDEWALK/TRAIL OR THE TOP BACK OF CURB.
 - ALL ROCK MULCH AREAS TO BE WATER-WISE LANDSCAPE WITH DRIP IRRIGATION SYSTEM.
 - INSTALL LANDSCAPE BERM HEADLIGHT SCREEN WHERE INDICATED WITH MAXIMUM HEIGHT OF 3' AND SLOPED SIDES TO BE NO GREATER THAN 1' VERTICAL TO 6' HORIZONTAL.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	CER FOR	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	1.5" Cal.	B&B	8
	EX TREE	Existing Tree	Existing Tree to Remain	---		12
	PYR CAP	Pyrus calleryana 'Capital'	Capital Callery Pear	1.5" Cal.	B&B	10
	ZEL GRE	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	1.5" Cal.	B&B	10
	ZEL MUS	Zelkova serrata 'Musashino'	Musashino Sawleaf Zelkova	1.5" Cal.	B&B	18
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot	96
	JUN MOO	Juniperus sabina 'Monard' TM	Moor-Dense Juniper	5 gal.	Pot	68
	LIG VIC	Ligustrum vicaryi	Golden Privet	5 gal.	Pot	70
	MAH COM	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 gal.	Pot	116
	PER NYJ	Perovskia atriplicifolia 'Blue Jean Baby'	Blue Jean Baby Russian Sage	1 gal.	Pot	70
	PHY TI6	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	2 gal.	Pot	82
	RHU GRO	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 gal.	Pot	90
	ROS K32	Rosa x 'Radsunny' TM	Sunny Knock Out Yellow Rose	5 gal.	Pot	53
	SYR BL2	Syringa x 'Bloomerang'	Bloomerang Series Lilac	5 gal.	Pot	53
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	POA PRA	Poa pratensis	Kentucky Bluegrass	---		24,169 sf
	ROC MUL	Rock Mulch	3" Rock Mulch	---		28,303 sf

OWNER:
EAGLE 11 LLC

RANCHES
CROSSING

PONY EXPRESS PKWY &
RANCHES PKWY
EAGLE MOUNTAIN, UT



Rev.	Date	Comment
A	11.04.21	CITY COMMENTS

DRAWN BY: DRS
DESIGN BY: DRS
ORIG. ISSUE DATE: OCT. 4, 2021



11/4/2021 12:07:17 PM

LANDSCAPE
PLAN
L100



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	MOTION - Eagle Crest Phase A Master Site Plan		
ITEM TYPE:	Master Site Plan & Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Isaac Patterson		
GENERAL PLAN DESIGNATION Employment Center / Campus	CURRENT ZONE Business Park	ACREAGE 20.58	COMMUNITY Town Center

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

Eagle Crest, is located within the Commercial Portion of the Sage Park development. Sage Park was originally an entirely residential project, but on November 19th, 2019 the Eagle Mountain City Council rezoned approximately 20 acres to Business Park, and granted Light Manufacturing as a conditional Use, the council also allowed for up to 9 acres of self-storage in the northern portion of the project along Eagle Mountain Boulevard. This proposal is for a preliminary plat, and master site plan for the commercial area rezoned at that meeting. In addition to approving the rezone the council added a condition that the approval should mirror concept 2 (presented at the meeting).

ITEMS FOR CONSIDERATION:

17.100.040 Master Site Plan Requirements: The following shall be considered for all commercial sites that are planned to be developed in phases, for the entire land area that will eventually be developed.

Land use: The proposed master site plan envisions the entire area to be developed with Flex Use, Office Buildings, and Storage Units this in compliance with the Sage Park Development Agreement.

Open space and landscaped areas: The applicant has included a

landscape plan which shows landscaping around the edge of the project where the property abuts public ROW's

Architectural guidelines: The applicant has provided photographs of Storage units, and Flex Use buildings inside the city, and has indicated they would use the same elevations, or those of tilt-up buildings located in a neighboring municipality.

Buildable square footage: There is no property on either parcel that is defined as unbuildable, and the applicant has development, which cover the entire parcel minus traffic circulation routes, and required setbacks/landscaping along the outside edge of the development.

Parking requirements:

Per 17.55.120(c) the parking requirement for Storage Facilities shall be determined by the Planning Commission, the applicant is showing 14 parking stalls at the office for the Storage Unit Facility, it is up to the Planning Commission to determine if this is sufficient parking.

The Flex Use buildings shall provide 1 parking stall per 300 sf for office portions, and 1 parking stall per 2,000 SF of warehouse area for the first 20,000 gross floor area of the warehouse, and 1 stall per 4,000 SF of gross floor area thereafter.

Access and circulation: The applicant is showing two (2) accesses onto Desert Willow Drive, a single right in, right out access onto Eagle Mountain Boulevard and a new road in the middle of the project with one access from either side of the project onto it.

Phasing and timing of improvements: The phasing and timing of improvements is not discussed in the Master Site Plan

Project monument sign locations: The Applicant has shown the location of monument sign locations, on the landscape plans.

Storm drainage and all preliminary calculations for infrastructure improvements: The applicant has worked with the City Engineering Department on these requirements and they will continually be updated as the site builds out.

Sage Park Development and Use Agreement

2. General Land Use Plan The property shall be developed in the general configuration shown in *exhibit B*. The applicant's proposed site plan largely complies with the approved concept plan from the land use agreement with the one change that building A has increased in size to provide additional flex space, and Building D has been removed. This is largely compliant with exhibit B and in the opinion of staff *complies* with this provision.

4. Commercial Storage Access Road the only access from the Commercial Storage area to Eagle Mountain Boulevard shall be a right in, right out access. The applicant is proposing a right in, right out access onto Eagle Mountain Boulevard in *compliance* with this provision.

5. Zoning and Land Uses the property north of the collector road shall be zoned as:

5.1 up to nine (9) acres in the northwest corner as Commercial Storage, the commercial storage area shall not be adjacent to the collector road, and at least 550 feet of frontage along Eagle Mountain Boulevard shall be Business Park. The proposal contains 7.2 acres of Commercial storage, no storage is adjacent to the new collector road, and the amount of Business Park zoning adjacent to Eagle Mountain Boulevard exceeds 550' which *complies* with this provision.

5.2 The remaining portion of the area shall be zoned Business Park, in which "Contract construction services, establishments & contractor offices (sometimes known as flex-use buildings)" are permitted per 5.2.a.viii the applicants proposal *complies* with this provision.

Elevations

The applicant has provided some example images for what they anticipate building each project with, they include examples of storage facilities and flex-use buildings located within Eagle Mountain, and tilt up buildings built outside of the city. It should be noted that individual projects will still require site plan approvals where elevations will be reviewed in detail.

Parking

Per 17.55.120(c) the parking requirement for Storage Facilities shall be determined by the Planning Commission, the applicant is showing

14 parking stalls at the office for the Storage Unit Facility, the Planning Commission didn't recommend any changes to parking provided

The Flex Use buildings shall provide 1 parking stall per 300 sf for office portions, and 1 parking stall per 2,000 SF of warehouse area for the first 20,000 gross floor area of the warehouse, and 1 stall per 4,000 SF of gross floor area thereafter.

Per 17.55.080 C Parking islands are required for every 12 parking stalls, however, the applicant is showing more than 12 parking stalls in a row without parking islands, this however is consistent with both the approved concept plan, and the other Flex Use building in the city which was exempted from the parking island requirement by the City Council.

Landscaping and Fencing

Per 17.60.120 R and 16.35.090 all fencing along Eagle Mountain Boulevard and the south Collector road shall comply with Collector and Arterial fencing requirements, and shall be required where rear or side lot lines abut a collector or arterial road right-of-way.

Per 17.60.110 D A three and one-half foot tall headlight screen shall be provided between all parking areas and the road.

Commercial Design

17.72.030 B requires commercial parking to be located to the side or rear of buildings. The applicant's proposal puts the expanse of parking between the buildings and the road with all parking in front of buildings this **does not comply** with this provision, however, parking is shown in the same locations it is shown on the approved concept plan, and in other flex use developments in the city parking was also shown in front of buildings to avoid conflicts with customer parking and truck loading locations.

North-South Road

The North-South road to the East of Building C is shown as a 53' Right-of-way, the city anticipates needing a Collector road in this area, and we recommend that the road be increased in size to a minor collector ROW of 77'

REQUIRED FINDINGS:

Master Site Plan approvals are based upon compliance with City Code requirements and requirements of the [Sage Park Business Center and Residential Area Development and Use Agreement](#). The approval criteria for a Master Site Plan can be found in EMMC 17.100.040

Preliminary Plat approvals are based upon compliance with City Code requirements. The approval criteria for a Preliminary Plat can be found in EMMC 16.20

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission voted (4-0) (1 member absent) to recommend approval of the Eagle Crest Business Park Master Site Plan with the following conditions:

1. The amount of parking required for the storage facility as determined per EMMC 17.55.120 C shall be provided.
2. Headlight screening shall be required between parking areas and the public rights-of-way.

Staff recommends the additional condition:

3. North-South road to the East of Building C Should be increased in size to a 77' Minor Collector ROW

ATTACHMENTS:

[Master Site Plan](#)

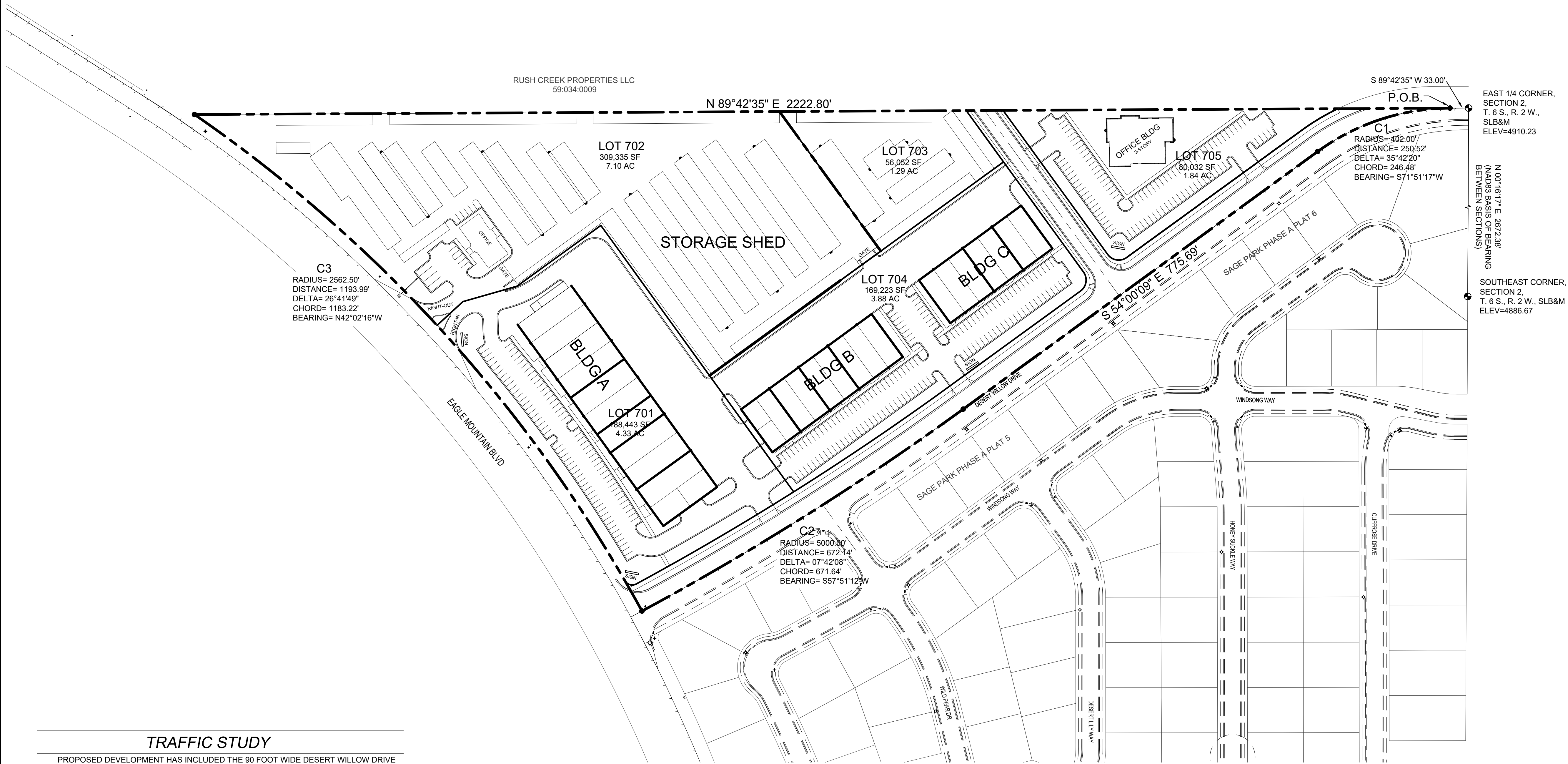
[Approved Concept Plan](#)

[Elevation Examples](#)

[Storage Concept](#)

[11.19.2019 City Council Minutes](#)

EAGLE CREST - MASTER DEVELOPMENT PLAN



TRAFFIC STUDY

PROPOSED DEVELOPMENT HAS INCLUDED THE 90 FOOT WIDE DESERT WILLOW DRIVE COLLECTOR ROADWAY AS DETAILED IN THE CITY MASTER TRANSPORTATION PLAN.

PLAT CALCULATIONS

TOTAL PROJECT AREA	20.58 AC	100%
FUTURE DEVELOPABLE PARCELS	8.69 AC	42%
UNBUILDABLE ACREAGE	0.00 AC	0%
BUILDABLE ACREAGE	11.89 AC	58%
TOTAL ACREAGE IN LOTS	11.43 AC	
TOTAL ACREAGE IN ROADS	0.46 AC	
TOTAL OPEN SPACE	0.00 AC	
TOTAL IMPROVED OPEN SPACE	0.00 AC	
AVERAGE LOT SIZE	248,945 SF / 5.72 AC	
LARGEST LOT SIZE	309,335 SF / 7.10 AC	
SMALLEST LOT SIZE	188,443 SF / 4.33 AC	
OVERALL DENSITY	0.17 DU/AC	
TOTAL NUMBER OF LOTS	2	

BOUNDARY DESCRIPTION

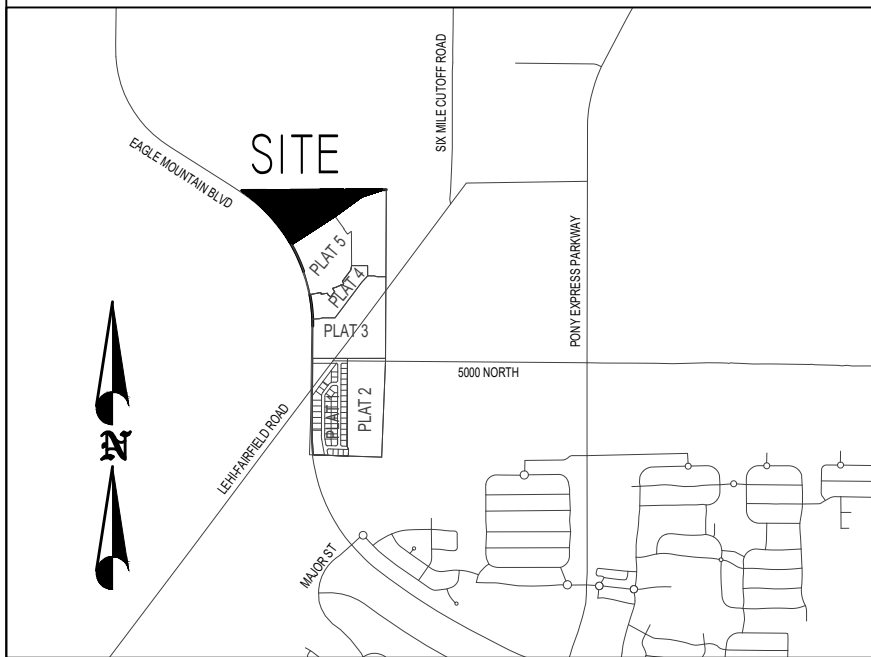
Beginning at a point located South 89°42'35" West 33.00 feet from the East Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running

thence along the arc of a 402.00 foot radius curve to the left a distance of 250.52 feet through a central angle of 35°42'20" (chord bears South 71°51'17" West 246.48 feet); thence South 54°00'09" West 775.69 feet; thence along the arc of a 5000.00 foot radius curve to the right a distance of 672.14 feet through a central angle of 07°42'08" (chord bears South 57°51'12" West 671.64 feet); thence along the arc of a non-tangent 2562.50 foot radius curve to the left a distance of 1193.99 feet through a central angle of 26°41'49" (chord bears North 42°02'16" West 1183.22 feet); thence North 89°42'35" East 222.80 feet to the point of beginning.

Contains: 20.58 acres or 896,389 sf

VICINITY SKETCH

SCALE 1:3000



LEGEND

---	PROPERTY LINE
---	LOT LINE
---	EASEMENT LINE
---	EXISTING CURB
---	PROPOSED CURB

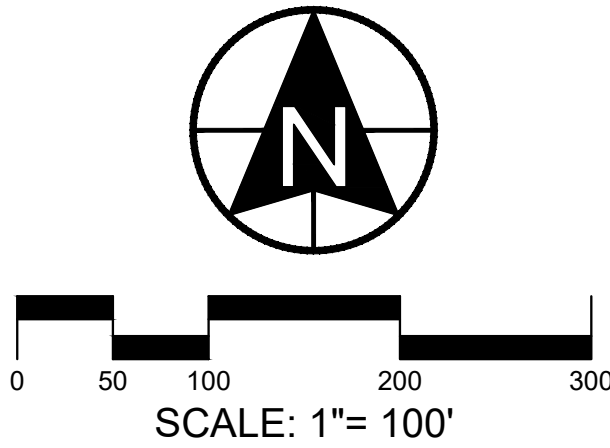
SHEET INDEX

C0	COVER SHEET
C1	PRELIMINARY PLAT
C2	OVERALL UTILITY PLAN
C3	GRADING PLAN
C4	PHASING PLAN
C5	GENERAL NOTES
C6	SIGNAGE & LIGHTING PLAN
C7	LANDSCAPE PLAN

PATTERSON DEVELOPMENT

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

EAGLE CREST



1018 N Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
PRELIMINARY PLAN	11-01-2021

PROJECT

EAGLE CREST

MASTER DEVELOPMENT PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
COVER	C0



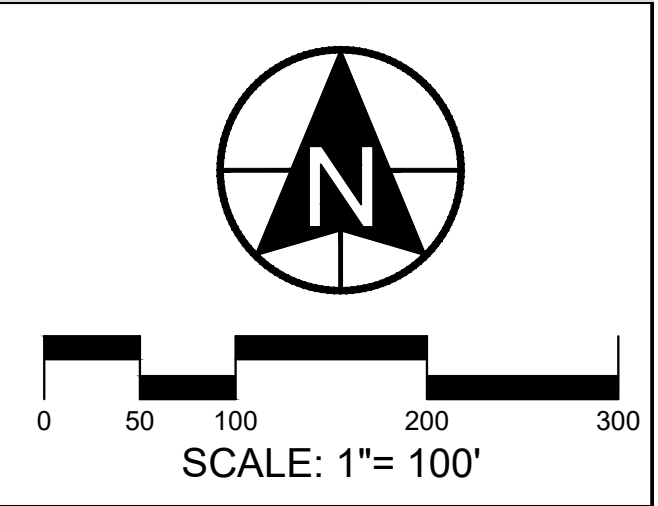
DEVELOPER

**PATTERSON
DEVELOPMENT**

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

**EAGLE
CREST**



berg
CIVIL ENGINEERING

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Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION		DATE	
PRELIMINARY PLAN		11-01-2021	

PROJECT

**EAGLE
CREST**

DESCRIPTION

**MASTER
DEVELOPMENT PLAN**

PRELIMINARY - NOT
FOR CONSTRUCTION

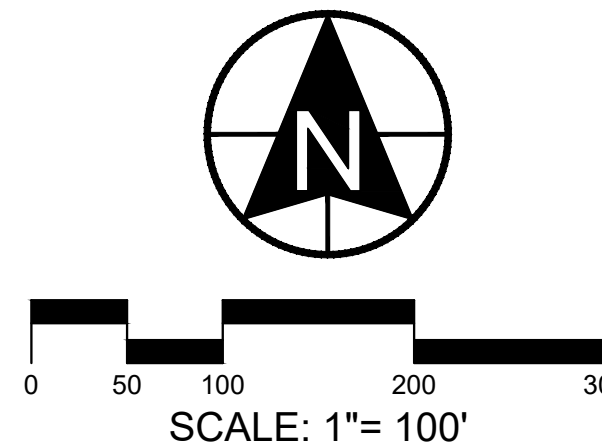
SHEET NAME	SHEET NUMBER
PRELIMINARY PLAN	C1

\\berg-dm\jerry\cadd\2021\project\stage park storage\plan
C1.dwg (jerry) 11-01-2021 10:00:00

