EAGLE MOUNTAIN
CITY COUNCIL MEETING

NOVEMBER 6, 2024, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

4:00 PM WORK SESSION - CITY COUNCIL CHAMBERS

1. DISCUSSION AND INFORMATION ITEMS

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

1.A. DISCUSSION - Eagle Mountain East Retail Concept Plan

1.B. PRESENTATION - Utah Inland Port Authority

1.C. DISCUSSION - Moderate Income Housing Strategy 5

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED SESSION

The City Council will adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 PM POLICY SESSION - CITY COUNCIL CHAMBERS

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. 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.)

8. CITY COUNCIL/MAYOR ITEMS

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

CONSENT AGENDA

9. BOND RELEASES

9.A. Overland Village 2 Phase A, Plat 2 - Into Warranty

9.B. Deer Haven - Out of Warranty

9.C. Overland Phase D, Plat 1 - Out of Warranty

9.D. Simpson Hollow Plat 5 - Out of Warranty

10. MINUTES

10.A. October 15, 2024 Minutes - Regular City Council Meeting

10.B. October 24, 2024 Minutes - Special City Council Meeting

11. PRELIMINARY PLATS & SITE PLANS

11.A. SITE PLAN - Strides Pediatric Therapy

12. RESOLUTIONS

12.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Appointing the Eagle Mountain City Manager Effective December 30, 2024, and Approving an Agreement for City Manager Services.

12.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Impact Signs for Six Wayfinding Signs.

12.C. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Development Agreement for Brylee Farms Phase B.

SCHEDULED ITEMS

13. ORDINANCES/PUBLIC HEARINGS

13.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions and Enacting Chapter 17.59 Easements.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* The proposed code amendment adds the definition of an easement and proposes EMMC 17.59 as a new chapter that establishes standards related to easements. This item was tabled at the October 15, 2024 City Council meeting.

14. RESOLUTIONS

14.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Facilities Master Plan.

BACKGROUND: *(Presented by Finance/Management Analyst Terrence Dela Pena)* Eagle Mountain contracted with Galloway to help the City develop a comprehensive assessment and road map for future development and upgrades across multiple City facilities and services. The proposed resolution adopts the Facilities Master Plan.

14.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Public Art Plan.

BACKGROUND: *(Presented by Grants Coordinator/Management Analyst Natalie Winterton)* The proposed resolution adopts the Eagle Mountain City Public Art Plan. This plan will serve to communicate the goals, vision, and intent of the City for public art, and help guide the future financial investments of the City.

15. LEGISLATIVE ITEMS

15.A. UPDATE - Legislative Priorities List

16. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

This time is set aside for the City Council's and Mayor's comments on City business, and for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

By the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations 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 the 31st day of October, 2024, 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** **NOVEMBER 6, 2024**
TITLE:	Eagle Mountain East Retail Concept Plan
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	N/A
APPLICANT:	Steven Allred, Owner Daniel Goodwin and Jenny Cooper, AWA Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial	7.59 acres (whole parcel is 27.35 Acres)

PUBLIC HEARING
No

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council provide the applicants and Staff with feedback regarding the concept plan.

BACKGROUND:
Commercial development with approximately 8 lots of different uses, located generally at the northeast corner of SR-73 & Spring Run Parkway (part of Parcel number 58:033:0628). The rest of the parcel is being proposed with more general uses at this time.

ITEMS FOR CONSIDERATION:
The detailed concept plan is a 7.59 acre portion of the 27.35 acre parcel. The rest of the parcel is being proposed with more general uses at this time. EMMC 17.100.040 requires that parcels larger than 5 acres receive master site plan approval prior to any individual sites being approved. The applicant understands this requirement and will come back with a master site plan application at a later date. The City would like this concept plan area to be rezoned to (a) current zoning designation(s).

PLANNING COMMISSION ACTION/RECOMMENDATION:
Please see the attached Report of Action for the Planning Commission's discussion.

ATTACHMENTS:
1. Detailed Concept Plan - EM East Retail
2. Overall Concept Plan - EM East Retail
3. Maps - EM East Retail
4. 10.22.2024 Planning Commission Report of Action

Site Data

Site Area = 330,620 s.f. (7.59 ac.)

Zoning: Commercial

Setbacks Required:

Front - 10 ft Minimum

Side - None

Rear - 20 ft

Scale: 1" = 30'

30' 0 30' 60'

Parking Requirements

Retail: 1 stall/ 300 s.f. (Min.)
1 stall/ 200 s.f. (Max.)
Fast Food: 1 stall/ 125 s.f.
Financial: 1 stall/ 300 s.f.

Parking Stalls Required per Lot

Lot 1: 27 (Min.) & 40 (Max.)
Lot 2: 24 (Min.) & 35 (Max.)
Lot 3: 18
Lot 4: 10
Lot 5: 15 (Min.) & 23 (Max.)
Lot 6: 18
Lot 7: 18
Lot 8: 7

Street 1 — 59.0' Right-of-Way

Spring Run Pkwy

Street 3

Street 2

Street 4

Street 5

Lot 8
Lot Area (Approx.) = 26,017 s.f. (0.597 ac.)
7 Parking Stalls
Quick Serve 860 sf

Lot 7
Lot Area (Approx.) = 33,703 s.f. (0.774 ac.)
18 Parking Stalls
Fast Food 2,200 sf

Lot 6
Lot Area (Approx.) = 25,905 s.f. (0.595 ac.)
18 Parking Stalls
Fast Food 2,250 sf

Lot 5
Lot Area (Approx.) = 32,891 s.f. (0.755 ac.)
21 Parking Stalls
Retail 4,500 sf

Lot 1
Lot Area (Approx.) = 41,175 s.f. (0.945 ac.)
40 Parking Stalls
Retail 8,000 sf

Lot 4
Lot Area (Approx.) = 45,010 s.f. (1.033 ac.)
10 Parking Stalls
Financial 2,965 s.f.

Lot 3
Lot Area (Approx.) = 39,410 s.f. (0.905 ac.)
18 Parking Stalls
Fast Food 2,250 sf

Lot 2
Lot Area (Approx.) = 54,635 s.f. (1.254 ac.)
35 Parking Stalls
Retail 7,000 sf

Retaining Wall

Regional Retention Basin

59.0' Right-of-Way

66.0' Access from UDOT Points "F" & "G"

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ACD
24-120 CSP E

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

Concept Site Plan

Eagle Mountain East Retail

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

14 Oct, 2024

SHEET NO.
CSP E

60 0 60

SCALE: 1" = 60'

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

PRELIMINARY
NOT FOR
CONSTRUCTION

RCA 65 LC PROPERTY EAGLE MTN. COMMERCIAL

SPRING RUN PKWY AND SR 73
PARCEL 58:033:0405
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISIONS

DRAWN: JH	2024-10-11
APPROVED: STA	2024-10-11
PROJECT #:	1794009

SWAIN CONCEPT
2024-10-8.dwg

C400
COVER & INDEX

H:\1800\1889001D_PRODUCTION\Civil\03_Exhibits\SWAIN CONCEPT 2024-10-8.dwg 2024-10-11 9:38:48 AM JARED.COURT

General Plan Categories/Future Land Use Map

LEGEND

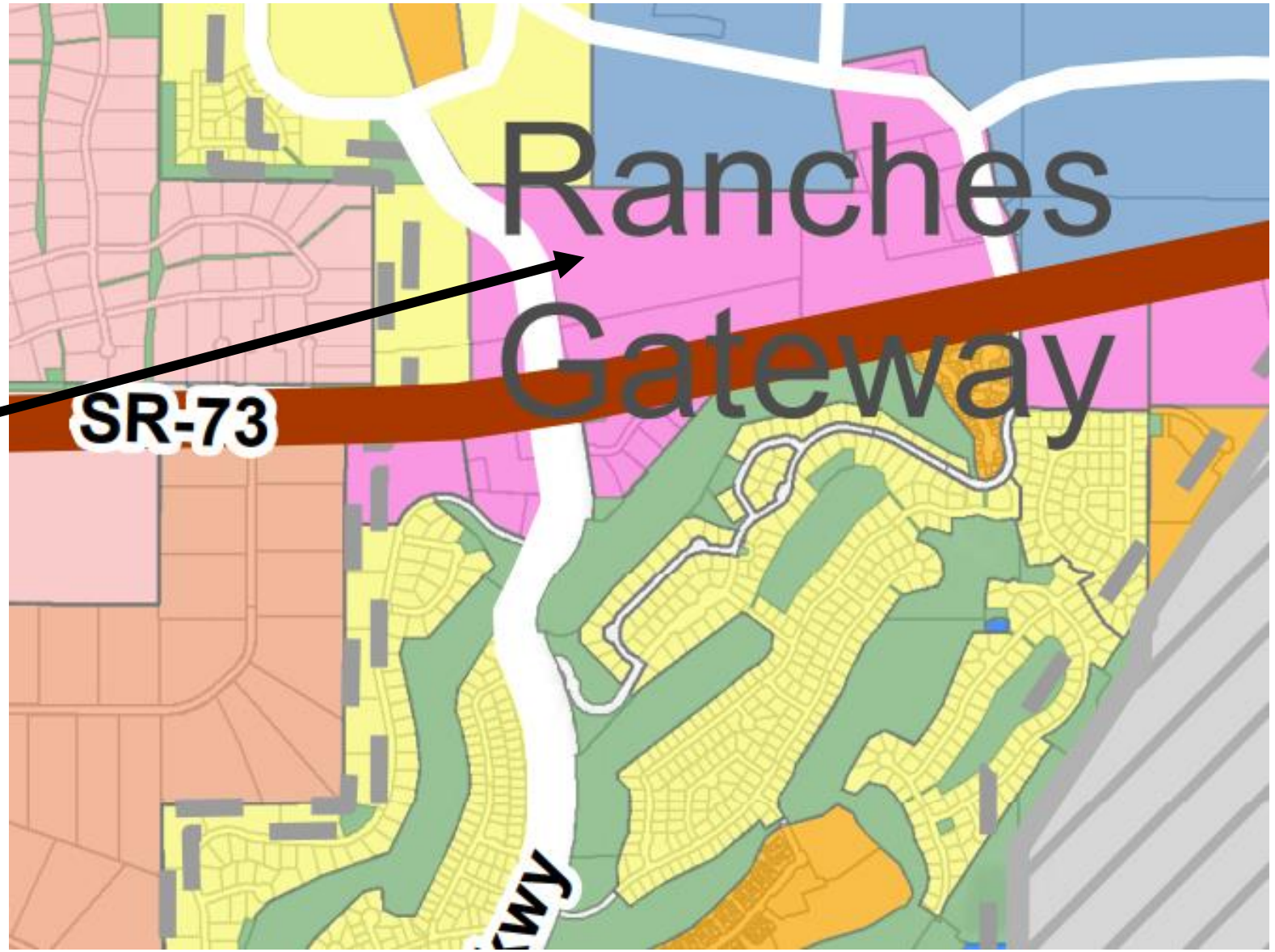
Residential Categories:
- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

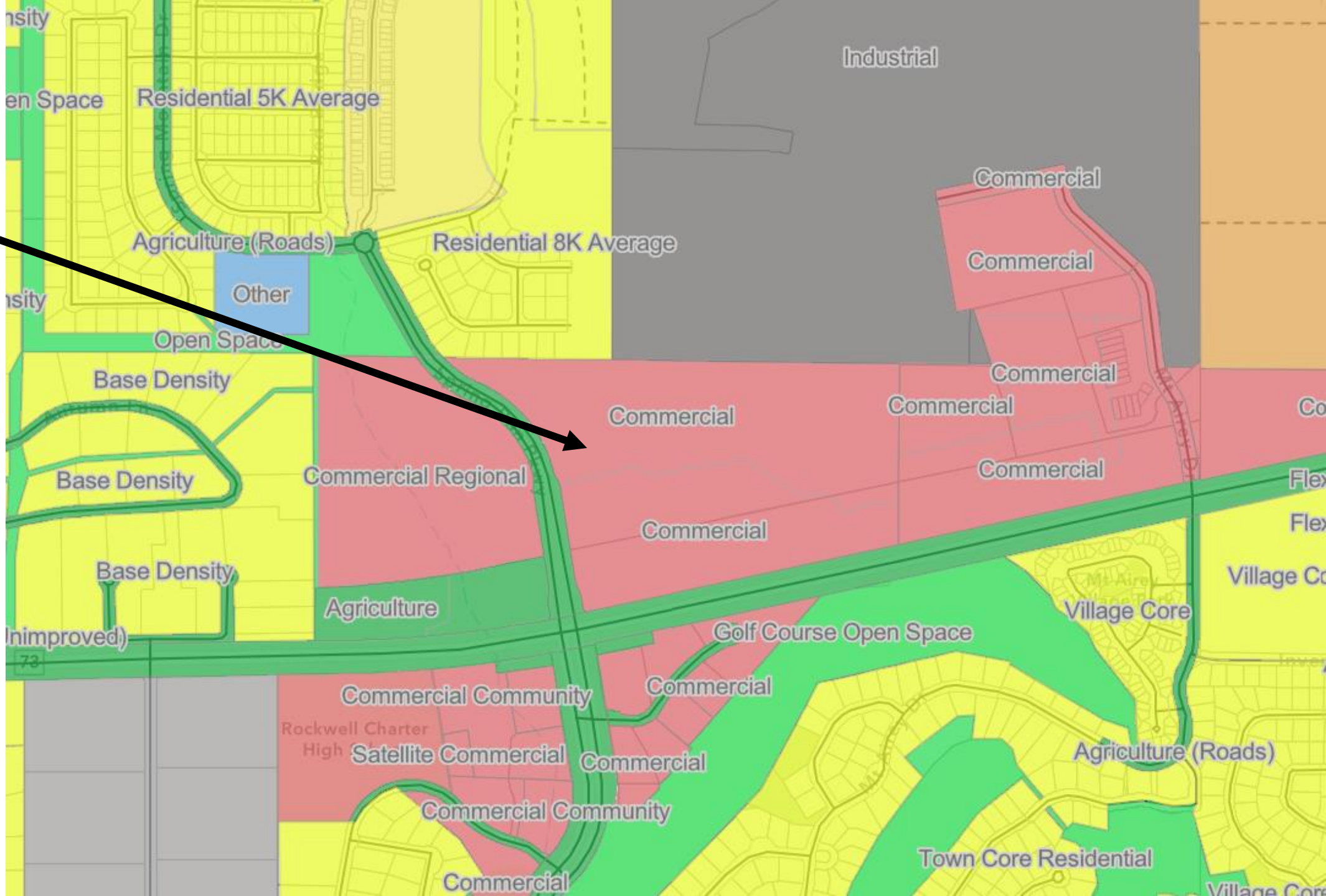
Public/Civic Categories:
- Civic Uses/Schools
- Parks and Open Space

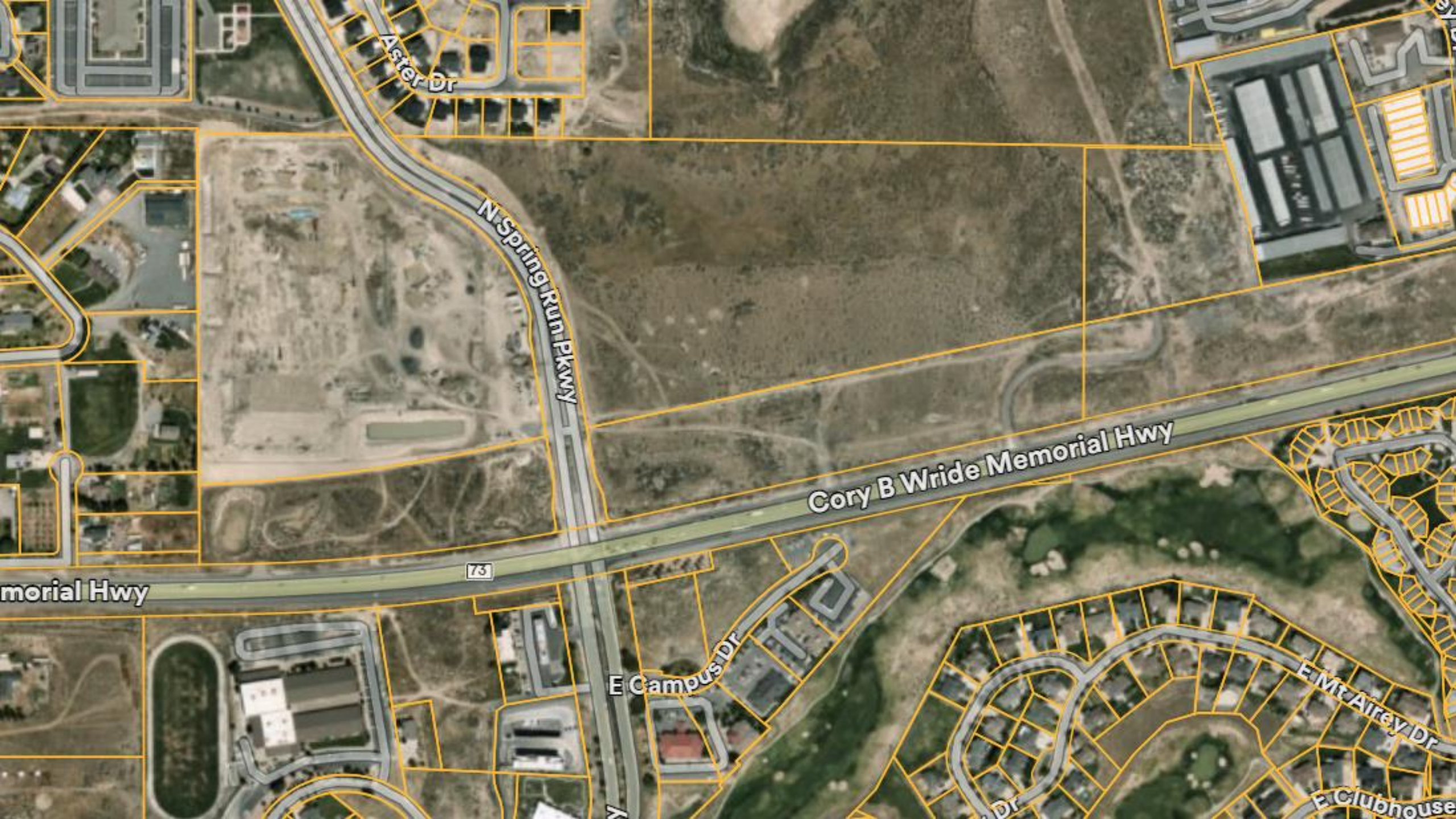
NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION
- UDOT Highway/Freeway
- City Road Network - Collector & up

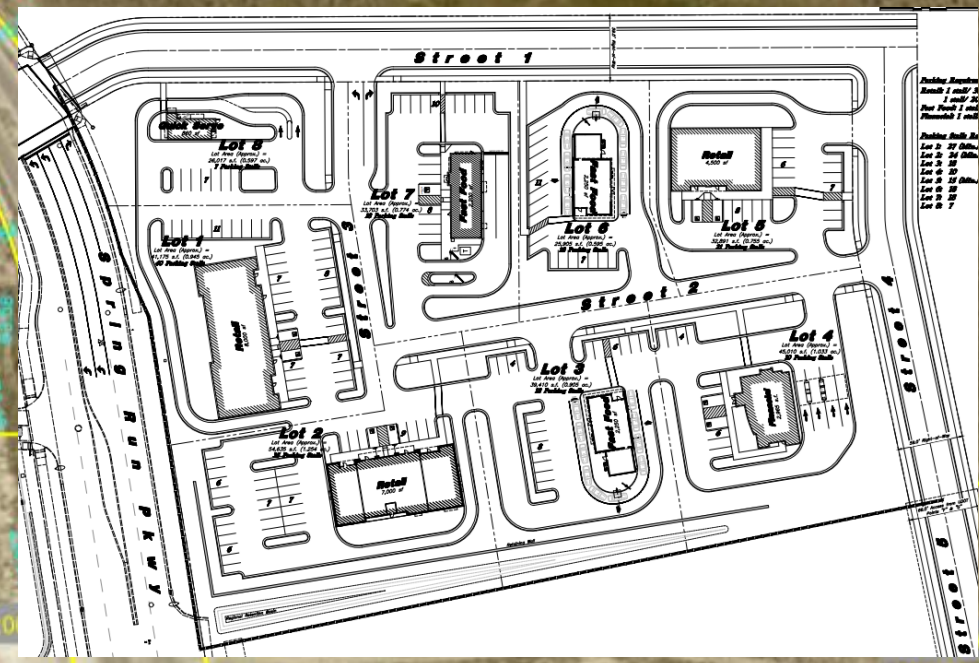


Zoning


Industrial
Residential 5K Average
Residential 8K Average
Agriculture (Roads)
Other
Open Space
Base Density
Base Density
Base Density
Commercial
Commercial
Commercial
Commercial
Commercial
Commercial
Commercial Regional
Agriculture
Golf Course Open Space
Village Core
Commercial Community
Commercial
Satellite Commercial
Commercial
Commercial Community
Agriculture (Roads)
Town Core Residential
Commercial
Rockwell Charter


Aster Dr
N Spring Run Pkwy
Cory B Wride Memorial Hwy
73
morial Hwy
E Campus Dr
E Mt Airey Dr
E Clubhouse

Aster Dr
Cory B Wride Memorial Hwy
73
morial Hwy
E Campus Dr
E Mt Airey Dr
E Clubhouse
RETAIL PAD 2 ±1.1 AC
RETAIL PAD 3 ±1.1 AC
RETAIL PAD 4 ±1.1 AC
RETAIL PAD 5 ±1.1 AC
RETAIL PAD 1 ±1.2 AC
ZONE "1"
±4.2 AC
±1.5 AC
TEMPORARY ACCESS TO HIGHWAY
FUTURE UDOT ROAD


Street 1
Street 2
Street 3
Street 4
Street 5
Spring Run Pkwy
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Retail
Retail
Retail
Retail
Retail
Retail
Retail
Retail

Eagle Mountain City
Planning Commission
Report of Action

October 22, 2024

ITEM #7.A. The applicant requests feedback on a concept plan for a commercial development with approximately 8 lots of various uses, located generally at the northeast corner of SR-73 & Spring Run Parkway (part of Parcel number 58:033:0628). Steven Lehmitz (801) 789-6617 slehmitz@eaglemountain.gov CNCP-24-12

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 22, 2024:

DISCUSSION ONLY

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION OF PROPERTY
The property included within the concept plan is described in Exhibit A.

RELATED ACTIONS
N/A

PROPOSED OCCUPANCY
N/A

PROPOSED PARKING
- 167 Parking Stalls

DEVELOPMENT AGREEMENT
N/A

STAFF PRESENTATION
The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

None

CONCERNS RAISED BY PUBLIC
None

APPLICANT RESPONSE
Key points addressed in the applicant's presentation to the Planning Commission included the following:

- Daniel Goodwin, the civil consultant for the 7-acre piece, stated that the plan was just a concept designed without knowing the end-users. In response to Commissioner Allen's questions, all lots have drive throughs. Everybody wants a drive through right now. He also verified that UDOT has granted the site access rights off of the frontage roads. Responding to Commissioner Hess, he noted that Streets 1 and 4 define how the site may be laid out. Their goal is to move forward with this project as soon as possible.
- Lewis Swain, an ownership partner of the overall parcel, stated that for a long time, their vision has been to have this be a mixed-use development. He said that UTA has told them that they want this to be an intersection where services are provided. The access points from UDOT's property are fixed by deed. He described how the larger sections of the overall parcel are planned. He also described the elevation changes across the site. He responded to Commissioner Whiting by saying that the multifamily product would depend on the market. He also said that UTA had asked them about having park-and-ride location here.

PLANNING COMMISSION DISCUSSION
Key points discussed by the Planning Commission included the following:

- Commissioner Whiting said he liked the idea of a hotel site here rather than Porter's Crossing.
- Commissioner Hess related his opinion of reducing drive throughs, space, and parking requirements. He strongly recommends that the City consider not allowing drive throughs in certain areas of the city, promoting gathering places and reducing traffic.
- Commissioner Free noted that the small-town feel is important and there should be a way to develop this to make this pedestrian and bike friendly. He liked having escape lanes. He thought parking was sufficient. He felt that this concept was the best use of the site.
- Commissioner Fox thought it would be difficult to restrict drive throughs and it may stunt development.
- Commissioner Free asked about the roads coming off of the frontage road. Commissioner Strong thought there was a strip mall on the south side of the mall.
- Commissioner Allen noted his concern about traffic flow and long queuing lines on some of the sites. He asked what was and wasn't a drive through. He also asked about the proposed open space on the north section of the parcel.
- Commissioner Whiting commented that he would like a development that has a gathering place/courtyard.
- Commissioner Hess asked if there was anything that pre-determined how the lots would be laid out.
- Commissioner Whiting asked the applicant what type of multifamily product they are planning on. He also wanted to know how UTA benefits from this site.
- Commissioner Whiting asked how this would proceed, to which detailed the need for a master site plan.

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION
None

Planning Commission Chair

Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

COM S 36.809 FT & E 1912.261 FT FR W 1/4 COR. SEC. 17, T5S, R1W, SLB&M.; S 88 DEG 53' 50" E 770.08 FT; S 88 DEG 53' 50" E 1307.01 FT; S 0 DEG 33' 59" W 534.47 FT; S 78 DEG 30' 53" W 18.85 FT; S 78 DEG 30' 52" W 781.01 FT; S 78 DEG 30' 52" W 66 FT; S 78 DEG 30' 52" W 628.84 FT; S 78 DEG 30' 53" W 32.82 FT; N 9 DEG 9' 44" W 302.91 FT; N 24 DEG 40' 25" W 62.39 FT; ALONG A CURVE TO L (CHORD BEARS: N 18 DEG 44' 21" W 109.7 FT, RADIUS = 596.95 FT); N 65 DEG 58' 6" E 15 FT; ALONG A CURVE TO L (CHORD BEARS: N 29 DEG 53' 16" W 124.88 FT, RADIUS = 612 FT); S 54 DEG 15' 22" W 15 FT; ALONG A CURVE TO L (CHORD BEARS: N 50 DEG 42' 42" W 308.77 FT, RADIUS = 596.95 FT); ALONG A CURVE TO R (CHORD BEARS: N 54 DEG 31' 41" W 203.01 FT, RADIUS = 524.31 FT) TO BEG. AREA 27.350 AC.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **NOVEMBER 6, 2024**
TITLE:	DISCUSSION - MIH Strategy 5
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	n/a
APPLICANT:	City-initated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING
No

PREPARED BY
Beth Fewkes

PRESENTED BY
Beth Fewkes

RECOMMENDATION:
Staff recommends that the City Council provide additional direction regarding which zones and product types to include in amendments to Title 17.25 to adopt a land use ordinance requiring 10% or more of residential developments be dedicated to moderate income housing.

BACKGROUND:
In 2023, Eagle Mountain City amended the General Plan to adopt strategies for Moderate-Income Housing in accordance with Utah State Code (Section 10-9a-403). Strategy 5 directs the adoption of a land use ordinance requiring 10% or more of new residential development in certain residential zones to be dedicated to moderate-income housing. The City Council has set a deadline of December 31, 2024, to adopt this ordinance. Staff has researched and will present options for implementing Strategy 5, incorporating feedback received from the City Council on September 17, 2024, and the Planning Commission on September 24, 2024.

ITEMS FOR CONSIDERATION:
n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:
n/a

ATTACHMENTS:
None

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Monday, October 28, 2024

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

SUBJECT: **Overland Village 2 phase 'A' plat 2 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

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

Sincerely,

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

BOND RELEASE REQUEST LETTER
Overland Village 2 phase A plat 2 Bond
Reduced

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

2nd Bond Release	
Original Bond Amount:	$ 569,335.71
Previous Release Amount:	$ 13,644.23
Amount to Release this Period:	$ 4,250.00
Amount Remaining in Bond :	$ 551,441.48

Bond Releases Summary	
#1	$ 13,644.23
#2	$ 4,250.00
#3	$ -
#4	$ -
TOTAL	$ 17,894.23

10/29/2024

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SWPPP**										
a	SWPPP	1	0.5	LS	$8,500.00	$4,250.00	0	1	100%	$4,250.00	$4,250.00
2	**GRADING**										
a	Mobilization	1	0.2	LS	$45,000.00	$9,000.00	1	0	100%	$0.00	$9,000.00
b	Clear & grub	5285	0	CY	$4.50	$0.00	0	0	100%	$0.00	$0.00
c	Remove existing temp. turnaround	30215	6043	SF	$0.30	$1,812.90	30,215	0	100%	$0.00	$1,812.90
d	Cut to fill	13400	0	CY	$4.11	$0.00	0	0	100%	$0.00	$0.00
e	Pond grade	4068	813.6	CY	$3.48	$2,831.33	4,068	0	100%	$0.00	$2,831.33
f	Import fill	12050	0	CY	$33.25	$0.00	0	0	100%	$0.00	$0.00
g	Material testing	1	0	LS	$31,500.00	$0.00	0	0	100%	$0.00	$0.00
3	**ROADWAY IMPROVEMENTS**										
a	Subgrade prep.	1	0	LS	$54,000.00	$0.00	0	0	100%	$0.00	$0.00
b	Temp turn arounds	21785	0	SF	$0.93	$0.00	0	0	100%	$0.00	$0.00
c	3" asphalt	168295	0	SF	$1.56	$0.00	0	0	100%	$0.00	$0.00
d	6" road base	168295	0	SF	$0.85	$0.00	0	0	100%	$0.00	$0.00
e	9" granular borrow	232580	0	SF	$1.04	$0.00	0	0	100%	$0.00	$0.00
f	30" type D curb & gutter	13125	0	LF	$27.00	$0.00	0	0	100%	$0.00	$0.00
g	Waterway	325	0	SF	$10.30	$0.00	0	0	100%	$0.00	$0.00
h	3" asphalt trail	23765	0	SF	$1.90	$0.00	0	0	100%	$0.00	$0.00
i	6" base for trail	25745	0	SF	$1.12	$0.00	0	0	100%	$0.00	$0.00
k	Sidewalk	56470	0	SF	$7.75	$0.00	0	0	100%	$0.00	$0.00
l	4" base temp. turnaround	37965	0	SF	$0.62	$0.00	0	0	100%	$0.00	$0.00
m	2" asphalt temp. turnaround	37965	0	SF	$1.16	$0.00	0	0	100%	$0.00	$0.00
n	ADA ramps	22	0	EA	$500.00	$0.00	0	0	100%	$0.00	$0.00
o	Street sign	13	0	EA	$500.00	$0.00	0	0	100%	$0.00	$0.00
p	Stop sign	14	0	EA	$500.00	$0.00	0	0	100%	$0.00	$0.00
4	**CULINARY WATER**										
a	4" C900 water line	70	0	LF	$34.00	$0.00	0	0	100%	$0.00	$0.00
b	8" C900 water line	7231	0	LF	$56.00	$0.00	0	0	100%	$0.00	$0.00
c	8" gate valves	57	0	EA	$2,500.00	$0.00	0	0	100%	$0.00	$0.00
d	4" gate valves	2	0	EA	$1,590.00	$0.00	0	0	100%	$0.00	$0.00
e	3/4" water service	132	0	EA	$2,200.00	$0.00	0	0	100%	$0.00	$0.00
f	Fire Hydrant	12	0	EA	$7,750.00	$0.00	0	0	100%	$0.00	$0.00
g	1" water service	1	0	EA	$2,800.00	$0.00	0	0	100%	$0.00	$0.00
h	2" blow off	13	0	EA	$2,000.00	$0.00	0	0	100%	$0.00	$0.00
i	Connect to existing	5	0	EA	$3,500.00	$0.00	0	0	100%	$0.00	$0.00
j	Trench back fill	4800	0	CY	$33.85	$0.00	0	0	100%	$0.00	$0.00
5	**STORM DRAIN**										
a	15" storm drain	3621	0	LF	$71.30	$0.00	0	0	100%	$0.00	$0.00
b	18" storm drain	437	0	LF	$80.00	$0.00	0	0	100%	$0.00	$0.00
c	24" storm drain	832	0	LF	$94.00	$0.00	0	0	100%	$0.00	$0.00
d	Yard box	10	0	EA	$890.00	$0.00	0	0	100%	$0.00	$0.00
e	18" FES	2	0	EA	$890.00	$0.00	0	0	100%	$0.00	$0.00
f	24" FES	1	0	EA	$1,000.00	$0.00	0	0	100%	$0.00	$0.00
g	Curb inlet	19	0	EA	$3,050.00	$0.00	0	0	100%	$0.00	$0.00
h	Manhole	16	0	EA	$5,400.00	$0.00	0	0	100%	$0.00	$0.00
i	Combo box	16	0	EA	$6,200.00	$0.00	0	0	100%	$0.00	$0.00
j	Connect to existing	1	0	EA	$2,125.00	$0.00	0	0	100%	$0.00	$0.00
k	Trench back fill	4780	0	CY	$33.85	$0.00	0	0	100%	$0.00	$0.00
6	**SEWER**										
a	8" sewer pipe	5544	0	LF	$57.20	$0.00	0	0	100%	$0.00	$0.00
b	10" sewer pipe	643	0	LF	$65.00	$0.00	0	0	100%	$0.00	$0.00
c	48" manhole	12	0	EA	$5,000.00	$0.00	0	0	100%	$0.00	$0.00
d	60" manhole	14	0	EA	$6,000.00	$0.00	0	0	100%	$0.00	$0.00
e	4" sewer laterals	99	0	EA	$2,300.00	$0.00	0	0	100%	$0.00	$0.00
f	Connect to existing	2	0	EA	$3,000.00	$0.00	0	0	100%	$0.00	$0.00
g	Trench back fill	16875	0	CY	$33.85	$0.00	0	0	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$17,894.23**					
	Original 10% Bond Coverage					$551,441.48					
								Released this Period		$4,250.00	
	TOTAL BOND AMOUNT:					**$569,335.71**					

Vince Hogge, P.E.
Engineering Director

10-29-2024
Date

Robert Ballif
Engineering Tech II

10/29/24
Date

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Monday, October 28, 2024
TO: Vince Hogge
FROM: Robert Ballif Engineering Assistant
SUBJECT: Overland Village 2 phase "A" plat 2 walk through-updated

---

A walk-thru was performed. The following were present.
Robert Ballif – EM Engineering Assistant
After performing a walk-through on Overland Village 2 phase "A" plat 2, we have the following comments:

General Notes:

1. All water cans to be checked at time of meter install, the water cans will need to meet Eagle MTN City standards, i.e. level to 1 inch above the plane of the curb & sidewalk and the setters are to be 18 to 22 inches from top of lid to top of setter. Setters to be centered in the can. All water cans to have collar and EM City lid w/2 inch hole.
2. ~~Need the Auto CAD as-build.~~
3. ~~Place street and stop signs, private roads to have blue signs public roads green.~~
4. ~~All storm drain inlets have wood forms removed, the concrete that is jagged under the lid to be knocked off and grouted smoothly.~~
5. ~~All ADA ramps, the gap between the curb and the placard to be filled with sika flex.~~
6. ~~Back fill between the sidewalk and curb and behind sidewalk.~~
7. ~~Any concrete that did not pass the testing will need to be replaced.~~

Wild Cat Peak:

1. Intersection of Tulle MTN by the east ADA section of asphalt puddling, low spot. Check at exit.
2. ~~West end blow off cap is too tight, needs to be hand tight, replace galvanized cap with plastic cap.~~
3. The asphalt trial in front of the school has track hoe marks and damaged asphalt to be fixed and surface treatment. Check at exit.
4. ~~East of Keiths Dome intersection there is a section of asphalt to be crack sealed.~~

Duckwater Peak:

1. All detention pond to be finished and letter that they are certified to spec. check at exit.
2. ~~Pond, the manhole in the pond to have the snout placed and step placed in the holes.~~

Bruin Point Way:

1. ~~Lot #221 section of sidewalk to be replaced.~~

Price Peak:

1. ~~At intersection of Wild Cat Peak lot #231 at the ADA section of curb to be replaced.~~

Desert Creek:

1. ~~Lot #244 2 sections of sidewalk to be replaced.~~

Kern Mountain:

1. ~~West end blow off the concrete pad was hit and the valve towers need to be straightened, the cap is too tight, needs to be hand tight, replace galvanized cap with plastic cap.~~
2. ~~Lot #262 storm drain inlet back of the lot, area is settling needs to be fixed and brought to grade and inlet protected.~~
3. ~~Lot #244 air vac to be fixed to spec.~~

Moho Mountain:

1. ~~Lot #277 by combo box settling of the asphalt to be fixed.~~

Lost Cannon Peak:

1. ~~The North end blow off cap is too tight, needs to be hand tight, replace galvanized cap with plastic cap.~~
2. ~~Blow off going into the park/pond, the cap is too tight, needs to be hand tight, replace galvanized cap with plastic cap.~~

Hawkens Peak Dr.:

1. ~~At the intersection of Star Lake Dr. missing the 3-valve cluster in the asphalt. Place collar & needs inspection before placing concrete.~~

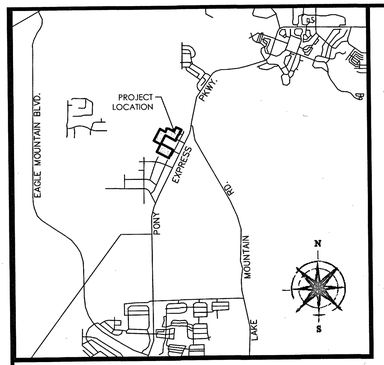
Sierra Pines Dr.:

1. ~~Lot #'s 283 & 284 missing sewer stamp, place brass pin in the curb with a 'S' stamped on it.~~

Tulle Mtn.:

1. ~~Lot #262 in the park strip the storm drain manhole at the pipes has exposed wire to be cut off and re-grouted.~~
2. ~~Fire hydrant at north end by the school the valve lid to say water not irrigation.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for entering warranty.



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTER LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKERS
- SECTION MONUMENT (FOUND)
- STREET MONUMENT

PLAT TABULATIONS

TOTAL ACREAGE:	35.82 ACRES
TOTAL ACREAGE IN LOTS:	15.93 ACRES
AVERAGE LOT:	0.26 ACRES OR 11,350 SQFT.
LARGEST LOT:	10.02 ACRES OR 435,669 SQFT.
SMALLEST LOT:	0.12 ACRES OR 5057 SQFT.
OVERALL DENSITY:	2.76 LOTS/ACRE
TOTAL NUMBER OF LOTS:	99 LOTS
TOTAL ACREAGE IN ROW:	9.07 ACRES
TOTAL ASPHALT ACREAGE:	3.90 ACRES
TOTAL IN OPEN SPACE:	02.16 ACRES

NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
3) ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED
4) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA
5) PARCELS A, B & C TO BE OWNED AND MAINTAINED BY THE HOA.
6) MU&DE STANDS FOR MUNICIPAL UTILITY AND DRAINAGE EASEMENT, AND WILL ALSO SERVE AS A PUBLIC UTILITY EASEMENT.

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP

PRINTED NAME OF OWNER: Ivory Homes LTD AUTHORIZED SIGNATURE:
BY: RYAN TESCH
SECRETARY, IVORY HOMES, LTD

STATE OF UTAH
COUNTY OF SALT LAKE

ON THE 3rd DAY OF January, 2023, PERSONALLY APPEARED BEFORE ME RYAN TESCH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY OF IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 4/11/2023
A NOTARY PUBLIC
COMMISSIONED IN UTAH RESIDING IN
Salt Lake COUNTY
MY COMMISSION No. 705722
FULL NAME OF NOTARY Brad Mackay PRINTED

Notary Public - State of Utah
BRAD MACKAY
Comm. #705722
My Commission Expires
April 11, 2023

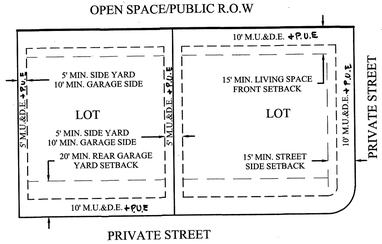
PREPARED FOR

OWNER/DEVELOPER
IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UT 84043
(801) 407-6841
CONTACT: BRAD MACKAY

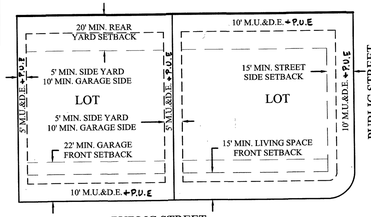
PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

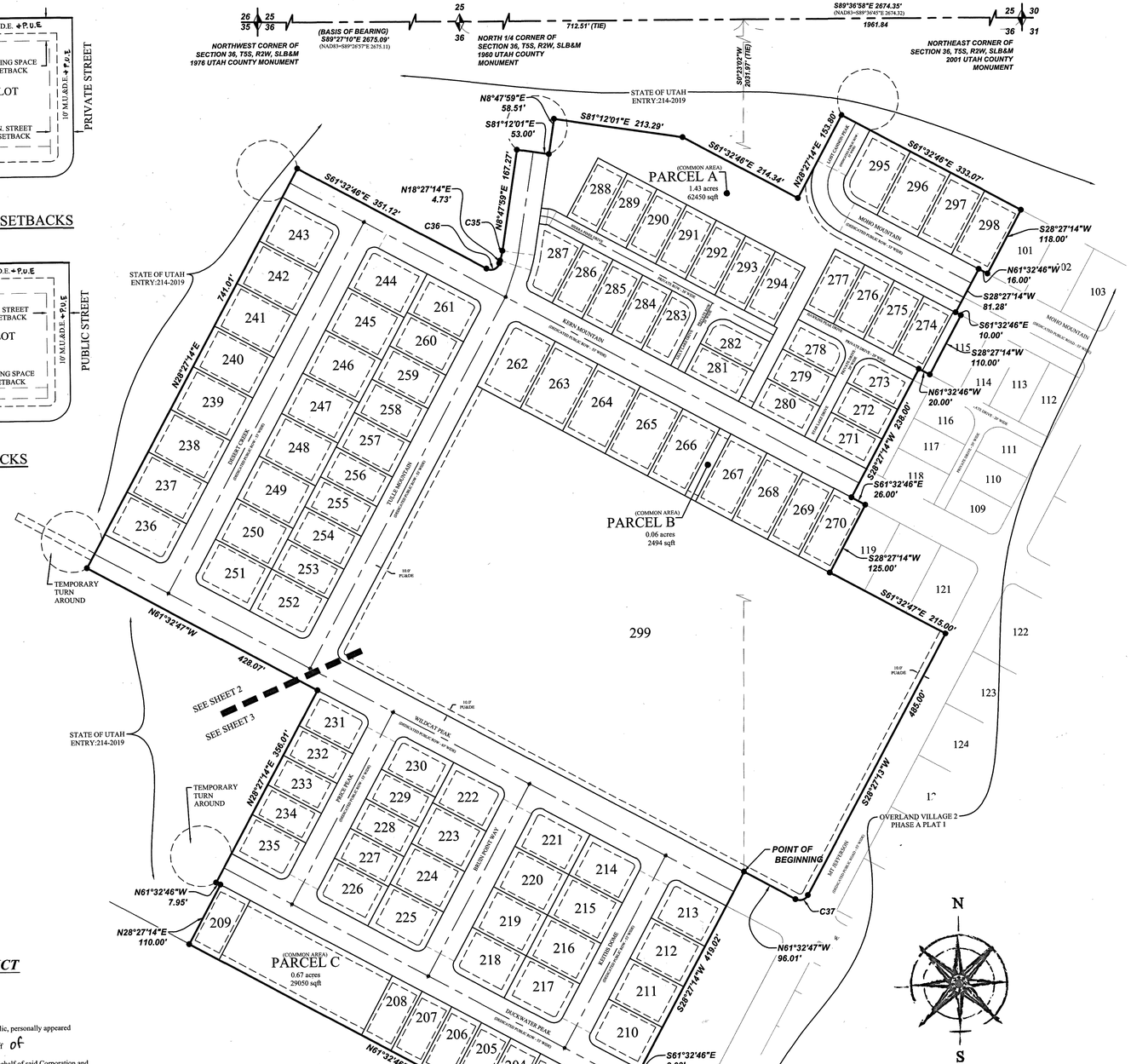
OPEN SPACE/PUBLIC R.O.W



TYPICAL REAR LOAD BUILDING SETBACKS LOTS 271-295



TYPICAL BUILDING SETBACKS LOTS 201-270, 296-299



ALPINE SCHOOL DISTRICT

STATE OF UTAH)ss.
COUNTY OF UTAH

On this 12th day of January, 2023, before me, a notary public, personally appeared Robert Smith who being duly sworn did say that he/she is the Business Administrator of Alpine School District and that the foregoing instrument was signed in behalf of said Corporation and said He acknowledged to me that the said Corporation executed the same.

NOTARY PUBLIC

Notary Public - State of Utah
BRAD MACKAY
Comm. #705722
My Commission Expires
April 11, 2023

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C35	98.50	9°39'15"	16.60	N13°37'37"E	16.58
C36	15.00	100°00'00"	26.18	N68°27'14"E	22.98
C37	15.00	90°00'00"	23.56	S73°27'13"W	21.21

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 Tariff.

DIRECT COMMUNICATIONS — DATE 4/7/2023

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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OWNERS 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 801-324-5532.
QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

Approved this 24 day of January, 2023.

By [signature]
Title Mgr Property Rights

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 § 10-9a-603 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

ROCKY MOUNTAIN POWER — DATE 1-12-2023

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 11th DAY OF January, 2023, PERSONALLY APPEARED BEFORE ME Michelle McKenzie WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 06/16/2024
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 712557
Toni Matthews
PRINTED FULL NAME OF NOTARY

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
No. 12554439
Justin Lundberg
STATE OF UTAH
1/27/22

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, parcels, streets, and easements, to be hereafter known as OVERLAND VILLAGE 2 PHASE A PLAT 2, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

12/27/22
DATE

BOUNDARY DESCRIPTION

A part of the Northwest Quarter and Northeast Quarter of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, being a part of a parcel of land identified by Utah County as Parcel #58:054:0051, more particularly described as follows:

Beginning at a point on the southwesterly line of a boundary described by that certain Warranty Deed recorded January 2, 2019 as Entry No. 215:2019 in the office of the Utah County Recorder, said point located S89°36'58"E 712.51 feet along the Section line and S0°23'02"W 2031.97 feet from the North 1/4 Corner of Section 36, T5S, R2W, SLB&M (said North 1/4 Corner located S89°27'10"E 2,675.09 feet from the Northwest Corner of Said Section 36); thence S28°27'14"W 419.02 feet; thence S61°32'46"E 8.03 feet; thence S28°27'14"W 110.00 feet to the southerly line of the lands of the State of Utah described by Exhibit "B" of that certain Exchange Patent No. 19968 recorded February 27, 2007 as Entry No. 28888:2007 in the office of the Utah County Recorder; thence along said southerly line N61°32'46"W 759.09 feet; thence N28°27'14"E 110.00 feet; thence N61°32'46"W 7.95 feet; thence N28°27'14"E 356.01 feet; thence N61°32'47"W 428.07 feet; thence N28°27'14"E 741.01 feet; thence S61°32'46"E 351.12 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 26.18 feet through a central angle of 100°00'00" Chord: N68°27'14"E 22.98 feet; thence N18°27'14"E 4.73 feet; thence along the arc of a curve to the left with a radius of 98.50 feet a distance of 16.60 feet through a central angle of 09°39'15" Chord: N13°37'37"E 16.58 feet; thence N08°47'59"E 167.27 feet; thence S81°12'01"E 53.00 feet; thence N08°47'59"E 58.51 feet; thence S81°12'01"E 213.29 feet; thence S61°32'46"E 214.34 feet; thence N28°27'14"E 153.80 feet; thence S61°32'46"E 333.07 feet; thence S28°27'14"W 118.00 feet; thence N61°32'46"W 16.00 feet; thence S28°27'14"W 81.28 feet; thence S61°32'46"E 10.00 feet; thence S28°27'14"W 110.00 feet; thence N61°32'46"W 20.00 feet; thence S28°27'14"W 238.00 feet; thence S61°32'46"E 26.00 feet; thence S28°27'14"W 125.00 feet to the northerly line of said Warranty Deed Entry No. 215-2019; thence along said Deed the following four (4) courses: (1) S61°32'47"E 215.00 feet; then (2) S28°27'13"W 485.00 feet; thence (3) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S73°27'13"W 21.21 feet; thence (4) N61°32'47"W 96.01 feet to the point of beginning.

Contains: 35.82 acres+/-
99 Lots, 3 Parcels

OWNERS DEDICATION

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, COMMON AREA, PRIVATE DRIVES AND PUBLIC ROADS. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS FOR THE BENEFIT OF THE CITY AND THE PUBLIC, AND SITLA DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF UTAH CODE 10-9A-604(1)(D) TO THE OVERLAND MASTER ASSOCIATION, 11274 SOUTH KESTREL RISE ROAD, SUITE F, SOUTH JORDAN, UTAH, 84009. THE AREAS DEPICTED ON THIS PLAT AS PRIVATE DRIVES, PARCELS A, B, AND C, FOR THE BENEFIT OF ITS MEMBERS. EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS AND OTHER MINERALS IN ALL LANDS CONVEYED AND DEDICATED BY SITLA. SITLA DOES HEREBY DEDICATE TO EAGLE MOUNTAIN CITY, UTAH, PUBLIC UTILITY & DRAINAGE EASEMENTS ("P.U. & D. E.") DEPICTED ON THIS PLAT, FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. ALL LOTS, COMMON AREAS, PRIVATE DRIVES, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 40466:2017

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 11 DAY OF January, 2023.
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

DIRECTOR Michelle McKenzie

APPROVED AS TO FORM SEAN REYES, UTAH ATTORNEY GENERAL

SPECIAL ASSISTANT ATTORNEY GENERAL
Chris Stewardi

ALPINE SCHOOL DISTRICT

By
Its: Business Administrator
Robert Smith

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 8 DAY OF March, 2023

APPROVED BY MAYOR

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

APPROVED BY CITY ATTORNEY

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER TODD TRUSTY
No. 281052
1-25-23
STATE OF UTAH

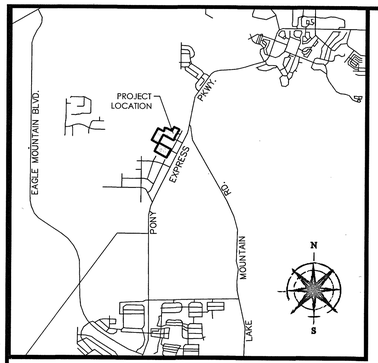
COUNTY RECORDER SEAL

ENT 71905:2023 MAP# 18975
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 1 02:48 PM FEE 354.00 BY TM
RECORDED FOR EAGLE MOUNTAIN CITY

PHASE "A" PLAT 2
OVERLAND VILLAGE 2
SUBDIVISION
LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

18975 1 of 3

Z:\2022\22-0028 Overland Village 2 Phase A Plat 2\Design\22-0028 dwg\22-0028 Overland Village 2 Phase A Plat 2 FINAL PLAT.dwg



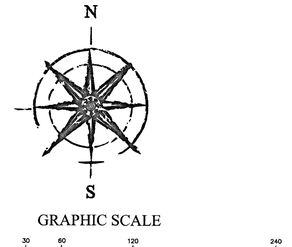
VICINITY MAP
N.T.S

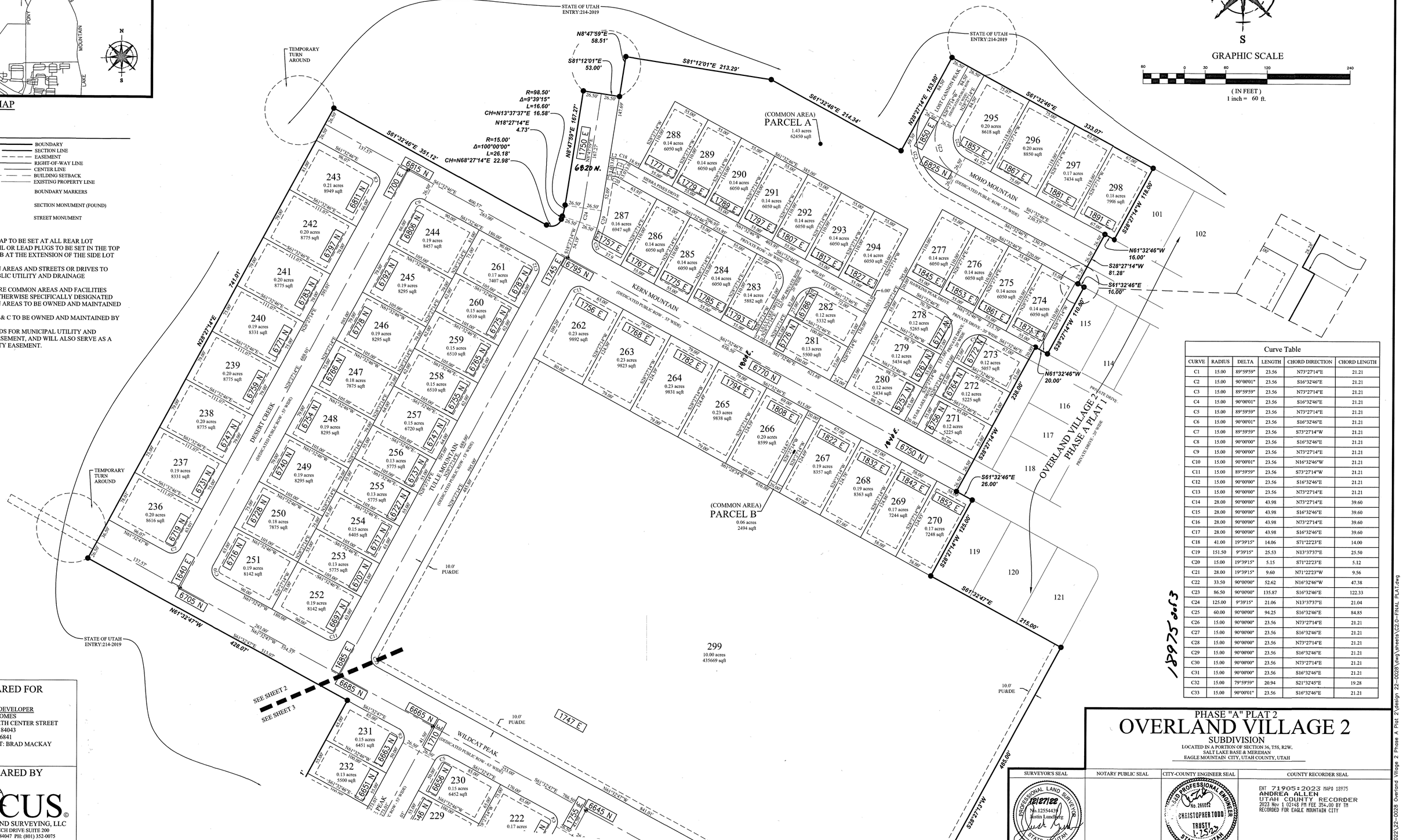
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTER LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKERS
- SECTION MONUMENT (FOUND)
- STREET MONUMENT

NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
3) ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED
4) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA
5) PARCELS A, B & C TO BE OWNED AND MAINTAINED BY THE HOA.
6) MU&DE STANDS FOR MUNICIPAL UTILITY AND DRAINAGE EASEMENT, AND WILL ALSO SERVE AS A PUBLIC UTILITY EASEMENT.

Line Table		
LINE	DIRECTION	LENGTH
L1	S81°12'01"E	11.75
L2	S81°12'01"E	11.75
L3	S81°12'01"E	11.75





Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	89°59'59"	23.56	N73°27'14"E	21.21
C2	15.00	90°00'01"	23.56	S16°32'46"E	21.21
C3	15.00	89°59'59"	23.56	N73°27'14"E	21.21
C4	15.00	90°00'01"	23.56	S16°32'46"E	21.21
C5	15.00	89°59'59"	23.56	N73°27'14"E	21.21
C6	15.00	90°00'01"	23.56	S16°32'46"E	21.21
C7	15.00	89°59'59"	23.56	S73°27'14"W	21.21
C8	15.00	90°00'00"	23.56	S16°32'46"E	21.21
C9	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C10	15.00	90°00'01"	23.56	N16°32'46"W	21.21
C11	15.00	89°59'59"	23.56	S73°27'14"W	21.21
C12	15.00	90°00'00"	23.56	S16°32'46"E	21.21
C13	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C14	28.00	90°00'00"	43.98	N73°27'14"E	39.60
C15	28.00	90°00'00"	43.98	S16°32'46"E	39.60
C16	28.00	90°00'00"	43.98	N73°27'14"E	39.60
C17	28.00	90°00'00"	43.98	S16°32'46"E	39.60
C18	41.00	19°39'15"	14.06	S71°22'23"E	14.00
C19	151.50	9°39'15"	25.53	N13°37'37"E	25.50
C20	15.00	19°39'15"	5.15	S71°22'23"E	5.12
C21	28.00	19°39'15"	9.60	N71°22'23"W	9.56
C22	33.50	90°00'00"	52.62	N16°32'46"W	47.38
C23	86.50	90°00'00"	135.87	S16°32'46"E	122.33
C24	125.00	9°39'15"	21.06	N13°37'37"E	21.04
C25	60.00	90°00'00"	94.25	S16°32'46"E	84.85
C26	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C27	15.00	90°00'00"	23.56	S16°32'46"E	21.21
C28	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C29	15.00	90°00'00"	23.56	S16°32'46"E	21.21
C30	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C31	15.00	90°00'00"	23.56	S16°32'46"E	21.21
C32	15.00	79°59'59"	20.94	S21°32'45"E	19.28
C33	15.00	90°00'01"	23.56	S16°32'46"E	21.21

18975 of 3

SHEET 2 of 3

PREPARED FOR

OWNER/DEVELOPER
IVORY HOMES
3340 NORTH CENTER STREET
LEHI, UT 84043
(801) 407-6841
CONTACT: BRAD MACKAY

PREPARED BY

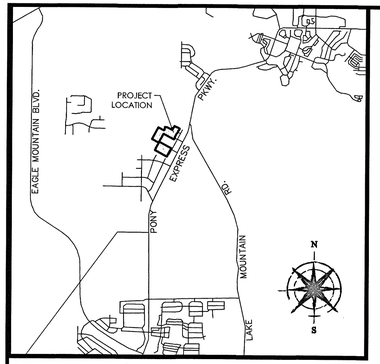
FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PHASE "A" PLAT 2
OVERLAND VILLAGE 2
SUBDIVISION
LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 12554439 Austin Lundberg STATE OF UTAH 12/27/22		PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY STATE OF UTAH 1-25-23	ENT 71905:2023 MAP# 18975 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Nov 1 02:48 PM FEE 354.00 BY TM RECORDED FOR EAGLE MOUNTAIN CITY

PAGE 2 OF 3 | 09/23/2022

C:\2022\22-0028 Overland Village 2 Phase A Plat 2\design 22-0028\dwg\sheets\C2LO-FINAL PLAT.dwg

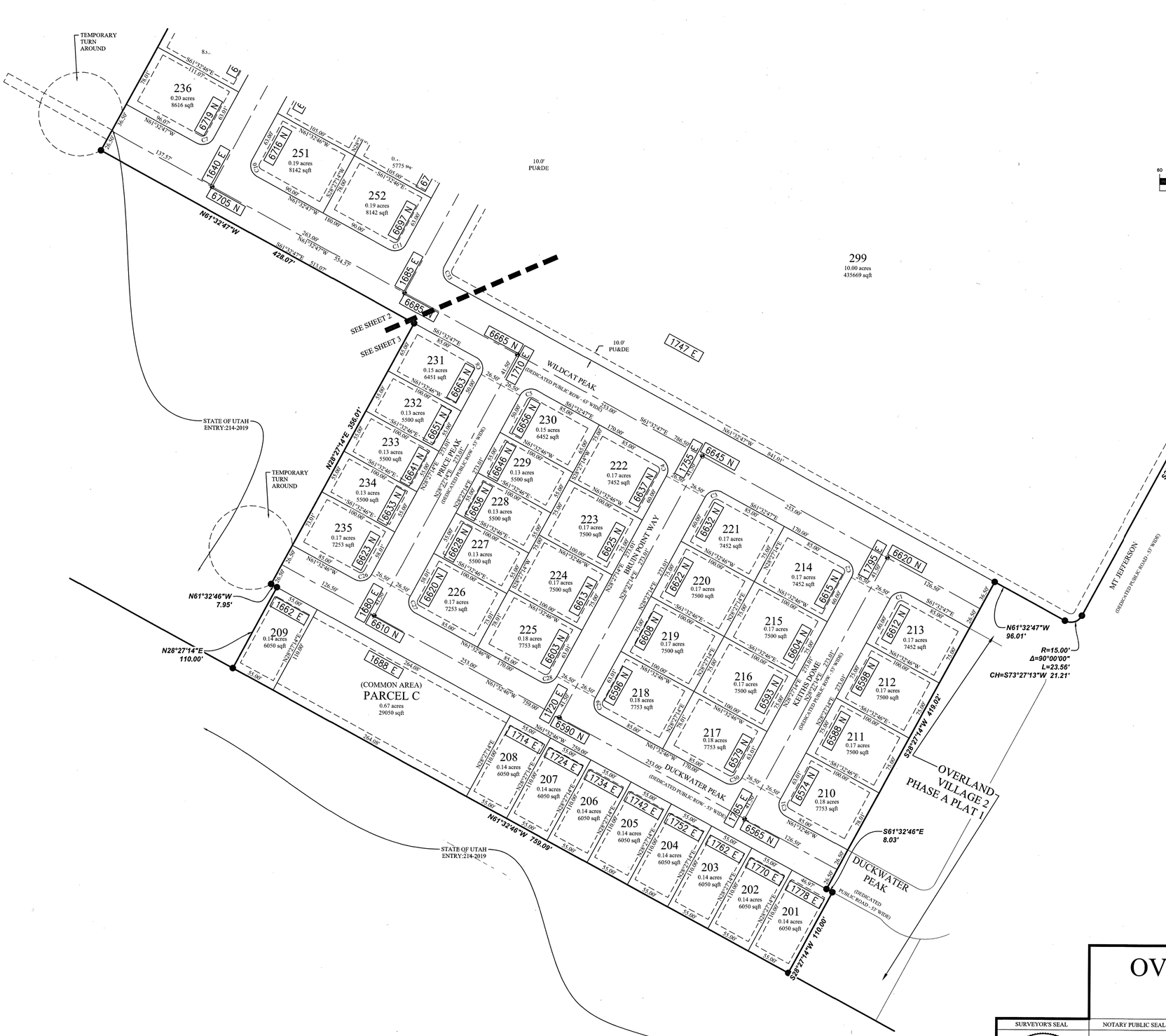


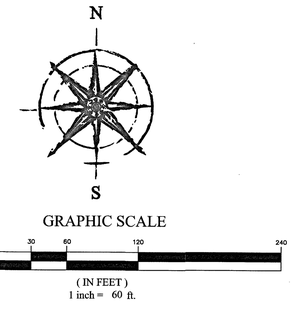
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTER LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKERS
- SECTION MONUMENT (FOUND)
- STREET MONUMENT

NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
3) ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED
4) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA
5) PARCELS A, B & C TO BE OWNED AND MAINTAINED BY THE HOA.
6) MU&DE STANDS FOR MUNICIPAL UTILITY AND DRAINAGE EASEMENT, AND WILL ALSO SERVE AS A PUBLIC UTILITY EASEMENT.





Line Table		
LINE	DIRECTION	LENGTH
L1	S81°12'01"E	11.75
L2	S81°12'01"E	11.75
L3	S81°12'01"E	11.75

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	89°59'59"	23.56	N73°27'14"E	21.21
C2	15.00	90°00'01"	23.56	S16°32'46"E	21.21
C3	15.00	89°59'59"	23.56	N73°27'14"E	21.21
C4	15.00	90°00'01"	23.56	S16°32'46"E	21.21
C5	15.00	89°59'59"	23.56	N73°27'14"E	21.21
C6	15.00	90°00'01"	23.56	S16°32'46"E	21.21
C7	15.00	89°59'59"	23.56	S73°27'14"W	21.21
C8	15.00	90°00'00"	23.56	S16°32'46"E	21.21
C9	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C10	15.00	90°00'01"	23.56	N16°32'46"W	21.21
C11	15.00	89°59'59"	23.56	S73°27'14"W	21.21
C12	15.00	90°00'00"	23.56	S16°32'46"E	21.21
C13	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C14	28.00	90°00'00"	43.98	N73°27'14"E	39.60
C15	28.00	90°00'00"	43.98	S16°32'46"E	39.60
C16	28.00	90°00'00"	43.98	N73°27'14"E	39.60
C17	28.00	90°00'00"	43.98	S16°32'46"E	39.60
C18	41.00	19°39'15"	14.06	S71°22'23"E	14.00
C19	151.50	9°39'15"	25.53	N13°37'37"E	25.50
C20	15.00	19°39'15"	5.15	S71°22'23"E	5.12
C21	28.00	19°39'15"	9.60	N71°22'23"W	9.56
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C27	15.00	90°00'00"	23.56	S16°32'46"E	21.21
C28	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C29	15.00	90°00'00"	23.56	S16°32'46"E	21.21
C30	15.00	90°00'00"	23.56	N73°27'14"E	21.21
C31	15.00	90°00'00"	23.56	S16°32'46"E	21.21
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SHEET 3 of 3

PREPARED FOR

OWNER/DEVELOPER
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18975 3.63

PHASE "A" PLAT 2
OVERLAND VILLAGE 2
SUBDIVISION
LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 12/27/22 No.12554439 Justin Lundberg STATE OF UTAH		LICENSED PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 1-25-23 STATE OF UTAH	ENT 71905:2023 MAP# 18975 ANDREA ALLEN UTAH COUNTY RECORDER 2023 Nov 1 02:48 PM FEE 354.00 BY TM RECORDED FOR EAGLE MOUNTAIN CITY

C:\Users\Justin\Dropbox\Projects\2022\22-0028 Overland Village 2 Phase A Plat 2\design 22-0028\dwg\sheets\C2D-FINAL PLAT.dwg

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Thursday, October 31, 2024

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

SUBJECT: **Deer Haven 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 releases 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,

Vince Hogge

Vince Hogge, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Wednesday, October 30, 2024
TO: Vince Hogge
FROM: Robert Ballif Engineering Assistant
SUBJECT: Deer Haven walk through-Updated

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – Engineering Tech. II

After performing a walk-through, we have the following comments:

General Notes:

1. ~~Cracked curb & gutter to be replaced.~~
2. ~~Asphalt trail cracks in the pathway to be crack sealed.~~

Bristle Cone Rd.:

1. ~~Cracked curb & gutter to be replaced.~~
2. ~~Asphalt trail cracks in the pathway to be crack sealed.~~
3. ~~Lot #101 clean storm drain combo box.~~
4. ~~Lot # 102 ruts in the asphalt trail to be fixed.~~
5. ~~Lot # 102 storm drain manhole clean.~~
6. ~~Lot # 104 combo box clean and replace the inlet protection, broken.~~

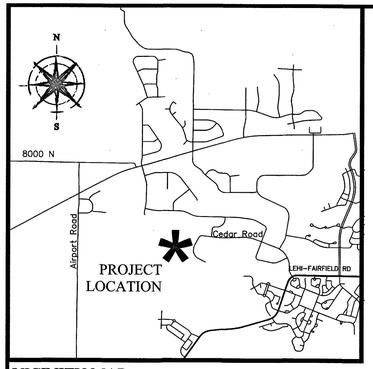
Jake Ryan Cir.:

1. ~~Cracked curb & gutter to be replaced.~~
2. ~~Asphalt trail cracks in the pathway to be crack sealed.~~
3. ~~Lot # 107 & 108 cracks in the road to be crack sealed.~~
4. ~~Lot # 111 storm drain manhole the snout is broken and needs to be fixed.~~

Jake Ryan Wy.:

1. ~~Cracked curb & gutter to be replaced.~~
2. ~~Asphalt trail cracks in the pathway to be crack sealed.~~
3. ~~At the intersection of Bristle Cone Rd. sag in the asphalt and the south valve to be leaned.~~

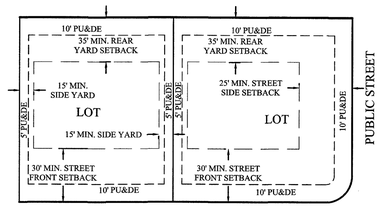
Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.