*PATTERSON
DEVELOPMENT*

1251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

EAGLE CREST



REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	11-01-2021

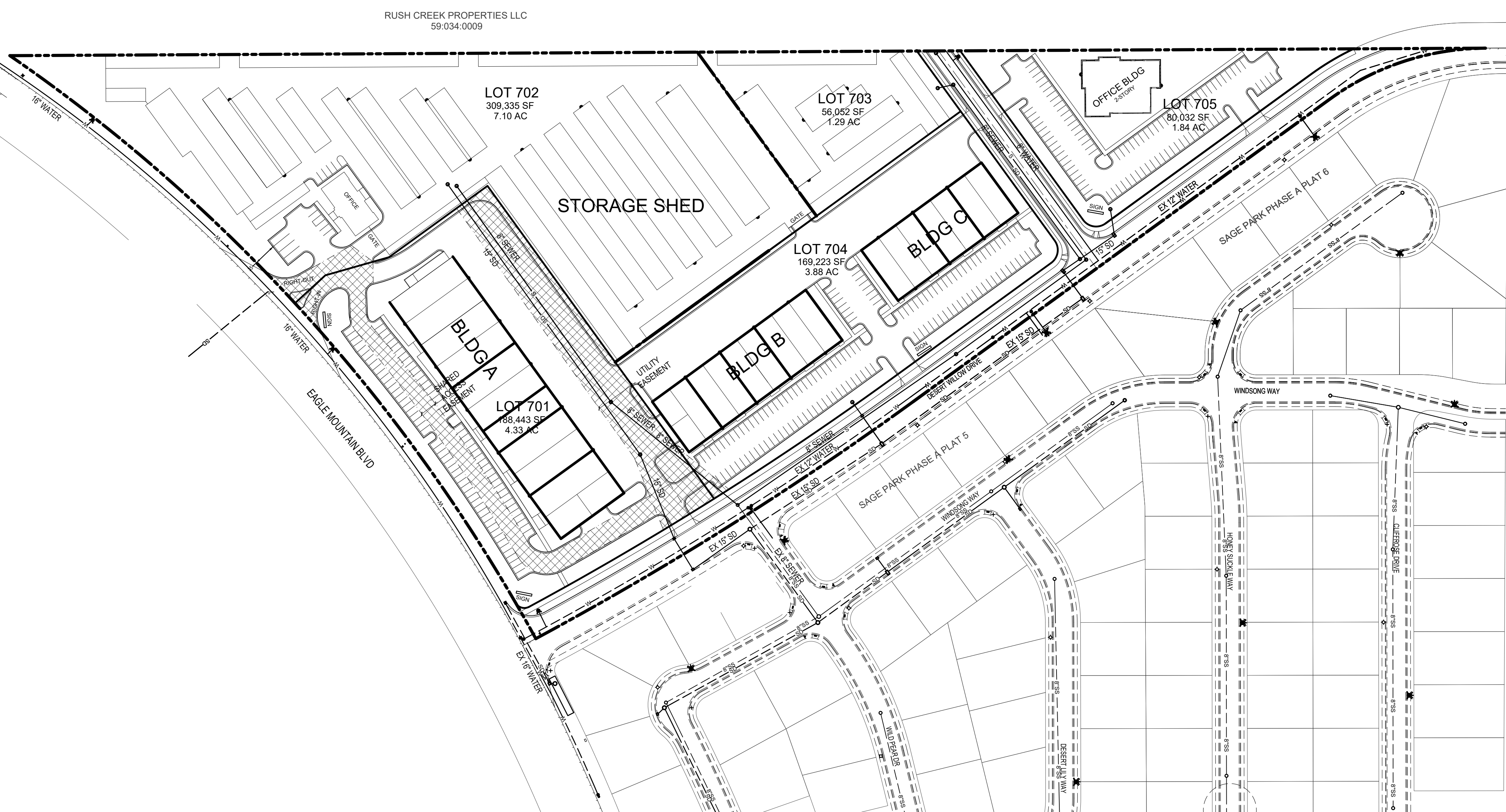
EAGLE CREST

DESCRIPTION

**MASTER
DEVELOPMENT PLAN**

PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C2





SLOPE ANALYSIS

NO AREAS WITH THE PROPOSED DEVELOPMENT HAVE SLOPES GREATER THAN 15% OR 25%+

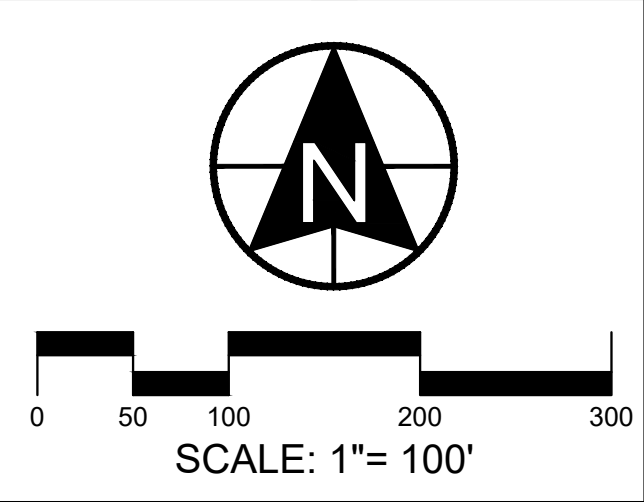
DEVELOPER

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11251 N SUNSET DRIVE
HIGHLAND, UT 84003
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DEVELOPMENT

**EAGLE
CREST**



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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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PRELIMINARY PLAN		11-01-2021	

PROJECT

**EAGLE
CREST**

DESCRIPTION

**MASTER
DEVELOPMENT PLAN**

PRELIMINARY - NOT
FOR CONSTRUCTION

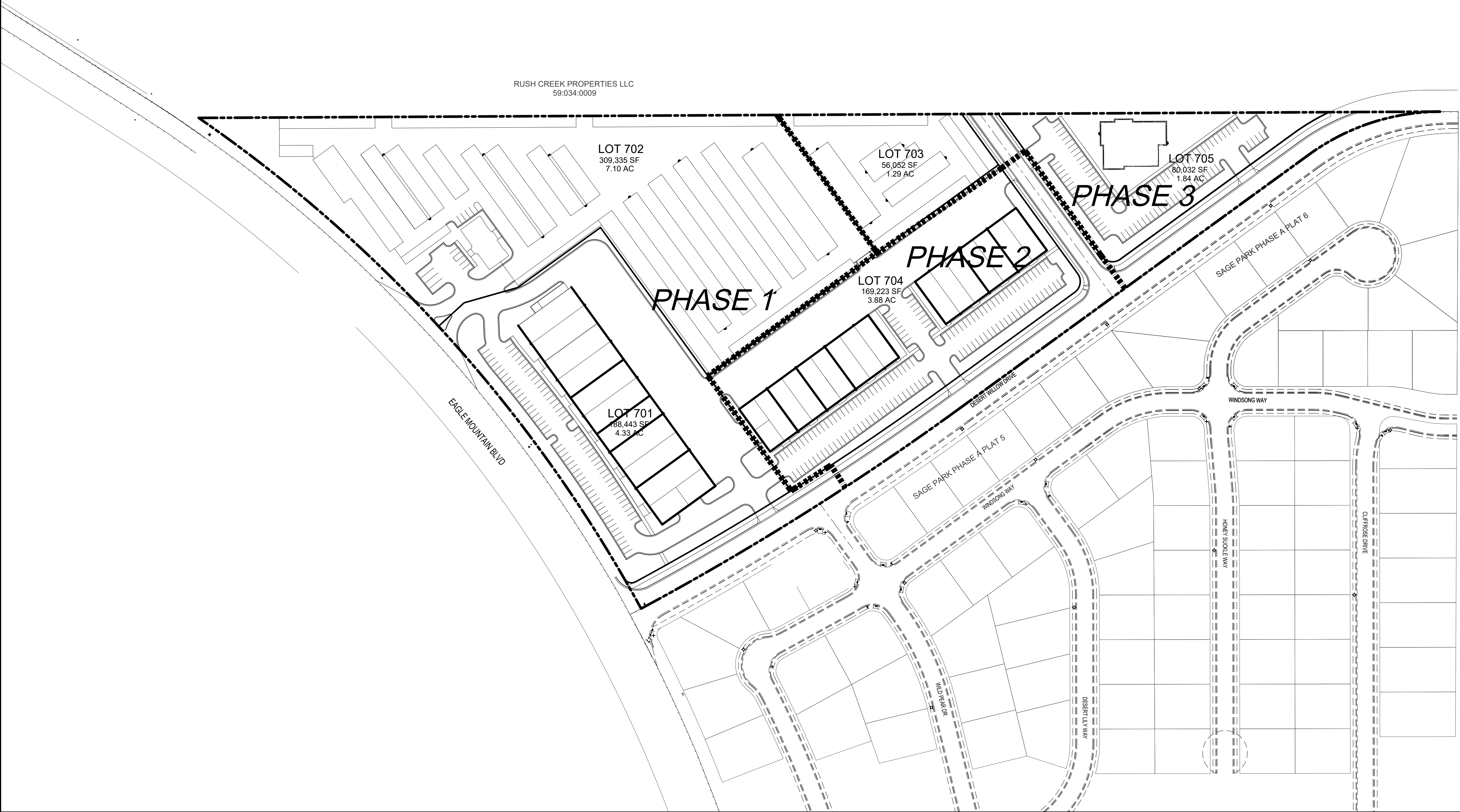
SHEET NAME	SHEET NUMBER
GRADING PLAN	C3

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PHASING PLAN

PHASE 1	2 LOTS
PHASE 2	1 LOT
PHASE 3	2 LOTS

TOTAL 5 LOTS



DEVELOPER

**PATTERSON
DEVELOPMENT**

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

**EAGLE
CREST**

North arrow pointing up.

Scale bar: 0, 50, 100, 200, 300 feet.

SCALE: 1"= 100'

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1018 N Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION		DATE	
PRELIMINARY PLAN		11-01-2021	

PROJECT

**EAGLE
CREST**

DESCRIPTION

**MASTER
DEVELOPMENT PLAN**

PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
PHASING PLAN	C4

\\berg-001\jerry\c40\2021\mpep\mpep park storage\wp
C4.mxd, printed by jerry, 11-01-2021

Eagle Mountain City General Notes for construction drawings:

SEWER-

- **Pipe bedding:** ¾” gravel required 6” below, on the sides & 12” above the pipe (minimum).
- **Depth:** Sewer main/laterals to maintain 4’ of cover (minimum) from finished grade, 3’ minimum from top of pipe at time of installation.
- **Separation:** sewer mains & laterals to maintain 10’ separation (minimum) from culinary water mains & laterals.
- **Sewer Y’s:** 3’ minimum separation between sewer Y’s.
- **Lateral stubs:** A) stubs must extend 15’ into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y’s and stubs. Also slopes (2% min. on 4” pipe) to be checked before backfill.
- **Manholes:** manholes to be within 1’ of finished grade. 12” of whirly gig form (max) and no flat rings allowed. 12” of ¾” gravel required under manholes/boxes.

WATER-

- **Valves:** 1. Valves must be flanged to tee’s (fittings). 2. Valves 12” and larger to be butterfly valves.
- **Bedding:** sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6” below pipe on the sides & 12” above pipe (minimum).
- **Depth:** water main & laterals must maintain 4’ cover from finished grade (minimum), 3’ minimum from top of pipe at time of installation. Max depth 72” from finished grade.
- **Services & fittings:** services & fittings to maintain 3’ minimum separation from pipe joints and other fittings.
- **Setters:** all setters to be 21” tall (minimum), have unions at the base and be dual check model, also ¾” setters to have double braces. Setters to be set at: 18” to 22” from the top of setter to top of lid.
- **Water can lid:** all lids to say “Eagle Mountain” on them recessed with a hole for the ERT and to be set at level to 1” above the plane of the curb & sidewalk.
- **Water Can:** the water can for ¾” & 1” services will need to be a 36” tall minimum and 21” inside diameter. Water can for 1-1/2” to 2” service will need to follow APWA specification.
- **Hydrants:** hydrants to be 5’ bury (minimum).
- **Laterals:** all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15’ into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- **Tracer wire:** run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- **Water fittings:** all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- **Vertical separation:** water main to maintain 18” minimum separation from storm drain or other obstacles/utilities.
- **Water line fittings:** all fittings to have mega lug followers.
- **Water Main Line:** NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN-

- **Bedding:** ¾” gravel 6” below and on sides of pipe & 12” above pipe (minimum).
- **ADS:** all ADS pipe to be “HP” brand.
- **Collars:** collars to be 1’x1’ around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- **Manholes:** manholes to be within 1’ of finished grade. 12” of whirly gig form (max) and no flat rings allowed. 12” of ¾” gravel required under manholes/boxes.

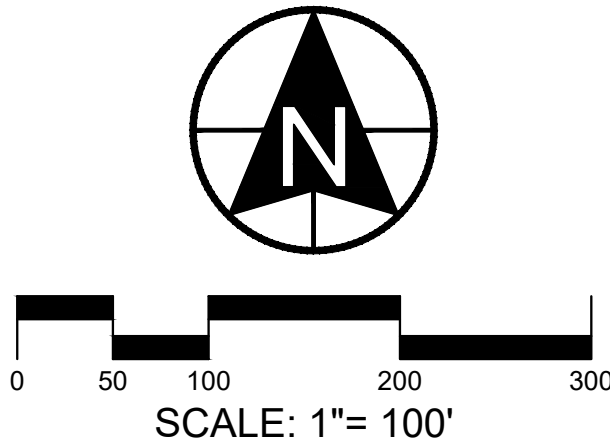
ROAD SECTION-

- **Proof rolls:** proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
- **UTBC:** state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- **Collars:** all collars to be 1’ wide by 1’ deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4” monofilament) required for all street collars. Manhole covers and water valve towers to be ½” down from asphalt edge and concrete to be ¼” to 3/8” down from asphalt edge.

PATTERSON
DEVELOPMENT

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

EAGLE
CREST
PHASE A



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION			DATE
PRELIMINARY PLAN			9-13-2021

PROJECT

EAGLE
CREST
PHASE A

DESCRIPTION

PRELIMINARY PLAN
PRELIMINARY - NOT
FOR CONSTRUCTION

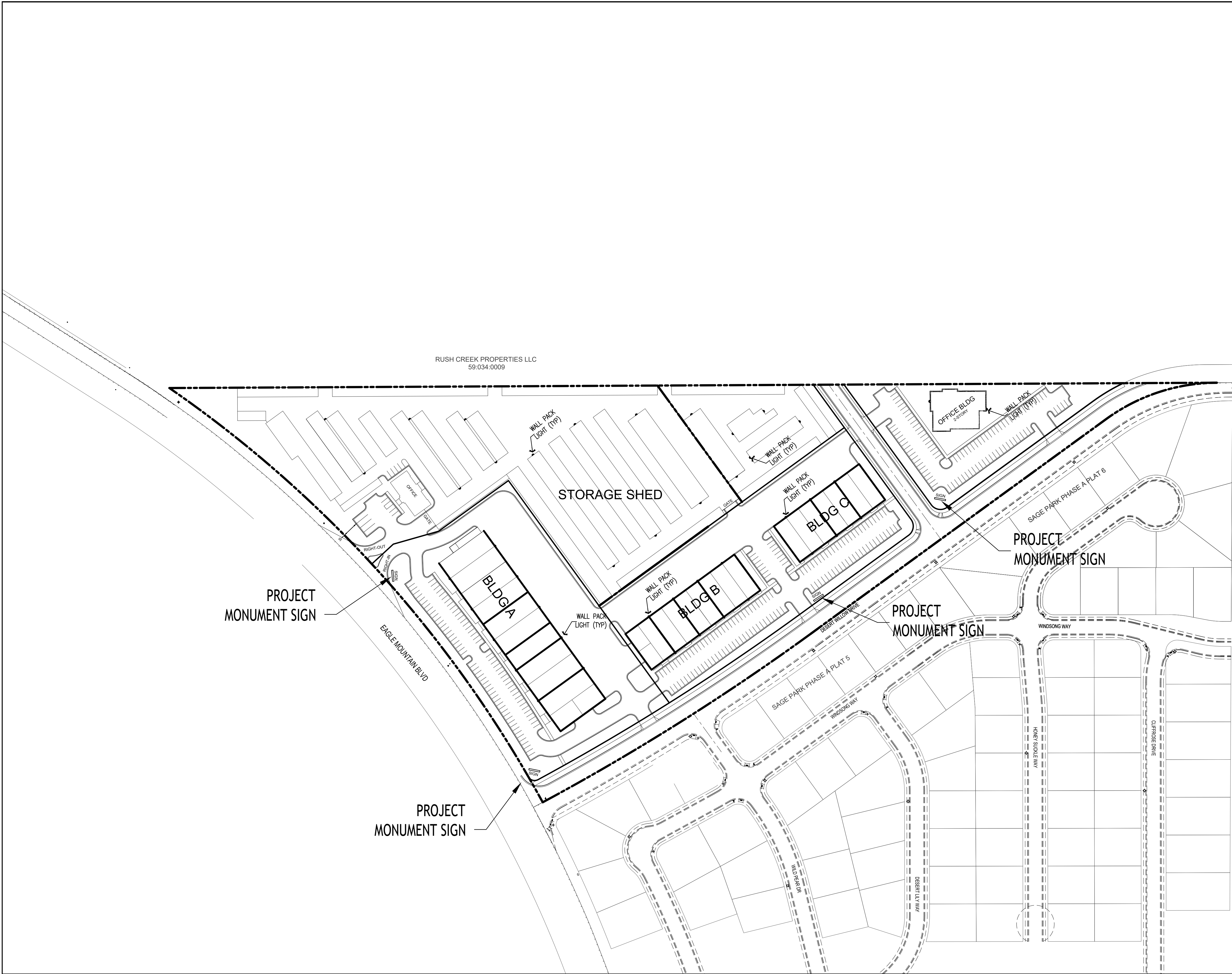
SHEET NAME

GENERAL
NOTES

SHEET NUMBER

C5

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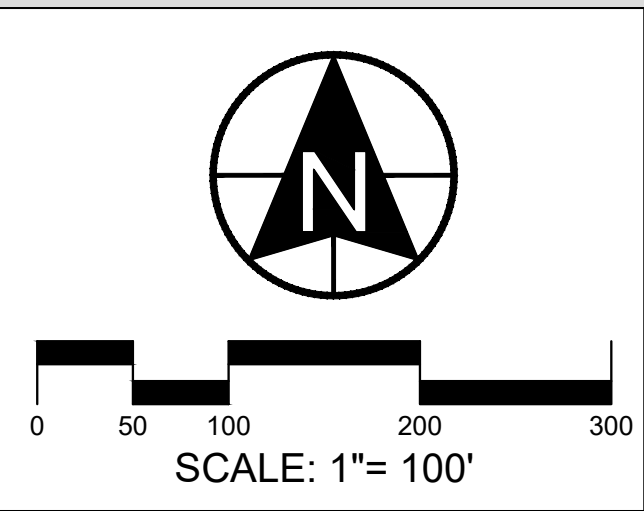
DEVELOPER

**PATTERSON
DEVELOPMENT**

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

**EAGLE
CREST**



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cell (801) 616-1677

REVISIONS			SEAL
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ACTION		DATE	
PRELIMINARY PLAN		11-01-2021	

PROJECT

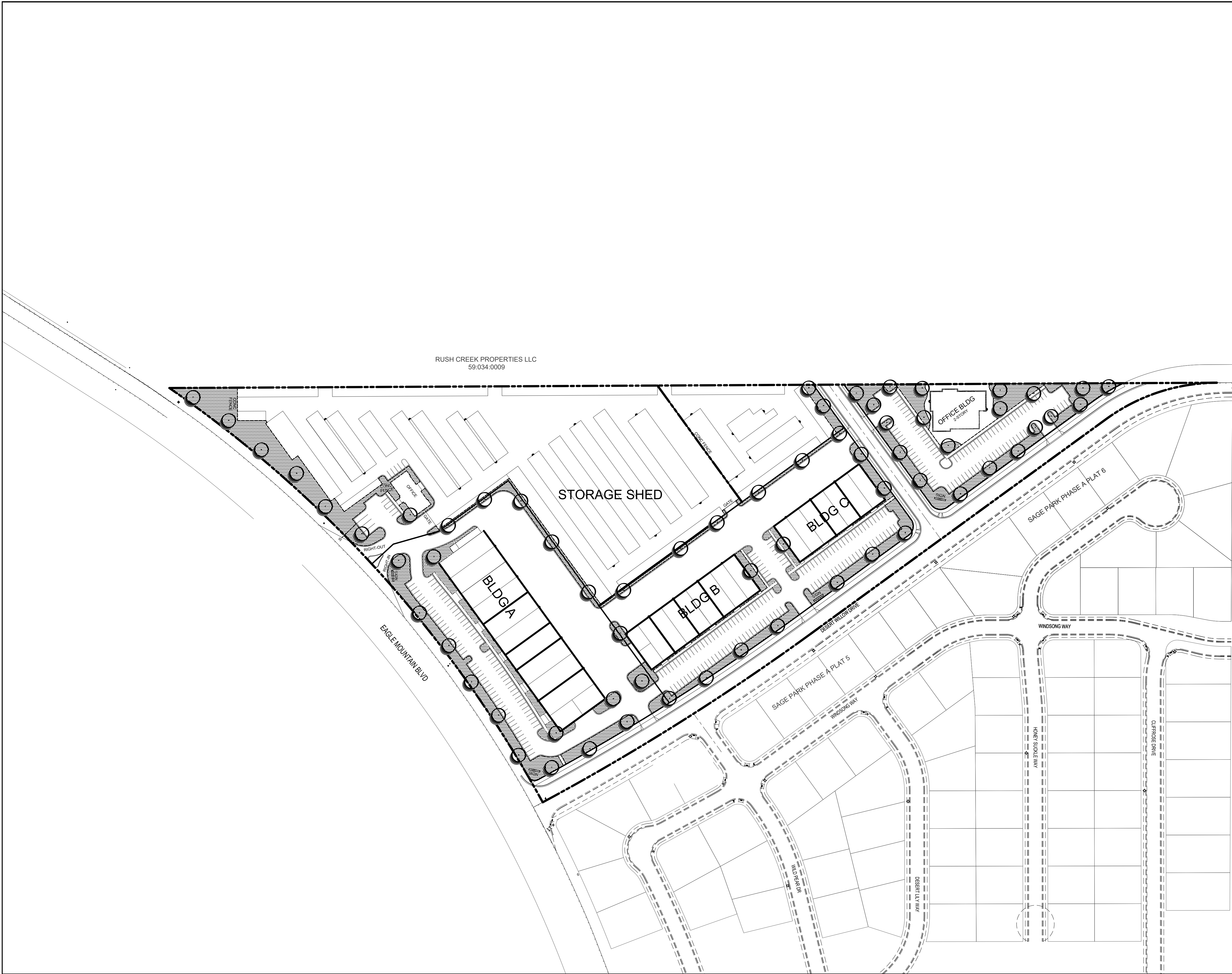
**EAGLE
CREST**

DESCRIPTION

**MASTER
DEVELOPMENT PLAN**

PRELIMINARY - NOT
FOR CONSTRUCTION

SHEET NAME	SHEET NUMBER
SIGNAGE & LIGHTING PLAN	C6



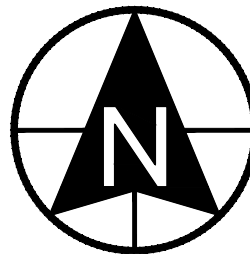
DEVELOPER

**PATTERSON
DEVELOPMENT**

11251 N SUNSET DRIVE
HIGHLAND, UT 84003
(801) 709-3956

DEVELOPMENT

**EAGLE
CREST**



0 50 100 200 300
SCALE: 1"= 100'



1018 N Deer Crest Lane
Alpine UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY PLAN	11-01-2021

PROJECT

**EAGLE
CREST**

DESCRIPTION

**MASTER
DEVELOPMENT PLAN**
*PRELIMINARY - NOT
FOR CONSTRUCTION*

SHEET NAME

**LANDSCAPE
PLAN**

SHEET NUMBER

C7

\\pvg-dkwin\jerry\cadd\2021\pvgm\landscape park storage\lsp
landscape plan\lsp_C7_landscape.dwg

PREFERRED CONCEPT PLAN



NOTE:
THERE IS 1115 FEET OF FRONTAGE ALONG EAGLE MOUNTAIN BLVD, OF WHICH A MAXIMUM OF 565 LF CAN BE UTILIZED FOR THE STORAGE FACILITY & A MINIMUM OF 550 LF WILL BE UTILIZED FOR OTHER BUSINESSES.