VICINITY MAP
N.T.S

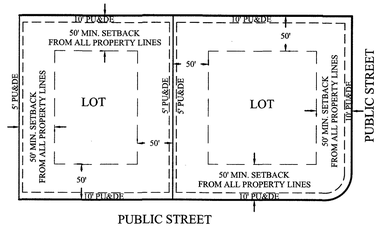
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- (X.XX) EASEMENT BEARINGS
- WILDLIFE CORRIDOR EASEMENT PER ZONING(NO BUILD AREA)



PUBLIC STREET

TYPICAL RD1 BUILDING SETBACKS
N.T.S. LOTS 101-108, 111-114



PUBLIC STREET

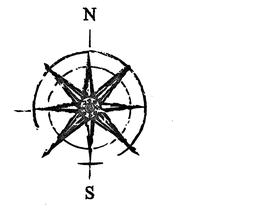
TYPICAL AG LOT BUILDING SETBACKS
LOTS 109 & 110
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	225.00	27°09'43"	106.67	S31°57'37"W	105.67
C2	289.50	44°50'36"	226.58	S23°12'09"W	220.84
C3	275.00	0°38'11"	3.05	N01°05'30"E	3.05
C4	50.00	19°04'41"	16.65	S42°48'14"W	16.57
C5	495.50	5°29'19"	47.47	N88°01'45"E	47.45
C6	475.00	5°29'19"	45.50	N88°01'45"E	45.49
C7	254.50	44°48'52"	199.06	N23°10'51"E	194.02
C8	260.00	44°48'25"	203.33	S23°11'04"W	198.19
C9	525.00	5°29'19"	50.29	S88°01'45"W	50.27
C10	15.00	52°01'12"	13.62	N68°42'18"W	13.16
C11	275.00	17°00'55"	81.67	N37°02'01"E	81.37
C12	50.00	114°53'43"	100.27	S44°22'56"W	84.29
C13	240.00	17°36'18"	73.74	N36°49'14"E	73.45
C14	15.00	52°01'12"	13.62	S26°47'01"W	13.16
C15	50.00	127°41'42"	111.43	S11°03'13"E	89.76
C16	50.00	156°20'43"	136.44	N26°55'34"E	97.88
C17	15.00	52°01'12"	13.62	N25°14'11"W	13.16
C18	15.00	90°00'00"	23.56	N45°46'25"E	21.21
C19	15.00	90°00'00"	23.56	S44°13'35"E	21.21
C20	15.00	90°00'00"	23.56	S45°46'25"W	21.21
C21	15.00	90°00'00"	23.56	N44°13'35"W	21.21
C22	239.50	27°13'07"	113.78	N14°23'25"E	112.71
C23	225.00	17°36'20"	69.14	N09°34'35"E	68.87
C24	275.00	27°06'58"	130.15	S14°58'05"W	128.94
C25	50.00	35°28'31"	30.96	S60°25'57"E	30.47
C26	15.00	52°01'12"	13.62	N59°16'30"E	13.16
C27	50.00	114°35'30"	100.00	N70°21'41"W	84.15

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C28)	35.00	172°33'40"	105.41	S37°13'27"E	69.85
(C29)	50.00	25°56'23"	22.64	S65°18'46"W	22.44
(C30)	35.00	90°34'24"	55.33	N03°46'11"E	49.74
(C31)	100.00	63°01'28"	110.00	S89°37'14"W	104.54
(C32)	430.00	63°01'28"	472.99	N89°37'14"E	449.51
(C33)	35.00	54°36'14"	33.36	S76°21'30"W	32.11

Line Table		
LINE	DIRECTION	LENGTH
L1	N56°44'07"W	50.00
L2	S29°34'03"W	50.00
L3	S38°45'12"W	50.00
L4	S37°12'23"E	50.00
L5	S89°13'35"E	49.64
L6	S00°46'52"W	16.46
L7	S89°13'35"E	4.50
L8	N04°42'54"W	4.50

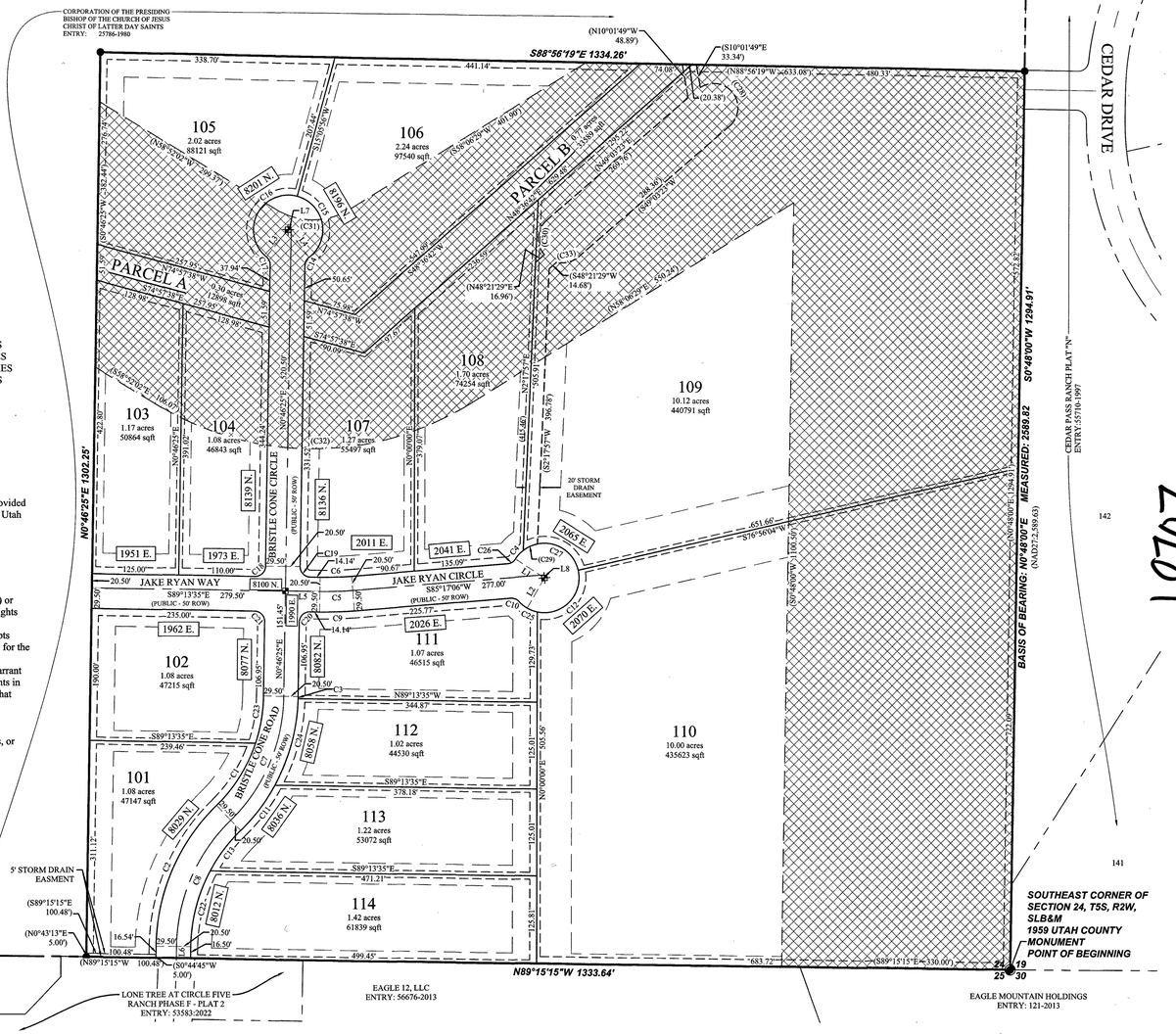
NOTES:
1. PARCEL A & B ARE HEREBY CONVEYED TO EAGLE MOUNTAIN CITY.
2. WILDLIFE CORRIDOR CONTAINS 17.85± ACRES
3. ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAIN FIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.

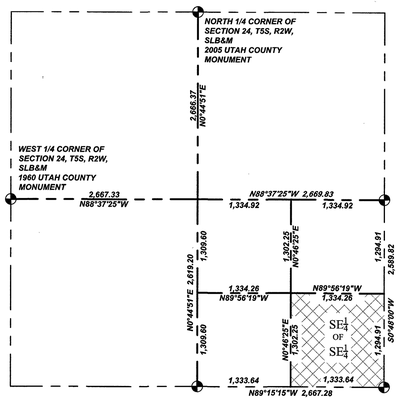


GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.





SECTION 24 BREAKDOWN
(N.T.S.)

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 including prescriptive rights and other 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 21 day of March, 2023 Questar Gas Company

By Beverly Ebbridge
Title Rve-Con

WILDLIFE CORRIDOR AREA PER LOT

LOT 103:	18,236.16 S.F.
LOT 104:	21,380.53 S.F.
LOT 105:	39,512.11 S.F.
LOT 106:	49,090.10 S.F.
LOT 107:	24,468.60 S.F.
LOT 108:	35,943.75 S.F.
LOT 109:	298,102.92 S.F.
LOT 110:	224,901.57 S.F.

PLAT CALCULATIONS

TOTAL ACREAGE:	39.77± ACRES
BUILDABLE ACREAGE:	21.91± ACRES
TOTAL ACREAGE IN LOTS:	36.50± ACRES
TOTAL OPEN SPACE:	1.07± ACRES
TOTAL ROW AREA:	2.20± ACRES
TOTAL PAVED AREA:	54,803 SF/1.26± ACRES
AVERAGE LOT SIZE:	115,714 SF/2.66± ACRES
LARGEST LOT SIZE:	440,791 SF/10.12± ACRES
SMALLEST LOT SIZE:	44,530 SF/1.02± ACRES
OVERALL DENSITY:	0.35 LOTS/ACRE
TOTAL # OF LOTS:	14 LOTS

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 Tariff.

Marnie Clifford 3/21/2023
DIRECT COMMUNICATIONS DATE

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 § 10-9a-603 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

Al Edwards 3/21/23
ROCKY MOUNTAIN POWER DATE

OWNER/DEVELOPER
THE REAL ESTATE GROUP
3688 E. CAMPUS DRIVE SUITE 100
EAGLE MOUNTAIN, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD

PREPARED BY
FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, parcels, streets, and easements, to be hereafter known as DEER HAVEN, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood 03/16/2023
EVAN J. WOOD DATE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

BOUNDARY DESCRIPTION

All of the SE1/4 of the SE1/4 of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain City, Utah, being more particularly described as follows:

Beginning at a point, said point being the Southeast Corner of Section 24, Township 5 South, Range 2 West, Salt Lake Base & Meridian; thence N89°15'15"W 1,333.64 feet along the Section line to the 1/16 Section line; thence N00°46'25"E 1,302.25 feet along the 1/16 Section line; thence S88°56'19"E 1,334.26 feet along the 1/16 Section line to a point on the Section line; thence S00°48'00"W 1,294.91 feet along the Section line to the point of beginning.

Contains: 39.77 acres+/-
14 Lots & 2 Parcels

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 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: BELLE STREET PARTNERS, LLC
SCOT HAZARD, MANAGER

AUTHORIZED SIGNATURE(S): 3-23-23

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ON THE 23 DAY OF March A.D. 2023 PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY OF Utah , IN SAID STATE OF UTAH, Scot Hazard , WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Belle Street Partners L.L.C., 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: 3/9/24
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Utah COUNTY
MY COMMISSION No. 711066
FIONNUALA B. KOFOED
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 11 DAY OF April , 2023.

APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
ATTESTED BY CITY RECORDER (SEE SEAL BELOW)

DEER HAVEN

SUBDIVISION
LOCATED IN THE SE1/4 OF SECTION 24, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

COUNTY RECORDER SEAL

ENT 22563:2023 Map # 18707
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Apr 11 1:21 pm FEE 82.00 BY KR
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL
PROFESSIONAL LAND SURVEYOR 03/16/23 No. 183395 EVAN J. WOOD STATE OF UTAH	FIONNUALA B KOFOED NOTARY PUBLIC-STATE OF UTAH COMMISSION# 711066 COMM. EXP. 03-09-2024	LICENSED PROFESSIONAL ENGINEER No. 266952 CHRISTOPHER TODD TRUSTY 3-28-23 STATE OF UTAH

18707

Z:_2015\15-200 40 Acre Eagle Mountain\design 15-200\dwg\sheets\DEER HAVEN SHEETS\C24 - final plot.dwg T - Sec 24, T5S, R2W SLBM TV 30 DR.

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Wednesday, October 16, 2024

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

SUBJECT: **Overland phase 'D' plat 1 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 releases 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,

David F. Salazar, P.E.
Assistant City Engineer
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Monday, October 14, 2024
TO: Recorder's Office
FROM: Robert Ballif Engineering Assistant
SUBJECT: Overland phase "D" plat 1 walk through, into/exit-updated

---

A walk-thru was performed. The following were present.

Robert Ballif – EM Engineering Assistant

After performing a walk-through, we have the following comments:

General Notes:

1. ~~Exit sewer video.~~
2. ~~Remove the BMPs from the inlets.~~
3. ~~Crack seal phase lines, asphalt patches, and edges of the road that have cracks..~~
4. ~~All removal of material and replacement will need to be inspected before replacing material.~~

Erickson Knolls:

1. ~~Lot #D118 sections of curb replace.~~
2. ~~The asphalt pathway has cracks in the middle and needs surface treatment or crack seal.~~
3. ~~Intersection Pine Tree turn on the corp. & ball valve to the air vac.~~
4. ~~House #6462 section of sidewalk replace.~~
5. ~~House #6463 section of sidewalk replace.~~
6. ~~Between Wanlass & Sabie MTN sidewalk replace.~~
7. ~~Between Wanlass & Sabie MTN storm drain manhole is getting debris from the yard drain that goes into it, this will need to be fixed. Does not have a ISO box.~~
8. ~~Intersection Boulter Peak north side sag in asphalt. Valve collar replace. Cracks.~~
9. ~~House #1384 new patch by sewer manhole was not inspected and will need to be removed and replace after inspection. Clean manhole.~~
10. ~~House #1384 fire hydrant to be oiled cannot turn.~~
11. ~~House #1384 replace sidewalk by water can.~~
12. ~~House #1400 sewer manhole collar replace. Cracks.~~
13. ~~House #1449 asphalt trail settling.~~
14. ~~House #1433 cold patch replace.~~
15. ~~House #1448 asphalt settling by water can.~~

Boulter Peak:

1. ~~House #6433 by sewer manhole sag in the asphalt we will need to have it inspected before asphalt is replaced, also replace the curb it has a sag. Replace cold patch across the street.~~
2. ~~Sika flex the ADA ramp gaps at intersection.~~

Sabie MTN:

1. ~~Missing the street sign & stop at Tintac MTN & Sabie Mtn.~~
2. ~~House #1450 sections of sidewalk replace.~~
3. ~~House #1450 by construction valve, sag in the asphalt. (this was on the first list).~~
4. ~~House #6518 on Tintac by park sections of sidewalk replace.~~ ~~Fire hydrant oiled hard to turn.~~
5. ~~House #1414 the 2 storm drain manholes park strip manhole has dirt from the yard drains and no ISO box, the manhole will need a snout.~~
6. ~~House #1386 section of sidewalk replace.~~
7. ~~6490 at the corner cracks in the asphalt by gutter.~~

Wanlass Hill:

1. ~~Remove storm drain manhole collar by mailboxes.~~
2. ~~Fire hydrant by mailboxes and Erickson Knoll to be oiled hard to turn.~~
3. ~~Intersection storm drain combo crack seal asphalt.~~
4. ~~Intersection Erickson Knoll water valve collar replace. Cracks.~~
5. ~~Section of curb replace at the ADA.~~
6. ~~House #6431 tripping hazard to be fixed.~~
7. ~~House #6428 sections of sidewalk replace. Holding water.~~
8. ~~Streetlights are not working on this street.~~
9. ~~House #6428 cold patch mix to be replaced.~~

Bismark Peak:

1. ~~House #6409 to 6633 the asphalt trail has multiple sag on the trail that hold water and crack down the middle that will need to be crack sealed or surface treatment.~~
2. ~~House #6414 curb to be replaced.~~
3. ~~House #6425 section of curb to be replaced.~~
4. ~~House #6414 sewer manhole the 4th stair up is shorter than the rest and looks like missing step, it will need to be replaced with one that matches.~~
5. ~~House #6414 the 2x2 storm drain box at back of property drains into the city box with no Iso box so the manhole fills with dirt. Need to keep dirt out of city manhole.~~
6. ~~House #6448 by ADA curb replace.~~
7. ~~Intersection Erickson Knoll by stop sign sag in the asphalt.~~
8. ~~Erickson Knoll by stop sign section of sidewalk to be replaced.~~
9. ~~House #6563 across the street section of sidewalk to replace.~~
10. ~~Intersection Bald Knoll ADA section replace.~~

Pine Tree Wy:

1. ~~House #6415 sections of sidewalk replace. Sag holding water. Section of curb replace~~.

Desert Peak:

1. ~~The air vac has not been turned on, corp. and ball valve are off.~~
2. ~~Intersection Furner Ridge both ADA ramps fix and sika flex the crack in front by curb.~~
3. ~~The intersection water valve lid to the west is damaged and hard to lift up, replace.~~
4. ~~House #1303 section of sidewalk to be replaced and section not inspected will need to be removed inspected and replaced.~~
5. ~~House #1371 by asphalt trail sections of walk damaged to be replaced.~~
6. ~~House #6600 asphalt patch fix or finish the crack seal.~~
7. ~~House #6588 section of sidewalk replace. Fire hydrant to be oiled, hard to turn.~~
8. ~~House #6587 section of sidewalk replace.~~
9. ~~House #6556 sewer and storm drain collars replace. Cracks.~~
10. ~~House #6556 by inlet section of curb replace.~~
11. ~~House #1345 section of curb replace.~~
12. ~~House #6621 sections of sidewalk and curb replace. Crack seal around storm drain manhole.~~

Bald Knolly:

1. ~~At intersection south ADA settled will need to be replaced. The North side section of the sidewalk is to be replaced.~~
2. ~~Intersection water valve collar replace, cracks.~~
3. ~~Lot #D211 section of sidewalk replace south side of lot.~~
4. ~~Lot #D189 sections of sidewalk replace.~~

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EAGLE MOUNTAIN, UT 84005
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ENGINEERING

5. ~~Intersection Clipper Peak hydrant missing the locate wire. Replace collar. Spalling.~~
6. ~~Lot #D190 to D182 crack by gutter in the asphalt to be crack sealed.~~
7. ~~House #6586 section of sidewalk replace.~~

Clipper Peak:

1. ~~Section of curb replace by street sign.~~
2. ~~House #1358 sewer manhole replace collar. Cracks.~~ ~~Section of sidewalk replace.~~
3. ~~House #1334 at parking area section of curb & sidewalk replace.~~
4. ~~Intersection at Wanlass water valve collar replace. Cracks.~~
5. ~~Wanlass intersection storm drain collar replace. Cracks.~~
6. ~~House #1300 sections of sidewalk replace.~~
7. ~~House #1282 section of curb replace. Sewer and storm drain collars replace. Cracks~~
8. ~~Furner intersection ADA ramp section of curb replace.~~

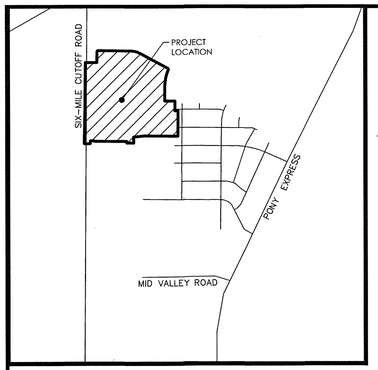
Furner Ridge:

1. ~~Lot #D211 storm drain combo collar replace. Cracks.~~ ~~Parking area curb replace.~~
2. ~~House #6585 section of sidewalk replace.~~
3. ~~House #1290 on Salt Creek Peak section of sidewalk replace.~~
4. ~~House #6619 inlet grate upside down and needs to be fixed. Crack seal road.~~
5. ~~House #6618 section of curb replace.~~
6. ~~House #6607 sections of sidewalk replace. Void under sidewalk by water can.~~
7. ~~House #6585 storm drain collar replace.~~

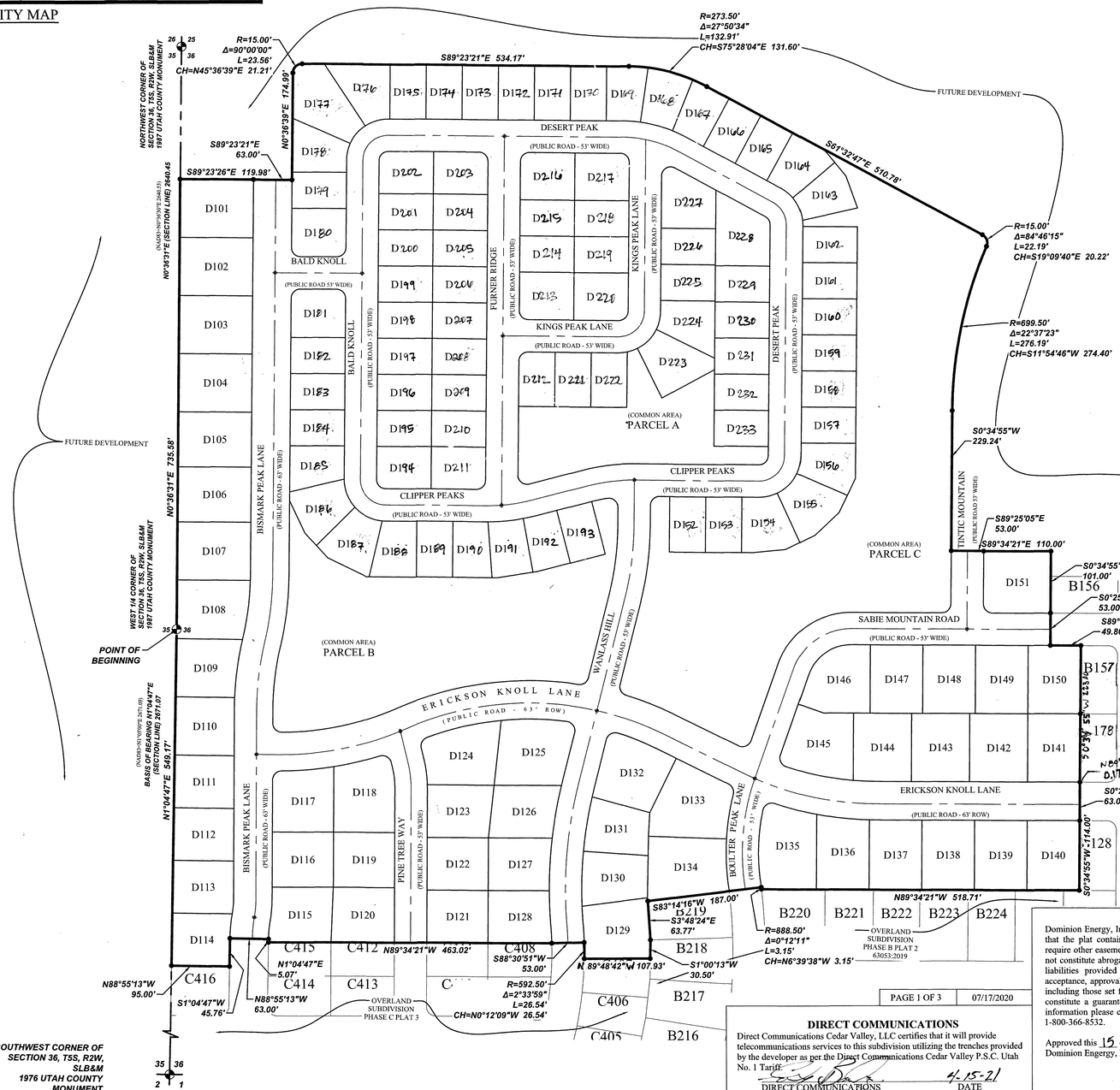
Salt Creek Peak:

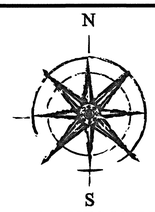
1. ~~House #1290 across street fire hydrant to be raised and section of curb replace.~~
2. ~~House #1298 & 1290 across street section of sidewalk replace.~~
3. ~~House #1310 sections of curb & sidewalk replace.~~
4. ~~Asphalt next to curb in this area has settled and needs to be brought up, skin patch or crack seal.~~
5. ~~House #6605 storm drain & sewer manhole collars replace. Cracks.~~
6. ~~House #6627 sections of sidewalk replace.~~
7. ~~Lot #D227 sections of sidewalk replace.~~
8. ~~House #6627 section of curb & sidewalk replace.~~
9. ~~Lot #D217 section of sidewalk replace.~~
10. ~~Intersection of Salt Creek Peak ADA sika flex the gaps.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for enter/exit warranty.



VICINITY MAP
N.T.S





GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- COMMON AREA/P.U.&D.E./ OPEN SPACE

PLAT TABULATIONS

TOTAL ACREAGE:	41.38 ACRES
TOTAL ACREAGE IN LOTS:	22.70 ACRES
AVERAGE LOT SIZE:	0.16 ACRES OR 7156 SQFT.
LARGEST LOT SIZE:	0.30 ACRES OR 13172 SQFT.
SMALLEST LOT SIZE:	0.12 ACRES OR 5251 SQFT.
OVERALL DENSITY:	3.21 LOTS/ACRE
TOTAL NUMBER OF LOTS:	133 LOTS
TOTAL ACREAGE IN ROW:	10.33 ACRES
TOTAL IN OPEN SPACE:	8.35 ACRES

NOTES:

1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) ✣ STREET MONUMENT TO BE SET.
3) PARCELS A, B, AND C ARE HEREBY DEDICATED TO THE HOA.
4) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
5) LOTS WITH SHARED LOT LINE DRAINAGE SWALE, MUST MAINTAIN PORTION OF DRAINAGE SWALE THAT IS WITHIN THEIR LOT.

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR

OWNER/DEVELOPER
IVORY HOMES
978 EAST WOODOAK LANE
SALT LAKE CITY, UT 84117
(801) 407-6891
CONTACT: BRYON PRINCE

17720 Lots

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, 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 owners(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. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

03/18/2021
Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 & SW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the West 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence N00°36'31"E 735.58 feet; thence S89°23'26"E 119.98 feet; thence S89°23'21"E 63.00 feet; thence N00°36'39"E 174.99 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°36'39"E 21.21 feet; thence S89°23'21"E 534.17 feet; thence along the arc of a curve to the right with a radius of 273.50 feet a distance of 132.91 feet through a central angle of 27°50'34" Chord: S75°28'04"E 131.60 feet; thence S61°32'47"E 510.78 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 22.19 feet through a central angle of 84°46'15" Chord: S19°09'40"E 20.22 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 699.50 feet a distance of 276.19 feet through a central angle of 22°37'23" Chord: S11°54'46"W 274.40 feet; thence S00°34'55"W 229.24 feet; thence S89°25'05"E 53.00 feet; thence S89°34'21"E 110.00 feet to the Westerly line of PHASE "B", PLAT 3, OVERLAND SUBDIVISION, according to the Official Plat thereof recorded September 5, 2019 as Entry No. 87072:2019 of the Official Records of Utah County; thence S00°34'55"W along said plat and along the Westerly line of Lot B156, PHASE "B", PLAT 2, OVERLAND SUBDIVISION, according to the Official Plat thereof recorded November 5, 2018 as Entry No. 106126:2018 of the Official Records of Utah County 101.00 feet; thence along said PHASE "B", PLAT 3, OVERLAND SUBDIVISION the following seven (7) courses: 1) S00°25'39"W 53.00 feet; 2) S89°34'21"E 49.86 feet; 3) S00°34'55"W 223.10 feet; 4) N89°34'21"W 0.17 feet; 5) S00°25'39"W 63.00 feet; 6) S00°34'55"W 114.00 feet; 7) N89°34'21"W 518.71 feet; the previous course also being along the Northerly line of PHASE "B", PLAT 2 OVERLAND SUBDIVISION, according to the Official Plat thereof recorded July 9, 2019 as Entry No. 63053:2019 in the Office of the Utah County Recorder; thence along said plat the following 4 (four) courses: 1) Northerly along the arc of a non-tangent curve to the left having a radius of 888.50 feet (radius bears: S83°26'28"W) a distance of 3.15 feet through a central angle of 00°12'11" Chord: N06°39'38"W 3.15 feet; 2) S83°14'16"W 187.00 feet; 3) S03°48'24"E 63.77 feet; 4) S01°00'13"W 30.50 feet; thence N89°48'42"W 107.93 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 592.50 feet (radius bears: N88°55'10"W) a distance of 26.54 feet through a central angle of 02°33'59" Chord: N00°12'09"W 26.54 feet; thence S88°30'51"W 53.00 feet; thence N89°34'21"W 463.02 feet; thence N01°04'47"E 5.07 feet; thence N88°55'13"W 63.00 feet; thence S01°04'47"W 45.76 feet; thence N88°55'13"W 95.00 feet to the Section line; thence N01°04'47"E along the Section line 549.17 feet to the point of beginning.

Contains: 41.38 acres+/-

OWNERS DEDICATION

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, COMMON AREA, AND PUBLIC ROADS. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC. EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED. ALL LOTS, COMMON AREAS, PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 40466:2017

Pursuant to Utah Code 10-9a-604(1)(d) the owner conveys parcels A, B and C to Overland Master Association 978 E. Woodoak Lane, Salt Lake City, UT 84117

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 6TH DAY OF April, 2021.
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

DIRECTOR

APPROVED AS TO FORM: SEAN REYES, UTAH ATTORNEY GENERAL

SPECIAL ASSISTANT ATTORNEY GENERAL

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS
IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP

PRINTED NAME OF OWNER:
BY: RYAN TESCH
SECRETARY, IVORY HOMES, LTD

AUTHORIZED SIGNATURE:

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THE 28th DAY OF March, 2021, PERSONALLY APPEARED BEFORE ME RYAN TESCH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY OF IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 01-10-2022

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN SALT LAKE COUNTY

MY COMMISSION No. 698417

PETER GREGORY CAMPBELL
PRINTED FULL NAME OF NOTARY

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF UTAH

ON THE 6th DAY OF April, 2021, PERSONALLY APPEARED BEFORE ME David Doe, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 3/8/2022

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 699364

Lisa Wells
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 May, 2021.

APPROVED BY MAYOR

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

APPROVED BY CITY ATTORNEY

ATTEST: CITY RECORDER
(SEE SEAL BELOW)

DOMINION ENERGY, INC.

Dominion Energy, Inc. approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy, Inc. may require other 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 owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy, Inc. Right-of-way department at 1-800-366-8532.

Approved this 15 day of April, 2021.
Dominion Engergy, Inc.

By: Beverly Chevalier
Title: Pre-Con

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

Norm Simi
ROCKY MOUNTAIN POWER

4-15-21
DATE

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 Tariff.

DIRECT COMMUNICATIONS

4-15-21
DATE

PAGE 1 OF 3 | 07/17/2020

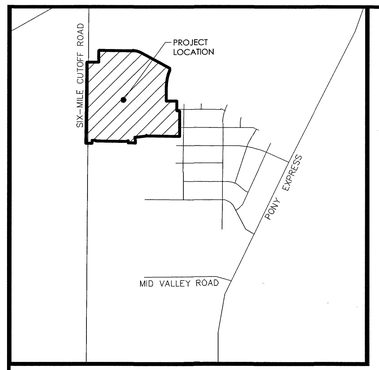
PHASE "D" PLAT 1
OVERLAND
SUBDIVISION
LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=60'

17720

ENT 106241:2021 Map # 17
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 10 12:09 PM FEE 414.00 BY
RECORDED FOR EAGLE MOUNTAIN CITY

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 03/18/21 STATE OF UTAH		LICENSED PROFESSIONAL ENGINEER No. 265052 CHRISTOPHER TODD TRUSTY 4-21-21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH

Z:\...2020\20-0004 Overland Phase D Plat 1\design 20-0004 dwg\sheets\20-0-FINAL PLAT.dwg



VICINITY MAP
N.T.S

LEGEND
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- COMMON AREA/P.U.&D.E./ OPEN SPACE

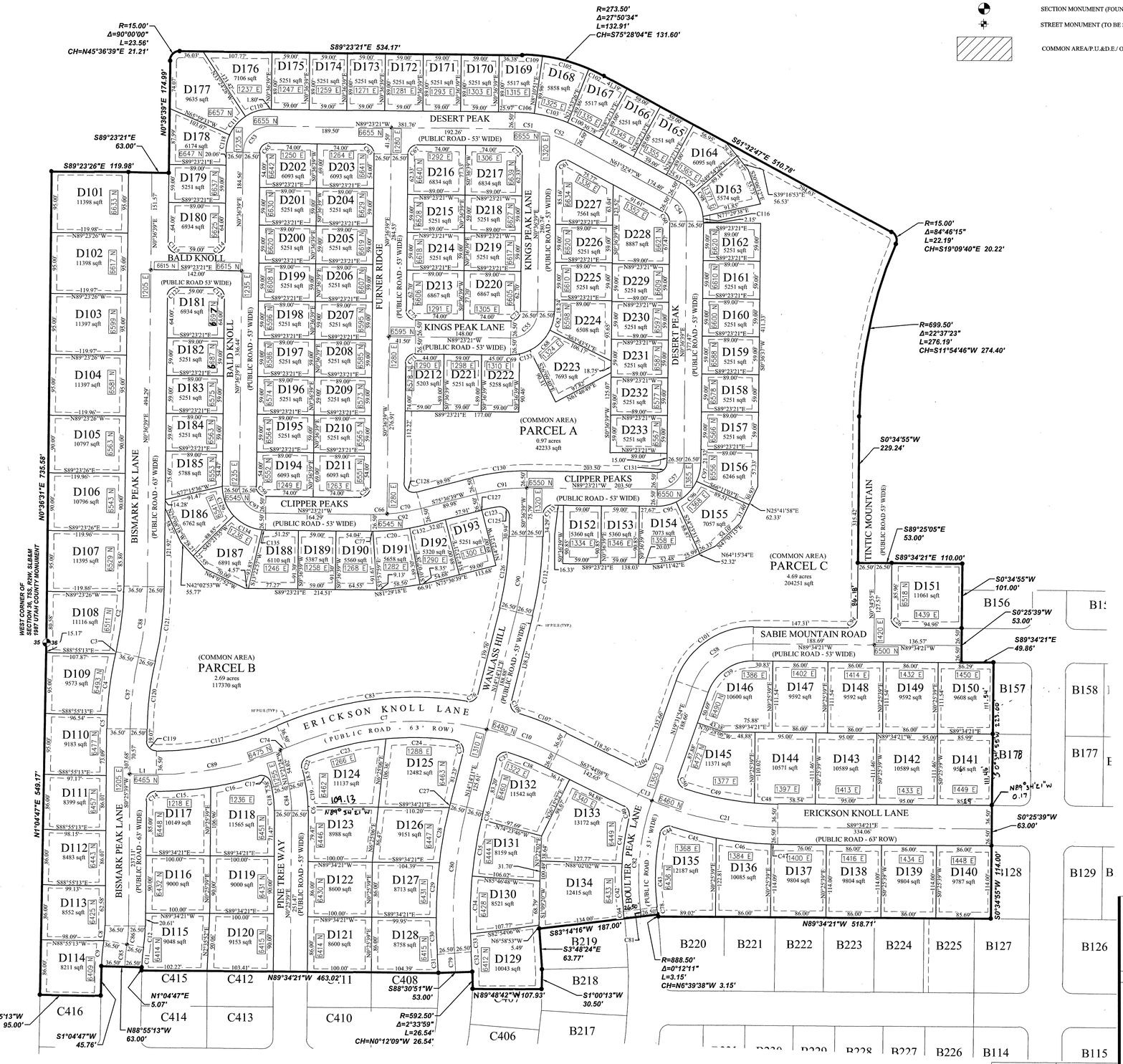
N

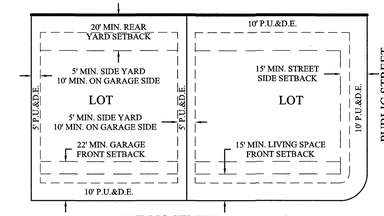
S

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

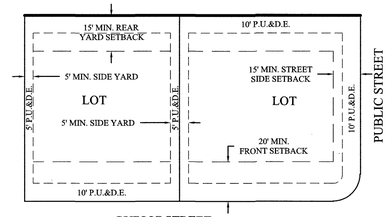
17720

ENT 106241:2021 Map # 17720
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 10 12:09 pm FEE 416.00 BY LT
RECORDED FOR EAGLE MOUNTAIN CITY





TYPICAL SINGLE FAMILY SETBACKS
(LOT NUMBERS D101 - D151)
N.T.S.



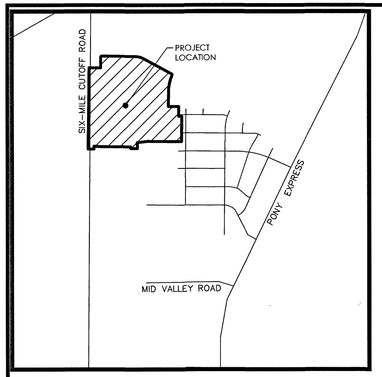
TYPICAL COTTAGE LOT SETBACKS
(LOT NUMBERS D152 - D233)

17720 3 of 3

PHASE "D" PLAT 1
OVERLAND
SUBDIVISION
LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10554907 SPENCER W. LLEWELYN 04/30/21 STATE OF UTAH			

Z:_2020\20-0004 Overland Phase D Plat 1\Design 20-0004\dwg\sheets\C21-FINAL PLAT.dwg

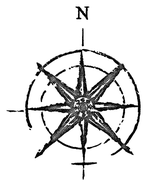


VICINITY MAP

NTS

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- COMMON AREA/P.U.&D.E./ OPEN SPACE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	463.50	1°07'46"	9.14	N01°10'32"E	9.14
C2	463.50	11°37'50"	94.09	N07°33'21"E	93.93
C3	536.50	0°22'19"	3.48	N13°11'06"E	3.48
C4	536.50	10°13'52"	95.80	N07°53'01"E	95.67
C5	536.50	2°20'26"	21.92	N01°35'52"E	21.91
C6	201.50	1°51'26"	6.53	S00°30'04"E	6.53
C7	500.00	36°31'52"	318.79	N84°43'48"E	313.42
C8	137.00	9°50'10"	23.52	N05°20'44"E	23.49
C9	263.00	8°48'00"	40.39	N05°28'47"E	40.35
C10	500.00	13°16'08"	115.79	S70°22'12"E	115.53
C11	200.00	8°55'53"	31.18	S05°32'44"W	31.15
C12	200.00	9°35'01"	33.45	S05°13'10"W	33.41
C13	500.00	2°41'02"	23.42	S65°04'39"E	23.42
C14	15.00	89°58'04"	23.55	S45°24'41"W	21.21
C15	526.50	9°17'31"	85.39	S85°44'57"W	85.29
C16	526.50	8°22'40"	76.99	S76°54'51"W	76.92
C17	15.00	93°55'05"	24.59	N60°18'56"W	21.93
C18	148.50	13°47'03"	35.73	N06°27'52"W	35.64
C19	201.50	11°55'37"	41.95	S07°23'35"E	41.87
C20	326.50	10°10'29"	57.98	N84°57'46"E	57.90
C21	500.00	23°09'11"	202.05	S77°59'46"E	200.68
C22	15.00	82°53'38"	21.70	S28°05'25"W	19.86
C23	473.50	15°06'24"	124.84	S77°05'26"W	124.48
C24	473.50	13°02'21"	107.76	N88°50'11"W	107.53
C25	15.00	96°33'11"	25.28	N34°02'25"W	22.39
C26	15.00	90°09'16"	23.60	N44°29'43"W	21.24
C27	726.50	0°34'21"	7.26	N13°57'00"E	7.26
C28	726.50	6°53'13"	87.32	N10°13'13"E	87.27
C29	726.50	6°47'44"	86.16	N03°22'45"E	86.11
C30	726.50	4°31'25"	57.36	S02°16'49"E	57.34
C31	539.50	3°03'22"	28.78	S03°00'50"E	28.77
C32	592.50	3°03'22"	31.60	S03°00'50"E	31.60
C33	673.50	2°22'11"	27.86	S03°21'26"E	27.85
C34	673.50	7°39'23"	90.00	S01°39'21"W	89.93
C35	673.50	7°39'23"	90.00	S09°18'44"W	89.93
C36	673.50	1°05'45"	12.88	S13°41'18"W	12.88
C37	15.00	93°50'09"	24.57	S61°09'15"W	21.91
C38	473.50	8°11'32"	67.70	N67°49'54"W	67.64
C39	73.50	70°53'45"	90.95	N54°58'47"E	85.25
C40	15.00	77°55'29"	20.40	N24°46'24"W	18.86
C41	391.50	10°43'43"	73.31	N08°49'29"E	73.20
C42	391.50	10°58'36"	75.00	N02°01'40"W	74.89
C43	338.50	19°25'57"	114.81	S02°12'00"W	114.26
C44	15.00	96°39'28"	25.30	S60°14'42"W	22.41
C45	526.50	7°38'51"	70.27	N75°14'59"W	70.22

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C46	526.50	9°25'03"	86.54	N83°46'56"W	86.44
C47	526.50	1°04'53"	9.94	N89°01'54"W	9.94
C48	463.50	4°30'41"	36.50	S87°19'00"E	36.49
C49	463.50	13°48'04"	111.65	S78°09'38"E	111.38
C50	15.00	90°47'30"	23.77	S25°51'51"E	21.36
C51	200.00	11°10'03"	38.98	S83°48'19"E	38.92
C52	200.00	16°40'31"	58.21	S69°53'02"E	58.00
C53	41.50	90°00'00"	65.19	S45°36'39"W	58.69
C54	41.50	62°09'26"	45.02	N30°28'04"W	42.85
C55	41.50	90°00'00"	65.19	N45°36'39"E	58.69
C56	15.00	90°00'00"	23.56	S45°36'39"W	21.21
C57	41.50	90°00'00"	65.19	N45°36'39"E	58.69
C58	100.00	70°53'45"	123.74	N54°58'47"E	115.99
C59	15.00	89°58'59"	23.56	N44°23'51"W	21.21
C60	15.00	62°09'26"	16.27	S30°28'04"E	15.49
C61	15.00	117°50'34"	30.85	N59°31'56"E	25.69
C62	68.00	25°39'29"	30.45	N13°26'24"E	30.20
C63	15.00	90°00'00"	23.56	S44°23'21"E	21.21
C64	835.50	0°45'15"	11.00	N07°08'21"W	11.00
C65	15.00	90°00'00"	23.56	N45°36'39"E	21.21
C66	300.00	4°49'11"	25.24	S88°12'04"W	25.23
C67	15.00	90°00'00"	23.56	N45°36'39"E	21.21
C68	68.00	37°34'11"	44.59	N45°03'14"E	43.79
C69	68.00	11°52'52"	14.10	N84°40'13"E	14.08
C70	300.00	10°10'49"	53.30	S80°42'04"W	53.23
C71	15.00	90°00'00"	23.56	N45°36'39"E	21.21
C72	15.00	90°00'00"	23.56	S44°23'21"E	21.21
C73	15.00	90°00'00"	23.56	S45°36'39"W	21.21
C74	500.00	1°08'45"	10.00	N67°02'15"E	10.00
C75	15.00	90°00'00"	23.56	N44°23'21"W	21.21
C76	15.00	84°33'20"	22.14	S56°30'51"W	20.18
C77	326.50	0°33'39"	3.20	S89°40'10"E	3.20
C78	888.50	0°45'15"	11.70	S07°08'21"E	11.70
C79	566.00	3°03'22"	30.19	N03°00'50"W	30.19
C80	700.00	18°46'42"	229.42	S04°50'50"W	228.40
C81	862.00	0°45'15"	11.35	N07°08'21"W	11.35
C82	365.00	27°02'53"	172.31	N06°00'28"E	170.71
C83	536.50	32°19'38"	302.70	S82°37'42"W	298.70
C84	175.00	13°47'03"	42.10	N06°27'52"W	42.00
C85	226.50	8°55'53"	35.31	S05°32'44"W	35.27
C86	173.50	9°35'01"	29.02	S05°13'10"W	28.99
C87	500.00	12°56'36"	112.95	S06°53'57"W	112.71
C88	500.00	12°45'36"	111.35	S06°59'27"W	111.12
C89	500.00	23°56'26"	208.92	N78°26'06"E	207.41
C90	500.00	13°37'31"	118.90	N07°25'25"E	118.62

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C91	300.00	15°00'00"	78.54	S83°06'39"W	78.32
C92	300.00	15°00'00"	78.54	S83°06'39"W	78.32
C93	41.50	90°00'00"	65.19	S44°23'21"E	58.69
C94	15.00	89°50'44"	23.52	S45°30'17"W	21.18
C95	68.00	26°24'03"	31.33	N77°24'38"E	31.06
C96	68.00	38°34'48"	45.79	N44°55'13"E	44.93
C97	68.00	25°01'09"	29.69	N13°07'14"E	29.46
C98	68.00	34°04'30"	40.44	N23°03'19"W	39.85
C99	68.00	21°27'13"	25.46	N50°49'10"W	25.31
C100	226.50	6°33'47"	25.95	N64°49'41"W	25.93
C101	126.50	70°53'45"	156.53	S54°58'47"W	146.73
C102	273.50	5°24'08"	25.79	S64°14'51"E	25.78
C103	226.50	13°42'34"	54.20	N74°57'52"W	54.07
C104	15.00	96°43'58"	25.32	S67°53'53"W	22.42
C105	273.50	15°52'24"	75.77	S74°53'07"E	75.53
C106	226.50	7°34'12"	29.93	N85°36'15"W	29.90
C107	536.50	8°50'23"	82.77	N68°09'20"W	82.69
C108	15.00	86°48'42"	22.73	N29°10'10"W	20.61
C109	273.50	6°34'02"	31.35	S86°06'20"E	31.33
C110	68.00	34°01'08"	40.37	S73°36'06"W	39.78
C111	68.00	32°35'05"	38.67	S40°17'59"W	38.15
C112	526.50	13°37'31"	125.21	N07°25'25"E	124.91
C113	15.00	90°00'00"	23.56	N45°36'39"E	21.21
C114	15.00	90°00'00"	23.56	S45°36'39"W	21.21
C115	15.00	90°00'00"	23.56	N44°23'21"W	21.21
C116	68.00	6°37'43"	7.87	N02°42'12"W	7.86
C117	463.50	23°55'26"	193.54	S78°25'36"W	192.13
C118	68.00	23°23'48"	27.77	S12°18'33"W	27.58
C119	15.00	90°02'21"	23.57	N44°35'31"W	21.22
C120	473.50	12°56'36"	106.97	N06°53'57"E	106.74
C121	526.50	12°45'36"	117.25	N06°59'27"E	117.01
C122	15.00	90°00'00"	23.56	N45°36'39"E	21.21
C123	273.50	5°31'59"	26.41	N78°36'22"E	26.40
C124	15.00	90°00'00"	23.56	S44°23'21"E	21.21
C125	15.00	99°14'18"	25.98	S49°00'30"E	22.85
C126	473.50	13°37'31"	112.60	S07°25'25"W	112.34
C127	273.50	0°13'43"	1.09	N75°43'31"E	1.09
C128	15.00	105°46'27"	27.70	N52°16'49"W	23.93
C129	68.00	42°12'10"	50.09	S20°56'33"E	48.96
C130	326.50	15°00'00"	85.48	S83°06'39"W	85.23
C131	15.00	90°00'00"	23.56	S45°36'39"W	21.21
C132	326.50	4°15'52"	24.30	N77°44'36"E	24.30
C133	68.00	14°53'27"	17.67	S71°11'04"W	17.62
C134	68.00	42°54'06"	50.92	S63°29'41"E	49.74
C135	68.00	4°26'37"	5.27	S87°10'02"E	5.27

Line Table

LINE	DIRECTION	LENGTH
L1	S89°34'21"E	41.39

ENT 106241:2021 Map # 17720
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 10 12:09 pm FEE 416.00 BY LT
RECORDED FOR EAGLE MOUNTAIN CITY

PHASE "D" PLAT 1
OVERLAND
SUBDIVISION

LOCATED IN A PORTION OF SECTION 36, T5S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1"=40'

17720 3 of 3

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10519007 SPENCER W. LLEWELYN 10/18/21 STATE OF UTAH		PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY 4-21-21 STATE OF UTAH	

Z:_2020\20-0004 Overland Phase D Plat 1\design 20-0004\dwg\sheets\C2.2-FINAL PLAT.dwg

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Wednesday, October 16, 2024

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

SUBJECT: **Simpson Hollow plat 5 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 releases 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,

David F. Salazar, P.E.
Assistant City Engineer
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Monday, October 14, 2024
TO: Travis Tayler
FROM: Robert Ballif – Engineering Tech
SUBJECT: Simpson Hollow plat 5 exit warranty-updated

A walk through was performed on the above subdivision. Those in attendance were the following:

Robert Ballif-Engineering Tech. II

After performing the walk-thru of the subdivision, have the following comments:

ST. Cecilia St.:

1. ~~House # 8134 sewer manhole lid to be a vented lid.~~

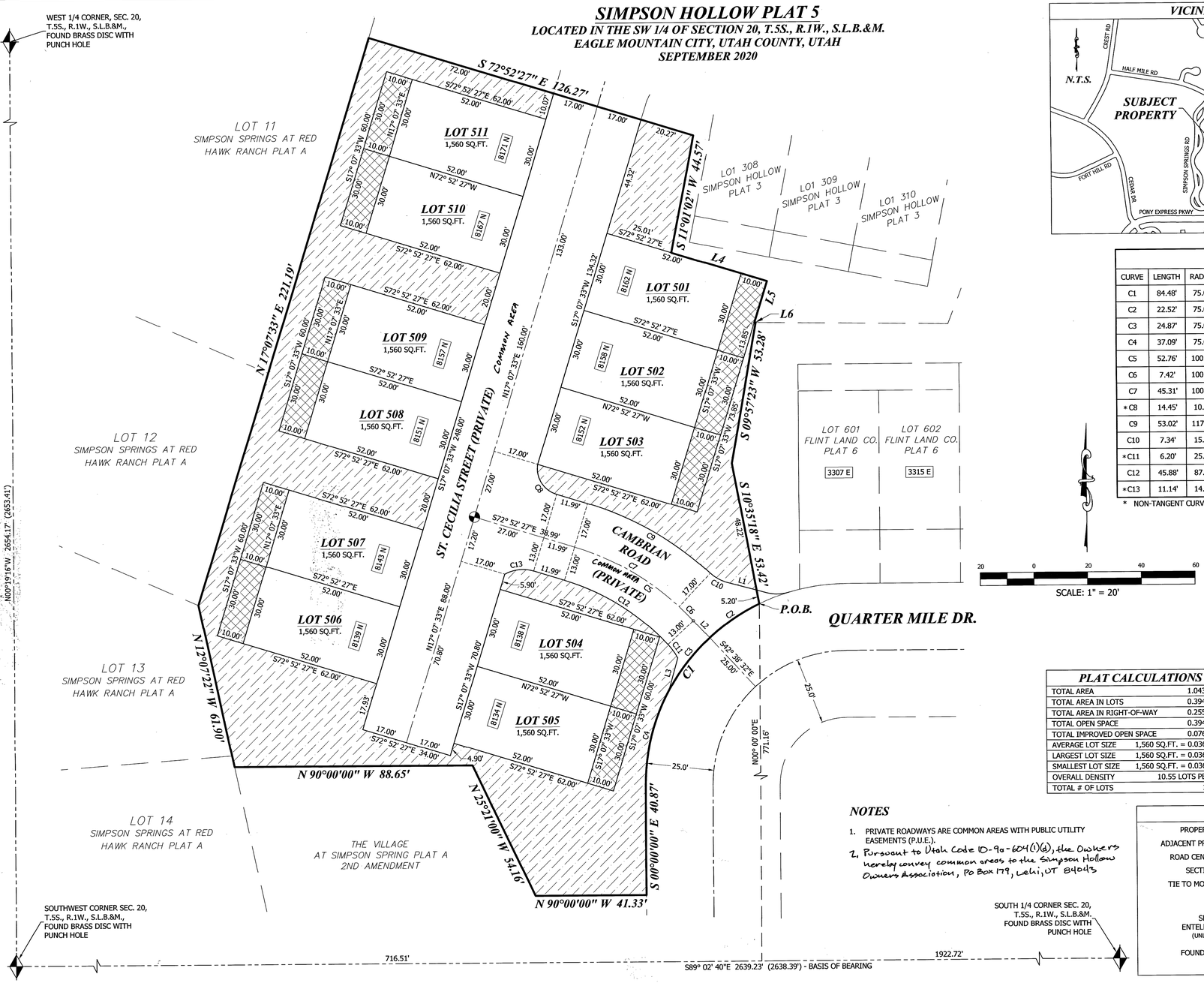
Quarter Mile Dr.:

1. ~~Section of curd to be replaced by the stop sign.~~

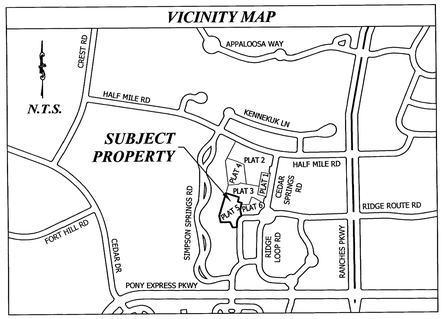
Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for the exit warranty release amount.

SIMPSON HOLLOW PLAT 5

LOCATED IN THE SW 1/4 OF SECTION 20, T.5S., R.1W., S.L.B.&M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SEPTEMBER 2020



VICINITY MAP



CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	84.48'	75.00'	064°32'18"	S 32°16'09" W	80.08'
C2	22.52'	75.00'	017°12'06"	S 55°56'15" W	22.43'
C3	24.87'	75.00'	018°59'54"	S 37°50'15" W	24.76'
C4	37.09'	75.00'	028°20'18"	S 14°10'09" W	36.72'
C5	52.76'	100.00'	030°13'55"	S 57°45'30" E	52.15'
C6	7.42'	100.00'	004°15'01"	S 44°47'10" E	7.42'
C7	45.31'	100.00'	025°57'46"	S 59°53'34" E	44.93'
*C8	14.45'	10.10'	081°57'04"	S 31°53'55" E	13.25'
C9	53.02'	117.00'	025°57'46"	N 59°53'34" W	52.56'
C10	7.34'	15.00'	028°03'13"	S 60°56'17" E	7.27'
*C11	6.20'	25.00'	014°12'26"	N 35°33'27" W	6.18'
C12	45.88'	87.00'	030°12'47"	N 57°46'03" W	45.35'
*C13	11.14'	14.00'	045°35'05"	S 84°20'01" W	10.85'

* NON-TANGENT CURVE

LINE TABLE

LINE	BEARING	LENGTH
L1	S 74°57'54" E	11.19'
L2	S 42°38'32" E	8.71'
L3	S 15°12'38" W	12.58'
L4	S 72°52'27" E	36.99'
L5	S 17°07'33" W	16.15'
L6	S 89°05'54" E	0.44'

PLAT CALCULATIONS

TOTAL AREA	1.043 ACRES
TOTAL AREA IN LOTS	0.394 ACRES
TOTAL AREA IN RIGHT-OF-WAY	0.255 ACRES
TOTAL OPEN SPACE	0.394 ACRES
TOTAL IMPROVED OPEN SPACE	0.076 ACRES
AVERAGE LOT SIZE	1,560 SQ.FT. = 0.036 ACRES
LARGEST LOT SIZE	1,560 SQ.FT. = 0.036 ACRES
SMALLEST LOT SIZE	1,560 SQ.FT. = 0.036 ACRES
OVERALL DENSITY	10.55 LOTS PER ACRE
TOTAL # OF LOTS	11 LOTS

OWNERSHIP LEGEND

- PRIVATE LOTS *EXCLUDING PRIVATE ROADS OR STREETS, AS LABELED*
- COMMON AREA WITH P.U.E.
- LIMITED COMMON AREA WITH P.U.E.

NOTES

1. PRIVATE ROADWAYS ARE COMMON AREAS WITH PUBLIC UTILITY EASEMENTS (P.U.E.).
2. Pursuant to Utah Code 10-9a-604(1)(d), the Owners hereby convey common areas to the Simpson Hollow Owners Association, Po Box 179, Lehi, UT 84043

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- RECORD CALLS ( )
- SET 5/8" REBAR WITH ENTELLUS CAP AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

ENTELLUS

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SIMPSON HOLLOW PLAT 5 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497 DATE

PROFESSIONAL LAND SURVEYOR No. 9182497 Jeremiah Cunningham 24 Sep 2020 STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF QUARTER MILE DRIVE, WHICH IS LOCATED SOUTH 89°02'40" EAST 716.51 FEET ALONG THE SECTION LINE AND NORTH 00°00'00" EAST 771.16 FEET FROM THE SOUTHWEST CORNER SEC. 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, AND RUNNING THENCE ALONG SAID WESTERLY STREET LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTHWESTERLY 84.48 FEET ALONG THE ARC OF A 75.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 64°32'18", CHORD BEARS SOUTH 32°16'09" WEST 80.08 FEET, TO A POINT OF TANGENCY, 2) SOUTH 00°00'00" EAST 40.87 FEET TO THE NORTHERLY LINE OF THE VILLAGE AT SIMPSON SPRING PLAT "A" 2ND AMENDMENT; THENCE ALONG SAID NORTHERLY SUBDIVISION LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 90°00'00" WEST 41.33 FEET, 2) NORTH 25°21'00" WEST 54.16 FEET, 3) NORTH 90°00'00" WEST 88.65 FEET TO THE EASTERLY LINE OF SIMPSON SPRINGS AT RED HAWK RANCH PLAT "A"; THENCE ALONG SAID EASTERLY SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 12°07'22" WEST 61.90 FEET, 2) NORTH 17°07'33" EAST 221.19 FEET TO THE SOUTHERLY LINE OF SIMPSON HOLLOW PLAT 4; THENCE ALONG SAID SOUTHERLY SUBDIVISION LINE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 72°52'27" EAST 126.27 FEET, 2) SOUTH 11°01'02" WEST 44.57 FEET, 3) SOUTH 72°52'27" EAST 36.99 FEET, 4) SOUTH 17°07'33" WEST 16.15 FEET, 5) SOUTH 89°05'54" EAST 0.44 FEET TO THE WESTERLY LINE OF SIMPSON HOLLOW PLAT 6; THENCE ALONG THE SAID WESTERLY SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 09°57'23" WEST 53.28 FEET, 2) SOUTH 10°35'18" EAST 53.42 FEET TO THE WESTERLY LINE OF QUARTER MILE DRIVE AND TO THE POINT OF BEGINNING, CONTAINING 1.043 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON , AND SHOWN ON THIS MAP, HAVE CAUSE THE SAME TO BE DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

PURSUANT TO UTAH CODE 10-9A-604(1)(D), THE OWNERS HEREBY CONVEY COMMON AREAS TO THE SIMPSON HOLLOW OWNER'S ASSOCIATION, P.O. BOX 179, LEHI, UT 84043.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9 DAY OF OCTOBER, 2020.

NAME: STAN T. ROWLAN, IT'S MANAGER
MANAGER, SIMPSON HOLLOW, LLC

ENT 96906:2021 Map # 17689
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 May 24 3:27 pm FEE 72.00 BY LT
RECORDED FOR EAGLE MOUNTAIN CITY

CORPORATE ACKNOWLEDGEMENT

ON THIS 9 DAY OF OCTOBER, 2020, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STAN T. ROWLAN, WHO IS AUTHORIZED TO SIGN ON BEHALF OF SIMPSON HOLLOW, LLC. WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC:
RESIDENCE: MORGAN COUNTY
MY COMMISSION EXPIRES: MAY 1, 2023

NOTARY PUBLIC TRAVIS S TAYLOR COMM. # 705093 COMMISSION EXPIRES MAY 1, 2023 STATE OF UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE EAGLE MOUNTAIN CITY COUNCIL, 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 2 DAY OF February, 2021.

APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED CITY ENGINEER (SEE SEAL BELOW)
ATTEST CLERK-RECORDER (SEE SEAL BELOW)

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENT 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 AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 10 DAY OF November, 2020.

DOMINION ENERGY
BY
TITLE Pre-Con

ROCKY MOUNTAIN POWER APPROVAL

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 P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THE 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.

ROCKY MOUNTAIN POWER 11/5/20 DATE

DIRECT COMMUNICATIONS APPROVAL

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 TARIFF.

DIRECT COMMUNICATIONS 11/5/20 DATE

17689

Entellus™
181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1536001 07/25/2019 CWF
9/24/2020 LKM

PLAT 5 SIMPSON HOLLOW SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL
		PROFESSIONAL ENGINEER No. 8869052 CHRISTOPHER TODD TRUSTY 1-12-21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

Sec. 20, T5S, R1W TU038 GT

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

OCTOBER 15, 2024, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Clifford Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Director of Administrative Services; Tyler Maffitt, Communications Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larson, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Beth Fewkes, Planner; Mack Straw, Public Utilities Manager; Gina Olsen, Deputy Recorder; David Salazar, Assistant City Engineer; Zac Hilton, Streets and Storm Drain/Parks and Recreation Manager; Brad Hickman, Public Works Director; and Eric McDowell, Chief Deputy Sheriff.

CITY STAFF PRESENT ELECTRONICALLY: Lianne Pengra, Chief Deputy Recorder; and Chas Glenn, Executive Assistant.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:02 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Affordable Housing Plan

The recording of the discussion can be found online here at 01:25:19.

This item was discussed after Item 1.B.

Grants Coordinator/Management Analyst Natalie Winterton presented the item. In 2022, Eagle Mountain City hired LRB (formerly LYRB) to create an "Affordable Housing Plan" that would provide the City with recommendations on how to utilize its RDA affordable housing dollars. LRB has completed their study. Throughout the time of the study, Staff was researching and studying affordable housing strategies as well. After LRB finished its study, Staff added an extra chapter to the report to provide additional insight on LRB's recommended strategies as well as share some of Staff's findings. Although there are many moving parts in the affordable housing effort, this document would serve to encompass the state-required Moderate-Income reporting as well as any additional efforts the City may wish to pursue.

1.B. DISCUSSION – Downtown Master Plan, MHTN Architects

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The recording of the discussion can be found online here at 00:49:40.

This item was discussed after Item 1.C.

Ryan Wallace, Vincent Olcott, and Emily Seang with MHTN Architects presented the item. MHTN was selected by the City Council to assist in the creation of a Downtown Master Plan. MHTN previously held meetings with staff to gather contextual understanding of the City and to develop processes for engagement with stakeholders and the public. During the City Council meeting, MHTN discussed the Council's desires related to the Downtown Master Plan.

1.C. DISCUSSION – Alternative Energy Code Amendment

The recording of the discussion can be found online here at 00:00:38.

This item was discussed prior to Item 1.B.

Planning Director Brandon Larsen introduced the item. Adrienne Belle with Hart and Holland, Evelyn Carpenter with Solas Energy Consulting, and Christine Mikell with Enyo Battery addressed the Council. The City has indicated a desire to consider how it assesses and entitles alternative energy applications, such as solar energy. Staff has been working with a group interested in submitting an application for a battery storage facility. This group has prepared draft language for the City to consider, relative to alternative energy.

2. AGENDA REVIEW

10.C. SITE PLAN – Belle Street Seminary

The recording of the discussion can be found online here at 01:44:55.

Planner Ashley Swensen addressed the Council regarding the item. The proposed site plan is for a seminary building for the new middle school, located at 9068 N Belle Street, Utah County Parcel Number 38:716:0002.

11.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for QTS, as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

The recording of the discussion can be found online here at 01:49:20.

The Council discussed options for extended hours for construction on the QTS site. QTS has begun work on their data center campus just west of the Meta data center campus. They are planning for a rapid pace of construction, aiming to have a significant amount of concrete poured before the weather gets too cold. EMMC 8.15.080(G) and 8.15.070 generally restrict when construction can take place as a means of limiting the amount of noise produced at sites during primarily the night-time hours. The QTS campus is in a remote part of the city with the nearest homes being 4 homes in Fairfield that are approximately 0.7 miles from the center-point of the QTS property. QTS anticipates noise levels would be typical for commercial/industrial construction. As part of the variance, allowing for 24/7 construction, QTS has

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prepared mitigation measures to greatly reduce the light produced onsite, knowing that has been a concern to residents at other projects.

12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the Third Amendment to the 2024-2025 Fiscal Year Annual Budget.

The recording of the discussion can be found online here at 01:53:13.

Director of Administrative Services Kimberly Ruesch, Public Utility Manager Mack Straw, and Streets and Storm Drain/Parks and Recreation Manager Zac Hilton addressed the Council regarding items in the budget amendment.

11.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Master Development Agreement for the Triumph Subdivision.

The recording of the discussion can be found online here at 02:00:07.

Applicant Scot Hazard with Belle Street Investments addressed the Council regarding the reason for the request to amend the Master Development Agreement.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wood moved to adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Excused
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:05:01.

The meeting was adjourned at 6:08 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:21 PM.

5. PLEDGE OF ALLEGIANCE

Councilmember Wright led the Pledge of Allegiance.

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6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Westmoreland opened the public comment period at 7:22 PM. As there were no comments, he closed the public comment period.

8. CITY COUNCIL/MAYOR ITEMS

The recording of the Mayor and Councilmember comments can be found online here at 02:08:28.

The Mayor and Councilmembers offered comments to the public.

CONSENT AGENDA

9. MINUTES

9.A. October 1, 2024 Minutes – Regular City Council Meeting

10. PRELIMINARY PLATS & SITE PLANS

10.A. MASTER SITE PLAN/PRELIMINARY PLAT – The District

10.B. SITE PLAN – Dutch Bros

10.C. SITE PLAN – Belle Street Seminary

11. RESOLUTIONS

11.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the First Amendment to the Master Development Agreement for the Triumph Subdivision.

11.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing Extended Hours for Construction Operations for QTS, as Allowed in Eagle Mountain Municipal Code Section 8.15.080(G).

11.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement between the Redevelopment Agency of Eagle Mountain City and Eagle Mountain City for the Collection and Remittance of Incremental Property Taxes Collected from Property within the Triple Tail Community Reinvestment Area.

11.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Determining the Final Applicants for the City Manager Position.

11.E. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Appointing Vince Hogge as City Engineer, Effective October 28, 2024.

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11.F. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Appointing David Salazar as Acting City Engineer.