DEVELOPMENT

SAGE PARK REZONE

DEVELOPER

N

0

40

80

160

240

SCALE: 1"= 80'

berg

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
CONCEPT	6/10/2019

PROJECT

SAGE PARK REZONE

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
	CC2

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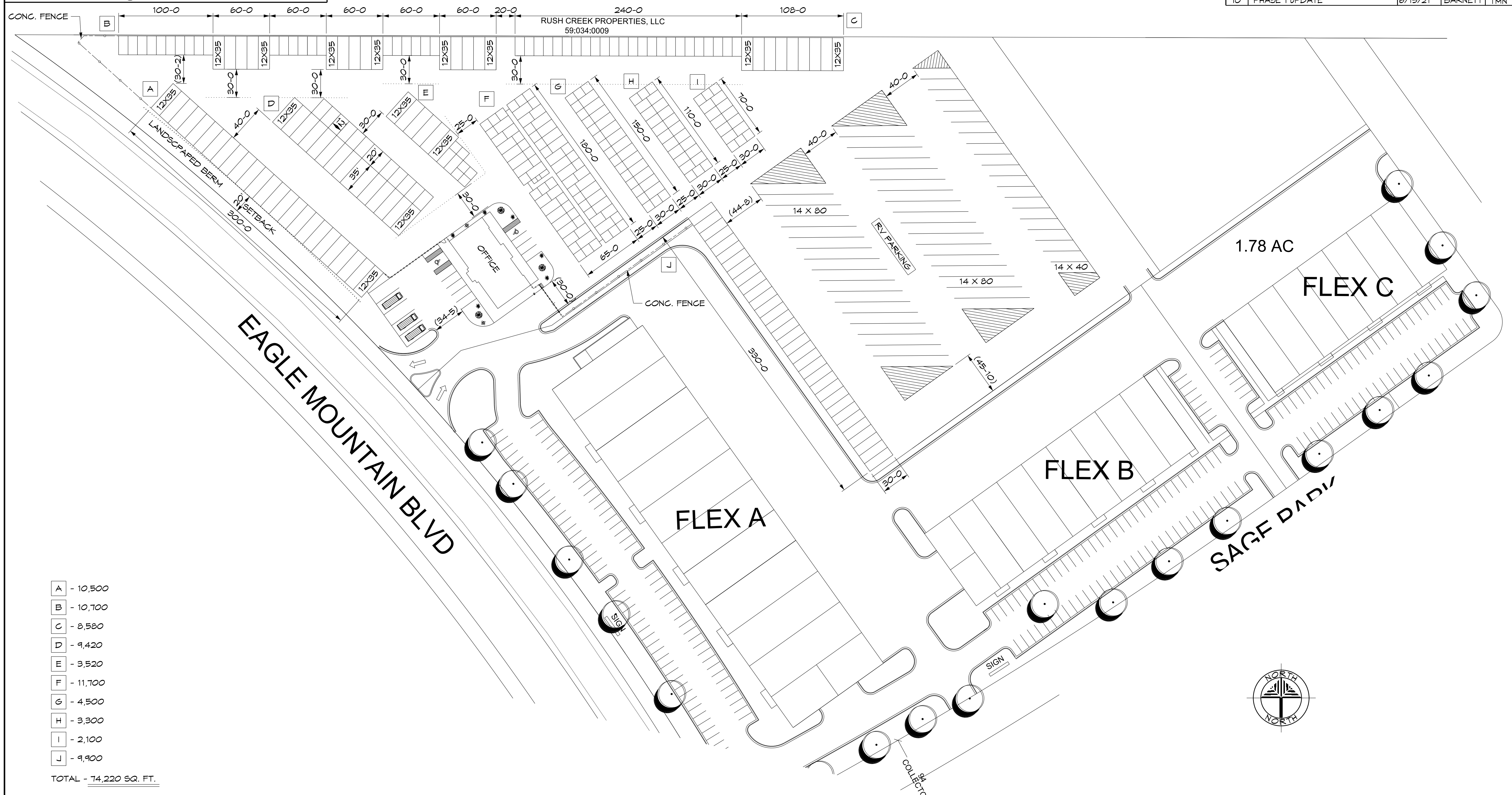






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REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
8	PHASE 1 UPDATE PER OWNER	6/10/21	BARNETT	TMN
9	PHASE 2 UPDATE	6/10/21	BARNETT	TMN
10	PHASE 1 UPDATE	6/15/21	BARNETT	TMN



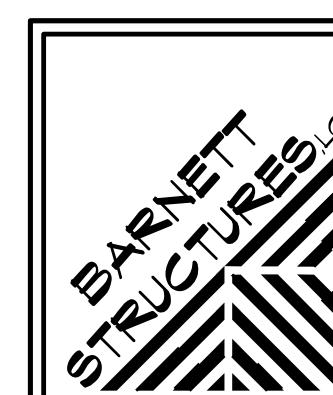
A	- 10,500
B	- 10,700
C	- 8,580
D	- 9,420
E	- 3,520
F	- 11,700
G	- 4,500
H	- 3,300
I	- 2,100
J	- 9,900

TOTAL - 74,220 SQ. FT.

(19) 14 X 40 STALLS
(34) 14 X 80 STALLS

STORAGE LAYOUT

PHASE 1



DRAWN BY	TATE NIELSEN	
DRAWN BY		
CHECKED		
ENGINEER	LYNN BARNETT	
ADDRESS:	P.O. BOX 1248 1199 S. MAIN CENTERVILLE, UT 84014	
	PHONE: (801) 294-2950 FAX: (801) 294-2939	
DO NOT SCALE DRAWING		

SAGE PARK STORAGE
CONCEPT PLAN
ISSAC PATTERSON

BARNETT
STRUCTURES
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STORAGE LAYOUT

SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
1" : 50'	D	1 OF 1	2110	SL	10



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

November 19, 2019, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Benjamin Reaves, Donna Burnham, Stephanie Gricius, and Melissa Clark.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Jessa Porter, Planner; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Jeff Weber, Facility Director; Angela Valenzuela, Human Resource Manager; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Brad Hickman, Parks and Recreation Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:07 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. PRESENTATION – Safe Routes to School Programs

City Administrator Ifo Pili introduced Stacey Allen, who presented on safe routes to school.

Ms. Allen explained Safe Routes Utah is a free Utah Department of Transportation (UDOT) program. Safe Routes Utah's goal is to help children get to and from school safely, while educating children on the benefits of walking and biking to school. Every elementary, middle, and junior high school must have a safe route to school plan. The Safe Routes Utah website has a mapping program for parents to view their children's safe route to school. Schools can also use the mapping program to draft their safe route plans.

Utah Code requires every school to have a committee, typically the school community council, which creates the school's safe route to school plan. The committee must update the plan every year, and submit it to the school district for approval. The school district then sends the plan to UDOT.

Ms. Allen stated some entities are not aware of the approvals required for the safe routes plans. Her organization is educating schools, school districts, and cities of the safe routes to school processes.

Councilmember Curtis asked which entity bears the burden of developing the actual safe routes to school. Ms. Allen explained her organization does not determine that responsibility. She

encourages school committees to work collaboratively with city representatives, public safety departments, and parents to determine appropriate safe routes to school. She stated grants are available to committees with completed safe routes to school plans.

Councilmember Burnham expressed concern that the City does not currently have a representative on the local school committees.

Frontier Middle School Principal Jared Becar stated Alpine School District is reviewing the school's safe routes to school plan for the first time. He stated there are many needs, but funding is not always available.

Ms. Allen explained the lack of communication regarding safe routes to school plans can cause issues, which is why her organization is informing communities of the requirement.

Alpine School District Board Member Julie King explained elementary schools are opening August 2020 and August 2021. She is working with Alpine School District's School Board to set up quarterly meetings with affected entities, including the City.

Community Development Director Steve Mumford explained the City worked with Black Ridge Elementary and received a grant for their safe routes to school. The school did not have a plan in place, so they created one in order to obtain the grant.

1.B. DISCUSSION – Power Corridor Development and Use

Mr. Mumford explained that Municipal Code defines unbuildable land but does not prohibit structures on it. He showed examples of development within the power corridor throughout the City, as well as development in power corridors in other cities.

Discussion ensued regarding when improvements were made in the City's power corridor.

Mr. Mumford stated the Parkway Crossroads mixed-use project recently received approval for a conditional use permit from the Planning Commission. He explained the applicant proposes donating a 5,788-square foot parcel to the City for future right-of-way expansion, in exchange for a perpetual parking easement in the power corridor. The daycare business in Parkway Crossroads would also like to utilize a section of the corridor for grass and fencing to add a play area.

Mr. Mumford informed the Council the Planning Commission felt it was appropriate to allow the applicant to utilize the power corridor, if the applicant improves the section of the corridor to the south of the Parkway Crossroads parking lot to Ranches Parkway, and between the existing Parkway Crossroads project and the City trail. He stated options for allowing the applicant to use the corridor include easements, a long-term lease, or land disposal or sale.

Councilmember Curtis stated lots should not be placed in power corridors, but parking lots and improved open space are reasonable uses.

Councilmember Gricius stated the City should consider the height of the powerlines when allowing park amenities in the corridor.

Councilmember Clark agreed with the proposed uses in the corridor and requested the City Attorney provide guidance regarding allowing the use through easements, long-term leases, or land disposal or sale.

Councilmember Curtis stated the applicant is donating land to the City and is improving additional City property; the City is receiving a benefit for allowing the applicant to develop City property that would otherwise be unusable.

City Attorney Jeremy Cook stated a lease would need to be long enough to be useful for the life of the building; a fifty-year ground lease would be appropriate. He explained if the land is sold to the applicant, a right of first refusal can be included to ensure the use of the land remains consistent with the Council's desire.

Parkway Crossroads owner Scot Hazard explained a long-term lease is not favorable for financing, as it encumbers the property. He would prefer to purchase the land or be granted a perpetual right of use easement.

Mr. Cook stated selling the property to the applicant would be more favorable to the City than a perpetual use agreement. As the property is in the power corridor, the value likely will not be high. He will determine the value and bring a property disposal application back to the Council for approval.

Discussion ensued regarding a previous land swap between Mr. Hazard and the City.

Mr. Hazard explained he has received preliminary approval for the proposed improvements from Delynn Rodeback with Rocky Mountain Power. Michael Lang with Rocky Mountain Power explained the concerns Rocky Mountain Power have are regarding clearance of structures, lighting, and vegetation.

City Recorder Fionnuala Kofoed stated the City has a lot of land that is potentially disposable. She asked if this decision marks a change to the Council's direction regarding land disposal, or if this project would differentiate from other potentially disposable land.

Councilmember Curtis stated this project is different due to the benefit the City will receive from the donation of right-of-way.

2. CONCEPT PLAN

2.A. Brylee Development Concept Plan

This item was removed from the agenda at the applicant's request.

3. AGENDA REVIEW

13. BID AWARDS

13.A. Smith Ranch Road Traffic Signal Installation – Cache Valley Electric

Councilmember Curtis confirmed with staff that this item is included in the approved budget.

13.B. Test Pumping Ault Well Bid Award -- Rhino Pumping

Councilmember Curtis asked why the owner of the Ault well is considering selling to the City. Mr. Trusty explained the owner previously used the well for irrigation of a sod farm but has since sold the sold farm to Flagship Homes. This well is a better option than the City previously pursued for well number six. If the well proves to be sufficient, the City will purchase it from the existing owner.

14. BOND RELEASES

14.B. Hidden Hollow Phase B Plat 1 – Into Warranty

Councilmember Clark confirmed with staff that all issues related to blasting have been corrected in the Hidden Hollow area.

14.E. Hidden Hollow Phase A Plat 2 – Out of Warranty

This item was removed from the agenda at staff's request.

16. PRELIMINARY PLATS & SITE PLANS

16.A. John Walden Clubhouse – Site Plan

Mr. Mumford explained the Planning Commission recommended approval of this site plan with a condition of approval requiring the access to the trash receptacles and catering loading area be moved, and the trash receptacles be relocated to another area. He presented the applicant's proposed loading area location, which is accessed off a roundabout. Staff worked with the applicant to address concerns regarding the access from the roundabout. He stated vegetation could be included to address screening concerns but would need to be designed in such a way as to not obscure visibility.

Applicant representative Chad Spencer requested the Council allow the plan to remain as originally presented. A kitchen is located near the proposed dumpster enclosure, and the access point allows easy delivery for catering companies. They have worked with the City Engineer to ensure traffic flows functionally and safely; with the proposed design, vehicles will not be required to back up near sidewalks.

Councilmember Burnham asked if the item can remain on the consent agenda with the removal of the Planning Commission's recommended condition of approval. Ms. Kofoed explained the Council should make their decision known during the work session, and note in the motion that the Council's approval is as amended.

Councilmember Burnham stated the access point will not have a high amount of traffic, and should remain as proposed. Councilmember Gricius agreed and stated catering vehicles will not be arriving during peak traffic times.

16.B. Overland Village 1 Clubhouse – Preliminary Plat

Councilmember Curtis confirmed with staff that the site plan has been approved; this item will create a plat for the clubhouse.

16.C. Eagle Vision – Preliminary Plat Amendment

Planning Manager Mike Hadley stated the preliminary plat amendment divides the existing lot into two lots; the second lot will remain in the ownership of Eagle Vision, but a building on that lot may be rented to other entities. The lots will have separate tax identification numbers. Any changes to the approved site plan will require approval from the Planning Commission and City Council.

Mr. Mumford explained this situation is like the lots surrounding Ridley's. Some parcels are leased, and some are sold to other entities.

Regarding the Planning Commission's concerns about setbacks and space between buildings, Mr. Hadley explained the buildings must meet all requirements in Municipal Code. A cross-access easement is required to ensure parking is provided for both buildings.

Councilmember Clark asked if staff had concerns regarding timing of the parking lot construction.

Mr. Mumford explained the first building cannot be occupied until all parking is completed, as the parking was included in the original site plan approval.

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah Rezoning the Sage Park Business Center property from Residential to Business Park and Commercial Storage.

Mr. Mumford explained the preliminary plat for Sage Park was approved in 2007. Previously, the General Plan designated this property as Mixed Use Residential. The updated General Plan now contains a collector road and designates the property north of the collector road as Employment Center/Campus, and south of the collector as

Neighborhood Residential One. It is currently zoned Residential. The applicant is proposing a rezone to Business Park and Commercial Storage; staff believes the Business Park zone would be sufficient, with specific uses prohibited.

Councilmember Clark asked how many residential units are approved in the proposed Business Park zone. Mr. Mumford said he will find out the number of lots north of the collector road on the approved preliminary plat. The applicant has worked with the City regarding the location of the collector road to ensure homes do not front the road, and to create a safe intersection at Eagle Mountain Boulevard.

The applicant has provided two potential concept plans; both plans include 10.79 acres of commercial storage in the northern section, as well as an office/warehouse buffer between the storage facility and residential zones. An amended concept plan was submitted in response to discussions with the Planning Commission and City Council. This plan includes commercial business park and mixed-use/multifamily area south of the collector road.

The Planning Commission recommended approval of a rezone to the Business Park zone. Conditions of approval include limiting the storage facility area to nine acres and that a development agreement is approved by the City Council that restricts permitted and conditional uses in the rezone area.

Mr. Mumford explained the rezone must comply with the intent of the General Plan; the Council must determine if this use complies with the stated intent of the Employment Center/Campus designation.

Councilmember Curtis expressed concern that some uses do not comply with the General Plan and asked what zone most closely complies with the Employment Center/Campus designation. Mr. Mumford said some uses in the Commercial zone comply well, as do uses in the Business Park zone.

Applicant Isaac Patterson stated the proposed mixed-use buildings south of the collector road will be like the Direct Communications building in The Ranches. The mixed-use buildings north of the collector road will be similar to the flex space in Gateway Park. There are approximately six to ten employees per unit at the Gateway park location, and the storage facility will employ approximately five employees.

Councilmember Curtis stated the commercial use complies with the General Plan, but storage facilities do not fit within the Employment Center/Campus designation.

Councilmember Clark expressed concern regarding allowing storage facilities inside employment centers, similar to what has been approved in Lehi.

Discussion ensued regarding commercial uses near storage facilities.

Councilmember Burnham said denying the rezone will result in residential development within the Employment Center/Campus designation; neither option is compatible.

Councilmember Reaves stated the Council has determined the General Plan should not be changed based on requests from developers.

Councilmember Curtis stated the use is incompatible, and the City already has three approved storage facilities.

Applicant Wayne Patterson explained the flex space will provide jobs and asked that the Council allow the market to determine if there are too many storage facilities in the area.

Councilmember Gricius explained the options to the Council include adding eighteen businesses, or twenty homes. The businesses will generate daytime population for the City, and the collector road will act as a buffer between the commercial and residential uses.

Councilmember Curtis stated if the rezone is approved, all uses in the zone are allowed. Mr. Wayne Patterson explained they have agreed to a development agreement that limits the uses within the rezone area.

Councilmember Clark asked if storage facilities are a deterrent to commercial businesses. Economic Development Director Aaron Sanborn explained it depends on the specific business type. He said that in Utah County, there are areas around existing storage facilities with flex-use commercial space.

Mr. Isaac Patterson said the rezone area is on the edge of the Employment Center/Campus designation, not in the center of the designation.

Councilmember Burnham stated if the residential lots remain, the City is giving up commercial business area. She stated single-family residential units should not be directly adjacent to an employment center.

Mr. Isaac Patterson said the rezone area is 20 acres; the Business Park zone will replace approximately 60 to 70 homes.

17.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation and Chapter 2.15.010 City Council Compensation.

City Administrator Ifo Pili explained the City recently contracted with NFP to conduct a compensation study for City employees, the City Council, and the Mayor. He stated the last time the City Council and Mayor salaries were updated was in 2006. Data the City received showed the City Council's stipend to be the lowest, and most other municipalities offer benefits to councilmembers. Mr. Pili stated his recommendation is to

increase the monthly pay for Councilmembers from \$500 to \$1,100. As most Councilmembers do not want to receive benefits from the City, he recommends adding a \$200 monthly allowance for incidentals.

Mr. Pili explained the current ordinance regarding the Mayor's salary states the City cannot provide benefits above the salary amount in Municipal Code; if the Mayor collects benefits, the cost of the benefits is taken from the salary total. Mr. Pili stated his proposal to keep the Mayor's salary as it currently stands and provide benefits and a car allowance in addition to the salary. The car allowance will allow City vehicles to be more available to staff, as the Mayor will no longer use City vehicles.

Regarding full-time versus part-time mayoral status, Mr. Pili said the consideration should be primary or secondary employment, instead. If the Mayor's primary employer is the City, he should be provided for similarly as other employees.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:14 p.m.

5. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:09 p.m.

9. PLEDGE OF ALLEGIANCE

The Presentation of Colors and Pledge of Allegiance were led by Pack and Troop 111.

BOARD OF CANVASSERS - CITY COUNCIL CHAMBERS

BOARD MEMBERS PRESENT: Board Chair Tom Westmoreland, Board Members Colby Curtis, Benjamin Reaves, Donna Burnham, Stephanie Gricius, and Melissa Clark.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland recessed the meeting and convened as the Board of Canvassers at 7:13 p.m.

6. MOTION

6.A. MOTION – Approve the Results of the 2019 General Election.

City Recorder Fionnuala Kofoed presented information to the Council regarding the results of the 2019 General Election. The top three candidates with the most votes are Colby Curtis, Jared Gray, and Carolyn Love.

The Utah County Elections Office reported the following numbers:

- 14,145 eligible registered voters.
- 13,888 ballots were mailed and a total of 2,915 were counted for a 20.61% return rate.
- 13 provisional ballots were issued and 12 were counted. The one provisional ballot not counted had incomplete information.
- 69 ballots were not accepted due to a missing signature, signature not matching, invalid postmark, or ballots returned from the primary election.
- 73 voters cast ballots in person on Election day.

Ms. Kofoed explained that the County attempts to contact individuals in the instance of missing or not matching signatures.

MOTION: *Board Member Gricius moved that the Board of Canvassers verify the results of the election by ratifying the results of the canvass, accept the report of the election and certify the election results, and declare four-year City Council candidates Colby Curtis, Carolyn Love, and Jared Gray elected. Board Member Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

7. ADJOURNMENT

MOTION: *Board Member Gricius moved to adjourn the Board of Canvassers meeting. Board Member Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

The Board of Canvassers meeting was adjourned at 7:22 p.m.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Benjamin Reaves, Donna Burnham, Stephanie Gricius, and Melissa Clark.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

8. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:22 p.m.

10. INFORMATION ITEMS/UPCOMING EVENTS

- Bag the Leaf – Eagle Mountain City is offering our annual free bagged leaf pickup and disposal service through November 22. Information is available on the City website, News section.
- Annie Get Your Gun – The Eagle Mountain Arts Alliance presents an Eagle Mountain Community Theatre production of Annie Get Your Gun, November 21, 22, 23, and 25 starting at 7:00 p.m. each evening at Frontier Middle School. Tickets are available at EagleMountainArts.com.
- Turkey Trot – Eagle Mountain City's annual Turkey Trot fun run/walk will be held on Thanksgiving morning, November 28 at Wride Memorial Park. This event is free, with prizes, refreshments and giveaways. Register at emcity.org/turkey.
- Statue Unveiling Ceremony – Save the Date for Friday, December 6 at 7:00 p.m. as a special ceremony will be held to unveil a statue that has been generously donated to the Pony Express Memorial Cemetery by a resident and his company. More details to come!
- Christmas Village - Eagle Mountain City will hold our Christmas Village and Boutique Event on December 7 from 5:30 p.m. to 9:00 p.m. at Wride Memorial Park. Free activities will include visits with Santa and his reindeer, blacksmith demo, petting zoo, boutique vendor booths, mini pony carriage rides, carolers, and food trucks. If you bring Santa a letter complete with name and address, you will receive a return letter in the mail. Please visit emcity.org/events and click on the Christmas Village link on the calendar.
- City Offices Closed – The City Offices and Library will be closed Thursday, November 28 and Friday, November 29 for the Thanksgiving holiday, December 23 to 25 for the Christmas holiday, and January 1, 2020 for the New Year holiday.

11. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:26 p.m.