MOTION: *Councilmember Wright moved to approve the Consent Agenda. Councilmember Clark seconded the motion.*

The recording of the motion can be found online here at 02:12:23.

AMENDED MOTION: *Councilmember Wright moved to approve the Consent Agenda, with the extended hours for Item 11.B. determined to be 24 hours a day, 7 days a week. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Excused
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 2:13:09.

SCHEDULED ITEMS

12. ORDINANCES/PUBLIC HEARINGS

12.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Approving the Third Amendment to the 2024-2025 Fiscal Year Annual Budget.

The recording of the discussion can be found online here at 02:16:33.

Director of Administrative Services Kimberly Ruesch presented the item. State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the third amendment to the 2024-2025 Fiscal Year Annual Budget.

Mayor Westmoreland opened the public hearing at 7:32 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Burnham moved to approve an Ordinance of Eagle Mountain City, Utah, Approving the Third Amendment to the 2024-2025 Fiscal Year Annual Budget, as described with the total being $155,990,118. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Excused
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:18:08.

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12.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions and Enacting Chapter 17.59 Easements.

The recording of the discussion can be found online here at 02:18:51.

Planner Steven Lehmitz presented the item. The proposed code amendment adds the definition of an easement and proposes EMMC 17.59 as a new chapter that establishes standards related to easements.

Mayor Westmoreland opened the public hearing at 7:48 PM.

MOTION: *Councilmember Wood moved to table an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions and Enacting Chapter 17.59 Easements to the November 6, 2024 City Council meeting with the following instructions to the City Attorney:*

1. *Add the definition for "Conservation Easement;"*
2. *Change the land authority for conservation easement approval to the Planning Commission; and*
3. *Change the land authority for golf course easement approval to the City Council.*

Councilmember Wright seconded the motion.

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Excused
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:34:10.

13. RESOLUTIONS/PUBLIC HEARINGS

13.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah Amending the Eagle Mountain City Consolidated Fee Schedule.

The recording of the discussion can be found online here at 02:35:19.

Director of Administrative Services Kimberly Ruesch presented the item. The proposed amendments are within Sections 6.1 Animal Control Fees, 10.1 Master Development Fees, 10.3 Conditional Uses, 13.1 Building Permit Fees, and 13.4 Other Building Department Fees.

Mayor Westmoreland opened the public hearing at 7:59 PM. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wood moved to approve a Resolution of Eagle Mountain City, Utah Amending the Eagle Mountain City Consolidated Fee Schedule. Councilmember Clark seconded the motion.*

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Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Excused
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:44:40.

14. ORDINANCES

14.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Establishing a Special Revenue Fund Titled the Affordable Housing Fund.

The recording of the discussion can be found online here at 02:45:33.

Director of Administrative Services Kimberly Ruesch presented the item. The Redevelopment Agency of Eagle Mountain City (RDA), as allowed by Utah State Code 17C-5-307(3), created and continues to operate multiple community reinvestment project areas (CRAs). If a project area budget provides more than $100,000 of funds distributed to the Agency, ten percent is allocated for housing. To date, the RDA has collected $2,067,455.57 in affordable housing dollars. The City has adopted five strategies to support moderate income housing programs, and some of these strategies can use affordable housing dollars collected pursuant to the CRAs. One of these strategies, a mortgage assistance program for public employees, is being developed by the City.

MOTION: *Councilmember Wright moved to approve an Ordinance of Eagle Mountain City, Utah, Establishing a Special Revenue Fund Titled the Affordable Housing Fund, adjusting the language that references the date, replacing "adopted" with "received." Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Excused
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:49:20.

14.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 17.32 Historic Zones.

The recording of the discussion can be found online here at 02:52:04.

Senior Planner Robert Hobbs presented the item. A public hearing was held, and the item was tabled at the July 2, 2024 City Council meeting. The proposed ordinance enacts Eagle Mountain Municipal Code Chapter 17.32 Historic Zones to assist the City in sharing and enforcing its development rules in a consistent and legally supportable manner, while awaiting rezoning of some properties in the community, to bring them into compliance with 2024 codes.

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MOTION: *Councilmember Wright moved to approve an Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code Chapter 17.32 Historic Zones, striking Section 17.32.010(D). Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	No
Brett Wright	Yes

The motion passed with a vote of 4:1.

The recording of the motion can be found online here at 03:20:35.

15. LEGISLATIVE ITEMS

15.A. UPDATE – Legislative Priorities List

The recording of the discussion can be found online here at 03:22:00.

Director of Legislative Affairs Clifford Strachan addressed the Council regarding the Legislative Priority List and upcoming State committee meetings.

MOTION: *Councilmember Wright moved to add the following items to the Legislative Priorities List:*

1. *Gather information about housing data and entitlements as they exist currently, such as size, scale, unit types, and housing types, so the data can be utilized in the future for greater evaluation, and begin to strategize how to communicate that effectively with state legislative leaders*
2. *Add to the Transportation Master Plan the planning of the south and west end of the City, adding a corridor to the west from Mid Valley and additional transportation corridors such as one near the IHC property.*

Councilmember Wood seconded the motion.

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:30:12.

16. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

The recording of the Mayor and Councilmember comments can be found online here at 03:43:59.

The Mayor and Council offered comments and reports on committees to which they are assigned as liaisons.

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17. COMMUNICATION ITEMS

17.A. Department Updates

17.B. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Wright moved to adjourn the meeting at 9:06 PM. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:51:37.

The meeting was adjourned at 9:06 PM.

Approved by the City Council on November 6, 2024.

_____

Lianne Pengra, CMC
Chief Deputy Recorder

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EAGLE MOUNTAIN
CITY COUNCIL MEETING – SPECIAL SESSION

OCTOBER 24, 2024, 1:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Rich Wood, and Brett Wright.

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Councilmember Jared Gray.

CITY STAFF PRESENT: Fionnuala Kofoed, Assistant City Manager/City Recorder.

CITY STAFF PRESENT ELECTRONICALLY: Lianne Pengra, Chief Deputy Recorder.

1:30 PM SPECIAL SESSION – CITY COUNCIL CHAMBERS

1. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 1:41 PM.

2. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wright moved to adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Excused
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The meeting was adjourned into closed session at 1:42 PM.

3. RESOLUTION

The closed session adjourned and the meeting reconvened.

3.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Extending an Offer for the Position of City Manager and Authorizing the Mayor to Negotiate an Employment Agreement.

MOTION: *Councilmember Wood moved to approve a Resolution of Eagle Mountain City, Utah, Extending an Offer for the Position of City Manager and Authorizing the Mayor and*

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Councilmember Wright to Negotiate an Employment Agreement. Councilmember Clark seconded the motion.

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

4. ADJOURNMENT

MOTION: *Councilmember Burnham moved to adjourn the meeting at 3:05 PM. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The meeting was adjourned at 3:05 PM.

Approved by the City Council on November 6, 2024.

_____

Lianne Pengra, CMC
Chief Deputy Recorder

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	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **NOVEMBER 6, 2024**
TITLE:	Strides Pediatric Therapy Site Plan (Amendment)
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Elizabeth Lebrecht

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Agricultural/Rural Density Two Zone: Under Review	9.79 Acres

PUBLIC HEARING
No

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council approve the proposed site plan amendment.

BACKGROUND:
Address: 18406 W. White Quest Drive (Parcel No. 59:051:0026)
On April 16, 2019, the City Council approved a code amendment (O-09-2019) that added a definition for "Equine Assisted Therapy Centers" and added the same as a conditional use type in the Agriculture zone. On May 28, 2019, the Planning Commission approved a conditional use permit and recommended approval of a site plan and preliminary plat related to development of the property. Subsequently, on October 1, 2019, the City Council approved the site plan and preliminary plat requests. The applicant is now seeking an amendment to those past approvals for the purpose of adding three additional building locations on the site plus more parking spaces.

ITEMS FOR CONSIDERATION:
Due to the agricultural nature of the site, there may be more flexibility in the development standards.

EMMC 17.100.050 Site plan development standards. The following are standards required for all site plans in any zoning district:
A. Use of Property -- Complies
B. Screening Requirements -- Complies
C. Access Requirements -- Complies
D. Off-Street Truck Loading Space -- Complies
E. Utilities -- Complies
F. Grading and Drainage -- Complies
G. Dedication of Water Shares -- Will be ensured prior to building permit issuance
H. Protection of Steep Slopes and Natural Drainages -- Complies

EMMC 17.100.060 Architectural requirements.
A. Mechanical Equipment -- Complies

B. Windows -- Complies
C. Building Lighting -- Complies
D. Trash Enclosures, Storage Areas, and External Structures -- Complies
E. Exterior Materials -- Complies
F. Landscape Guidelines -- Complies
G. Parking Lot and Street Lighting -- Complies
H. Enclosed Uses -- Complies
I. Businesses Moving into Existing Buildings -- N/A
J. Nuisances -- Complies

EMMC 17.72.030 Site design.
A. Building Location -- Complies
B. Commercial Parking Location -- Complies

EMMC 17.72.040 Architectural standards.
A. Architectural Style/Theme -- Complies
B. Main Entrance -- Complies
C. Roof Desing -- Complies
D. Building Articulation -- Complies
E. Architectural Detailing -- Complies
F. Building Materials -- Complies
G. Building Color -- Complies
I. Lighting -- Complies
K. Mechanical Equipment -- Complies
L. Storage, Loading Areas, and Trash Enclosures -- Complies

EMMC 17.55 Off-street Parking -- Complies

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission voted 5-0 to forward a positive recommendation to the City Council.

ATTACHMENTS:
1. Site Plan - Strides
2. Elevations and Landscaping - Strides
3. Maps- Strides
4. 05.28.2019 Planning Commission Minutes
5. 10.01.2019 City Council Minutes
6. 10.08.2024 Planning Commission Report of Action

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

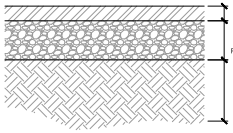
BENCHMARK

NORTHEAST CORNER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4895.04'

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

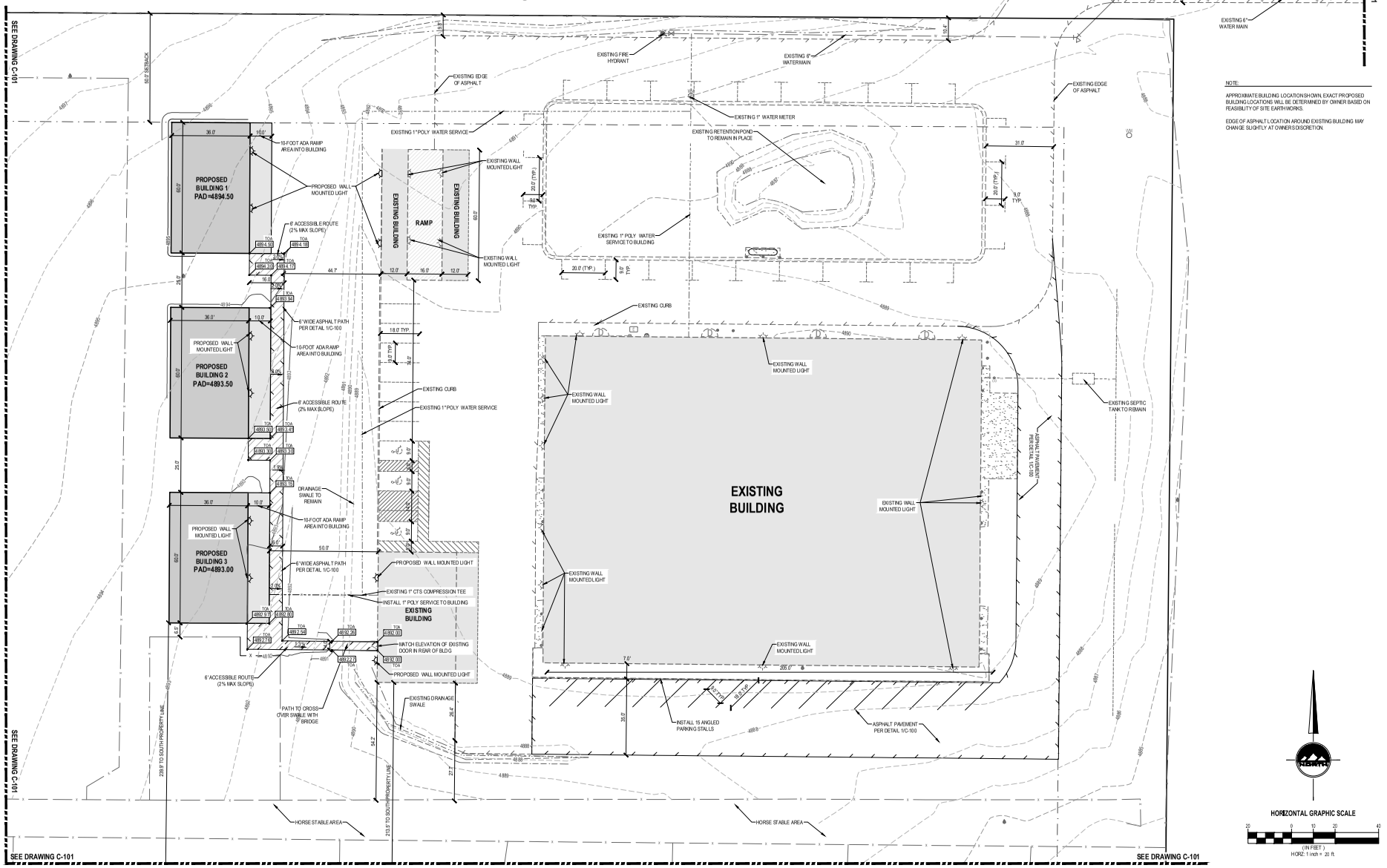


1 ASPHALT SECTION

SCALE: NONE

ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



NOTE:

APPROXIMATE BUILDING LOCATION SHOWN, EXACT PROPOSED BUILDING LOCATIONS WILL BE DETERMINED BY OWNER BASED ON FEASIBILITY OF SITE EARTHWORKS.

EDGE OF ASPHALT LOCATION AROUND EXISTING BUILDING MAY CHANGE SLIGHTLY AT OWNERS DISCRETION.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
THE RANCH AT POLE CANYON, LLC
13417 SOUTH HINTREE AVENUE
DRAPER, UTAH 84020

CONTACT:

PHONE: 801-403-2453

THE RANCH AT POLE CANYON PHASE 2

WHITE CREST DRIVE
POLE CANYON, UTAH

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF UTAH
9/21/2024
No. 9125811-2202
MICHAEL S. BAGLEY
STATE OF UTAH

SITE PLAN

PROJECT NUMBER: 9002A
PRINT DATE: 9/21/2024
DRAWN BY: TJP
CHECKED BY: MSB
PROJECT MANAGER: R. FORD

C-100

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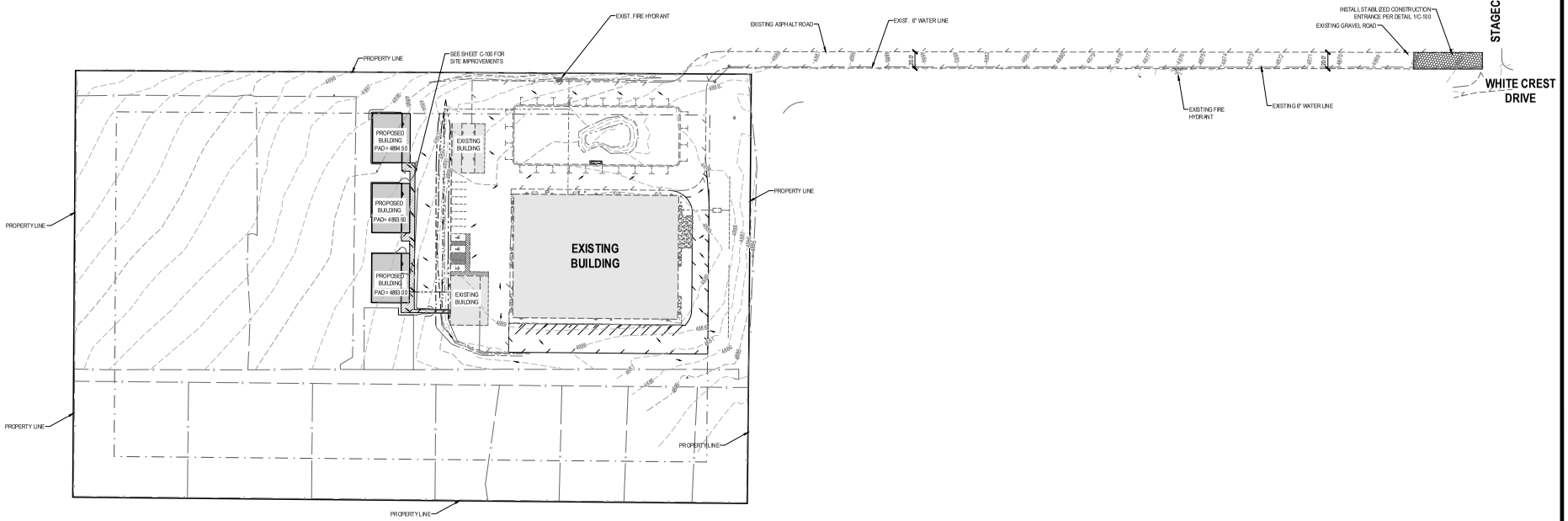

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ. 1 inch = 60 ft.

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DRAPER, UTAH 84020
CONTACT:
PHONE: 801-433-2453

THE RANCH AT POLE CANYON PHASE 2

WHITE CREST DRIVE
POLE CANYON, UTAH

PROFESSIONAL ENGINEER
9/21/2024
No. 9125811-2202
MICHAEL S. BADGE
STATE OF UTAH

OVERALL SITE PLAN

PROJECT NUMBER: 9002A
PRINT DATE: 9/21/2024
DRAWN BY: TJP
CHECKED BY: MSB
PROJECT MANAGER: R. FORD

C-101

STRIDES
PEDIATRIC THERAPY
Office and Check-In

STRIDES
PEDIATRIC THERAPY
WILLSCOT

59:051:0033
59:051:0032
59:051:0031
55:320:0008
59:052:0022
59:051:0026
59:051:0015
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Cory B Wride Memorial Hwy
Wride Memorial Hwy

18406

LEGEND

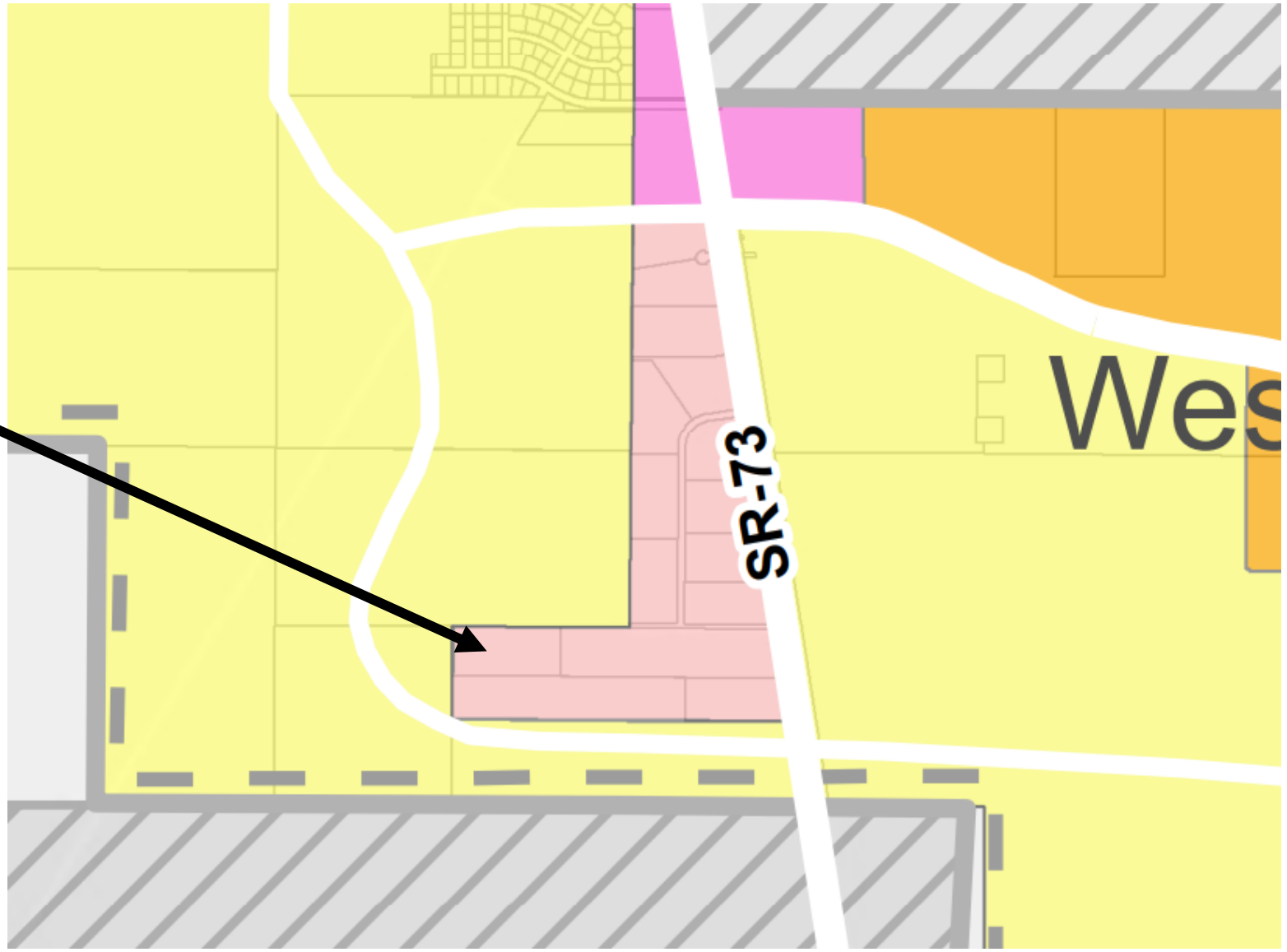
Residential Categories:
- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

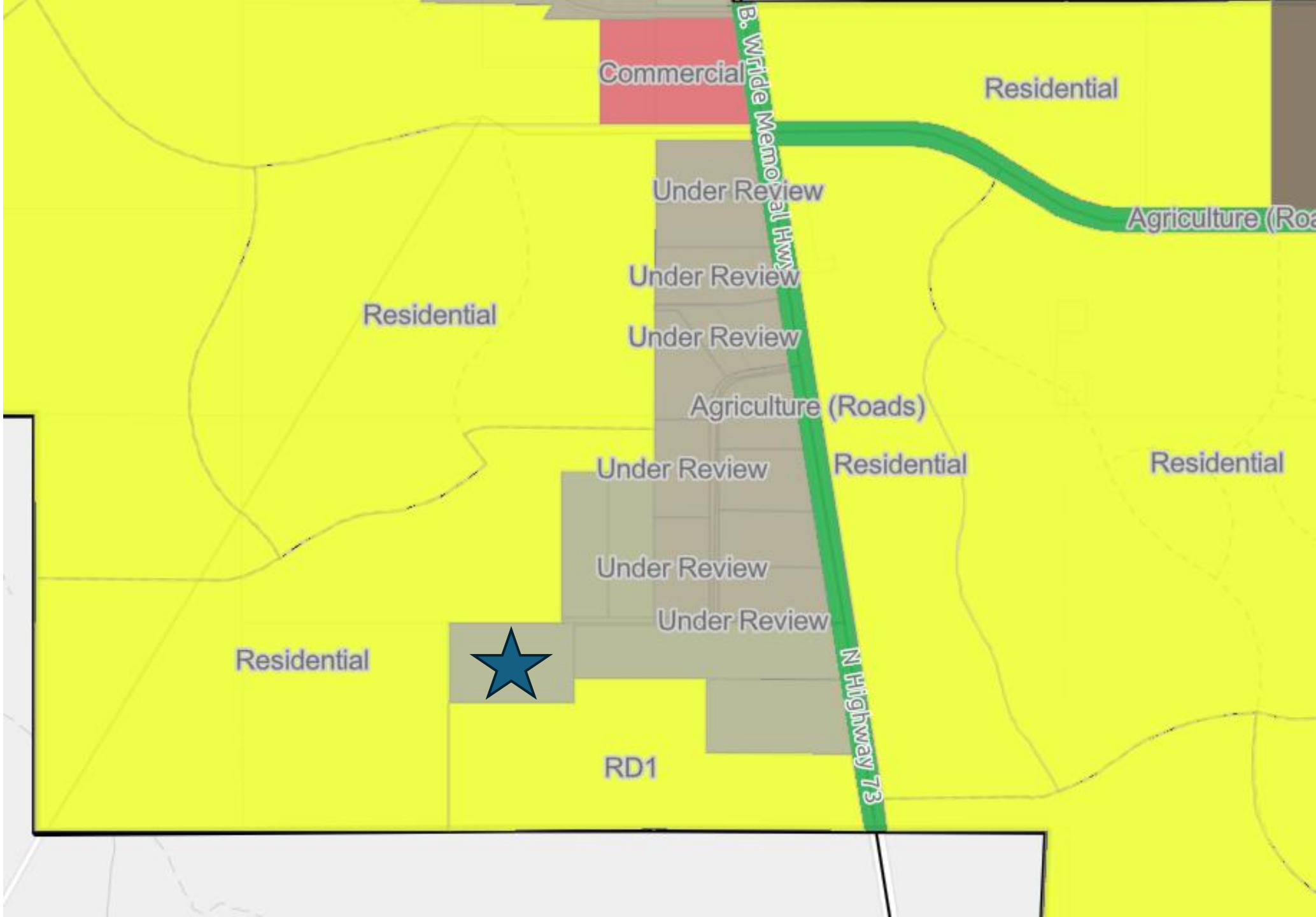
Public/Civic Categories:
- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION
- UDOT Highway/Freeway
- City Road Network - Collector & up



Zoning


Commercial
Residential
B. Wride Memorial Hwy
Under Review
Agriculture (Roa
Under Review
Residential
Under Review
Agriculture (Roads)
Under Review
Residential
Residential
Under Review
Under Review
Residential
N Highway 73
RD1

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

May 28, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, DeLin Anderson, Rich Wood, and Brett Wright. Commissioner Jared Gray was excused.

ELECTED OFFICIALS PRESENT: Councilmember Donna Burnham.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:33 p.m.

1. Discussion Items

1.A. Advant Auto Body

Planner Tayler Jensen explained the applicant has presented a concept plan to staff for an autobody shop in The Ranches at the corner of Half Mile Road and Ranches Parkway. The property was zoned as Commercial in The Ranches Master Development Plan; autobody shops are a conditional use in that area. Staff has spoken with potential buyers for the property who desired to build condominiums; however, all vested residential units in this pod have been used in the Willow Springs development.

Community Development Director Steve Mumford explained staff has expressed concerns to the applicant regarding this use adjacent to existing residential development.

Commissioner Everett expressed concerns regarding an autobody shop and vehicle storage near the existing residents.

Commissioner Wood stated residents in that area have expressed concerns regarding commercial development in the commercial parcel at the northeast corner of that intersection.

Commissioner Wright said commercial development is needed, but stated an autobody shop may not be the correct use.

1.B. SilverLake South Preliminary Plat

Mr. Jensen said two of the four sections of this plat have been presented to staff, which include 724 units. This item will be presented in the next four weeks. Regarding connectivity, Mr.

Jensen stated stub roads, even if they stub into areas outside of the City, are encouraged, as they allow for better connectivity.

Commissioners Wood and Everett requested the new plans not include roundabouts.

Discussion ensued regarding road widths, open space areas, and townhome elevations. Commissioner Wood requested staff inform the applicant that the Planning Commission desires Silver Creek Way to connect to the adjacent plat.

1.C. Scenic Mountain Phase C Preliminary Plat

Mr. Jensen explained this plat will complete the flex portion of the Scenic Mountain project. The multifamily unit elevations will be similar to Rock Creek with brick and hardy board. Staff has informed the applicant that greater architectural movement is important in the units' elevation designs.

1.D. Brylee Estates Phase B

Planning Manager Michael Hadley said this project contains 162 multifamily units, down from the originally approved 180 units. The applicant has not submitted elevations at this point. The buildings are four- to seven-unit structures.

Commissioner Wood requested that buildings contain no more than six units.

Discussion ensued regarding open space and amenities. Mr. Hadley explained the applicant will likely propose covering the retention area, directing water to the City's storm drain system.

6:00 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Everett called the policy session to order at 6:04 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

Commissioner Everett stated he serves on the Board of Directors for the Eagle Mountain Chamber of Commerce, which relates to item 5D. He does not have any financial interests in the Chamber and will participate in the discussion.

4. Approval of Meeting Minutes

4.A. April 23, 2019 Minutes

MOTION: ***Commissioner Wood moved to approve the April 23, 2019 Planning Commission meeting minutes. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

5. Action and Advisory Items

5.A. Carson Commercial Corner Master Site Plan and Preliminary Plat – Public Hearing

Mr. Hadley stated this master site plan and preliminary plat is for five commercial pads in 6.84 acres. The property is zoned Commercial in the Oak Hollow master development plan. The parking will be located behind the buildings. The pad dimensions may change, depending on what businesses utilize space. The buildings will be congruent with the Eagle Vision building design.

Applicant representative Dan Ford explained a master site plan application was requested from staff for the entire area. They have interest from office-type businesses, but they are hoping to bring in retail uses as well.

Discussion ensued regarding the data used in the traffic impact study. Mr. Ford explained that after discussing this issue with City Engineer Chris Trusty, they determined that no users will fit in any of the pads that would require an additional lane or an acceleration or deceleration lane. He stated if a larger user chose to locate in this development, an updated traffic study will be required.

Commissioner Everett stated the access point to Bridleway Road is not acceptable. It is on a curve, and a community mailbox is located adjacent to the access point to the commercial development.

Mr. Ford explained the access onto Bridleway Road is important as it allows a left turn onto Pony Express Parkway.

The Commissioners and Mr. Ford discussed the four access points as noted in the traffic study versus the five access points presented to the Commissioners.

Commissioner Everett opened the public hearing at 6:29 p.m.

Joshua Hansen expressed concerns regarding traffic safety and possible conditional uses that would pollute air or ground water in the area.

Commissioner Everett stated all future conditional uses will be presented to the Planning Commission at a later meeting and residents will be notified.

Mr. Hadley said each business that locates in this site will present an application to the Planning Commission.

Commissioner Everett closed the public hearing at 6:33 p.m.

Commissioner Wood confirmed with staff that the developer will install street lighting.

Commissioner Everett stated his preference that the item be tabled until an updated traffic study can be presented, or until the City Engineer can clarify the requirements of the access point on to Bridleway Road. He said he is currently against an access point onto that road, but would welcome additional information.

Commissioner Anderson asked if Bridleway Road could be extended to three lanes to mitigate traffic concerns.

Mr. Mumford said the community mailbox is in a poor location. He explained the City may be able to request it be moved, and staff will research ways to require community mailbox locations to be noted on plats to mitigate this type of issue in the future.

MOTION: ***Commissioner Everett moved to table Carson Commercial Corner master site plan and preliminary plat. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

5.B. Strides Pediatric Therapy Center Conditional Use Permit, Site Plan, and Preliminary Plat – Public Hearing

Mr. Jensen presented the preliminary plat which increases the lot size to over ten acres. The site plan is for a proposed equine assisted therapy center, which requires a conditional use permit. He stated staff feels the future modular buildings should be designed to look like ranch-style single-family homes to blend with the neighborhood. The applicant will be required to pave White Crest Drive, and the building will need to comply with fire and building codes.

Commissioner Wood asked about the possibility of customers attempting to use the private drive to access the business. Mr. Jensen said White Crest Drive will be paved, making the entrance obvious. He stated a gate is in place on the private drive, and the applicant can communicate with the other property owner regarding accessing their driveway from a connection on White Crest Drive.

Commissioner Wood asked what buffering will be in place between this site and the property to the east. Mr. Jensen explained the applicant initially had planned to install a fence, but instead they have moved potential future building sites to the north, away from the residential lot.

Strides Pediatric Therapy Center Director of Operations Marley Juarez said the future building sites were originally planned to be along the property line, but as they could not arrange them in such a way to be at least fifty feet from the property line, they have moved them to the north. The natural elevation causes their site to be higher than the residential property. A field fence currently is in place between the two properties. One of the existing buildings is a barn, and the

intent is to add four additional buildings as the business grows. The future buildings are modular office buildings with horizontal wood slats and pitched roofs. They envision the structures to appear as described: ranch-style single-family homes. She said her intent is to offer appointments Monday through Friday from 8:00 a.m. to 7:00 p.m., but the business would not necessarily be active during all of those hours. There are currently lights on the outside of the barn and they intend to light the parking lot and the entry driveway.

Commissioner Everett opened the public hearing at 6:48 p.m.

Kendell Saunders explained he owns the resident to the east and stated he is not opposed to the proposed use. He expressed a desire for screening between the two lots. He explained the barn was originally built as a residence and has a septic system. He expressed concerns that the septic tank may not be sized to accommodate commercial use and said the septic system's leech field may encroach onto his property near his well. He stated a sign directing customers to use White Crest Drive would be sufficient in keeping customers from accessing his driveway. He also stated the City paved a portion of the road to State Road 73. He said a portion of the road was not paved and asked the City to improve the unpaved area.

Commissioner Everett closed the public hearing at 6:54 p.m.

Commissioner Anderson asked what the water source is for Strides. Mr. Jensen said the Utah County Health Department regulates septic systems and stated the property uses City water.

Commissioner Wright stated it is important to review the septic system capacities to determine if the current system is adequate.

Commissioner Wood stated a barrier such as a fence should be in place between the properties.

Applicant Elizabeth Lebrith explained she has communicated with George Williams of West Coast Code Consultants, who reviews commercial plans for the City. Mr. Williams informed her that she needed to update the use information for the septic system and present that to the Utah County Health Department. She stated the current septic system has been designed for multiple kitchens, multiple laundry rooms, and five bathrooms. The commercial use will be approximately 100 people a day, but they will only be present for an hour each day. Mr. Williams communicated to her that the system is likely adequate, but that the Health Department will be the entity approving the updated use information. She explained she cannot submit that information to the Health Department until she has received a conditional use permit from the City.

Mr. Mumford explained the City does not regulate septic systems; a permit from the Utah County Health Department is required before building permits are issued.

MOTION: ***Commissioner Wright moved to approve conditional use permit for Strides Pediatric Therapy Center with the following condition:***

1. ***The appropriate officials shall review the current septic system. Said septic system shall be improved or modified to meet the requirements***

of the approved commercial use. Additionally, the leech field shall be located in such a way as to not contaminate the neighboring property's water supply, as determined by the Utah County Health Department.

Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

MOTION: ***Commissioner Wright moved to recommend approval to the City Council of the Strides Pediatric Therapy Center site plan and preliminary plat with the following conditions:***

1. ***Elevations for new structures shall be provided showing they appear like ranch-style single-family homes;***
2. ***Building and Fire Codes shall be met;***
3. ***White Crest Drive shall be paved to the property; and***
4. ***The appropriate officials shall review the current septic system. Said septic system shall be improved or modified to meet the requirements of the approved commercial use. Additionally, the leech field shall be located in such a way as to not contaminate the neighboring property's water supply, as determined by the Utah County Health Department.***

Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

Commissioner Everett asked that Mr. Saunders' concerns regarding paving of the road to State Road 73 be communicated to the City Council.

5.C. Chapter 17.80 Sign Regulations and Sign Permits ("Fly Boys")

Mr. Jensen said the applicant-proposed Municipal Code amendment relates to approved flags and signs.

Applicant Isaac Patterson stated the requested change is due to special event signage differing from permanent signage. He stated they would like to use temporary inflatable signage for grand openings or other special events at the Eagle Mountain Storage site. He said it brings enhanced visibility to businesses for a short period of time. Examples he noted include signage at tax preparation firms during tax season, for specials on haircuts at barber shops, or for grand opening events.

Commissioner Wood asked how the City would enforce the allowed fifteen-day time period for each business. Mr. Patterson said he worked with the City's Code Enforcement Officer to draft the proposed language. He stated it would be reasonable to pay a permit fee for temporary special event signs.

Mr. Jensen said the proposed language lists the signs in the Exempt Signs section of Municipal Code, so the City would not be able to impose a permit fee.

Commissioner Everett said fifteen days each quarter is reasonable, but expressed concerns regarding enforcement and regarding potential weather factors that would restrict sign use during the fifteen-day period. He stated he did not want the fifteen days to be spread throughout the quarter and would prefer a consecutive period of fifteen days. He also expressed approval of the 150-foot restriction from residential areas.

Commissioner Wood stated a paid permit is a better way to allow this type of signage. He stated the inflatable signs may create a nuisance to residents beyond the 150-foot restriction. He would like language added addressing location and distances from rights-of-way.

Commissioner Wright said it should be an allowed use as a paid permit, but not as an exempt sign.

Commissioner Anderson said he does not want the City's Code Enforcement Officer to have to police when inflatable signs are operating and stated a permit would mitigate that.

Commissioner Everett opened the public hearing at 7:25 p.m. As there were no comments, he closed the hearing.

Mr. Patterson explained he did not understand the impact of placing the amendment in the Exempt Signs section of Municipal Code and agreed that moving it to another area of Code would be appropriate. He requested the ability to discuss the language with staff and return to the next Planning Commission meeting with an updated draft. He asked the Planning Commissioners for their desired amendments to the drafted language.

Commissioner Wood stated it is not the Planning Commission's responsibility to rewrite an applicant-proposed code change and recommended the Commission recommend denial to the City Council.

Commissioner Everett stated he does not see concerns allowing temporary inflatable signage, but the signage is more appropriate as a permitted use.

Commissioner Anderson stated the number of inflatable signs should be addressed, as well as the size of the signs.

Mr. Jensen said staff concerns relate to traffic safety and that businesses inside of the 150-foot restricted area may be not abide by that restriction.

MOTION: ***Commissioner Wood moved to recommend denial to the City Council of the applicant-proposed amendment to Chapter 17.80 Sign Regulations and Sign Permits to allow "fly boy" or temporary inflatable signs for special events. Commissioner Wright seconded the motion. Those voting aye: Matthew***

Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

5.D. Code Amendment - 17.80.080 Off-premises ladder signs.

Mr. Jensen said this staff-proposed amendment relates to ladder signs. For the last ten years, the Lehi Area Chamber of Commerce managed the ladder signs in the City. In 2018, the Eagle Mountain Chamber of Commerce (EMCC) was created, and staff and the Chamber have determined that ladder signs should be managed by the EMCC, and that proceeds go towards EMCC operations. Currently, there are twenty ladder signs in the City. The proposal would allow up to forty. The signs would not be installed all at once; they would be added as deemed appropriate by demand.

Commissioner Wood expressed concerns that the signs will be filled with developers' signs. Commissioner Everett stated the amendment has an advertising priority list. The intent is that all new signs and leases would follow the priority list presented.

Mr. Mumford explained a limit of signs per business can be added to mitigate the concern that a single developer may have the majority of available signs.

Commissioner Wood said he would not approve of signs advertising businesses or developments outside of the City and would like the sign leases to be less than twelve months.

Commissioner Everett explained there is enough demand to fill eight additional signs at this time.

Discussion ensued regarding length of lease terms. Mr. Jensen said contracts can be created for one year, as well as for shorter terms.

Commissioner Everett opened the public hearing at 7:46 p.m. As there were no comments, he closed the hearing.

Commissioner Wood stated the signs should have the community name, not only the builder's name.

Commissioner Wright said in order to have a sign, the business needs to be a member of the EMCC and must have an active City business license, if required.

Commissioner Wood stated the signs should be turned over more frequently than every twelve months. He said the new ladder signs to be installed could have shorter lease terms and the existing signs can remain annual leases.

Discussion ensued regarding the list style of the amendment; the Planning Commission requested that the amendment follow the same style existing in Municipal Code of numeral, capital letter, roman numeral, lowercase letter.

Mr. Hadley explained the City's business licenses previously expired throughout the year, but the renewal process became burdensome to staff. The City now issues business licenses for one year, with the renewal due on the first day of the thirteenth month. Commissioner Wood said the City can offer six-month and twelve-month leases. Commissioner Wright stated his preference that the lease period remains one year.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council the Chapter 17.80.080 Off-premises Ladder Signs Municipal Code amendment with the following changes:***

1. ***Section E shall be changed to "Eagle Mountain City may bill advertisers on a semiannual or annual basis; signs may be removed for nonpayment"; and***
2. ***Staff shall change the lettering and numbering to be consistent with existing Municipal Code structure.***

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

The meeting went into recess at 8:00 p.m. and reconvened at 8:05 p.m.

5.E. Residential Zone & Residential Zone Bonus Density Entitlements Development Code Amendment

Mr. Mumford said this version of the amendment removes the bonus density system and creates twelve residential zones. It includes a land use table that specifies permitted, conditional, special, and prohibited uses by zone. Standards will need to be created for special uses. It includes a table containing a majority of the residential development standards by zone, including setbacks, building heights, lot sizes, open space requirements, units per building in multifamily zones, lot frontage, and dwelling size minimums. Generally applicable provisions have been included as well. These include minimum architectural standards, yard landscaping, open space and trails, parking and garage dimensions, buffers and transitions, minimum architectural standards, hillside development/sensitive lands, parking and garage standards, buffers, transitions, lighting, rural infrastructure, street trees, landscaped entryways, monument signs, clubhouse, swimming pools and hot tubs. Standards regarding projections into setbacks are being updated and will be included for City Council review.

Mr. Mumford said he will add the average lot size of 6,500 square feet to the language regarding the RC zone. Commissioner Wood asked that language referencing cottage lots be removed in that section.

Mr. Mumford explained in the Residential Development Standards table, the lot frontage on cul-de-sacs and circles was mistakenly entered as 40 feet in the RR2-2 zone and stated that will be updated to 60 feet. He said the language was cut off on footnote number three on the table as well. That will be corrected to state the Planning Director has approval authority.

Commissioner Wood said the Rural Residential zones need to require asphalt trails on both sides of the road for safe walking routes. Mr. Mumford said that would require a change to the rural street cross section requirements, as Municipal Code currently only requires an 8-foot trail along one side of the road.

Commissioner Wright asked if aluminum and vinyl siding should be restricted building materials. Commissioner Wood said they should be prohibited, and said stucco should be limited, as it is not an attractive material.

Commissioner Wright expressed concern that a restrictive Code regarding building materials may negatively affect home buyers and home builders. He stated the front and sides of homes that face public roads should have a higher standard.

Commissioner Wood asked if the amendment included a standard for usable space in garages. He stated a requirement of 22 feet wide by 20 feet deep of usable space may get pushback from builders, but it is a reasonable standard. Commissioner Anderson agreed that garage standards should be 22 feet wide by 20 feet deep of usable space with a 16-foot garage door.

Mr. Mumford said he would prefer the standard only include garage dimensions and not include a requirement of usable space. He explained that an analysis of ten current building permits from multiple areas and multiple builders in the city found that custom homes in larger lot subdivisions have larger garages, up to 24 feet by 24 feet; homes in Spring Run have garages that are 22 feet wide by 23 feet deep, homes in Sage Park have garages that are 20 feet wide by 22 feet deep, and homes in Scenic Mountain have garages that are 22 feet by 22 feet.

Commissioner Wood said pools should only be allowed to serve 100 to 150 units. He stated his preference that multiple pools be required and said the Municipal Code should not allow larger pools based on square feet per unit.

Mr. Mumford explained a clubhouse, pool, and hot tub are required for all multifamily projects in the MF2 and MF3 zones that include 150 units or more. The code can be amended to require a pool for a certain number of units and the pool size be increased for additional units up to a maximum pool size.

Commissioner Wood stated the MF1 zone should also require a pool for multifamily projects. He said single-family homes should not exist in the same projects as twin homes and said the MF1 zone should prohibit single-family detached homes.

Commissioner Wood said clubhouses should have a requirement that dictates size of the community gathering room. He said the increase from 1,200 square feet to 1,500 square feet may just create larger kitchens and bathrooms.

Commissioner Everett opened the public hearing at 9:01 p.m. As there were no comments, he closed the hearing.

Commissioner Everett recognized staff has put much effort into the current draft of the amendment. He stated discussions have brought new items to the Commission's attention, which have been addressed, and said future applications will likely bring other concerns to staff's attention and will need to be addressed at that time.

Commissioner Wright said ten feet is not enough clearance for a single-car garage and stated it should be increased to twelve feet. He said exclusions should be in place regarding siding on homes, and said hot tubs should have a size requirement of a minimum capacity of twelve people. He said the pool requirement should be a square footage minimum based on the number of units, not to exceed a certain size, as determined by staff.

MOTION: ***Commissioner Wood moved to recommend approval to the City Council the Chapter 17.25 and 17.30 Residential Zone and Residential Zone Bonus Density Entitlements Development Code amendments with the following conditions:***

1. ***The minimum dimensions for single-car garages shall be increased to 12 feet wide by 20 feet deep of usable space;***
2. ***Hot tubs shall accommodate a minimum of 12 people and shall be built in-ground;***
3. ***The amendment shall prohibit vinyl and aluminum siding as building materials;***
4. ***All RR1 and RR2 zones shall be required to install walking paths on both sides of the road; and***
5. ***Staff shall follow specific instructions regarding pools.***

Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.

6. Discussion Items

Mr. Mumford said staff will begin the process of amending additional zones after the Residential Zone amendment is finalized.

7. Next Scheduled Meeting – June 11, 2019.

8. Adjournment

MOTION: ***Commissioner Wood moved to adjourn the meeting at 9:20 p.m. Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, and Rich Wood. The motion passed with a unanimous vote.***

The meeting was adjourned at 9:20 p.m.

Approved by the Planning Commission on June 11, 2019.

Steve Mumford
Community Development Director

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

October 1, 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, Donna Burnham, Stephanie Gricius and Melissa Clark. Councilmember Benjamin Reaves was excused.

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; Aaron Sanborn, Economic Development Director; Linda Peterson, Communications Director; Dawn Hancock, Events Manager; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Facilities Operations Director; Brad Hickman, Parks and Recreation Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:06 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

2. AGENDA REVIEW

10. BID AWARDS

10.A. Rodeo Grounds Prefabricated Restrooms – CXT Concrete Buildings

Councilmember Clark requested items related to this project note the location as Pony Express Memorial Park, as the park includes more than the rodeo grounds.

10.B. Eagle Mountain Influent Pump Station Upgrade – Corrio Construction

City Engineer Chris Trusty explained this bid award is to upgrade the pump that sends sewage into the City's treatment facility.

12. MINUTES

12.A. September 3, 2019 Regular City Council Meeting Minutes

Councilmember Burnham requested a minor change to the minutes. She stated she will inform City Recorder Fionnuala Kofoed of the change.

13. PRELIMINARY PLATS & SITE PLANS

13.A. Holiday Oil Tank Expansion – Site Plan

Councilmember Curtis confirmed with Planning Manager Michael Hadley that staff agrees with the Planning Commission's recommendations of approval.

Councilmember Clark stated fuel tanks are required to be a certain distance from homes, and asked if the increased storage affects the required distance. Fire Chief Ross Fowlks explained the applicant must obtain a permit through the Fire Prevention Bureau; this will address that concern. Community Development Director Steve Mumford explained the Fire Marshal has informed the applicant of the permitting process.

13.B. John Walden Clubhouse – Site Plan

This item was removed from the agenda at the applicant's request.

13.C. West Side Theatre Company – Temporary Site Plan

Mr. Hadley explained the application is for a temporary site plan to allow a temporary performance structure, storage units and necessary facilities to be installed on City property just east of the SilverLake Amphitheater. The site will include a forty-foot by sixty-foot structure where performances will be held, portable restrooms, garbage and recycling containers, shipping containers for storage, and canopies from the tent to the restrooms and to the shipping containers. An executed memorandum of understanding (MOU) indicates that the City intends to lease this property to the West Side Theatre Company for construction of a center for the arts building to be built and operated by the theater company for the benefit of City residents.

West Side Theatre Company (WSTC) Director Hannah Farr explained they have created a new plan that addresses concerns the Council had when the item was discussed approximately six months ago. She introduced theater volunteer member Rob Sciammarella, Fetzer Architectural Millwork Executive Vice President of Business Development. Mr. Sciammarella explained he has been involved with the design and construction of high-end theaters around the country, and his company assists smaller theater companies on a volunteer basis to build permanent structures. The intent of this application is to obtain approval for a temporary structure to begin fundraising. He stated the project presents very low risk to the City, as the structures are removable, except for the sprung tent's concrete pad foundation. WSTC has created a budget, and they believe the needed funds can be raised quickly. The original cost of the project was $118,000 but will be increased by approximately $20,000 for the upgraded tent structure. While the organization is a non-profit entity, their goal is that revenue from ticket sales and donations will cover all expenses, with additional revenue going to improvements to the theater operation. They will raise all of the funds needed for the entire project before beginning any construction.

Ms. Farr explained they held two performances in August which were well attended. WSTC has between 100 and 150 people who have volunteered over the last year.

Councilmember Curtis stated the MOU was granted to allow WSTC to fundraise and expressed concern that fundraising has not taken place and the organization is now requesting approval for a temporary site plan. He explained he is concerned that the City will incur costs such as utility use.

Councilmember Clark asked if they will have all of the funds raised by November of this year, as the construction timeline notes a start date of next month. Ms. Farr explained the intent is to place shipping containers on site next month for storage. They plan to install a larger sprung structure than was originally presented, which will include storage area, so the shipping containers will likely not remain on site. Mr. Sciammarella stated they would like approval for the shipping containers in order to utilize them during the construction period.

Councilmember Curtis stated shipping containers are not allowed for other construction processes. Mr. Mumford stated construction trailers and metal buildings are allowed during construction. He stated if the shipping containers are covered or wrapped, they would be viewed similarly to other buildings in construction sites in the City. Mr. Sciammarella stated if the shipping containers are not removed after construction, they would be wrapped and would not look like shipping containers.

Councilmember Clark expressed concern that the presented plan is not complete. Mr. Sciammarella explained their intent for this meeting is to receive approval for a temporary tent structure. They will go through the permitting and approval process once funds are raised.

Mr. Mumford explained the previous City Council discussion related to a permanent structure. He stated this application is to determine if the Council will consider a temporary structure at this location, as that was not included in the original discussions when the MOU was approved. He said the Council can update the MOU to include details regarding the type of structure allowed, or they can approve a temporary site plan, as was done for the temporary seminary building at Rockwell Charter High School.

Ms. Farr stated they are seeking a commitment from the Council that they will consider a temporary structure at this site. Once they have that commitment and have raised their funds, they will go through the City's required development process.

Councilmember Clark asked why the budget shows $17,000 for production costs but only $10,000 in revenue. Mr. Sciammarella explained the theater's previous history was used to create this budget, but they have not had a consistent location for productions. Once they have a final cost for construction, they will update the budget. They will raise additional funds if needed to cover construction and operational expenses.

Councilmember Curtis expressed concern that the WSTC budget is not realistic and that the sprung tent will be at this location permanently. Ms. Farr explained the estimated annual revenue for the first season is approximately $26,000. This equates to ticket sales of sixty to seventy percent of theater capacity. The first season expenses are estimated to be between $17,000 and $20,000. She explained the sprung tents can be removed, and the condition of approval from the PC was that the agreement is readdressed in one year.

Councilmember Clark stated a show was cancelled previously due to lack of personnel. Ms. Farr explained one individual had a personal issue and rather than offer a production that was not the up to their standards, they determined that cancelling was the best decision. She said this space will allow them to obtain more volunteers and will help lower overhead costs as they will not be renting facilities. She requested the City Council allow them to try for one year.

Mr. Sciammarella stated he will present a more precise financial statement to the Council. Ms. Farr stated there are no facilities for rent on a monthly basis. They currently rent by the hour, which adds additional costs such as storage and personnel time with transporting equipment before and after each production.

Councilmember Gricius stated the plan is temporary, so if the Council does not like how it is functioning, it is only for one year. Mr. Sciammarella stated they can include removal of the concrete pad in their fundraising, if that will mitigate the Council's concerns. This location with the City's lease of $1 per year will allow the theater company's revenue to cover the costs associated with daily operations.

Councilmember Clark asked if residents will be notified of the potential business.

Mr. Mumford said notification is required for residences within 600 feet, and a public hearing is held at the Planning Commission meeting. He stated many residences are closer than 150 feet to commercial locations throughout the City. Mayor Westmoreland stated the amphitheater's use is known to surrounding residents.

Discussion ensued regarding noise; Councilmember Gricius stated the noise ordinance will apply to this use.

Councilmember Curtis asked if a fence will be required and if the intent of WSTC is to be profitable. Ms. Farr stated any revenue received that exceeds expenses will be placed back into the company, and if the City requires a privacy fence, they will install one.

Councilmember Burnham stated generators should not be permitted at this location. Mr. Mumford explained the applicants can work with Rocky Mountain Power to bring power to the site. Mr. Sciammarella said they can work with the power company to determine the cost to bring power to this site, and they can include this expense in fundraising efforts.

Councilmember Clark asked the applicants to return with more concrete details.

Ms. Kofoed stated the applicant wanted to know whether the Council would consider a sprung structure; staff felt a temporary site plan was the best option to present to the Council.

Mr. Mumford explained the temporary site plan approval process allows the Council to waive application requirements. Councilmember Clark expressed concern that the structure will not be temporary.

Mr. Sciammarella stated the theater company's desire is to prove to the City that this concept is sustainable with the end goal of a permanent building.

City Administrator Ifo Pili explained the applicants are seeking confirmation that the Council will consider a sprung structure, not approval of the site plan. Once they have commitment from the Council that a temporary structure will be considered, they can raise funds and bring final, complete plans to the City Council with a site plan application.

Councilmember Clark stated concerns regarding the budgeted costs for the structure, as well as the impact to surrounding residences.

Councilmember Burnham stated she would approve a temporary structure, as long as it is aesthetically pleasing.

Councilmember Gricius said she would approve a temporary structure, as well.

Councilmember Curtis stated storage containers would cause concern for him, and he would not approve of any hard costs to the City, such as water and power.

Ms. Farr stated they do not want the City to fund any portion of the construction or operation.

Councilmember Clark requested this item be removed from the consent agenda for further discussion.

13.D. Strides Pediatric Therapy – Site Plan and Preliminary Plat

Councilmember Curtis asked if the elevations meet Municipal Code. Mr. Mumford stated they do; however, the Planning Commission requested the elevations be similar to homes in the agriculture area and not look like commercial buildings. The applicants have not been able to find structures for their office space that look like homes. There are not specific elevation standards in Municipal Code for equine-assisted therapy centers.

Councilmember Curtis asked why the road to the site is adjacent to the current dirt road. Mr. Hadley explained the previous property owner had an access easement along the adjacent homeowner's driveway, but that homeowner did not want therapy center traffic

to utilize the driveway. The applicant purchased a strip of land north of the adjacent property owner's lot for access to the therapy center.

Councilmember Burnham said landscaping can improve the visual appeal of the structures. Mr. Mumford said the applicant has moved the structures to the west side of the existing barn to be less visible to adjacent residences.

Councilmember Clark asked if the Council could require siding or other material on the buildings. Mr. Mumford said this is a commercial use in an agriculture zone, so there is more flexibility in design standards. The Council can require the applicant to comply with all of the commercial design standards, or they can offer flexibility due to the agriculture setting. The resident adjacent to this property attended the previous meeting and only expressed concerns regarding the capacity of the septic system. The capacity has been verified as an appropriate size for the use.

Councilmember Burnham asked if the delay was due to the access easement. Mr. Mumford explained the delay was due to the septic system. The Utah County Health Department reviewed the system and has granted approval for the current phase of the project. If the business expands, a new septic system will be required.

13.E. SilverLake South – Preliminary Plat

Mr. Mumford stated the Planning Commission reviewed this project and expressed concerns regarding connectivity in the northwest area and southeast area, park sizes and locations, the street name of the street that will connect to Silver Creek Way, and that cluster lots may not strictly comply with the definition of cluster lots in Municipal Code or in the SilverLake Master Development Agreement.

The Planning Commission was concerned about traffic near the new elementary school. To mitigate these concerns, the developer has removed one access onto Golden Eagle Road and moved it to connect at SilverLake Parkway. Two road lengths are slightly over the allowed length, so the Council will need to determine if another pedestrian access is needed.

Mr. Mumford explained Golden Eagle Road was originally planned as a local residential road. Flagship Homes has agreed to widen the road in front of the new elementary school to allow for turn lanes. This school has more parking than any other school in the City. Councilmember Clark expressed concern that there is not enough room for vehicles to park on both sides of the road, in addition to through traffic. Mr. Mumford said any further widening of the road would utilize impact fees.

Councilmember Burnham said the difference between Black Ridge Elementary and this school is that many more children will walk to this school, versus parents driving as they do to Black Ridge Elementary.

Councilmember Gricius stated the biggest concern will be parents parking along SilverLake Parkway as the queue may stretch that long. She asked if they can prohibit parking with red curbs near the school. Mr. Trusty said the Utah County Sheriff's Office will likely prohibit parking on one side of the road.

Utah County Sheriff's Office Chief Deputy Eric McDowell said Brookhaven Elementary has the largest student population on the smallest lot in the district. The design of the new school will help alleviate the issues that exist at Brookhaven. The widened road alleviates traffic concerns, as does the increase in parking stalls.

Councilmembers Clark, Gricius, and Burnham requested the south side curb of Golden Eagle Road be painted red to prohibit parking.

Councilmember Clark asked about crossing guards at the traffic circle during school hours. Assistant City Administrator/Finance Director Paul Jerome stated the traffic circle does not have a traffic control device that stops vehicles. Flashing beacons are in place at the traffic circle at Eagle Mountain Boulevard and Pony Express Parkway to bring attention to pedestrian traffic, but these streets may not be long enough for a flashing beacon to be effective.

Chief Deputy McDowell suggested crosswalks be located along clear lines of sight on SilverLake Parkway, versus crosswalks at the traffic circle. He stated the meandering roads will assist in reducing traffic speed.

All Councilmembers agreed to require red striping along the south side of Golden Eagle Road across from the new elementary school.

Councilmembers Clark and Gricius said the applicant needs to provide a safe route to school in the straight areas of SilverLake Parkway, not at the traffic circle.

Councilmember Curtis said parks are not located within a quarter mile of every home, which is required in the SilverLake Master Development Agreement. He stated it is not reasonable to include the neighborhood park in phase 28, and asked if the powerline corridor is included in the required open space amenity points calculation. Mr. Mumford explained the Master Development Agreement allows the powerline corridor to be included, if improved. Councilmember Curtis expressed concern that the only improvement will be grass.

Mr. Mumford explained the detailed landscape plan is not included, as the site is so large. Staff has requested a detailed plan be presented to the Planning Commission for approval. The applicants have removed trails from the open space calculations at staff's direction.

Councilmember Clark requested the item return to the Council with an amenity calculation worksheet.

Mayor Westmoreland recommended this be removed from the consent agenda for further discussion.

14. AGREEMENTS

14.A. AGREEMENT – Agreement between Eagle Mountain City, Utah and the Eagle Mountain Chamber of Commerce for the Management and Maintenance of the Ladder Signs.

Economic Development Director Aaron Sanborn explained this agreement transfers the maintenance and management of the ladder signs from the City to the Eagle Mountain Chamber of Commerce. This agreement is similar to the agreement the City had with the Lehi Area Chamber of Commerce, but includes a clause allowing the City final approval of all ladder sign locations and advertisers. As staff time will be utilized, five percent of the sign revenue will return to the City to cover those expenses. Mr. Sanborn explained that he and Councilmember Burnham are on the Chamber's Board of Directors and can provide City oversight.

Councilmember Curtis asked if the agreement restricts signs for developments outside of the City. Mr. Sanborn explained the agreement directs the applicant to the Municipal Code, which prohibits signs for developers with projects outside of the City. He said to clarify that point, he will remove the priority list and direct applicants to the City's Municipal Code.

Councilmember Clark asked if the goal is to have the Eagle Mountain Chamber of Commerce take over economic development events such as ShopFest, and how much time Mr. Sanborn spends on Chamber functions. Mr. Sanborn said he would like the Chamber to become more involved in City economic development events; this year, they have been involved with ShopFest and the Limitless Car Show. Before the Chamber brought on a director, he spent approximately one quarter of his time on Chamber functions.

Councilmember Curtis expressed concern that the City is funding Chamber functions and events. He stated the sign fund should be utilized for event expenses such as City staff time. The City should not subsidize the Chamber.

Councilmember Burnham stated the Chamber is offering services to businesses that the City has not previously been able to offer.

Mr. Pili explained the City started the Chamber to offer services to City residents. The City was going to remove all ladder signs, but came up with a creative way to keep the signs to help local businesses. He said they can have a discussion in the future regarding economic development and Chamber functions.

Councilmember Clark asked if the percentage of revenue noted in the agreement will cover City staff time.

Councilmember Burnham explained that Mr. Sanborn was previously managing the ladder signs; the agreement removes that responsibility from him and frees his time up for economic development.

Councilmember Clark asked if the Chamber receives funds from the City's budget. Mr. Sanborn said the City pays membership dues and anything above that membership payment has come from the ladder sign revenue. Of the budgeted $30,000 for the Eagle Mountain Chamber of Commerce, $5,000 is for membership dues and the remaining is a pass through for the ladder sign revenue. The City collects the revenue for the ladder signs and passes those funds on to the Chamber. With this agreement, the ladder sign revenue will go directly to the Chamber. A budget amendment will be presented reflecting this change.

3. 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 Colby Curtis, Donna Burnham, Melissa Clark, and Stephanie Gricius. Councilmember Benjamin Reaves was excused.

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; Aaron Sanborn, Economic Development Director; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:06 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Farmers Market – The Eagle Mountain Farmers Market is held each Saturday from 9:00 a.m. to 1:00 p.m. at Wride Memorial Park through the end of this month, weather permitting. Information and vendor or entertainer applications are available at eaglemountainfarmersmarket.org.

- Business After Hours – The Eagle Mountain Chamber of Commerce will hold their monthly Business After Hours networking event at Eagle Mountain Storage, 9469 N. Mt. Airey Drive, from 5:30 p.m. to 7:30 p.m.

- Witches & Wizards Movie Night – Enjoy a free showing of Hocus Pocus at SilverLake Amphitheater on Friday, October 4 at 7:00 p.m. Come dressed as a witch or wizard and get a prize. Free popcorn while supplies last. Food trucks will have hot drinks, food, and treats for purchase.

- Halloween Town – Eagle Mountain City's traditional Halloween event, Halloween Town, will be held Saturday, October 26 from 11:00 a.m. to 2:00 p.m. at Nolen Park. Businesses and organizations are invited to register for a free informational booth. Visit emcity.org/events and click on the Halloween Town link to register. Bring the kids in costume for trick-or-treating, a free car show, and a dog costume contest. Food trucks will be on site with food for purchase.

- Christmas Village Vendors – Eagle Mountain City is accepting applications for holiday gift and craft vendors for the Christmas Village Boutique on December 7. Please visit emcity.org/events and click on the Christmas Village link on the calendar.

- Seniors Meal Service – The Eagle Mountain Senior Council is offering meal service at the Senior Center on Wednesdays and Thursdays, except for the first Thursday of the month. For details and menu offerings, please visit emcity.org/events and click on the Lunch at Senior Center links.

- City Notifications – We encourage residents to sign up for City notifications to be aware of public safety emergencies and stay informed about road construction projects, City news and events. Register at www.emcity.org/notifyme. Notifications can be received by email and/or text.

7. PUBLIC COMMENTS

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

Zac Summers expressed concerns regarding traffic flow at the West Side Theatre Company, and stated the structure will be unusable for half of the year. He said storage containers are not permitted, and portable restrooms should not be permanently located in residential back yards. He also asked how the concrete pad will accommodate drainage.

Mayor Westmoreland confirmed with Community Development Director Steve Mumford that the details of the parking will be similar to parking for concerts at this location. Mr. Mumford explained the applicant performed an informal traffic study, which was presented at the previous Planning Commission meeting. He stated the commercial center to the west of this site is different regarding traffic concerns, as there are five commercial businesses at that location. He said the applicant has indicated other entities can use the building and stated he is unsure if it will

be used year-round. These and other items such as restrooms will be determined later in the application process.

Elizabeth Evans with the Board of Directors for Eagle Mountain Arts Alliance stated art programs are expanding in the City. She expressed concern regarding the possibility that the West Side Theatre Company building will be the only location for City-sponsored art programs. She stated if the City would consider other art center locations in addition to the West Side Theatre Company site, she supports the proposal.

Mayor Westmoreland stated if the arts community continues to grow in the City, the Council would likely entertain the idea of a more comprehensive building elsewhere in the City.

Jeff Ruth stated if the West Side Theater Company parking lot fills up, vehicles will likely park on Pony Express Parkway and in the residential areas near the site. He also requested penalties be increased for loose dogs.

Mayor Westmoreland closed the public hearing at 7:23 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Gricius
Councilmember Gricius expressed appreciation for those in attendance and to the new Youth Council. She stated the State and Utah County are updating animal laws and said an upcoming podcast will address this issue as well.

Councilmember Clark
Councilmember Clark stated she is excited to see the youth in attendance. Be Ready Eagle Mountain is offering a free HAM radio class every Wednesday in October at City Hall. The class will be from 7:00 p.m. to 8:30 p.m. The test at the end of the class is $14. Also, the Military and Veterans Advisory Board is planning the veterans' pancake breakfast.

Councilmember Burnham
Councilmember Burnham expressed gratitude to the youth in attendance, particularly to the Youth Council. Her son was a Youth Council Mayor and received a two-year scholarship at Utah Valley University due to his involvement with Youth Council.

Councilmember Curtis
Councilmember Curtis thanked those in attendance and those who spoke during public comment.

9. APPOINTMENTS

9.A. Youth Council - 1-year terms

City Recorder Fionnuala Kofoed stated Brooke Bytheway was the sole individual who ran for Youth Council this year and as such, should be appointed as Youth Mayor. Five of the ten individuals in attendance at the meeting on September 18 submitted letters of interest to fill the

Youth Council vacancies, and a sixth letter of interest was sent to an incorrect email address. She encouraged all youth to participate in Youth Council, even if not appointed. Utah State representatives will be in attendance at the November 13 Youth Council meeting.

MOTION: ***Councilmember Clark moved to appoint Ilse Jessup to the Youth Council for a one-year term. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

MOTION: ***Councilmember Clark moved to appoint Ela Rose to the Youth Council for a one-year term. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

MOTION: ***Councilmember Clark moved to appoint Tyler Selis to the Youth Council for a one-year term. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

MOTION: ***Councilmember Clark moved to appoint Salem Shimakonis to the Youth Council for a one-year term. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

MOTION: ***Councilmember Clark moved to appoint Sydney Williams is to the Youth Council for a one-year term. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

MOTION: ***Councilmember Clark moved to appoint Brooke Bytheway as Youth Council Mayor for a one-year term. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

Ms. Kofoed administered the oath of office to the appointed individuals.