Lois Heber stated this is her last month serving on the Military and Veterans Advisory Board. She explained a member of the Board has been abusing her. She has told three Councilmembers about the behavior and feels that one Councilmember has condoned the abusive behavior. She asked the Councilmembers to research ways to help veterans in the community.

Mayor Westmoreland thanked Ms. Heber for her service to the City. He stated it is important that those representing the City treat others with dignity and respect.

Councilmember Curtis thanked Ms. Heber for making him aware of the situation.

Councilmember Gricius thanked Ms. Heber for her service to the City and the Country.

Mayor Westmoreland closed public comment at 7:31 p.m.

Mayor Westmoreland explained item number two, the Brylee Development concept plan, was removed from the agenda at the applicant's request, and item number 14.E., the bond release for Hidden Hollow Phase A Plat 2 – Out of Warranty, was removed from the agenda at staff's request.

12. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Reaves

Councilmember Reaves expressed his appreciation for the Scout Troop's flag ceremony. He thanked the residents for the opportunity to serve as Councilmember for the past four years, and congratulated Councilmember Curtis and Councilmembers-elect Love and Gray.

Councilmember Clark

Councilmember Clark thanked the Scout Troop for the flag ceremony and said the troop is sponsored by the American Legion. The Veterans Breakfast was well-attended, and many people worked together to make the event special for the community's veterans. She congratulated the Eagle Mountain Community Theatre on their nominations from Broadway Now.

Councilmember Gricius

Councilmember Gricius stated that although she will not be on City Council after the end of the year, she will still be involved with the City. She asked the newly-elected Councilmembers to use her as a reference, as there is much for them to learn.

Councilmember Curtis

Councilmember Curtis thanked the scouts and veterans for their attendance. He congratulated the newly-elected Councilmembers and thanked all who ran.

Councilmember Burnham

Councilmember Burnham thanked the scouts and veterans and stated those who attended the Veterans Breakfast were very appreciative. She asked the Councilmembers to continue serving at future Veterans Breakfasts in order to allow the Board Members to participate in the event, instead of cook and serve. She thanked those who ran in the General Election and congratulated the recently elected Councilmembers.

Mayor Westmoreland

Mayor Westmoreland said it is the anniversary of the Gettysburg Address, which is a very important point in the nation's history.

CONSENT AGENDA

13. BID AWARDS

13.A. Smith Ranch Road Traffic Signal Installation - Cache Valley Electric

13.B. Test Pumping Ault Well Bid Award - Rhino Pumping

14. BOND RELEASES

14.A. Evans Ranch Plat I-I – Into Warranty

14.B. Hidden Hollow Phase B Plat 1 – Into Warranty

14.C. SilverLake Plat 14 – Out of Warranty

14.D. Hidden Hollow Phase A Plat 1 – Out of Warranty

15. MINUTES

15.A. October 15, 2019 Meeting Minutes

16. PRELIMINARY PLATS & SITE PLANS

16.A. John Walden Clubhouse – Site Plan

16.B. Overland Village 1 Clubhouse – Preliminary Plat

16.C. Eagle Vision – Preliminary Plat Amendment

MOTION: *Councilmember Curtis moved to approve the consent agenda, removing condition of approval number two from item 16.A., John Walden Clubhouse site plan. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

17. ORDINANCES/PUBLIC HEARINGS

17.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Rezoning the Sage Park Business Center property from Residential to Business Park and Commercial Storage.

Community Development Director Steve Mumford said the Sage Park preliminary plat was approved in 2007 and is still valid. It contains single-family residential units. The General Plan previously designated this property as Mixed Use Residential. The updated General Plan now includes a collector road through the property and designates the property north of the collector road as Employment Center/Campus, which is defined as a focused employment center, college

campus, or medical center that is near future downtown/town center and its amenities. The property south of the collector road is designated Neighborhood Residential One, which is generally two to four units per acre. The property is currently zoned Residential.

Mr. Mumford showed the location of the project, potential concept plans, and the Master Transportation Plan for this area. Eagle Mountain Boulevard is a west of the project area and is a 122-foot minor arterial; the City owns the entire right-of-way for this road.

The Planning Commission was concerned about the permitted and conditional uses in the Commercial Storage zone; therefore, they recommended approval of a rezone to Business Park, with limited permitted and conditional uses. They also recommended a condition of approval that the storage facility not exceed nine acres.

Councilmember Reaves expressed concern that the uses defined in the Business Park zone are not compatible with the General Plan. He clarified with staff the difference between an autobody repair shop and an automotive repair shop.

Councilmember Gricius stated the daycare center/preschool use should be moved from a conditional use to a permitted use. Mr. Mumford explained the Business Park zone includes daycare centers, contract construction services, and auto and truck repair as conditional uses.

City Attorney Jeremy Cook explained the Council can determine the permitted and conditional uses for this site. Councilmember Curtis confirmed with staff that the Council will be able to determine these uses during the develop agreement and site plan process.

Councilmember Clark explained a home-based business in Cedar Pass Ranch makes shovels and another homeowner manufactures carbon fiber rings out of his home; she stated light manufacturing should be permitted in the proposed area.

Discussion ensued regarding permitted and conditional uses in the Business Park zone.

Mr. Mumford explained the next steps in the development process are the site plan and conditional use permit approvals.

Applicant Isaac Patterson said the original rezone application was for 22.83 acres. It is now approximately 20 acres. The concept plan presented brings the property more in line with the current General Plan. They plan on including storage units in nine acres, with more than half of the property utilized for other commercial businesses. Regarding auto repair businesses, the Planning Commission was concerned about a repair shop directly adjacent to a residential subdivision but were open to one located away from the residences. He stated daycare centers would not be synergistic with portions of the project but could be appropriate in the area they are changing from storage units to business park.

Mr. Patterson said the 9-acre storage facility has a large amount of frontage along Eagle Mountain Boulevard, as the Planning Commission restricted the storage facility to the northwest quadrant of the property. He explained they do want some frontage along Eagle Mountain

Boulevard, but would be willing to adjust some of the commercial towards that road. He stated many tenants of his project at Gateway Park utilize the storage facility there and said storage facilities are compatible with the commercial aspect of the project.

Councilmember Curtis confirmed with staff that screening can be determined during the site plan approval process. He stated his preference that the storage facility not be located along Eagle Mountain Boulevard; with the reduction of storage units to nine acres, additional commercial businesses can be added between Eagle Mountain Boulevard and the storage units.

Councilmember Clark said the storage facility should remain in the northern portion of the property. She thanked the applicant for including commercial development in his project.

Councilmember Reaves stated the location is perfect for this project and requested that the storage facility not dominate the development.

Mayor Westmoreland opened the public hearing at 8:13 p.m.

Richard Krulisky expressed concern regarding potential oil spillage at automotive repair businesses. He stated development along Eagle Mountain Boulevard is causing traffic concerns and expressed frustration at the lowered speed limit.

Mayor Westmoreland closed the public hearing at 8:17 p.m.

Councilmember Clark thanked Mr. Krulisky for his comments and explained the City is looking at options for transportation infrastructure, but additional development is what allows the City to expand roads. She stated the commercial center will have fewer daily trips than a residential development would have. There are many restrictions regarding oil and other toxic waste in place that will protect residents.

Councilmember Curtis stated this project will give residents another collector road from Pony Express Parkway to Eagle Mountain Boulevard.

Councilmember Burnham encouraged residents to review the work session for more detailed discussion regarding this item.

Discussion ensued regarding potential conditions of approval.

MOTION: *Councilmember Gricius moved to approve an ordinance of Eagle Mountain City, Utah, rezoning the Sage Park Business Center property from Residential to Business Park, with the following conditions:*

- 1. The rezoned areas align with Option 1, Concept Plan number 2, as presented;*
- 2. Light manufacturing is added as a conditional use;*
- 3. The location restriction is changed from Northwest to North for the nine acres of self-storage for the purpose of giving the*

*additional business lot frontage to Eagle Mountain Boulevard;
and*

- 4. The approval is subject to a development agreement returning to and being approved by the City Council.**

Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

17.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation and Chapter 2.15.010 City Council Compensation.

City Administrator Ifo Pili explained he is proposing the change as the City Administrator; his position is non-political and his responsibility is to submit items free of politics. The City contracted a salary survey for staff and elected officials. Out of the focus group, Eagle Mountain had the lowest elected official compensation. Many cities pay benefits to city councilmembers, but Eagle Mountain does not at this time. It costs the City approximately \$2,400 to \$2,500 per month for each employee's benefits.

Mr. Pili stated the two councilmembers who are not remaining on the Council have agreed that the increase is necessary. As the councilmembers do not want to receive benefits, he proposes granting an allowance of \$200 per month for incidentals. He said he is working out the language with the City Attorney and requested the Council allow him the ability to make final changes to the ordinance language.

Mr. Pili stated the only other full-time mayor in the state is the mayor of Provo. He explained his proposal to keep the mayor's compensation as it currently is, but allow the mayor to receive benefits in addition to the compensation listed in the City's ordinance. He reiterated that some residents discuss the difference between full-time and part-time status for the mayor, but the issue to be considered is if the mayor's position is his or her primary employment or secondary employment.

Mr. Pili is also proposing a car allowance for the mayor. This allows City vehicles to be utilized by other City staff, and removes the necessity of the Mayor submitting mileage reimbursements.

Mayor Westmoreland opened the public hearing at 8:45 p.m. As there were no comments, he closed the hearing.

Councilmember Reaves thanked Mr. Pili for conducting the study. He stated his fellow Councilmembers have not brought the issue up, but explained that the increase is in line with the City's growth.

Councilmember Burnham explained that it is difficult to have a full-time job while serving on the Council. The duties of the Council can require Councilmembers to take unpaid leave from a full time job; therefore, adjusting the pay allows others the ability to serve on the Council.

Councilmember Clark stated it is fair to compensate Councilmembers for their time.

MOTION: *Councilmember Gricius moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 2.10.010 Mayor Compensation and Chapter 2.15.010 City Council Compensation. Councilmember Reaves seconded the motion. Those voting aye: Tom Westmoreland, Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

18. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Reaves

Councilmember Reaves stated the Veterans Breakfast was a great experience, and said he will submit paperwork for the Military and Veterans Advisory Board position that is available.

Councilmember Gricius

Councilmember Gricius stated the Safe Routes to Schools program should be included in duties for the Safety liaison. She also requested an investigation into the incident Ms. Heber described during public comment.

Councilmember Clark

See Board Liaison Report.

Councilmember Cutis

See Board Liaison Report.

Councilmember Burnham

See Board Liaison Report.

Mayor Westmoreland

Mayor Westmoreland expressed appreciation for the Chamber of Commerce. He stated the interlocal agreement with Unified Fire Authority will be on the next agenda for approval. Staff is working on submissions for Mountainland Association of Governments funding consideration, including finishing Pony Express Parkway, beginning Airport Road construction, and other transportation expansions. The expansion of Eagle Mountain Boulevard may not qualify, but they will attempt to resubmit that project.

19. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark

Councilmember Clark said the Youth Council has met twice since the previous City Council meeting. Advisor Chris Kofoed offers education regarding government history and founding documents to the Council, and many elected officials have attended to speak with the youth. Emergency preparedness is an important aspect for the City to consider, which the City manages well.

Councilmember Curtis

Councilmember Curtis stated the Senior Council Advisory Board requested the City's bus be branded with a wrap that notes it is the Senior Bus.

Councilmember Burnham

Councilmember Burnham explained the Eagle Mountain Chamber of Commerce is continually obtaining new members, and they have surpassed the number of businesses that were involved with the Lehi Area Chamber of Commerce. They are considering adding more services in the next year.

20. COMMUNICATION ITEMS

20.A. Financial Report

20.B. Upcoming Agenda Items

21. ADJOURNMENT

MOTION: *Councilmember Reaves moved to adjourn at the meeting at 8:58 p.m. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:58 p.m.

Approved by the City Council on December 3, 2019.


Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 7, 2021**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Master Development Agreement for Ault Farms		
ITEM TYPE:	Master Development Agreement		
FISCAL IMPACT:	Possible future reimbursement agreements for any required upsizing of infrastructure.		
APPLICANT:	Flagship Homes (Pete Evans)		
GENERAL PLAN DESIGNATION Foothill Residential, Neighborhood Residential 1, Neighborhood Residential 2, Community Commercial, Open Space	CURRENT ZONE FR, R1, R2, R3, RC, MF1, Commercial Neighborhood, Open Space - Improved, Open Space - Natural	ACREAGE Approx. 537 Acres	COMMUNITY South Town / Tech Campus

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Steve Mumford and Jeremy Cook

RECOMMENDATION:

As required by EMMC 16.10.060 the Planning Commission must review the MDA in a public meeting and provide a recommendation to the City Council who is the final approval authority. See the Planning Commission's recommendation of approval.

BACKGROUND:

The Ault Farms Master Development Plan, General Plan Amendment, and Rezone were approved by the City Council on July 20, 2021. Those approvals are contingent upon the approval of an MDA, as described in EMMC 16.10. The master development agreement was drafted by the City Attorney and the developer's attorney and negotiated between the parties, and has been reviewed by the Planning Commission. It is presented now to the City Council for review and approval.

ITEMS FOR CONSIDERATION:

ITEMS FOR CONSIDERATION

- Although quite large, this master development agreement is fairly simple, as the development of the various areas of the property must simply comply with the City's development

standards in relation to each Zoning District.

- No density transfer is allowed between zones or development areas, including no transfer of density or units when a church or school is developed.
- The landscape concept plans are conceptual only, and are meant to show possible improvements and amenities. Detailed landscape plans will be submitted for review along with each preliminary plat.
- Developer is required to improve the City property abutting the northern property line along with the northern phases of development. The landscape concept plan will be modified to include a conceptual design for that area.
- Anticipated minimum improvements in the utility corridor include a north-south regional asphalt trail along the length of the project.
- If required to upsize roads based on the Master Transportation Plan, developer is entitled to impact fee credits or reimbursements for upsizing costs. The reimbursable cost of land for the portion of any upsized road shall be \$130,000 per acre.
- Developer is required to install a secondary water system for irrigation. We will consider the effect of the secondary water system on the developer's required water rights prior to water right dedication.
- Fifteen to eighteen feet of additional right-of-way is required to be dedicated to the City along the project's western boundary for Pony Express Parkway, in accordance with Exhibit I. Developer is responsible to improve that area as well with curb and gutter, asphalt trail, and landscaping.
- The developer will provide property to the City for a new city well to be located adjacent to the power line corridor and in close proximity to the City's existing well. The City will pay \$130,000 per acre for the well site.

REQUIRED FINDINGS:

The criteria for approval of an MDA are found in EMMC 16.10.080 and are detailed below.

- Development Rights and Responsibilities
 - Vesting granted to the property. Section 4 includes vested rights.

- Phasing of the development. Section 5.2 discusses the phasing of the project, which shall be in accordance with the phasing plan (Exhibit E). Minor variations to the phasing plan may be approved by the Planning Director based upon criteria in the agreement, while more significant variations shall be reviewed by the Planning Commission and City Council.
- Construction and maintenance of public improvements. Section 6 discusses public infrastructure construction.
- Special conditions relating to lot design, necessary off-site conditions or improvements, open space and parks, location of utilities, physical characteristics of the property. This agreement is fairly simple in relation to the residential development, as it shall be developed in accordance with the approved zoning. Open space and park timing and requirements are detailed in the agreement. Upsizing of utilities may be eligible for impact fee credits or reimbursements. The property has a very gradual slope and the only unique area of the property is the utility corridor, which will be dedicated to the City.
- Any other conditions or methodologies necessary for the master development's buildout. We have included language in the agreement that requires installation of a secondary water system, as we anticipate the improvement of a secondary water system in the not-too-distant future utilizing reuse water from data centers.
- Benchmarks
 - A set time limit to apply for the first site plan and/or preliminary plat. Section 7 addresses this benchmark.
 - A set time limit from the approval of the first site plan and/or preliminary plat to begin site work. Section 7 addresses this benchmark.
 - A set time limit from the approval of the first site plan and/or preliminary plat for all phases of curb, gutter, and road completion. Section 7 addresses this benchmark.
 - A set time limit from the approval of the first site plan and/or preliminary plat for all phases of open space, park, and/or trail completion. The parks and open spaces are complicated in this development, and we felt that it would be better to simply require the park escrow (as required in City Code) with each plat recording, and the

developer will be incentivized to improve the parks early in the project. Including set time limits for each park would create confusion and difficulty as we've experienced with other master development plans.

- Expiration of the Master Development.
 - Paragraph 3 includes a 6-year expiration from the "effective date" of the agreement. It will also expire upon buildout of the project.
- General Plan Compliance.
 - The general plan amendment approval of July 20, 2021 is referenced in the agreement, and the Notice of Decision of that approval is also an exhibit to the agreement.
- Amendments and Extensions of Time.
 - Although no amendment or extension language is detailed in the agreement, paragraph 18 indicates that the agreement is complete unless a written amendment is signed by both parties.

PLANNING COMMISSION ACTION/RECOMMENDATION:

On November 9th the Planning Commission reviewed the Ault Farms MDA and recommended approval (4-0, 1 absent) as presented. In addition to questions and some discussion of aspects of the agreement the Commission held a brief discussion concerning whether the review of development agreements was the proper role of the Planning Commission. Ultimately they agreed that the way the code is currently written the Commission must review the Ault Farms agreement and make a recommendation to the Council. The question of whether the Commission should review agreements is a code-related issue that should be discussed at a separate time.

ATTACHMENTS:

[RES--Ault Farms Master Development Agreement](#)

[Ault Farms MDA](#)

[Ault Farms MDA Exhibits](#)

[07.20.2021 City Council Minutes](#)

RESOLUTION NO. R- -2021

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING
A MASTER DEVELOPMENT AGREEMENT FOR AULT FARMS**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Master Development Agreement for Ault Farms, as set forth more specifically in Exhibit A.

BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Master Development Agreement for Ault Farms, as set forth in Exhibit A.
2. The Master Development Agreement for Ault Farms is hereby approved, as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of December, 2021.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
Director of Administrative Services/City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 7th day of December, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder

Exhibit A

**MASTER DEVELOPMENT AGREEMENT
FOR
AULT FARMS**

This *Master Development Agreement for Ault Farms* (this “**Agreement**” or “**MDA**”) is entered into as of this _____ day of December, 2021 (the “**Effective Date**”) between Flagship EM Holdings, a Utah limited liability company (“**Developer**”) and Eagle Mountain City, a Utah Municipal Corporation (“**City**” or “**Eagle Mountain**”).

RECITALS

A. Developer owns or controls certain real property within the City’s boundaries, and which is legally described in Exhibit A (“**Property**”);

B. Developer intends to develop the northern portion of the Property as a master planned community known as Ault Farms (“**Project**”), in accordance with the project master plan (“**Master Plan**”) attached hereto as Exhibit B. On July 20, 2021, the Eagle Mountain City Council approved the rezone of portions of the Property and a general plan amendment, along with the project master plan. The southern approximately 209.98 acres of the Property is not included in the Project and is not a part of this Agreement;

C. The parties intend that Developer vest in certain uses, zoning designations, and densities under the terms of this Agreement as more fully set forth below;

D. The parties desire to enter into this Agreement to specify Developer’s rights and responsibilities with regard to development of the Project, and to specify the rights and responsibilities of City to allow and regulate such development pursuant to the requirements of this Agreement.

E. Acting pursuant to its authority under the Utah Municipal Land Use and Development Management Act, Utah Code § 10-9a-101, *et seq.*, the City Council of Eagle Mountain City, in exercising its legislative discretion, has determined that entering into this Agreement generally furthers the purposes of the Utah Municipal Land Development and Management Act, the City’s General Plan, and the Eagle Mountain City.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. DEFINITIONS. As used in this MDA, the words and phrases specified below shall have the following meanings:

1.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2021), *et seq.*

1.2. **Applicant** means a person or entity submitting a Development Application.

- 1.3. **Buildout** means the completion of all of the development on the entire Project.
- 1.4. **Council** means the elected City Council of Eagle Mountain.
- 1.5. **Default** means a breach of this MDA as specified herein.
- 1.6. **Development** means the development of a portion of the Property pursuant to an approved Development Application.
- 1.7. **Development Application** means an application to Eagle Mountain for development of a portion of the Project or any other permit, certificate or other authorization from Eagle Mountain required for development of the Project.
- 1.8. **Eagle Mountain** means Eagle Mountain City, a political subdivision of the State of Utah.
- 1.9. **Eagle Mountain's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.
- 1.10. **Eagle Mountain's Vested Laws** means the ordinances, policies, standards and procedures of Eagle Mountain in effect as of the date of this MDA.
- 1.11. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2021), or any successor provision, and approved by Eagle Mountain, effectuating a subdivision of any portion of the Project.
- 1.12. **Developer** means Flagship EM Holdings, a Utah limited liability company, and its successors in interest or assignees as permitted by this MDA.
- 1.13. **MDA** means this Master Development Agreement including all of its Exhibits.
- 1.14. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another party.
- 1.15. **Notice of Decision** means the Rezone and General Plan Amendment Notice of Decision and the Master Development Plan Notice of Decision for Ault Farms, which include certain terms and conditions for development of the Project. A copy of the Notices of Decision is attached hereto as Exhibit D.
- 1.16. **Party/Parties** means, in the singular, Developer or Eagle Mountain; in the plural Developer and Eagle Mountain.
- 1.17. **Phasing Plan** means the phasing plan attached hereto as Exhibit E.

1.18. **Project** means the Ault Farms project to be constructed on the Property pursuant to this MDA with the associated Public Infrastructure and private facilities, and all of the other aspects approved as part of this MDA.

1.19. **Property** means the approximately 542.50 acres of real property owned by and to be developed by Developer more fully described in Exhibit A.

1.20. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to Eagle Mountain or other public entities as a condition of the approval of a Development Application.

1.21. **Reimbursable Costs** means the cost of upsizing system improvements. Reimbursable Costs are subject to the foregoing: (a) all Reimbursable Costs must be procured through arms-length transactions; (b) Developer, or its principals or affiliates, may not own or have any interest in any of the contractors, engineering firms, or other individuals or entities that provided any services or materials that are included in the Reimbursable Costs; (c) Developer shall provide a notarized certification that all invoices for Reimbursable Costs are true and accurate invoices for the actual cost incurred by Developer; (d) Developer shall provide a notarized certification that Developer has not requested or been provided any kickbacks or reimbursements related to the Reimbursable Costs; (e) the Reimbursable Costs may not include any administrative fees, construction management fees, insurance costs, Developer markups, licensing fees or attorney fees; and (f) Reimbursable Costs may only include the additional cost to construct the upsized improvements, and shall not include a proportionate share of cost that would have been otherwise incurred by Developer, such as mobilization costs.