CONSENT AGENDA

10. BID AWARDS

    10.A. Rodeo Grounds Prefabricated Restrooms – CXT Concrete Buildings

    10.B. Eagle Mountain Influent Pump Station Upgrade

11. BOND RELEASES

11.A. Brandon Park Phase A Plat 2 Bond Release – Into Warranty

11.B. Overland Phase A Plat 1 Bond Release – Out of Warranty

11.C. Spring Run Phase A Plat 2 Bond Release – Out of Warranty

11.D. Spring Run Phase B Plat 2 Bond Release – Out of Warranty

11.E. Colonial Park Phase 3 – Out of Warranty

12. MINUTES

12.A. September 3, 2019 Regular City Council Meeting Minutes

13. PRELIMINARY PLATS & SITE PLANS

13.A. Holiday Oil Tank Expansion – Site Plan

13.B. John Walden Clubhouse – Site Plan

13.C. West Side Theatre Company – Temporary Site Plan

13.D. Strides Pediatric Therapy – Site Plan and Preliminary Plat

13.E. SilverLake South – Preliminary Plat

MOTION: ***Councilmember Curtis moved to approve the consent agenda, removing item 13.B. from the agenda, at the applicant's request, and moving items 13.C. and 13.E. to the scheduled items. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

Councilmember Curtis requested staff prepare a checklist of what Councilmembers should review when releasing bonds. City Engineer Chris Trusty explained staff has items they look for such as defects of material and workmanship when determining the eligibility of developments for bond releases. They want to ensure developers are not held accountable for damage caused by builders. He will send a list to the Councilmembers showing what staff reviews and will inform the Council of extenuating circumstances such as releasing a bond in the winter with the understanding that a slurry seal will be applied to a subdivision street once the weather improves.

SCHEDULED ITEMS

13. PRELIMINARY PLATS & SITE PLANS

13.C. West Side Theatre Company – Temporary Site Plan

Councilmember Clark asked for guidance regarding the motion for this item, as the Council did not receive an actual temporary site plan. Ms. Kofoed stated the Council can make a motion they are comfortable with regarding the item. The Council can state a certain structure type will be allowed and condition the approval on a site plan returning to the Council, with required documentation.

Councilmember Curtis stated he is comfortable approving a sprung structure and amending the memorandum of understanding (MOU), but not approving the site plan.

Councilmember Clark stated the Council did not draft the MOU and asked if it is appropriate for the Council to make a motion to amend it.

Councilmember Burnham stated the Council needs to determine if a sprung structure will be allowed at this location and if the Council will permit a fee waiver. If not, the applicant will not continue moving forward with their current plan. They want that assurance before drafting final budgets and plans.

City Attorney Jeremy Cook stated the MOU is non-binding. The City has indicated the current administration's intent is to lease the land to the applicant. If the Council would like to have a more binding commitment, a motion can be made to update the MOU with appropriate language.

City Administrator Ifo Pili asked the Council if they would like the MOU changed. Councilmember Curtis stated the MOU can be updated to state the Council may consider a sprung structure, but he wants to ensure the applicant knows that plans presented would not be approved automatically. Mr. Pili explained if the Council will genuinely consider a sprung structure, amending the MOU is the best option at this point.

Councilmember Clark stated there are only so many fundraising dollars in the community. A resident communicated to her that donations are decreasing due to the increased number of schools and programs in the area.

Mr. Pili reiterated the applicant simply wants to know if the Council will consider the idea of a sprung structure.

Councilmember Gricius stated she would consider a sprung structure and those types of buildings can be aesthetically pleasing. She stated she would not approve of storage containers at the site before the funds are raised.

Councilmember Burnham agreed and stated she appreciates that the applicant committed to not beginning any construction until all funds have been raised. She stated the location is not ideal, but the City is not the entity paying for or building the structure.

Councilmember Clark stated the Eagle Mountain Arts Alliance previously did not approve of this project due to the fact that the location is not centrally located in the City. Assistant City Administrator/Finance Director Paul Jerome explained the extra distance to Cory Wride Park

will decrease the number of volunteers, as they draw talent from surrounding areas, as well as from within the City.

Councilmember Clark said that the stated position of West Side Theatre Company (WSTC) is to not only serve the residents of Eagle Mountain, but to also provide an arts venue for Saratoga Springs and Lehi. She asked why the City would subsidize a project that serves more than just Eagle Mountain residents.

Councilmember Burnham said the Eagle Mountain Arts Alliance is not proposing any plan at this time. She explained that allowing WSTC to build a theater does not mean that the Council will not consider a proposal from the Eagle Mountain Arts Alliance.

Councilmember Gricius agreed and stated it is not an either/or option.

Councilmember Curtis stated the City will not subsidize the project at all. He asked if a gravel road would be permitted, versus a permanent road, and expressed concerns that the applicant may not understand all of the requirements of a site plan.

Planning Manager Michael Hadley stated a letter from WSTC committed to providing all required documentation for a site plan during the development process.

MOTION: ***Councilmember Burnham moved to add the following language to the memorandum of understanding with West Side Theatre Company: "The Eagle Mountain City Council is not opposed to a temporary tent structure similar to the rendering attached hereto as Exhibit A, provided that West Side Theatre Company complies with all City standards and approval processes, and resolves any concerns of the Council with respect to noise, parking, restroom facilities, and storage," and the fee for the approval is waived. Councilmember Gricius seconded the motion.***

Councilmember Curtis asked what the definition of temporary is. Mr. Cook stated the lease can dictate how long the structure can be in place and can include any requirements the Council feels appropriate. Councilmember Burnham said the agreement with Pony Express Events was initially readdressed every year.

Councilmember Clark expressed concerns regarding temporary site plan requirements; the motion requires the applicant to comply with City standards, but Municipal Code does not require temporary site plan applications to include details that the Council would like to review. Mr. Mumford explained Municipal Code does not have fewer requirements for temporary site plans; it gives the Planning Commission and City Council the ability to waive requirements.

Mr. Cook stated the motion is to amend the MOU, not to approve of a site plan, and reiterated that the MOU is a non-binding agreement.

Councilmember Curtis asked if the agreement can include a time limit for the temporary structure. Councilmember Burnham stated that will be included in the site plan approval. She

said if the Council decides that the temporary structure will only be allowed for two years, it will not be cost effective to the applicant.

Councilmember Clark stated she supports the arts but is not open to a sprung structure at this location.

Those voting aye: Stephanie Gricius and Donna Burnham. Those voting nay: Colby Curtis and Melissa Clark. Mayor Westmoreland voted aye, breaking the tie. The motion carried with a vote of 3:2.

13.E. SilverLake South – Preliminary Plat

Councilmember Curtis stated the cluster homes must have a component of open space, and every home must have a park within a quarter-mile radius. Councilmember Burnham asked if cluster homes are supposed to be designed similarly to Colonial Park.

Mr. Mumford said Colonial Park is more defined as a garden court. Municipal Code does not require open space to be immediately adjacent to the home, but the open space must be close. The intent is that open space is provided in lieu of a back yard.

Councilmember Curtis stated a painted red curb on the south side of Golden Eagle Road across from the elementary school will mitigate parking and traffic issues.

Pete Evans with Flagship Homes stated he understands that a preliminary plat this large is unusual. They anticipate returning to the Planning Commission and possibly the City Council with a detailed parks plan. Regarding the school site, it has two fronts, versus the single front at Brookhaven Elementary. He explained the parent drop off will be located on the west side of the building with the kindergarten drop off located to the north, which removes traffic from Golden Eagle Road. They also removed an access from the residential area to Golden Eagle Road and relocated the access point to SilverLake Parkway.

Councilmember Clark stated a safe route to school needs to be planned in a location away from the traffic circle. Mr. Evans stated if lots to the west of the school have not been sold, they can include a walking path through that area to the school. If the lots have already been sold, they will consider other areas to include a path away from the traffic circle.

Regarding the cluster home open space issue, Mr. Evans said they have consolidated open space to make it more usable. The SilverLake Master Development Agreement (MDA) has a restriction on the number of townhomes in any given area. They have planned each open space area to be large enough to serve all cluster homes. He requested a variance of the quarter-mile distance requirement for the homes in the southwest portion of the plan, due to the programmed open space at the school and church. They feel they have met the intent of the MDA and of Municipal Code.

Councilmember Curtis said if the amenities are not required now, they will not be installed. Mr. Evans explained the MDA lists what amenities are required and they will return with a parks plan that notes the amenities in each park.

Councilmember Curtis stated in his subdivision in SilverLake, they have grass and two pocket parks. He stated they were told a neighborhood park would come with development of future phases, but the neighborhood park is not planned until phase 28. Councilmember Clark asked if Municipal Code requires parks at specific times during development.

Bronsen Tatton with Fieldstone Homes explained the MDA requires the clubhouse at a certain number of building permits, but does not determine how many building permits can be issued before parks are developed. He said phases 19 and 20 will contain a park for two- to five-year-olds with a nest swing, spinning bowl, and slide tower. The park for five- to twelve-year-olds will contain a pendulum swing, as well as a spinning plate. They intend to bring the park programming back for Planning Commission review. The MDA includes requirements for the park amenities, with which they intend to comply.

Councilmember Clark asked what phase does not meet the quarter-mile park requirement. Mr. Mumford said not all homes in phase 26 are within a quarter-mile of a park. Mr. Tatton stated they may be able to remove a portion of another park and locate it in phase 26. He explained the phasing may be updated to accommodate the construction of a church building; the neighborhood park may be developed sooner than originally anticipated.

Councilmember Curtis expressed concern that parks are not in this area and said a requirement can be included that the park is built before a certain number of building permits are granted. Mr. Evans asked if the Council has the ability to impose that condition of approval. Mr. Cook stated if the Council is uncomfortable with the proposed plan, the application can be tabled.

Mr. Evans explained he is not saying they will not commit to building the park by a certain number of building permits, but stated they have an MDA and are meeting the requirements.

Councilmember Curtis expressed frustration that the completed areas of this development do not have parks and stated all homes could potentially be built without any completed parks. Mr. Evans explained that they bond approximately $2,800 per lot for improvements.

Councilmember Clark stated she cannot approve the preliminary plat with the incorrect phasing, but knowing that the park will be installed by a certain number of building permits could mitigate that concern.

Councilmember Curtis stated he could not approve the preliminary plat without an amenity plan. Mr. Evans stated there are approximately 1,200 approved lots in this area under the MDA. The plan submitted includes 1,069 lots, including the 278 previously approved lots. He committed to include the park by the 300th building permit issued after this meeting.

Discussion ensued regarding the City Council approving the preliminary plat with the condition that staff reviews the parks plan, and the neighborhood park is installed by the 300th building permit.

Mr. Mumford stated the Planning Commission recommended condition of approval is that the parks plan returns to the Planning Commission for approval. He explained the landscape plan has to meet Municipal Code. The MDA is specific to acreage of parks and trail systems, and states the City's parks and amenities standards must be met. Mr. Evans explained that the site plan application for the townhomes will include park plans.

Councilmember Curtis confirmed that the Councilmembers will approve the preliminary plat as long as an amenity worksheet is approved by the Parks and Recreation Director and the neighborhood park is completed by the 300th building permit south of the wash, not including currently issued permits.

Discussion ensued regarding removing a portion of a larger park and placing the park area in an area that does not meet the quarter-mile distance requirement. The Council determined that leaving the large park as it is currently planned is best.

Regarding the connectivity issue, the Council stated the proposed plan will be approved.

Mr. Mumford suggested the crossing on SilverLake Parkway not be adjacent to the parent drop off at the elementary school. Councilmember Clark stated the applicant can work with staff to determine the best location for a crosswalk.

Councilmember Curtis asked if split rail fencing is required along Tickville Wash and requested one be installed for safety. Mr. Mumford said the City is responsible to install a trail and fence along the north end of the wash. Mr. Trusty is researching a grant to improve the safety of the wash areas where the slopes are significantly steep.

Mr. Mumford presented Saratoga Springs City's future transportation map. Saratoga Springs has requested Golden Eagle Road be a local road. Foothill Boulevard is the next priority for Saratoga Springs.

Discussion ensued regarding the condition of approval related to the neighborhood park. The Council agreed to the condition that the park is completed by the 578th recorded lot south of Tickville Wash.

Councilmember Curtis asked about the condition regarding the name of Silver Creek Way. Mr. Mumford said Tickville Wash can serve as a good location to switch street names, but the Planning Commission requested the road name remain consistent. Mr. Evans said one homeowner lives on that street, but they are willing to update the name.

MOTION: ***Councilmember Curtis moved to approve the SilverLake South preliminary plat with the following conditions:***

1. ***Applicant shall pay a cash escrow to the City of $2,810.40 per lot at plat recording.***
2. ***Detailed landscape plans, including the design and amenities with point calculations, for the parks shall be submitted for approval by the Parks and Recreation Director and Planning Director along with the associated final plat.***
3. ***Fencing along SilverLake Parkway and Golden Eagle Road shall match the collector road fencing approved for the Silverlake South area.***
4. ***The road connection to Silver Creek Way across Tickville Wash shall be built prior to recording any plat north of Harvest Crop Drive.***
5. ***The road that will connect to Silver Creek Way shall continue that name to the south.***
6. ***Developer shall construct an upgraded entryway monument at either the western edge of the project along Golden Eagle Road, or the southern end of the project at SilverLake Parkway. Improvements shall consist of a landscaped entryway with a permanent monument sign bearing the name of the subdivision.***
7. ***The applicant shall construct the walking path as presented.***
8. ***The neighborhood park shall be installed prior to the recording of a plat containing the 300th lot in this project, in addition to the 278 already recorded in SilverLake Plats 16 through 20.***
9. ***The applicant shall work with City staff to provide safe crossing routes to the elementary school.***

Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

14. AGREEMENTS

14.A. AGREEMENT – Agreement between Eagle Mountain City, Utah and the Eagle Mountain Chamber of Commerce for the Management and Maintenance of the Ladder Signs.

Mr. Pili explained the history of ladder signs in the City. He stated to establish the Eagle Mountain Chamber of Commerce, the City needed to assist the Chamber during the initial creation of the organization.

Mayor Westmoreland explained the City chose to fund a local Chamber instead of the Lehi Area Chamber of Commerce. Mr. Pili stated creating the Eagle Mountain Chamber of Commerce took time, effort and funding. Using the ladder signs for Chamber funds was a creative way to establish the Chamber. These funds are not tax dollars.

Councilmember Curtis stated the signs are on City land using City capital improvements.

Councilmember Clark stated the City should not allow the Chamber to receive sign revenue in addition to financial support from the City.

Economic Development Director Aaron Sanborn explained $25,000 of the $30,000 line item in the City's budget is included as a pass through of the ladder sign revenue. The City pays $5,000 to the Chamber for annual dues. An additional $48,000 was placed in the budget in case the City retained management of the sign program and the signs needed to be replaced.

Councilmember Clark asked if staff will prepare a budget amendment. Mr. Pili explained that budget amendments are not typically presented for lowered expenses. He reiterated that the City is not paying the Chamber anything other than the annual dues.

Councilmember Curtis asked how much staff time is spent on Chamber matters. Mr. Pili stated economic development directors attend chamber events. These events are the City's opportunities to support local businesses.

Councilmember Curtis stated other City departments are not involved in related programs the way the Economic Development Director is with the Chamber. Mr. Pili explained the City provides a venue to Pony Express Events and paid $5,000 for their fireworks display.

Councilmember Curtis stated the lines are blurred between government and private entities. It creates problems to have the Economic Development Director focused on the Chamber. He expressed frustration that the City is so focused on economic development that other areas are lacking.

Regarding staff time, Mr. Sanborn stated it will take approximately thirty minutes to approve a sign slat; with an average wage of $30 an hour, it will cost approximately $500 a year for City staff to provide the required oversite to the ladder sign program. The 5% of revenue that the Chamber will pay the City will be more than $500 a year.

MOTION: ***Councilmember Gricius moved to approve an agreement between Eagle Mountain City, Utah and the Eagle Mountain Chamber of Commerce for the management and maintenance of the ladder signs with the condition that Article 4 Section 1 is amended to the following: "Compliance with Municipal Code. All ladder signs must comply with the Eagle Mountain City Municipal Code and Exhibit A, including but not limited to size, content, colors, designs, and priority. Minor modifications such as dimensions of sign slats are permissible as long as all slats on the single sign are the same dimension." Councilmember Burnham seconded the motion. Those voting aye: Stephanie Gricius, Donna Burnham, and Melissa Clark. Those voting nay: Colby Curtis. The motion carried with a vote of 3:1.***

15. CITY COUNCIL/MAYOR'S BUSINESS

None.

16. CITY COUNCIL BOARD LIAISON REPORTS

None.

17. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

18. ADJOURNMENT

MOTION: ***Councilmember Gricius moved to adjourn the meeting at 9:19 p.m. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

The meeting was adjourned at 9:19 p.m.

Approved by the City Council on October 15, 2019.

Fionnuala B. Kofoed, MMC
City Recorder

Eagle Mountain City
Planning Commission
Report of Action

October 8, 2024

ITEM #7.C. Elizabeth Lebrecht requests approval of a proposed site plan amendment application for Strides Pediatric Therapy, located at 18406 W. White Quest Drive (Parcel Number 59:051:0026), to add additional building locations and parking spaces. Steven Lehmitz (801) 789-6617 slehmitz@emcity.org SITE-24-5

The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 8, 2024:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the Municipal Council approve the above-noted application.

Motion By: Brent Strong (**to Recommend Approval**)

Second By: Robert Fox

Votes in Favor of Motion: Robert Fox, Jason Allen, Brent Strong, Rod Hess, and Craig Whiting

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

LEGAL DESCRIPTION FOR PROPERTY
The property included within the site plan is described in Exhibit A.

RELATED ACTIONS
On April 16, 2019, the City Council approved a code amendment (O-09-2019) that added a definition for "Equine Assisted Therapy Centers" and added the same as a conditional use in the Agriculture Zone. On May 28, 2019, the Planning Commission approved a conditional use permit and recommended approval of a site plan and preliminary plat. Then on October 1, 2019, the City Council approved the site plan and preliminary plat.

PROPOSED OCCUPANCY

- Variable depending on the number of buildings on the site

PROPOSED PARKING

- 50 total spots, 3 of which are for ADA parking

DEVELOPMENT AGREEMENT

N/A

STAFF PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES

N/A

CONCERNS RAISED BY PUBLIC

- Dave Snyder expressed his support and admiration for the site/business.

APPLICANT RESPONSE

Key points addressed in the applicant's presentation to the Planning Commission included the following:

- The applicants confirmed that the septic tank currently meets capacity and if the additional buildings are approved, then they would work with the Utah County Health Department to ensure that the septic system continues to maintain capacity.
- The fencing was approved and is now being improved by surrounding residential developments. The buildings from the original site plan were placed further to the west to keep them away from the property to the east.
- The applicants feel welcome in the community and want to expand their space to help the children feel more comfortable.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Hess asked the applicant about the septic tank and the fencing between the site and the property owner to east.
- Commissioner Whiting stated that the world needed more of this type of use and thanked the owners for what they provide for the community.

_____

Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

EXHIBIT A

ADJUSTED PARCEL 1 (59:051:0023): A parcel of land lying and situate in the Southeast Quarter of the Northeast Quarter of Section 19, and the Southwest Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Comprising the remaining 45.13 acres of that particular parcel of land described in that certain Parcel Line Adjustment recorded as Entry 96748:2017 of the Utah County Records. Basis of Bearing for Subject Parcel being Geodetic NORTH as determined by GPS or North 89°42'52" East 5339.92 feet coincident with the south line of the Northwest Quarter of said Section 19. Subject Parcel being more particularly described as follows: Commencing at the West Quarter corner of said Section 19, North 89°42'52" East 4009.29 feet coincident with said Quarter Section line; Thence North 00°00'16" West 816.10 feet to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 89°50'33" East 819.74 feet along a fence line to a number 5 rebar and cap stamped "PLS 356548"; Thence North 00°09'20" East 159.40 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°49'26" East 843.43 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 00°02'28" West 477.34 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°50'46" East 952.02 feet to the westerly right of way line of SR-73 and a number 5 rebar and cap stamped "PLS 356548"; Thence South 09°16'09" East 495.66 coincident with said right of way to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°47'15" West 1364.44 feet coincident with the south line of the Northwest Quarter of Section 20, Township 6 South, Range 2 West, Salt Lake Base and Meridian to the West Quarter Corner thereof; Thence South 89°42'52" West 1330.63 feet coincident with the south line of the Northeast Quarter of said Section 19 to a number 5 rebar and cap stamped "Flint LS 160156"; Thence North 00°00'16" West 816.10 feet to the point of beginning.

ADJUSTED PARCEL 2 (59:051:0019): A parcel of land lying and situate in the Southeast Quarter of the Northeast Quarter of Section 19, Township 6 South, Range 2 West, Salt Lake Base and Meridian. Comprising 9.80 acres, the 6.80 acres of land contained in that particular parcel of land described in that certain Parcel Line Adjustment recorded as Entry 23908:2019 of the Utah County Records and a 3.00 acre portion of "Adjusted Parcel 59:051:0020" described in that certain Parcel Line Adjustment recorded as Entry 96749:2017 of said County Records, (currently known as Tax Parcel 59:051:0023) Basis of Bearing for Subject Parcel being Geodetic NORTH as determined by GPS or North 89°42'52" East 5339.92 feet coincident with the south line of the North Half of said Section 19. Subject Parcel being more particularly described as follows: Commencing at the West Quarter corner of said Section 19, thence North 89°42'52" East 4009.29 feet coincident with said Quarter Section line; Thence North 00°00'16" West 816.10 feet to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence North 00°00'16" West 518.64 feet to the Sixteenth Section Line and a found rebar and cap stamped "FLINT LS 160156"; Thence North 89°56'17" East 733.69 feet coincident with said sixteenth section line to a number 5 rebar and cap stamped "PLS 356548": Thence North 00°07'41" East 33.00 feet; Thence North 89°56'17" East 600.00 feet; Thence South 00°07'41" West 33.00 feet; Thence South 89°56'17" West 512.50 feet; Thence departing said sixteenth section line South 00°09'20" West 521.79 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°50'33" West 819.74 feet to the point of beginning.

RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPOINTING THE EAGLE MOUNTAIN CITY MANAGER, EFFECTIVE DECEMBER 30, 2024, AND APPROVING AN AGREEMENT FOR CITY MANAGER SERVICES

PREAMBLE

WHERAS, the City Council of Eagle Mountain City, Utah, approved Resolution R-72-2024 on October 15, 2024, which selected the final City Manager applicants; and

WHEREAS, the City Council of Eagle Mountain City, Utah, interviewed said candidates on October 24, 2024, and approved Resolution R-77-2024 to extend an offer for the position of City Manager and authorize the Mayor and Councilmember Brett Wright to negotiate an employment agreement; and

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to appoint _____ as the City Manager effective December 30, 2024, and approve an agreement for City Manager Services.

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

1. _____ is hereby appointed as the Eagle Mountain City Manager.

2. The agreement for City Manager Services is hereby approved.

3. This Resolution shall take effect on December 30, 2024.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 6th day of November, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 6th day of November, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **NOVEMBER 6, 2024**
TITLE:	Wayfinding Signs Design and Price Estimate
ITEM TYPE:	Resolution
FISCAL IMPACT:	
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING
No

PREPARED BY
Terrence Dela Peña, Finance Analyst

PRESENTED BY
Terrence Dela Peña

RECOMMENDATION:
Staff recommends the City Council approve the agreement to provide the City with six new wayfinding signs. This aims to add value by creating new signs that will enhance the overall look and feel of the community. The signs will help residents, drivers, tourists, and others be aware of the location of our city facilities, parks, and amenities.

BACKGROUND:
Last July 2, 2024, Staff made a presentation about the design, specs, and location of six wayfinding signs. On September 17, 2024, the Council approved a resolution to pick Impact Signs as a vendor for this project. The Council was still deciding which materials to use for the post. Staff conducted a survey to get feedback on which material the council would like to use for the post. The majority picked the wood post for the wayfinding signs. Now, the staff is able to get the final design and price estimate for the Council to consider, which is within the design standards of the GSBS study, and the price estimate is within the budget allocated for this project.

ITEMS FOR CONSIDERATION:
There was a need to replace the existing wayfinding signs even before the City rebranded. Still, in order to implement the new logo and colors, this project waited until the rebranding was done. Now that we have a new logo and colors and this project is already allocated with budget from Utility Sale Proceeds, Staff recommends its approval so residents, business stakeholders, and other visitors will appreciate the look and feel that Council, Staff, and residents want in our community.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. RES--Wayfinding Signs Agreement
2. Impact Signs Proposal
3. Impact Signs Design

RESOLUTION NO. R-_____-2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING AN AGREEMENT WITH IMPACT SIGNS FOR SIX WAYFINDING SIGNS

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve an agreement with Impact Signs for six wayfinding signs, as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah for and in consideration of the mutual promises, covenants and agreements hereinafter set forth, the parties hereto agree as follows:

1. The Agreement with Impact Signs is approved, as set forth in Exhibit A.

2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 6th day of November, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 6th day of November, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A

IMPACT SIGNS
Excellence in Quality by Design
2236 S. 3270 W. Unit 1, Salt Lake City, UT 84119 Office: 801-972-5101 Fax: 801-972-2530
www.impact-signs.com

PROPOSAL

Proposal #: 24765

Proposal Date: 10/30/24
Customer #: CRM009944
Page:

SOLD TO:	JOB LOCATION:
Eagle Mountain City 1650 Stagecoach Run Eagle Mountain UT 84005	Eagle Mountain City 1650 Stagecoach Run Eagle Mountain UT 84005 REQUESTED BY: Terrance Dela Pena

IMPACT SIGNS (HEREINAFTER CALLED THE "COMPANY") proposes and upon the acceptance by the Customer evidenced by signing this Proposal, agrees to furnish all the materials and perform all the labor necessary for the completion of the following:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
6	* QUOTE #27708 Manufacture and install 6 each 8-1/2" X 8-1/2" pressure treated fir posts with bleach stain with 1/2" thru bolted structure non-illuminated direction signs. Wayfinding signs to have 1/4" aluminum panels and reflective vinyl copy. Impact to excavate 12" wide x 3'6" deep x 3' long Direct bury posts. REVISED ESTIMATE 10/30/24	$7,980.00	$47,880.00
		SUB TOTAL:	**$47,880.00**
		ESTIMATED SALES TAXES:	**$0.00**

The price quoted herein does not include primary electrical power supply to the Sign (s), $300.00 permit acquisition fee, municipal fees, engineering fees, or applicable taxes unless specifically stated hereinabove. Customer shall obtain all permits and permission from the building owner, and/or others whose permission is required for the installation of the sign and said shall be liable for any obstruction of delivery due to delay in obtaining such permission, and if customer executes this contract of sales without ever obtaining permission from party or parties necessary for the installation of said sign, then he purchases same and is bound to the terms and conditions of this contact as though he had obtained said permission and he agrees to relieve the company from any liability for its failure within 10 days of delivery to erect or install said sign and shall indemnify Impact from all liability and loss in the event the necessary permits or permission has not been secured.

TOTAL PROPOSAL AMOUNT: $47,880.00

TERMS: **50% down, balance due upon completion.** A service fee of three percent (3%) will be added to the total amount paid with a credit card. VISA, MasterCard & Discover accepted. American Express rate is variable, please call for details.

This proposal may be withdrawn if not accepted within 30 days.

Terms & Conditions

These Terms and Conditions with the executed Proposal by the Customer (including any documents referenced therein) are collectively referred to as the "Agreement." The display(s), product(s), equipment, hardware, software and other items, as described in this Agreement, are collectively referred to as the "Sign."

IMPACT SIGNS
Excellence in Quality by Design
2236 S. 3270 W. Unit 1, Salt Lake City, UT 84119 Office: 801-972-5101 Fax: 801-972-2530
www.impact-signs.com

PROPOSAL
Proposal #: 24765

Proposal Date: 10/30/24
Customer #: CRM009944

1. LIMITED WARRANTY: Impact warrants that the solid-state components of the Sign from the manufacturer shall be free from material defects in materials and workmanship for the period warranted by the manufacturer. Components of the Sign provided by Impact shall be warranted for a period of one year unless specifically stated herein. Fluorescent and incandescent lamps have no warranty.

THE ABOVE WARRANTIES CANCEL AND SUPERSEDE ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF NON-INFRINGEMENT, MERCHANTABILITY, AND FITNESS FOR PURPOSE.

2. INSPECTION: Customer shall carefully inspect the Sign within two (2) business days of installation. If the Sign does not meet the requirements as set forth in the Agreement, Customer shall promptly, and in no event more than five (5) calendar days thereafter, give Impact written notice of the nonconformance claimed. ABSENCE OF TIMELY, WRITTEN NOTICE SHALL BE CONCLUSIVE EVIDENCE THAT THE SIGN IS ACCEPTABLE TO CUSTOMER AS DELIVERED AND INSTALLED.

3. MAINTENANCE: Customer agrees to maintain the Sign in good repair and condition during the warranty period, and free and clear of all liens and encumbrances, until the Total Price, plus all and costs, fees, taxes, and assessments chargeable to Customer (collectively hereinafter "Total Sale Price") have been paid in full.

4. INSTALLATION: (a) Customer agrees to provide **PRIMARY POWER/ELECTRICAL SERVICE TO SIGN** of suitable capacity and within 10 feet of each Sign location **prior** to the time of installation. If primary power/electrical service is not provided at time of installation, Customer shall be responsible to make the final connection from the primary electrical wire to the Sign(s). Furthermore, customer agrees to provide dedicated branch circuits for all Signs. All branch circuits shall be dedicated to Signs (including ground and neutral) and shall not be shared with other loads. Photocells and/or time clock for all ILLUMINATED SIGNAGE provided by others unless specifically stated herein.

(b) In the event Impact encounters subsurface or concealed conditions which are extraordinary or unexpected such as subsurface water, rock, or pipelines, Customer shall compensate Impact for such additional work on a time and materials basis. Impact shall not be responsible for damage to underground pipes, sewer lines, sprinkling systems or any other underground obstructions unless notified of their location in writing prior to commencement of the installation. Absent such written notification, Customer shall pay for any resulting damage. Impact will exercise reasonable care while installing the Sign but shall not otherwise be responsible for damage to above ground improvements. In the event Impact installs a Sign for Customer on a finished surface that requires penetration, Impact will seal such penetrations with products and procedures otherwise common in the sign industry, which may not meet warranty requirements. Impact shall thereafter have no responsibility for damage that may result from the installation.

5. BILLING AND PAYMENT: Customer shall pay fifty percent (50%) down upon acceptance of the Proposal and the remaining fifty percent (50%) upon the completion. Time is of the essence. In the event of non-payment, customer agrees to pay interest in the amount of 1.5% per month, (18% per annum) as well as reasonable collection or attorney fees associated with recovering past due amounts. Customer acknowledges that governmental permission to install and maintain the Sign may be revoked or terminated. Customer shall not be released from its obligations to pay the Total Sale Price if at Customer's direction the Sign is installed at a location deemed to be illegal, or if government permission is revoked or terminated. Impact's acceptance of a late payment, or waiver of any other of Customer's obligations in the Agreement, shall not be construed as a waiver of Impact's rights.

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"Excellence in Quality by Design"
2236 S. 3270 W. Unit 1, Salt Lake City, UT 84119 Office: 801-972-5101 Fax: 801-972-2530
www.impact-signs.com

PROPOSAL
Proposal #: 24765

6. SECURITY INTEREST: Impact shall retain Title to the Sign until the Total Sale Price has been paid in full, at which time title shall pass to Customer. To secure performance of Customer's obligations, including without limitation Customer's obligation to pay the Total Sale Price upon the terms of the Agreement, Customer grants to Impact a first priority, purchase-money security interest in the Sign (and any proceeds therefrom) and permission to perfect, assign, amend, continue, and/or terminate that security interest in any way allowed by applicable law.

7. DEFAULT: In the event of a default by Customer in the payment of any installment when due, or fails to perform any other obligation herein, or bankruptcy, receivership, or other insolvency proceedings are commenced by or against it ("Default"), Customer shall, without notice, immediately be indebted to and hereby agrees to pay Impact an amount equal to the Total Sale Price.

8. REPOSSESSION: Impact may terminate this Agreement and may (but has no obligation to) repossess the Sign or any component(s) of it if Customer fails to pay any installment when due, or otherwise Defaults in any of its obligations herein, without resort to judicial process and without liability for trespass. Impact's right of repossession includes the right to render the Sign ineffective. Repossession by Impact shall not be construed as an acceptance of Customer's surrender of the Sign. Termination of the Agreement or repossession of the Sign shall not deprive Impact of its remedies for Default as set forth herein or any and all other damages suffered by reason of Customer's Default.

9. DISPUTES: The parties agree to employ good faith efforts to amicably resolve any claims or disputes that may arise. If unsuccessful for any reason, at Impact's sole option and upon Impact's written notice to Customer, such claims or disputes may be submitted to formal mediation, with each party to pay one-half of the costs. In case of litigation, venue of any action shall be brought only in the state or federal courts located in Salt Lake County, State of Utah. The Agreement shall be construed in accordance with the laws of the State of Utah, without regard to its conflict of law's provisions. If Impact places the Agreement with a collection agency or an attorney after Default for enforcement or collection, Customer shall pay all costs thereof including reasonable attorneys' fees. Impact shall not be liable for special, incidental, or consequential damages, including lost profits, irrespective of cause or theory.

10. INDEMNIFICATION: Except to the extent of Impact's negligence or willful misconduct, Customer shall indemnify, defend, and hold harmless Impact and its officers, directors, employees, agents, and subcontractors of and from any and all claims, costs (including reasonable attorney's fees), damages, and liabilities, at law or in equity, arising out of or related to the Agreement or Customer's use of the Sign, including, without limitation, any media displayed on the Sign or any resale of the Sign.

11. LIMITED LICENSE TO USE SOFTWARE: If the Sign includes software, ownership of the software remains with Impact, and Customer is granted a limited license to use it strictly in accordance with the terms and conditions of the Limited License Agreement that is available for review on request. Customer hereby agrees to use the software only in accordance with such terms and conditions.

12. ENTIRE AGREEMENT: This Agreement reflects the entire agreement between the parties and supersedes any prior agreements and understandings.

13. FORCE MAJEURE: Performance by Impact shall be subject to delay by strikes, breakage, fires, unforeseen commercial delays, insurrection, wars, acts of terror, acts of God, and governmental regulations.

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www.impact-signs.com

PROPOSAL

Proposal #: 24765

This Proposal will become effective and represent an agreement for the work to begin upon the execution by the Customer. The work will begin after Customer makes the first payment of fifty percent (50%) of the Total Price.

SALESPERSON: _____ DATE: _____

ACCEPTED BY: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

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www.impact-signs.com

DEPOSIT INVOICE

Invoice #: DP24765

Inv Date: 10/30/24
Customer #: CRM009944

SOLD TO:	JOB LOCATION:
Eagle Mountain City 1650 Stagecoach Run Eagle Mountain UT 84005	Eagle Mountain City 1650 Stagecoach Run Eagle Mountain UT 84005 REQUESTED BY: Terrance Dela Pena

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
Terrance Dela Pena		BILLY BAKER	10/30/24	50.0% Due Upon Receipt	05/25/25

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
6	* QUOTE #27708 Manufacture and install 6 each 8-1/2" X 8-1/2" pressure treated fir posts with bleach stain with 1/2" thru bolted structure non-illuminated direction signs. Wayfinding signs to have 1/4" aluminum panels and reflective vinyl copy. Impact to excavate 12" wide x 3'6" deep x 3' long Direct bury posts. REVISED ESTIMATE 10/30/24	$7,980.00	$47,880.00
		S U B T O T A L	$47,880.00
	* INDICATES TAXABLE ITEM — ESTIMATED SALES TAXES		$0.00
	TOTAL PROPOSAL AMOUNT ***** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION *****		$47,880.00
		PLEASE PAY THIS DEPOSIT AMOUNT:	**$23,940.00**

IF THIS COPY IS VISIBLE ON PHYSICAL PRINTS IT MAY INDICATED THAT ARTWORK HAS BEEN PRINTED "TO FIT" AND MAY NOT BE AT CORRECT SCALE.

SIGN PACKAGE FOR

EAGLE MOUNTAIN CITY - WAYFINDERS

PRESENTED BY

IMPACT SIGNS

SERVING OUR CLIENTS NATIONALLY

IF THIS COPY IS VISIBLE ON PHYSICAL PRINTS IT MAY INDICATED THAT ARTWORK HAS BEEN PRINTED "TO FIT" AND MAY NOT BE AT CORRECT SCALE.

SIGN TYPE W - WOODEN WAYFINDERS

MANUFACTURE & INSTALL

SIX [6] DIRECT BURIAL WOOD POSTS w/ ALUM PANELS & VINYL COPY.

COLOR SCHEDULE

SCREEN AND PRINT COLORS MAY VARY

VINYL

- 3M WHITE REFLECTIVE VINYL
- *CUSTOMER TO PROVIDE SAMPLE*

PAINT

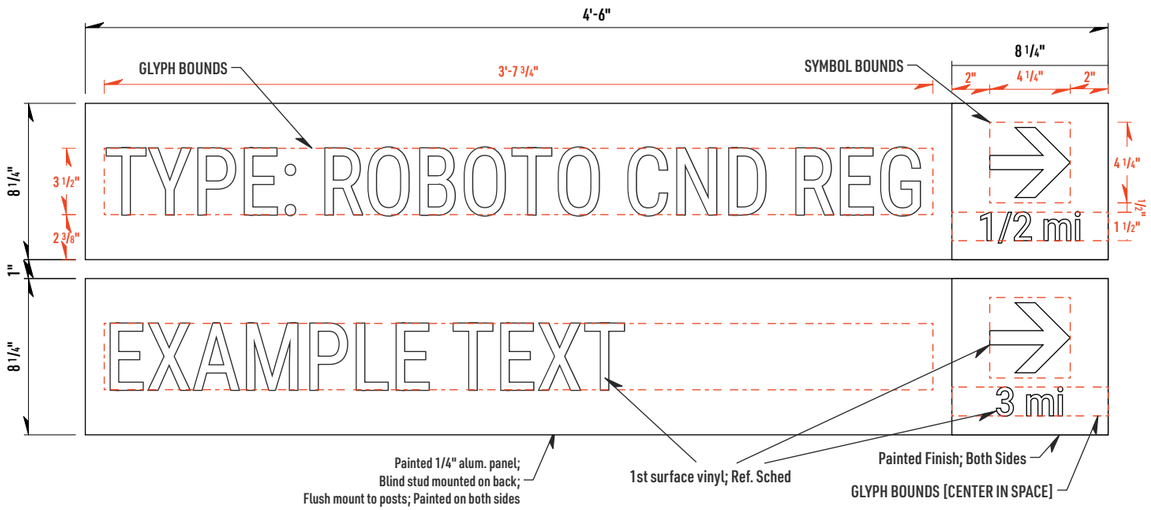
- DULUX TO MATCH PM 7577
- DULUX TO MATCH PM 575
- DULUX TO MATCH PM 541
- DULUX TO MATCH PM 137

WOOD

- BLEACHED PRESSURE TREATED LUMBER

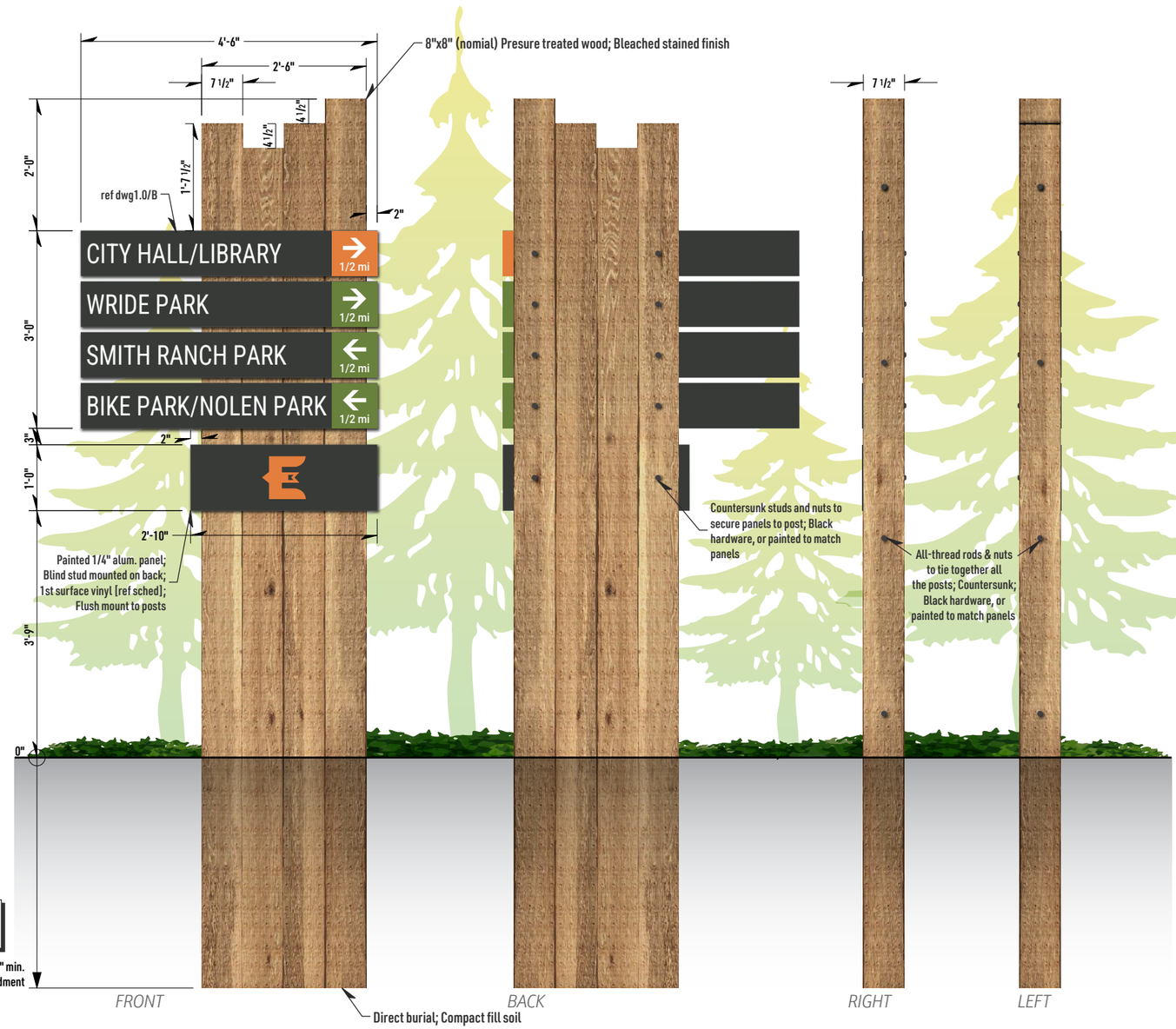
NOTE

MILEAGE SUBJECT TO CHANGE BASED ON FINAL SIGN PLACEMENT



B **SIGN TYPE W**

PANEL DETAILS
SCALE 1½" = 1'



A **SIGN TYPE W - TYPICAL** WOODEN WAYFINDERS
QTY 6

PROJECT DETAILS
SCALE ½" = 1'

NFP

SALES _____ DESIGNER _____ PRINT DEPT _____ SHOP PRODUCTION _____ INSTALL MANAGER _____

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Salt Lake City, UT
Phone: 801-972-5101
Fax: 801-972-2530
www.impact-signs.com

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This drawing is provided for the purpose of illustrating the proposed project. Unauthorized use, copying, scanning or sharing is strictly prohibited & protected by law. Customer responsible for providing electrical service to sign. Impact Signs will not be held liable for any underground damage during excavations. Colors depicted may not match actual colors on finished product.
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CUSTOMER APPROVAL _____ DATE _____

Eagle Mountain City Wayfinders

CLIENT INFO
Eagle Mountain City
Various Locations
Eagle Mountain, UT

DRAWING INFO
W1
Wood post wayfinders
SCALE **AS NOTED**
SALES **Kevin A.** | DESIGN Justin R | ORIG. DATE **2024.10.25**

DRAWING № **1.0** SHEET **1 of 2**

REVISION № **R2** **2024.10.30**

DSGN_Eagle Mountain City - Wayfinders_1.0_Wayfinder - Typical.ai

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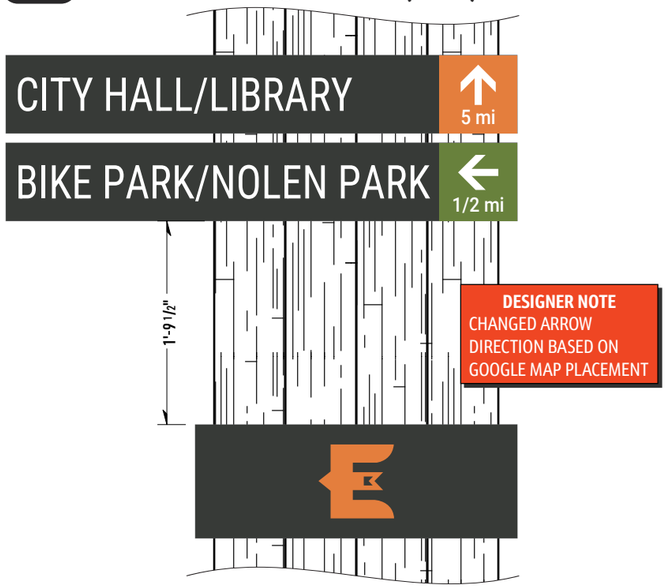
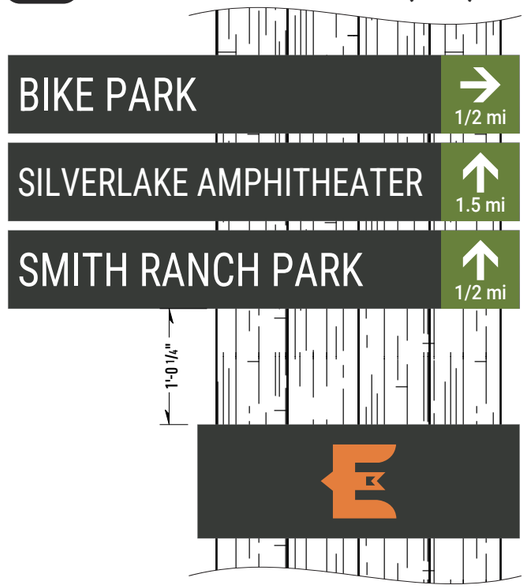
NOTE
MILEAGE SUBJECT TO CHANGE
BASED ON FINAL SIGN PLACEMENT

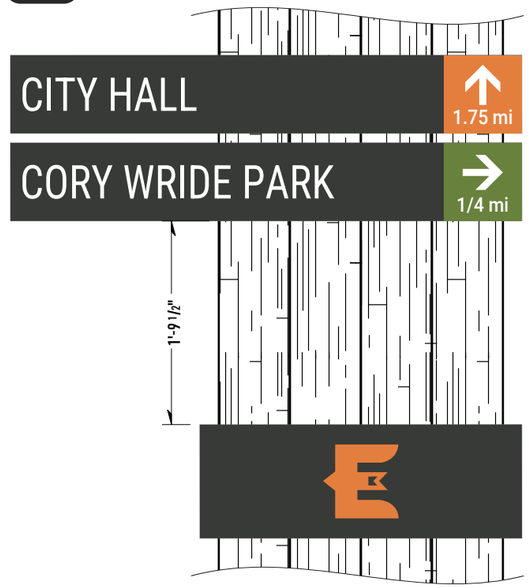
W2A 1 / PONY EXPRESS @ RANCHES (WEST)



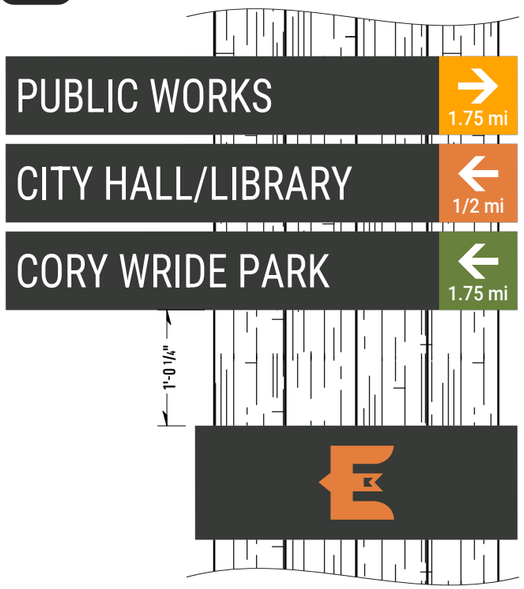
W3A 2 / PONY EXPRESS @ RANCHES (EAST)



W2B 3 / PONY EXPRESS @ MID VALLEY RD

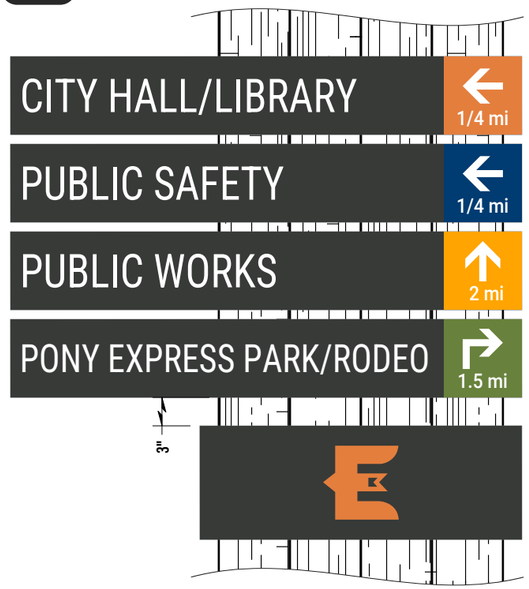


W2B 4 / EM BLVD @ PONY EXPRESS



W4A 5 / RANCHES @ PONY EXPRESS

W4B 6 / PONY EXPRESS @ CITY HALL



A **SIGN TYPE W - KEYSTROKING** WOODEN WAYFINDERS

MESSAGE LAYOUT
SCALE 3/4" = 1'

1977 45 YEARS 2022

NFP

SALES _____ DESIGNER _____ PRINT DEPT _____ SHOP PRODUCTION _____ INSTALL MANAGER _____

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CUSTOMER APPROVAL _____ DATE _____

Eagle Mountain City Wayfinders

CLIENT INFO
Eagle Mountain City
Various Locations
Eagle Mountain, UT

DRAWING INFO
W1
Wood post wayfinders
SCALE **AS NOTED**
SALES
DESIGN Justin R.
ORIG. DATE 2024.10.25

DRAWING № **1.1** SHEET **2 of 2**

REVISION № **R2** 2024.10.30

DSGN_Eagle Mountain City - Wayfinders_1.1_Wayfinder - Keystroking.ai

RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE DEVELOPMENT AGREEMENT FOR BRYLEE FARMS PHASE B

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Development Agreement for Brylee Farms Phase B, as set forth more specifically in Exhibit A.

NOW THEREFORE, 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 Development Agreement for Brylee Farms Phase B, as set forth in Exhibit A.

2. The Development Agreement for Brylee Farms Phase B 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 6th day of November, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 6th day of November, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

WHEN RECORDED RETURN TO:
Eagle Mountain City
c/o City Recorder
1650 E Stagecoach Run
Eagle Mountain, UT 84005

DEVELOPMENT AGREEMENT FOR BRYLEE FARMS PHASE B

This DEVELOPMENT AGREEMENT FOR BRYLEE FARMS PHASE B ("**Agreement**") is entered into as of this _____ day of _____, 2024 ("**Effective Date**"), by and between LANDEX Development LLC, a Utah limited liability company ("**Developer**"), and Eagle Mountain City, a political subdivision of the State of Utah ("**City**"). City and Developer may hereinafter be referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

A. On July 16th, 2019, City approved a Preliminary Plat application by Concord Homes ("**Developer's Predecessor**"), to allow development and construction of 162 townhome units at approximately, _____ in City, to be known as Brylee Farms Phase B ("**Project**").

B. On January 5th, 2021, City approved an Amended Preliminary Plat application & Site Plan Final Approval of Plats 1 & 2 by Fieldstone & Concord Homes ("**Developer's Predecessor**"), to allow development and construction of 162 townhome units at approximately, _____ in City, to be known as Brylee Farms Phase B ("**Project**").

C. Developer or Developer's Predecessor has recorded plats 1 & 2 in Phase B of the Project and is preparing to record the next plat.

D. Developer or Developer's predecessor has completed construction of the infrastructure and amenities in Plats 1 & 2 of the Project, and building permits have been issued for 49 townhomes in Plats 1 & 2.

E. Developer or Developer's predecessor has partially completed installation and construction of infrastructure and amenities for future plats of the Project.

F. Eagle Mountain Municipal Code Section 16.20.060 (**"Ordinance"**) indicates that a preliminary plat expires within two years of the approval or, in the case of phased projects, within two years of the most recent final plat approval. Developer has purchased the Project from Developer's Predecessor, and has since been informed by the City that, in accordance with the Ordinance, the City believes that the Preliminary approvals for the project, including the preliminary plat, may have expired.

G. Developer and City desire to reinstate the preliminary approvals for the Project, and allow Developer to complete the project, all on the terms and conditions set forth herein.

H. City, acting pursuant to its authority under the Utah Code and the Eagle Mountain Municipal Code, and in furtherance of its land use policies, goals, objectives, ordinances, and regulations, in the exercise of its discretion, has elected to approve and enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties hereby agree as follows:

1. Scope of Agreement. This Agreement supersedes and replaces previous approvals received on the Project only on matters addressed herein. All other approvals licenses, and entitlements previously received by the Project remain in full force and effect as of the date granted.

2. Reinstatement of Previous Approvals. To extent previously received approvals in the Project have expired, including but not limited to the preliminary plat, such approvals are hereby reinstated in full, and vested as of the original vesting date. Developer shall be entitled to complete the Project as originally approved.

3. Remaining Unit Types. Developer agrees that beginning at Plat 3, and for the remaining portions of the Project, Developer will provide a mix of housing types, sizes, and designs with the intent to improve attainability of housing. Developer shall include at least 40 three-story townhome units with garages no less than 600 square feet throughout remaining future plats. The remaining townhome units will be two story with garage sizes as originally approved.

4. Benchmarks. Developer agrees to proceed promptly with development of the Project and reasonably continue through Project completion. In accordance with Eagle Mountain City Code section 16.10.080, and tracking the four requirements in section B, Developer agrees to meet the following benchmarks:

4.1. Developer shall apply for site plan or plat approvals for Plat 3 of the Project within 120 days of the Effective Date.

4.2. In order to allow for possible coordination with limited construction seasons, Developer shall begin site work within six months of approval of the first site plan or plat.

4.3. Developer shall complete curb, gutter, and road construction in a particular plat prior to the issuance of the first certificate of occupancy for that plat.

4.4. All open space, parks, and trails that has yet to be completed is in Plat 4 of the Project. Developer shall complete all open space, parks, and trails for Plat 4 prior to the issuance of the first certificate of occupancy for that phase.

5. Rental Cap. Within 30 days of the Effective Date, Developer, as declarant, shall cause an amendment to the governing documents of the association reasonably restricting rentals of the units, with an intended cap of no more than 20% of the units being rented and not owner occupied.

6. Miscellaneous.

6.1. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police power of Eagle Mountain City in enacting zoning, subdivision development, and related land use plans, policies, ordinances and regulations after the date of this Agreement.

6.2. Expiration. This Agreement shall expire on a date that is six years from the effective date ("**Expiration Date**"). To the extent that the Project in incomplete as of the Expiration Date, or Developer fails to meet the Benchmarks in Paragraph 4, above, the unused density units shall not expire, but Developer or any successor developer shall be obligated to complete the project in accordance with the applicable City ordinances in place as of the Expiration Date. This Agreement may be extended beyond the Expiration Date upon the written agreement of the Parties, and in accordance with the standards set forth in City ordinances.

6.3. Amendments. This Agreement may be amended upon the written agreement of the Parties, and in accordance with the standards set forth in City ordinances.

6.4. Compliance with City Standards. Developer expressly acknowledges that nothing in this Agreement shall be deemed to relieve Developer from the obligation to comply with all applicable requirements of City, including the payment of fees and compliance with all other applicable ordinances.

6.5. No Joint Venture or Partnership. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto nor any rights or benefits to third parties.

6.6. Agreement to Run with the Land. This Agreement shall be recorded and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership of any portion of the Property.

6.7. Assignment. Neither this Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without the assigning the rights as well as the responsibilities under this Agreement and without prior written consent of the City, which review is intended to assure the financial capability of any assignee. Such consent shall not be unreasonably withheld.

6.8. Attorneys' Fees. In the event of any action at law or equity to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and court costs in addition to any other relief to which such party may be entitled.

6.9. Counterparts. This Agreement may be executed in any number of counterparts, each of which will be an original but all of which will constitute one and the same instrument. Each party agrees to exchange original signatures in due course.

6.10. Entire Agreement. This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof, incorporates all prior agreements, and may only be modified by a subsequent writing duly executed by the parties.

6.11. Governing Law. This Agreement shall be interpreted, construed, governed and enforced according to the laws of the State of Utah, without giving effect to its conflict of laws principles.

6.12. 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 CITY 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.

6.13. 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. The provisions may be waived only in writing and signed by the party intended to be benefited by the provisions being waived.

6.14. Severability. Except as specifically stated herein, any provision of this Agreement, or portion thereof, that is declared by a court of competent jurisdiction to be invalid or unenforceable shall not affect the validity of the remainder of this Agreement and each paragraph of this Agreement will be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the date first above written.

[Signatures on following page]

CITY:
Eagle Mountain City,
a political subdivision of the State of Utah

_____
Tom Westmoreland, Mayor

Attest:

_____
Fionnuala Kofoed, City Recorder,

Approved as to form:

_____
Marcus Draper, City Attorney

DEVELOPER:

LANDEX Development, LLC,

By: _____
Name: _____
Title: _____

STATE OF UTAH)
):ss
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024 by _____.

_____
NOTARY PUBLIC
Residing at: _____

My Commission Expires:

_____

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **NOVEMBER 6, 2024**
TITLE:	Easement Code Amendment
ITEM TYPE:	Ordinance
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the City Council approve the proposed code amendment.

BACKGROUND:
This item was tabled at the October 15, 2024, City Council meeting. The Council directed Staff to add a definition for "conservation easements." They also wanted to have the Planning Commission be the land use authority for conservation easement considerations with the City Council to be the land use authority for easements located on the Ranches Golf Course. Those changes have been made to the attached, proposed code amendment.

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

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission forwarded a positive recommendation (5-0) to the City Council. (see attached Report of Action)

ATTACHMENTS:
1. ORD--EMMC 17.10 Definitions & 17.59 Easements
2. EMMC 17.10 Definitions & 17.59 Easements - Redlines
3. 10.08.2024 Planning Commission Report of Action

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 17.10.030 DEFINITIONS AND ENACTING CHAPTER 17.59 EASEMENTS

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 17.10.030 Definitions and enact Chapter 17.59 Easements, 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 Section 17.10.030 Definitions and enact Chapter 17.59 Easements.

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, Utah, this 6th day of November, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on the 6th day of November, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____
Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____.

Exhibit A

17.10.030 Definitions.

"Conservation easement" means an easement, covenant, restriction, or condition in a deed, will, or other instrument signed by or on behalf of the record owner of the underlying real property for the purpose of preserving and maintaining land or water areas predominantly in a natural, scenic, or open condition, or for recreational, agricultural, cultural, wildlife habitat or other use or condition consistent with the protection of open land.

“Easement” means a nonpossessory property interest that provides a right to enter, use, or enjoy real property owned by or in the possession of another and imposes on the owner or possessor a duty not to interfere with the entry, use, or enjoyment permitted by the instrument creating the easement or, in the case of an easement not established by express grant or reservation, the entry, use, or enjoyment authorized by law.

“Public utility easement” means the same as that term as defined in Utah Code Section 54-3-27, as amended.

Chapter 17.59
EASEMENTS

17.59.010 Purpose.

The purpose of this chapter is to provide standards and practices for the protection, use, and release of easements throughout the city.

17.59.020 General standards.

The following standards shall apply to all easements located within the city unless otherwise noted:

A. Structures. No structure which cannot be removed shall be constructed across or within an easement.

1. Exception: Fencing, excluding screen walls, retaining walls, and golf course netting, may be placed across or in easements provided that the fencing does not interfere with the rights of the easement holder.

B. Developers and subdividers may be required to grant easements for utilities, maintenance, or other public purposes.

17.59.030 Easement vacations, releases, and encroachments.

Except as otherwise provided for or restricted by law, persons may petition for an easement to be vacated, released, or encroached upon, though approval may only be given on a case-by-case basis. To vacate, release, or encroach upon an easement, the petitioner must obtain and submit the following to the Planning Department:

A. A letter from each individual, corporation, partnership, organization, association, trust, governmental agency, or any other legal entity that holds a right to the easement. The letter must specify that the holder of the easement is willing to vacate, release, or allow encroachment within the easement.

B. A letter from the City Engineer stating that the City is willing to vacate, release, or allow encroachment with the easement.

C. Notwithstanding any other provision of this chapter, encroachment in a public utility easement by a structure which cannot be removed shall not be permitted.

17.59.040 Approval process.

A. Planning Director. The Planning Director shall be the land use authority for all applications submitted pursuant to this chapter, except applications to vacate, release, or encroach upon easements on the Ranches Golf Course or conservation easements located anywhere in the City. Upon receiving all necessary letters from easement holders and the City Engineer as required in EMMC 17.59.030, the Planning Director shall prepare a notice of decision to be sent to the applicant and the City Recorder.

B. Planning Commission. The Planning Commission shall be the land use authority for applications submitted pursuant to this chapter to vacate, release, or encroach upon a conservation easement. For conservation easements, the Planning Director shall schedule the matter before the Planning Commission to consider the application upon receiving all necessary letters from easement holders and the City Engineer as required in EMMC 17.59.030.

C. Golf Course. The City Council shall be the land use authority for applications submitted pursuant to this chapter to vacate, release, or encroach upon any easement located on the Ranches Golf Course. For easements located on the Ranches Golf Course, the Planning Director shall schedule the matter before the City Council to consider the application upon receiving all necessary letters from easement holders and the City Engineer as required in EMMC 17.59.030.

D. City Recorder. The City Recorder shall file the notice of decision and record any documents pertinent to the requested vacation, release, or encroachment of an easement.

E. Agreement. Upon receiving approval from the Planning Director to encroach upon an easement, the applicant shall enter into an agreement with the City governing the terms of any encroachment. This subsection shall not apply in cases where the easement is vacated or released.

This is not included in the proposed code amendment, but is included as a reference since it is the definition being used for a "Public utility easement"

54-3-27. Public utility easement.

(1) As used in this section:

(a) "Protected utility easement" means a recorded easement or right-of-way:

(i) for the use and installation of a utility facility; and

(ii) the ownership of which a gas corporation, electric corporation, or telephone corporation acquires and holds by any lawful means.

(b) "Public utility easement" means the area on a recorded plat map or other recorded document that is dedicated to the use and installation of public utility facilities.

(2) (a) A public utility easement provides a public utility with:

(i) the right to install, maintain, operate, repair, remove, replace, or relocate public utility facilities; and

(ii) the rights of ingress and egress within the public utility easement for public utility employees, contractors, and agents.

(b) Notwithstanding Subsection (3), a public utility shall restore or repair, at the expense of the public utility, any fence, grass, soil, shrubbery, bushes, flowers, other low level vegetation, sprinkler system, irrigation system, gravel, flat concrete, or asphalt damaged or displaced from the exercise of the easement rights described in Subsection (2)(a).

(3) Except as provided in Subsection (2)(b), if a property owner places improvements to land that interfere with the easement rights described in Subsection (2)(a), the property owner shall bear the risk of loss or damage to those improvements resulting from the exercise of the easement rights described in Subsection (2)(a).

(4) (a) Except as provided in Subsection (4)(b), a public utility easement is nonexclusive and may be used by more than one public utility.

(b) Notwithstanding Subsection (4)(a), a public utility may not:

(i) interfere with any facility of another public utility within the public utility easement; or

(ii) infringe on the legally required distances of separation between public utility facilities required by federal, state, or local law.

(5) A subdivision plat that includes a public utility easement may not be approved by a county or municipality unless the subdivider has provided the county or municipality proof that the subdivider has, as a courtesy, previously notified each public utility that is anticipated to provide service to the subdivision.

(6) A person may not acquire, whether by adverse possession, prescription, acquiescence, or otherwise, any right, title, or interest in a public utility easement

or protected utility easement that is adverse to or interferes with a public utility's full use of the easement for the purposes for which the easement was created.

(7) A gas corporation's, electric corporation's, or telephone corporation's failure to possess, occupy, or use a protected utility easement does not diminish or extinguish any right that the gas corporation, electric corporation, or telephone corporation has under the easement.

(8) Nothing in this section may be construed to affect the right of a condemnor to condemn a public utility easement as provided by law.

Amended by Chapter 245, 2009 General Session

Eagle Mountain City

Planning Commission
Report of Action

October 8, 2024

ITEM #7.D Staff requests approval for a development code amendment that adds the definition for an easement and proposes EMMC 17.59 as a new chapter that establishes standards related to easements. Steven Lehmitz (801) 789-6617 slehmitz@emcity.org

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The following action was taken by the Planning Commission on the above-described item at its regular meeting of October 8, 2024:

RECOMMENDED APPROVAL

On a vote of 5:0, the Planning Commission recommended that the City Council approve the above-noted proposal.

Motion By: Craig Whiting (**to Recommend Approval**)

Second By: Jason Allen

Votes in Favor of Motion: Brent Strong, Rod Hess, Craig Whiting, Robert Fox, and Jason Allen

Jason Allen was present as Chair.

Includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

STAFF PRESENTATION
The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

CITY DEPARTMENTAL ISSUES
N/A

CONCERNS RAISED BY PUBLIC
Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission.

APPLICANT RESPONSE

N/A

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- Commissioner Hess asked Attorney, Marcus Draper, about the definition provided for an easement and how it works with the State's definition.
- Commissioner Allen asked for clarification about what is meant by a structure that can't be removed, and Commissioner Strong echoed the question.

_____

Planning Director

See Key Land Use Policies of the Eagle Mountain General Plan, applicable Titles of the Eagle Mountain City Code, and the Staff Report to the Planning Commission for further detailed information.

Administrative decisions of the Planning Commission **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees to the Planning Division, **within fourteen (14) calendar days of the Planning Commission's decision** (Eagle Mountain City office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **NOVEMBER 6, 2024**
TITLE:	Eagle Mountain City Master Facilities Plan
ITEM TYPE:	Resolution
FISCAL IMPACT:	
APPLICANT:	City Staff

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY
Terrence Dela Peña, Finance Analyst

PRESENTED BY
Galloway

RECOMMENDATION:
Staff recommends that the City Council adopt this Facilities Master Plan to provide staff direction on which city facilities to develop and explore funding strategies.

BACKGROUND:
Galloway was tasked to help Eagle Mountain City develop a comprehensive assessment and road map for future development and upgrades across multiple city facilities and services. Hence, the Facilities Master Plan was conducted to evaluate various city facilities, such as City Hall, the library, public safety, public works, public utilities, senior and events centers, and the city cemetery. Each section outlines current facility conditions, growth needs, and goals for future improvements. A vital part of this report includes project sequencing and budgeting. The proposed upgrades are organized into sequences to prioritize immediate needs while planning for long-term growth. Budget estimates and phased implementation plans are included to facilitate informed financial planning and gradual execution. The report also includes some opportunities and considerations of strategic ways for development, and efficient use of resources are outlined. The report also discusses the need for updated facilities to accommodate projected population growth and to meet the increasing demand for city services.