1.22. **Residential Dwelling Unit** means a structure or portion thereof designed and intended for use as single-family residences as illustrated on the Site Plan / Preliminary Plat.

1.23. **Zoning Map** means the zoning map for the Project approved by the Eagle Mountain Council, a copy of which is attached hereto as Exhibit C.

2. **ZONING**. As of the Effective Date, the Property is zoned by the City in accordance with the Zoning Map, attached hereto as Exhibit C.

3. **TERM OF AGREEMENT**. In accordance with Section 16.10.080 of Eagle Mountain's Vested Law, this MDA shall expire and terminate six (6) years from the Effective Date unless extended in accordance with Section 16.10.100 of Eagle Mountain's Vested Law. This MDA shall also terminate automatically at Buildout. Notwithstanding the foregoing, any obligations of the Developer, including any obligations for which the Developer has provided a bond or other form of completion assurance, shall survive termination of this MDA. Developer acknowledges and agrees that upon termination of this Agreement, any vesting of the zoning or densities in this Agreement shall terminate, and the City shall be entitled to rezone any undeveloped portion of the Project.

4. **VESTED RIGHTS**.

4.1. **General Vesting**. The Parties intend that this MDA grants to Developer all rights to develop the Project in fulfillment of this MDA and Eagle Mountain's Vested Laws, except as

specifically provided herein. The Parties specifically intend that this MDA grant to Developer the “vested rights” identified herein as that term is construed in Utah’s common law and pursuant to Utah Code Ann. § 10-9a-509 (2021).

4.2. **Unit Density.** Developer shall be entitled to develop the Project in accordance with the densities permitted by the zoning in place on the Property as of the Effective Date. Developer shall not transfer density from one zone or development area to another. The addition of a school or church shall not result in the transfer of any units or density.

4.3. **Exceptions.** The vested rights set forth in Sections 4.1 and 4.2, and restrictions on the applicability of Eagle Mountain’s Future Laws to the Project, are subject to the following exceptions:

4.3.1 Master Developer Agreement. Eagle Mountain’s Future Laws or other regulations to which the Developer agrees in writing;

4.3.2. State and Federal Compliance. Eagle Mountain’s Future Laws or other regulations which are generally applicable to all properties in Eagle Mountain and which are required to comply with State and Federal laws and regulations affecting the Project;

4.3.3. Codes. Any of Eagle Mountain’s Future Laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

4.3.4 Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by Eagle Mountain to all properties, applications, persons and entities similarly situated;

4.3.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within Eagle Mountain (or a portion of Eagle Mountain as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

4.3.6 Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by Eagle Mountain pursuant to Utah Code Ann. Section 11-36a-101 (2021) *et seq*;

4.3.7. Compelling, Countervailing Interest. Laws, rules or regulations that Eagle Mountain’s land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2021).

5. DEVELOPMENT OF THE PROJECT.

5.1 **General Development.** Development of the Project shall be in accordance with Eagle Mountain's Vested Laws, Eagle Mountain's Future Laws (to the extent they are applicable as specified in this MDA), and this MDA.

5.2 Phasing.

5.2.1 Developer shall develop the Project in accordance with the Phasing Plan attached hereto as Exhibit E. Unless otherwise shown on the infrastructure phasing exhibits, road and infrastructure construction shall correspond with adjoining residential or commercial development.

5.2.2 Minor variations from the Phasing Plan with respect to the sequence of each phase or the development of property within a phase shall be approved by City Planning Director, upon consideration of the timing and sequence of infrastructure construction, the development of a variety of housing product types, and economic or other practical considerations that make variances from the Phasing Plan advisable. Variations from the Phasing Plan that, in the opinion of City Planning Director, are not minor variations, shall be approved in accordance with Section 16.10.090 of Eagle Mountain's Vested Laws.

5.3 **Standard for Approval.** All subdivision plats must be approved in accordance with Eagle Mountain City Code and must conform to applicable requirements of Eagle Mountain's Vested Laws, State and Federal Law, and this Agreement.

5.4 **Site Preparation.** Developer shall not commence construction of any Project improvement on the Property until such time as a final subdivision plat or plats have been approved by City in accordance with the terms and conditions of this Agreement.

5.5 **Changes to Project.** No material modifications to approved subdivision plats shall be made after approval by City without City Council's written approval of such modification. Developer may request approval of material modifications to the Master Plan from time to time as Developer may determine necessary or appropriate. For purposes of this Agreement, a material modification shall mean any modification which (i) increases the number of lots in a subdivision plat, or (ii) substantially changes the location of public roads. Modifications to a subdivision plat which do not constitute material modifications may be made without the consent of City Council prior to plat recording.

5.6 **Time of Approval.** Any approval required by this Agreement shall not be unreasonably withheld or delayed and shall be made in accordance with applicable procedures set forth in the Eagle Mountain's Vested Laws.

6. INFRASTRUCTURE.

6.1 Roads.

6.1.1 Roads shall be constructed in location and size in accordance with the Transportation Master Plan, attached hereto as Exhibit F. The timing of construction of roads

shall occur in accordance with the Phasing Plan, subject to Section 5.2.2.

6.1.2 Internal Roads. Developer shall be required to construct all roads within the Project and shown on the Transportation Master Plan. The Transportation Master Plan includes two minor collector roads, a minor arterial (Tiffany Lane), and a major arterial that are larger than the required project plan widths. Upon completion of the roads that are shown on the Transportation Master Plan as being larger than the project plan widths, the City shall enter into an Impact Fee Reimbursement Agreement with Developer to reimburse developer for the Reimbursable Costs of the road, which reimbursement amount shall include the value of the land under the upsized portion of the road. For example, Tiffany Lane is shown as a 77' project plan road and is currently shown as a 122' master plan road. Therefore, City would enter into a reimbursement agreement for the Reimbursable Costs to upsize the road from a 77' road to a 122' road and for the value of the additional 45' of land. Developer acknowledges that updates to the City's Master Transportation Plan may increase or decrease the size of any road within the Project. Thus, if Tiffany Lane is decreased to a 94' road, City would reimburse for the Reimbursable Costs to upsize from a 77' road to a 94' road, and for the additional 17 feet of land.

For purposes of this Section 6.2.2, City and Developer agree that the reimbursable cost of land for the portion of any upsized road shall be \$130,000 per acre. City may reduce the size of the two minor collector roads to 53', but restrict driveway access onto the roads. Developer shall not be entitled to reimbursement for the minor collector roads if they are 53' limited access roads.

6.1.3 Pony Express Parkway. Developer shall dedicate to the City, without reimbursement, approximately 15'-18' of property on the west side of the Project, in accordance with the Pony Express Parkway Exhibit (Exhibit I), for expansion of Pony Express Parkway to provide a 122-foot right of way, and improve the portion of the right of way to the east of the existing asphalt. The Developer improvements shall include curb and gutter, landscaping (design to be approved by the City Parks Director), and an eight-foot asphalt or concrete trail. Improvements shall be made along with adjacent phases of Project.

6.1.4 Developer shall provide to the City up to a 2-acre site for a new city well. The well site shall be located adjacent to the power line corridor and in close proximity to the City's existing well. The City shall pay Developer \$130,000 per acre for the well site. Developer and City shall cooperate in good faith to reduce the size of the well site, including Developer granting to City temporary construction easements and access easements.

6.2 Parks and Open Space.

6.2.1 Developer shall construct parks and open spaces in the locations shown on the Park & Open Space Map, attached as Exhibit G. The Developer shall cooperate with the City in the planning, design and development of these open spaces. A landscape concept plan is attached as Exhibit G, which provides potential designs for each park and open space area. This plan is conceptual only and Developer shall submit detailed landscape plans that comply with Section 16.35.105 of Eagle Mountain's Vested Laws along with each preliminary plat. The City property that abuts the northern boundary of the Project shall be improved by Developer along with the northern phases of development. It is anticipated that the City will own and maintain

the two park areas in the center of the Project, and Developer will dedicate the remaining park and open space areas to the homeowner's association for the Project.

6.2.2 Anticipated minimum open space improvements in the utility corridor include a north-south regional asphalt trail along the length of the project.

6.2.3 Developer acknowledges that City will impose a Park Escrow Fee in accordance with Section 16.35.105(A)(10) of Eagle Mountain's Vested Laws, to be refunded to Developer upon completion of each park within the Project.

6.2.4 Developer acknowledges that the City imposes a Park Impact Fee for community or regional park or recreation facilities. Developer may, in Developer's discretion, propose community or regional park improvements that are in addition to the park improvements required by Sections 16.35.105 and 17.25.040 of Eagle Mountain's City's Vested Laws to meet the parks and open space requirements for the Project. Community or regional improvements may consist of such amenities as a splash pad, skateboard park, bike park, ice-skating rink, etc. that are intended to attract residents from both inside and outside of the Project. If City approves the proposal, Developer shall be entitled to park impact fee credits for the regional amenities that are above and beyond Developer's park and amenity requirements as detailed in Section 16.35.105 of Eagle Mountain's Vested Laws.

6.3 **Culinary Water, Sewer and Storm Water Facilities.** City has reviewed the Culinary Water Master Plan, Sewer Master Plan and Stormwater Master Plan (the "Utility Plans"), which depict the backbone culinary water, sewer and stormwater infrastructure that the City and Developer anticipate will be required to be constructed by Developer (collectively, "Backbone Utility Infrastructure"). A copy of the Culinary Water Master Plan, Sewer Master Plan and Stormwater Master Plan are attached as Exhibit H. Upon completion of the Backbone Utility Infrastructure that is shown on the Utility Plans as being larger than the project plan sizes, the City shall enter into an Impact Fee Reimbursement Agreement with Developer to reimburse developer for the Reimbursable Costs of upsizing the Backbone Utility Infrastructure. Developer acknowledges that City may require reasonable variations in the Backbone Utility Infrastructure, and Developer shall cooperate with City to reasonably adjust the size and location of the Backbone Utility Infrastructure.

6.4 **Water.** Developer agrees that prior to approval of a final plat for any parcel of property that is included in the Project, the owner of the subject parcel shall either dedicate or purchase water rights to the City sufficient to serve that portion of the Project in accordance with the provisions of applicable law. The City shall not be required to approve any plat until such requirements are fully satisfied.

6.5 **Secondary Water System.** City is currently considering adoption of a secondary water system in the southern portion of City. Developer agrees to cooperate with the City to install a secondary system within the Project, in accordance with the City Code requirements. City and Developer will consider the effect of the secondary water system upon the water dedication requirements prior to such water dedication.

6.6 **Easements.** Developer shall grant to the City, at no cost to the City, all easements

necessary for the operation, maintenance, and replacement of all utilities located within the Project as the City determines to be necessary.

6.7 **Agreement to Cooperate.** Developer and the City agree to cooperate in good faith with respect to continued planning of the Project and implementation of such plan(s) consistent with the public interest.

6.8 **Reimbursement for Uncontemplated Upsizing.** City may reasonably request or require Developer to upsize infrastructure facilities not otherwise contemplated in this Agreement in excess of the size needed for the Project. If City requires upsizing not contemplated in this Agreement, City shall enter into an Impact Fee Reimbursement Agreement to compensate Developer for the Reimbursable Costs.

7. **BENCHMARKS.** As required by Section 16.10.080(B) of Eagle Mountain's Vested Law, the following development benchmarks shall occur.

7.1. **First Preliminary Plat or Site Plan.** The first preliminary plat or site plan for the Project shall be submitted for approval within one (1) year from the Effective Date. The site work for the first final plat or site plan shall occur within two (2) years from the Effective Date, including required public infrastructure (including but not limited to curb, gutter, roads) as noted in this MDA, provided that approval of the site plan or final plat has not been unreasonably delayed by the City.

7.2. **Parks and Open Space.** In accordance with 16.35.105(A)(10) of Eagle Mountain's Vested Law, the parks and open spaces shall be fully improved prior to recording of the first plat, or a separate cash escrow of \$3,750 per lot/unit must be put in place with the City with each plat to cover the anticipated cost of park improvements. For example: final plat = 20 lots; cash escrow for final plat = \$75,000 (\$3,750 x 20). It is anticipated that Developer will improve each park area along with the adjacent plat.

8. **DEFAULT.**

8.1. **Notice.** If Developer or Eagle Mountain fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

8.2 **Contents of the Notice of Default.** The Notice of Default shall:

8.2.1 **Specific Claim.** Specify the claimed event of Default;

8.2.2 **Applicable Provisions.** Identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in Default; and

8.2.3 **Optional Cure.** If Eagle Mountain chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.

8.3 **Mediation.** Upon the issuance of a Notice of Default the parties may engage a mediation or other dispute resolution process. Neither side shall be obligated to mediate if doing so would delay or otherwise prejudice any remedy available at law.

8.4 **Public Meeting.** Before any remedy in Section 10.4.3 may be imposed by Eagle Mountain the party allegedly in Default shall be afforded the right to attend a public meeting before the Eagle Mountain City Council and address the Eagle Mountain City Council regarding the claimed Default.

8.5 **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

9. **DEVELOPER'S EXCLUSIVE REMEDY.** Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and Eagle Mountain's obligations under this Agreement. IN NO EVENT SHALL EAGLE MOUNTAIN BE LIABLE TO DEVELOPER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

10. **EAGLE MOUNTAIN'S REMEDIES UPON DEFAULT.** Eagle Mountain shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property in the case of a Default by Developer until the Default has been cured. Eagle Mountain shall further have the right to draw on any security posted or provided in connection with the Property and relating to remedying of the particular Default.

11. **ASSIGNABILITY.** Developer may assign its obligations hereunder, in whole or in part, to other parties with the consent of Eagle Mountain as provided herein.

11.1 **Sale of Lots.** Developer's selling or conveying lots to residential purchasers or to unrelated, third-party homebuilders shall not be deemed to be an "assignment" subject to the above-referenced approval by Eagle Mountain unless specifically designated as such an assignment by Developer and approved by Eagle Mountain.

11.2 **Notice.** Developer shall give Notice to Eagle Mountain of any proposed assignment and provide such information regarding the proposed assignee that Eagle Mountain may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing Eagle Mountain with all necessary contact information for the proposed assignee.

11.3. **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds.

11.4. **Assignees Bound by MDA.** Except as contemplated in section 11.1, above, Developer's assignees shall be bound by the terms of this MDA.

12. RECORDING OF AGREEMENT. If City approves the Project and all Conditions Precedent have been met, the provisions of this Agreement shall constitute real covenants, contracts and property rights, and equitable servitudes which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. This Agreement (without exhibits), or a notice concerning this Agreement, shall be recorded as a covenant running with the Property herein described to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

13. SEVERABILITY. If any paragraph of this Agreement, or portion thereof, is declared by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement will not be affected and each paragraph of this Agreement will be valid and enforceable to the fullest extent permitted by law.

14. TIME OF PERFORMANCE. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

15. CONSTRUCTION OF AGREEMENT. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City. This Agreement has been reviewed and revised by legal counsel for each of the Parties and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

16. STATE AND FEDERAL LAW. The parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction, this agreement shall be null and void.

17. NO WAIVER. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder.

18. ENTIRE AGREEMENT. This Agreement shall supersede all prior agreements with respect to the subject matter herein, and all prior agreements and understandings are merged herein. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties.

19. APPLICABLE LAW. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder, are to be construed and

enforced in accordance with the laws of the State of Utah.

20. NOTICES. Any notices required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four (4) days after being sent by registered or certified mail, properly addressed to the parties as follows:

To the Developer:

To the City:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

21. EXECUTION OF AGREEMENT. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven (7) days of receipt of said facsimile copy.

22. HOLD HARMLESS. Developer shall hold City, its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages or equitable relief arising out of claims for personal injury or property damage arising from direct or indirect operations of Developer or its contractors, subcontractors, agents, employees or other persons acting on its behalf, in connection with the Project.

23. RELATIONSHIP OF PARTIES. This Agreement is not intended to create any partnership, joint venture or other arrangement between City and Developer. This Agreement is not intended to create any third party beneficiary rights for any person or entity not a party to this Agreement. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

24. CERTIFICATE OF COMPLIANCE. Upon fifteen (15) business days prior written

request by Developer, the City will execute a certificate of compliance to any third party seeking to purchase all or a portion of the Property or lend funds against the same, certifying that Developer is not in default of the terms of this Agreement.

25. TITLE AND AUTHORITY. Developer expressly warrants and represents to City that it is a limited liability company in good standing and that such company owns or controls all right, title and interest in and to the Property and that no portion of the Property, or any right, title or interest therein has been sold, assigned or otherwise transferred to any other entity or individual. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on such representations and warranties in executing this Agreement.

26. FURTHER ASSURANCES, DOCUMENTS, AND ACTS. Each of the Parties agrees to cooperate in good faith with the other and to execute and deliver such further documents, and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each party as allowed by law.

27. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission (including email and fax) of a signed copy of this Agreement, any addenda, and any exhibits, and the retransmission of any signed electronic transmission, shall be the same as delivery of an original. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but only all of which together shall constitute one instrument and execution.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

DATED this ____ day of _____, 2021.

FLAGSHIP EM HOLDINGS

By: _____

Print Name: _____

Title: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
)
)ss.
COUNTY OF _____)

On the ____ day of _____, 2021, personally appeared before me
_____, who being by me duly sworn, did say that (s)he is the
_____ of **Flagship EM Holdings**, a Utah limited liability company
and that the foregoing instrument was duly authorized by the company at a lawful meeting held
by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

DATED this ____ day of _____, 2021.

EAGLE MOUNTAIN CITY

Tom Westmoreland, Mayor

ATTEST:

Fionnuala Kofoed, City Recorder

Approved as to form:

City Attorney

Exhibit List

- Exhibit A – Legal Description
- Exhibit B - Master Plan
- Exhibit C - Zoning Map
- Exhibit D - Notice of Decision
- Exhibit E - Phasing Plan
- Exhibit F - Transportation Master Plan
- Exhibit G - Parks and Open Space Map & Concepts
- Exhibit H - Utility Plans
- Exhibit I - Pony Express Parkway Exhibit



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS

Job No. 2021-0067

(November 4, 2021)

COMPOSITE SURVEYED DESCRIPTION

A portion of Sections 18 and 19, Township 6 South, Range 1 West, Salt Lake Base & Meridian, and Sections 13 and 24, Township 6 South, Range 1 West, Salt Lake Base & Meridian, being described by survey as follows:

Beginning at the South Quarter Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°54'05"W along the Section Line 225.58 feet; thence S3°11'37"W 1462.55 feet; thence N89°09'35"W 5017.32 feet to the west line of that real property described in Deed Entry No. 45368:2000 (said west line also being the east line of Pony Express Parkway); thence N0°27'08"E along the east line of Pony Express Parkway 4143.61 feet to the westerly extension of the south line of **EAGLE POINT SUBDIVISION PLATS "B", "C" & "D"**; thence S89°13'23"E along the westerly extension and the south line of the above referenced subdivisions 4994.27 feet to the east line of that real property described in Deed Entry No. 92249:2019; thence S3°15'22"W along said real property 6.22 feet to the north line of that real property described in Deed Entry No. 92396:2019; thence along said real property the following six (6) courses: S89°13'24"E 138.49 feet; thence S3°03'40"W 419.66 feet; thence S87°43'38"E 1163.84 feet to the west side of a county road; thence along said county road the following two (2) courses: S2°08'08"W 1130.21 feet; thence S3°07'51"W 1089.37 feet to the south line of Section 18; thence N89°56'00"W along the Section Line 879.69 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point North 840.51 feet and West 253.90 feet from the South quarter corner of Section 18, Township 6 South, Range 1 West, (Based on the Utah State Plane Coordinate System); thence North 25.00 feet; thence West 50.00 feet; thence South 50.00 feet; thence East 50.00 feet; thence North 25.00 feet to the point of beginning. (Parcel No. 59:018:0009)

Beginning at a point North 1316.37 feet and East 719.67 feet from the South quarter corner of Section 18, Township 6 South, Range 1 West, (Based on the Utah State Plane Coordinate System); thence North 25.00 feet; thence East 50.00 feet; thence South 50.00 feet; thence West 50.00 feet; thence North 25.00 feet to the point of beginning. (Parcel No. 59:018:0011)

Beginning at a point located North 89°54'05" West 303.90 feet along the section line and North 754.02 feet from the South quarter corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 50.00 feet; thence East 50.00 feet; thence South 50.00 feet; thence West 50.00 feet to the point of beginning. (Parcel No. 59:018:0045)

Contains: ±542.50 Acres

LESS AND EXCEPTING DESCRIPTION

A portion of Section 19, Township 6 South, Range 1 West, Salt Lake Base & Meridian, and Section 24, Township 6 South, Range 1 West, Salt Lake Base & Meridian, being described by survey as follows:

Beginning at a point located N89°54'05"W along the Section Line 307.06 feet and South 1460.42 feet the North Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence S3°11'37"W 1851.46 feet; thence N88°54'45"W 4906.36 feet to the east line of Pony Express Parkway as described on **PONY EXPRESS PARKWAY EXTENSION 2** road dedication plat; thence along said dedication plat the following two (2) courses: northwesterly along the arc of a 1120.00 foot radius non-tangent curve to the right (radius bears: N85°10'48"E) 1.17 feet through a central angle of 0°03'35" (chord N4°47'25"W 1.17 feet); thence N89°31'46"W 13.07 feet to the west

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

line of that real property described in Deed Entry No. 45368:2000 (said west line also being the east line of Pony Express Parkway); thence along east line of Pony Express Parkway the following three (3) courses: northwesterly along the arc of a 1137.00 foot radius non-tangent curve to the right (radius bears: N85°21'53"E) 91.98 feet through a central angle of 4°38'06" (chord: N2°19'04"W 91.95 feet); thence West 4.98 feet; thence N0°27'08"E 1735.95 feet; thence N89°09'35"W 5017.32 to the point of beginning.