ITEMS FOR CONSIDERATION:
By adopting this Facilities Master Plan, staff will be given strategic direction on which city facilities to pursue first, and then a funding strategy will be developed next based on this plan. Staff can consult with the finance department and our financial advisors to understand what financial options are viable for the city to consider, and they can be presented to the council as part of the funding strategy to build and improve city facilities.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. RES--Facilities Master Plan
2. Facilities Master Plan

RESOLUTION NO. R-_____-2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING THE EAGLE MOUNTAIN CITY FACILITIES MASTER PLAN

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to adopt the Eagle Mountain City Facilities Master Plan, as set forth in Exhibit A.

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

1. The Eagle Mountain City Facilities Master Plan is hereby adopted, as set forth in Exhibit A.

2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 6th day of November, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 6th day of November, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A

EAGLE MOUNTAIN

FACILITIES MASTER PLAN

SEPTEMBER 2024

Galloway

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  Public Utilities
    Satelite Location
  Waste Water
  Cemetery

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ACKNOWLEDGEMENTS

Eagle Mountain City Mayor and City Council

Tom Westmoreland - Mayor

Council Members:
-Donna Burnham
-Melissa Clark
-Jared Gray
-Rich Wood
-Brett Wright

Eagle Mountain City Department Heads

Paul Jerome - Former City Manager
Steve Mumford - Interim City Manager
Fionnuala Kofoed - Assistant City Manager
Evan Berrett - Economic Development Director
Brad Hickman - Public Works Director
Mack Straw - Public Utilities Manager
Zac Hilton - Public Services Manager
Jeff Weber - Facilities Operations Director
Chris Trusty - City Engineer
Michele Graves - Library Director
Dawn Hancock - Events Manager
Angela Valenzuela - Human Resources Manager
Tyler Maffit - Communications Manager
Kimberly Ruesch - Administrative Services Director
Jason Hall - Recreation Manager
Eric McDowell -Chief Deputy
Marcus Draper - City Attorney
Brandon Larsen - Planning Director
Cliff Strachan - Legislative Affairs Director

Galloway and Company

Scott Holmes, AIAA
Matthew J. Green, AIA

CITY MAP & SITES

- BUILDING DEPARTMENT.....A
- CORY B. WRIDE PARK.....B
- CEMETERY & RODEO GROUNDS.....C
- CITY HALL.....D
- SENIOR AND EVENTS.....E
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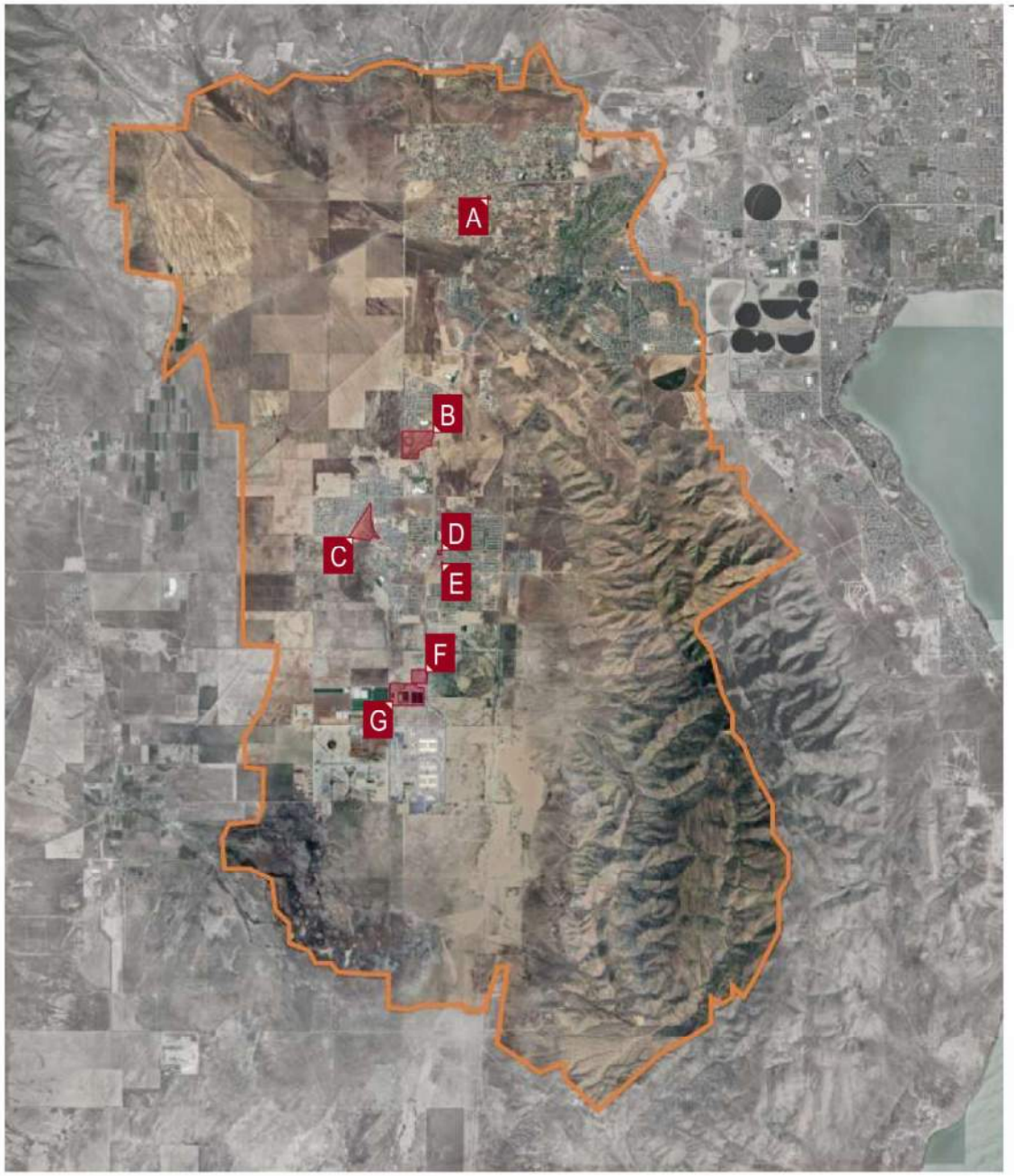
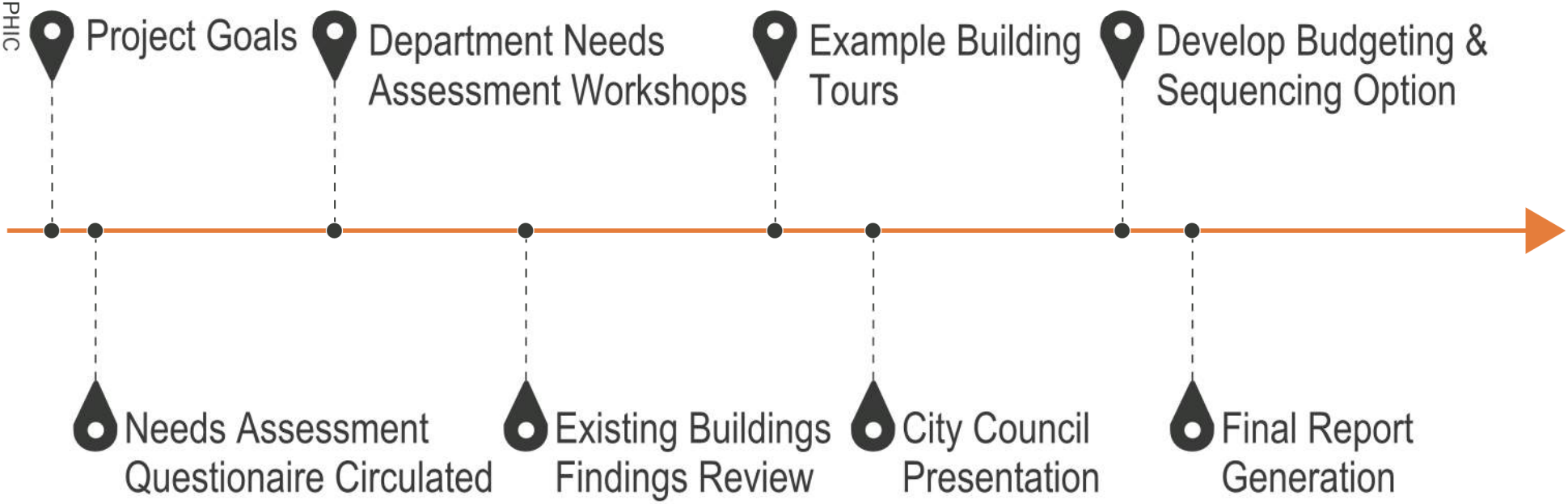
- WASTEWATER.....G



MASTER PLAN PROJECT SUMMARY

Master Plan Process Graphic



Master Plan Process

- Organizational/Kick-off Meeting – to confirm project goals and priorities, identify study participants, and establish a project schedule.
- Compile Preliminary Space Needs Summary.
- Individual Department Needs Assessment Interviews – these interviews are designed to identify current and ideal operational patterns and procedures.
- This survey identifies operational concerns as well as potential future levels of service to identify future needs.
- On-Site Existing Facilities Review with Engineering Consultants -This is not intended to be an exhaustive investigation but to determine the service ability and identify how the existing conditions of each site facility could support the mission of the various departments.
- Conduct Needs Assessment Workshop(s)
- Assemble Existing Facilities Review Findings
- Existing Facilities Review Findings / Final Space Needs Assessment Workshop - Critically compare each department's operation with existing facilities to determine if the operating environment meets those needs on a short-term basis/long-term basis or if operational goals cannot be met by the existing facilities.
- Conduct Site Master Plan Workshop(s) - Critically compare each department's operation with existing facilities to determine if the operating environment meets the needs on a long-term basis, short-term basis, or if operational goals cannot be met by the existing facilities.
- Review workflow across the site to identify traffic pattern flow, staging, and security control issues onsite as well as exterior storage access.
- If operational goals cannot be met, assess possibilities of repurposing existing facilities to meet other needs. Consider minor upgrades to spaces to make them usable.
- Based on these identified space needs, develop a Master Plan utilizing both new and existing structures to meet the future needs at each location. Respond to traffic flow, staging, and security concerns.
- Develop phasing analysis for long-term construction sequencing. Develop potential cost modeling to follow the incremental development of sites.
- Compile Master Plan options / Refine Phasing and Budget.
- Compile a Draft Master Plan Document
- Prepare and submit Final Master Plan Document

PROJECT SUMMARY

Eagle Mountain Historic Summary

Eagle Mountain City was incorporated in Utah County in 1996. Although Eagle Mountain is a relatively new city in comparison to other cities in Utah County, it has been leading the charge as one of the fastest-growing cities in Utah. Its wide valley with surrounding mountain ranges gives the city a character all its own. It's close proximity to the major metropolitan areas of Salt Lake and Utah County make it an ideal location for those who want to live close to large city amenities but still have unfettered access to the outdoors.

Eagle Mountain City commissioned this Facility Master Plan to provide an evaluation of it's existing municipal infrastructure and a long-term view of future facility needs. The City is currently facing several struggles related to the exploding growth of its population, including available space, the age of current facilities, and increasing demands for service. Eagle Mountain currently provides service to its citizens through several facilities dispersed throughout the City.

Wastewater Facility

City Hall South Entrance

Parks, Trails, and Open Space Master Plan

Eagle Mountain City, to preserve its natural landscape and protect its citizen's right to access to the outdoors has produced a Parks, Trails, and Open Space Master Plan. This master plan is a guiding document for all development within the city. It aims to focus development within the city on the maintenance of parks, trails, and open spaces to meet community needs and integrate with the City's long-range plans.

The plan describes its critical elements as parks, trails, and open spaces. Parks are classified into Local Parks (less than 2 acres), Neighborhood Parks, Community Parks, and Regional Parks. Trails are categorized by their use and maintenance needs, including shared-use paths, side paths, motorized trails, and natural surface trails. Open spaces are classified by their purpose, such as conservation areas and recreational open spaces. These critical elements and their establishment, enhancement, and preservation guide all development within the City.

Eagle Mountain's vision is develop and maintain exceptional parks, trails, and open spaces. These amenities will contribute to the physical, recreational, social, ecological, and aesthetic well-being of the community. The City believes that this approach will promote a healthy and active community, encourage stewardship and civic pride, and cultivate resilience through providing diverse offerings and amenities. The City's ultimate goal is to establish a unified system of parks and trails, provide recreational opportunities, ensure adequate parkland in neighborhoods, and protect natural open spaces as it grows and develops.

Cory B. Wride Memorial Park

Eagle Mountain Skate Park

City Growth Projections

The city's current population is 65,000 residents within its 52 square mile boundary. The City provides the following services to its residents.

- City Administration
- Recorder's Office
- Mayor and City Council
- Parks Development and Maintenance
- Trail Maintenance
- Recreation
- 2 Skate Parks
- Mountain Bike Track
- 5 Regional Parks and Their Maintenance
- 53 Neighborhood Parks
- 2 Splash Pads
- Rodeo Grounds
- Senior Center
- Public Safety – Provided by the Utah County Sheriff's Office
- Fire / EMT - Provided by Unified Fire Authority
- Public Works
- Public Utilities
- Street Plowing and Maintenance
- Economic Development
- Planning and Zoning
- Plans Examinations
- Building Inspections
- Engineering
- GIS and Mapping
- Cemetery
- Library
- Waste Water Processing

Eagle Mountain Growth Projections

The essential services described above are provided to the public at various sites spread out across the southern half of the City. Eagle Mountain has seen 36.81% increase from the 2020 US Census. This growth in population has substantially increased the demand placed on these services requiring the city to increase staff and the facilities housing these services. Over the recent years of growth, the City has worked tirelessly to ensure that all facilities are used to their maximum potential. However, the City's facilities are maxed out and will not be able to service the growing needs of the population. The existing properties have various needs from complete demolition and rebuild to substantial reorganization and remodeling. These efforts will be critical to bring them up to current public / staffing requirements, and future needs. This master plan focuses on the City's facilities currently providing the essential services listed above, namely, City Hall, Library, Parks and Recreation, Cemetery, Public Safety, Public Works, and Waste Water Processing. The facilities are of varying sizes, locations, and ages.

This master plan will analyze the current facilities and the departments within them. It will analyze the ideal adjacencies between departments and the ideal locations within the city for each facility. As part of the master plan's findings locations for each of the facilities will be proposed and justified through the City's goals and initiatives.

The City and Galloway & Company has developed this strategic master plan to identify priorities, recommend appropriate development options, and establish preliminary project budgets. Generally, the master plan includes the evaluation of each department’s current and future operation requirements, their existing facilities, delivery of services to the public, and consideration of utilizing current city property necessary for long-term facility needs and expansion.

NEEDS ASSESSMENT PROCESS

Galloway & Company began the Needs Assessment by producing and circulating a digital department questionnaire. The questionnaire was distributed to the City departments at various levels of the organization. The answers to these questionnaires provided information on critical discussion points included in interviews with department heads.

Galloway conducted individual interviews with designated representatives from each department involved or identified to be included as part of the Needs Assessment process. Through these interviews, department operations and activities were discussed, specific space requirements were quantified, existing and future equipment requirements were evaluated, and the potential for future growth or other changes were identified.

Following the individual interviews, combined workshops were held with all participants. The space needs of each department were compiled for the workshops and each user group was tasked to explain and often defend their requests. Galloway facilitated this discussion, providing alternative suggestions derived from their expertise gained with other municipalities in the planning and design of their public facilities. These workshops also provided the opportunity to discuss and test possible multi-use and shared-use facilities.

The workshops also explored the establishment of a walkable downtown area consisting of municipal, recreational, and retail functions. These workshops also explored the proximity of a future public safety building and in direct relationship to a new firehouse. A particular need that has arisen through the discussions in the workshops was the need for a satellite Public Works building and site for more efficient service of the northern half of the city. These specific requirements are included in the Space Needs Summary section of this report.

PROJECT PURPOSE & VISION

Project Purpose

Eagle Mountain City has seen exceptional growth in its population over the past decade. The population has grown from approximately 26,000 people in 2014 to approximately 65,000 people in 2024. The City continues to grow at roughly 7% annually with no signs of this population growth slowing in the future. This rate of population growth has required an increase in the number of City staff to facilitate the necessary services. The City has effectively and efficiently utilized its current building stock and resources to provide for staff and community services. However, it has exhausted its current building resources, and the population and the services they require are continuing to grow.

Eagle Mountain City Library

Project Vision

Eagle Mountain from its conception has dedicated itself to providing modern amenities to its population, while not sacrificing the natural beauty of Cedar Valley. They have endeavored to provide close and convenient access to nature for all of its population. A particular focus for the city has been the preservation of wildlife corridors, natural landscapes, and views of the night sky. It knows that the natural landscape is a major draw for most of their citizens, and it intends to provide quality services and experiences without sacrificing this resource. In an effort to plan for and set a strong foundation for continued exceptional service Eagle Mountain has reached out to Galloway to investigate it's current resources, needs, and future opportunities for providing services to it's citizens. Eagle Mountains' major goal is to show, how as a growing City, it can provide needed amenities without sacrificing its citizens' connection to the natural suroundings.

Project Goals

- Evaluate Current City Resources.
- Evaluate Current City Department Needs.
- Evaluate Current Citizen Needs.
- Explore Future City Needs and Opportunities.
- Provide Essential Services to All Citizens.
- Improve the Function of Existing City Facilities.
- Investigate Inefficiencies Within City Departments.
- Explore Opportunities For New City Facilities.

EXAMPLE FACILITY TOURS

Example Facility Tours Summary

Eagle Mountain has great growth potential as a city. The current growth projections and the geographical size of the city make it possible for it to rival Provo City in size and population at full build-out. An important part of understanding the potential of the City and its facilities is an understanding of the facilities and offerings of other Cities of similar size and population. These example facilities can spark ideas and help to refine current goals and future aspirations. Galloway provided tours of Bountiful City Hall, Bluffdale City Hall, and West Jordan Public Works to help facilitate these conversations

Bountiful City Hall Tour Summary

Bountiful City Hall is a great example of how an existing facility that is currently undeserving the community can be remodeled to be the center of community activity. The City Hall was built in 1977 and served the community admirably throughout the years. However, as time went on and Bountiful's population grew and needs changed the building became less effective at providing for the communities needs. In 2018, the City started the process of designing a remodel for the building to be more accommodating and supportive of the community.

The remodel was a 32,000-square-foot remodel that essentially gutted the building and completely envisioned the image of the City. The building was reconfigured, moving the front entrance of the building from the east to the west. This change effectively integrated the building into the civic campus comprised of the City Hall, Public Safety Building, Davis County Library, and Senior Citizens Center.

Bountiful City Hall Lobby

Bountiful City Hall Council Chambers

The city council chambers were moved to the center of the floor plan focusing it in the eyes of the citizens at the center of the community. The supporting departments were organized around the Council Chambers with the community-facing departments like engineering, planning, and city administration organized off the north and south sides, sharing a single lobby with the council chambers. The basement of the building was designed to house community multipurpose space, serving kitchen, ample storage, the communications department, a city employee fitness room, and shelled space for future expansion of city services.

Bountiful City Hall

Bluffdale City Hall Tour Summary

Bluffdale City Hall was a ground-up design and construction completed in the spring of 2017. The building is a 35,658 sf 2-story structure with a basement. The building houses the Council chambers, Public Utilities, Courts, Engineering, Planning, and City Administration Departments. This building is an excellent example of a flexible and functional program that supports the community.

The main level of the City Hall is dedicated to centralized city council chambers located off of a two-story shared lobby. The council chambers doubles as the City's courtroom. This is a unique way in which this building performs for the community. The lobby and council chambers are equipped with movable partition walls that create secure monitored access needed for court hearings. On the days the council chambers are not used for hearings, these movable partitions are stored, leaving this space accessible for the wider community. The cities public utilities transactions desk also shares the lobby of the first floor.

The upper level of the building is dedicated to offices and open office space for the other city departments. It also includes a break room and restrooms for city staff. This organization of the departments creates synergy between the departments sharing the upper floor. An additional benefit to this organization is that the office space on the upper floor is separated from citizen access and interference. The views from this raised perspective are also a benefit from the interior and exterior of the building. The multistory building is iconic and creates emphasis as the buildings stands out above the lower profile buildings in the area.

Bluffdale City Hall Lobby

Bluffdale City Council Chambers

The basement of the City hall was reserved for the future expansion of city services and community space. This preservation of space is a good way to ensure the building will continue to perform as the community grows. Although, these types of spaces need to be protected. This was made evident in the City Hall as its entire basement has currently been occupied by the local community theater for prop, costume, and set storage.

The takeaways from the tour of this facility were as follows:

1. Designing a new building allows for innovative opportunities in department organization and shared spaces.
2. Designing a new building allows the City to create an iconic building that will have more presence in the community than an existing facility may have.
3. New buildings have elements and systems that are aging together and can have less maintenance concerns throughout the life of the building.
4. Designing a new building allows the City to take greater control of where the building is located within the community and how it contributes the fabric of the City.

Bluffdale City Hall

West Jordan City Public Works Tour Summary

West Jordan Public Works is a 122,500-square-foot facility spread over 7.75 acres and was completed in June of 2018. This facility is an excellent example of careful planning and execution. The facility houses the engineering department, parks and recreation, facilities management, public utilities department, and public services administration. The spacious facility includes vehicle maintenance and storage, fleet vehicle parts, automatic vehicle wash, and tire storage and warehousing. The facility also has a premier exercise facility for employee use. Many of the city employees arrive early at work or stay after their shifts to exercise.

This facility was carefully designed to provide adequate space for the protection, storage, and maintenance of this growing city. The facility was laid out on the site to provide ample yard space for staging of materials and equipment. The building was also designed to provide enough room for the housing of multiple departments and their planned growth. This was particularly helpful from 2022-2024 when West Jordan City Hall was remodeled and public work housed many of the city's departments while construction was completed. The West Jordan Public Works building also shows that utilitarian buildings can add to a Cities overall design a beauty.

The takeaways from the tour of this facility were as follows:

1. Public Work Facilities and campuses need ample space for circulation, storage, and staging.
2. The resources a city contains including equipment and staff should be taken care of and maintained
3. There are many efficiencies gained by housing a city's fleet in a central facility

West Jordan City Public Works

West Jordan City Public Works Maintenance Bay

EXISTING FACILITY EVALUATIONS & GOALS

Summary of Existing Facilities

Eagle Mountain was incorporated as a City in December of 1996 and has, since that time, been in a constant state of developing and refining its facility infrastructure. This process has left the City with a variety of facilities of varying ages and conditions. The building up of the City has also allowed the it's infrastructure to grow in a more organic state. This type of growth combined with the City's exponential growth over the past decade has left the it in need of facility updates and refocusing on overall city infrastructure planning.

City Hall

The City Hall building was completed in 2005 as a 17,769 square foot facility. The building originally housed the Council Chambers that doubled as the City Court Room, Public Library, City Administration Offices, Engineering and Planning offices, and City Court offices. The building was designed with a 4,223 square foot basement that contained a large training room, a generous shelled space for future use, custodial and other storage rooms, and electrical and data closets. As part of the original design, the city had a 1,651 square foot read patio provided off the library for future build-out and use as the city grew.

Through the building's nineteen-year life, the City has grown and changed. The library has expanded and built out the reading patio with conditioned space. The spaces within the city hall have been reorganized multiple times to provide proper office space for the City's growing needs. These changes have been made organically with the city's growth. This type of growth sacrifices efficient use of space for current needs and future growth for immediate convenience, creating an adverse effect on the efficiencies of the city departments.

The overall condition of the city hall is admirable for its age. The City has taken excellent care of its facilities in general. The equipment originally installed during the erection of the building is still in working order but is coming to the end of its serviceable life span. In the near future, this equipment and its system will need to be replaced. As buildings are modified to meet current needs, over time, natural inefficiencies are built into the facility creating imbalance within the systems. These inefficiencies make it difficult to maintain comfortable and environmentally conscious spaces. Often, energy is wasted due to the inconsistencies created by this type of growth.

The city hall is also dated in its materials and aesthetic. Eagle Mountain has outgrown the small town it used to be, and is working hard to provide the same amenities to it citizens that other larger towns are providing. There is a great opportunity at this time to re-envision the civic environment of Eagle Mountain, giving it a new modern, and forward-facing aesthetic and organization. The current city hall is a great asset to the City. It provides a landing space for the City's departments that are currently housed there, and an opportunity to house new departments when new facilities are built. The building is currently being used at its capacity and the city continues to need more space for its growth of service to its citizens. Although this building is an asset to the City, it cannot continue to service the departments that currently reside there with the current population growth projections.

City Hall Site

Summary Of Findings

Needs: The City Hall will need more office space, public space, and parking. Better design of interface with the public with improve the City's services. The space within the building is not oriented well for way finding.
Site Pros: The city has substantial investment in the infrastructure. The facility is relatively new and continue to be an asset for the City. The City could look at liquidation of this site as a funding source.
Site Cons: The site has limited expansion opportunities and is not centrally located in the City. Access to the site is inconvenient.
Recommended Uses: The building is suitable for temporary department housing during the master plan build-out, and is large enough to house the Library or senior center and events at build-out.

	Currrent	Future
Office	g SF	36,374 SF
Building Support	- SF	11,662 SF
Area Total	17769 SF	48,036 SF
Site	69,351 SF	60,209 SF
Total Area Required	87,120 SF	173,578 SF
Total Acreage	2 AC	3.98 AC
Staff Occupancy	49	125
Total Occupancy	-	319

City Hall Current Location of Housed Departments

Location of Library

Location of City Administration
& Mayor and City Council

Location of Sheriff's Office

Public Works

The Public Works facility is much younger than the City Hall, being built in 2013. The building is in excellent condition as well, but similar to the City Hall, is bursting at the seams. The building was designed as a 15,673 square foot facility consisting of 3,853 square feet of office space, 7,967 square feet of equipment bay space, and a 3,853 square foot shelled basement space for future expansion. This facility has gone on not only to house Public Utilities but also the Facilities Maintenance Department, Engineering Department, and Parks Department. The facility has been built out to its maximum operational efficiency and the departments are still growing.

The building's overall condition of its equipment, systems, and finishes are excellent, but as mentioned above, there is no space for future growth in the building. The site the building is on has been built organically over time without an understanding of overall site organization. The building's inadequacies in regard to space for equipment storage and maintenance, have been remedied by the erection of additional buildings. The additional buildings that have been built for equipment and slat storage have not been located to facilitate proper circulation flows. The site has great potential, but will need to be increased in size to provide adequate space for circulation around the existing buildings as well as to provide space for the additional enclosed space and covered storage required for the facility.

In addition to the site considerations, the building is missing basic amenities for its staff. It lacks adequate reception space for the departments it houses. It also lacks support spaces like work rooms and dedicated storage spaces. In addition, it is missing large format training spaces and workout facilities with options for showering. These amenities are essential to the overall effectiveness of the services the City provides as well as the overall health and happiness of the City's employees.

The site in general is located too far south in the City's boundaries for equitable service to all citizens. This has become increasingly apparent in the past winters when plows must drive from the north end of the city to the south end of the city restock salt . These commutes for this basic city service are making road clearing times take longer during snowy conditions. This puts citizens in to situations where they have to drive in pour road conditions. This is also apparent in road work performed by the streets department, long commutes to material makes road projects longer and more tedious. Despite these drawbacks to the site, it has been established and has some efficiencies gained in facility operations due to its proximity to the wastewater plant. The ideal solution would be to keep the public works building and site where it is and provide a supplementary public works site in the north end of the city. The Northern Public Works Satellite would allow the two facilities to parcel out the work for streets, snow plowing, and other work. This synergy between northern and southern facilities would improve response time for these services.

Public Work Site

Summary Of Findings

Needs: Office Space Expansion, Equipment & Material Storage Expansion
Site Pros: Correctly Zoned, Located Well in the City, Substantial Infrastructure investment, Proximity to Wastewater, Well Established
Site Cons: Undersized for Current use. Limited expansion opportunities, Commercial Zoning. Response times to the North of the City are Slow.
Recommended Uses: Remain Public Utilities

	Currrent	Future
Office	- SF	60,778 SF
Building Support	- SF	6,755 SF
Area Total	15,741 SF	67,533 SF
Site	- SF	262,108 SF
Total Area Required	- SF	329,641 SF
Total Acreage	- AC	7.57 AC
Staff Occupancy	41	108
Total Occupancy	-	

Building Department

As the City has grown and staffing has increased to accommodate the needs of the citizens, the Building Department was displaced from City Hall. It is currently housed in a rented office space on the north end of the city near the Ranches.

Although the Building Department is housed in a new building with adequate amenities for the functionality of the day-to-day activities while accommodating visitors, it does have drawbacks. The most pronounced of which is that the department is severed from the other city departments geographically. This separation in the city from the other departments puts strains on the staff of the Building Department and other departments like Engineering and City Administration that rely on frequent and in-depth collaboration with the Building Department.

This separation has an effect on the citizens and city affiliates as anyone working with these departments is required to travel to three buildings separated by more than 10 miles. This travel between these departments will only weigh heavier on those making these trips as the population grows and the roads become more used and congested. A unified and consolidated civic campus could be a huge benefit to the current functionalities of these departments.

Another continuing drawback for this location of the Building Department is that the department is paying rent to a landlord that can raise leasing cost as property costs in the area increase. The property costs in this area have been increasing year of year. In a longer-term view of housing at this location, the Building Department is a continuing cost variable that could be eliminated through a right-sized facility owned by the City. This would allow the city to improve its stewardship of the tax dollars they are receiving from its citizens.

Wastewater Evaluation

The Wastewater facility is another example of the city's ability to make existing conditions work for its current needs. The facility has been cobbled together over the years with remodels and expansion to meet current needs. At the speed the city has grown there has not been much of a choice. It is an unfortunate reality that through this type of facility growth, uneven aging and wear of the building and equipment will be a constant problem. Combating this reality will be a constant draw of monetary, staff, and time resources for the City.

Throughout the years the City has gone through various stages of design concepts of new facilities and what they might look like to provide a facility that will function for the current needs of the City and plan for growth. This is the time for the City to make plans for a new facility. The current facility has maxed out its most recent remodel. At this time it would be advantageous to not waste resources in a new expansion that will provide functionality for a finite time frame , but instead, start planning for a more substantial facility rebuild that will pay better dividends in the life of the facility.

Overall, the site of the Wastewater plant has the acreage to expand to accommodate the planned growth of the City. The site is also backed to the west by farm and ranch land that could be a possible opportunity for land acquisition if the need arises.

The proximity of the site to the Public Works building is another benefit to the site, as resources and equipment can be shared to benefit both departments. The Rocky Mountain Power site to the north located between the Public Works and the Wastewater facilities is another opportunity for land acquisition that could be a great benefit to the overall functionality of both departments.

Wastewater Site

Summary Of Findings

Needs: Office Space Expansion, Improved Laboratory and Testing Equipment & Material Storage Expansion
Site Pros: Correctly Zoned, Located Well in the City, Substantial Infrastructure investment, Proximity to Public Utilities, well-established
Site Cons: Limited expansion opportunities, site is not centrally located in city
Recommended Uses: Remain Wastewater Site

	Currrent	Future
Office	- SF	6,796 SF
Building Support	- SF	8,138 SF
Area Total	4800 SF	14,934 SF
Site	- SF	37,055 SF
Total Area Required	- SF	51,989 SF
Total Acreage	- AC	1.19 AC
Staff Occupancy	23	64
Total Occupancy	-	64

Senior and Events Facility Evaluation

The Senior and Events departments are housed in a 2,520-square-foot facility made up of two trailers that the City has owned for many years. The facility was remodeled in 2018 by the City to house these two departments. The overall condition of the facility, like others, is in decent condition for its age. The city has taken good care of the building stock it has. The interior of the building is currently functioning for the departments, but has its limitations. The exterior of the building, though in good shape does have a usable life that will come sooner than later. The exterior of the building will continue to be a maintenance investment of time and money, as will the equipment.

One of the key functional limitations for the building is its elevated position on the site. This means that the accessible route is limited to the front door. This limits the access and use of the building for senior use. The senior population in Eagle Mountain is currently small with the median age of the population being 21.9 years old, base on the 2022 ACS 5 year estimate. However, these citizens should not be over looked and the City is striving to have a robust senior program. As part of this program it is currently proving for social, educational, workmanship, meal, and service events. The City provides transportation support to these events as well.

The rooms in this facility serve multiple purposes: offices double as storage spaces, the conference room serves as a cafeteria and events space, painting class and other classes are taking place in the same rooms. This economy of space means that the spaces are in constant flux. There is constant efforts being expended in the reorganization and manipulation to make the spaces work for these departments' needs. These types of time investments mean that there is not the necessary flexibility in the facility to allow for spontaneous or leisurely use of the facility that other communities have for their aging population. It also means that the interior spaces of this facility are seeing considerable wear from the various activities housed here.

The site the facility sits on is currently close to the City Hall which is a benefit for its visibility and the wayfinding of the citizens. However, it is located considerably far south in the City's boundaries and would better accommodate the aging population of the whole city if it was centrally located and had a closer proximity to the Library, City Hall, and other critical facilities. The current site does not accommodate a comfortable interaction with nature for a vulnerable segment of the population. One of the key values of the city is equal access to nature and outdoor activities for all its citizens. Providing a facility with accommodations for comfortable outdoor activities for the senior population would support the City's values.

Senior and Events Site

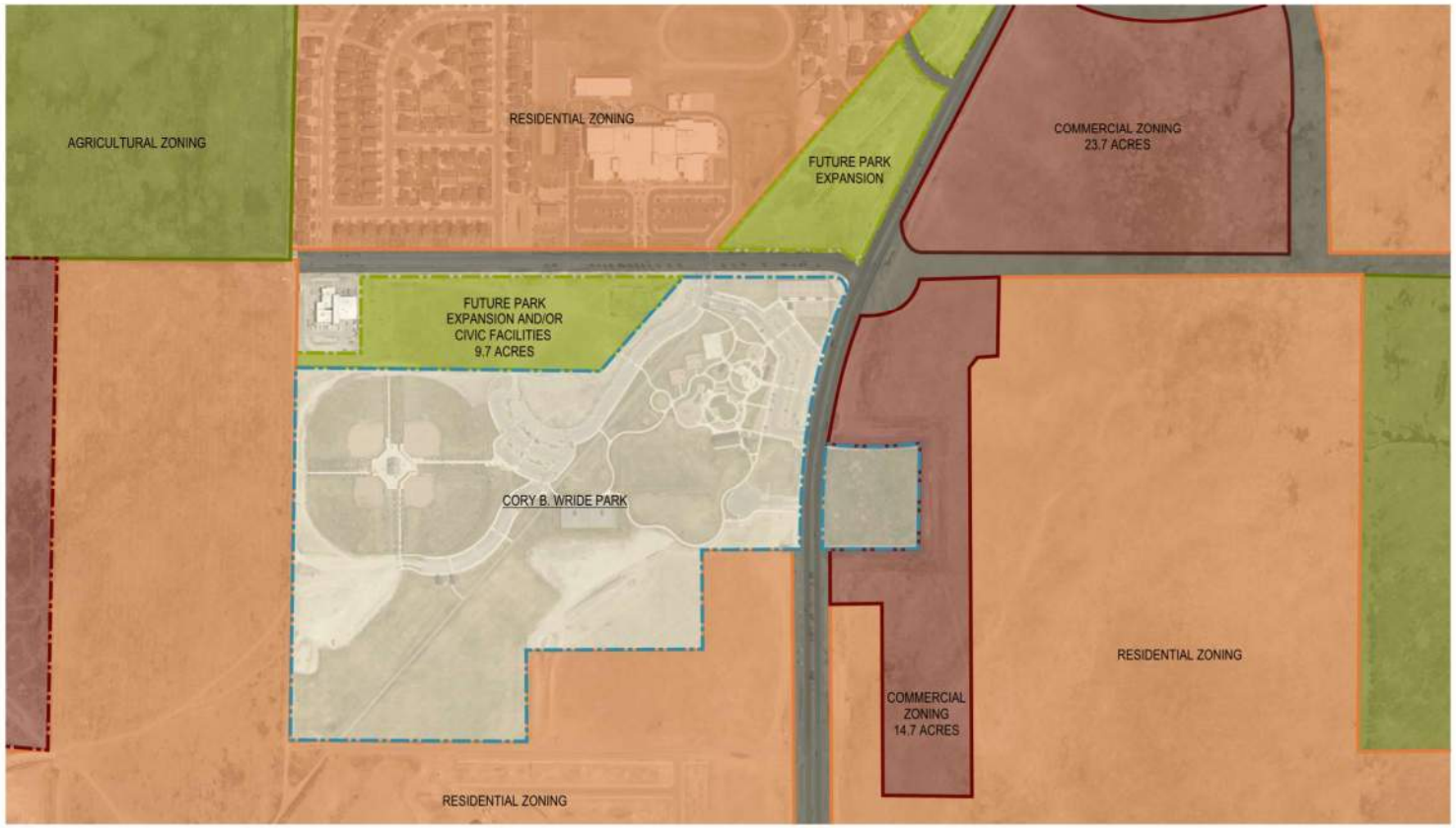
Summary Of Findings

Needs: Office Space, Equipment & Material Storage, Float Storage
Site Pros: Centrally Located in the City, Prominent Location With Easy Access. Storage Containers onsite, Trailers are a light site impact.
Site Cons: Grossly Undersized for Current Use. Limited expansion opportunities, Commercial Zoning.
Recommended Uses: Find new Use, Liquidation for Funding of New Facility

	Currrent	Future
Office	2520 SF	18,688 SF
Building Support	- SF	4,340 SF
Area Total	2520 SF	23,027 SF
Site	18,824 SF	46,076 SF
Total Area Required	21,344 SF	69,103 SF
Total Acreage	0.49 AC	1.59 AC
Staff Occupancy	4	38
Total Occupancy	-	211

CORY WRIDE PARK EVALUATION

Cory B. Bride Park was proposed in 2015 and is a destination all-abilities park for Eagle Mountain and the surrounding cities. This park, like the other facilities in Eagle Mountain, is maintained exceptionally well and is an essential hub of activities for the City. Its central location in the City's boundaries provides it with easy access from anywhere in the City. Its location of Pony Express Parkway makes it a park most citizens see regularly, whether going to experience the park or passing while going about their daily activities. Over the last year, a Unified Fire Authority Station has been built on the northwest corner of the park which with its proximity to schools and other community-centered buildings is establishing it as a civic center. This site has great potential to become the center and example of civic life in Eagle Mountain. Being surrounded by state land, there is a great opportunity for the land around this site to be developed to support the civic, financial, and recreational development of Eagle Mountain.



Cemetery & Rodeo Grounds Evaluation

The Eagle Mountain Cemetery, although small at the moment and lacking facilities for housing the necessary accommodations for staff, maintenance equipment, and citizens, has great potential within the City to support future growth. As it is located more or less in the center of the city on the west side of Eagle Mountain Boulevard, it has the prominence such facilities require. Although the developed land of the cemetery is relatively small, the land dedicated and protected for its expansion is much larger. The overall development of the cemetery is pastoral and serene and is a beautiful place of the interment and remembrance for the residents of the City. The only inconsistency in this location is that the Rodeo grounds skirt the south west corner of the land dedicated for the cemetery's use. These two uses do not support each other's goals.

The City's Rodeo Grounds are a staple of the City. Eagle Mountain still holds great esteem for equestrian sports. The rodeo grounds are still well-used by many of the City's population. But as development continues to progress, its current location is not as supportive of these activities as it has been and it has been. Recently, the City has made efforts to explore more accommodating options for the location of the rodeo grounds within the City.

NEEDS ASSESSMENT

Need Assessment Summary

The growth Eagle Mountain has seen in the 28 years since its conception has been monumental. The City throughout its growth has been dedicated stewards of the financial and environmental resources entrusted to it. It has fought to have functional and efficient facilities for all of its departments while keeping the trust of its citizens. Through this process of growth, the City has developed clear and defined values around its roles of civic stewardship and how these values will manifest themselves in its infrastructure and facilities. The lessons learned and knowledge gained through this growth have primed the City for the next step of development through a focused master planning effort.

Through this master planning effort undertaken by the City and guided by Galloway, the collective knowledge and experience of the city departments have coalesced in the findings presented in this report. In general, the findings of the report are that the City departments are not being supported properly by their current facilities, and in some cases, the current facilities are limiting the departments' ability to serve the citizens. The City has some great building and site assets that have the potential to provide for the needs and wants of their departments, staff, and citizens, but will require some envisioning to bring this to fruition. The City is substantial in its geographical area and will need careful planning of facility location as it grows. Through-out the future growth of the City, it is critical that it holds to the values that makes it unique.

Pony Express Parkway at Overland

ID	GROUP / SPACE	AREA NEEDED TOTAL NSF	AREA NEEDED TOTAL GSF
A	**Departments**		
A100	Administration	2,343	3,359
A200	Mayor & City Council	2,553	3,612
A300	Human Resources	1,790	2,507
A400	Finance	2,740	3,954
A500	Recorders	2,410	3,323
A600	Passports	722	1,053
A700	Economic Development	1,395	1,959
A800	Building Department	3,040	4,609
A900	Planning Department	2,770	3,877
A1000	Information Technology	1,730	2,512
A1100	Legal Department	3,403	4,811
	Total	**24,896**	**35,576**
B			
B100	Building Common	6,917	8,718
B200	Building Support	1,476	2,028
	Total	**8,393**	**10,745**
	Required Building Net Area	**33,289**	
	Required Building Gross Area		**46,321**
	Building Gross Area Factor (1.10)		4,632
	Total Building Gross Area		**50,953**
C			
C100	Site Elements		299
C200	Site Improvements		122,325
	Total		**122,624**
	Total Area (Building and Site)		**SF 173,578**
			AC 3.98
	2050 Staff Occupant Calculation		125
	2050 Total Occupant Load		319

City Hall

The City Hall as a facility is currently running at full capacity. The relocating of departments, the use of Utah County assistance for courts and sheriff services, and the remodeling of the building have kept the building functioning as efficiently as the building's design permits. The facility is not limited only by its design but by its physical location. The access to the City Hall is not intuitive. This limits the efficiencies of the services it provides. Its current location, tuck away off Pony Express Parkway, reduces the facilities prominence within the community. The area around the City Hall limits its growth. A more centrally located site within the boundaries of the City would better serve the departments, staff, and Citizens.

The City is currently running without efficiencies that could be gained through closer proximity to other departments, active outdoor spaces, and other activity and economy-driving influences. The city as it progresses into the future would like to create a city center focused on the symbiotic growth of its civic, economic, and recreational activities.

Through the process of interviews and questionnaires, the City has developed an understanding of the synergistic relationships between the City Administration, Mayor and City Council, the Human Resources Department, the Finance Department, Recorders Office, the Future Passports Office, the Economic Development Department, Building Department, Planning Department, the Information & Technology Department, and Legal department that makes it critical to house these departments in the same facility.

City Administration Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A100	**Administration**										
A101	Waiting Area			1		1		120	**120**	1.40	**168**
A102	Reception Desk			1		1		120	**120**	1.40	**168**
A103	Executive Assistant	Laura LaRue	1			1	WS	80	**80**	1.60	**128**
A104	City Administrator		1			1	PO	240	**240**	1.33	**319**
A105	Deputy City Administrator	Steve Mumfored	1			1	PO	160	**160**	1.40	**224**
A106	Assistant City Administrator	Finn Kofoed	1			1	PO	160	**160**	1.40	**224**
A107	Communications & Community Relations	Tyler Maffitt	1			1	PO	160	**160**	1.40	**224**
A108	Legislative Affairs Director	Cliff Strachan	1			1	PO	160	**160**	1.40	**224**
A109	Policy Analyst	Natalie & Terrance	2	1	1	4	WS	80	**320**	1.60	**512**
A110	Grant Writer		1			1	WS	80	**80**	1.60	**128**
A111	Administrative Conference Room			1		1		375	**375**	1.33	**499**
A112	Secure File Storage			1		1		120	**120**	1.40	**168**
A113	Copy/ Work Room			1		1		120	**120**	1.40	**168**
A114	Staff Restrooms				2	2		64	**128**	1.60	**205**
	Total					**10**			**2,343**		**3,359**

Mayor and City Council Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A200	**Mayor & City Council**										
A201	Waiting Area			1		1		120	**120**	1.40	**168**
A202	Reception Counter			1		1		100	**100**	1.40	**140**
A203	Mayor	Tom Westmoreland	1			1	PO	240	**240**	1.33	**319**
A204	Executive Assistant	Chas Glenn	1			1	WS	80	**80**	1.60	**128**
A205	City Council Members		2			2	PO	120	**240**	1.40	**336**
A206	City Council Members		3		2	5	WS	64	**320**	1.60	**512**
A207	Council Work Room			1		1		375	**375**	1.33	**499**
A208	Council Executive Manager				1	1	PO	120	**120**	1.40	**168**
A209	Council Work Staff				2	2	PO	120	**240**	1.40	**336**
A210	Chamber Audio Visual Control			1		1		120	**120**	1.40	**168**
A211	Staff Lounge				1	1		350	**350**	1.33	**466**
A212	Restrooms				2	2		64	**128**	1.60	**205**
A213	Copy/ Work Room				1	1		120	**120**	1.40	**168**
	Total					**15**			**2,553**		**3,612**

Human Resources Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A300	**Human Resources**										
A301	Waiting Area			1		1		120	**120**	1.40	**168**
A302	Reception Desk			1		1		100	**100**	1.40	**140**
A303	Medium Conference Room			1		1		160	**160**	1.40	**224**
A304	Human Resources Director	Future		1		1	PO	160	**160**	1.40	**224**
A305	Secure File Storage			1		1		120	**120**	1.40	**168**
A306	Human Resource Manager	Angela Valenzula	1			1	PO	160	**160**	1.40	**224**
A307	Senior HR Generalist	Future			1	1	PO	120	**120**	1.40	**168**
A308	HR Generalist	Future			1	1	WS	80	**80**	1.60	**128**
A309	Human Resource Clerk	Future		1		1	WS	80	**80**	1.60	**128**
A310	Training Room	Future		1		1		450	**450**	1.33	**599**
A311	Storage				1	1		120	**120**	1.40	**168**
A312	Copy/Work Room			1		1		120	**120**	1.40	**168**
	Total					**7**			**1,790**		**2,507**

Finance Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A400	**Finance**										
A401	Waiting			1		1		120	**120**	1.40	**168**
A402	Reception Counter			1		1		100	**100**	1.40	**140**
A403	Cashiers			1	1	2	WS	60	**120**	1.60	**192**
A404	Medium Conference Room			1		1		160	**160**	1.40	**224**
A405	Administrative Service Director				1	1	PO	240	**240**	1.33	**319**
A406	Finance Director	Kimberly Reusch	1			1	PO	240	**240**	1.33	**319**
A407	Assistant Finance Director		1			1	PO	160	**160**	1.40	**224**
A408	Accounts Payable		1			1	WS	80	**80**	1.60	**128**
A409	Purchasing Agent (Move to Finanace	Melissa Yates	1			1	SO	80	**80**	1.60	**128**
A410	Utility Billing Team Lead		1			1	PO	120	**120**	1.40	**168**
A411	Utility Billing Specialist		1	1	1	3	WS	80	**240**	1.60	**384**
A412	Accountant		1	1		2	WS	80	**160**	1.60	**256**
A413	Accounts Payable Manager				1	1	PO	120	**120**	1.40	**168**
A414	Accounts Payable				1	1	WS	80	**80**	1.60	**128**
A415	Budget Officer				1	1	PO	120	**120**	1.40	**168**
A416	Internal Auditor				1	1	PO	120	**120**	1.40	**168**
A417	Treasurer	Tara Freeman	1			1	PO	120	**120**	1.40	**168**
A418	Vault		1			1		120	**120**	1.40	**168**
A419	Storage Space			1		1		120	**120**	1.40	**168**
A420	Copy/Work Room			1		1		120	**120**	1.40	**168**
	Total					**18**			**2,740**		**3,954**

Recorders Office Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A500	**Recorders**										
A501	Waiting Area			1		1		120	**120**	1.40	**168**
A502	Reception Desk			1		1		100	**100**	1.40	**140**
A503	Conference Room			1		1		320	**320**	1.33	**426**
A504	City Recorder	Future		1		1	PO	160	**160**	1.40	**224**
A505	Chief Deputy Recorder	Jody Bates	1			1	PO	160	**160**	1.40	**224**
A506	Deputy Recorder	Loreen Johnson	1			1	SO	120	**120**	1.40	**168**
A507	Recording Secretary	Beth Fewkes	1			1	SO	80	**80**	1.60	**128**
A508	Clerk		1	1	1	3	WS	80	**240**	1.60	**384**
A509	Risk Manager	Linda Waters	1		1	2	PO	120	**240**	1.40	**336**
A510	Copy / Workroom			1		1		120	**120**	1.40	**168**
A511	Secure Active File Storage		1			1		250	**250**	1.33	**333**
A512	Secure Archive Storage			1		1		500	**500**	1.25	**625**
	Total					**9**			**2,410**		**3,323**

Passport Office Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A600	**Passports**										
A601	Waiting Area			1		1		200	**200**	1.33	**266**
A602	Children's Area			1		1		50	**50**	1.60	**80**
A603	Passport Counter			1		1		80	**80**	1.60	**128**
A604	Passport Photography Area			1		1		80	**80**	1.60	**128**
A605	Passport Staff			2		2	WS	36	**72**	1.60	**115**
A606	Copy / Workroom			1		1		120	**120**	1.40	**168**
A607	Secure File Storage		1			1		120	**120**	1.40	**168**
	Total					**5**			**722**		**1,053**

Economic Development Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A700	**Economic Development**										
A701	Waiting			1		1		120	**120**	1.40	**168**
A702	Reception Desk			1		1		100	**100**	1.40	**140**
A703	Conference Room			1		1		375	**375**	1.33	**499**
A704	Economic Development Director	Evan	1			1	PO	160	**160**	1.40	**224**
A705	Economic Development Analyst			1		1	PO	120	**120**	1.40	**168**
A706	RDA Manager				1	1	PO	120	**120**	1.40	**168**
A707	Business Expansion Retention				1	1	PO	120	**120**	1.40	**168**
A708	City Marketing Manager				1	1	PO	120	**120**	1.40	**168**
A709	Grant Writer - CDBG				1	1	WS	80	**80**	1.60	**128**
A710	Copy/ Work Cove			1		1		80	**80**	1.60	**128**
	Total					**6**			**1,395**		**1,959**

Economic Development Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A700	**Economic Development**										
A701	Waiting			1		1		120	**120**	1.40	**168**
A702	Reception Desk			1		1		100	**100**	1.40	**140**
A703	Conference Room			1		1		375	**375**	1.33	**499**
A704	Economic Development Director	Evan	1			1	PO	160	**160**	1.40	**224**
A705	Economic Development Analyst			1		1	PO	120	**120**	1.40	**168**
A706	RDA Manager				1	1	PO	120	**120**	1.40	**168**
A707	Business Expansion Retention				1	1	PO	120	**120**	1.40	**168**
A708	City Marketing Manager				1	1	PO	120	**120**	1.40	**168**
A709	Grant Writer - CDBG				1	1	WS	80	**80**	1.60	**128**
A710	Copy/ Work Cove			1		1		80	**80**	1.60	**128**
	Total					**6**			**1,395**		**1,959**

Building Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A800	**Building Department**										
A801	Waiting			1		1		150	**150**	1.40	**210**
A802	Transaction Counter			1		1		210	**210**	1.33	**279**
A803	Conference Room			1		1		160	**160**	1.40	**224**
A804	Admin Asst.	Future		1		1	WS	80	**80**	1.60	**128**
A805	Building Official	Future		1		1	PO	160	**160**	1.40	**224**
A806	Asst. Building Official		1			1	PO	120	**120**	1.40	**168**
A807	Residential Plans Examiner		1			1	WS	80	**80**	1.60	**128**
A808	Commercial Plans Examiner	Future		1		1	WS	80	**80**	1.60	**128**
A809	Permit Tech.	Liz Edwards	1			1	WS	80	**80**	1.60	**128**
A810	Permit Tech. Part time	Sarah Payne	2			2	WS	80	**160**	1.60	**256**
A811	Neighborhood Improvement Coordinator	Future			1	1	WS	80	**80**	1.60	**128**
A812	Neighborhood Improvement Officer		3	1	2	6	WS	80	**480**	1.60	**768**
A813	Neighborhood Improvement Clerk		1			1	WS	80	**80**	1.60	**128**
A814	Building Inspector Lead Commerical	Future	1			1	WS	80	**80**	1.60	**128**
A815	Building Inspector Commerical		2	1	1	4	WS	80	**320**	1.60	**512**
A816	Building Inspector Lead Residential				1	1	WS	80	**80**	1.60	**128**
A817	Building Inspector Residential		2			2	WS	80	**160**	1.60	**256**
A818	Collaboration Space			1		1		160	**160**	1.40	**224**
A819	Active/ Archive Storage		1			1		120	**120**	1.40	**168**
A820	Supply Storage				1	1		80	**80**	1.60	**128**
A821	Copy/Work Room			1		1		120	**120**	1.40	**168**
	Total					**27**			**3,040**		**4,609**

Planning Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A900	**Planning Department**										
A901	Waiting			1		1		150	**150**	1.40	**210**
A902	Reception Desk			1		1		100	**100**	1.40	**140**
A903	Admin. Assistant		1			1	WS	80	**80**	1.60	**128**
A904	Conference Room			1		1		160	**160**	1.40	**224**
A905	Planning Director		1			1	PO	240	**240**	1.33	**319**
A906	Planning Manager			1		1	PO	160	**160**	1.40	**224**
A907	City Planner		4	1	2	7	WS	120	**840**	1.40	**1,176**
A908	Environmental Planner/ Wildlife Biology.		1		1	2	WS	120	**240**	1.40	**336**
A909	Business Licensing		1		1	2	WS	120	**240**	1.40	**336**
A910	Community Development Director	Future			1	1	PO	160	**160**	1.40	**224**
A911	Collaborative Space			1		1		160	**160**	1.40	**224**
A912	Storage				1	1		120	**120**	1.40	**168**
A913	Copy/Work Room			1		1		120	**120**	1.40	**168**
	Total					**16**			**2,770**		**3,877**

Information Technology Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A1000	**Information Technology**										
A1000	Reception Desk			1		1		120	**120**	1.40	**168**
A1001	Conference Room/ Training			1		1		160	**160**	1.40	**224**
A1002	IT Administrative Assistant			1		1	WS	80	**80**	1.60	**128**
A1003	IT Manager			1		1	PO	240	**240**	1.33	**319**
A1004	Senior IT Network Administrator				1	1	PO	160	**160**	1.40	**224**
A1005	Senior IT Technician				1	1	WS	80	**80**	1.60	**128**
A1006	IT Technician				2	2	WS	80	**160**	1.60	**256**
A1007	Cyber Security				1	1	WS	80	**80**	1.60	**128**
A1008	Future Unknown Position	Future			2	2	WS	80	**160**	1.60	**256**
A1009	Storage(Parts & Peripherals) Work. Room		1			1		250	**250**	1.33	**333**
A1010	Server / Communications		1			1		180	**180**	1.40	**252**
A1011	Break Cove				1	1		60	**60**	1.60	**96**
	Total					**9**			**1,730**		**2,512**

Legal Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
A1100	**Legal Department**										
A1101	Waiting			1		1		120	**120**	1.40	**168**
A1102	Reception Desk			1		1		100	**100**	1.40	**140**
A1103	Conference Large			1		1		375	**375**	1.33	**499**
A1104	Conference Medium			1		1		160	**160**	1.40	**224**
A1105	Legal Assistant			1	2	5	WS	64	**320**	1.60	**512**
A1106	City Attorney		1			1	PO	240	**240**	1.33	**319**
A1107	Deputy City Attorney				1	1	PO	160	**160**	1.40	**224**
A1108	Assistant City Attorney			1	4	8	PO	160	**1,280**	1.40	**1,792**
A1109	Senior Litigator				1	1	PO	160	**160**	1.40	**224**
A1110	Law Clerk		1		1	2	WS	64	**128**	1.60	**205**
A1112	General Storage			1		1		120	**120**	1.40	**168**
A1113	Break Room			1		1		120	**120**	1.40	**168**
A1114	Work / Print / Copy			1		1		120	**120**	1.40	**168**
	Total					**18**			**3,403**		**4,811**

CITY HALL BUILDING COMMON NEEDS ASSESSMENT

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
B100	**Building Common**										
B101	Entry Vestibule		2			2		90	**180**	1.40	252
B102	Main Lobby		1			1		750	**750**	1.25	938
B103	Men's Restroom	Public	1			1		250	**250**	1.33	333
B104	Women's Restroom	Public	1			1		250	**250**	1.33	333
B105	Gender Neutral Restroom	Public		2		2		64	**128**	1.60	205
B106	Quiet Room			1		1		100	**100**	1.40	140
B107	Council Chambers/ Community Room		1			1		2,000	**2,000**	1.10	2200
B108	Over Flow/ Multipurpose			1		1		500	**500**	1.25	625
B109	Medium Conference Room			1		1		160	**160**	1.40	224
B110	Small Conference Room			1		1		120	**120**	1.40	168
B111	Breakroom/ Kitchen		1			1		350	**350**	1.33	466
B112	Computer Station			1		1		25	**25**	1.60	40
B113	Work Room/ Mail Room			1		1		200	**200**	1.33	266
B114	Fitness			1		1		500	**500**	1.25	625
B115	Locker Room			1		1		600	**600**	1.25	750
B116	Shower / Changing / Restroom			2		2		90	**180**	1.40	252
B117	Changing Room			1		1		48	**48**	1.60	77
B118	Men's Restroom	Staff Use	1			1		220	**220**	1.33	293
B119	Women's Restroom	Staff Use	1			1		180	**180**	1.40	252
B120	Gender Neutral Restroom (Staff)			2		2		60	**120**	1.60	192
B121	Secure Staff Entry			1		1		56	**56**	1.60	90
	Total								**6,917**		**8,718**

City Hall Site Elements

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C100	**Site Elements**										
C101	Generator Enclosure				1	1		225	**225**	1.33	**299**
	Total								**225**		**299**

City Hall Site Improvements

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C200	**Site Improvements**										
C201	Dumpster Enclosure					1		120	**120**	1.00	**120**
C202	Staff Parking	Separate from public, behind the gate				125		180	**22,500**	1.60	**36,000**
C203	Public Parking	Separate from staff				150		180	**27,000**	1.50	**40,500**
C204	ADA Parking					5		180	**900**	2.05	**1,845**
C205	Patio					1		300	**300**	1.00	**300**
C206	Landscape					1		26,136	**26,136**	1.00	**26,136**
C207	Hardscape					1		17,424	**17,424**	1.00	**17,424**
C208	Grading / Utilities					1		174,240	**174,240**	1.00	**174,240**
C209	Site Clearing & Demolition					1		174,240	**174,240**	1.00	**174,240**
	Total								**94,380**		**122,325**

ID	GROUP / SPACE	AREA NEEDED TOTAL NSF	AREA NEEDED TOTAL GSF
A	**Departments**		
L100	Library	15,714	19,240
	Total	**15,714**	**19,240**
B			
B100	Building Support	1,384	1,874
	Total	**1,384**	**1,874**
	Required Building Net Area	**17,098**	
	Required Building Gross Area		**21,114**
	Building Gross Area Factor (1.10)		2,111
	Total Building Gross Area		**23,225**
C			
C100	Site Elements		288
C200	Site Improvements		72,677
	Total		**72,965**
	Total Area (Building and Site)		**SF 96,190**
			AC 2.21
	2050 Staff Occupant Calculation		13
	2050 Total Occupant Calculation		155

Library

The Library has shared a facility with other departments since the current City Hall was built. Through this time, departments have come and gone as the Library has remained a staple in the City Hall for the community. As the population has grown, so has the patronage at the Library. The community has required improvements in the diversity of the materials In circulation. The findings of the needs assessment shows that the Library is in need of a centrally located,shared or dedicated facility, that is in close proximity to City Hall, and other activity-supportive spaces. In particular, direct connection or close proximity to the Senior and Events Departments would be supportive of the Library's goals.

Libary Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
L100	**Library**										
L101	Entry Vestibule				1	1		120	**120**	1.40	**168**
L102	Main Circulation Desk				1	1		300	**300**	1.33	**399**
L103	Library Director	Michele Graves	1			1	PO	160	**160**	1.40	**224**
L104	Asst. Library Director	Kristin Allred	1			1	PO	120	**120**	1.40	**168**
L105	Circulation Supervisor	Rochelle Allen	1			1	WS	80	**80**	1.60	**128**
L106	Library Clerk II/Programming Lead	Mandy Paice	1			1	WS	80	**80**	1.60	**128**
L107	Library Clerk II/Computer	Josh Christensen	1			1	TD	25	**25**	1.60	**40**
L108	Library Clerk II/Programmer- Part-Time	Zella Jensen	1			1	TD	25	**25**	1.60	**40**
L109	Library Clerk II/Technical Services	Jessica Crosby	1			1	WS	80	**80**	1.60	**128**
L110	Technical Services/Cataloger	Future			2	2	SO	240	**480**	1.33	**638**
L111	Programmer	Future	1		1	2	WS	80	**160**	1.60	**256**
L112	Copy/ Workroom Public	Future			1	1		120	**120**	1.40	**168**
L113	Multipurpose	Future			1	1		500	**500**	1.25	**625**
L114	Reading/ Working Rooms	Future			6	6		80	**480**	1.60	**768**
L115	Stacks		1			1		9,114	**9,114**	1.10	**10,025**
L116	Out Door Equipment Storage		1			1		500	**500**	1.25	**625**
L117	Game Storage	Future			1	1		120	**120**	1.40	**168**
L118	Maker Space	Future			1	1		500	**500**	1.25	**625**
L119	Computer Lab	Future			12	12		25	**300**	1.60	**480**
L120	Work Stations	Future			8	8		64	**512**	1.60	**819**
L121	Children's Discovery Space	Future			1	1		500	**500**	1.25	**625**
L122	Break Room Staff	Future			1	1		250	**250**	1.33	**333**
L123	Work Room Staff				1	1		240	**240**	1.33	**319**
L124	Children Program Space.				1	1		500	**500**	1.25	**625**
L125	Restrooms in Library Public				4	4		64	**256**	1.60	**410**
L126	Restrooms in Library Staff				2	2		64	**128**	1.60	**205**
L127	Janitorial				1	1		64	**64**	1.60	**102**
	Total					**13**			**15,714**		**19,240**

ID	GROUP / SPACE	AREA NEEDED TOTAL NSF	AREA NEEDED TOTAL GSF
A	**Departments**		
PS100	Public Safety	14,984	20,729
V100	Victim Advocates	1,197	1,778
CT100	Courts	3,564	4,799
	Total	**19,745**	**27,306**
B			
B100	Building Common	1,224	1,622
B200	Building Support	816	1,168
	Total	**2,040**	**2,790**
	Required Building Net Area	**21,785**	
	Required Building Gross Area		**30,096**
	Building Gross Area Factor (1.10)		3,010
	Total Building Gross Area		**33,105**
C			
C100	Site Elements		2,603
C200	Site Improvements		106,583
	Total		**109,186**
	Total Area (Building and Site)		**SF 142,291**
			AC 3.27
	2050 Staff Occupant Calculation		**187**
	2050 Total Occupant Load		**210**

Public Safety

The current police services for the City is provided by the Utah County Sheriff's Office. This is currently a mutually beneficial arrangement. Similarly, the City Courts are provided in another city in Utah County. These two arrangements at a future date may change and the benefits of City- controlled and staffed courts and police departments may lead to a shift. A Public Safety Department is a unique facility that needs to foster civic engagement in positive ways. A facility of this type would benefit from a centrally located site with direct adjacency to active civic and recreational space.

Utah County Sheriffs Office

Public Safety Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S				AREA REQUIRED				
			2024 QTY	2025	2035	2045	2055	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
PS100	**Public Safety**											
PS101	Reception		1				1		120	**120**	1.40	**168**
PS102	Main Circulation Desk records			1	2		3		160	**480**	1.40	**672**
PS103	Soft Interview Space				1		1		120	**120**	1.40	**168**
PS104	Conference Room				1		1		260	**260**	1.33	**346**
PS105	Information Officer			1			1	WS	80	**80**	1.60	**128**
PS106	Public Safety Director	Future		1			1	PO	240	**240**	1.33	**319**
PS107	Police Chief		1				1	PO	160	**160**	1.40	**224**
PS108	Asst. Chief				1		1	PO	120	**120**	1.40	**168**
PS109	Lieutenant		1		1		2	PO	120	**240**	1.40	**336**
PS110	Sergeant		5	1	1		7	SO	160	**1,120**	1.40	**1,568**
PS111	Detective		2	3	4		9	PO	120	**1,080**	1.40	**1,512**
PS112	Patrol Officers		18	4	40	40	142	WS	20	**2,840**	1.60	**4,544**
PS113	School Resource Officer		3	2	1	1	7	SH	20	**140**	1.60	**224**
PS114	Records Staff				2	2	4		64	**256**	1.60	**410**
PS115	Records Storage				1		1		200	**200**	1.33	**266**
PS116	Training Room/ Briefing /EOC				1		1		1,000	**1,000**	1.18	**1,180**
PS117	Training Room Storage				1		1		250	**250**	1.33	**333**
PS118	EOC Storage				1		1		250	**250**	1.33	**333**
PS119	Break Room				1		1		260	**260**	1.33	**346**
PS120	Armory				1		1		120	**120**	1.40	**168**
PS121	Hard Interview Rooms				3		3		120	**360**	1.40	**504**
PS122	Secure Restroom				1		1		64	**64**	1.60	**102**
PS123	Evidence Storage				1		1		1,000	**1,000**	1.18	**1,180**
PS124	Small Lab				1		1		250	**250**	1.33	**333**
PS125	Fire Arms Storage				1		1		250	**250**	1.33	**333**
PS126	Narcotics Storage				1		1		120	**120**	1.40	**168**
PS127	Vehicle Bay				1		1		480	**480**	1.33	**638**
PS128	Sally Port				1		1		800	**800**	1.25	**1,000**
PS129	Bulk Storage				1		1		160	**160**	1.40	**224**
PS130	Server				1		0		120	**0**	1.40	**0**
PS131	Fitness				1		1		600	**600**	1.25	**750**
PS132	Locker Room			1			1		600	**600**	1.25	**750**
PS133	Shower / Changing / Restroom			2	2		4		90	**360**	1.40	**504**
PS134	Changing Room			1			1		48	**48**	1.60	**77**
PS135	Secure Officer Entrance				1		1		56	**56**	1.60	**90**
PS136	Multiuser Restroom				2		2		250	**500**	1.33	**665**
							174			**14,984**		**20,729**

ID	GROUP / SPACE	AREA NEEDED TOTAL NSF	AREA NEEDED TOTAL GSF
A	**Departments**		
PW100	Administration	680	951
F100	Fleet	12,392	15,249
FA100	Facilities	576	858
E100	Engineering	2,010	2,975
P100	Parks	9,320	13,034
SW100	Stormwater	7,274	9,218
ST100	Streets	10,302	13,357
	Total	**32,252**	**55,641**
B			
B100	Building Common	4,113	5,326
B200	Building Support	954	1,330
	Total	**5,067**	**6,656**
	Required Building Net Area	**37,319**	
	Required Building Gross Area		**62,297**
	Building Gross Area Factor (1.10)		6,230
	Total Building Gross Area		**68,526**
C			
C100	Site Elements		78,613
C200	Site Improvements		147,598
	Total		**226,211**
	Total Area (Building and Site)		**SF 294,737**
			AC 6.77
	2050 Occupant Calculation		108
	2050 Total Occupant Calcuation		120

Public Works

Through the process of the Needs Assessment, the City has come to an understanding of the benefits of the close proximity of the Fleet Maintenance Department, Facilities Maintenance Department, the Engineering Department, the Streets Department, the Storm Water Department, and the Parks Department. Ideally, the Public Works facility would house these departments, and with a site area adequately sized to house the necessary equipment for the functionality of these departments. In response to geographical size of the City it would be ideal to house these departments at main southern facility and provide a satellite facility in the northern part of the City to reduce time delays for crew deployment. In this approach, the southern main facility would maintain its current synergistic relationship with the Wastewater department while maintaining higher quality service for all citizens. This approach would require a substantial redesign and expansion of the existing facility.

Public Works Facility

Pulblic Works Administration Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
PW100	**Administration**										
A101	Facilities/Operations Director	Jeff Weber	1			1	PO	240	**240**	1.33	**319**
A102	Operations/Engineering Admin. Assistant	Julie Bencomo	1			1	PO	120	**120**	1.40	**168**
A103	Emergency Coordinator	David Ulibarri	1			1	WS	80	**80**	1.60	**128**
A104	Interview Room			2		2		120	**240**	1.40	**336**
	Total					**3**			**680**		**951**

Public Works Fleet Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
F100	**Fleet**										
F101	Reception / Lobby			1		1		120	**120**	1.40	**168**
F102	Copy / Workroom			1		1		120	**120**	1.40	**168**
F103	Conference Room			1		1		260	**260**	1.33	**346**
F104	File Storage			1		1		120	**120**	1.40	**168**
F105	Fleet Supervisor Move under Manager	Future position		1		1	PO	160	**160**	1.40	**224**
F106	Purchasing/Parts Manager	Future position		1		1	PO	120	**120**	1.40	**168**
F107	Fleet Manager			1		1	PO	160	**160**	1.40	**224**
F108	Technician I		1	1		2	TD	25	**50**	1.60	**80**
F109	Technician II			1		1	TD	25	**25**	1.60	**40**
F110	Breakroom		1			1		120	**120**	1.40	**168**
F111	Single User Restroom			1		1		60	**60**	1.60	**96**
F112	Single User Restroom & Shower			1		1		90	**90**	1.40	**126**
F113	Receiving Lobby			1		1		175	**175**	1.40	**245**
F114	Staff Locker			1		6		12	**72**	1.60	**115**
F115	Laundry		1			1		120	**120**	1.40	**168**
F116	Light Duty Maintenance			2		2		1125	**2,250**	1.18	**2,655**
F117	Heavy Duty Maintenance			2		2		1125	**2,250**	1.18	**2,655**
F118	Parts Storage		1			1		1250	**1,250**	1.18	**1,475**
F119	Tire Storage		1			1		650	**650**	1.25	**813**
F120	Tool Storage		1			1		400	**400**	1.33	**532**
F121	Fluid Storage		1			1		400	**400**	1.33	**532**
F122	Air Compressor		1			1		80	**80**	1.60	**128**
F123	Welding Cove		1			1		200	**200**	1.33	**266**
F124	Vehicle Wash Bay		1			1		2160	**2,160**	1.10	**2,376**
F125	Wash Equipment			1		1		500	**500**	1.25	**625**
F126	Electrical			1		1		150	**150**	1.40	**210**
F127	Mechanical			1		1		150	**150**	1.40	**210**
F128	IT/ Network			1		1		100	**100**	1.40	**140**
F129	Janitorial			1		1		80	**80**	1.60	**128**
	Total					**6**			**12,392**		**15,249**

Facilities Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
FA100	**Facilities**										
F101	Facilities Manager		1			1	PO	160	**160**	1.40	**224**
F102	Facilities Supervisor		1			1	PO	160	**160**	1.40	**224**
F103	Facilities Techs		1	1	2	4	WS	64	**256**	1.60	**410**
F104	Copy / Workroom			1		1		120	**120**	1.40	**168**
F105	File Storage			1		1		120	**120**	1.40	**168**
F106	Storage			1		1		120	**120**	1.40	**168**
	Total					**6**			**576**		**858**

Engineering Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
E100	**Engineering**										
E101	Waiting Area			1		1		120	**120**	1.40	**168**
E102	Reception Desk			1		1		210	**210**	1.33	**279**
E103	Engineering Admin. Assistant.			1		1	WS	80	**80**	1.60	**128**
E104	City Engineer		1			1	PO	240	**240**	1.33	**319**
E105	Engineering Tech		1			1	PO	120	**120**	1.40	**168**
E106	Traffic Engineer		1			1	PO	120	**120**	1.40	**168**
E107	EIT		1	1		2	PO	120	**240**	1.40	**336**
E108	City Inspector		1			1	WS	80	**80**	1.60	**128**
E109	Public Works Inspector		1	1		2	WS	80	**160**	1.60	**256**
E110	Blue Stakes Coordinator		1			1	WS	80	**80**	1.60	**128**
E111	Compliance Officer		2			2	WS	80	**160**	1.60	**256**
E112	GIS Tech		3	1	1	5	WS	80	**400**	1.60	**640**
E113	Break Room				0	0		350	**0**	1.33	**0**
E114	Copy/ Work/ Mail				0	0		120	**0**	1.40	**0**
	Total					**17**			**2,010**		**2,975**

Parks Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
P100	**Parks**										
P101	Waiting Area			1		1		120	**120**	1.40	**168**
P102	Reception Desk			1		1		100	**100**	1.40	**140**
P103	Parks & Recreation Director	Future			1	1	PO	240	**240**	1.33	**319**
P104	Assistant Parks and Recreation Director	Future		1		1	PO	160	**160**	1.40	**224**
P105	Admin. Assistant				1	1	WS	80	**80**	1.60	**128**
P106	Parks Manager	Future			1	1	PO	120	**120**	1.40	**168**
P107	Assistant Parks Manager	Future			1	1	PO	120	**120**	1.40	**168**
P108	Parks and Cemetery Supervisor	Greg Robinson	1			1	PO	120	**120**	1.40	**168**
P109	Copy / Workroom			1		1		150	**150**	1.40	**210**
P110	Parks Crew Lead	Scott Williams / Mike	2	3	2	7	WS	80	**560**	1.60	**896**
P111	Seasonal Employees			20	30	50		20	**100**	1.60	**160**
P112	Parks Technicians		8		12	20	TD	36	**720**	1.60	**1,152**
P113	GIS Intern		2			2	WS	80	**160**	1.60	**256**
P114	Lockers			23	44	77		10	**770**	1.60	**1,232**
P115	Shower / Changing / Restroom			2		2		90	**180**	1.40	**252**
P116	Changing Room			1		1		64	**64**	1.60	**102**
P117	Men's Restroom	Staff Use		1		1		220	**220**	1.33	**293**
P118	Women's Restroom	Staff Use		1		1		180	**180**	1.40	**252**
P119	Gender Neutral Restroom (Staff & Public)			4		4		60	**240**	1.60	**384**
P120	Secure Staff Entry			1		1		36	**36**	1.60	**58**
P121	Mud Room			1		1		80	**80**	1.60	**128**
P122	Tool Storage			1		1		400	**400**	1.33	**532**
P123	Material Storage			1		1		400	**400**	1.33	**532**
P124	Chemical Storage			1		1		400	**400**	1.33	**532**
P125	Pesticides Storage			1		1		400	**400**	1.33	**532**
P126	Fertilizer Storage			1		1		400	**400**	1.33	**532**
P127	Shop Space			1		1		800	**800**	1.25	**1,000**
P128	Equipment / Vehicle Storage Bay			2		2		900	**1,800**	1.25	**2,250**
P129	Receiving Space/ Inventory				1	1		200	**200**	1.33	**266**
P130	Inventory Staffing					0			**0**	1.60	**0**
	Total					**83**			**9,320**		**13,034**

Stormwater Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
SW100	**Stormwater**										
SW101	Waiting			1		1		120	**120**	1.40	**168**
SW102	Reception Desk			1		1		80	**80**	1.60	**128**
SW103	Streets/Storm Water Manager	Zack Hilton	1			1	PO	160	**160**	1.40	**224**
SW104	Office Manager	Jeanie	1			1	PO	120	**120**	1.40	**168**
SW105	Storm Water Supervisor	Larry Diamond	1			1	WS	64	**64**	1.60	**102**
SW106	Storm Water Operator	Eric Kump/ Brock	3			3	WS	64	**192**	1.60	**307**
SW107	Storm Water Inspector			1		1	WS	64	**64**	1.60	**102**
SW108	Outreach Coordinator	Future position		1		1	WS	64	**64**	1.60	**102**
SW109	Maintenance Operator	Future position		1		1	WS	20	**20**	1.60	**32**
SW110	Outreach Storage			1		1		250	**250**	1.33	**333**
SW111	Equipment Storage Bay			3		3		900	**2700**	1.25	**3375**
SW112	Equipment Storage End Bay			1		1		1080	**1080**	1.18	**1274**
SW113	Copy / Workroom			1		1		120	**120**	1.40	**168**
SW114	File Storage			1		1		120	**120**	1.40	**168**
SW115	Street Sweeper Bay		1			1		920	**920**	1.25	**1150**
SW116	Vac Truck Bay		1			1		1200	**1200**	1.18	**1416**
	Total					**6**			**7,274**		**9,218**

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
ST100	**Streets**										
ST101	Waiting			1		1		120	**120**	1.40	**168**
ST102	Reception Desk			1		1		100	**100**	1.40	**140**
ST103	Conference Room			1		1		260	**260**	1.33	**346**
ST104	Streets Water Manager	Future position		1		1	PO	160	**160**	1.40	**224**
ST105	Streets Supervisor / Foremen		1			1	PO	120	**120**	1.40	**168**
ST106	Street Operator	Future position	6	4		10	WS	64	**640**	1.60	**1024**
ST107	Street Sweeper			1		1	WS	64	**64**	1.60	**102**
ST108	Inspector			1		1	WS	64	**64**	1.60	**102**
ST109	Outreach Coordinator	Future position		1		1	WS	64	**64**	1.60	**102**
ST110	Maintenance Operator	Future position		1		1	WS	20	**20**	1.60	**32**
ST111	Copy / Workroom			1		1		120	**120**	1.40	**168**
ST112	File Storage			1		1		120	**120**	1.40	**168**
ST113	Outreach Storage			1		1		250	**250**	1.33	**333**
ST114	Equipment Storage Bay			1		1		900	**900**	1.25	**1125**
ST115	Equipment Storage End Bay				1	1		1080	**1080**	1.18	**1274**
ST116	Snow Equipment Bay		5			5		920	**4600**	1.25	**5750**
ST117	Snow Blade Storage		7			7		100	**700**	1.40	**980**
ST118	Paver Equipment Bay		1			1		920	**920**	1.25	**1150**
	Total					**16**			**10,302**		**13,357**

Public Work Building Common Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
B100	**Building Common**										
B101	Entry Vestibule			1		1		90	**90**	1.40	126
B102	Main Lobby			1		1		120	**120**	1.40	168
B103	Men's Restroom	Public		1		1		60	**60**	1.60	96
B104	Women's Restroom	Public		1		1		60	**60**	1.60	96
B105	Gender Neutral Restroom	Public		1		1		60	**60**	1.60	96
B106	Quiet Room			1		1		80	**80**	1.60	128
B107	Training/ Conference Room			1		1		1,000	**1,000**	1.18	1180
B108	Breakroom/ Kitchen			1		1		750	**750**	1.25	938
B109	SCADA			1		1		160	**160**	1.40	224
B111	Locker Room			1		1		600	**600**	1.25	750
B112	Shower / Changing / Restroom			1		1		90	**90**	1.40	126
B113	Changing Room			1		1		48	**48**	1.60	77
B114	Men's Restroom	Staff Use	1			1		220	**220**	1.33	293
B115	Women's Restroom	Staff Use	1			1		180	**180**	1.40	252
B116	Gender Neutral Restroom (Staff)			1		1		60	**60**	1.60	96
B117	Fitness			1		1		500	**500**	1.25	625
B118	Secure Staff Entry			1		1		35	**35**	1.60	56
B119						0			**0**	1.60	0
	Total								**4,113**		**5,326**

Public Work Building Support Needs Assessment

ID	SPACE	SPACE NOTES	SPACE REQ'S				AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
B200	**Building Support**										
B201	Electrical		1			1		250	**250**	1.33	**333**
B202	Building UPS			1		1		120	**120**	1.40	**168**
B203	Mechanical		1			1		300	**300**	1.33	**399**
B204	Janitorial		2			2		64	**128**	1.60	**205**
B205	Fire Riser		1			1		36	**36**	1.60	**58**
B206	IT / Server		1			1		120	**120**	1.40	**168**
	Total								**954**		**1,330**

Public Works Site Elements Needs Assessment

ID	SPACE	SPACE NOTES	STAFFING REQ'S				AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C100	**Site Elements**										
C101	Existing Uncovered Material Storage		1			1		20,000	**20,000**	1.10	22,000
C102	Existing Salt Storage		1			1		800	**800**	1.25	1,000
C103	Bulk Material Storage Bins (Covered)			1		1		3,000	**3,000**	1.10	3,300
C104	Generator Enclosure			1		1		250	**250**	1.33	333
C105	Fuel Island & Dispensing			1		1		700	**700**	1.25	875
C106	Fuel Storage & Equipment			1		1		450	**450**	1.33	599
C107	Drying Bed / Dump Station		1	1		2		3,000	**6,000**	1.10	6,600
C108	Covered Vehicle/Equipment Storage		25			25		875	**21,875**	1.10	24,063
C109	Uncovered Vehicle/Equipment Storage			1		1		2,080	**2,080**	1.10	2,288
C110	Covered Material Storage	Verify capacity		1		1		4,320	**4,320**	1.10	4,752
C111	Uncovered Material Storage	Verify capacity		1		1		8,640	**8,640**	1.10	9,504
C112	Salt Storage / Brine			1		1		3,000	**3,000**	1.10	3,300
	Total								**71,115**		**78,613**

Public Works Site Improvements Needs Assessment

ID	SPACE	SPACE NOTES	STAFFING REQ'S				AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C100	**Site Elements**										
C101	Existing Uncovered Material Storage		1			1		20,000	**20,000**	1.10	22,000
C102	Existing Salt Storage		1			1		800	**800**	1.25	1,000
C103	Bulk Material Storage Bins (Covered)			1		1		3,000	**3,000**	1.10	3,300
C104	Generator Enclosure			1		1		250	**250**	1.33	333
C105	Fuel Island & Dispensing			1		1		700	**700**	1.25	875
C106	Fuel Storage & Equipment			1		1		450	**450**	1.33	599
C107	Drying Bed / Dump Station		1	1		2		3,000	**6,000**	1.10	6,600
C108	Covered Vehicle/Equipment Storage		25			25		875	**21,875**	1.10	24,063
C109	Uncovered Vehicle/Equipment Storage			1		1		2,080	**2,080**	1.10	2,288
C110	Covered Material Storage	Verify capacity		1		1		4,320	**4,320**	1.10	4,752
C111	Uncovered Material Storage	Verify capacity		1		1		8,640	**8,640**	1.10	9,504
C112	Salt Storage / Brine			1		1		3,000	**3,000**	1.10	3,300
	Total								**71,115**		**78,613**

Parks Department Needs Assessment

ID	SPACE	SPACE NOTES	STAFFING REQ'S				AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C200	**Site Improvements**										
C201	Dumpster Enclosure					1		120	**120**	1.00	**120**
C202	Staff Parking	Separate from public, behind the gate				108		180	**19,440**	1.60	**31,104**
C203	Public Parking	Separate from staff				25		180	**4,500**	1.60	**7,200**
C204	ADA Stalls					8		180	**1,440**	2.05	**2,952**
C205	Patio					1		300	**300**	1.00	**300**
C206	Landscape					1		58,474	**58,474**	1.00	**58,474**
C207	Concrete Aprons					1		12,600	**12,600**	1.00	**12,600**
C208	Hardscape					1		34,848	**34,848**	1.00	**34,848**
C209	Grading / Utilities					1		348,480	**348,480**	1.00	**348,480**
C210	Site Clearing & Demolition					1		348,480	**348,480**	1.00	**348,480**
	Total								**131,722**		**147,598**

ID	GROUP / SPACE	AREA NEEDED TOTAL NSF	AREA NEEDED TOTAL GSF
A	**Departments**		
WW100	Waste Water Administration	544	774
W100	Water	2,343	3,509
WW200	Wastewater	1,290	1,896
	Total	**4,177**	**6,178**
B			
B100	Building Common	4,544	6,161
B200	Building Support	954	1,351
	Total	**5,498**	**7,512**
	Required Building Net Area	**9,675**	
	Required Building Gross Area		**13,691**
	Building Gross Area Factor (1.10)		1,369
	Total Building Gross Area		**15,060**
C			
C100	Site Elements		6,720
C200	Site Improvements		71,362
	Total		**78,082**
	Total Area (Building and Site)		**SF 93,142**
			AC 2.14
	2050 Occupant Calculation		64
	2050 Total Occupant Calculation		70

Wastewater Department

The Needs Assessment findings reinforces the need for a facility sized and designed to provided for current needs and future growth of the City. As the population its grows, these needed services grow. The needed for space to house staff, laboratory equipment, and emergency operations grows in response to the growth of these services. The current site has space for the growth of the treatment facility, but the current facility for staff is in need of replacement of their current facility with a facility designed and built with the needs of the wastewater staff in mind.

Wastewater Facility

Wastewater Administration & Engineering Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
WW100	**Wastewater Administration**										
A101	Public Utilities Manager/ Director	Mack Straw	1			1	PO	240	**240**	1.33	**319**
A102	Admin Assistant / Reception	Laura Armintrout	1			1	WS	80	**80**	1.60	**128**
A103	Office Admin. Assistant	Open Position	1			1	WS	64	**64**	1.60	**102**
A104	Assistant Public Utilities Director	Future		1		1	PO	160	**160**	1.40	**224**
	Total					**4**			**544**		**774**

Water Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
W100	**Water**										
W101	Water Supervisor	Matt Mortenson	1	1	1	3	PO	160	**480**	1.40	**672**
W102	Water Conservation Specialist/Quality	Jordan Nielson	1	1	1	3	PO	120	**360**	1.40	**504**
W103	Water Operator IV	Nick Bradshaw	1	1	1	3	WS	64	**192**	1.60	**307**
W104	Water Operator I	Jarom Santiago	1	1	1	3	TD	25	**75**	1.60	**120**
W105	Water Operator Position	Open Position	1	1	1	3	WS	64	**192**	1.60	**307**
W106	Water Operator/Sample Tech	Open Position	1	1	1	3	TD	25	**75**	1.60	**120**
W107	Water Operator IV	Cody Althouse	1	1	1	3	PO	120	**360**	1.40	**504**
W108	Meter Tech	Shyrell Staley	1	1	1	3	WS	64	**192**	1.60	**307**
W109	Meter Tech	Open Position	1	1	1	3	WS	64	**192**	1.60	**307**
W110	Meter Reader	Randy Peck	1	1	1	3	TD	25	**75**	1.60	**120**
W111	Gis/Meter Tech	Open Position	1	1	1	3	TD	25	**75**	1.60	**120**
W112	PT Meter Reader	Open Position	1	1	1	3	TD	25	**75**	1.60	**120**
W113									**0**	1.60	**0**
	Total					**36**			**2,343**		**3,509**

Wastewater Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
WW200	**Wastewater**										
WW201	Wastewater Supervisor	Brody Kinder	1	1	1	3	PO	160	**480**	1.40	**672**
WW202	Wastewater Lead	Jacob Hansen	1	1	1	3	PO	120	**360**	1.40	**504**
WW203	Wastewater Operator III	Matt Banks	1	1	1	3	TD	25	**75**	1.60	**120**
WW204	Wastewater Operator I	Alex Afuvai	1	1	1	3	TD	25	**75**	1.60	**120**
WW205	Wastewater Operator I	Matt Powell	1	1	1	3	TD	25	**75**	1.60	**120**
WW206	Wastewater Collection Operator I	Dallin Harris	1	1	1	3	TD	25	**75**	1.60	**120**
WW207	Wastewater Collection Operator I	Fred Garbett	1	1	1	3	TD	25	**75**	1.60	**120**
WW208	Wastewater Collection Operator I	Riley Downs	1	1	1	3	TD	25	**75**	1.60	**120**
	Total					**24**			**1,290**		**1,896**

Wastewater Building Common

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
B100	**Building Common**										
B101	Entry Vestibule			1		1		90	**90**	1.40	**126**
B102	Lobby			1		1		100	**100**	1.40	**140**
B103	Reception Desk			1		1		120	**120**	1.40	**168**
B104	Gender Neutral Restroom (Public)			2		2		64	**128**	1.60	**205**
B105	Small Confrence Room			1		1		120	**120**	1.40	**168**
B106	Conference Room / Training Room			1		1		500	**500**	1.25	**625**
B107	Training Room Storage	Tables & Chairs		1		1		120	**120**	1.40	**168**
B108	Training Room A/V Storage			1		1		64	**64**	1.60	**102**
B109	Copy / Workroom			1		1		120	**120**	1.40	**168**
B110	Secure Storage			1		1		120	**120**	1.40	**168**
B111	Breakroom/ Kitchen			1		1		300	**300**	1.33	**399**
B112	Quiet Room			1		1		64	**64**	1.60	**102**
B113	SCADA/ Server		1			1		80	**80**	1.60	**128**
B114	Secure Staff Entry		1			1		36	**36**	1.60	**58**
B115	Mud Room			1		1		64	**64**	1.60	**102**
B116	Laundry		1			1		120	**120**	1.40	**168**
B117	Locker Room			1		1		600	**600**	1.25	**750**
B118	Shower / Changing / Restroom			1		1		90	**90**	1.40	**126**
B119	Changing Room			1		1		48	**48**	1.60	**77**
B120	Men's Restroom	Staff Use	1			1		210	**210**	1.33	**279**
B121	Women's Restroom	Staff Use	1			1		180	**180**	1.40	**252**
B122	Gender Neutral Restroom (Staff)			2		2		60	**120**	1.60	**192**
B123	Fitness			1		1		500	**500**	1.25	**625**
B124	Shop Space (Weld/Carpentry)			1		1		300	**300**	1.33	**399**
B125	Water Sample Lab		1			1		350	**350**	1.33	**466**
	Total								**4,544**		**6,161**

Wastewater Building Support Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
B200	**Building Support**										
B201	Electrical		1			1		180	**180**	1.40	**252**
B202	Building UPS			1		1		120	**120**	1.40	**168**
B203	Mechanical		1			1		250	**250**	1.33	**333**
B204	Janitorial		2			2		64	**128**	1.60	**205**
B205	Fire Riser		1			1		36	**36**	1.60	**58**
B206	IT / Server		1			1		120	**120**	1.40	**168**
B207	General Supply Storage		1			1		120	**120**	1.40	**168**
	Total								**954**		**1,351**

Wastewater Site Elements Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C100	**Site Elements**										
C101	Generator Enclosure			1		1		120	**120**	1.00	120
C102	Material Drying Bed			1		1		3,000	**3,000**	1.10	3300
C103	Dump Station			1		1		3,000	**3,000**	1.10	3300
	Total								**6,120**		**6,720**

Wastewater Site Improvement

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C200	**Site Improvements**										
C201	Trash Enclosure					1		120	**120**	1.00	120
C202	Staff Parking	Separate from public, behind the gate				64		180	**11,520**	1.60	18432
C203	Public Parking	Separate from staff				6		180	**1,080**	1.60	1728
C204	ADA Parking Stalls					3		180	**540**	2.05	1107
C205	Patio					1		300	**300**	1.00	300
C206	Landscape					1		12,645	**12,645**	1.00	12645
C207	Concrete Aprons					1		20,170	**20,170**	1.00	20170
C208	Hardscape					1		16,860	**16,860**	1.00	16860
C209	Grading / Utilities					1		84,300	**84,300**	1.00	84300
C210	Site Clearing & Demolition					1		84,300	**84,300**	1.00	84300
	Total								**63,235**		**71,362**

ID	GROUP / SPACE	AREA NEEDED	
		TOTAL NSF	TOTAL GSF
A	**Departments**		
WW100	Waste Water Administration	544	774
W100	Water	2,343	3,509
WW200	Wastewater	1,290	1,896
	Total	**4,177**	**6,178**
B			
B100	Building Common	4,544	6,161
B200	Building Support	954	1,351
	Total	**5,498**	**7,512**
	Required Building Net Area	**9,675**	
	Required Building Gross Area		**13,691**
	Building Gross Area Factor (1.10)		1,369
	Total Building Gross Area		**15,060**
C			
C100	Site Elements		6,720
C200	Site Improvements		71,362
	Total		**78,082**
	Total Area (Building and Site)		**SF 93,142**
			AC 2.14
	2050 Occupant Calculation		64
	2050 Total Occupant Calculation		70

Senior and Events Needs Assessment

The Needs Assessment findings shows that the current building facilitating the offices and activities of the Senior and Events Departments is inadequate in size and amenities. Similar to other departments, it would be a benefit it is had central location in the City. This would proved equal access to all citizens. These departments need a facility ideal located in close proximity to the Library, City Hall, and active spaces.

Senior and Events Center

Event Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
EV100	**Events**										
EV101	Waiting			1		1		120	**120**	1.40	**168**
EV102	Reception Desk			1		1		100	**100**	1.40	**140**
EV103	Gender Neutral Restroom (Public)			2		2		64	**128**	1.60	**205**
EV104	Conference Room			1		1		160	**160**	1.40	**224**
EV105	Conference Room Storage	Tables & Chairs		1		1		80	**80**	1.60	**128**
EV106	Multi-Purpose Room			1		1		750	**750**	1.25	**938**
EV107	Multi-Purpose Storage			2		2		150	**300**	1.40	**420**
EV108	Events and Senior Center Manager	Dawn Hancock	1			1	PO	160	**160**	1.40	**224**
EV109	Assit. Events Coordinator	Suzie McCoritizen	1			1	WS	80	**80**	1.60	**128**
EV110	Event Coordinator	Marie West	2			2	WS	80	**160**	1.60	**256**
EV111	Event Technician	Future		5		5	WS	80	**400**	1.60	**640**
EV112	Copy / Workroom			1		1		150	**150**	1.40	**210**
EV113	Storage		1			1		1,200	**1,200**	1.18	**1,416**
EV114	Float Storage		1			1		300	**300**	1.33	**399**
EV115	A/V Equipment Storage			1		1		36	**36**	1.60	**58**
	Total					11			**4,124**		**5,553**

Seniors Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
SE100	**Seniors**										
SE101	Waiting			1		1		120	**120**	1.40	**168**
SE102	Reception / Lobby			1		1		100	**100**	1.40	**140**
SE103	Gender Neutral Restroom (Public)			2		2		64	**128**	1.60	**205**
SE104	Multipurpose Space		1			1		750	**750**	1.25	**938**
SE105	Multi-purpose Storage	Tables & Chairs		1		1		120	**120**	1.40	**168**
SE106	Senior Events Manager	Future		1		1	PO	160	**160**	1.40	**224**
SE107	Assistant Senior Events Manager	Future		1		1	PO	120	**120**	1.40	**168**
SE108	Event Technician	Future		2	3	5	WS	80	**400**	1.60	**640**
SE109	Copy / Workroom			1		1		150	**150**	1.40	**210**
SE110	Arts and Crafts		1			1		500	**500**	1.25	**625**
SE111	Storage		1			1		300	**300**	1.33	**399**
	Total					7			**2,848**		**3,884**

Recreation Department Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
R100	**Recreation**										
R101	Waiting			1		1		120	**120**	1.40	**168**
R102	Reception Desk			1		1		100	**100**	1.40	**140**
R103	Conference Room / Training Room			1		1		450	**450**	1.33	**599**
R104	Training Room Storage	Tables & Chairs		1		1		120	**120**	1.40	**168**
R105	Training Room A/V Storage			1		1		36	**36**	1.60	**58**
R106	Recreation Director			1		1	PO	160	**160**	1.40	**224**
R107	Recreation Dev Director/ Manager	Jason Hall	1			1	PO	160	**160**	1.40	**224**
R108	Community Services Coordinator	Todd Paulose	1			1	PO	120	**120**	1.40	**168**
R109	Youth Sports Coordinator	Carl Samuelson	1			1	PO	120	**120**	1.40	**168**
R110	Fitness Coordinator			1		1	PO	120	**120**	1.40	**168**
R111	Event Coordinator			1		1	PO	120	**120**	1.40	**168**
R112	Staff - Full Time			3	5	8	WS	64	**512**	1.60	**819**
R113	Staff - Seasonal			1	2	3	TD	36	**108**	1.60	**173**
R114	Staff - Interns			1	2	3	TD	36	**108**	1.60	**173**
R115	Communication Coordinator				1	1	PO	120	**120**	1.40	**168**
R116	Shared print/ work area			1		1		120	**120**	1.40	**168**
R117	Equipment Storage				1	1		2,000	**2,000**	1.10	**2,200**
R118	Equipment Staging				1	1		800	**800**	1.25	**1,000**
R119	Orientation Space				1	1		450	**450**	1.33	**599**
	Total					**20**			**5,844**		**7,551**

Seniors and Events Building Common Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
B100	**Building Common**										
B101	Entry Vestibule			1		1		72	**72**	1.60	**115**
B102	Main Lobby		1			1		250	**250**	1.33	**333**
B103	Men's Restroom		1			1		220	**220**	1.33	**293**
B104	Women's Restroom		1			1		200	**200**	1.33	**266**
B105	Gender Neutral Restroom (Public)			1		2		64	**128**	1.60	**205**
B106	Quiet Room			1		1		80	**80**	1.60	**128**
B107	Breakroom/ Kitchen		1			1		350	**350**	1.33	**466**
B108	Pantry / Equipment Storage			1		1		200	**200**	1.33	**266**
B109	Secure Staff Entry			1		1		36	**36**	1.60	**58**
	Total								**1,536**		**2,128**

Seniors and Events Building Support Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
B200	**Building Support**										
B201	Electrical			1		1		150	**150**	1.40	**210**
B202	Mechanical			1		1		300	**300**	1.33	**399**
B203	Janitorial			3		3		64	**192**	1.60	**307**
B204	Fire Riser			1		1		36	**36**	1.60	**58**
B205	IT / Server			1		1		120	**120**	1.40	**168**
B206	Storage			1		1		540	**540**	1.25	**675**
	Total								**1,338**		**1,817**

Senior and Events Site Improvements Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C200	**Site Improvements**										
C201	Dumpster Enclosure					1		120	120	1.00	**120**
C202	Staff Parking					38		180	**6,840**	1.60	**10,944**
C203	Public Parking	Separate from staff				50		180	**9,000**	1.60	**14,400**
C204	ADA Parking					4		180	**720**	2.05	**1,476**
C205	Patio					1		500	**500**	1.00	**500**
C206	Landscape					1		12,234	**12,234**	1.00	**12,234**
C207	Hardscape					1		6,534	**6,534**	1.00	**6,534**
C208	Grading / Utilities					1		65,340	**65,340**	1.00	**65,340**
C209	Site Clearing & Demolition					1		65,340	**65,340**	1.00	**65,340**
	Total								**35,948**		**46,208**

ID	GROUP / SPACE	AREA NEEDED TOTAL NSF	AREA NEEDED TOTAL GSF
A	**Departments**		
CT100	Cemetery	2,924	3,676
	Total	**2,924**	**3,676**
B			
B200	Building Support	498	743
	Total	**498**	**743**
	Required Building Net Area	**3,422**	
	Required Building Gross Area		**4,419**
	Building Gross Area Factor (1.10)		442
	Total Building Gross Area		**4,861**
C			
C100	Site Elements		3,610
C200	Site Improvements		16,885
	Total		**20,495**
	Total Area (Building and Site)		**SF 25,356**
			AC 0.58
	2050 Staff Occupant Calculation		15
	2050 Total Occupant Calculation		18

Cemetery Needs Assessment

The Needs Assessment found that the Cemetery is placed in the city effectively, but is in need of facilities to provide for equipment storage, staff, and citizen needs.

Cemetery Needs Assessment

ID	SPACE	SPACE NOTES	EXISTING	STAFFING REQ'S			AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
CT100	**Cemetery**										
CT101	Waiting			1		1		120	**120**	1.40	**168**
CT102	Reception Desk			1		1		100	**100**	1.40	**140**
CT103	Gender Neutral Restroom (Public& Staff)			2		2		60	**120**	1.60	**192**
CT104	Bereavement Space				1	1		160	**160**	1.40	**224**
CT105	Cemetery Manager/Cemetery Sexton	Future			1	1	PO	160	**160**	1.40	**224**
CT106	Cemetery Technician	Future		2	2	4	TD	36	**144**	1.60	**230**
CT107	Cemetery Seasonal	Future			10	10			**0**	1.60	**0**
CT108	Copy / Workroom			1		1		150	**150**	1.40	**210**
CT109	Equipment Storage			1		1		1,880	**1,880**	1.15	**2,162**
CT110	Chemical Storage	Future			1	1		90	**90**	1.40	**126**
	Total					**15**			**2,924**		**3,676**

Cemetery Building Support Needs Assessment

ID	SPACE	SPACE NOTES	SPACE REQ'S				AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
B200	**Building Support**										
B201	Electrical		1			1		120	**120**	1.40	**168**
B202	Building UPS			0		0		120	**0**	1.40	**0**
B203	Mechanical		1			1		150	**150**	1.40	**210**
B204	Janitorial		2			2		64	**128**	1.60	**205**
B205	Fire Riser		1			1		36	**36**	1.60	**58**
B206	IT / Server		1			1		64	**64**	1.60	**102**
	Total								**498**		**743**

Cemetery Site Elements Needs Assessment

ID	SPACE	SPACE NOTES	STAFFING REQ'S				AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C100	**Site Elements**										
C101	Covered Vehicle/Equipment Storage		1			1		1,120	**1,120**	1.18	**1,322**
C102	Uncovered Vehicle/Equipment Storage			1		1		2,080	**2,080**	1.10	**2,288**
	Total								**3,200**		**3,610**

Cemetery Site Improvements Needs Assessment

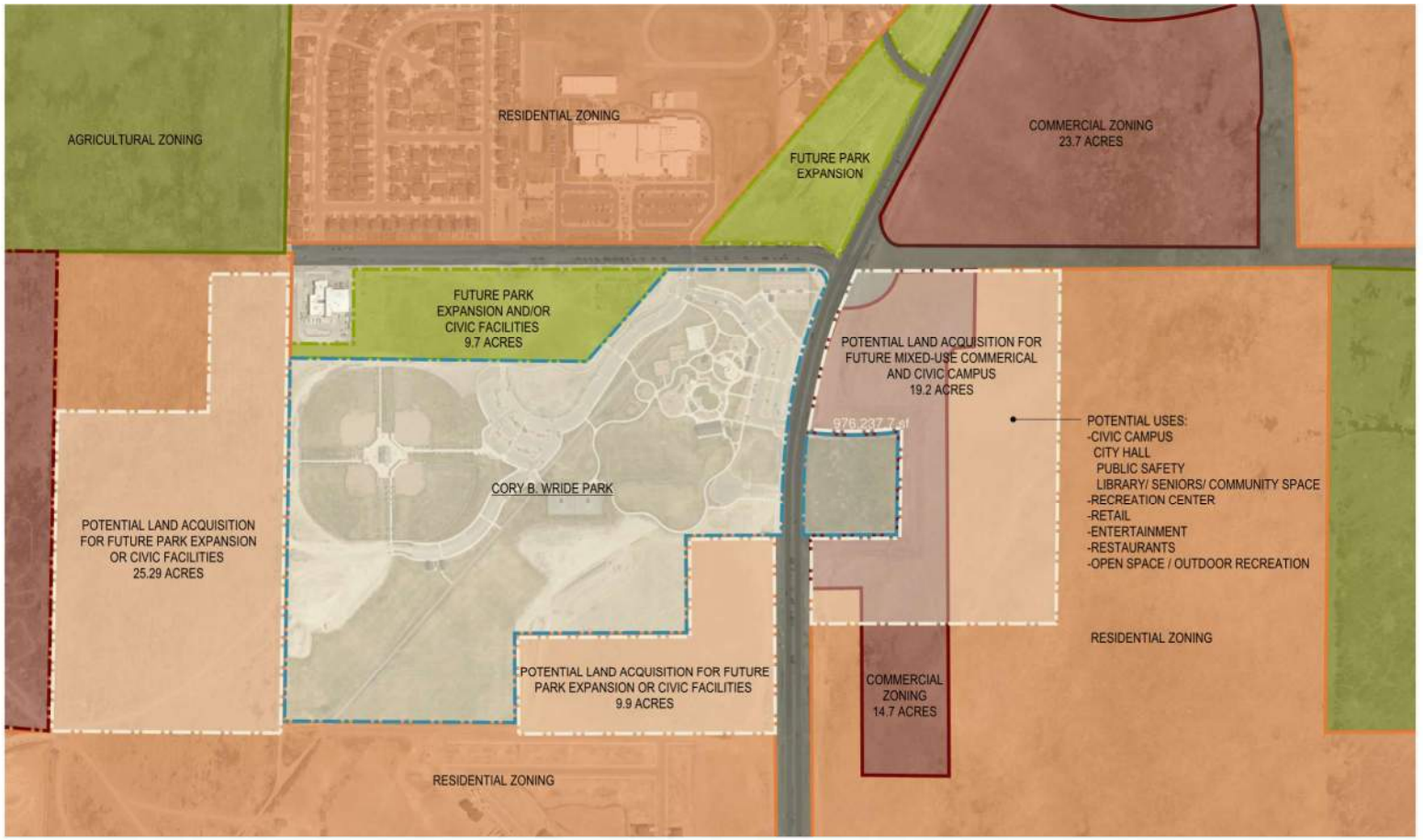
ID	SPACE	SPACE NOTES	STAFFING REQ'S				AREA REQUIRED				
			2024 QTY	2025	2035	2050	SPACE TYPE	NSF/ SPACE	TOTAL NSF	AREA FACTOR	DESIGN GSF
C200	**Site Improvements**										
C201	Dumpster Enclosure					1		120	**120**	1.00	**120**
C202	Staff Parking					15		180	**2,700**	1.60	**4,320**
C203	Public Parking					2		180	**360**	1.60	**576**
C204	ADA Parking					2		180	**360**	2.05	**738**
C205	Patio					1		150	**150**	1.00	**150**
C206	Landscape					1		6,265	**6,265**	1.00	**6,265**
C207	Concrete Aprons					1		360	**360**	1.00	**360**
C208	Hardscape					1		4,356	**4,356**	1.00	**4,356**
C209	Grading / Utilities					1		43,560	**43,560**	1.00	**43,560**
C210	Site Clearing & Demolition					1		43,560	**43,560**	1.00	**43,560**
	Total								**14,671**		**16,885**

PLANS/ SEQUENCING/ OPTIONS

Summary

Eagle Mountain as a City has substantial resources in both land and building stock that will aid it in future growth and development. The city has a great understanding of what it wants to develop into, and has set values around its growth that will guide it through this development. The various facilities and sites discussed in this section will all be critical parts of the city's future development and progress. The city with an overarching focus on establishing a recognizable center of civic, economic and recreational activity, it will use its physical and monetary resources to achieve that goal.

Cory B. Wride Park

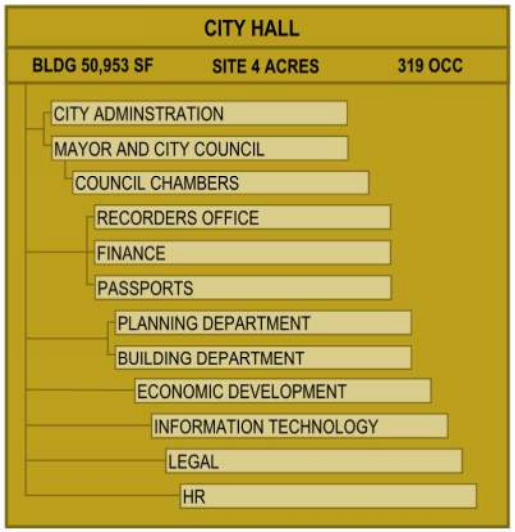


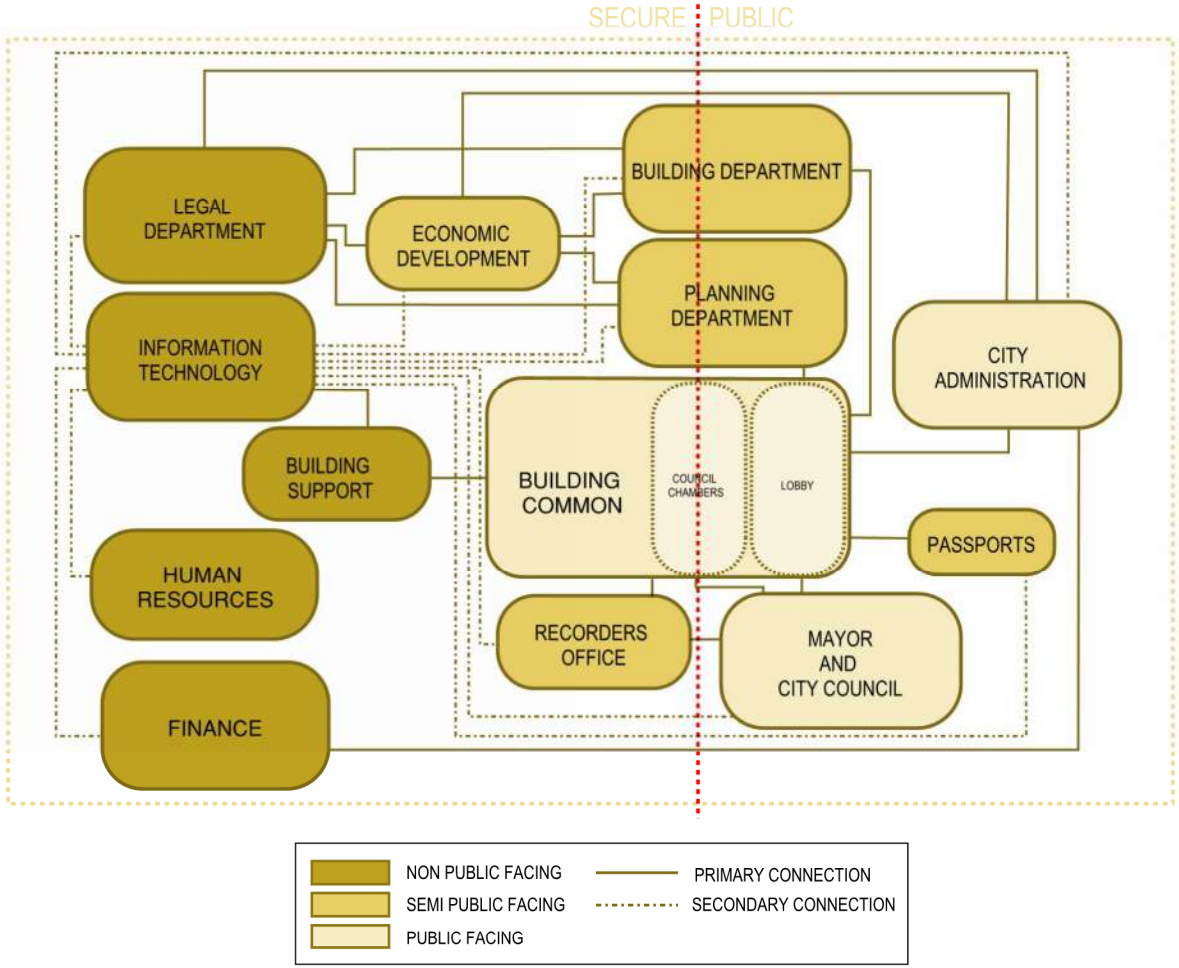
Cory B. Wride Park

Cory B Wride Park has established its self of the center of activity in Eagle Mountain since its construction. Its central location in the city and its proximity to Pony Express Parkway make easily accessible, and a contributing factor to the vitality of the city. As is shown in the diagram on the previous page, the park is perfectly situated the zoning established around it supports the establishment of a center of civic, economic, and recreational life with in the City. In this endeavor the proper mix of facilities will be key.

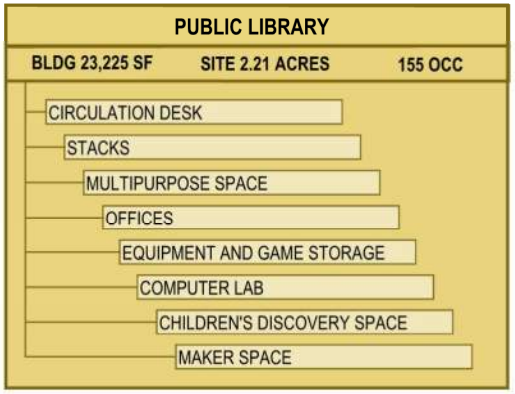
Currently, the critical departments for this proper mix of activity are scattered through out the city. The City Hall, Library, and Sheriff's office are located close to each other, however the Events and Seniors Departments are physically separated. The current City Hall site expansion is limited by adjacent developments, and is not ideal located with the boundaries of the City. The current price of land makes this a prime opportunity to acquire land, and prepare for a future relocation of City Hall and other departments to the Cory B Wride Park area.

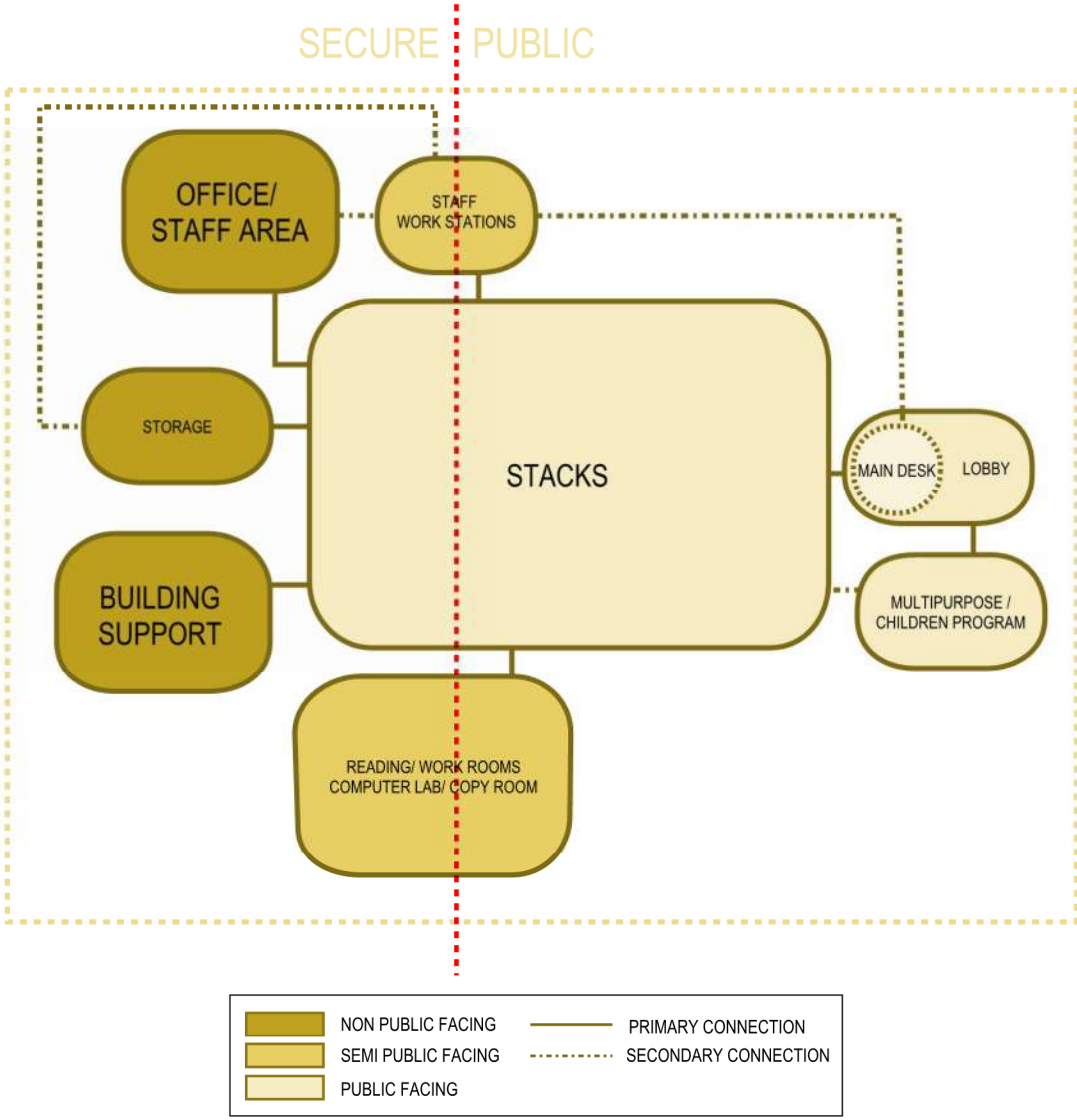
City Hall Facility Diagram



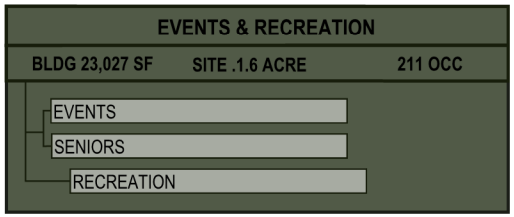


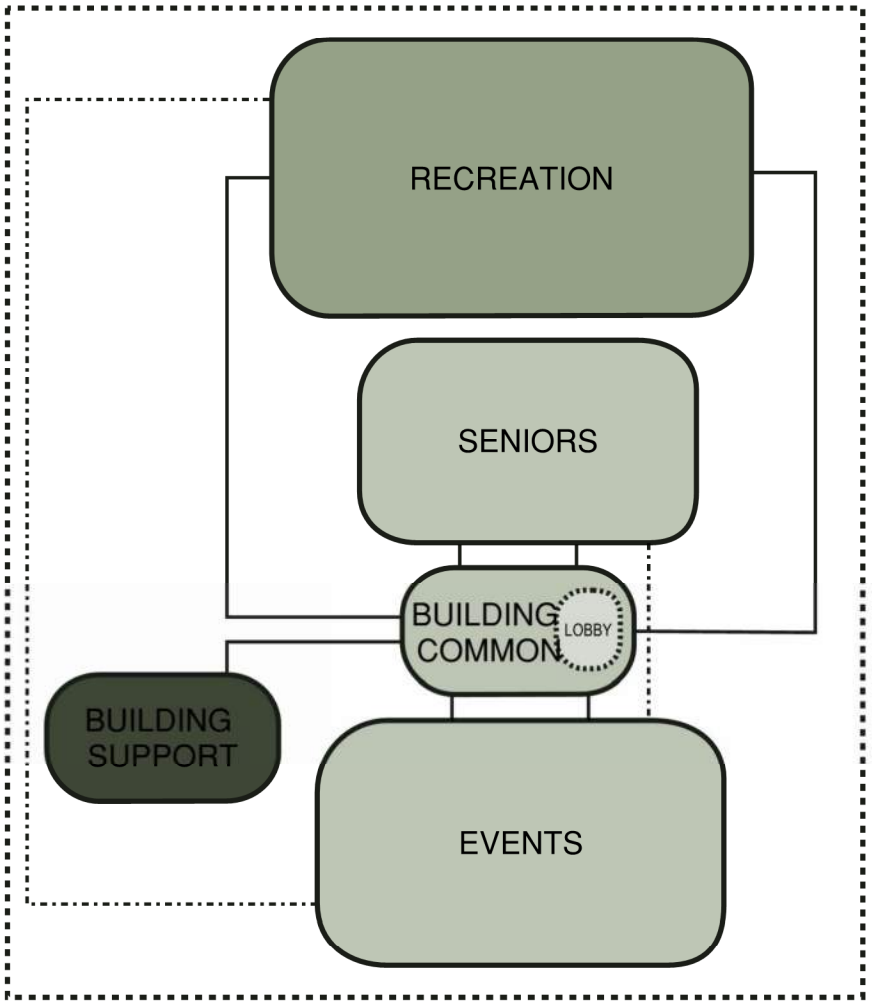
Public Library Facility Diagram

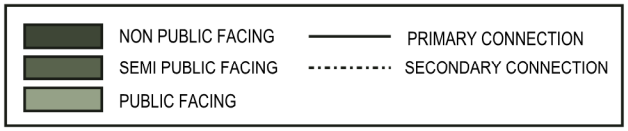




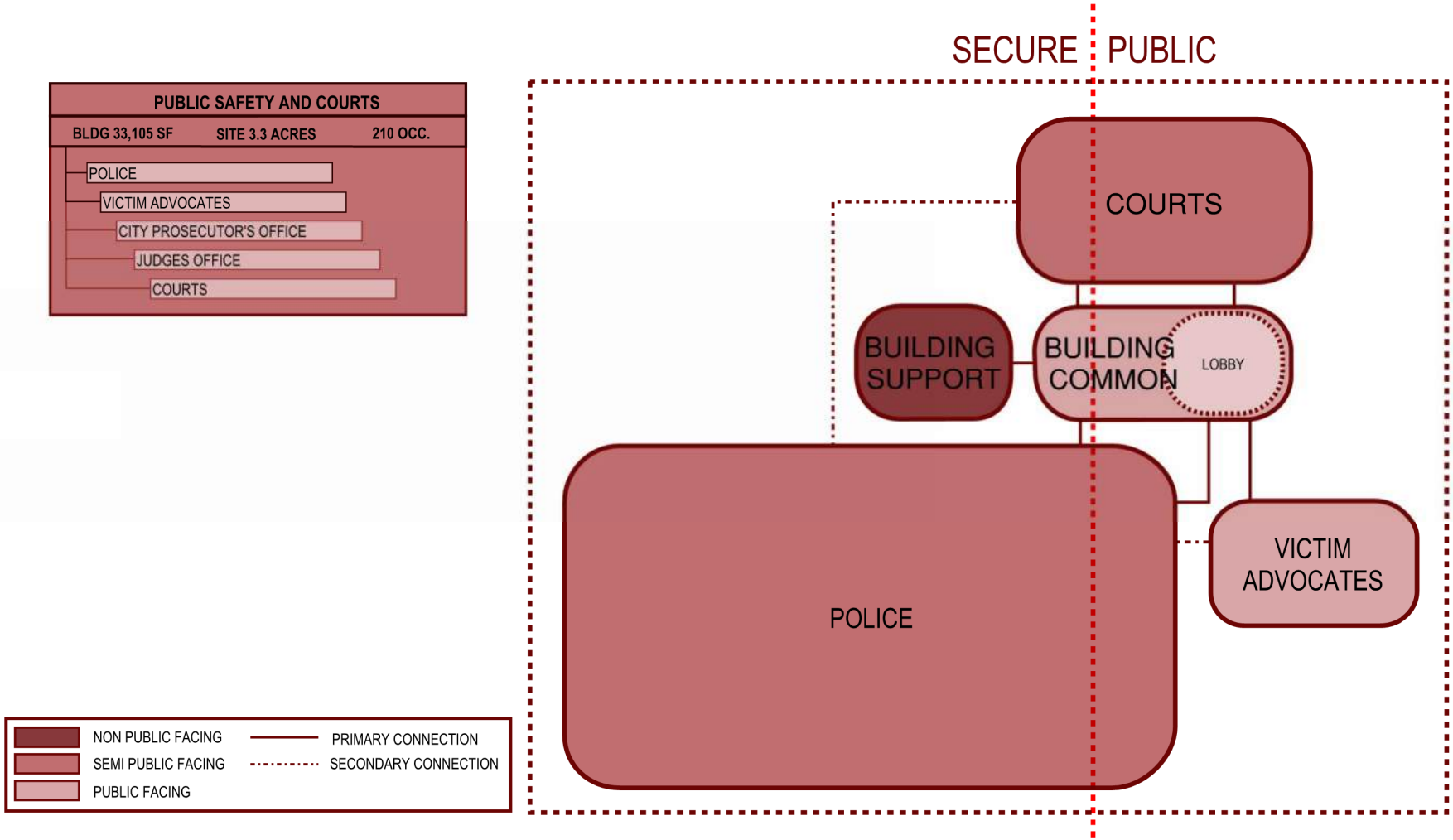
Seniors and Events Facility Diagram







Public Safety Facility Diagram



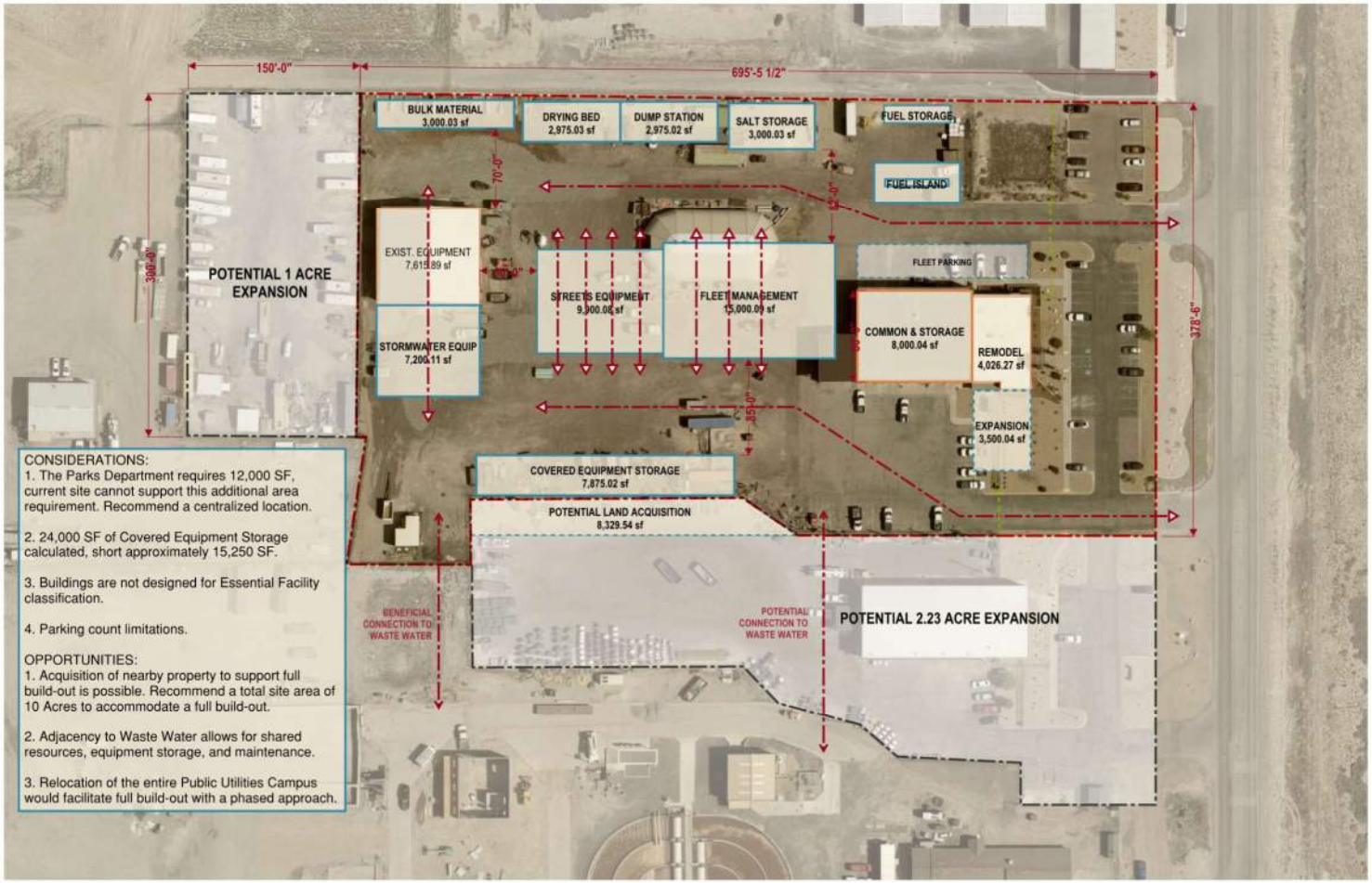
Existing City Hall Facility

The existing City Hall facility is one of the greatest assesses that Eagle Mountain has. As the City cultivates growth opportunities this facility will be a great support. The building itself is in great shape, and its equipment is still within its serviceable life span. If used appropriately this building can temporarily house various departments while land is acquired, and new facilities are designed and constructed. Although the current facility as it stands is not large enough to house any individual department indefinitely, apart from the Library or Seniors and Events separately. It is large enough to house departments as new site and buildings are constructed. This makes this site invaluable to the city. The building is also a continuing financial resource as it can be rented or sold at a future date.

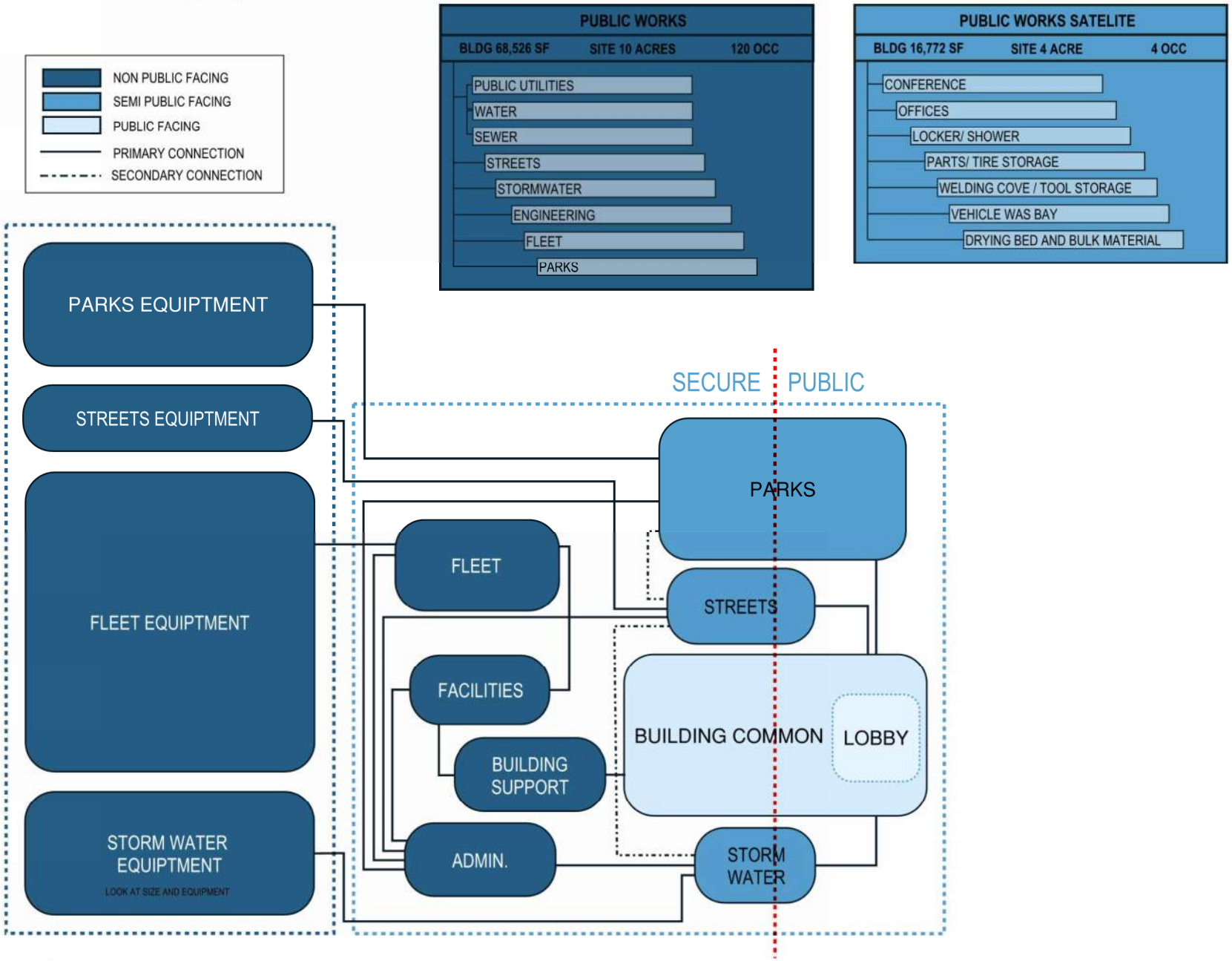
City Hall

Public Works Site

The Public Works site is well established in the City and has some efficiencies in facility operations due to its proximity to the Wastewater facility. There is a small site between the two facilities that was previously owned by the City, but is now owned and occupied by Rocky Mountain Power. This site is current impairing the two facilities from interacting and supporting each other directly. The reincorporation of this site into the Public Works site would be a great benefit to the over all facility functionality. The Public Work site is currently undersized. The circulation on the site is impeded by the size and placement of structures. The site should be increased to eight to ten acres of land to allow the site for function efficiently. An additional satelite facility located in the northern portion of the city would help to provide timely service to the citizens.