Contains: ±209.98 Acres

Master Plan



Zoning Map

Foothill Residential

FR

Neighborhood Residential 1

R1

R2

R3

Neighborhood Residential 2

RC

MF1 Townhomes

Other

Commercial Neighborhood

Business Park - Light Industrial
Not requesting change

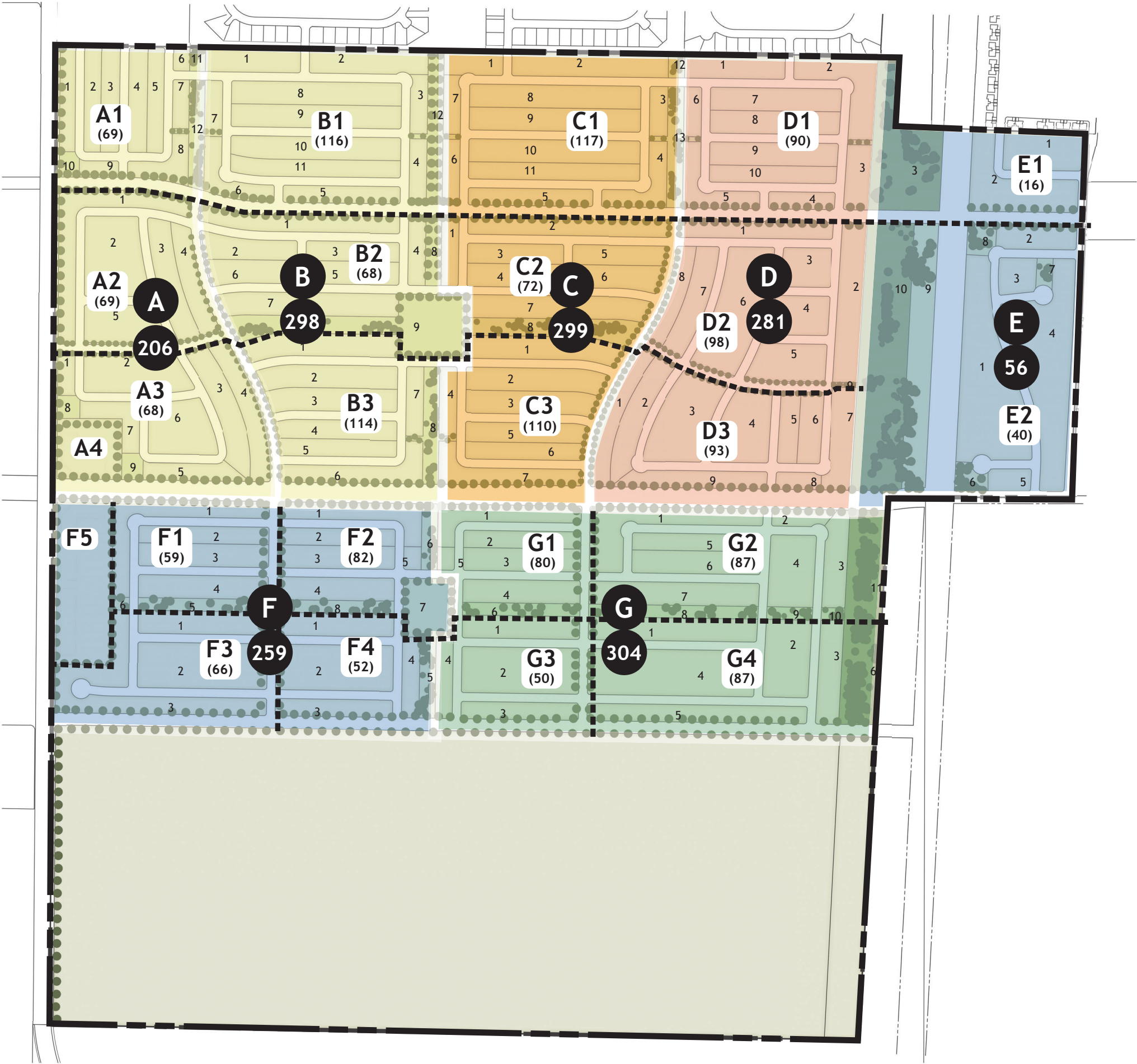
Open Space - Improved

Open Space - Natural



PHASING MAP

- 2022 - Phases A & B
- 2023 - Phases C
- 2024 - Phases D
- 2025 - Phases E, F
- 2026 - Phases G



Transportation Plan



Park & Open Space Map

Parks

- n** Neighborhood Park (2-10 Ac.)
- Public
- l** Local Parks (<2 Ac.)
- Private

Trails

- Regional (4.6 Miles)**
- 10' Asphalt
- Public
- Local (3.8 Miles)**
- 10' Asphalt
- Public

Special Open Space Areas

- pc** Power Corridor
- Public
- mf** Multi-Family Common Open Space
- Private



SCALE: 1"=200'
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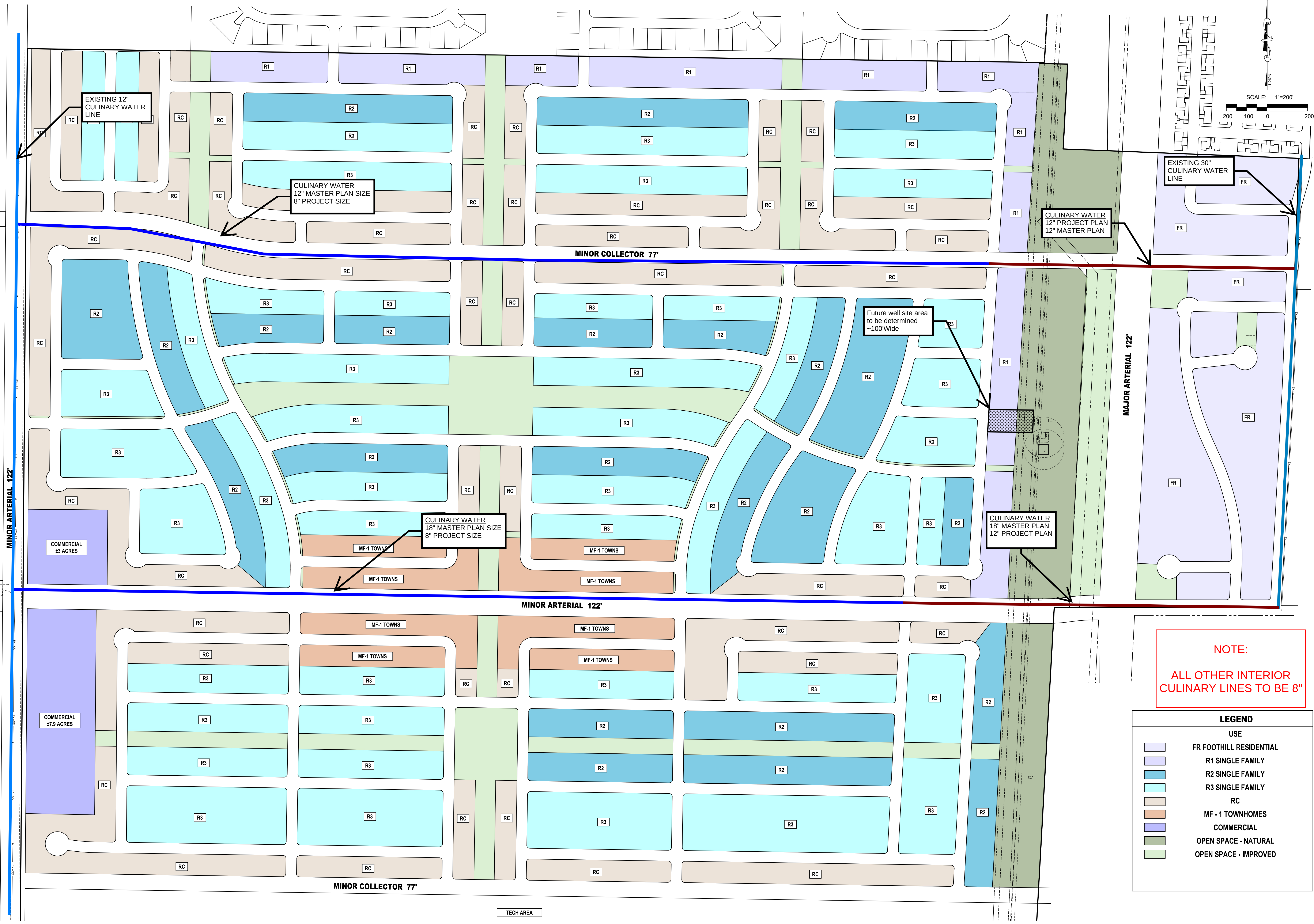
NOTE:
ALL OTHER INTERIOR
CULINARY LINES TO BE 8"

LEGEND

USE

- FR FOOTHILL RESIDENTIAL
- R1 SINGLE FAMILY
- R2 SINGLE FAMILY
- R3 SINGLE FAMILY
- RC
- MF - 1 TOWNHOMES
- COMMERCIAL
- OPEN SPACE - NATURAL
- OPEN SPACE - IMPROVED

REVISIONS	
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DRAWN BY: RWH	
DESIGNED BY: GDM	
SCALE: 1"=200'	
DATE: 9/24/2021	
SHEET	





- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

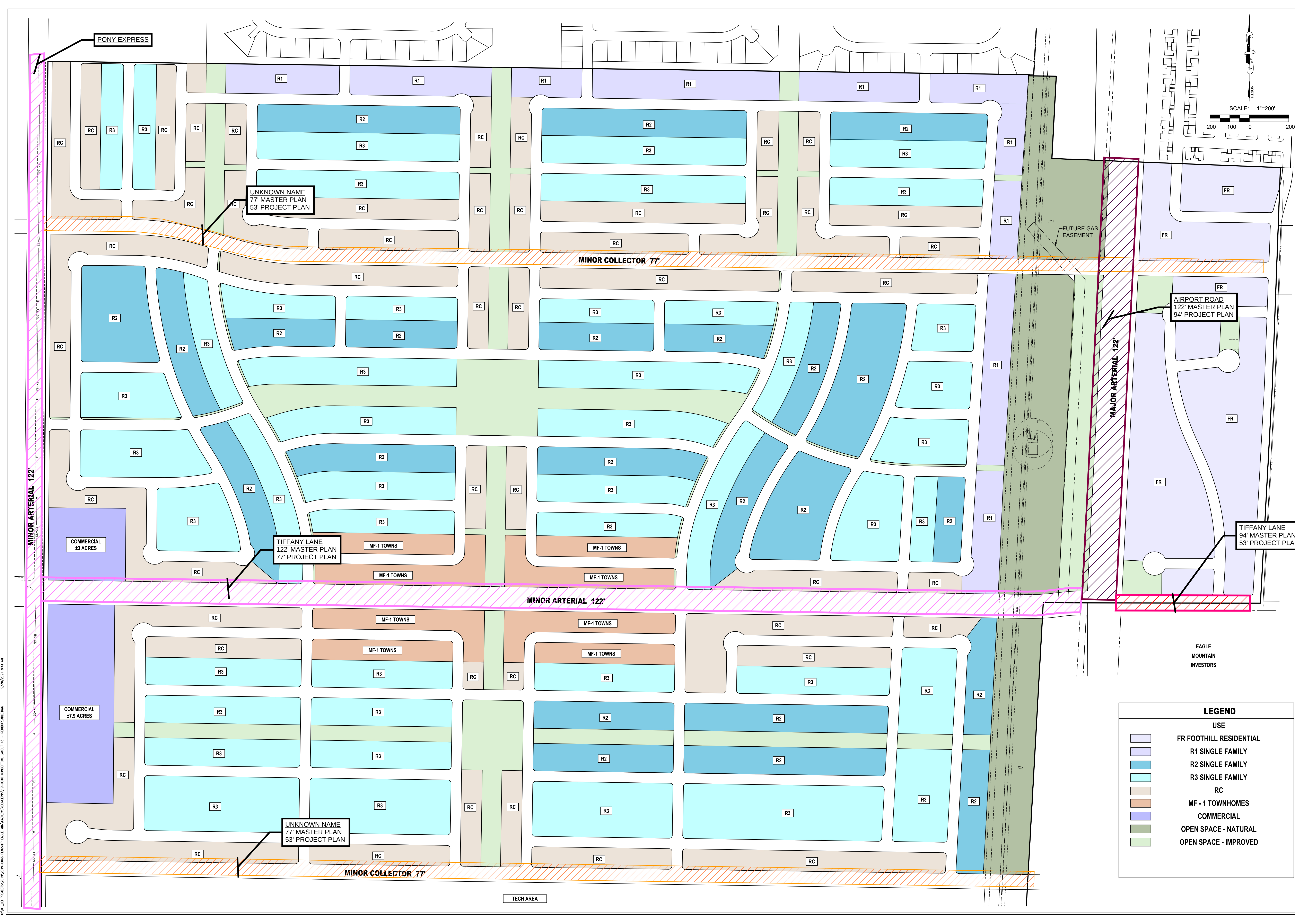
AULT FARMS
EAGLE MOUNTAIN, UTAH
EXHIBIT E, TRANSPORTATION MASTER PLAN

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RWH
DESIGNED BY:
GDM
SCALE:
1"=200'
DATE:
9/24/2021

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EXHIBIT E



LEGEND

USE

- FR FOOTHILL RESIDENTIAL
- R1 SINGLE FAMILY
- R2 SINGLE FAMILY
- R3 SINGLE FAMILY
- RC
- MF - 1 TOWNHOMES
- COMMERCIAL
- OPEN SPACE - NATURAL
- OPEN SPACE - IMPROVED



302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

AULI FARMS
EAGLE MOUNTAIN, UTAH

EXHIBIT H, SEWER MASTER PLAN

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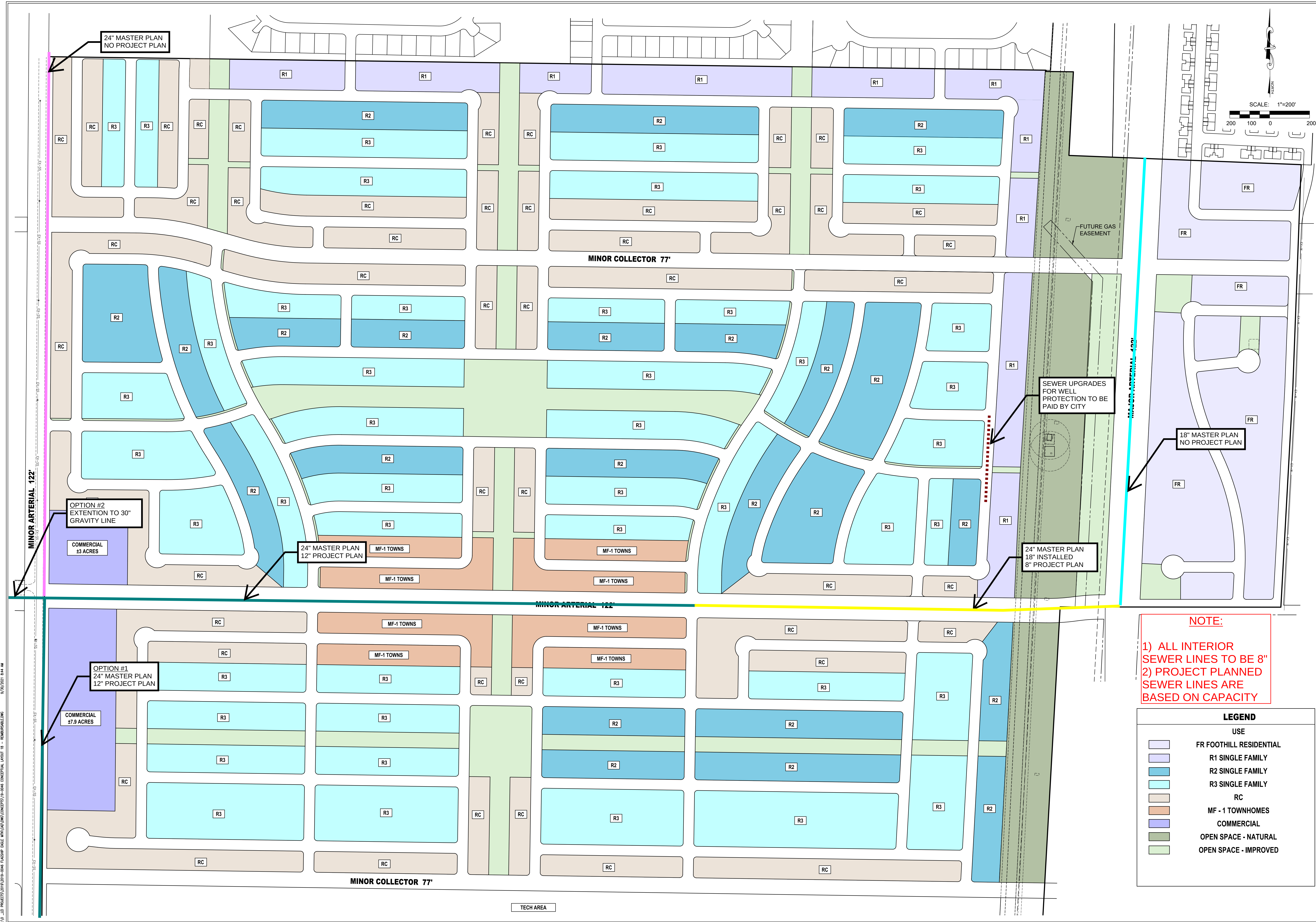
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9/24/2021

EXHIBIT H





- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**

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office@lei-eng.com
www.lei-eng.com

AULT FARMS
EAGLE MOUNTAIN, UTAH
EXHIBIT I, STORM DRAIN MASTER PLAN

60" MASTER PLAN
NO PROJECT PLAN

FUTURE GAS
EASEMENT

MAJOR ARTERIAL 122'

NOTE:
ALL PROJECT STORM
DRAINAGE TO BE
CONTAINED ON SITE

LEGEND

- USE**
- FR FOOTHILL RESIDENTIAL
 - R1 SINGLE FAMILY
 - R2 SINGLE FAMILY
 - R3 SINGLE FAMILY
 - RC
 - MF - 1 TOWNHOMES
 - COMMERCIAL
 - OPEN SPACE - NATURAL
 - OPEN SPACE - IMPROVED

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SHEET

EXHIBIT I



\\0 - LEI PROJECTS\2019-2021-0046 FASDIP - AULT FARMS - WINDMILL WPC CONCEPTS\19-0046 CONCEPTUAL LAYOUT 16 - PERMITS\090824.DWG 9/24/2021 2:44 AM



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

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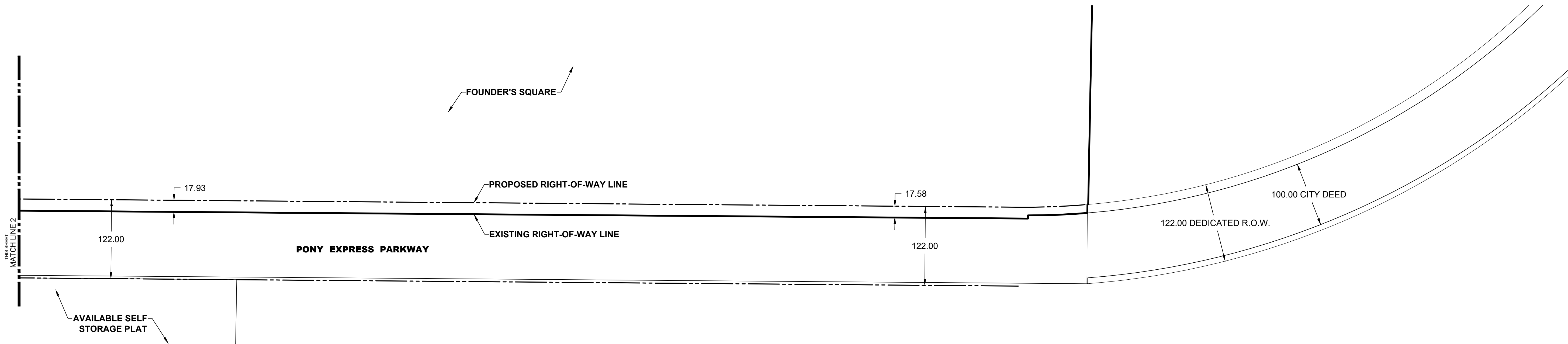
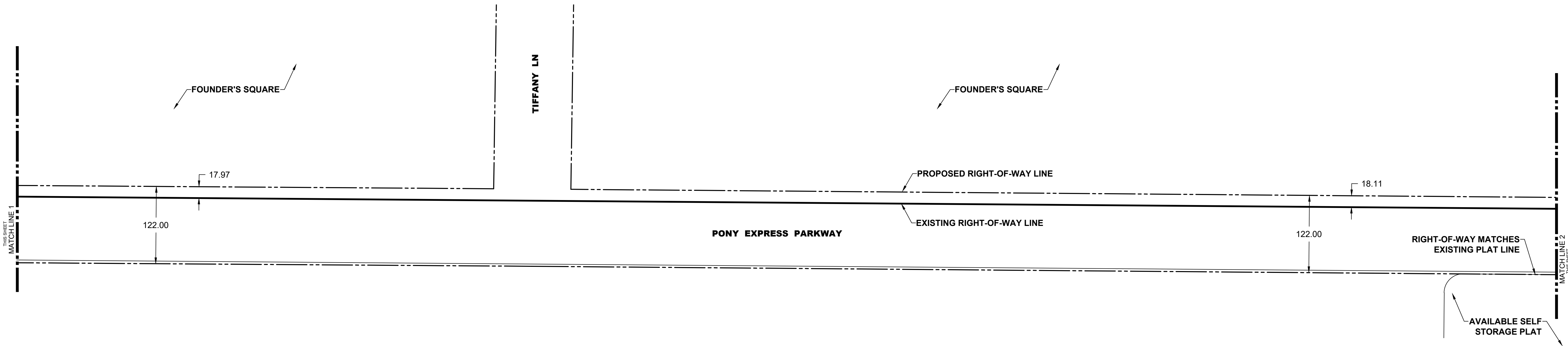
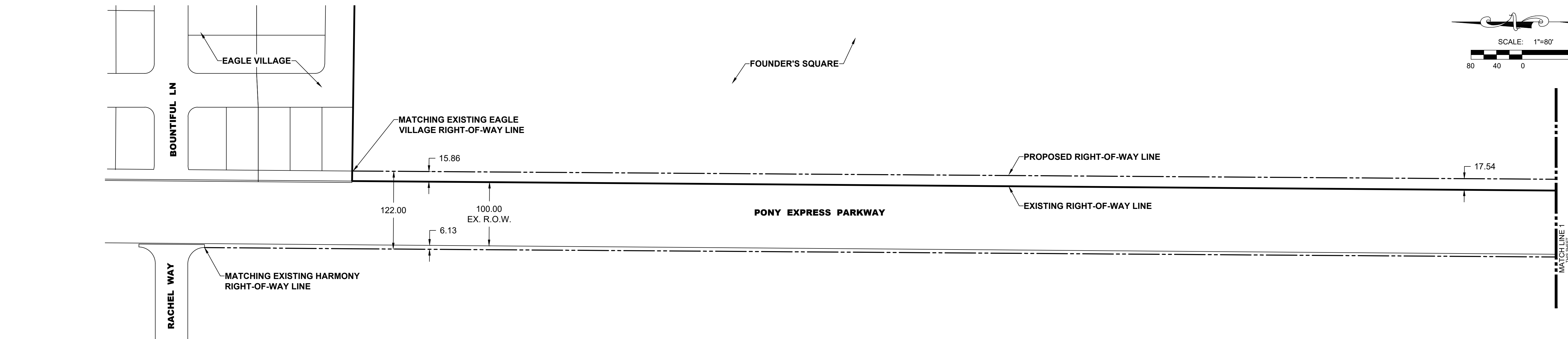
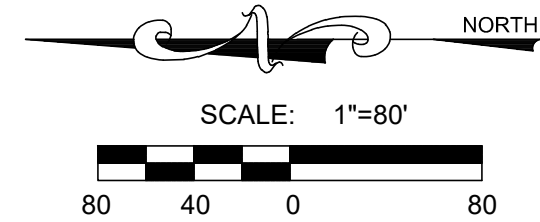
FOUNDER'S SQUARE
EAGLE MOUNTAIN, UTAH

PREPARED FOR:
PROPERTY OF:

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2019-0046
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EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

July 20, 2021, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Zac Hilton, Streets and Storm Drain Manager; Embret Fossum, UFA Battalion Chief; Eric McDowell, Chief Deputy Sheriff; Tyler Maffitt, Communications Manager; Robert Ballif, Engineering Assistant; Michele Graves, Library Director; and Kristin Allred, Library Assistant Director.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Kimberly Ruesch, Finance Director; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Angela Valenzuela, Human Resource Manager; and Chas Glenn, Administrative Assistant.