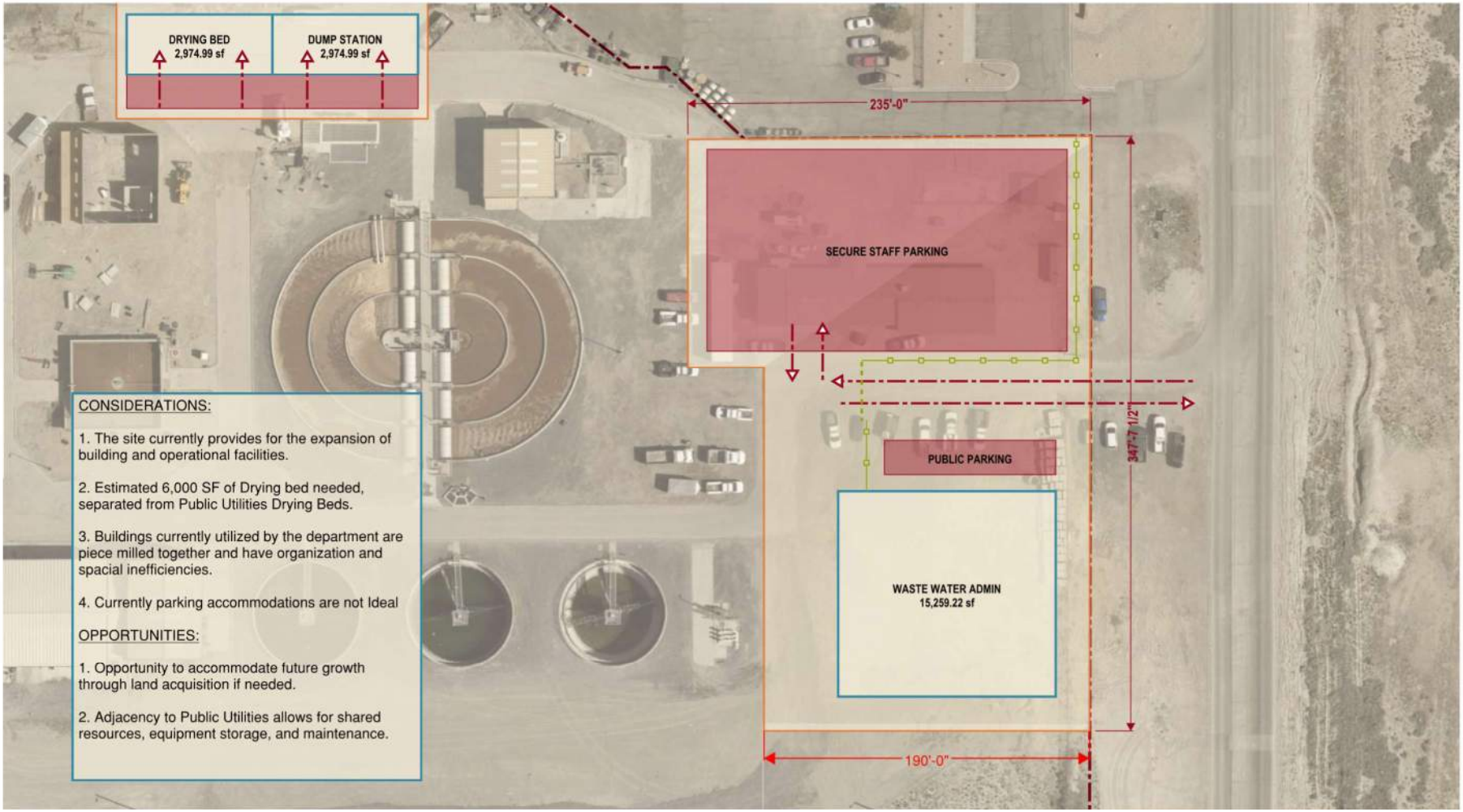


Public Works Facility Diagram

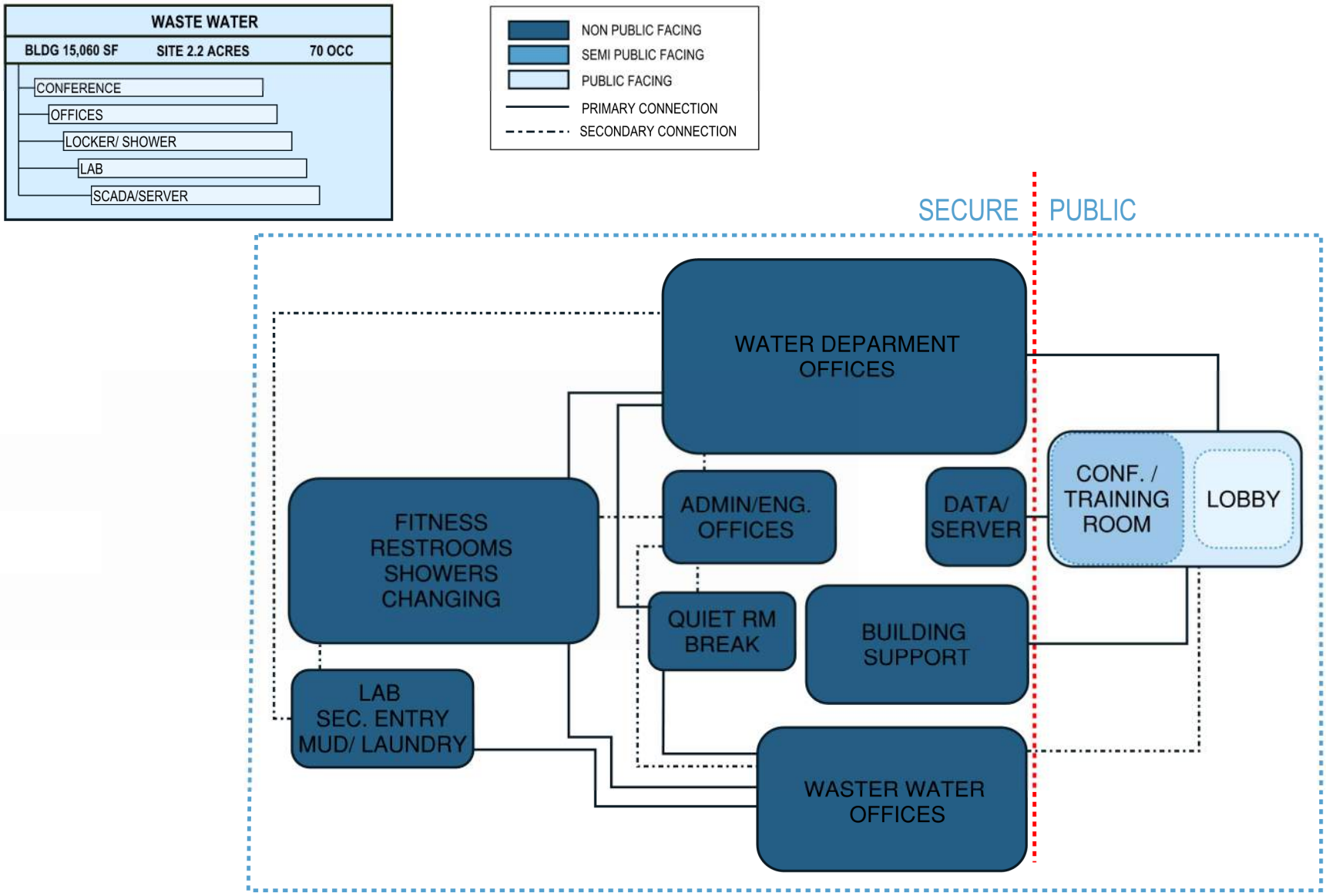


Wastewater Site

Overall, the site of the Wastewater Facility has the acreage to expand to accommodate the planned the City's planned growth. The site is also backed to the west by farm and ranch land, that could be a possible opportunity for land acquisition if the need arises.
The proximity of the site to the Public Works facility is another benefit to the site as resources and equipment can be shared to benefit both departments. The Rocky Mountain Power site to the north located between the Public Works and the Wastewater sites is another opportunity or land acquisition that could be a great benefit to the overall functionality of both departments.



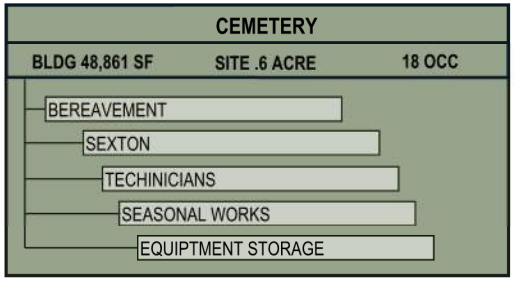
Wastewater Facility Diagram

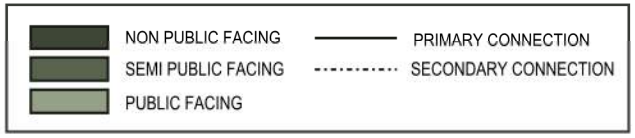


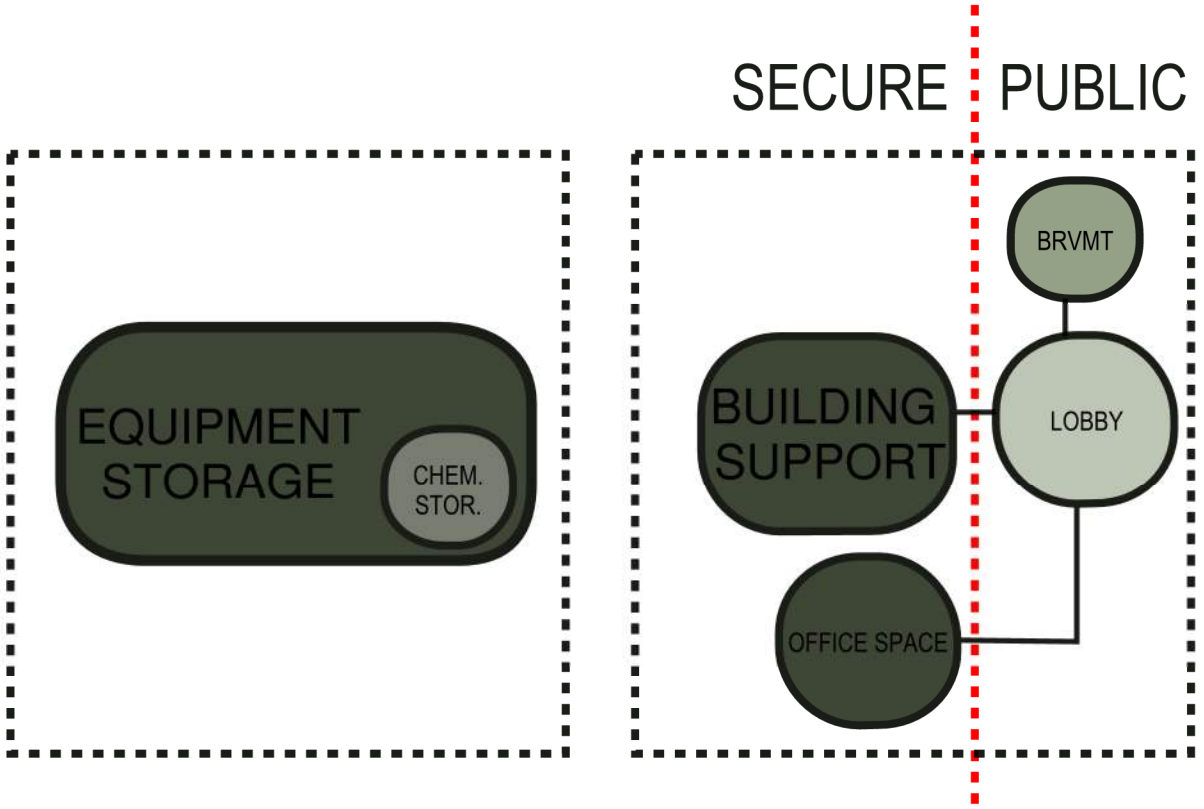
Cemetery Site

The Cemetery is located more or less in the center of the City on the west side of Eagle Mountain Boulevard. It has the prominence such facilities require. Although the developed land of the cemetery is relatively small, the land dedicated and protected for its expansion is much larger. The overall development of the cemetery is pastoral and serene and is a beautiful place of interment and remembrance for the residents of the city. It is recommend that the cemetery continue to develop as planned. The land currently utilized by the Rodeo Grounds should be developed as Cemetary and park space, when Rodeo Grounds are relocated to a more accommodating location.

Cemetery Facility Diagram

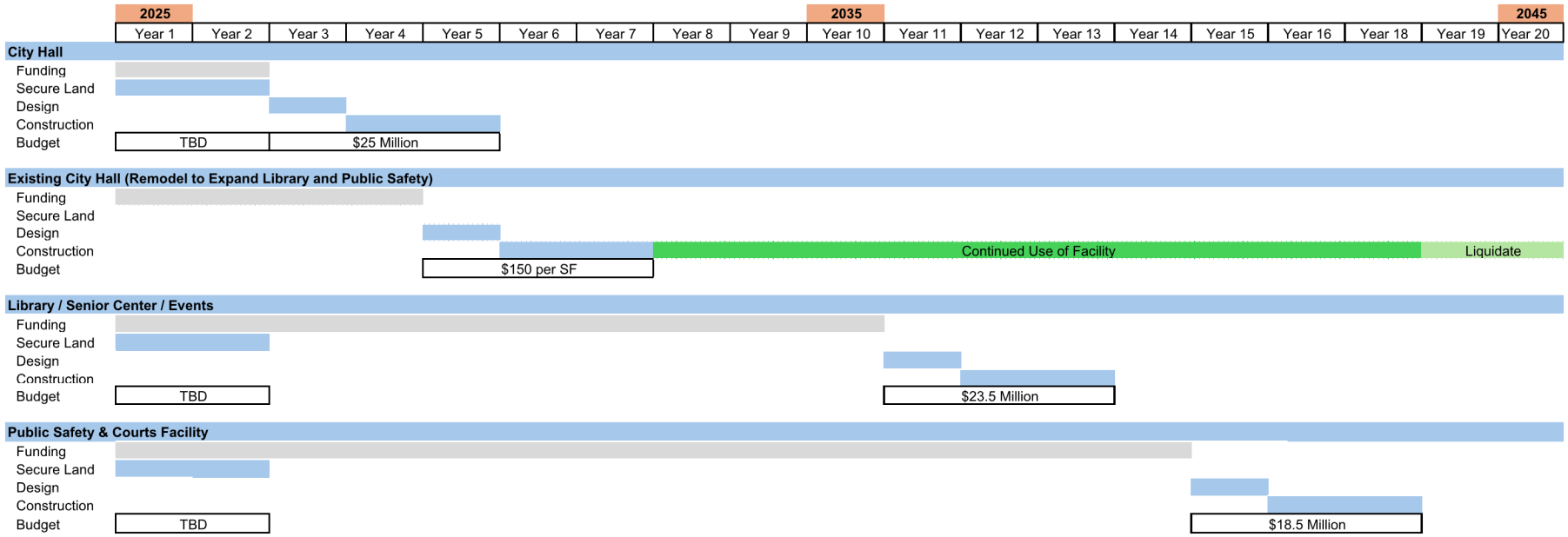




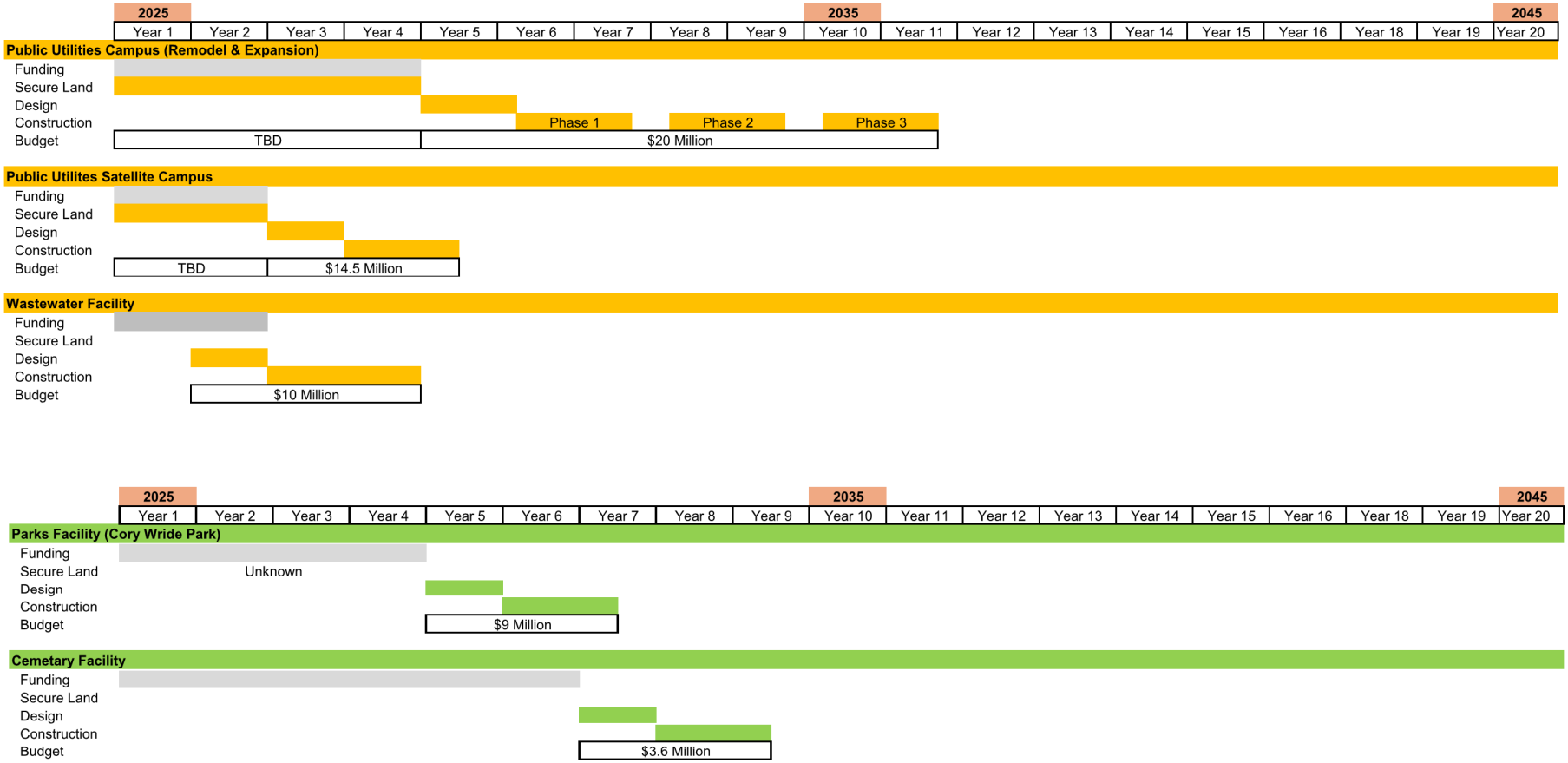


BUDGETING & SEQUENCING

Summary



Budgeting & Sequencing



Opportunities and Considerations

1.Combine City Hall and Library, recommend a budget of $35 Million.

a.Create a three-story facility, budget increase between $2 - $3 Million.
b.Consolidate parking, site and security requirements.
c.Reduced overall project cost.

2.Remodel existing City Hall for Public Safety, Seniors, and Events.

a.Lower initial investment for short term use.
b.Future review source with property sale.

3.To facilitate Public Utilities at current location, additional property is necessary.

4.Consider relocation of Public Utilities to accommodate Parks.

a.Parcel area no less than 10 acres recommended.
b.Consolidates resources.
c.Target budget is $30 Million. Reduced overall project cost.

5.The Wastewater Facility is not dependent upon additional land acquisition.

6.Cemetery Facility is not dependent upon additional land acquisition.

APPENDIX

Eagle Mountain City Facilities Needs Assessment

Galloway

EAGLE MOUNTAIN UTAH 1996

Presentation Outline

Guiding Principles & Project Goals

Questionnaire

Department Work Sessions

Department & Facility Needs Assessment and Analysis

Facility Site Analysis and Opportunities

Budgeting & Time Line

Discussion

Guiding Principles

1. Enhance the Health and Vibrancy of the City's communities

2. Create resiliency within the City Facility

3. Maintain proper stewardship through the use of City-owned land and resources

4. Promote civic identity and beauty

5. Promote collaboration between City departments

6. Preserve diversity of choices for City organizations and Citizens.

7. Conserve and enhance open space within the City

1. Understand Current City Facilities' Efficiencies and Deficiencies

2. Understand City's Growth Projections and Required Accommodations

3. Provide Safe and Secure Facilities

4. Create New and Enhance Existing Facility Efficiencies

5. Identify Road Map of Implementations

Questionnaire

1. Personnel Information
   Who was responding to questions and their position in the City Leadership?

2. Critical Department Information
   Outlining of Department Responsibility and Functions
   Outline of Departments Services Rendered and to whom
   Current Advantageous of The Departments functionality
   Analysis of Department Pieces and Spacial Relationships
   Special Areas of the Department and their ideal placement.

4. Current Department Staffing
   Current Staff Names and Positions
   Counts of FTE, PTE, and Space allocations

5. Department Future Staffing Projections
   Analysis of City Projected Growth, 1- 5 years, 5-15 years, and 15+ years
   Outlining of City Growth Metrics
   Documentation of Required Additional Staffing and Space Requirements

6. Visitor Accommodation Space Requirements
   Analysis of current and Future visitor frequency and accommodations

7. Department Security Requirements
   Analysis of Current Department Security Requirements
   Outline of future department security requirements.

8. Technological Requirement
   Analysis Current department technological needs
   Outline of future department technological requirements.

Department Work Sessions

Individual meetings were held for each department to review questionnaire responses and to refine the data gathered.

Department growth data was compared and contrasted against City growth metrics.

The information gathered was captured in meeting notes and a needs assessment matrix.

The needs assessment matrix was distributed to department heads for review, commenting, and further refinement.

Department & Facility Needs Assessment and Analysis

North Portion of City

South Portion of City

City Property Map

Cemetery/ Rodeo Grounds

	Currrent	Future
Office	- SF	3,982 SF
Building Support	- SF	1,166 SF
Area Total	- SF	5,148 SF
Site	- SF	20,024 SF
Total Area Required	143,312 SF	25,173 SF
Total Acreage	3.29 AC	0.58 AC
Staff Occupancy	-	15
Total Occupancy	-	18

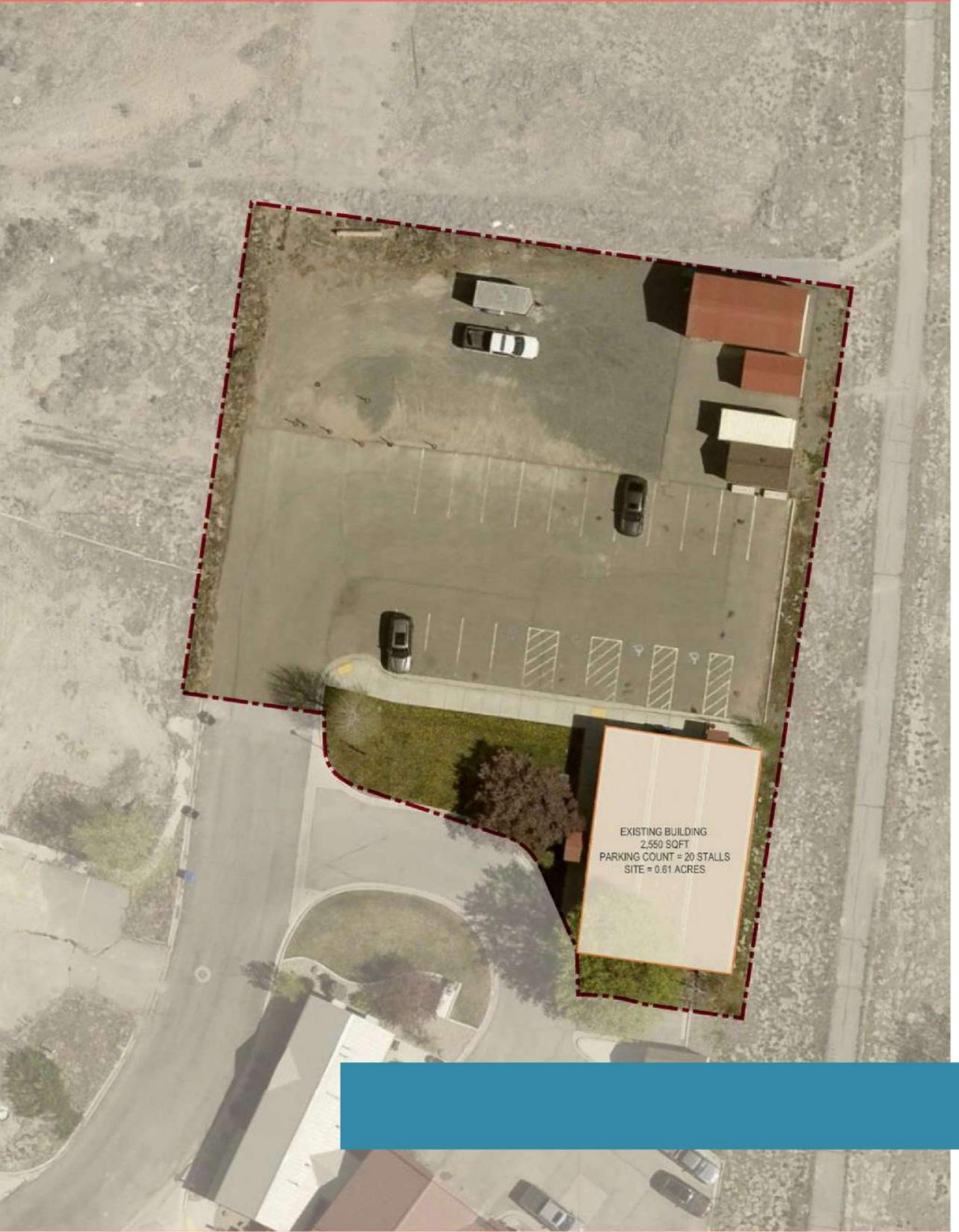
Summary Of Findings

Needs: Office Space, Equipment & Material Storage

Site Pros: Centrally Located in the City, Prominent Location with Easy Access. Potential of additional land becoming available with the potential future move of Rodeo Grounds

Site Cons: Deed Restrictions limit uses, and hemmed in by Residential Zoning

Recommended Uses: Cemetery Expansion, Community Out Door Space



Summary Of Findings

Needs: Office Space, Equipment & Material Storage, Float Storage

Site Pros: Centrally Located in the City, Prominent Location With Easy Access. Storage Containers onsite, Trailers are a light site impact.

Site Cons: Grossly Undersized for Current Use. Limited expansion opportunities, Commercial Zoning.

Recommended Uses: Find new Use, Liquidation for Funding of New Facility

	Currrent	Future
Office	2520 SF	18,688 SF
Building Support	- SF	4,340 SF
Area Total	2520 SF	23,027 SF
Site	18,824 SF	46,076 SF
Total Area Required	21,344 SF	69,103 SF
Total Acreage	0.49 AC	1.59 AC
Staff Occupancy	4	38
Total Occupancy	-	211

Seniors and Events

Summary Of Findings

Needs: Office Space Expansion, Equipment & Material Storage Expansion

Site Pros: Correctly Zoned, Located Well in the City, Substantial Infrastructure investment, Proximity to Wastewater, Well Established

Site Cons: Undersized for Current use. Limited expansion opportunities, Commercial Zoning. Response times to the North of the City are Slow.

Recommended Uses: Remain Public Utilities

	Currrent	Future
Office	- SF	60,778 SF
Building Support	- SF	6,755 SF
Area Total	15,741 SF	67,533 SF
Site	- SF	262,108 SF
Total Area Required	- SF	329,641 SF
Total Acreage	- AC	7.57 AC
Staff Occupancy	41	108
Total Occupancy	-	

Public Utilities

Wastewater

	Currrent	Future
Office	- SF	6,796 SF
Building Support	- SF	8,138 SF
Area Total	4800 SF	14,934 SF
Site	- SF	37,055 SF
Total Area Required	- SF	51,989 SF
Total Acreage	- AC	1.19 AC
Staff Occupancy	23	64
Total Occupancy	-	64

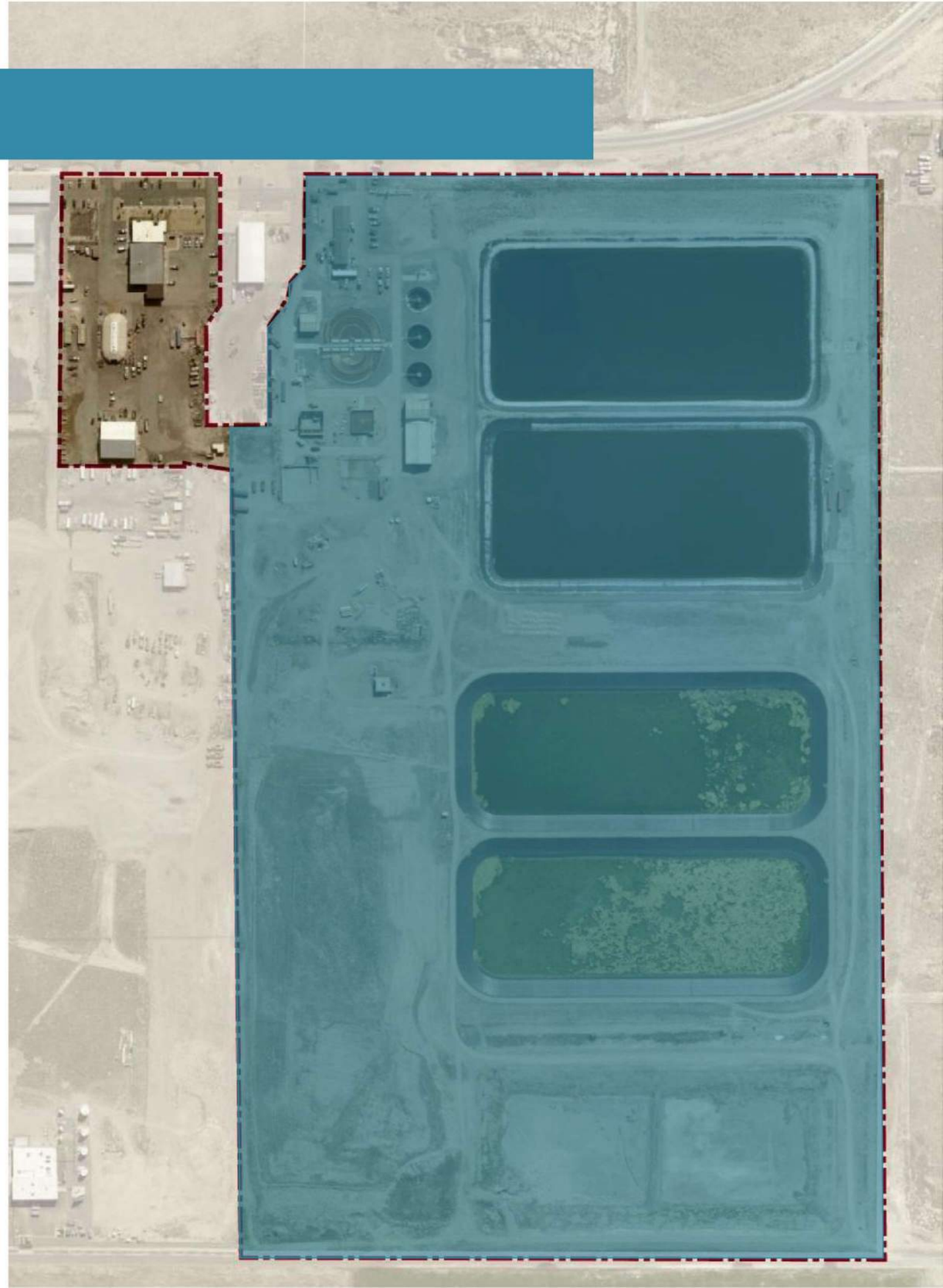
Summary Of Findings

Needs: Office Space Expansion, Improved Laboratory and Testing Equipment & Material Storage Expansion

Site Pros: Correctly Zoned, Located Well in the City, Substantial Infrastructure investment, Proximity to Public Utilities, well-established

Site Cons: Limited expansion opportunities, site is not centrally located in city

Recommended Uses: Remain Wastewater Site



City Hall - City Admin. / Mayor & Council

	Currrent	Future
Office	g SF	36,374 SF
Building Support	- SF	11,662 SF
Area Total	17769 SF	48,036 SF
Site	69,351 SF	60,209 SF
Total Area Required	87,120 SF	173,578 SF
Total Acreage	2 AC	3.98 AC
Staff Occupancy	49	125
Total Occupancy	-	319

Summary Of Findings

Needs: The City Hall will need more Office, Public space, and Parking. Better design of interface with the Public. Space within the building is not oriented well for way finding.

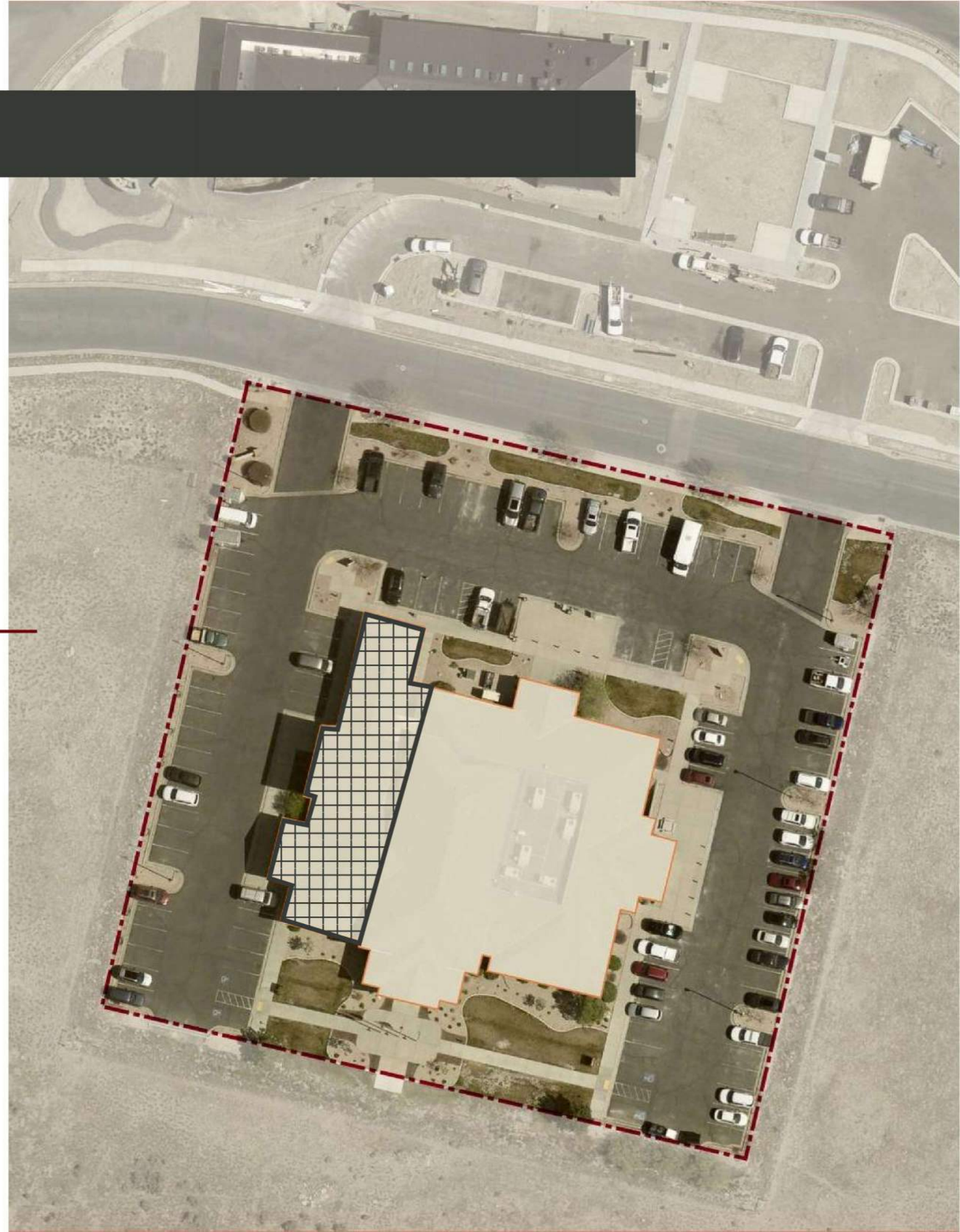
Site Pros: Substantial Infrastructure investment, the facility is relatively new and could be a continued asset for the city, liquidation of this site could be a funding source.

Site Cons: Limited expansion opportunities. Not centrally located in the City. Citizen access is inconvenient.

Recommended Uses: The building is suitable for temporary department housing during the master plan build-out, and is large enough to house the Library or Senior and events at build-out.

City Hall - Library

	Currrent	Future
Office	- SF	21,164 SF
Building Support	- SF	2,061 SF
Area Total	17769 SF	23,225 SF
Site	69,351 SF	72,965 SF
Total Area Required	87,120 SF	96,190 SF
Total Acreage	2 AC	2.21 AC
Staff Occupancy	8	13
Total Occupancy	-	150



Summary Of Findings

Needs: The City Hall will need more Office, Public space, and Parking. Better design of interface with the Public. Space within the building is not oriented well for wayfinding.

Site Pros: Substantial Infrastructure investment, the facility is relatively new and could be a continued asset for the city, liquidation of this site could be a funding source.

Site Cons: Limited opportunities for expansion. Limited expansion opportunities. Not centrally located in the City. Citizen access is inconvenient.

Recommended Uses: The building is suitable for temporary department housing during the master plan build-out, and is large enough to house the Library or Senior and events at build-out.

City Hall - Public Safety

	Currrent	Future
Office	- SF	30,037 SF
Building Support	- SF	3,069 SF
Area Total	17769 SF	33,106 SF
Site	69,351 SF	109,186 SF
Total Area Required	87,120 SF	142,291 SF
Total Acreage	2 AC	3.27 AC
Staff Occupancy	14	181
Total Occupancy	-	181

Summary Of Findings

Needs: When the city becomes large enough for its own Police force it will need more space for Office, Training, Detaining, and Evidence Storage**.**

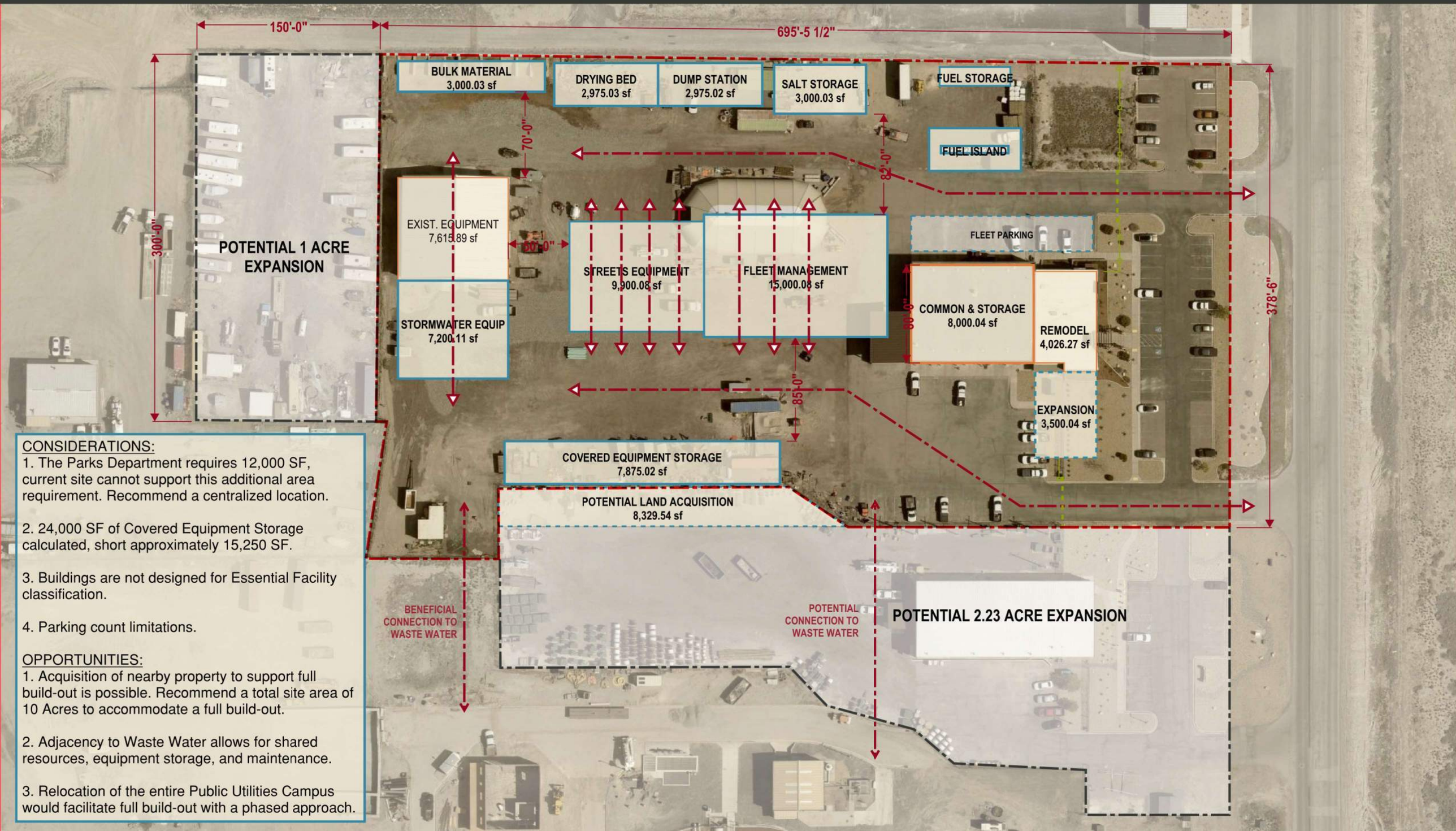
Site Pros: Located Well in the City, Substantial Infrastructure investment, the facility is relatively new and could be a continued asset for the city, liquidation of this site could be a funding source.

Site Cons: Limited opportunities for expansion.

Recommended Uses: The building is suitable for temporary department housing during master plan build-out, and is large enough to house the Library or Senior and events at build-out.

Facility Site Analysis and Opportunities

PUBLIC UTILITIES



CONSIDERATIONS:

1. The Parks Department requires 12,000 SF, current site cannot support this additional area requirement. Recommend a centralized location.

2. 24,000 SF of Covered Equipment Storage calculated, short approximately 15,250 SF.

3. Buildings are not designed for Essential Facility classification.

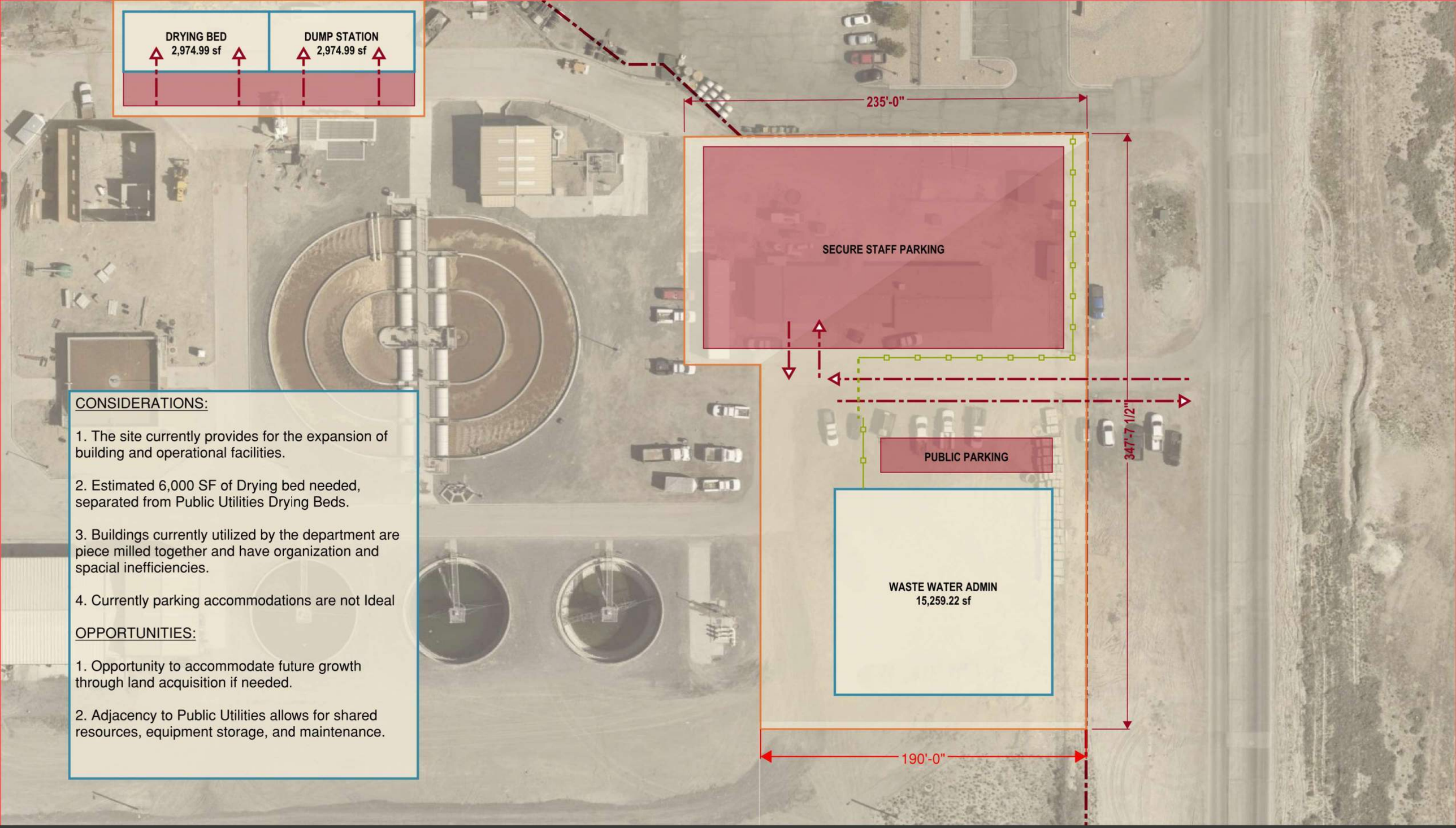
4. Parking count limitations.

OPPORTUNITIES:

1. Acquisition of nearby property to support full build-out is possible. Recommend a total site area of 10 Acres to accommodate a full build-out.

2. Adjacency to Waste Water allows for shared resources, equipment storage, and maintenance.

3. Relocation of the entire Public Utilities Campus would facilitate full build-out with a phased approach.



CONSIDERATIONS:

1. The site currently provides for the expansion of building and operational facilities.

2. Estimated 6,000 SF of Drying bed needed, separated from Public Utilities Drying Beds.

3. Buildings currently utilized by the department are piece milled together and have organization and spacial inefficiencies.

4. Currently parking accommodations are not Ideal

OPPORTUNITIES:

1. Opportunity to accommodate future growth through land acquisition if needed.

2. Adjacency to Public Utilities allows for shared resources, equipment storage, and maintenance.

WASTE WATER

AGRICULTURAL ZONING

RESIDENTIAL ZONING

FUTURE PARK EXPANSION

COMMERCIAL ZONING
23.7 ACRES

FUTURE PARK EXPANSION AND/OR CIVIC FACILITIES
9.7 ACRES

POTENTIAL LAND ACQUISITION FOR FUTURE MIXED-USE COMMERICAL AND CIVIC CAMPUS
19.2 ACRES

976,237.7 sf

POTENTIAL USES:
-CIVIC CAMPUS
CITY HALL
PUBLIC SAFETY
LIBRARY/ SENIORS/ COMMUNITY SPACE
-RECREATION CENTER
-RETAIL
-ENTERTAINMENT
-RESTAURANTS
-OPEN SPACE / OUTDOOR RECREATION

CORY B. WRIDE PARK

POTENTIAL LAND ACQUISITION FOR FUTURE PARK EXPANSION OR CIVIC FACILITIES
25.29 ACRES

POTENTIAL LAND ACQUISITION FOR FUTURE PARK EXPANSION OR CIVIC FACILITIES
9.9 ACRES

RESIDENTIAL ZONING

COMMERCIAL ZONING
14.7 ACRES

RESIDENTIAL ZONING

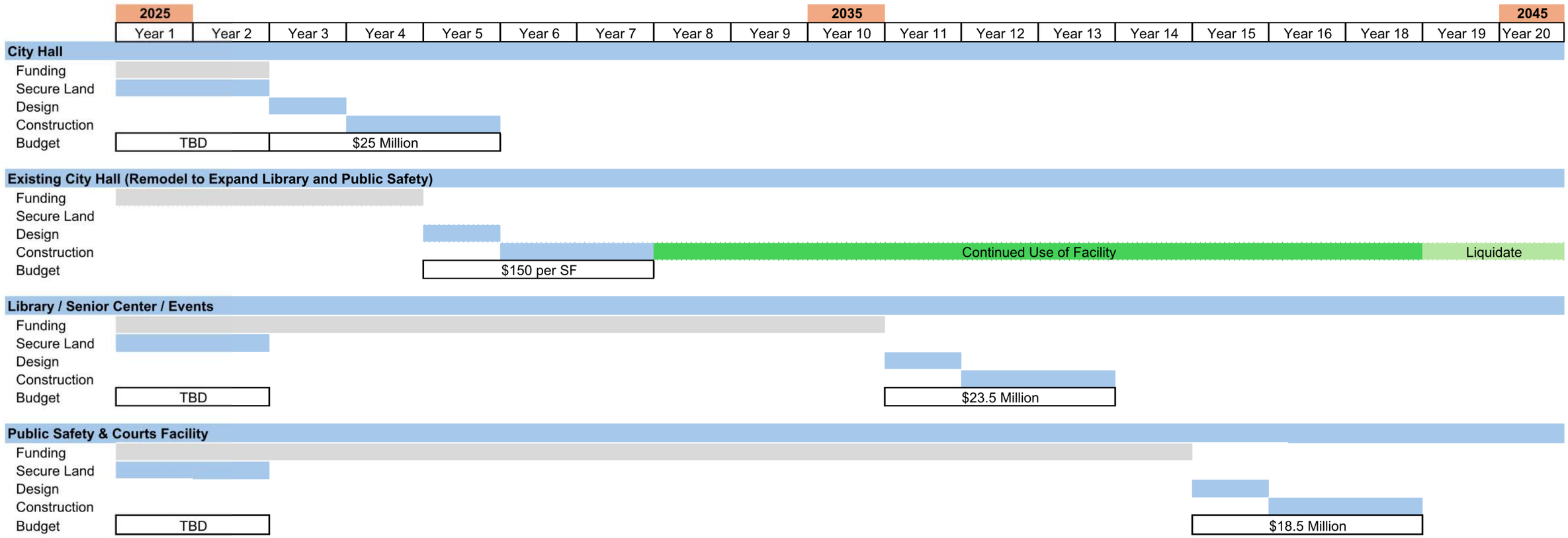
RESIDENTIAL ZONING

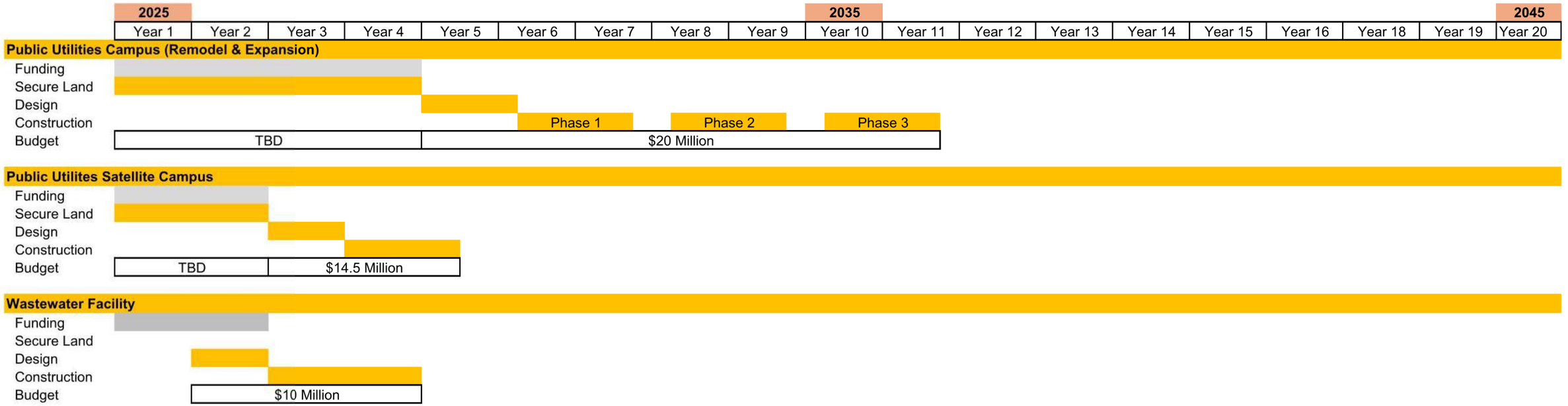
CORY WRIDE PARK

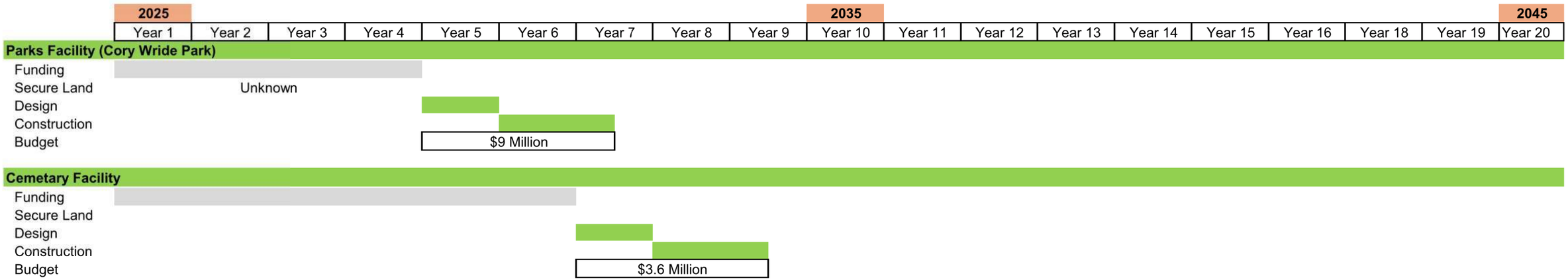
CEMETERY

RESIDENTIAL ZONING
PARK ZONE
CEMETERY EXPANSION
POTENTIAL PARK/
COMMUNITY OUTDOOR SPACE.
43.1 ACRES
RODEO GROUNDS
POTENTIAL TO BE RELOCATED
10.1 ACRES
RESIDENTIAL ZONING

TIMELINE AND BUDGETING







TIMELINE AND BUDGETING

Opportunities & Considerations

1. Combine City Hall and Library, recommend a budget of $35 Million.
    a. Create a three-story facility, budget increase between $2 - $3 Million.
    b. Consolidate parking, site and security requirements.
    c. Reduced overall project cost.
2. Remodel existing City Hall for Public Safety, Seniors, and Events.
    a. Lower initial investment for short term use.
    b. Future review source with property sale.
3. To facilitate Public Utilities at current location, additional property is necessary.
4. Consider relocation of Public Utilities to accommodate Parks.
    a. Parcel area no less than 10 acres recommended.
    b. Consolidates resources.
    c. Target budget is $30 Million. Reduced overall project cost.
5. The Wastewater Facility is not dependent upon additional land acquisition.
6. Cemetery Facility is not dependent upon additional land acquisition.

Summary

1. In general, current staffing levels exceed existing facilities.
2. Balancing population growth and demand for public services is key.
    a. Remain ahead of the curve during population growth cycles.
    b. Implement Department and Staffing master growth plan.
3. Suggested Project Phasing:
    a. Phase 1
        i. City Hall
        ii. Wastewater Facility
        iii. Public Utilities Satellite Campus
    b. Phase 2
        i. Public Utilities Campus (Remodel & Expansion)
        ii. Parks Facility
        iii. Remodel of City Hall to expand Library and Public Safety
    c. Phase 3
        i. Library / Senior Center / Events
    d. Phase 4
        i. Public Safety / Courts
4. Next Steps:
    a. Secure property over the next years.
    b. Identify available funding sources:
        i. General Obligation Bond (preferred)
        ii. Revenue Bonds- Utilities, Special Tax, Lease Revenue, etc.
        iii. Impact Fees
        iv. Property Tax
    c. Plan for a new City Hall that will anchor a Civic Campus.
    d. Plan for Public Utilities remodel & expansion.
    e. Plan for Satellite Public Utilities campus to support north areas.

Comments & Discussion

We welcome your comments or questions.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **NOVEMBER 6, 2024**
TITLE:	
ITEM TYPE:	Resolution
FISCAL IMPACT:	
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

PREPARED BY
Natalie Winterton, Grants Coordinator/Management Analyst

PRESENTED BY
Natalie Winterton

RECOMMENDATION:
It is recommended that the City Council discuss a potential Public Art Plan.

BACKGROUND:
Eagle Mountain City has been taking steps to increase public art throughout the City. A Public Art Plan would serve to communicate the goals, vision, and intent of Eagle Mountain City for public art. It would help guide the future financial investments of the City so that it reflects the goals and values of the City. The current draft outlines those priorities and goals as well as example procedures to accomplish those goals.

The intent of the plan is to communicate the vision of public art to other stakeholders in the community so they may steer their efforts in the same direction. The plan is not meant to be held to a codified standard. It should not bind the Council or City to any particular ideal, process, etc. Similar to other plans in the City, it can be used as a guide as the City Council makes decisions about the future of the City.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
1. RES--Public Art Plan
2. Eagle Mountain Public Art Plan Draft

RESOLUTION NO. R-_____-2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING THE EAGLE MOUNTAIN CITY PUBLIC ART PLAN

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to adopt the Eagle Mountain City Public Art Plan, as set forth in Exhibit A.

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

1. The Eagle Mountain City Public Art Plan is hereby adopted, as set forth in Exhibit A.

2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 6th day of November, 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

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Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 6th day of November, 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

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Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A

Eagle Mountain City

Public Art Proposal

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Executive Summary

This document outlines the importance and benefits of public art in the community as well as some long- and short- term actions to increase art opportunities. This is not a cohesive plan, but simply options for consideration that would allow the City to accept and engage in public art if and when the opportunity arises.

Purpose. Public art has been proven to strengthen a City's identity, economy, quality of life, and youth. The benefits of public art are lasting and far-reaching. With a population approaching 65,000, the City should evaluate if it wants to incorporate these benefits and values into the fabric of the community. The time is right for Eagle Mountain to once again consider adding public art to its initiatives.

Vision. The vision of public art in Eagle Mountain City is to create a visual representation of the values and atmosphere present in the community. It enforces those values and uplifts the community. Public art benefits communities in many ways. Eagle Mountain should be intentional about its implementation. The four elements should be considered as part of the public art process: details, theme, capital projects, and measured steps.

Process. There are almost infinite ways the City can approach the implementation of public art in the community. However, the presence of options should not deter the City from acting and trying out its methods through an iterative process. The process may also evolve over time. This document outlines various options and procedures that the City may employ.

Funding. Funding can make or break a project. There are many ways to fund public art and this section outlines the most common ones. Staff also makes a recommendation to consider a percent-for-art program.

Recommendation

Immediate Action

1. Consider the funding of one specific public art project as a step forward and a test run at public art facilitated by the City.
2. Consider a Percent-for-Art program.

Long-Term Action

1. Consider the establishment of an Eagle Mountain Public Art and Culture Commission.

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Introduction

"Art is the signature of civilizations" – Beverly Sills. Public art provides insight into ideas, accomplishments, behaviors, and traditions of a people. Since ancient times, it has existed in various forms as sculptures, paintings, architecture, and more. Public art was synonymous with a high quality of life and a well-educated and skilled people. In modern times, public art still signifies a vibrant and thriving community. A city's successful incorporation of the arts is done through a series of defined visions, methods, and processes. This document provides information regarding the vision, processes, and funding recommendations for public art in Eagle Mountain City.

Public art uses public spaces to introduce artistic elements into the community. Art can take many forms and be incorporated into a variety of places like parks, plazas, or government buildings. It can even be incorporated into infrastructure itself such as light posts, utility cabinets, architectural enhancements, and more. Public art can be either permanent or temporary; either incorporated into or separate from existing structures.

Previously, the City created the Eagle Mountain Community Art Board in the year 2000. However, it was dissolved only four years later due to the Art Board's inactivity and the City Council's belief that private organizations would be more equipped to increase artistic efforts in the city. Twenty years later, we have found that not to be the case. Private groups have not maintained enough stability to take the lead in widespread public art initiatives. As a result, the City has little art on display and few regular arts programs compared to cities of similar size.

However, the City has experienced success in other areas such as recent economic development, strong financial stability, and a newly defined identity resulting from the rebranding exercise. Despite a previously unsuccessful arts effort, the City is in a place now that it is recommended to once again consider pursuing public art in Eagle Mountain City.

The idea is definitely not to take away from the private sector. Rather, City efforts should empower other organizations by providing processes and resources to contribute to public art more effectively within the City. Collaboration between the public, City Council, City staff, non-profit organizations, local arts groups, Alpine School District, State arts organizations, and so forth could lead to a robust public art scene in Eagle Mountain.

The following Public Art Strategy is the first step in ushering in a renewed culture of art into Eagle Mountain City. The anticipated long-term outcomes of this document are that, in the future, and if desired by Council, the City can proactively pursue and facilitate public art initiatives and opportunities. Though Eagle Mountain City has little public art, it has great potential. Eagle Mountain is a blank canvas, brimming with possibility for public art to be incorporated into the City in many meaningful ways.

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Vision

Before details of a public art strategy can be defined, it is important to establish a unified vision for this effort. This section, though not comprehensive, sheds light on the potential trajectory of public art in Eagle Mountain City. It also paints a picture of what a robust art program could look like in the community.

What? Goals for Public Art

This section addresses the intended outcomes of public art in Eagle Mountain City.

Though public art can be beautiful, beauty itself is not the sole purpose of incorporating art into a city. Art can serve many purposes in a community. Any effort is found to be less effective without guiding goals and vision. This section recommends what goals and purposes public art can fulfil in the City. Additionally, it aligns public art with the City's established strategic vision and strategic goals. The underlined words and phrases in the following section indicate areas that can be affected or enhanced by public art.

Strategic Vision

Eagle Mountain is a safe, growing city with a small town feel that serves families and individuals by creating reliable services and infrastructure, cultivating economic and recreational opportunities, and harmonizing protected space with the flourishing of all life.

Unique Reputational Evolution

Eagle Mountain is known and respected for its commitments toward, and achievements in, meeting the expectations of residents through efforts to embrace its family-centric and rural heritage, engaging in creative solutions to accomplish its goals, and its contributions to the prosperity of the state.

Dynamic Service Enhancement

Eagle Mountain is a full-service community that delivers extraordinary services and amenities to residents by attracting and retaining passionate employees, innovating throughout the organization to increase efficiency and remain fiscally conservative, and developing highly responsive communication channels to improve resident experiences.

Aside from the City's strategic vision and goals, public art should have its own specific set of goals. Through public art, Eagle Mountain City may aim for some of the following goals:

- Encourage the integration of public art concepts, artwork, and artists into community and neighborhood planning processes as deemed appropriate by the City Council.
- Enrich the individual's experience of public spaces.
- Enhance the community's sense of spirit and pride.
- Establish cultural tourism within the City.

- Develop a consistent atmosphere and experience throughout the city.
- Beautify and celebrate the landscapes and environment in which we live.
- Create an inviting atmosphere and gathering places for all ages to enjoy.
- Defend proactively against the decay of urban centers, neighborhoods, and public places.
- Provide opportunities for local artists to advance their art forms.
- Recognize and celebrate significant historical people and events in Eagle Mountain City.

Why? Benefits of Public Art

This section addresses why public art is important to a community.

Over the past twenty years since the position was taken that the arts would be in the hands of the private sector, Eagle Mountain City has had a noticeable lack of art and culture. Public places in Eagle Mountain are limited to parks; tourism is limited to outdoor enthusiasts; art is seen almost nowhere; and we have continued to experience uncertainty from a lack of identity. Public art can be a step toward the expansion of art and culture in the City which has been shown to provide many advantages such as economic benefits, youth involvement, quality of life, and sense of identity.

Economic Benefits

Research has shown that the arts give residents a desire to stay, tourists a reason to visit, and businesses a draw for customers and the means of attracting a strong workforce. The Project for Public Spaces group helps us understand how this is possible in an article titled, “How Art Economically Benefits Cities”:

> *“Industries that are planning relocation or expansion place great emphasis on a healthy cultural climate. In a past survey conducted by the Joint Legislative Committee on Cultural Affairs, 99% of the chief executive officers who were questioned stated that the availability of cultural activities in an area is an important consideration in choosing a new location.”*

Art and culture need not be found in only high-traffic areas. The economic benefits of public art are experienced by large cities and small towns alike. Eagle Mountain City’s well-preserved environment and landscapes, open spaces, and dark skies create an exquisite environment for the arts to thrive. Studies have shown that tourists will travel for art whether found in galleries, productions, or architecture. Businesses, especially small businesses, thrive in these environments where municipalities become a highly desirable place to live, and tourists seek an experience.

Youth development

Youth benefit greatly from increased exposure to the arts. The Arts Fund found that at-risk students involved in the arts are 23 percentage points more likely to attend college than peers with low arts involvement. Exposing youth to the arts encourages experimentation with the arts

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and early achievements and creativity in life. A study performed by the Arts Fund titled "Social Impact of the Arts Study" also affirms the following:

> *"Research shows the arts promote academic and life outcomes by providing opportunities to learn critical thinking skills and build technical capacity for expression. This suggests that arts education plays a key role in the development of local talent and a 21st century workforce. Integrating art disproportionately benefits low-income students, demonstrating out-size gains in English and Math scores, fewer behavioral challenges, college attendance, voting, and volunteering in their community."*

Presently, Eagle Mountain City youth are exposed to the arts in only specific locations such as schools, or small performances by local arts groups. By merely increasing the opportunities for exposure to the arts, our City is improving the outcomes of our youth. In a community where half the population is under the age of 26, the benefit to children and youth cannot be overlooked and should be considered carefully.

Quality of life

The rapid growth of Eagle Mountain City is expected to continue for many years, quickly turning what was once a few houses on a hill into a vibrant community. Although the growth of a city does not have direct causation with a diminishing quality of life, the speed of that growth can certainly create burdens upon cities that may lead to sacrifices in quality of life to maintain basic City services. To preserve a positive quality of life throughout its growth, the City can be proactively engaged in quality-of-life improvements as early as possible in its development. Doing so will likely reduce the costs of improvements in the future as they will be incorporated during initial expansion.

Public art also has the power to transform cities in a way that can have significant social impacts upon its residents. In a research study performed by the Social Impact of the Arts Project it was discovered that:

> *"In lower-income neighborhoods, cultural resources are "significantly" linked to better health, schooling, and security. The research, which was controlled for economic wellbeing, race, and ethnicity, found the presence of cultural resources is associated with:*
> - *A 14% decrease in cases of child abuse and neglect,*
> - *A 5% decrease in obesity,*
> - *An 18% increase in kids scoring in the top stratum on English and math exams,*
> - *An 18% decrease in the serious crime rate."*

Public art lifts all in the community. It creates spaces and events where traditions are formed, friendships are created or enhanced, and opportunities are provided to those who would use art to better themselves and others.

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Identity

In addition to quality of life, public art also serves to define a community's identity. Art reflects a City's history and values. Eagle Mountain is a young city and has been working hard to establish a unified sense of identity in the community. The City has recently completed a rebranding effort and staff continues to make strategic efforts to encourage widespread adoption and support for the new Eagle Mountain identity. Public art would augment those efforts and help the residents embrace and understand that new identity.

According to Princeton University's Center for Arts and Cultural Policy Studies, participating and partaking in public art, "Builds community identity and pride [and] leads to positive community norms such as diversity, tolerance and free expression." An article by Americans for the Arts also states:

> *"Public art can be a key factor in establishing a unique and culturally active place. Public art can create civic icons, but it also can transform our playgrounds, train stations, traffic circles, hospitals, water treatment facilities, and airports into more vibrant expressions of human imagination. By building and reinforcing community culture, public art can act as a catalyst for community generation or regeneration... Public art matters."*

Public art is a subtle and cost-efficient effort that can have transformative results in a community. Its benefits are impossible to ignore. Art unites a community, celebrates differences, and honors our common, human identity.

How? Catch the Vision in EM

This section addresses how public art benefits can be achieved in Eagle Mountain.

The goals and benefits listed in previous sections certainly sound nice, but what does that look like in practice? It is recommended that Eagle Mountain City take a careful and deliberate approach to public art. That approach can be described in four main strategies: details, themes, capital projects, and measured steps. These may have some overlap, but considering each one individually could be helpful.

Details

In order to create an effective public art strategy, the City should be careful not to overlook the details. Even small details can create enormous impact.

Details are often the things you don't notice right away. If the details stand out, it is usually because they are dirty or too over-the-top. One company that is known for its attention to detail is the Walt Disney Company. While walking down Main Street of Disneyland, it's not the wall tiles or the font of the numbers on the clock that stand out. And those details are not what most people remember after they leave. Instead, all the details work together to create an

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unforgettable atmosphere and experience. That is the aim of public art in Eagle Mountain, to enhance the community environment through attention to detail.

Focusing on the details in Eagle Mountain City would look like intentionally incorporating art into the often-mundane aspects of a City. It looks like simply upgrading elements that the City would be installing or building anyway.

For example, the City is likely to install bike racks at key locations regardless of public art efforts. However, those public facilities can be elevated by incorporating art. Some cities subtly add a symbol to the bike racks, while other cities turn the bike rack into a work of art itself (see Images 1-2).

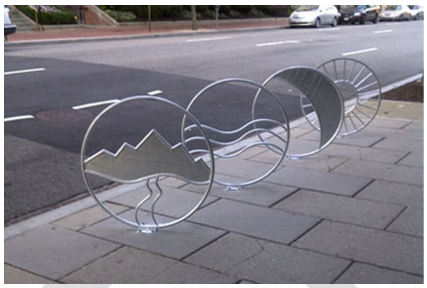

Image 1. Bike rack example

Image 2. Bike rack example

Another example of improving the details are artful designs on storm drain or manhole covers. Whether or not it the cities that implemented it intended for it to be art or to serve some practical purpose, it still adds to the overall atmosphere of a city (see Images 3-5).

Image 3. Sewer cover in Gatlinburg, TN

Image 4. Storm drain and sewer cover in Peoria, AZ

Image 5. Commemorative storm drain cover in Salt Lake City, UT

These are just two examples of the kinds of small city details in which public art can be incorporated. Attention to detail also elevates the perception of the City leading to increased resident ownership and decreased crime. It is recommended that Eagle Mountain place a portion of its focus on enhancing the details of the City in order to elevate the overall atmosphere of the community.

Theme

Another element to consider when envisioning the future of public art is the application of themes throughout the City. Before delving into this subject, it is important to note that not all pieces of art need to be a part of a theme. However, it can be powerful to see themes repeated throughout the community, especially since Eagle Mountain is such a geographically large city. Intentionally repeated themes can help lead to a consistent atmosphere across the community.

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One example could be the incorporation of gazebo structures throughout the City. To help paint the picture of this hypothetical situation, here are some additional details:

> The gazebos could be made of stone, wood, and iron to reflect the natural environment in which we live. They could be located along the trail system to create gathering places among the trails. They could have historical or educational plaques that teach of the significance of the area.

Images 6-9 were AI generated to show what this might look like at various points in the city.

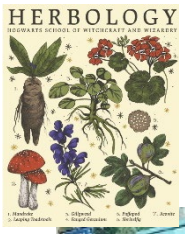
Image 6. An AI generated gazebo located on the south side of lake mountain

Image 7. A gazebo located along Pony Express Parkway (AI Generated)

Image 8. Another view of an AI generated gazebo located along Pony Express Parkway

Image 9. An AI generated gazebo located along the Tickville Wash

Another example of a themed element could be utility boxes. Many cities have participated in the trend of painting their utility boxes. Doing so turns what could be an eyesore into a community benefit. This could be another opportunity to employe a theme throughout the community. For example, the city could choose to employ an educational nature theme. For sake of the example, the boxes could be painted in the style of botanical posters, each box featuring a different native plant or animal species.



These are just a couple of examples of what theming could look like throughout the city. Incorporating the concept of themes in the community could help lead to increased cohesiveness in image and atmosphere around the community.

Image 10. A botanical poster example
Image 11. A topographic map pattern example
Image 12. An ornithological poster example
Image 13. A painted power box

Capital Projects

One strategy for incorporating public art throughout the city is to focus on capital projects. Many cities have a policy that public art be integrated into all of their large capital projects. These projects present an opportunity to include unique details, themes, or specific art installations. For instance, Image 14 shows a bridge in American Fork, UT, which has been enhanced by public art. Another example is a fountain outside one of an office building in Sunnyvale, California, shown in Image 15, where the fountain was planned alongside the building's construction. Additionally, freeway sound barriers along Interstate-15 around Salt Lake City feature a stamped mountain pattern instead of plain concrete (see Image 16), subtly elevating the area's aesthetic. By considering public art during the planning stages of capital projects, art can be incorporated more purposefully, potentially reducing costs as the structure is designed to include art from the start rather than being modified later.

Incorporating art into capital projects also ensures that art is distributed throughout different areas of the city, preventing the need to choose between capital projects and art. This approach allows both to hold significant importance in project management and budgeting. It ensures that public art is a consistent and integrated element of the city's development, enhancing various public spaces without requiring additional funding or extensive alterations to existing projects.

Furthermore, this method provides a framework for planning art throughout the city's future civic campus. By embedding art into the planning and execution of civic structures and spaces, the city can create a cohesive and culturally enriched environment. This strategic approach not only enhances the visual appeal of public spaces but also fosters a sense of community and pride among residents, showcasing the city's commitment to integrating art into everyday urban life.

Image 14: Bridge in American Fork, UT

Image 15: Office Fountain in Sunnyvale, CA

Image 16: Salt Lake City I-15 Corridor

Measured Steps

Another strategy for the employment of public art in the city is the selection of specific, unique projects that are deemed fitting by the city's planners and community leaders. This approach involves identifying opportunities for standout, one-of-a-kind art installations that can become landmarks or focal points within the community. These projects, which could include large

sculptures, intricate murals, or innovative installations, are chosen to enhance particular areas or to commemorate significant events or themes relevant to the city.

This method, referred to as "measured steps," emphasizes the importance of careful and deliberate planning. Each project should be thoughtfully designed and executed to ensure it aligns with the city's aesthetic, cultural, and social goals. By taking a measured approach, the city can ensure that these art installations are impactful and meaningful, avoiding hasty or ill-considered projects that may not resonate with the community or stand the test of time.

While this strategy focuses on unique, high-impact projects, it also calls for a level of regularity in implementation. By periodically introducing new art pieces, the city can maintain a dynamic and evolving cultural landscape, continually enriching the community experience for residents and visitors alike. This balance of careful planning and regular implementation ensures that public art remains a vibrant and integral part of the city's identity, contributing to its cultural vitality and visual appeal. Images 17 and 18 below show examples of “measured step” projects.

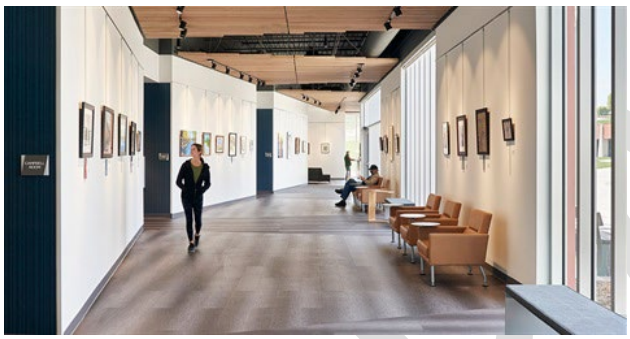


Image 17. Art display lining a hallway.

Image 18. Statue at Unity Pass (AI Generated).

When? Timing

This section introduces a recommended timeline of public art efforts in Eagle Mountain.

It has been noted that Eagle Mountain City had one previous attempt at forming a public art committee, but due to a variety of reasons, that endeavor was abandoned. There were many reasons to disband that effort, but the time is prime to try again.

Since early 2024, the City has been focused on a rebranding effort. Not only were logos and flags altered, but the identity of Eagle Mountain City was defined. The City now has the opportunity to decide if public art is going to be a part of that identity.

The circumstances surrounding the collapse of the previous art committee have changed drastically – the City is financially stable, infrastructure is in place, and community involvement is increasing. Now that Eagle Mountain has grown to about 35% of its capacity, the City is established enough to support the arts effort, but small enough that the City still has flexibility in

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its implementation. Considering the City's stable state along with its recent, successful rebrand, now is the perfect time to evaluate public art and its place in the future of Eagle Mountain City.

Process

Now that the vision of public art in Eagle Mountain has been established, the next step is to consider what processes staff and Council should follow in order to ensure a fair and unbiased method of art distribution. This section discusses what those process options are and how the community can be involved.

Citizen Involvement

In late 2023, the City Council passed a Public Art Code (EMCC 12.35) that outlines procedures for the acquisition, management, and disposal of art in the City. Those policies were intended to create transparency and equality in the public art process. It places Council at the helm of placemaking and cultural tourism.

Right now, public art is a staff- and Council-led endeavor. This is a great option for the City, especially since its long-term commitment to public art is unsolidified. In the future, the City may also consider delegating management to an Arts and Culture board, with Council still acting as the final decision-maker. This board could be formed using residents, artists, etc. and would be a viable future option if the City continues to take on a more proactive role in public arts.

In order to manage and facilitate the processes associated with public art, it is recommended that the City form the Eagle Mountain Public Art and Culture Board (EMPACC) at a strategically optimal time.

Roles and responsibilities

The EMPACC could function similar to other boards and commissions within the City. It is recommended that the board undertake the following responsibilities:

- Develop an annual public art action plan for submission to the City Council.
    - Based on a template from staff. See Appendix B.
- Make project recommendations to the City Council
    - Based on a template from staff. See Appendix D.
- If requested by Council, aid in the artist/art selection process.
- Collaborate with other organizations to facilitate art in all corners of Eagle Mountain City.
- Review and provide recommendations to the City Council for the deaccession of artwork, acceptance of artwork gifts and loans, and proposals for memorials on City-owned property, in accordance with EMCC 12.35.
- If requested by the Council, advocate for the Eagle Mountain Art and Culture Program to the City, the public, the County, and other arts groups.

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Composition

It is recommended that the EMPACC be comprised of seven voting members appointed by the City Council, each of whom has knowledge and experience in visual or performing arts and who lives or works in Eagle Mountain City.

Similar to other boards within the City the EMPACC could function under three-year, staggered terms. It is recommended that no individual be permitted to serve more than two consecutive terms, if possible.

Like other City boards, a staff member should be assigned to liaise between staff, Council, and residents. A Council member would also be assigned as a liaison. The staff member and Councilmember would not be voting members of the Commission, unless in the event of a tie (resulting from an absence of one of the voting members or the abstention of voting because of a conflict of interest), in which case the Councilmember would be encouraged to vote.

It is recommended that the commission meet at least quarterly. At least one member of the commission would be encouraged to attend all public art events in the city.

Conflict of interest

Like other boards in the City, the members should be honest and transparent. The Commission should have conflict of interest policies requiring members to disclose any real or perceived conflicts of interest and abstain from voting when appropriate. It is also recommended that the members themselves not be eligible to submit for any public art applications during their tenure.

Timing

An art board should only be created after public art has a consistent funding source. Until funding is established, a board may not have enough work to keep them busy. With intermittent art projects, the board may become frustrated or bored due to lack of progress or projects. This may discourage future public involvement in public art.

Citizen Involvement Process Recommendation

This section addresses recommended processes if the City decides to establish a public art and culture board. There are two ways that art projects or events can be initiated. One is a resident-led proposal, and the other is a city-led proposal.

Resident-initiated project

The following process is a recommendation. Please see Appendix C for a visual representation of this process.

A resident has an idea for a public art project and approaches the EMPACC. The EMPACC keeps all proposals to be evaluated semi-annually. The EMPACC evaluates the public art idea based on the current public arts mission and goals (see Appendix E). If the commission determines that it would like to pursue the idea, it determines the “public art basics” of the project: finding a location

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for the project, selecting an art form, determining a budget, and selecting a topic. Those are summarized in a public art proposal (see Appendix D).

The EMPACC submits the idea to Staff who determines whether or not the idea is feasible given City safety and engineering standards (see Appendix E).

After the details have been worked out with Staff, both Staff and the EMPACC submit the idea to Council in the form of a memo and/or work session presentation. At this point, Council would need to either approve or deny the idea. By approving the idea, Council is allowing the process to continue.

Staff would then determine whether or not a budget amendment is needed. If so, that would be pursued.

Together, staff and the EMPACC would follow the established public art code (EMMC 12.35) to issue a call for artists or follow the procedures for a gift/loan.

Once a selection has been made, the EMPACC would submit all materials and its recommendation to Council.

Council would then have the choice to approve or deny the project. Denial could be whole or partial, asking staff and the EMPACC to revisit a previous step of the public art process.

After Council approval, the City would then solidify a contract with the artist and installation would begin.

City-initiated project
The following process is a recommendation. Please see Appendix C for a visual representation of this process.

In this situation, a project is initiated by Council, staff, or the EMPACC. If Council or staff identifies a need, the EMPACC is notified. If the commission determines that it would like to pursue the idea, it determines the “public art basics” of the project: finding a location for the project, selecting an art form, determining a budget, and selecting a topic. Those are summarized in a public art proposal (see Appendix D).

The EMPACC submits the idea to Staff who determines whether or not the idea is feasible given City safety and engineering standards (see Appendix E).

After the details have been worked out with Staff, both Staff and the EMPACC submit the idea to Council in the form of a memo and/or work session presentation. At this point, Council would need to either approve or deny the idea. By approving the idea, Council is allowing the process to continue.

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Staff would then determine whether or not a budget amendment is needed. If so, that would be pursued.

Together, staff and the EMPACC would follow the established public art code (EMCC 12.35) to issue a call for artists or follow the procedures for a gift/loan.

Once a selection has been made, the EMPACC would submit all materials and its recommendation to Council.

Council would then have the choice to approve or deny the project. Denial could be whole or partial, asking staff and the EMPACC to revisit a previous step of the public art process.

After Council approval, the City would then solidify a contract with the artist and installation would begin.

Limited Citizen Involvement Process Recommendation

The following process is a recommendation. Please see Appendix C for a visual representation of this process.

Under this scenario, a public arts board does not exist. There would be no formal way for a citizen to initiate a public art project. However, that does not limit them in their ability to contact staff and council with ideas and feedback. The following is a recommendation for a process that would take place under a city-initiated effort with no public art board.

The first step is that a need is identified by either staff or Council (who would then give the assignment to staff). If staff decides that it would like to pursue the idea, it determines the “public art basics” of the project: finding a location for the project, selecting an art form, determining a budget, and selecting a topic. Those are summarized in a public art proposal (see Appendix D).

Staff submits the idea to Council in the form of a memo and/or work session presentation. At this point, Council would need to either approve or deny the idea. By approving the idea, Council is allowing the process to continue.

Staff would then determine whether or not a budget amendment is needed. If so, that would be pursued.

Staff would then follow the established public art code (EMCC 12.35) to issue a call for artists or follow the procedures for a gift/loan.

Once a solution has been reached, staff would submit all materials and its recommendation to Council.

Council would then have the choice to approve or deny the project. Denial could be whole or partial, asking staff to revisit a previous step of the public art process.

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After Council approval, the City would then solidify a contract with the artist and installation would begin.

Staff recommends that the City begin its public arts efforts using this process. When the program is ready to grow, it can begin utilizing the processes that involve a public art committee.

Critical Components of a Proposal

Mentioned in the process recommendations above, determining the "basics" of a public art project is an important step in the public art process. This section breaks that down and explains the purpose and significance of each piece.

Before a work of art can be commissioned by the City, there are certain decisions that need to be made. However, not all details need to be determined. This section outlines what information is critical before a project is announced in a call for artists.

Art Form

The chosen art form should be strategically considered during the public art process. The City should determine the art form before issuing a call for artists. Different artists may respond based on the art form desired. These forms may include, but are not limited to:

- Sculpture in the round, bas relief, mobiles, fountains, kinetic and electronic work in any approved material or combination of materials.
- Paintings in all media, including oils and acrylics, which are portable or permanently affixed, such as murals.
- Graphic arts, such as printmaking, drawing and banners.
- Mosaics, including works executed in tile, glass, stone, or other materials.
- Crafts using clay, fiber and textiles, wood, metal, plastics, stained glass, and other materials, both functional and ornamental.
- Photography, including digital and traditional photographic print media.
- Mixed media, which may include any combination of two- and three-dimensional forms of media, including collage.
- Earth works, environmental installations, and environmental art.
- Ornamental or functional decorative elements designed by practicing artists or other persons submitting as artists.
- Light-based or luminal art that is experiential, site-specific, or installation-based work that explores optical phenomena or work composed of transmitted light, artificial or natural light sources, projections or sculpture that incorporates light sources as major compositional and expressive elements.
- Sound art or media with primarily aural-based expressive elements, including electronic, audio media, found or experimental sound sources.
- Video and animation projected or displayed on a video monitor.

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- Portable art that may be displayed at locations other than a substantially permanent location or adjacent to the project site.
- Temporary performance or time-based art.

Although this list is nearly exhaustive, it is important to emphasize that the City Public Art Code provides Council with complete discretion as to the type and location of any future artwork.

Art Site

The location of public art is almost as important as the artwork itself. It should be taken into careful consideration. The City should have a location chosen before issuing a call for artists. It would be beneficial to the artists and their proposals if they knew where the art would be located. The surrounding area may play into the proposed artwork. The following aspects should be considered when determining the location of a public art installation.

Artistic Consideration. In some public art types or projects, the location is a significant factor in its impact or proper presentation. Sunlight and shadows, angles of presentation and viewing, relative proximity to other artwork or impactful structures or landscapes, and so forth can all affect the effectiveness of public art. The City should gather input from the artist to fully understand the impacts of potential sites on presentation.

Balanced Distribution. Public art is beneficial to all Eagle Mountain City residents and therefore should be found in various locations throughout the City. The City should consider where public art is not already found within the City to ensure a good distribution of public art, similar to the distribution of public parks.

Ease of Maintenance. Art requires regular cleaning and maintenance. Maintenance requirements will vary depending upon the type of art, but the site should allow for routine maintenance to be performed with relative ease.

Future Development. Future development around a public art installation should be considered for its impact on the public art installation including access, environmental effects, and so forth.

Gathering Places. Public art can be used to create or enhance gathering spaces. The City can use art strategically as it develops a future downtown and other gathering places.

Public Access. Public art should be accessible to the general public. Public art should not be located in a place that restricts any particular individuals or groups from accessing the art.

Safety. Public art should not be sited in locations where public safety may be compromised. Public art should not hang over sidewalks or roadways, impede clear-vision triangles, conceal traffic signage, or otherwise create a hazardous environment for motorists, pedestrians, and so forth.

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Art Topic

The topic of art should also be determined prior to issuing a call for artists. A topic could be as specific or as broad as the City deems fit. For example, the City may choose to ask for a mural. It makes sense to let the artist design the mural, but providing some guidance may help ensure that the mural meets the goals of the City. The City may ask that the mural fit in the topic of "History of Eagle Mountain" or "Pony Express" or "The Spirit of Eagle Mountain" or "Community". Specifying a topic could help achieve a balance between City guidance and artistic freedom.

Art Budget

A budget must also be determined prior to issuing a call for artists. This may seem a bit backwards, but most of the time, cities tell artists how much they are willing to spend before the artist designs the art installation.

Let's say, for example, that the City is willing to spend $50,000 on a mural. Based on what the artist determines he or she can accomplish for the budgeted amount will affect what ultimately comes to the City in the art proposal. It may be a simpler design than if the city was willing to spend $100,000 on a mural.

If the City receives proposals and determines that none of them are to the level of detail or scale hoped for, the City may consider increasing the budget and then resubmitting the call for artists.

It is also possible that the City could allow artists to counter offer a budget for the project they submit. For example, if the City asks for a $50,000 mural, an artist may submit a design but ask for $75,000. The City then has the opportunity to choose to increase the budget if it is interested in that particular proposal.

No matter how the City decides to respond to artist design applications, a budget is important to include in the initial call for artists to provide more context and information to the interested artists.

Example

To put all of these concepts together, let's use a hypothetical example. The AI generated image below is an example of what public art might look like in the city. In this case, it is a pony express statue at Cory Wride Park. In order to achieve this, the City may issue a call for artists using these four critical components:

- Art form: statue
- Art site: Cory Wride Park
- Art topic: Pony Express
- Art Budget: $250,000

Image 19. Statue at Cory B. Wride Memorial Park (AI Generated)

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This information will help artists prepare a thorough and accurate art proposal for the City. It equips the artists with necessary information while allowing them creative freedom for the work of art itself.

Funding

As with any government endeavor, funding is often a determining factor of the project. Due to Eagle Mountain City's budget being spread thin across many programs due to its rapid growth, it must be wise in the allocation of funds to ensure maximum positive impact. This section discusses funding options for public art as well as staff's recommendations.

Funding Options

There are many options for the municipal funding of public art. This section outlines these alternatives. Staff understands that not every option may be favorable to this City or at this particular time. However, a strategic decision requires the consideration and understanding of all possibilities.

Individual Project Allocation

The City, from time to time, may choose to allocate funds toward a public art project. This would be a unique, one-time allocation. The Council may choose to fund public art projects only occasionally. This is the current format used by Eagle Mountain City.

General Fund

The City may choose to create a special purpose fund within the general fund. This fund may or may not be utilized each year, but having a dedicated space for public art funds ensures that it is at least considered each year during the budget process. Creating a place in the budget would be a very non-committal action that could keep public art in the minds of staff and Council.

Percent-for-Art

This funding mechanism gives cities the option to allocate *up to* 1% of its capital projects fund to public art. The art would need to be tied into the capital improvement project itself. Sometimes, this decreases the cost of art because it would be initially incorporated into the infrastructure instead of added later. This could be a required or optional part of capital projects, giving Staff the ability to propose art improvements and Council the opportunity to accept or deny them.

RAP Tax

Some cities enact a Recreation, Arts, and Parks tax. This increases sales tax by *up to* an additional 0.1%. The funds would be restricted to Recreation, Arts, and Parks. Salt Lake County has a similar tax, but it is levied as a County. In Utah County, the commissioners have decided to leave a RAP tax to the discretion of each individual city. The City may or may not be interested in this option, but understanding its use and availability is important.

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Community Fundraising

Another option for funding is to allow for partnerships with private entities. For example, a business may want to sponsor a city art project. If interested, the business and the City could then work together throughout the public art process. The business's sponsorship could be announced or anonymized, depending on the wishes of the donor.

Funding Recommendation

Staff recommends the consideration of the Percent-for-Art program. As part of this program, the City would create policies to give itself the option to allocate *up to* 1% of its capital projects fund to public art. Some cities start with 0.25% or give themselves a window of 0.25% - 1%.

This is a common funding mechanism for public art. Eagle Mountain can learn from many other cities that have employed similar policies.

The city can require that commercial or residential developers allocate a percentage of their funds to public art as well. It is recommended that if the City wishes to place art requirements on the private sector, that it also place the same requirements on itself as a gesture of partnership.

Employing a percent-for-art policy ensures that public art is consistently integrated into the fabric of the City. It also prevents the City from having to decide between necessary capital projects for Eagle Mountain's rapidly growing population and creating a beautiful and uplifting community.

Furthermore, the City is seriously considering the structure and layout of its future civic campus. By establishing a percent-for-art program, the City can ensure that art is integrated into the future campus. Starting the program sooner than later allows the City to experiment with and learn from less visible projects.

This proposal does not call for any action on a percent-for-art program. However, staff is learning about and researching other cities' programs to learn best practices on implementation of a similar program.

Recommendation & Timeline

This section helps to clarify the timeline of recommendations made throughout this memo as Council considers the potential future of public art in Eagle Mountain City.

It is recommended that the City Council first approve the pursuance of a measured step public art project. Moving forward with a public art project at this time would be a huge step forward towards increased art in Eagle Mountain City. Doing so does not commit the City to long-term public art action. However, it allows the City to learn about the public art process. Only so much information can be gathered from research. Experience will help the City understand how public art impacts Eagle Mountain City's unique community.

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Recently, the City Council approved a percent-for-art program. This will allow the City to incrementally budget for public art, while prioritizing capital projects. It will help increase future public art efforts and allow the City to learn and practice its processes before the future civic campus is developed. That will be a highly visible and visited area, and it is recommended that the City smooth out its public art processes prior to its development. As the City grows and more resources become available, the Council may want to consider increasing the percentage amount from 0.25% to 0.5%.

It is recommended that in the long-term future, the City consider the creation of the Eagle Mountain Public Art and Culture Commission. Timing of this commission would relate to available funding, as discussed earlier in this report.

Public art plays many roles within a community. This report was intended to paint a picture of the possibility of public art in Eagle Mountain City as well as clarify what processes might help the City achieve those benefits. As Eagle Mountain continues to develop and grow, the ease in which public art can be incorporated into development diminishes. Acting now will help the City integrate public art in a more cost effective and meaningful way into the community.

In conclusion, public art is not just about aesthetics; it is an integral part of placemaking, shaping the identity of Eagle Mountain City, and fostering unity among its residents. By investing in public art, the City can create shared spaces that reflect its unique character and values, while also bringing people together in celebration of their community. As Eagle Mountain City grows, prioritizing public art will ensure that it remains a vibrant, cohesive, and inspiring place to live. Embracing public art now lays the foundation for a future where creativity and community spirit flourish hand in hand.

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Appendices.

Appendix A. Public Art Vision in Eagle Mountain City

These images are either found on Bing Images or AI generated.

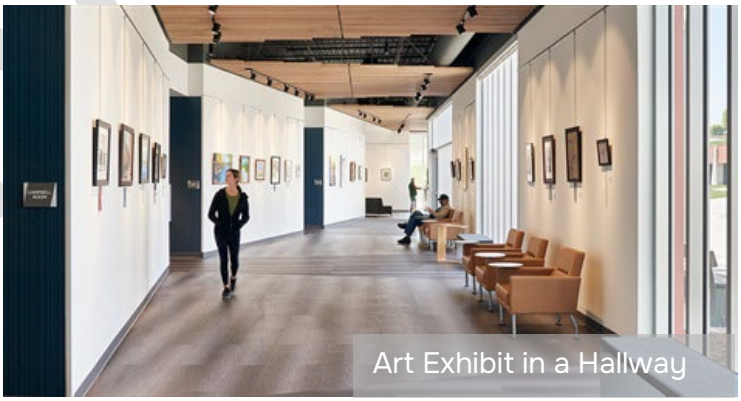
Statue at Cory Wride Park

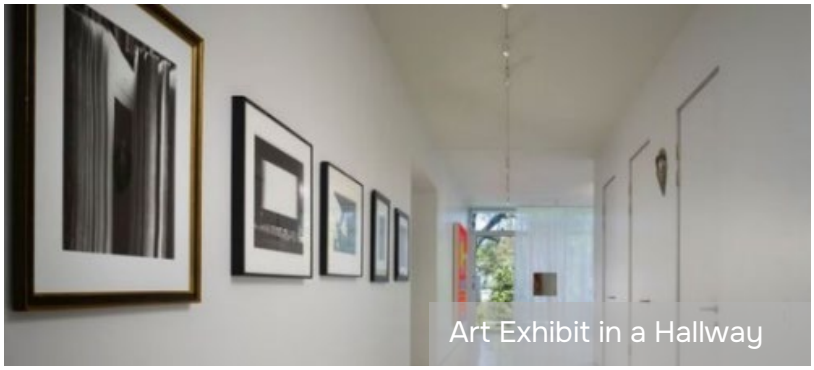
Statue at Unity Pass

Statue on a Roundabout

Statue Near SR-73

Mural at Old Fire Station


Art Exhibit in a Hallway


Art Exhibit in a Hallway

Art in a Downtown Area

Mosaic at Cory Wride Park

Fountain in Sunnyvale, CA

Gazebo near Lake Mountains

Gazebo near Pony Express

Gazebo near Tickville Wash

Gazebo near Pony Express

Power Box

Manhole Cover

Bike Rack

Appendix B. Annual Public Art Action Plan Template

As the Eagle Mountain Public Arts and Culture Commission, please complete the following worksheet to outline the Action Goals for the EMPACC this year. Council will receive a copy for review.

Date: ____ / ____ / ____

For Fiscal Year 20__

Commissioners: _____

Council Liaison: _____

Staff Liaison: _____

What details are lacking within the City?
What themes are lacking within the City?
What capital projects are forthcoming?
What measured steps can the city take right now?

What locations are lacking public art?
What art forms are lacking within the City?
What art topics are lacking within the City?

What new public art ideas do you have for the City?
How can you increase public involvement?
How can you increase donor involvement?
How can you increase youth involvement?
How can you increase positive media attention?
How can you increase or enhance gathering places?

How does your plan add to the details of the City?
How does your plan add to themes within the City?
How does your plan improve capital projects in the City?
How does your plan increase measured steps in the City?
What locations will be impacted by public art?
What art forms will be involved?
What topics will be addressed?

What actions, though not feasible for this year, are included in the hopes and visions of the arts commission?

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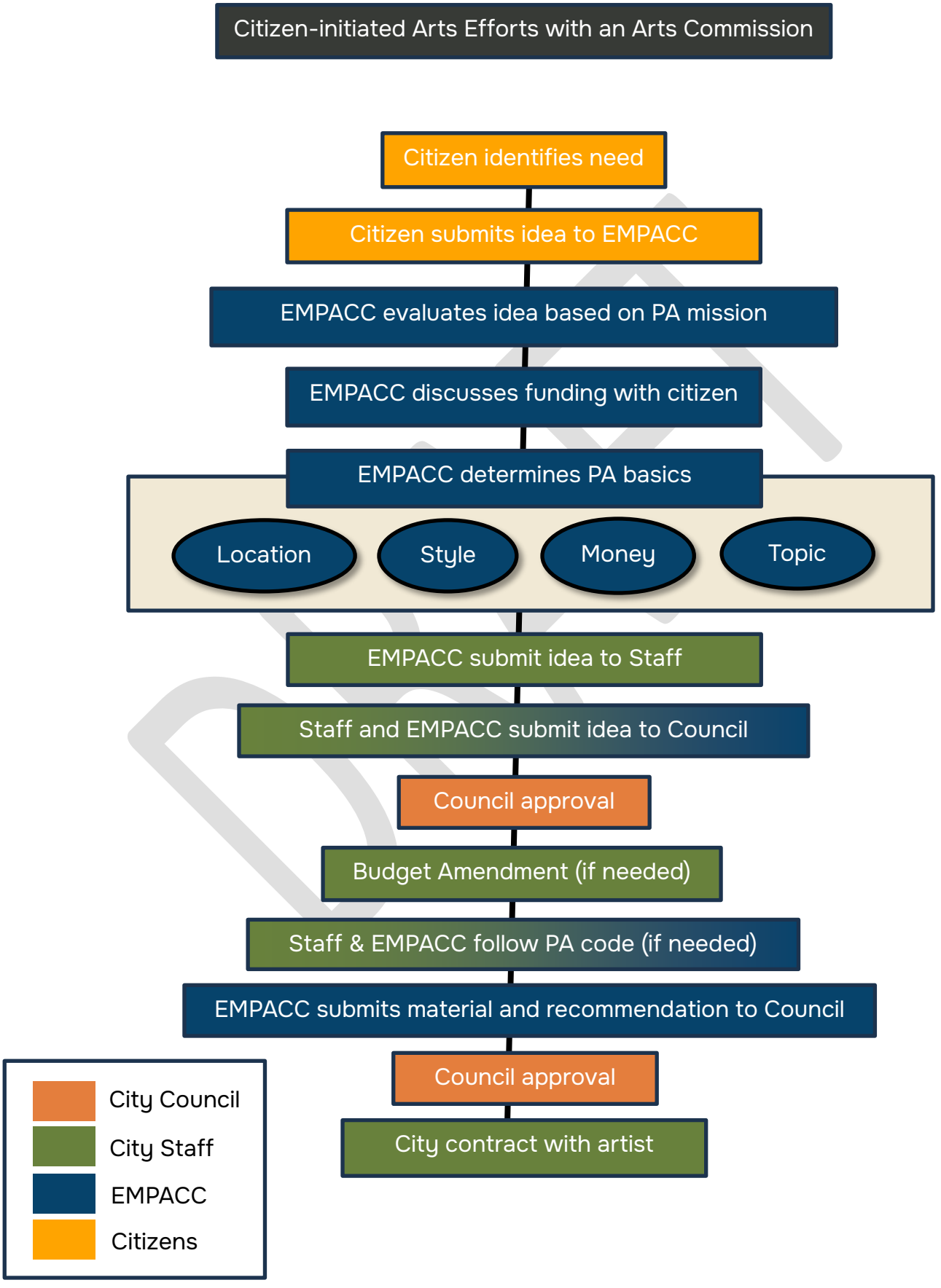
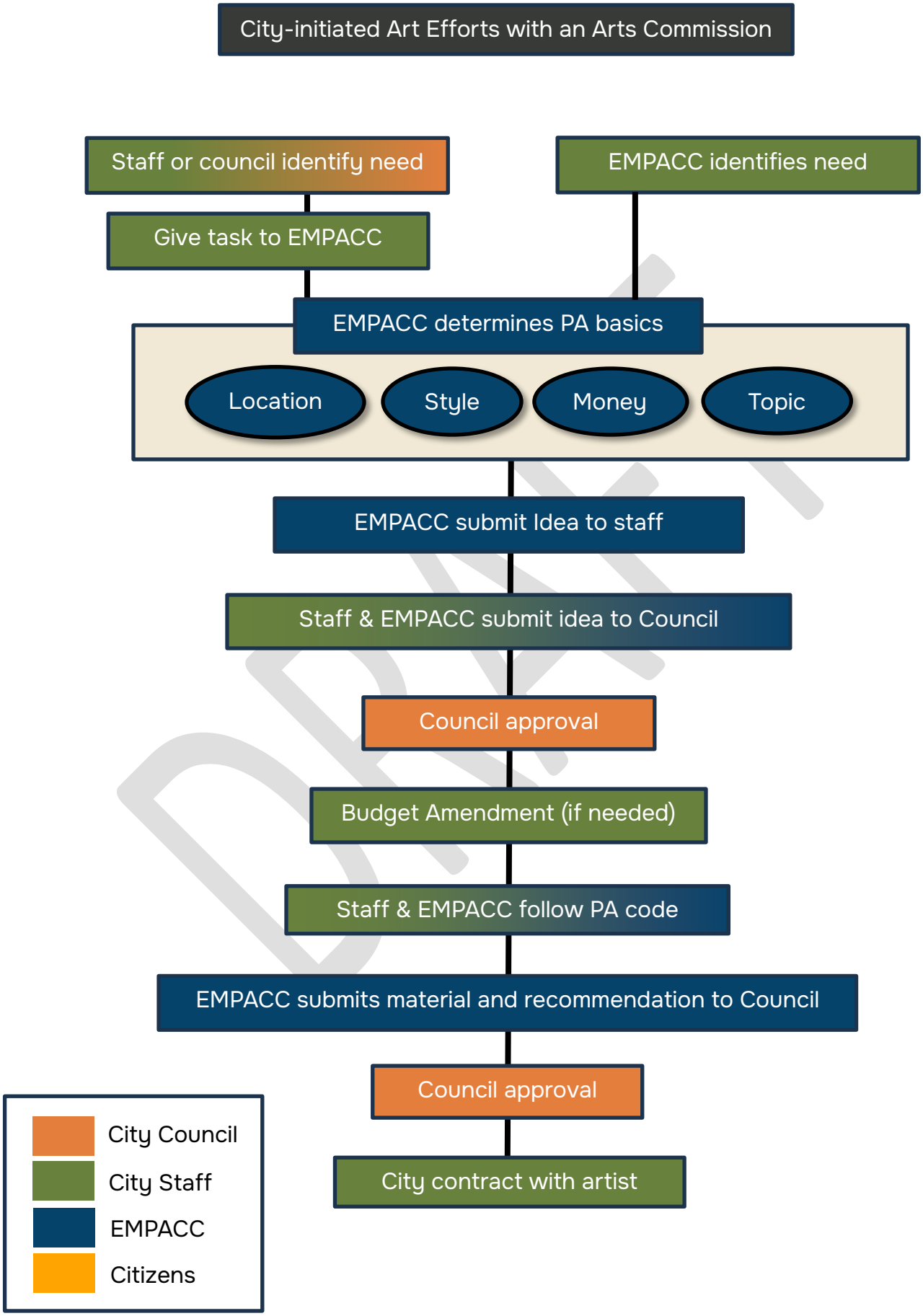
Appendix C. Public Art Process Visuals




City-initiated Art Efforts with an Arts Commission
Staff or council identify need
EMPACC identifies need
Give task to EMPACC
EMPACC determines PA basics
Location
Style
Money
Topic
EMPACC submit Idea to staff
Staff & EMPACC submit idea to Council
Council approval
Budget Amendment (if needed)
Staff & EMPACC follow PA code
EMPACC submits material and recommendation to Council
Council approval
City contract with artist
City Council
City Staff
EMPACC
Citizens

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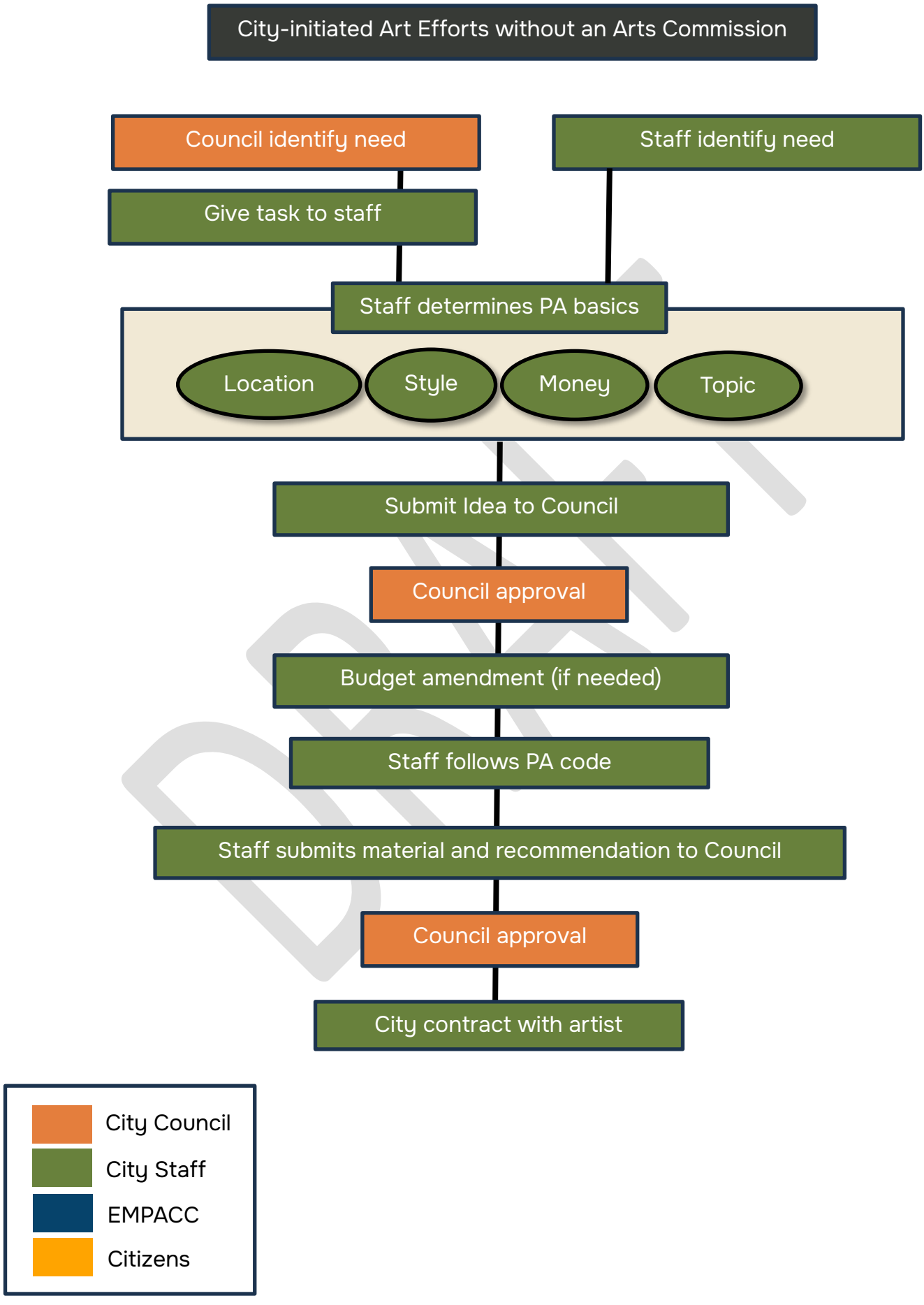
City-initiated Art Efforts without an Arts Commission
Council identify need
Staff identify need
Give task to staff
Staff determines PA basics
Location
Style
Money
Topic
Submit Idea to Council
Council approval
Budget amendment (if needed)
Staff follows PA code
Staff submits material and recommendation to Council
Council approval
City contract with artist
City Council
City Staff
EMPACC
Citizens

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Appendix D. Public Art Proposal Template

Brief Description of Proposed Project:

Location:
- Why does this location need art?
- Does the City own this land? If not, can a MOU be established with the landowner?

Form:
- What purpose does this art form serve for the community?
- Why was this art form selected?

Money:
- Find 3 similar items and the cost of it.
- Find anticipated maintenance costs.

Topic:
- Why is this topic impactful in the community?

Details:
- Will this project contribute to details in the City? If so, how?

Theme:
- Will this project be part of a theme? If so, which one?

Capital Project:
- Will this project be part of a capital project? If so, which one?

Measured steps:
- Will this project be considered a measured step? If so, how?

Gathering Place:
- Will this project contribute to the establishment or enhancement of a gathering place? If so, how?

Additional Information:
- What other information should be considered as part of this proposal?

Anticipated Outcome and Benefits:
- What are the anticipated outcomes of this project?
- What are the anticipated benefits of this project?

Additional Documentation:

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Appendix E. Evaluation Criteria

The following evaluation criteria are recommended to be used in the processes proposed above.

EMPACC Evaluation Criteria of Citizen Idea

The EMPACC evaluates the public art idea based on the current public arts mission and goals.

- Does this project help fulfill the overall vision of the EMPACC?
- Does this project enhance or create a gathering space?
- Is the timing right for this project?
- Should the idea be disregarded, stored away for later, or added to a priority consideration list?
- How does this project involve and engage the public?
- Are there any outside donors tied to this project?

Staff Evaluation Criteria

- Will the location of this public art project create a safety hazard?
- Will the location of this public art project violate the clear vision triangle?
- Will the maintenance of this public art project create a financial burden for the City?
- Will the maintenance of this public art project create a personnel burden for the City?
- Does Staff have any concerns regarding this project?
- Does Staff give its recommendation in favor of the public art project?

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	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **NOVEMBER 6, 2024**
TITLE:	UPDATE - Legislative Priorities List
ITEM TYPE:	Communication Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY
Clifford Strachan, Director of Legislative Affairs

PRESENTED BY
Clifford Strachan

RECOMMENDATION:

BACKGROUND:
EMMC 2.15.100 establishes a legislative priorities list to clarify by adoption or amendment the authorized ongoing priorities of the City Council and to provide direction to the City Administrator in prioritizing the day-to-day activities of the Director of Legislative Affairs. The list is provided for information and discussion. The City Council may make changes to the list of priorities via majority vote. The attached list includes a description of the issues prioritized, prioritization, status designation, and comments or updates concerning the item.

ITEMS FOR CONSIDERATION:
In addition to updates to current items, two new items (Housing Audit and Transportation) were added and another was completed and should be moved to the completed section. Staff assigned priority designations to the two new items. If the council wishes to change those designations, please advise.

The Council will also have an opportunity to consider the Legislative Priorities List at the Strategic Planning Conference on November 14-15, 2024.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Legislative Priorities List
2. Legislative Priorities List Update

Legislative Priorities List																		
Order	**Dept**	**Issue / Item**	**Description**	**Priority [see EMMC 2.15.100]**	**E Matrix:**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**	**Date Adopted**		**Assigned**		**Economic Growth**	**Infrastructure Networks**	**Reputational Evolution**	**Generational Planning**	**Environmental Stewardshi**	**Service Enhancement**
2023.001	11	**City Hall Land Acquisition**	Need to prioritize land acquisition for future civic uses, of different types.	**High Priority**	**Schedule**	**Long Horizon**	<2035	8/14/2024	Related to the Facilities Master Plan project. Council would like to move the city hall project forward with more funding, concept plan, etc. Strategy discussion held with Council on 6/18/24. Surveying a preferred property is next.	5/16/2023		City Manager			X		X		
2023.037	12	**MIHP re Transfer of Development Rights**	Create a program to transfer development rights for moderate income housing.	**Secondary Priority**	**Schedule**	**In Progress**	7/16/2024	9/3/2024	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. The Council discussed the topic on 9/3/2024 and directed staff to review the program with developers.	8/15/2023		Draper							
2023.035	14	**MIHP re Mortgage Assistance Program**	Implement a mortgage assistance program for employees of the municipality, an employer that provides	**Secondary Priority**	**Do**	**In Progress**	1/1/2025	10/16/2024	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP in 2023, adopted policy and procedures, and funding appropriated in October 2024. Staff are working on marketing and an RFP for a contractor. Plan is to receive applications beginning January 1, 2025.	1/3/2023		Strachan							
2024.003	14	**Status Report on Master Plans**	Per EMMC 2.19.030.J, provide periodic city council review of the priorites and implementation	**Secondary Priority**	**Schedule**	**In Progress**	9/30/2024	7/16/2024	Staff reported on the status of master plan reviews on 7/2/2024; the CC requested this item be added to the Legislative Priorities List for periodic status updates.	7/16/2024		Strachan			X		X		
2023.038	16	**MIHP re Planned uses for RDA housing allocation funds**	Create a policy or approve a plan that identifies the planned uses for the RDA	**Secondary Priority**	**Schedule**	**In Progress**	5/1/2024	10/2/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The CC heard a presentation based on LRB's report on 9/17/24. A resolution to adopt a housing plan was tabled on 10/01/24.	8/15/2023		Berrett					X		
2023.013	21	**City-wide Trail Network Plan**	Do a trail network plan separate from the bike and pedestrian plan;	**Secondary Priority**	**Schedule**	**In Progress**	7/30/2024	8/14/2024	Staff have obtained feedback from stakeholders. Next is an RFP for a consultant to update the plan.	5/16/2023		Mumford			X				X
2023.039	21	**MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication**	Adopt a land use ordinance that requires 10% or more of new	**Secondary Priority**	**Schedule**	**In Progress**	12/31/2024	9/25/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The CC heard a presentation on 9/17/2024.	1/3/2023		Mumford					X		

Legislative Priorities List																			
Order	**Dept**	**Issue / Item**	**Description**	**Priority [see EMMC 2.15.100]**	**E Matrix:**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**	**Date Adopted**		**Assigned**		**Economic Growth**	**Infrastructure Networks**	**Reputational Evolution**	**Generational Planning**	**Environmental Stewardshi**	**Service Enhancement**
2024.001 (was 2023.003)	22	**General Plan Update**	A general plan update has commenced. The project is expected to continue through August 2025.	**High Priority**	**Do**	**In Progress**	8/31/2025	10/30/2024	Staff presented and the council approved a timeline for updating the General Plan (GP) on March 6, 2024. It outlines a step by step process culminating in a targeted completion of August 2025. Our next step for the GP is prepping the Future Land Use Map (FLUM) update. We have hired GSBS and they working on the early stages of FLUM. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. We have a joint session of the Council and PC scheduled for 10.30.24.	5/16/2023		Larsen			X		X			
2024.001a	22	**General Plan Update**	Survey Data and Outline to the City Council	**High Priority**	**Do**	**In Progress**	6/30/2024	10/30/2024	The survey is complete and staff will be incorporating the data into the GP throughout the drafting process.	3/6/2024		Larsen							
2024.001b	22	**General Plan Update**	**Future Land Use Map:** Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1).	**High Priority**	**Do**	**In Progress**	9/30/2024	9/25/2024	We have hired GSBS and they working on the early stages of FLUM. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. We have a joint session of the Council and PC scheduled for 10.30.24.	3/6/2024		Larsen							
2024.001c	22	**General Plan Update**	**Annexation Policy Declaration**: Review and preparation (to be included as an Appendix).	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2025	10/30/2024	Start in December.	4/2/2024		Larsen							
2024.001d	22	**General Plan Update**	**Part 1** (Planning context, community context, framework for	**Secondary Priority**	**Schedule**	**Not Started**	10/31/2024	3/21/2024	Future	3/6/2024		Larsen							
2024.001e	22	**General Plan Update**	**Part 2** (Land use, Transportation, Open	**Secondary Priority**	**Schedule**	**Not Started**	1/31/2025	3/21/2024	Future	3/6/2024		Larsen							
2024.001f	22	**General Plan Update**	**Part 3** (Housing, Moderate Income	**Secondary Priority**	**Schedule**	**Not Started**	4/30/2025	8/14/2024	Some initial work has begun on this section to prepare an outline.	3/6/2024		Larsen							
2024.001g	22	**General Plan Update**	**Part 4** (Plan Administration, Best	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2025		Future	3/6/2024		Larsen							
2024.001h	22	**General Plan Update**	**Review and approve** General Plan: Schedule targets draft to PC in	**Secondary Priority**	**Schedule**	**Not Started**	7/31/2025	3/21/2024	Future	3/6/2024		Larsen							

Legislative Priorities List																		
Order	**Dept**	**Issue / Item**	**Description**	**Priority [see EMMC 2.15.100]**	**E Matrix:**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**	**Date Adopted**		**Assigned**		**Economic Growth**	**Infrastructure Networks**	**Reputational Evolution**	**Generational Planning**	**Environmental Stewardshi**	**Service Enhancement**
2024.001i (was 2023.028)	22	**GP Full Build Out Scenarios**	As part of the GP process, given zoning and land use maps, determine the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2024	10/30/2024	Not started. This item will be evaluated further by staff, and addressed through the GP.	4/2/2024		Larsen Trusty			X				
2024.001j (was 2023.023 & 2023.049)	22	**GP Water Study**	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.	**High Priority**	**Do**	**In Progress**	12/31/2024	10/30/2024	Bowen Collins has been hired to complete this work. Staff will be meeting with Bowen Collins to get this work underway.	4/2/2024		Larsen			X		X	X	
2024.004	22	**Housing Audit**	Gather data and produce a report on the number, types, sizes, status (entitled, built, own, rent), etc. of housing in the community. Strategize on how to use and communicate the information to legislators, the market, etc.	**High Priority**	**Schedule**	**Not Started**	TBD	10/30/2024	Staff has begun early preparations for completing this work. Staff is working to have some preliminary data to present to Council on 11.15.24.	10/15/2024		Larsen					X		
2023.005	22	**Establish discontinued zoning ordinances**	Establish discontinued zoning ordinances for vested undeveloped expired zones or other	**Secondary Priority**	**Do**	**Completed**	5/31/2024	10/16/2024	An Historic Zones Code Amendment has received a recommendation from the PC for adoption. The CC adopted it with amendments on October 15.	5/16/2023		Larsen					X		
2023.004	22	**MDP/MDA Amendment Proposals**	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be	**Secondary Priority**	**Schedule**	**On Hold**	4/30/2024	5/14/2024	Staff has begun work on this issue, but paused briefly because of HB476. We want to make sure we work in harmony with the Utah Code. Staff will resume exploring this issue now that the 2024 regular legislative session has concluded.	5/16/2023		Larsen					X		

Legislative Priorities List																		
Order	**Dept**	**Issue / Item**	**Description**	**Priority [see EMMC 2.15.100]**	**E Matrix:**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**	**Date Adopted**		**Assigned**		**Economic Growth**	**Infrastructure Networks**	**Reputational Evolution**	**Generational Planning**	**Environmental Stewardshi**	**Service Enhancement**
2023.015	22	**Zone Transition Code**	Review Zone Transition Code (17.60.160).	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2024	8/1/2024	This has been assigned to a planner and the research/drafting process will resume.	5/16/2023		Larsen					X		
2023.025	22	**Powerline Corridor Development**	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	**Secondary Priority**	**Schedule**	**In Progress**	6/30/2024	8/15/2024	Map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). Todd has finished cataloging, is reviewing and resolving encroachments, and categorizing open space by function.	8/15/2023		Larsen					X		
2023.048	22	**Parking and storage**	Consider a code to enable parking garages	**Secondary Priority**	**Schedule**	**Not Started**		4/30/2024	Staff believed that the Legislature would address this issue, but did not. Staff will review.	10/3/2023		Larsen					X		
2023.009	23	**Facilities Master Plan**	Create or update the Facilities Master Plan. Include civic buildings	**High Priority**	**Do**	**In Progress**	12/30/2024	10/29/2024	The consultant, Galloway, presented the draft plan to the Council for discussion on May 21. Received a final report for presentation to the Council, date TBD.	5/16/2023		Weber			X		X		X
2023.018	24	**Transportation Funding**	Work with MAG/UDOT/Lehi/Saratoga etc. to promote EMC's transportation funding needs. Specifically, the overpass for Mountain View Corridor and SR73, future funding for Hidden Valley Road.	**High Priority**	**Do**	**Long Horizon**	<2030	5/14/2024	Mid-Valley / Hidden Valley road study and additional funding for Airport road was approved by MAG on 2/1/24. In May, Utah Transportation Commission approved $553M funding for the Mountain View Corridor from Cory Wride Fwy to 2100 North (2029); $459M for the Cory Wride Fwy from Ranches Parkway to Mountain View Corridor (2029); and projects making it easier to cross Lehi and Saratoga Springs (2025 & 2026). Work is already happening on MVC at 2100 N but the timing of other projects is to be determined.	5/16/2023		Salazar			X		X		
2023.032	24	**Irrigation pipe requirements**	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >$70M.	**High Priority**	**Do**	**In Progress**	6/30/2024	8/14/2024	A report will include proposed upgrades to the system and where it can be implemented. Report was expected in June, now July. This project has been delayed due to the CIty's reuse application to the state being rejected. The report has been resubmitted and although we do not have an approved reuse permit, we are moving forward with the reuse plan and expect it to be completed late October/ early November. Currently Parkway Fields is installing purple pipe for use in their subdivision.	5/16/2023		Salazar			X			X	
2023.011a	24	**Airport Road**	Road needs to be prioritized and upgraded. Don't use	**High Priority**	**Do**	**In Progress**	12/31/2024	5/30/2024	Contractor is on site.	5/16/2023		Salazar			X	X			
2023.011b	24	**Mid Valley Road**	Road needs to be prioritized and upgraded. Don't use	**High Priority**	**Schedule**	**In Progress**	12/31/2025	8/1/2024	Civil Science has been awarded the design contract for this project. Completion is expected by fall 2025.	5/16/2023		Salazar			X	X			

Legislative Priorities List																		
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2023.043	24	**Adjust Transportation Master Plan to designate MidValley as an expressway**	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority.	**Secondary Priority**	**Do**	**In Progress**	12/5/2023	10/2/2024	CC approved an interlocal cooperation agreement with Mountainland Association of Governments for funding the Midvalley Road Feasibility Study (from Pony Express Parkway to Mountainview Corridor) on 10/01/2024.	8/15/2023		Salazar			X		X		
2023.041	24	**Shared Parking**	17.55.100 Add traffic engineer's data into the city code to determine what is the right	**Secondary Priority**	**Schedule**	**In Progress**	6/30/2024	5/30/2024	The council wants clarity to the parking code and become the land use authority. Engineering is collaborating with Planning to move this forward.	8/15/2023		Salazar			X				
2024.005	24	**Transportation**	Contemplate the transportation network on the south end of the city; how to extend the	**Secondary Priority**	**Schedule**	**Not Started**	TBD	10/15/2024	Adopted as priorities list item. Assigned to Engineering.	10/15/2024		Salazar			X		X		
2023.033	32	**Capital Asset Management Plan**	Incorporate into our planning and budget process, financing etc. Do impact fees	**Secondary Priority**	**Schedule**	**In Progress**	12/31/2024	8/13/2024	Public Works selected OpenGov - Cartegraph software for asset management. PW staff are currently adding their assets to the program. Preliminary work has begun on a draft capital asset policy.	5/16/2023		Ruesch Hickman			X		X		
2023.042	41	**Safe Routes for Schools as a Calendar Item**	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school	**Secondary Priority**	**Schedule**	**In Progress**	5/31/2024	8/14/2024	All school zones have been freshly painted. Possible new locations will warrant crossing guards; city staff will be monitoring as school starts. Silverlake, Blackridge, Mountain Trails, and Eagle Valley Elementary Schools will be a focus for evaluation (UDOT formula).	8/15/2023		Hickman Kofoed Hilton							
2023.008	41	**Rodeo Feasibility Study**	Coordinate a feasibility study to consider relocating the rodeo.	**Secondary Priority**	**Schedule**	**Not Started**		1/16/2024	The rodeo facility is not included in the Facilities Master Plan. A study for relocating would be done separately.	5/16/2023		Hickman					X	X	
Proposed																			
2024.002		**Matching Grant Program for Neighborhood/Parks Improvements**	Create a grants program to support residents/groups who wish to install make	**Proposed**	-	-		4/16/2024	A program was established in 2016, funded with $1M. The program fell into disuse by 2020. Council discussed this item and determined to not adopt move forward at this time.			Strachan Hickman						X	
2023.019	31	**Advise and Consent**	Coordinate with city boards, committees, and commissions.	**Proposed**	**-**	**-**		1/16/2024	Currently there are empty positions. See what the EMMC directs. What is the status now? There is one PC vacancy, 2 still to fill on the cemetery.										
2023.012	41	**City Food Orchard**	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for	**Proposed**	**-**	**-**						Hickman						X	

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2023.029	21	**Master Plan Process**	Council members want to know how they can be involved in the city	**Proposed**	-	-		7/2/2024	Write a memo; also relates to EMMC 2.19.030.J.			Mumford					X		
2023.031	21	**Dashboard of city data and demographics**	Provide a dashboard showing data and demographics, for example, permits,	**Proposed**	-	-		2/13/2024	Dashboard for Economic Development is live, but going through some updates. Dashboard that includes more data from OpenGov is pending final rollout to Building Department 7/18/2024.			Mumford Berrett					X		
2023.045	21	**Review business licensing with a view to approving or denying licenses based on parking or other code constraints.**	The goal is to ensure that businesses seeking licensing are compliant with other code sections.	**Proposed**	-	-		1/31/2024	Staff will review the code to determine any necessary or suggested updates.			Mumford							X
2023.050	21	**City-sponsored Waterwise Landscaping Grants Program**	Create a grants program to support residents who wish to	**Proposed**	-	-		1/31/2024	This is currently on hold until it is approved to be added to the priorities list and to allow us to work on other higher priority items.			Mumford					X		
2023.016	22	**Staff Report for Development Projects**	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest	**Proposed**	-	-		9/19/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council. Could also provide a memo or "heads up" email of some sort to the Council if requested.			Larsen							
2023.026	22	**Visitor Parking in Code**	Visitor parking proximity in multi-family housing. Wants	**Proposed**	-	-		9/19/2023	This is on hold while we work on higher priority code amendments. Will pursue as those are approved/completed.			Larsen						X	
Completed																			
2023.044	22	**A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications.**	The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by	**High Priority**	**Do**	**Completed**	4/30/2024	9/17/2024	Agriculture, Industrial, and Commercial Storage zones have been to PC, coming to Council in September. We have an update ready to go. This is going to the Council on 9.3.24. This was approved by the Council on 9.3.24.	9/19/2023		Larsen						X	
2023.036	21	**MIHP re Impact fees for ADUs**	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	**Secondary Priority**	**Delete**	**Completed**	12/31/2024	8/20/2024	Per MIHP 9.4, Strategy 3; Once per year staff will provide a report to the Council concerning ADU fees. Last report provided December 2023. An update on MIHP strategies was presented on 6/4/2024. The city does not assess impact or other fees for ADUs. The city's Consolidated Fee Schedule was updated to reflect this policy.	8/15/2023		Mumford							

Legislative Priorities List																	
Order	**Dept**	**Issue / Item**	**Description**	**Priority [see EMMC 2.15.100]**	**E Matrix:**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**	**Date Adopted**		**Assigned**		**Economic Growth**	**Infrastructure Networks**	**Reputational Evolution**	**Generational Planning**	**Environmental Stewardshi**	**Service Enhancement**
2023.003c	22	**Development Code: Mobile Business Regulations**	In 2023, HB408 Mobile Business Licensing Amendments, necessitated a review	**High Priority**	-	**Completed**	5/16/2024	5/7/2024	If a local mobile business owner needs a license, we will issue it as a normal business license; but state law requires us to honor other instate business licenses. There is no action required.	5/16/2023		Larsen					X		
2023.003b	22	**Development Code: Military Compatibility Amendment**	In 2023, HB265 Sentinal Landscape Amendments, required municipalities and counties to develop a	**High Priority**	-	**Completed**	4/30/2024	4/16/2024	The Council adopted code amendments based on 2023's HB265 and 2024's HB 256 Military Compatible Land Use Amendment.	5/16/2023		Larsen					X		
2023.006	22	**Wildlife Overlay Zone**	Facilitate bringing forward a presentation	**Secondary Priority**	-	**Completed**	3/31/2024	4/2/2024	Adopted with amendments.	5/16/2023		Larsen						X	
2023.003a	22	**Development Code**	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and	**High Priority**	-	**Completed**	3/19/2024	3/7/2024	Most required ordinance changes have been completed. Some unfinished items are split into new priority items. The final EMMC code changes due to SB174 and HB406 regarding lot line adjustment item was presented and adopted on 3/6/2024.	5/16/2023		Larsen					X		
2023.002	22	**Zoning Map Update**	Update the city's zoning map(s).	**High Priority**	-	**Completed**	2/20/2024	2/20/2024	Staff presented and the CC adopted the new zoning map which was demonstrated electronically. Staff is expected to maintain the map going forward.	5/16/2023		Larsen			X		X		
2023.048	12	**Residential Development Standards**	17.25.040 Residential Development Standards: Footnote #7	**High Priority**	-	**Completed**	2/28/2024	2/6/2024	Approved by the CC on 2/6/2024.	11/7/2023		Draper					X		
2023.047	13	**Standard background for online meetings**	Create a standard background for use in public, teams, and	**Secondary Priority**	-	**Completed**	1/31/2024	1/31/2024	A new, post-branding, background has been created and sent via email along with instructions for uploading to online meeting programs.	10/3/2023		Maffitt				X			
2023.007	14	**Annual Council Training**	Code to establish yearly training of Council by DOLA; to include duties,	**Secondary Priority**	-	**Completed**	1/2/2024	1/30/2024	State code requires annual training for OPMA - on January 2 agenda; an orientation manual for council members was presented and new council orientation on December 6.	5/16/2023		Strachan							
2023.004	22	**Fencing Code**	Council has made a lot of exceptions and wants to be very clear	**Secondary Priority**	-	**Completed**	3/31/2024	2/6/2024	The CC adopted new fencing and buffer code on 2/6/2024.	8/15/2023		Larsen					X		
2023.001	21	**Title 16 Subdivisions**	Review and update language, address concerns in preliminary	**High Priority**	-	**Completed**	2/1/2024	10/3/2023	Ordinance changes were approved on 9/19/2023. On 10/3/2023 added an effective date.	5/16/2023		Mumford					X		
2023.034	24	**Water Conservation Issues**	Adjust water rates to save for infrastructure	**High Priority**	-	**Completed**	1/31/2024	10/3/2023	Rate changes to cover operations and maintenance were approved 9/19/2023.	5/16/2023		Trusty		X					
2023.027	14	**Second Class City Requirements**	What needs to be done? When?	**Secondary Priority**	-	**Completed**		10/3/2023	Provided a memo listing requirements and trigger for changes.			Strachan					X		

Summary of Changes Since Last Report						
Issue / Item	**Description**	**Priority [see EMMC 2.15.100]**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**
MIHP re Mortgage Assistance Program	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	**Secondary Priority**	**In Progress**	1/1/2025	10/16/2024	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP in 2023, adopted policy and procedures, and funding appropriated in October 2024. Staff are working on marketing and an RFP for a contractor. Plan is to receive applications beginning January 1, 2025.
MIHP re Planned uses for RDA housing allocation funds	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	**Secondary Priority**	**In Progress**	5/1/2024	9/25/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. The CC heard a presentation based on LRB's report on 9/17/2024 and a resolution to adopt a housing plan is on the agenda for 10/01/2024.
Adjust Transportation Master Plan to designate MidValley as an expressway	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050.	**Secondary Priority**	**In Progress**	12/5/2023	10/2/2024	CC approved an interlocal cooperation agreement with Mountainland Association of Governments for funding the Midvalley Road Feasibility Study (from Pony Express Parkway to Mountainview Corridor) on 10/01/2024.
General Plan Update	A general plan update has commenced. The project is expected to continue through August 2025.	**High Priority**	**In Progress**	8/31/2025	10/30/2024	Staff presented and the council approved a timeline for updating the General Plan (GP) on March 6, 2024. It outlines a step by step process culminating in a targeted completion of August 2025. Our next step for the GP is prepping the Future Land Use Map (FLUM) update. We have hired GSBS and they working on the early stages of FLUM. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. We have a joint session of the Council and PC scheduled for 10.30.24.
General Plan Update	Survey Data and Outline to the City Council	**High Priority**	**In Progress**	6/30/2024	10/30/2024	The survey is complete and staff will be incorporating the data into the GP throughout the drafting process.
General Plan Update	**Future Land Use Map:** Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1).	**High Priority**	**In Progress**	9/30/2024	9/25/2024	We have hired GSBS and they working on the early stages of FLUM. We will be keeping the Council and PC involved throughout the process of the GP and FLUM drafting process. We have a joint session of the Council and PC scheduled for 10.30.24.
General Plan Update	**Annexation Policy Declaration**: Review and preparation (to be included as an Appendix).	**Secondary Priority**	**Not Started**	6/30/2025	10/30/2024	Start in December.
GP Full Build Out Scenarios	As part of the GP process, given zoning and land use maps, determine the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	**Secondary Priority**	**Schedule**	12/31/2024	10/30/2024	Not started. This item will be evaluated further by staff, and addressed through the GP.

Summary of Changes Since Last Report						
Issue / Item	**Description**	**Priority [see EMMC 2.15.100]**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**
GP Water Study	Complete a water study to determine how much water is needed in EMC, based on residential and commercial density, balanced with transportation needs. Establish a policy to ensure adequate water is reserved for future commercial uses.	**High Priority**	**In Progress**	12/31/2024	10/30/2024	Bowen Collins has been hired to complete this work. Staff will be meeting with Bowen Collins to get this work underway.
Facilities Master Plan	Create or update the Facilities Master Plan. Include civic buildings in the plan. Need to have a financial plan to accomplish.	**High Priority**	**In Progress**	12/30/2024	10/29/2024	The consultant, Galloway, presented the draft plan to the Council for discussion on May 21. Received a final report for presentation to the Council, date TBD.
Housing Audit	Gather date and produce a report on the number, types, sizes, status (entitled, built, own, rent), etc. of housing in the community. Strategize on how to use and communicate the information to legislators, the market, etc.	**High Priority**	**Not Started**	TBD	10/15/2024	Adopted as priorities list item. Assigned to Planning.
Transportation	Contemplate the transportation network on the south end of the city; how to extend the future Cedar Valley Freeway south past the mountains, and a future belt route linking to Tooele.	**Secondary Priority**	**Not Started**	TBD	10/15/2024	Adopted as priorities list item. Assigned to Engineering.
Establish discontinued zoning ordinances	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	**Secondary Priority**	**Completed**	5/31/2024	10/16/2024	An Historic Zones Code Amendment has received a recommendation from the PC for adoption. The CC adopted it with amendments on October 15.

Tentative Upcoming Agenda Items for City Council Information

Development Projects

- Allgood Plat Amendment
- AT&T Tower Gateway Site Plan
- Cedar Corners Phase 5
- Cedar Glen Concept Plan
- Eagle Crest Storage
- Firefly NPA 8 A Site Plan
- Garner Farms Master Development Plan
- Harmony A-13, A-14, and A-16 Site Plans
- JDH Smith Concept Plan
- Overland Village 2B Preliminary Plat
- Sage Park Central Stake Site Plan

Code Amendments

- 10% Moderate Income Housing Strategy
- Drive-Thru Regulations
- Off-Street Shared Parking Agreements for Non-Single Family
- Residential Zone Land Use Table
- Solar Power/Alternative Energy Code
- Transfer of Density Rights

Other Items

- Commercial Water Rights Requirements
- Firefly IFFP/IFA - Water, Sewer, Transportation, and Storm Drain
- Strategic Planning Retreat/Conference
- Stormwater Code Changes and Rate Study

Please note all items are tentative and are subject to change.