Councilmember Gray was present electronically for a portion of the work session.

Mayor Westmoreland called the meeting to order at 4:08 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Community Development

- The Macey's grocery store building plans are approved. They will receive their permit and start construction soon.
- The City issued 135 residential building permits in June. The Planning Department will send out a fiscal year building summary soon.
- The City issued 1609 new construction building permits in Fiscal Year 2021.

Water

- Tank 4 has been repaired and is back in service.
- The City is 90% complete on pressure reducing valve inspections and repairs.
- New altitude valves have been installed and staff is currently fine-tuning for optimal use for tank storage on 2 and 3.
- Tank 5 requires maintenance and the City is searching for a contractor to make the repairs.

Wastewater

- Temporary fencing has been installed around all the ponds at the plant per State recommendation.
- Discussions with Facebook are underway regarding using treated effluent for construction dust control.
- The plant expansion continues, and the outer oxidation ditch ring is full and the equipment is being tested.
- The dirt pile has been removed and irrigation on the 12-acres of land should commence by the end of the day tomorrow.

Parks

- Cory B. Wride Memorial Park Phase 2 construction work continues. All of the sport court poles with the lighting have been installed and are waiting on Rocky Mountain Power to service some of the power needs to get them up and running. The pickleball courts will be painted soon. Substantial completion is expected by August a, 2021.

Events

- Summer Bash and Laser Show will be held July 31, 2021 and will include a laser light show to offer an alternative to fireworks.

Engineering

- Pony Express Parkway – traffic has been shifted to the completed northbound lanes while the southbound lanes are being completed. The City plans to add the widening of Mid Valley Road to the Pony Express Parkway expansion project contract with Kenny Sang depending upon securing asphalt.
- Lone Tree Signal – if the meter was set by Rocky Mountain Power as scheduled, Pine Top should be able to program the light between Friday and Tuesday of next week.
- Airport Road Phase 1 – the project has been delayed but construction should begin shortly.

Streets

- The spray-applied project is complete. The City expressed appreciation to the residents that experienced additional inconvenience due to equipment issues.
- The micro surface project on the Eagle Mountain section of Pony Express Parkway is finished and the remainder should be completed today on the Saratoga Springs portion; then Aviator Ave will be serviced.

1.B. [DISCUSSION – UFA Fire Station 253](#)

City Administrator Paul Jerome assured residents that noise nuisances will be mitigated as sirens will not be used until the fire apparatuses reach Pony Express Parkway.

AJC Architects Director of Design Steve Simmons presented a concept plan and building design for a 1.5-acre property south of Mid Valley Road and east of Six-Mile Cutoff Road. The apparatus bay would be set back 50 to 60 feet from the road to provide adequate sightlines to promote safety. The plan includes ten sleeping quarters, a dayroom, and an exterior courtyard for exercise. Once the agreement for the land is finalized, construction could begin in the spring or summer of 2022.

Assistant City Administrator/Community Development Director Steve Mumford expressed concern with the proposed location in relation to the intersection to the north and suggested moving the station farther to the south to align access points. Mr. Mumford and Mr. Simmons agreed to meet with the City Engineer to address alignment concerns.

Unified Fire Authority Assistant Chief Dominic Burchett said a survey indicated most municipalities preferred not to include a community room. They could entertain adding a community room; however, it would increase the cost.

Councilmember Clark advocated for the inclusion of a community room for joint meetings between fire stations and to provide a space for community representatives and resident use.

Assistant Chief Burchett explained a survey was conducted several years ago that concluded that the community rooms in other stations were underutilized. Due to the lack of use, the board determined to move away from including community rooms in consideration of the additional cost. He stated they could evaluate the cost increase to add a community room to the plan.

Councilmember Love supported the need for a community room and said the reason for the underutilization of the community room in fire stations might be due to the public being unaware that the space is available.

Councilmember Clark said Eagle Mountain has a unique need for community rooms because the City lacks a recreation center or a large library with public space. She suggested providing a community room that can accommodate 40 to 50 people.

1.C. DISCUSSION – Smith Ranch Park Design

MHTN Architects Senior Landscape Architect Vince Olcott and Landscape Architect Alison Lewis presented the item. The vision for the project includes providing a variety of native and manicured landscapes to support active and passive uses while providing space for both people and wildlife. The leading design principle for Smith Ranch Community Park is neighborhood meets nature. The project goals are to establish a series of paths and trails that connect the community to open space, clean up the existing native open space areas, create a variety of gathering spaces, provide new play areas and programming of spaces, and extend and update the field space for games and practices. An online survey with 575 responses and community outreach efforts during Pony Express Days resulted in high rankings for playgrounds, walking trails, and an obstacle course. Other suggestions included shaded areas with many trees, pickleball courts, and ziplines. An off-leash dog park and splash pads also received high rankings; however, it was determined that this park is not the appropriate place for those uses. The natural open space was also prioritized.

The Tickville Wash and a kestrel box are located in the area. They intend to not disturb the wash or the box and to minimize the impact of the park on the wildlife. A programming element is to include council rings, low circular benches, as places for gathering and other forms of passive recreation and interpretative educational elements about the wildlife in the park. The natural areas have been disturbed by members of the community and a potential retention basin is located in the

park area. The sloped areas near the wash above a 20% grade will be excluded from improvement with a 150-foot setback from the center of the wash to remain open space with enhanced natural vegetation not intended for public use. The southwest neighborhood portion of the park could potentially include an obstacle course, sports fields, play areas divided into age groups, and paths. The existing pavilion will remain and be incorporated into the plan. The buffer zone along the wash will incorporate additional restrooms, soft-surface trails, additional trees, gathering spaces for students, small council rings, a zipline, nature play, a shaded pavilion, and additional parking on the east side with up to 30 parking stalls. The neighborhood park could include swing benches and poles for residents to attach their own slacklines and/or hammocks.

Councilmember Curtis advocated for an amenity other than a pickleball court due to the number of courts already in the City, as well as the high ranking of a volleyball court in the resident feedback. He appreciated the well-thought-out plan that incorporates the neighborhood and nature elements.

Mr. Olcott indicated that the type of sports court could be changed to the type desired by the Council.

Councilmember Burnham expressed support of the plan and Councilmember Curtis' suggestion to providing an amenity other than pickleball to increase variety. City representatives had expressed the desire for the park to be a location of learning for elementary students; she appreciates the inclusion of educational components.

Councilmember Love stated she desires to have the wash as an element that the community can enjoy, and the incorporation of the natural elements in the area exceeded her expectations. She would support pickleball courts in the park due to the lack of them in this area of the City.

Councilmember Clark said she loves the plan and the balance of the implementation of the requests by residents and the education and nature elements. Residents in this area have requested a skate park component. She feels the active play area would be an appropriate location for a skate park.

Discussion ensued regarding costs, Council and resident preferences, and concerns with potential amenities for the park including volleyball courts, pickleball courts, and/or a skate park.

Parks and Recreation Director Brad Hickman said that the cost to include a skate park could be significant. A skate park element could potentially be delayed until a later phase of construction for the park rather than diverting funds from other areas of the park to pay for the skate park during initial construction. The City has a few other potential areas for a skate park in the City; however, he would prefer including a skate park within a larger park rather than incorporating one in a smaller neighborhood park.

Mayor Westmoreland commended the design of the park especially considering the challenges with the area and expressed his support of the plan.

Mr. Olcott explained the next steps are to finalize the design of the overall concept plan, evaluate costs, determine construction phasing, and prepare a construction document.

The Mayor and Council directed staff and the consultants to research costs of a skate park compared to other potential amenities.

2. AGENDA REVIEW

12. ORDINANCE/PUBLIC HEARING

12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2021-2022 Budget.

Finance Director Kimberly Ruesch presented the item.

The total budget increase of \$5,539,250 includes:

- Summer Bash and Laser Show \$25,000 – This special event is being proposed to provide an opportunity for residents to come together as a community as a result of the ban on fireworks. This event is an item that was not originally proposed with the budget.
- iWorkQ Software \$2,250 – The City needs to upgrade this software to add tools that are needed for the Administrative Code Enforcement Court.
- Library Grant \$12,000 – The library has received ARPA (American Rescue Plan Act) funds from the Utah State Library to be used for collection development. There is no match required for this grant.
- Well #1 Relocation \$1,500,000 – Well #1 needs to be relocated. This is a critical well for providing water throughout the City. This well sits underneath a power line which limits the ability for maintenance. In its current location, the City may not be able to gain access to make needed repairs.
- Drill Well #7 \$2,000,000 – In order to meet the ongoing needs of the community, a new well needs to be drilled. The location has not yet been determined.
- New Water Storage Tank \$2,000,000 – Construction of a four-million-gallon water storage tank is being proposed in Pole Canyon.

Ms. Ruesch clarified that the majority of the funding for drilling the new well and the new storage tank will be covered by impact fees. The approximately \$1,500,000 cost to relocate the well will be financed with the City's approximately \$3,600,000 water fund reserves.

Mr. Jerome explained that American Rescue Plan funds can be used for water and wastewater projects. State grants could potentially cover the cost of the land purchase for the wastewater treatment plant expansion and the relocation of Well #1.

13. AULT FARMS

13.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan for Certain Lands Known as Ault Farms.

13.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Plan and Rezone for Ault Farms.

Items 13.A. and 13.B. were presented and discussed concurrently.

Mr. Mumford presented the item. On July 13, 2021, The Planning Commission voted 4 to 1 to recommend approval of the General Plan amendment as proposed, and to recommend approval of the master development plan (MDP) and rezone with the following conditions:

1. The development shall be divided into four master development plan areas and Area A shall be increased in size to incorporate a portion of Area B, at the discretion of the applicant, to bring Area A within the 200-acre size limitation; and
2. The row of R2 units directly west of the FR zone in Phases A4 and B6 shall be zoned as R1; and
3. The remaining zoning shall remain as presented in the zoning map exhibit.

The subject parcel consists of 752 acres is located on the east side of Pony Express Parkway at approximately 3000 North. The area is currently zoned Agriculture and is identified in the Future Land Use Map as Foothill Residential, Neighborhood Residential One, Parks and Open Space, and Business Park/Light Industry. Input from previous concept plan reviews at the Planning Commission and City Council in 2019 and 2020 include a focus on General Plan compliance with zone requests that exist within current Municipal Code. An updated MDP has been submitted with reduced densities and includes a mix of residential zones.

The rezone request contains a mix of FR, R1, R2, R3, RC, MF1, and CN zones as well as open space and a future business park area. The road network proposal includes three accesses onto Pony Express Parkway, Tiffany Lane as a minor arterial, and north and south collectors. The applicant is proposing changes to the Master Transportation Plan by adding a south collector, reducing Tiffany Lane to a minor arterial, and reducing Airport Road to a minor arterial.

The master development plan application was received during the public hearing process of the code amendment to EMMC 16.10. Based upon the filing date, the application should be subject to the new Municipal Code standards. The applicant has submitted a waiver request from the requirements of EMMC 16.10 as allowed by EMMC 16.10.050. The applicant is seeking a waiver from the code requirement allowing a maximum land area of 200 acres for a master development plan. The request states the applicant would like to move forward with the over 550-acre residential component of the development. The applicant notes that comprehensive planning and cohesive design, timing, and amenity offering should be considered with the waiver request.

The application included an exhibit with four separated areas for potential master plan divisions with Area A of approximately 131 acres, Area B of approximately 243 acres, Area C of approximately 162 acres, and Area D of approximately 214 acres. The phasing map identifies the annual anticipated phase construction beginning in 2022 and ending in 2028.

To approve a waiver, the City Council must find one of the following to be true:

- The project's concept plan review, pursuant to EMMC 16.15, received feedback from the Planning Commission and/or City Council in regards to reduced master development application requirements.
- The project will not require modification or additions to existing conditions such as zoning designations, land use designations, and roadways.
- The project involves limited developments requirements for infrastructure.
- The strict application of this chapter would result in peculiar or exceptional difficulties, exceptional and undue hardship, or the buildable area of the property is significantly reduced by topography or preexisting easement restrictions.

No designation for public facilities such as churches or schools is included in the plan. Any rezone to commercial or residential zoning would allow these uses as either permitted or special uses. A possible ten-acre elementary school site should be included in the plan, to be reviewed by Alpine School District prior to the approval of the master development agreement (MDA).

The southern 214 acres identified as Tech Campus/Light Industry will be handled with a future MDP. The applicant has provided a master plan tabulations document that includes land use by area.

The CN zone is proposed to the north and south of Tiffany Lane along Pony Express Parkway. The multifamily areas were reduced to two areas around Tiffany Lane. All other multifamily housing has been replaced by RC and R3. Per transition code standards, R3 is not appropriate adjacent to MF1. In general, the zoning exhibit does not meet the zoning transitions required in EMMC 17.60.160.

An additional affordable housing element could be considered near the commercial properties. The northwest corner should be modified to utilize the road along the north property line in the Eagle Village project. The R3 areas adjacent to the MF1 could be modified to be compatible with EMMC 17.60.160 zone transitions. R2 units could be considered along the northern property line rather than R1 units, and the R1 units in the area could be moved elsewhere in the project.

The parks plan shall be submitted including potential park improvements and example linear park improvements to be approved as an exhibit to the MDA. The Council could consider adding additional acreage to the neighborhood parks to create more useable area, shrinking some of the linear parks slightly, and/or removing the improved open space along the utility corridor. Some of the improved open space from the power corridor could be shifted to the property along the northern boundary of the project and the area could be improved with a trail and water-wise landscaping.

Mr. Mumford verified that the Planning Commission recommendation to change the R2 on the east of Phases A4 and B6 to R1 would not be compliant with Municipal Code transitioning requirements. The MF1 adjacent to R3 is noncompliant with transitioning requirements and the R1 along the north of the project would abut a noncompatible R3 product in the neighboring subdivision. The FR adjacent to a duplex product to the north also fails to meet the transition code. However, the Council has the purview to request and approve exemptions to the standards.

Councilmember Clark noted the provision included on the phasing map that states, “Phasing may change at the discretion of the developer.” Mr. Mumford advocated for allowing some flexibility in the phasing requirements to allow the developer to adjust to market fluctuations and utility installation.

Discussion ensued regarding the Planning Commission excluding Phase B7 in their recommendation to rezone the suggested R2 on the east to R1. The Council noted the RC product along the south of Phase B7 as the probable reason.

Councilmember Curtis advocated for encouraging Alpine School District to select an elementary school location as soon as possible to be able to adapt the plan to mitigate traffic issues experienced at other schools in the City. Mr. Mumford said a possible location could be included in the plan; however, the school district could select a different location.

Mr. Mumford confirmed that the Council could approve three separate MDPs for the residential portion of the project to be developed concurrently if desired. The desire to jointly develop various parts of the proposed MDP area is one of the reasons the applicant is requesting a waiver to allow a single MDP for the entire residential portion of the project. Considerations for deciding whether to grant the waiver include timing of the roadways, determining which MDPs to assign the roads and the parks, and complications of assessing infrastructure and amenity responsibilities should a portion of the development be sold to a different developer.

Councilmember Love noted that applying individual master development agreements at different times would extend the development timeframe.

City Attorney Jeremy Cook said that from a drafting standpoint, he would prefer a single agreement rather than three separate simultaneous MDAs, as it would be easier to address elements such as impact fees and major road projects in one agreement. The MDA could include timing for three development areas. Separate agreements would require referencing and contingencies linked to the other MDAs. The plan could include provisions favorable to the City at the expiration of the MDA should the project fail to be completed within the six-year time limit, which is likely due to the size of the development.

Councilmember Curtis expressed concern with dividing the plan as the purpose of the 200-acre maximum is due to the difficulty in determining densities, parks and open space, homeowners’ association ownership (HOA), and other issues for large land parcels. He hesitates to grant property rights and density vesting for more than six years due to the significant changes in the City in that amount of time. He preferred to move forward with smaller agreements. He advocated placing rezoning restrictions by limiting density through requiring strict compliance to the development standards and for stipulating that phasing changes must be approved by the City Council.

Mr. Cook stated that the developer could opt to have a master HOA for the entire area independent of MDP size or phasing. HOA considerations would be easier to address in a single agreement. Density transfers and other known issues in older agreements can be safeguarded against in future agreements. He advocated against City involvement with HOA issues because they are private

land issues. Master HOAs assist with costs of swimming pools, large amenities, and monuments shared between single-family and multifamily units; nevertheless, the Council could opt to deny the proposed rezone request for the project to address concerns with master HOAs.

Discussion ensued regarding concerns with the rights granted in MDAs that might not be appropriate for the City in the future, requirements to prevent density maximization and transfer, legal protections for the City, renegotiation obstacles, and including a process for the two-year extension allowance due to the projected 2028 build-out completion estimate exceeding the six-year window.

Councilmember Curtis expressed concern regarding zoning approvals being retained at the expiration of the MDA.

Discussion ensued regarding protections to include in the agreement and/or a clause to revert undeveloped land to the previous zoning at the expiration of the MDA, possibly dividing the project into two MDPs combining Areas A and B into one agreement, benefits of permitting a single MDP, preventing long-term agreements that are inappropriate for the City in the future, and the specificity of current City zoning limiting density transfer due to product, lot size, and set back requirements.

Councilmember Curtis suggested including a requirement in the MDA that the maximum density is contingent upon the strict adherence to the residential development standards of the respective zone and clarified his intent is to prevent units from being built smaller than the minimum lot size due to vested unit counts. He expressed concern that the MDP supersedes current Municipal Code standards.

Mr. Cook explained that the MDP would need to adhere to current Municipal Code standards unless specific exemptions were included in the agreement.

Councilmember Clark requested Mr. Cook draft language to include in the agreement clarifying that the units need to meet residential code standards rather than granting a number of units.

Discussion ensued regarding the benefits and potential issues with approving a unit count.

Mr. Cook stated that issues such as unit counts, lot sizes, frontages, and setbacks are generally addressed with the MDA and the rezone approval could be contingent upon the approval of the MDA. The concerns of the Council will be recorded in the minutes and should be included in the motion to assist the Council with remembering the concerns they wish to address with the MDA approval.

Councilmember Curtis stated that he had been in favor of the three Planning Commission recommended conditions of approval, but after the discussion was now unsure regarding requiring the division of the plan into multiple MDPs.

Discussion ensued regarding concerns and benefits of dividing the project into two or three MDPs, the impact of dividing the project to the proposed phasing plan, and whether to approve multiple smaller MDPs simultaneously.

Councilmember Clark expressed concern with usurping the recently-passed MDP requirements with the first MDP approval subject to the requirements.

Councilmember Curtis listed the concerns he desired to be addressed or implemented with the MDP including his previously mentioned questions as to whether the rezone conditions provide adequate protection, removing the language allowing phasing to change at the discretion of the developer while permitting an amendment process and minor changes, avoiding vesting unit counts with the master plan tabulation that would not fit within a zone if the product adhered to the residential design standards, prohibiting Area D from being rezoned as residential, adjusting the northwest corner to incorporate the road as suggested by staff, and requiring more details to be provided for the parks plan.

Councilmember Love said she believes the parks plan is a part of the MDA approval and requested clarification regarding what should be required in the MDP versus the MDA.

3. [ADJOURN TO A CLOSED EXECUTIVE SESSION](#)

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:24 p.m.

[7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS](#)

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; Fionnuala Kofoed, Director of Administrative Services/City Recorder; Elizabeth Fewkes, Recording Secretary; Kimberly Ruesch, Finance Director; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Embret Fossum, UFA Battalion Chief; Eric McDowell, Chief Deputy Sheriff; Robert Ballif, Engineering Assistant; Michele Graves, Library Director; and Kristin Allred, Library Assistant Director.

CITY STAFF PRESENT ELECTRONICALLY: Paul Jerome, City Administrator; Zac Hilton, Streets and Storm Drain Manager; and Tyler Maffitt, Communications Manager.

Councilmember Gray was present electronically for a portion of the policy session but did not vote on any of the items as he was absent during those portions of the meeting.

4. [CALL TO ORDER](#)

Mayor Westmoreland called the meeting to order at 7:10 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Love led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- ShopFest will be held August 7, 2021, at Cory Wride Memorial Park. More than 225 small businesses will be available for residents to shop. Be sure to take advantage of the hot air balloon rides, food trucks, and live music.
- The Summer Bash and Laser Show will take place Saturday, July 31, 2021. Be sure to participate in the kids' patriotic parade and the pie-eating contest. Later in the evening, Trash Panda drum group will perform followed by a laser show.
- Just a friendly reminder that the ignition of fireworks in Eagle Mountain has been prohibited. Drought conditions persist in Utah, increasing the risk for wildfires in the State. Please find alternative forms of entertainment to help keep Eagle Mountain safe.
- The City added a residential portal to the website to assist residents with accessing information and to facilitate resident communications with City staff and officials.
- Thursday, July 22, 2021, at 10:00 a.m. at Walden Park the City has a special announcement. Residents are invited to attend.

To receive City notifications, including emergency info, news events, and traffic alerts, sign up at emcity.org/notifyme.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:15 p.m.

Kelly Gee expressed concern regarding traffic and speeding on Tiffany Lane and requested the Utah County Sheriff's Office patrol the area.

Mayor Westmoreland noted that the City received emails from Dee Adamsen regarding parking issues in the Heatherwood on the Green subdivision.

Eagle Mountain Performing Arts Collation representative Jennifer Kelly introduced her organization to the City Council and said their vision is to provide camps, productions, and concerts for individuals to express themselves and to develop their skills. They commit to representing the City in a positive manner and desire for the organization to be recognized by the City in order for the symphony and performing arts groups to receive the City discount when renting from the schools and to be able to use City stages and equipment for performances to help assist with production expenses. Mayor Westmoreland requested Ms. Kelly send an email to schedule a meeting to further discuss the item.

Jeff Ruth announced that the American Legion will be holding an ice cream social at the Senior Center on August 14, 2021, at 7:00 p.m. He invited all veterans and active military and the Mayor City Council, City Council candidates, and first responders to attend.

Camrie Campos sent a letter thanking the Mayor and City Council for the opportunity to serve on the Youth City Council and for the Youth City Council scholarship.

The City received the following email prior to the meeting, “My name is Angela Gewondjan and I am a boarder at Cedar Valley Stables. I run an equine therapy program for special needs children daily. Tiffany Lane runs right up to the property of the barn and has become a major safety hazard for us. Travelers from all directions and various vehicles do not keep to the speed limit. With the new construction, there are a lot of diesel trucks that do not slow down around our property. We have had many incidents where our horses and children have become spooked and we are putting them in danger. We are unable to use the outdoor arena for lessons because of this. The new stop sign is not helping either. Drivers do not stop and go through at excessive speeds. It would be very appreciated if we can come up with a solution to keep the speed limit and stop at the stop sign!! Thank you so much for your time and attention on this matter.”

Mayor Westmoreland closed public comment at 7:29 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Burnham

Councilmember Burnham welcomed the meeting participants.

Councilmember Love

Councilmember Love said it was good to see the people attending the meeting.

Councilmember Clark

Councilmember Clark recognized and thanked Unified Fire Authority Captain Steve Conger and his crew, Captain Dave Terrion, Paramedic Brandon McDonnell, and Engineer Chance Fivas, for their service and other contributions to the City and presented them with a challenge coin.

Councilmember Curtis

Councilmember Curtis thanked the meeting participants for their attendance. He noted that three members of the City Council had received an email from Jody Hooley suggesting the City place a moratorium on new construction until the end of the drought.

City Attorney Jeremy Cook verified that the Council could consider issuing a six-month moratorium on building permits or subdivision plat approvals, per Utah Code Title 10-9a-504, should they feel current drought conditions met the qualifications to merit such as action, although a few master development agreements would be excluded per the terms of those agreements.

Mayor Westmoreland directed staff to research measurable, identifiable, and quantifiable water supply metrics to determine the levels under which the City should contemplate enacting a building moratorium.

City Administrator Paul Jerome reassured residents that there is no indication that the water supply is in jeopardy of meeting City demands. The City is currently discouraging developers from installing landscaping due to the high-water requirement to establish sod during the heat of the summer. Changes to development standards to address water usage more effectively are under consideration.

Discussion ensued clarifying that the City has sufficient water for existing and approved housing, the greater impact of landscaping on water usage compared to construction use, and that City water conservation efforts are precautionary and preemptive to protect against a water shortage crisis.

9. APPOINTMENTS

9.A. Youth Council Advisors

MOTION: *Councilmember Clark moved to appoint Jennifer Shimakonis as a Youth Council Advisors for a one-year term. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

MOTION: *Councilmember Clark moved to appoint Tyler Shimakonis as a Youth Council Advisors for a one-year term. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

Tyler Shimakonis encouraged all youth to attend the Youth Council meetings on the second Wednesday of each month and to participate in events the Youth Council is assisting with such as Shopfest and the Summer Bash and Laser Show.

CONSENT AGENDA

10. BOND RELEASES

10.A. Sunset Ridge Phase A, Plat 7 – Into Warranty

11. MINUTES

11.A. July 6, 2021 Minutes – Regular City Council Meeting

MOTION: *Councilmember Curtis moved to approve the consent agenda. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

12. ORDINANCE/PUBLIC HEARING

12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Fiscal Year 2021-2022 Budget.

Finance Director Kimberly Ruesch reviewed the item as presented during work session. She explained that the cost of the software for the Administrative Law Judge court is included in the General Fund under the legal services division of the budget. A judicial branch fund is usually only implemented after the establishment of a judicial court within a municipality.

Mayor Westmoreland opened the public hearing at 7:49 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, approving the first amendment to the Fiscal Year 2021-2022 budget. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

13. AULT FARMS

13.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use Map of the General Plan for Certain Lands Known as Ault Farms.

Item 13.A. and 13.B. were presented and discussed concurrently.

Assistant City Administrator/Community Development Director Steve Mumford reviewed the item as presented during work session.

Two neighborhood parks are designed for the north and south halves of Ault Farms. These parks will be programmed with active and passive recreation features and amenities. These parks are located within a ten-minute walk for residents within a half-mile radius. Amenities in the neighborhood parks may include play space, neighborhood gardens, pathways, bike facilities, fire pits, open lawn for unstructured play, pavilions, Bocce ball courts, and/or sports courts. Seven local parks have been designed into the master development plan (MDP). Some of these parks are more linear in nature and provide green space connections into the Eagle Point neighborhood to the north. Others are more rectangular fitting the surrounding subdivision development pattern. Local parks serve residents within a quarter-mile radius and are held privately and maintained by the homeowners' association (HOA). Amenities in the local parks may include improved landscaping, trails and/or pathways, seating, shade structures, BBQ grills, fire pits, play spaces, and/or open lawn for unstructured play.

Trails throughout Ault Farms provide circulation for both pedestrians and bicyclists to move freely around the neighborhood to access parks and the commercial node and to exercise. Two north-to-south regional trails along Pony Express Parkway and Lake Mountain Boulevard are received from

the north and built through the Ault Farm development to the south. The trail network planned for the community is approximately seven miles in length. Trails are planned to be the standard City width of eight feet. Depending on their context, the material may be asphalt, concrete, or road base. Conceptual design of the open space located under the Rocky Mountain Power transmission lines facilitates the Lake Mountain Boulevard regional trail, a trailhead, nodes of manicured landscape at major intersections, and natural vegetation. A mountain bike course or pump track could be a suitable use in this open space area. The developer may also find private uses for the power corridor such as equestrian facilities or other animal-related recreational uses.

Key areas around the master-planned community called gateway landscapes are designed to create a distinct aesthetic of Ault Farms and to communicate a sense of arrival and welcoming. Signage may be included in these open spaces as well. Though not shown in the master development plans, common open space in multifamily areas will be designed and submitted with the site plan applications. The plans will include amenities consistent with neighborhood and local parks in the multifamily common open space areas. In addition, these common open spaces may include pools, clubhouses, spas, or sports courts.

Applicant representative Pete Evans explained they desire a single MDP in considerations of the infrastructure cost in the development and for coordination and cohesion. The exception in the code is for unique circumstances and they believe the project qualifies due to the location of minor arterial roads on the east and west and three major roadways—one minor arterial and two minor collectors—running east to west through the development. It would be difficult to divide the cost between several MDPs as they assume the City will want the full road constructed once any part of the development connects with the applicable road. One MDP would assist with the cost of the infrastructure and cohesive open space improvement. Master development surveys indicate the number one desired and year-round utilized amenities are linear parks and walking trails that appeal to multiple types of users. They removed all the product that did not comply with the existing Municipal Code standards from the MDP. He understood that previous issues with agreements were due to allowing products unique to the agreement whereas their plan contemplates product and design standards found within the zoning code.

Mr. Evans said he did not feel the homes backing onto the powerline corridor are amenable to an R1 lot and thinks the R1 lots are better suited in the locations proposed on the zoning map. Previously, they had placed RC lots along the corridor and included R2 units as a compromise based upon Council requests for larger lots in the location. The geographical features provide a natural buffer to transition to the FR homes. He proposed deepening the lots into the powerline corridor and implementing use restrictions on the area within the corridor should the Council require R1 lots in the location.

Councilmember Clark said that she thinks including the powerline corridor in the lots is a benefit due to the market calling for larger lots. She beseeched the applicant to increase the lot size in the areas requested by the Planning Commission from R2 to R1.

Mr. Evans requested an exception to the R1 zone 85-foot lot frontage requirement to maintain the R2 80-foot frontage for the lots the Council would like changed to R1 along the powerline corridor.

He noted that the number of lots will likely be reduced to accommodate a new City well site. Councilmember Curtis spoke against allowing an exemption to the lot frontage standards.

Councilmember Clark stated she believes that the size of previous MDPs caused things to be overlooked that resulted in issues and undesired outcomes and is one of the reasons for requiring agreements with smaller acreages.

Mr. Evans requested the Council allow the width of the frontage to be measured at the building setback line to allow for curvilinear streets; measuring from the street imposes gridded streets. He explained their lots will be designed differently than those in Evans Ranch. Councilmember Curtis expressed concern regarding the unintended consequences of allowing the frontage to be measured at the building setback.

Discussion ensued regarding potential requirements to mitigate creating wedge lots that fail to meet the intent of the frontage standards; changes in previous projects resulted in developments that differ significantly from the map exhibits presented during the approval process.

Mr. Mumford explained that the frontage standard considerations would be a condition of approval of the MDA and he will research the issue prior to the presentation of the MDA to Council.

Councilmember Clark challenged that the applicant was able to incorporate infrastructure development considerations with the adjacent developments which she believes demonstrates that multiple MDPs can be coordinated together. Mr. Evans clarified that the sewer line is the only joint infrastructure project with Scarlett Ridge.

Councilmember Clark requested staff calculate the differences between the desired lot frontages at the building setback line and the standard requirements when the item returns. She spoke against allowing a width difference as great as permitted in the cul-de-sac setback exemption standards.

Mr. Mumford verified the rear setback requirements are 25 feet for the R1 zone and 20 feet for the R2 zone.

Mr. Evans noted that the houses could not be set back farther than the rear width setback requirement and their designs meet all design standards. They are willing to change the R1 lots on the north end of the project as suggested by staff, if desired by the Council. He feels the road would be a sufficient buffer between the adjacent RC lots as the lots will not be facing each other.

Discussion ensued supporting allowing noncompatible lot adjacency transitioning due to the similar land uses for the product types, the onerous burden to request a different product type and requiring the developer to provide additional transitioning due to the impact to the plan, people purchasing lots next to smaller properties being aware of the size of the smaller adjacent lots, and the unlikelihood of existing residents objecting to the development of larger lots next to their homes.

Councilmember Burnham inquired regarding the purpose of dividing the plan into three MDPs if they intend to approve all three to be completed simultaneously.

Discussion ensued regarding whether to approve part or all of the development with consideration of the major roadway running between Areas B and C, the total acreage of each area, park installation, tying the rezoning of the development to individual phases due to concerns with the rights granted with the rezone, and the uncertainty of the future housing market.

Mr. Cook explained that separate MDPs would complicate the master development agreements because it would divide roads and other infrastructure contingent upon the other MDPs. The agreements would need to reference the other agreements and include parts of roads with timing for each section. If the Council elects to approve the full development, it would be preferable to include the full plan in a single agreement. Should the Council decide to only approve part of the development, multiple agreements would become necessary.

Councilmember Clark advocated for approving the 550-acre residential portion in separate MDPs as recommended by the Planning Commission and in accordance with Municipal Code rather than approving various portions of the project individually at separate times or granting the waiver to code standards recently approved by the current body.

Councilmember Burnham said when she voted to approve the changes to MDP requirements, she had not considered an applicant requesting multiple, simultaneous MDPs. Although she understands Councilmember Clark's reasons for desiring to adhere to the approved standards, she does not see the benefit of dividing the plan into multiple MDPs. This would complicate the project and increase the burden on staff.

Councilmember Gray said that the full infrastructure would need to be installed with the first MDP, other than perhaps part of a road where houses are located. He is not in favor of approving an agreement until the lot sizes are increased to further reduce the density in the development.

Discussion ensued regarding the impact of the required infrastructure development and phasing benchmarks on a single or multiple MDPs, potential infrastructure divisions to include within in separate MDPs and the resulting obstacles with dividing the roads and infrastructure, and benchmark timing requirements and impacts to one or multiple agreements.

Councilmember Gray stated that increasing the R1 product on the northeast of the project as suggested by the Planning Commission would be an insufficient density reduction. He objects to the inclusion of RC and MF1 in the plan because the zones are not compatible with the General Plan Neighborhood Residential One land use designation for the area. He advocated for developers bringing uses not already abundantly available in the City.

Discussion ensued clarifying the gross density calculation for the project at 3.25 units per acre and the RC and MF1 land uses representing 28.7% of the total area including the open space with the FR, R1, R2, and R3 General Plan compatible units representing 56.7% of the land uses.

Mr. Evans stated they feel the proposed variety of uses are appropriate for the area. Of the undeveloped residential property remaining in the City, 92% of the land has the Neighborhood Residential One General Plan land use designation, the remaining 8% is designated as

Neighborhood Residential Two, and none of the land is designated at Neighborhood Residential Three. When factoring in buffering requirements, they feel they have met the intent of the Neighborhood Residential One land use designation.

Councilmember Curtis stated that the residential land use designations match his vision for the City.

Discussion ensued regarding concerns with granting maximum unit counts and requirements to adhere to the lot size and setback standards in the master development agreement compared with previous agreements granting minimum units counts.

Mr. Evans clarified that the plan excludes the requested flexibility with the location where the frontage is calculated, and the numbers provided anticipate following current Municipal Code standards exactly. The new zoning code is based upon lot sizes and setbacks rather than unit counts and densities and prohibits increasing the numbers due to lot efficiencies or density transfers from land lost to public facilities sales.

Mayor Westmoreland opened the public hearing at 9:16 p.m. As there were no comments, he closed the hearing.

Councilmember Curtis stated that while he would prefer lower density as requested by Councilmember Gray, he did not oppose the plan on that basis.

When asked, none of the other Councilmembers raised objections to the plan based upon the proposed density, especially in consideration of the applicant agreeing to convert some of the R2 lots to R1.

Councilmember Clark stated that increasing the size of the lots near the powerline corridor would allow the applicant to sell them for a premium. Councilmember Burnham disagreed due to noise and other concerns of living adjacent to powerlines.

Councilmember Burnham concurred with Councilmember Curtis' concerns about granting vested unit counts based upon a table and suggested clarifying in the agreement that all units are required to adhere to lot size and setback standards regardless of the number of lots listed in the master plan tabulations.

Discussion ensued regarding the conditions and language to include in the motion to ensure the design standards are met and to prevent density transfers from public facilities land purchases, whether to include the unit counts in the master plan tabulations in the MDP due to issues with unit count vesting in prior agreements, and whether current lot and setback standards are sufficient to mitigate potential density transfer concerns.

Mr. Evans said they would prefer not to redesign the plan for the northwest corner of the project to accommodate a road in Eagle Village but are willing to if required. The original plans they were given and designed according to did not include the road. They later received an updated plan for Eagle Village that included the road.

Mr. Mumford clarified that the approved road to the northwest is located within the Eagle Village project and not partially located on the subject property. The full residential road, which will be maintained by the City, would only access lots on one side. The open space area is to the east and west of the road. Should the applicant not be required to utilize the road, staff recommends the applicant at least connect to the north-to-south neighborhood roads. He explained the purpose of the Eagle Village redesign was to provide access to the south. Although excluding the connection might be the preference for design cohesion in the Ault Farm development, increased connectivity is preferable to create access to Pony Express Parkway for both neighborhoods.

Discussion ensued clarifying the location of the roadways and the connectivity between the Eagle Village and Ault Farms projects.

Councilmember Clark expressed concern with R1- and R3-zoned homes from separate subdivisions fronting on the same road.

Mr. Mumford verified that the concern with the road was efficiency, not safety. The cost to the City to maintain the road with houses along one side is the same as if houses were along both sides. Incorporating the road would result in a cost reduction to Ault Farms; however, if the applicant prefers to assume the cost of installing a full road south of the north units, it is the purview of the Council to approve the design as requested as long as access and connection to the Eagle Village is provided.

Discussion ensued regarding whether to allow the design of the northern roads as presented and regarding the trail connectivity within the development.

Mr. Evans expressed his willingness to incorporate the open space along the northern boundary of the project into the open space and trails plan.

Mr. Mumford said he will contact ASD representatives regarding a school site. The placement of a school within a master-developed community will be less impacted by the variance of land prices and hopefully be less problematic.

Discussion ensued regarding potential school and church locations and concerns regarding the impact of the reduced unit counts from various zones, particularly R1 units.

Mr. Evans said the City Council could review and approve the school site; however, the developer has little control regarding the placement of the school.

Mr. Mumford explained that the new MDP process follows Municipal Code more strictly than previous agreements. Park designs are required during the preliminary plat approval. His purpose in including the information regarding the park in the staff report was due to concerns regarding the design, visual appeal, and useability of the linear parks. Changes to the park plan to address concerns can occur with the approval of the MDA.

Councilmember Burnham requested the applicant include park examples with the MDA.

Councilmember Love requested the applicant include examples for the commercial area in the MDA to ensure the acreage provided is viable for applicable business uses and does not need to be modified.

Discussion ensued regarding City involvement with homeowner's association (HOA) covenants, conditions, and restrictions (CC&Rs).

Mr. Cook explained that the City no longer approves CC&Rs other than ensuring that mechanisms are included to collect funds to maintain private amenities.

Councilmember Curtis expressed concern with the potential for HOAs to become predatory or to contain CC&Rs that are a disservice to residents. His greatest concern is the length of time prior to turning the HOA over to the residents.

Mr. Cook clarified that the City could stipulate to include or exclude some elements from HOA CC&Rs. As the size of a development grows, changing the terms of the CC&Rs becomes increasingly difficult due to the percentage of homeowners required to approve changes. He suggested further discussion of Councilmember Curtis' concerns outside of the meeting to decide the appropriate course of action.

Discussion ensued clarifying that the inclusion of the number of units in the approval would be based upon a maximum unit count per zone product type rather than the maximum total unit count of combined product types. The Council also discussed concerns with approving the rezone and granting the associated land uses should the MDP expire prior to the full buildout of the project.

Mr. Cook stated he would devise a formula to determine the appropriate unit count reduction for land acquired for public facilities. He will also explore if rezoning of the property could occur when the plat is recorded as suggested by Councilmember Curtis to protect against rezoning concerns.

Mr. Evans noted that the higher density RC and MF1 units, not contemplated in the Neighborhood Residential One land use, are located along major roadways which is a requirement of and compliant with Municipal Code buffering and transitioning requirements.

MOTION: *Councilmember Love moved to approve an ordinance of Eagle Mountain City, Utah, amending the Future Land Use Map of the General Plan for certain lands known as Ault Farms. Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

13.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving a Master Development Plan and Rezone for Ault Farms.

Mayor Westmoreland opened the public hearing at 10:06 p.m. As there were no comments, he closed the hearing.

- MOTION:** *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, approving a master development plan and rezone for Ault Farms with the following conditions:*
- 1. The row of R2 units directly west of the FR zone in Phases A4 and B6 shall be zoned as R1;*
 - 2. The remaining zoning shall remain as presented in the zoning map exhibit;*
 - 3. No density transfers shall be allowed for schools or churches;*
 - 4. Unit counts shall not exceed the number listed on the master plan tabulations per each zone designation and all units shall comply with Eagle Mountain Municipal Code design standards;*
 - 5. The southern 214 acres to the south are excluded from the approval and require a separate agreement;*
 - 6. A parks plan with detailed conceptual designs shall be included in the master development agreement and submitted prior to the approval of the master development agreement;*
 - 7. The approval of the master development plan shall be contingent upon the approval of the master development agreement;*
 - 8. The applicant shall work with the City to improve the open space to the north of the development;*
 - 9. The applicant shall provide Commercial Neighborhood concept plans prior to the approval of the master development agreement; and*
 - 10. Phasing shall occur as indicated on the phasing map and only slight modifications to the phasing schedule shall be permitted.*

Councilmember Clark requested Councilmember Burnham include the Planning Commission recommendation to divide the MDP into four master development plan areas. She confirmed with staff that the benchmark requirements will be included in the MDA.

Councilmember Burnham declined Councilmember Clark's request.

Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, and Carolyn Love. Those voting nay: Colby Curtis. The motion carried with a vote of 3:1.

Councilmember Clark explained that she does not desire to vote against a plan that implements many of the elements included in the General Plan. She understands the applicant's request for the exemption and is relying on the recent residential code changes to compensate for her concerns with the MDP.

Councilmember Curtis stated that he appreciates the work put into the item but is hesitant to approve the plan as presented. He feels it needs additional work and would prefer the plan be divided into multiple MDPs.

14. CITY COUNCIL/MAYOR'S BUSINESS

None.

15. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Curtis

Councilmember Curtis reminded the public about the Military and Veterans ice cream social at the Senior Center on August 14, 2021, at 7:00 p.m.

Councilmember Burnham

Councilmember Burnham said the Senior Citizen Advisory Board is holding a meet the candidate event for on July 26, 2021, at 5:00 p.m.

Councilmember Love

Councilmember Love noted that ShopFest is coming up on August 7, 2021.

Councilmember Clark

Councilmember Clark inquired regarding the Parks and Recreation Advisory Board's request for direction and to report on their observations on unimproved, improved, and natural open space and their directive to assist with the Flip the Strip program.

Mayor Westmoreland directed staff to include a Parks and Recreation Advisory Board discussion item on the August 17, 2021 City Council work session agenda.

16. COMMUNICATION ITEMS

16.A. Financial Report

16.B. Upcoming Agenda Items

17. ADJOURNMENT

MOTION: *Councilmember Clark moved to adjourn the meeting at 10:22 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 10:22 p.m.

Approved by the City Council on August 3, 2021


Fionnuala B. Kofoed, MMC

Director of Administrative Services/City Recorder



UPCOMING PLANNING-RELATED AGENDA ITEMS

Active Projects

Antelope Meadows Pool and Clubhouse
Atlas Tower – Sunset Flats Site Plan
Eagle Quest Rezone, Master Development Plan, and Preliminary Plat
Eagle Ridge General Plan Amendment, Rezone, Preliminary Plat
Lone Tree 3 Concept Plan
Rezone of Properties in Expired MDAs
RTI Overlay Code Amendment
Salt City Fitness Site Plan
Triumph General Plan Amendment, Rezone, MDP, and Preliminary Plat
Wildlife Corridor Rezone

Code Amendments

Commercial Vehicle Parking
Community District Node Overlay
Driveway Width Restriction
Expiration of Applications
Flags and Flagpoles
General Plan Land Use Adjacency Updates
Industrial Zone
Landlord Licensing / Accessory Apartments
Landscape Completion
Multifamily Amenities Distance Requirements
Wash Protection Overlay Zone